

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 10, 2020

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

Permit No: PRRES20202825  
Plan Name: 1209 NE GOSHEN DR  
Project Address: 1209 NE GOSHEN DR, LEES SUMMIT, MO 64064  
Parcel Number: 43130011800000000  
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 77  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED BASEMENT

***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. Per Ordinance 7690, Section 3.10 The builders are required to put in a minimum of three Evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for Evergreen trees, 3" caliper for ornamental trees and 2-gallon container for shrubs).

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

No smoke detector shown in 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)

3. Address on the drawings and permit application show 1208 NE Goshen Dr., but the plot plan shows 1209 NE Goshen. Please advise as to which one is correct.

***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		1619	
Residential, Un-Finished basements		228	
Residential, Finished basements		1170	
Residential, garage		228	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	2789
Sewer Connection Fee	13		