

---

**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

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

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

**See clouded revisions Pages 3 & 4**

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

Furnace not identified **See clouded revisions Page 3**

3. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1) **See clouded revisions Page 5**

<b>Plot Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>
-------------------------	---------------------------------	-----------------

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.***

<b>Residential Area:</b>			
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		