

DEVELOPMENT SERVICES

Residential Plan Review

July 16, 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

Residential Plan Review

Reviewed By: Brandon Kalwei

Not Received

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.

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. **** Building plans show 2 windows on west side, only one well shown.
4. 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 proerty 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).

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

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