

DEVELOPMENT SERVICES

Residential Plan Review

April 24, 2025

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

Permit No: PRRES20251603
Plan Name:
Project Address: 2090 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62210114200000000
Location: WOODSIDE RIDGE 2ND PLAT LOTS 144-198 TRACTS I-K---LOT 152
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. COVERED DECK. RETAINING WALL IN REAR APPROVED ON PERMIT 20246324.

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** **Rejected**

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

NORTH ARROW MISSING

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

AS GRADED NO LONGER REQUIRED PER ENGINEERING MANAGER SUE PYLES. NOTE CAN BE REMOVED.

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

REAR YARD INLETS ARE NOT SHOWN ON OUR CITY INFRASTRUCTURE MAP

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

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

UNFINISHED AREA SQ FOOTAGE IS MISSING

3. APPLICATION DOES NOT INDICATE SUSPENDED STOOP BUT PLANS SHOW SUS STOOP.

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

Planning Review RES

Reviewed By: Claire Byers

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, Decks		394	
Residential, Finished basements		1584	
Residential, garage		878	
Residential, Living Area (Not Finished Basement)		3354	
Residential, Un-Finished basements		119	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	4938