

DEVELOPMENT SERVICES

Residential Plan Review

October 01, 2019

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

Permit No: PRRES20192761
Plan Name: 4704 NE SARATOGA CT.
Project Address: 4704 NE SARATOGA CT, LEES SUMMIT, MO 64064
Parcel Number: 43130064900000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 108
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED BASEMENT

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: Dylan Eppert** **Rejected**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

EAST SIDE OF PLOT PLAN DOESN'T SHOW BEARING.

2. The right-of-way with dimensions must be provided on the plot plan.

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

4. Sidewalks with dimensions must be provided on the plot plan.

SIDEWALK IS SHOWN ON THE MDP HOWEVER NOT SHOWN ON PLOT PLAN PLEASE CLARIFY.

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 DECK SQUARE FOOTAGE MUST BE ON CONSTRUCTION DRAWINGS.

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		1586	
Residential, Un-Finished basements		709	
Residential, Finished basements		648	
Residential, Decks		264	
Residential, garage		735	
Residential, Living Area 2		741	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2975
Sewer Connection Fee	21		