

DEVELOPMENT SERVICES

Residential Plan Review

July 26, 2021

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

Permit No: PRRES20213827
Plan Name:
Project Address: 4709 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Parcel Number: 43130065100000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 110
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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: Kim Brennan	Rejected
-------------------------	---------------------------------	-----------------

1. All easements with dimensions must be provided on the plot plan.

The plat shows a 20' U/E in the front

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

LAG not shown for the egress location on the right side of the lot

3. The uploaded plot plan was cut off on the end. Please make sure to upload the full drawing.

Residential Plan Review	Reviewed By: Kim Brennan	Approved
--------------------------------	---------------------------------	-----------------

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		168	
Residential, Finished basements		614	
Residential, garage		620	
Residential, Living Area		2634	
Residential, Un-Finished basements		416	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3248
Sewer Connection Fee	19		