

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 19, 2021

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

Permit No: PRRES20212568  
Plan Name:  
Project Address: 3061 NW THOREAU LN, LEES SUMMIT, MO 64081  
Parcel Number: 62330994100000000  
Location: WINTERSET VALLEY 13TH PLAT LOTS 1472-1487---LOT 1484  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED BASEMENT - 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

**Residential Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

Not designated in the master bedroom

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

Not shown on the main floor.

**Plot Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

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

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

**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.***

<b>Residential Area:</b>			
Residential, Living Area		3276	
Residential, Un-Finished basements		1609	
Residential, Finished basements		42	
Residential, Decks		269	
Residential, garage		585	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3276
Sewer Connection Fee	20		