

DEVELOPMENT SERVICES

Residential Plan Review

April 30, 2021

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

Permit No: PRRES20211354
Plan Name: 4816 NE FREEHOLD CT.
Project Address: 4816 NE FREEHOLD CT, LEES SUMMIT, MO 64064
Parcel Number: 227638
Location:
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

Verify Submittal (RES)	Reviewed By: Development Center	Portal Complete
Received Plans and Documents (Res)	Reviewed By: Brandon Kalwei	Received
Verify Contacts	Reviewed By: Brandon Kalwei	Pending
Verify Development Agreements	Reviewed By: Michael Weisenborn	Pending
Add Residential Attribute Values (Review Sheet)	Reviewed By: Brandon Kalwei	Complete
Add Permits & Workitems	Reviewed By: Brandon Kalwei	Complete
Plot Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. need full address

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

- 3. The top of foundation elevation must be provided on the plot plan.
- 4. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
- 5. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Internal Plan Review (Res) **Reviewed By: Brandon Kalwei** **Rejected**

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. from application to building plans are not matching, needs to be corrected
- 2. Cannot find plumbing contractor in our system

Generate Review Correction Notice (RES) **Reviewed By: Brandon Kalwei** **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		1446	
Residential, Un-Finished basements		474	
Residential, Finished basements		773	
Residential, garage		647	
Residential, Decks		110	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2219
Sewer Connection Fee	12		