

DEVELOPMENT SERVICES

Residential Plan Review

January 23, 2024

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

Permit No: PRRES20240001
Plan Name:
Project Address: 2604 NE WOODLAND OAK DR, LEES SUMMIT, MO 64086
Parcel Number: 302963
Location: WOODLAND OAKS LOTS 1-42 & TRACTS A-B --- LOT 7
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

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

1. LOW PRESSURE SYSTEM REQUIRED

2. Deck location, with dimensions to property lines must be provided on the plot plan.

SHOULD BE A COVERED PATIO ON THE CORNER OF HOUSE WHERE PLOT PLAN SAYS "DECK"

3. The right-of-way with dimensions must be provided on the plot plan.

50 R/W FOR LASHBROOK DR TO THE WEST IS MISSING.

4. All easements with dimensions must be provided on the plot plan.

15' U/E MISSING IN THE REAR.

5. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP.

UNAVAILABLE AT THIS TIME

6. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

Residential Plan Review

Reviewed By: Andrea Sessler

Approved

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, Decks		196	
Residential, Finished basements		1142	
Residential, garage		751	
Residential, Living Area (Not Finished Basement)		2703	
Residential, Un-Finished basements		393	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3845