

DEVELOPMENT SERVICES

Residential Plan Review

September 10, 2020

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

Permit No: PRRES20202672
Plan Name: 606 NE LONE HILL DR
Project Address: 606 NE LONE HILL DR, LEES SUMMIT, MO 64064
Parcel Number: 43530190100000000
Location: THE ESTATES OF CHAPEL RIDGE 1ST PLAT---LOT 16
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO
TILE ROOF

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: Kim Brennan** **Rejected**

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

The distance on the corner should be 16.85 instead of 16.82 per the recorded plat

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

1. The drawing states that this is Lot 16, Chapel Ridge Hills and it should state Lot 16, Estates of Chapel Ridge

2. Identify roof covering material (IRC Section R905)

Page 5 of the drawings show roofing material as asphalt shingles and page 6 shows tile roof. Please clarify.

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 2		1465	
Residential, Living Area		1105	
Residential, Un-Finished basements		970	
Residential, garage		722	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2570
Sewer Connection Fee	18		