

DEVELOPMENT SERVICES

Residential Plan Review

April 28, 2022

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

Permit No: PRRES20221737
Plan Name:
Project Address: 4732 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Parcel Number: 43130040900000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRS K-N---LOT 148
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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. Front building line and dimension to front of building must be provided on the plot plan.
2. The rear yard demision(s) must be provided on the plot plan.
3. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered deck

4. All easements with dimensions must be provided on the plot plan.

Please show the 25' dimension for the utility easement in the rear.

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

Please provide contour lines and high point elevations in the front corner of this lot where the water changes direction.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. The stamp on the drawings is blurry and not readable. Please restamp the drawings and add NE to the address for this project.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Not shown on the foundation plan

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		144	
Residential, Finished basements		335	
Residential, garage		674	
Residential, Living Area (Not Finished Basement)		2311	
Residential, Un-Finished basements		602	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2646
Sewer Connection Fee	19		