LEE'S SUMMIT

DEVELOPMENT SERVICES

Residential Plan Review

October 04, 2022

WALKER CUSTOM HOMES, LLC PO BOX 3194 INDEPENDENCE, MO 64034 (913) 208-2026

Permit No:	PRRES20224900
Plan Name:	
Project Address:	2506 SW TRACKER LN, LEES SUMMIT, MO 64082
Parcel Number:	268456
Location:	HOOK FARMS SECOND PLAT LOTS 100 THRU 178 INCLUSIVE AND TRACT I LOT 127
Type of Work:	NEW SINGLE FAMILY
Occupancy Group:	RESIDENTIAL, ONE- AND TWO-FAMILY
Description:	NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED 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: Kim Brennan	Rejected				
1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.						
2. Basement egress location(s) and ele	vation of the lowest adjacent grade must be	provided on the plot plan.				
3. Show all manholes, water valve box	es, fire hydrants, and stormwater structures					
fire hydrant location not shown						
Residential Plan Review	Reviewed By: Kim Brennan	Rejected				
1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)						
Not shown in the master bedroom						
2. Lot description should be Hook Farms, 2nd Plat and not Homestead at Hook Farms						
3. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)						

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		160		
Residential, Finished basements		984		
Residential, garage		704		
Residential, Living Area (Not Finished Baser	nent)	1625		
Residential, Un-Finished basements		643		
Roofing Material		Number of Bathrooms	3	
Number of Bedrooms	4	Number of Stories	1	
Number of Living Units	1	Total Living Area	2612	