

DEVELOPMENT SERVICES

Residential Plan Review

December 13, 2018

STEVEN J FROEHLICH CONSTRUCTION
2845 NE MARYWOOD CT
LEES SUMMIT, MO 64086
(816) 564-5149

Permit No: PRRES20184098
Plan Name: 1518 SW BLACKSTONE PL
Project Address: 1518 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720101500000000
Location: NAPA VALLEY 3RD PLAT---LOT 132
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND UNFINISHED BASEMENT
COVERED DECK

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. ***Show floodzone***
2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

The MDP gives an MBOE for this lot of 983.2

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Please add "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING" in a bubble

4. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

The front of the lot is very flat and does not meet the 2% requirement.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) SQ FT. for the second floor, finished and unfinished basement do not match up with the application. Please clarify

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Living Area		1932	
Residential, Un-Finished basements		920	
Residential, Finished basements		1158	
Residential, Decks		172	
Residential, garage		684	
Residential, Living Area 2		920	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	4010
Sewer Connection Fee	21		