

DEVELOPMENT SERVICES

Residential Plan Review

April 21, 2021

TRUMARK HOMES, LLC
508 NW MANOR DR
BLUE SPRINGS, MO 64014
(816) 564-5613

Permit No: PRRES20211896
Plan Name: 4716 NE JAMESTOWN DR
Project Address: 4716 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 227648
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 141
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

The property distances in the rear left corner of the lot are not consistent with the recorded plat

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show manhole located in the rear

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Please provide square footage for uncovered deck

2. Please provide specifications for pier pads located in the garage.

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		1683	
Residential, Un-Finished basements		232	
Residential, Finished basements		1125	
Residential, Decks		204	
Residential, garage		656	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2808
Sewer Connection Fee	14		