

DEVELOPMENT SERVICES

Residential Plan Review

July 06, 2022

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

Permit No: PRRES20222650
Plan Name:
Project Address: 4809 NE FREEHOLD CT, LEES SUMMIT, MO 64064
Parcel Number: 43130051200000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N---LOT 129
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED/UNCOVERED 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. The right-of-way with dimensions must be provided on the plot plan.

Please add the street name as well

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

3. 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**

1. Mechanical and plumbing contractors do not have a valid business license

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Not shown for the unfinished basement

Planning Review RES **Reviewed By:** **Not Required**

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, Decks		398	
Residential, Finished basements		988	
Residential, garage		776	
Residential, Living Area (Not Finished Basement)		1776	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2764
Sewer Connection Fee	16		