

DEVELOPMENT SERVICES

Residential Plan Review

June 15, 2021

BE HOME LLC
7618 S ARNETT RD
GRAIN VALLEY, MO 64029
(816) 591-6013

Permit No: PRRES20213072
Plan Name: 1223 NE GOSHEN DR.
Project Address: 1225 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130011400000000
Location: MONTICELLO 3RD PLAT LOTS 68-108 & TRS G-J---LOT 73
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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: Brandon Kalwei

Approved

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).

Residential Plan Review

Reviewed By: Brandon Kalwei

Rejected

1. One (1) complete permit application *** application shows walkout being built, plans and plot plan show standard. Please correct and upload into permit

2. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) no details for pier pads near stairs

3. Footings, column pads, piers and grade beams - reinforcement size and spacing. no details for pier pads near stairs

Planning Review RES

Reviewed By:

Pending

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, Decks		192	
Residential, Finished basements		16	
Residential, garage		640	
Residential, Living Area		1801	
Residential, Un-Finished basements		1589	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1817