

DEVELOPMENT SERVICES

Residential Plan Review

August 21, 2025

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20253496
Plan Name:
Project Address: 3949 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 69720103500000000
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - 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

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

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. ADDRESS IS WRONG, NEEDS TO BE FLINTROCK NOT MONDAVI LANE
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. TAKE OUT EGRESS WELL, NOT SHOWN ON BUILDING PLANS
3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot. MISSING HIGHPOINT SW OF GARAGE

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) WRONG ADDRESS ON PLANS. NEEDS TO BE 3949 SW FLINTROCK
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

3. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) CLEARLY CALL OUT EACH PAD AND THEIR DETAILS. TWO DIFFERENT PADS IN GARAGE, REFERENCE THEM WITH A,B,C,D, NUMBERS OR ARROWS POINTING TO EACH PAD.

4. Footings, column pads, piers and grade beams - reinforcement size and spacing. CLEARLY CALL OUT EACH PAD AND THEIR DETAILS. TWO DIFFERENT PADS IN GARAGE, REFERENCE THEM WITH A,B,C,D, NUMBERS OR ARROWS POINTING TO EACH PAD.

Planning Review RES

Reviewed By: Claire Byers

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, Decks		140	
Residential, Finished basements		703	
Residential, garage		722	
Residential, Living Area (Not Finished Basement)		2612	
Residential, Un-Finished basements		295	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2162