

DEVELOPMENT SERVICES

Residential Plan Review

May 14, 2019

NICK ZVACEK CONSTRUCTION LLC
1009 INDUSTRIAL DR
PLEASANT HILL, MO 64080
(816) 213-7204

Permit No: PRRES20191226
Plan Name: 4705 NE SARATOGA CT
Project Address: 4705 NE SARATOGA CT, LEES SUMMIT, MO 64064
Parcel Number: 193512
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACTS G-J --- LOT 95
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

*Add note in a bubble "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING."

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

*Call out swale running along rear property line

3. Existing and finish elevations at all property corners must be provided on the plot plan.

*Check the elevation at the NW corner

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) No square footage shown for unfinished basement, covered deck or garage.

2. Application shows 48 square feet for the covered deck but the plans show that it is a 12X14 deck. 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		1768	
Residential, Un-Finished basements		806	
Residential, Finished basements		962	
Residential, Decks		168	
Residential, garage		615	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2730
Sewer Connection Fee	13		