

DEVELOPMENT SERVICES

Residential Plan Review

May 26, 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

Approved

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

Approved

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.

Residential Area:			
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		