

DEVELOPMENT SERVICES

Residential Plan Review

March 11, 2024

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

Permit No: PRRES20241045
Plan Name:
Project Address: 1433 SW WINTHROP TER, LEES SUMMIT, MO 64081 1431 SW WINTHROP TER, LEES SUMMIT, MO 64081
Parcel Number: 293315
Location: WOODLAND GLEN 2ND PLAT LOTS 34 THRU 60 AND TRACTS A2 THRU D2 --- LOT 36
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW DUPLEX. FINISHED/UNFINISHED BASEMENT. SUSEPENDED SLAB. COVERED DECK.

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** **Rejected**

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

PLEASE LABEL STANDARD BASEMENT.

2. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

NORTH FRONT CORNER DOESN'T HAVE 2% DRAINAGE AWAY FROM THE HOUSE.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

SQUARE FOOTAGE OF COVERED DECKS ARE NOT LISTED

Planning Review RES **Reviewed By: Ian Trefren** **Approved**

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	
Residential, Decks		128	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	2	Total Living Area	4556