

DEVELOPMENT SERVICES

Residential Plan Review

September 29, 2020

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

Permit No: PRRES20203331
Plan Name: 4709 NE SARATOGA CT
Project Address: 4709 NE SARATOGA CT, LEES SUMMIT, MO 64064
Parcel Number: 43130063700000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 96
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Kim Brennan

Rejected

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

Address is wrong on the plot plan

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

Please show this as a covered patio and not a covered deck

3. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

4. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

5. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

Does not specify basement type

6. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
7. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
8. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
9. Please provide the dimensions for the bottom and top of the retaining wall

Residential Plan Review

Reviewed By: Kim Brennan

Rejected

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

The drawings are stamped from an engineer in Kansas

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

Does not specify uninterrupted height

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		458	
Residential, Finished basements		1120	
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	2888
Sewer Connection Fee	16		