

DEVELOPMENT SERVICES

Residential Plan Review

August 05, 2019

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

Permit No: PRRES20192062
Plan Name: 4020 SW MERITAGE LN
Project Address: 4020 SW MERITAGE LN, LEES SUMMIT, MO 64082
Parcel Number: 69720070800000000
Location: NAPA VALLEY 3RD PLAT---LOT 116
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. The address on the plot plan is incorrect. It should be 4020 SW Meritage Ln

6. Sidewalks with dimensions must be provided on the plot plan.

8. Show all manholes, water valve boxes, fire hydrants, and stormwater structures. Fire hydrant is not shown on the plot plan

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress shown from the unfinished basement

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, Living Area		1402	
Residential, Un-Finished basements		1303	
Residential, garage		697	
Residential, Living Area 2		1573	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2975
Sewer Connection Fee	19		