
DEVELOPMENT SERVICES**Residential Plan Review**

May 04, 2021

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

Permit No: PRRES20212186
Plan Name: 1121 NE GOSHEN CT
Project Address: 1121 NE GOSHEN CT, LEES SUMMIT, MO 64064
Parcel Number: 43130020100000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 78
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

Verify Submittal (RES)	Reviewed By: Development Center	Complete
Verify Contacts	Reviewed By: Kim Brennan	Complete
Verify Workitems and Add Sub Permits	Reviewed By: Kim Brennan	Complete
Verify Development Agreements	Reviewed By: Michael Weisenborn	Complete
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

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

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

Furnace not identified

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

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 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).

Internal Plan Review

Reviewed By: Kim Brennan

Rejected

Planning Review RES

Reviewed By:

Not Required

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		1730	
Residential, Un-Finished basements		1730	
Residential, garage		680	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1730
Sewer Connection Fee	16		