

DEVELOPMENT SERVICES

Residential Plan Review

February 06, 2025

MCFARLAND CUSTOM BUILDERS
P O BOX 25285
KANSAS CITY, MO 64119
(816) 215-1660

Permit No: PRRES20250233
Plan Name:
Project Address: 2611 SW TRACKER LN, LEES SUMMIT, MO 64082
Parcel Number: 268464
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. COVERED PATIO. SUSPENDED GARAGE SLAB.

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. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.

NOT SIGNED.

2. Existing and finished elevations at building footprint corners must be provided on the plot plan.

3. Existing and finish elevations at all property corners must be provided on the plot plan.

PROVIDE FINISH ELEVATIONS

4. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

5. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

6. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

PROVIDE ELEVATION.

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

STORM CURB INLET AND FIELD INLET MISSING ON SOUTH SIDE PROPERTY CORNERS.

8. The top of foundation elevation must be provided on the plot plan.

9. The garage floor elevation must be provided on the plot plan.

10. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

11. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Residential Plan Review

Reviewed By: Andrea Sessler

Rejected

1. One (1) complete permit application

PLUMBER IS LISTED AS ALL-BRIGHT, SHOULD IT BE A BRIGHT?

NO SUSPENDED SLAB IS MARKED ON APPLICATION FORM/DROP DOWN. UPDATE APPLICATION FORM ACCORDINGLY. THANK YOU.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

COMBINATION SD/CO NEEDS TO BE IN HALL OUTSIDE BEDROOMS ON 2ND LEVEL.

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, garage		643	
Residential, Living Area (Not Finished Basement)		2710	
Residential, Un-Finished basements		1089	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2710