

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 16, 2023

ROCK CREEK HOMES  
6126 METCALF LANE  
OVERLAND PARK, KS 66202  
(913) 523-6739

Permit No: PRRES20235231  
Plan Name:  
Project Address: 1505 SW HEARTWOOD DR, LEES SUMMIT, MO 64081  
Parcel Number: 293340  
Location: WOODLAND GLEN 2ND PLAT LOTS 34 THRU 60 AND TRACTS A2 THRU D2 --- LOT 56  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED DECK. SUSPENDED SLAB.

***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

<b>Plot Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Rejected</b>
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1. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

PLEASE PROVIDE DRAINAGE ARROWS IN THE FRONT AND SIDE YARDS.

<b>Residential Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>
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<b>Planning Review RES</b>	<b>Reviewed By: Aimee Nassif</b>	<b>Rejected</b>
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1. EXTERIOR MATERIALS. The proposed building elevations show the use of wood siding on the front and both sides. Based on the approved single-family elevations and commitment from the developer to the use of only certain exterior materials during the preliminary development plan public hearing process, staff cannot approve the building exterior as proposed. The allowed exterior materials are: stucco, stone, manufactured stone and brick. Wood siding was not an approved exterior material.

***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, Decks		134	
Residential, Finished basements		945	
Residential, garage		663	
Residential, Living Area (Not Finished Basement)		1423	
Residential, Un-Finished basements		1209	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2368