

DEVELOPMENT SERVICES

Residential Plan Review

January 22, 2021

ROESER HOMES LLC
P O BOX 24165
OVERLAND PARK, KS 66283
(913) 220-7477

Permit No: PRRES20210293
Plan Name: 3022 NW THOREAU PL
Project Address: 3022 NW THOREAU PL, LEES SUMMIT, MO 64081
Parcel Number: 225580
Location: WINTERSET VALLEY 13TH PLAT LOTS 1472 THRU 1487 --- 1475
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT 0 COVERED DECK
DEFERRED ROOF TRUSSES

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

Not shown for the front/west side

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

3. 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.

There appears to be a swale in the NW rear of this lot that is not shown on the plot plan.

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

1. Identify roof covering material (IRC Section R905)

2. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

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		2026	
Residential, Un-Finished basements		602	
Residential, Finished basements		1421	
Residential, Decks		374	
Residential, garage		776	
Residential, Living Area 2		1109	
Roofing Material		Number of Bathrooms	5.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	4559
Sewer Connection Fee	22		