

DEVELOPMENT SERVICES

Residential Plan Review

August 09, 2021

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

Permit No: PRRES20214027
Plan Name:
Project Address: 4721 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130041200000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N---LOT 145
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. COVERED DECK. 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: Andrea Sessler

Rejected

1. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

NO CURB ELEVATION AT LOT CORNERS.

2. The rear yard demision(s) must be provided on the plot plan.

NO REAR YARD DIMENSION, ONLY DIMENSION FROM DECK

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

REAR BEARINGS ARE SHOWN AS S39' 41' 27". RECORDED PLAT SHOWS S39' 48' 42"E

4. PLOT PLAN SHOWS BUILDING FOOTPRINT FLIPPED FROM PLAN FOUNDATION DRAWING. PLANS NEED TO MATCH.

5. Existing and finished elevations at building footprint corners must be provided on the plot plan.

ONE FRONT BUILDING FOOTPRINT SHOWS E=928.4 AND LAG=929.0. PUT FOOTPRINT E= AND P=.

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

REAR PROPERTY CORNER ONLY HAS FI ELEVATION. PUT E= AND P= ELEVATION AT THAT PROPERTY CORNER AS WELL.

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

PLEASE PROVIDE A HIGH POINT AND DRAINAGE ARROWS AT REAR CORNER WHERE ELEVATION GOES FROM 931 TO 931 THEN BACK TO 931.

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

EGRESS LOCATION IS NOT CALLED OUT ON PLOT PLAN.

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		224	
Residential, Finished basements		696	
Residential, garage		735	
Residential, Living Area		2331	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3027
Sewer Connection Fee	20		