

DEVELOPMENT SERVICES

Residential Plan Review

July 15, 2024

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

Permit No: PRRES20243548
Plan Name:
Project Address: 1233 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011200000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 71
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED porch

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: Brandon Kalwei** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. Street name is misspelled. Needs to be Goshen Dr.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Missing wells on west side. Plans show windows on west side.
3. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP. Checked plot plan for the neighboring property (1229 NE Goshen Dr.) swale is not indicated on that plot plan. Please take detail off of the plot plan or provide swale details if a swale was added.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. One (1) complete permit application. Plumber is not licensed.
2. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) Not much detail on the roof design, no ridge beam specifications found.

Planning Review RES

Reviewed By:

Pending

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		335	
Residential, garage		674	
Residential, Living Area (Not Finished Basement)		2311	
Residential, Un-Finished basements		602	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2646