

DEVELOPMENT SERVICES

Residential Plan Review

July 26, 2021

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

Permit No: PRRES20213690
Plan Name:
Project Address: 1217 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011600000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 75
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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

Residential Plan Review

Reviewed By: Kim Brennan

Approved

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Not shown in bedroom #5

Plot Plan Review

Reviewed By: Kim Brennan

Approved

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. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

Goshen Drive is spelled wrong in two places on the plot plan

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

The right rear of the lot does not appear to have a minimum 2% slope away from the structure.

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, Living Area		2479	
Residential, Un-Finished basements		1244	
Residential, Finished basements		292	
Residential, Decks		132	
Residential, garage		825	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2771
Sewer Connection Fee	19		