

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 23, 2021

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

Permit No: PRRES20211981  
Plan Name: 505 SE CARTER RD  
Project Address: 505 SE CARTER RD, LEES SUMMIT, MO 64082  
Parcel Number: 230797  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO

***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 legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. missing phase number
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
5. Show all manholes, water valve boxes, fire hydrants, and stormwater structures. add 8" water line in front of lot on plot plan

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) smoke detector needed for bedroom #5

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s).  
(IRC Chapter 17 and Section G2407)

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		1655	
Residential, Un-Finished basements		228	
Residential, Finished basements		1183	
Residential, garage		692	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	2838
Sewer Connection Fee	12		