

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: PRRES20253495
Plan Name:
Project Address: 3901 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 69720102000000000
Location: NAPA VALLEY 5TH PLAT LOTS 166-196 AND TRACT O --- LOT 166
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALK OUT BASEMENT. 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. Sidewalks with dimensions must be provided on the plot plan.

5' SIDEWALK IS NOT LABELED

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

STORM MANHOLE MISSING FROM NORTH SIDE PROPERTY LINE.

3. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

EAST SIDE PROPERTY LINE IS MISSING THE DISTANCES AND BEARINGS.

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

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s).
(IRC Chapter 17 and Section G2407)

2. 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.

3. Foundation wall thickness and height and reinforcement. (IRC Section R404)

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

Rejected

1. Building materials not labeled on elevations.

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	2612