

DEVELOPMENT SERVICES

Residential Plan Review

September 24, 2021

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

Permit No: PRRES20214943
Plan Name:
Project Address: 1721 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720100100000000
Location: NAPA VALLEY 3RD PLAT---LOT 146
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED WALKOUT BASEMENT. COVERED DECK. SUSPENDED PORCH 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: Andrea Sessler** **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.)

PROPERTY ADDRESS NEEDS TO BE ON EVERY PAGE OF THE PLAN.

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BASEMENT BEDROOM 4 NEEDS EGRESS WINDOW WITH LABEL

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

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

PLANS AND APPLICATION REFLECT WALKOUT. PLOT PLAN SAYS DAYLIGHT.

Planning Review RES **Reviewed By: Victoria Nelson** **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.

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| Residential Area: | | | |
| Residential, Living Area | | 1818 | |
| Residential, Un-Finished basements | | 328 | |
| Residential, Finished basements | | 1330 | |
| Residential, Decks | | 152 | |
| Residential, garage | | 787 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 4.5 |
| Number of Bedrooms | 4 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 3148 |
| Sewer Connection Fee | 19 | | |