

DEVELOPMENT SERVICES

Residential Plan Review

September 01, 2023

Kevin Guinan
6126 Metcalf Lane
Overland Park, KS 66202

Permit No: PRRES20234205
Plan Name:
Project Address: 1443 SW Winthrop Ter, Lee's Summit MO 64081
Parcel Number:
Location:
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW DUPLEX. SUSPENDED SLAB. FINISHED/UNFINISHED 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 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

Residential Plan Review	Reviewed By: Andrea Sessler	Pending
--------------------------------	------------------------------------	----------------

1. NEED PLANNER APPROVAL

2. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

UNITS INCLUDED IN ADDRESS?

Plot Plan Review	Reviewed By: Andrea Sessler	Pending
-------------------------	------------------------------------	----------------

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

UNIT NUMBERS?

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

CITY INFRASTRUCTURE IS NOT LOCATED ON MAP WITH ADDRESSES YET.

1. ORDINANCE COMPLIANCE. A condition of City Council's approval for the subject twin villa development is that all duplex/twin villa buildings be constructed with stone and stucco fronts and that each building contain at least two gables per individual dwelling unit.

The proposed duplex has lap siding and stone fronts. In order to comply with the ordinance requirements for the development, the lap siding shall be changed to stucco.

As it relates to the requirement for two gables for each individual dwelling unit, the proposed duplex has a hip roof which by definition has no gables and therefore does not comply with the ordinance requirement.

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, Finished basements		1934	
Residential, garage		904	
Residential, Living Area (Not Finished Basement)		2622	
Residential, Un-Finished basements		1594	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	2	Total Living Area	4556