

DEVELOPMENT SERVICES

Residential Plan Review

July 15, 2024

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

Permit No: PRRES20243549
Plan Name:
Project Address: 1237 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011100000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 70
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED 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 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. 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

PER RECORDED PLAT EAST SIDE BOUNDARY IS 125.10' AND WEST SIDE BOUNDARY IS 125.15'.

3. Deck location, with dimensions to property lines must be provided on the plot plan.

PLEASE LABEL PATIO

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

SOUTH EGRESS WINDOW DOESN'T HAVE TOP AND LAG.

5. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

INLINE VALVES NEED LABELED.

Residential Plan Review

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Pending

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:

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, garage		647	
Residential, Living Area (Not Finished Basement)		1501	
Residential, Un-Finished basements		1328	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1517