

DEVELOPMENT SERVICES

Residential Plan Review

April 21, 2021

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

Permit No: PRRES20211895
Plan Name: 4733 NE FREEHOLD DR.
Project Address: 4733 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Parcel Number: 227622
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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

Plot Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan. need 30' minimum from rear property line to primary structure.
2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provided. cannot find swale details, MDP shows swale on this particular lot.
3. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainge Plan (MDP), include cross-section detail from MDP. cannot find swale details, MDP shows swale on this particular lot.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Approved**

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		1653	
Residential, Un-Finished basements		144	
Residential, Finished basements		1308	
Residential, Decks		164	
Residential, garage		731	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2961
Sewer Connection Fee	15		