

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 11, 2024

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

Permit No: PRRES20242860  
Plan Name:  
Project Address: 1438 SW WINTHROP TER, LEES SUMMIT, MO 64081 1436 SW WINTHROP TER, LEES SUMMIT, MO 64081  
Parcel Number: 293330  
Location: WOODLAND GLEN 2ND PLAT LOTS 34 THRU 60 AND TRACTS A2 THRU D2 --- LOT 52  
Type of Work: NEW DUPLEX  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW DUPLEX. FINISHED/UNFINISHED BASEMENT. SUSPENDED SLAB. 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

<b>Plot Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Rejected</b>
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1. All easements with dimensions must be provided on the plot plan.

CL 10' D/E ON SOUTH SIDE OF BACKYARD NEEDS LABELED.

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

LOT 52 MBOE=996.0 NEEDS TO BE PUT ON THE PLOT PLAN

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

<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: Shannon McGuire</b>	<b>Approved</b>
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*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, Finished basements		1952	
Residential, garage		904	
Residential, Living Area (Not Finished Basement)		2622	
Residential, Un-Finished basements		1576	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	2	Total Living Area	4574