

DEVELOPMENT SERVICES

Residential Plan Review

May 13, 2020

TRUMARK HOMES, LLC
508 NW MANOR DR
BLUE SPRINGS, MO 64014
(816) 564-5613

Permit No: PRRES20201210
Plan Name: 2924 NW THOREAU DR
Project Address: 2924 NW THOREAU DR, LEES SUMMIT, MO 64081
Parcel Number: 203625
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

The rear property line should be 112.15 instead of 112.16 per the recorded plat

2. Plot Plan is not scaling out on the 1"=30' scale. It is scaling out on a 1"=20' scale.

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

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

Please show manhole located on the corner of the lot

5. Please provide the bottom elevations for the retaining walls

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

No square footage shown for unfinished basement

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

Please label all bathrooms, closets and kitchen areas

3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

4. Applicatin shows 2920 NW Thoreau Dr but all other documents have 2924 NW Thoreau Dr. Please confirm the correct address.

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, Living Area		2252	
Residential, Un-Finished basements		142	
Residential, Finished basements		2110	
Residential, garage		884	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	2	Number of Stories	1
Number of Living Units	1	Total Living Area	4362
Sewer Connection Fee	21		