

DEVELOPMENT SERVICES

Residential Plan Review

April 15, 2024

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

Permit No: PRRES20241762
Plan Name:
Project Address: 2805 SW HEARTLAND RD, LEES SUMMIT, MO 64082
Parcel Number: 273258
Location: THE RETREAT AT HOOK FARMS SECOND PLAT LOTS 175 THRU 215 INCLUSIVE AND TRACTS J, K AND L
--- LOT 185
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT 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 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. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

WATER VALVE IN FRONT SOUTH SIDE OF YARD MISSING

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

1. One (1) complete permit application
UPDATE APPLICATION TO REFLECT SUSPENDED PORCH SLAB
2. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
DESIGNATED BRACE WALLS NOT MARKED WITH SYMBOLS OF LOCATIONS

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		228	
Residential, Finished basements		1227	
Residential, garage		717	
Residential, Living Area (Not Finished Basement)		1762	
Residential, Un-Finished basements		446	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2989