

DEVELOPMENT SERVICES

Residential Plan Review

September 22, 2020

DAVE RICHARDS HOMEBUILDING INC
605 SW US HIGHWAY 40 #414
BLUE SPRINGS, MO 64014
(816) 365-8034

Permit No: PRRES20203202
Plan Name: 1213 NE GOSHEN DR
Project Address: 1213 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011700000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 76
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: Kim Brennan

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).

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

This is a covered patio and therefore, does not meet the minimum 30' rear yard setback

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 unfinished basement

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

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Please provide smoke detector/carbon monoxide detector in the immediate vicinity outside of the master bedroom

4. Identify furnace and water heater location(s). (IRC Section G2406)

5. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

6. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)

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		1745	
Residential, Un-Finished basements		1745	
Residential, garage		652	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1745
Sewer Connection Fee	15		