

DEVELOPMENT SERVICES

Residential Plan Review

May 18, 2021

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

Permit No: PRRES20212524
Plan Name:
Project Address: 1816 SW SAGE CANYON RD, LEES SUMMIT, MO 64082
Parcel Number: 231148
Location: NAPA VALLEY 4TH PLAT LOTS 147 - 165 --- LOT 151
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK - SUSPENDED SLAB

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

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

1. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

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

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered deck

2. The drawings shows the garage as being excavated but the plot plan shows unexcavated. Which one is correct?

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Planning Review RES **Reviewed By: Shannon McGuire** **Approved**

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		1625	
Residential, Un-Finished basements		257	
Residential, Finished basements		1213	
Residential, Decks		186	
Residential, garage		726	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2838
Sewer Connection Fee	14		