

DEVELOPMENT SERVICES

Residential Plan Review

July 11, 2025

JW Thomas LLC
14704 S Hutt Rd
Lone Jack, MO 64070
(816) 588-3193

Permit No: PRRES20252904
Plan Name:
Project Address: 2517 NE WOODLAND OAK CIR, LEES SUMMIT, MO 64086
Parcel Number: 53440255200000000
Location: WOODLAND OAKS LOTS 1-42 & TRACTS A-B---LOT 21
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/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 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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

LOCATION OF THE EGRESS WINDOW ON THE NORTH SIDE OF THE HOUSE DOES NOT MATCH THE HOUSE PLANS

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

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 STORAGE BY STAIRS DOES NOT HAVE SQUARE FOOTAGE LABELED

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

MAIN LEVEL DEN IS THE 5TH BEDROOM AND MISSING EGRESS

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, Finished basements		568	
Residential, garage		703	
Residential, Living Area (Not Finished Basement)		2850	
Residential, Un-Finished basements		944	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3418