

DEVELOPMENT SERVICES

Residential Plan Review

October 25, 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

Plot Plan Review **Reviewed By: Andrea Sessler** **Approved**

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.

Planning Review RES **Reviewed By: Hector Soto Jr.** **Approved**

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.

Residential Area:			
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