

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 03, 2022

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

Permit No: PRRES20221783  
Plan Name:  
Project Address: 1117 NE GOSHEN CT, LEES SUMMIT, MO 64064  
Parcel Number: 43130020200000000  
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRS G-J---LOT 79  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED DECK.

***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: 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).

To be verified on inspection.

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

BASEMENT IS SUPPOSED TO BE A FULL BASEMENT PER THE MDP. PLEASE SUBMIT AN ENGINEER LETTER FOR THE DAYLIGHT BASEMENT.

3. COVERED PATIO SHOULD BE LABELED COVERED DECK.

4. Existing and finish elevations at all property corners must be provided on the plot plan.

SOUTHWEST BACKYARD CORNER NEEDS F ELEVATION.

5. SE CORNER IN BACKYARD CORNER ELEVATION IS MUCH LOWER THAN ADJACENT LOT.

**Residential Plan Review**

**Reviewed By: Andrea Sessler**

**Rejected**

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

ENGINEER STAMP IS ILLEGIBLE. PLEASE RESTAMP.

**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, Decks		158	
Residential, Finished basements		1256	
Residential, garage		858	
Residential, Living Area (Not Finished Basement)		1778	
Residential, Un-Finished basements		263	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3034
Sewer Connection Fee	13		