

DEVELOPMENT SERVICES

Residential Plan Review

January 26, 2021

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Permit No: PRRES20210347
Plan Name: 1221 NE GOSHEN DR.
Project Address: 1221 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011500000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 74
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - UNCOVERED 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: Brandon Kalwei** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan.
2. Existing and finish elevations at all property corners must be provided on the plot plan. existing elevations not shown on north side
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 proerty 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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
5. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) sq. ft. is off from plans to application for the following area - unfinished basemenet, garage area, covered deck needs to be taken off the application form and put patio.

2. house plans show that garage is on the west side, plot plan shows that garage is on the east side. plans and plot plan need to match

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		1754	
Residential, Un-Finished basements		1738	
Residential, Decks		96	
Residential, garage		756	
Residential, Living Area 2		935	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2689
Sewer Connection Fee	19		