

**DEVELOPMENT SERVICES**

**Residential Plan Review**

August 01, 2019

D AND D BUILDING INC  
PO BOX 7014  
LEES SUMMIT, MO 64064  
(816) 491-2125

Permit No: PRRES20192061  
Plan Name: 4717 NE SARTOGA CT.  
Project Address: 4717 NE SARATOGA CT, LEES SUMMIT, MO 64064  
Parcel Number: 43130063900000000  
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 98  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED PATIO

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

\*Street name in front of lot is incorrect

2. Check attached adjacent plot plan. There will be a 4' difference in basement elevations whereas the MDP shows the lots falling straight back toward the swale. This could cause issues on lot 98. Adjust as necessary.

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

Show storm structure in swale in rear yard

4. 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 in rear yard with swale data and section from As-graded MDP.

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

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

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

\*Show all egress wells on plot plan and walk out elevation/egress well elevations may need to be adjusted based off of adjacent plot plan.

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

\*Add contours or provide spot elevations along north and south lines.

**Residential Plan Review**

**Reviewed By: Dylan Eppert**

**Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) COVERED PATIO SQUARE FOOTAGE MUST BE DOCUMENTED ON THE CONSTRUCTION DRAWINGS.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) CARBON MONOXIDE DETECTOR MUST BE DOCUMENTED IN THE BASMENT AREA BETWEEN BEDROOM #3 AND BEDROOM #4

3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) DOOR MUST BE SELF-CLOSING AND IS NOT DOCUMENTED AS SUCH ON SHEET 7.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		1506	
Residential, Un-Finished basements		300	
Residential, Finished basements		1005	
Residential, garage		730	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2511
Sewer Connection Fee	15		