

DEVELOPMENT SERVICES

Residential Plan Review

February 24, 2022

IQ CONSTRUCTION
P O BOX 6423
LEES SUMMIT, MO 64064
(816) 582-8100

Permit No: PRRES20220623
Plan Name:
Project Address: 2030 SW RED BARN LN, LEES SUMMIT, MO 64082
Parcel Number: 243191
Location: THE RETREAT AT HOOK FARMS LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H --- LOT 67
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED BASEMENT.

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: Andrea Sessler **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

MANHOLE ON WESTERN FRONT CORNER OF LOT AT STREET MISSING

Residential Plan Review Reviewed By: Andrea Sessler **Rejected**

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

BEDROOM 5 NEEDS EGRESS WINDOW LABELED.

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, Finished basements	1074
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Residential, Living Area (Not Finished Basement)		1800	
Residential, Decks		227	
Residential, garage		658	
Residential, Un-Finished basements		499	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	2874
Sewer Connection Fee	13		