

DEVELOPMENT SERVICES

Residential Plan Review

March 04, 2022

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

Permit No: PRRES20220731
Plan Name:
Project Address: 3210 SW ENOCH ST, LEES SUMMIT, MO 64082
Parcel Number: 254016
Location: SUMMIT VIEW FARMS 4TH PLAT --- LOT 109
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED 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

Residential Plan Review	Reviewed By: Andrea Sessler	Approved
Plot Plan Review	Reviewed By: Andrea Sessler	Rejected

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

BASEMENT PLAN IS NOT A WALKOUT. PLEASE LABEL BASEMENT EGRESS.

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

SLOPE OF FRONT YARD NEEDS TO BE AT LEAST 2%. SLOPE. NORTHERN MOST CORNER OF YARD NEEDS 2% SLOPE AWAY FROM HOUSE AS WELL.

Planning Review RES	Reviewed By:	Not Required
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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:	
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Residential, Finished basements		1048	
Residential, garage		727	
Residential, Living Area (Not Finished Basement)		1940	
Residential, Un-Finished basements		607	
Residential, Decks		224	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2988
Sewer Connection Fee	19		