

DEVELOPMENT SERVICES

Residential Plan Review

October 29, 2019

DAVE RICHARDS HOMEBUILDING INC
PO BOX 1325
BLUE SPRINGS, MO 64013
(816) 365-8034

Permit No: PRRES20193175
Plan Name: 1100 NE GOSHEN CT
Project Address: 1100 NE GOSHEN CT, LEES SUMMIT, MO 64064
Parcel Number: 43240016600000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 84
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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: Kim Brennan** **Rejected**

1. Please add not that all grades are taken from the approved Master Drainage Plan versus the subdivision grading plans.
2. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

The scaled plot plan is off by a foot

3. Deck location, with dimensions to property lines must be provided on the plot plan.

Deck is encroaching into the rear 30 foot setback requirement

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
Please provide square footage for the covered deck

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance

Please show egress out of all bedrooms. Bedroom #4 references the 2012 code book

3. Retaining Wall must be drawn, signed and stamped by a design professional

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, Living Area		1792	
Residential, Un-Finished basements		645	
Residential, Finished basements		1147	
Residential, Decks		144	
Residential, garage		744	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2939
Sewer Connection Fee	18		