

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 31, 2019

MCBEE CUSTOM HOMES  
520 N MO 7 HWY  
INDEPENDENCE, MO 64056  
(816) 650-5038 Ext: 223

Permit No: PRRES20192035  
Plan Name: 1105 NE GOSHEN CT  
Project Address: 1105 NE GOSHEN CT, LEES SUMMIT, MO 64064  
Parcel Number: 43240016400000000  
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 82  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED 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: Steve Conrick** **Rejected**

1. The right-of-way with dimensions must be provided on the plot plan.
2. Deck location, with dimensions to property lines must be provided on the plot plan.
3. 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).
4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) The square footage for the unfinished basement do not match what is on the application and there is no square footage shown for the garage. Please clarify

2. The plans make reference to the 2012 code book and it should reference the 2018 code book.

***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, Living Area		1455	
Residential, Un-Finished basements		1455	
Residential, garage		889	
Residential, Living Area 2		1416	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2871
Sewer Connection Fee	1		