

DEVELOPMENT SERVICES

Residential Plan Review

February 23, 2022

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

Permit No: PRRES20220630
Plan Name:
Project Address: 1249 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130010800000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 67
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By:** **Rejected**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.

2. Please label or clarify the house versus the garage on the plot plan

3. All easements with dimensions must be provided on the plot plan.

Please show 10' utility easement in the rear of the lot

4. Existing and finished elevations at building footprint corners must be provided on the plot plan.

5. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

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

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

8. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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

Residential Plan Review

Reviewed By:

Rejected

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

The square footage on the plans do not match the permit application. Please clarify if you are finishing the basement, what the square footage is for the finished basement and what the square footage is for the unfinished basement.

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		292	
Residential, Un-Finished basements		666	
Residential, Living Area (Not Finished Basement)		2479	
Residential, garage		827	
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		