

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 14, 2024

TRUMARK HOMES, LLC  
PO BOX 728  
BLUE SPRINGS, MO 64013  
(816) 564-5613

Permit No: PRRES20245749  
Plan Name:  
Project Address: 2524 NE WOODLAND OAK CIR, LEES SUMMIT, MO 64086  
Parcel Number: 53440254200000000  
Location: WOODLAND OAKS LOTS 1-42 & TRACTS A-B---LOT 11  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. COVERED DECK. SUSPENDED SLAB.

***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**

**Approved**

**1. COLS Staff Engineer Comments:**

Drainage on east side corner of the retaining wall cannot drain onto adjacent property.  
Retaining wall on east side appears to only be 1' from property line which doesn't give enough room to maintenance.  
Stairs that lead to yard on west side of house land about 1' from where the retaining wall starts which is not enough space for a landing surface.  
There is one last comment pertaining to the location of the retaining wall:  
The wall is so close to the easement, we need you to give some dimensions on the footings of the wall that will show no part of the wall (from the footing up) will be in the easement.  
Please also call out the distance from the wall to the easement as it looks to be less than 1'.

***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, Decks		231	
Residential, Finished basements		2004	
Residential, garage		918	
Residential, Living Area (Not Finished Basement)		2424	
Residential, Un-Finished basements		390	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	4428