

DEVELOPMENT SERVICES

Residential Plan Review

June 08, 2020

FIRST CHOICE CUSTOM HOMES LLC
PO BOX 860072
SHAWNEE, KS 66286
(913) 449-8935

Permit No: PRRES20201507
Plan Name: 1840 SW BLACKSTONE PL
Project Address: 1840 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720051400000000
Location: NAPA VALLEY 2ND PLAT---LOT 90
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: Kim Brennan** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show that this is a covered deck

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 provided

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

Please provide drainage flow arrows for the rear of the lot

4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

The elevations for the top and the LAG are the same and there must be a minimum half a foot difference

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

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

2. Drawings must be signed by a licensed professional with the State of Missouri. These plans show Kansas.

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Please show smoke detector on the main level

4. Identify roof covering material (IRC Section R905)

Planning Review (RES)

Reviewed By: Hector Soto Jr.

Pending

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		877	
Residential, Un-Finished basements		823	
Residential, Decks		100	
Residential, garage		697	
Residential, Living Area 2		1229	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2106
Sewer Connection Fee	15		