

DEVELOPMENT SERVICES

Residential Plan Review

March 18, 2019

BE HOME LLC
7618 S ARNETT RD
GRAIN VALLEY, MO 64029
(816) 591-6013

Permit No: PRRES20190564
Plan Name: 4700 NE POCONO CIR
Project Address: 4700 NE POCONO CIR, LEES SUMMIT, MO 64064
Parcel Number: 43100034700000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 33
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE, 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. Sidewalks with dimensions must be provided on the plot plan.

***Missing ada ramp and sidewalk call out*

2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

There is a swale that begins in the rear yard

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Missing curb inlet

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

Please add note "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING."

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Provide sq footage for garage, unfinished basement, covered deck, uncovered deck on construction plans.
2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. Need to clarify if you plan on having a covered deck as well as an uncovered deck. Plans shows both but application shows only a covered deck.
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) We need door closer detail.
4. Please provide the address on all pages of the construction documents.
5. Mechanical contractor must be licensed with the city of Lee's Summit.

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		1783	
Residential, Un-Finished basements		1783	
Residential, Decks		204	
Residential, garage		682	
Residential, Living Area 2		905	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2688
Sewer Connection Fee	20		