

DEVELOPMENT SERVICES

Residential Plan Review

March 06, 2024

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

Permit No: PRRES20240929
Plan Name:
Project Address: 2319 SW SERENA PL, LEES SUMMIT, MO 64082
Parcel Number: 69520081800000000
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 80
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALK OUT 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

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

COVERED DECK IN R-1 ZONING MUST BE 30' REAR YARD SETBACK. CURRENT COVERED DECK ONLY HAS 24.9' SETBACK FROM REAR PROPERTY LINE.

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

SOUTH BOUNDARY BEARING SHOULD BE 26 44' 59"

3. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP.

Residential Plan Review **Reviewed By: Andrea Sessler** **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.)

PLANS NEED TO BE STAMPED BY A MO ARCHITECT OR ENGINEER ON EACH PAGE.

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		1019	
Residential, garage		727	
Residential, Living Area (Not Finished Basement)		1800	
Residential, Un-Finished basements		551	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2819