

DEVELOPMENT SERVICES

Residential Plan Review

May 09, 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 (FULL 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

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| Residential Plan Review | Reviewed By: Andrea Sessler | Approved |
| Plot Plan Review | Reviewed By: Andrea Sessler | Approved |

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.

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| Planning Review RES | Reviewed By: | Not Required |
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The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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| Residential Area: | | | |
| 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 | | |