

DEVELOPMENT SERVICES

Residential Plan Review

November 14, 2024

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

Permit No: PRRES20245915
Plan Name:
Project Address: 1402 SW WINTHROP TER, LEES SUMMIT, MO 64081 1400 SW WINTHROP TER, LEES SUMMIT, MO 64081
Parcel Number: 293327
Location:
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW DUPLEX - SUSPENDED SLAB - FINISHED AND UNFINISHED BASEMENT - COVERED PORCH

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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) NO INDICATION OF BASEMENT TYPE. MDP SHOWS IT NEEDS TO BE A STANDARD BASEMENT, PLANS SHOW DAYLIGHT. PLEASE CORRECT.
2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. DUE TO STORM INLET ON LOT.

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

1. BILL'S PLUMBING IS INACTIVE WITH THEIR LICENSE. NEED TO RENEW TO GET ADDED.
2. PLANS SHOW DAYLIGHT BASEMENT, NOTHING INDICATED ON THE PLOT PLAN, MDP SHOWS IT NEEDS TO BE A STANDARD BASEMENT. PLEASE CORRECT.

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.

Residential Area:			
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