

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 25, 2024

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

Permit No: PRRES20245643  
Plan Name:  
Project Address: 1409 SW WINTHROP TER, LEES SUMMIT, MO 64081 1407 SW WINTHROP TER, LEES SUMMIT, MO 64081  
Parcel Number: 293319  
Location:  
Type of Work: NEW DUPLEX  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW DUPLEX - FINISHED AND UNFINISHED BASEMENT - COVERED PORCH - 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: Brandon Kalwei** **Rejected**

1. Sidewalks with dimensions must be provided on the plot plan. LABEL ADA RAMP
2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. NEED MORE DETAILS/DRAINAGE FLOW ARROWS ON SIDE YARDS AND IN REAR YARD TO SHOW DRAINAGE

**Residential Plan Review** **Reviewed By: Brandon Kalwei** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) NONE LABELED FOR MAIN LEVEL
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) NONE ON MAIN LEVEL
3. Detail any required dwelling unit separation if applicable. (IRC Section R302) NOT FOUND

**Planning Review RES** **Reviewed By:** **Pending**

*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