

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 01, 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: Kim Brennan**

**Approved**

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.

10. 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).

**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.***

<b>Residential Area:</b>			
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		