

**DEVELOPMENT SERVICES**

**Residential Plan Review**

August 01, 2024

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

Permit No: PRRES20243943  
Plan Name:  
Project Address: 718 NE LONE HILL DR, LEES SUMMIT, MO 64064  
Parcel Number: 43540114400000000  
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 9  
Type of Work: NEW 3 OR 4 FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW TRIPLEX - ROOF TRUSSES (DEF) - FINISHED AND 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 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: Brandon Kalwei** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. Only has 718 NE Lone Oak Hill Dr. Needs each units address on it.
2. Existing and finished elevations at building footprint corners must be provided on the plot plan. Missing on SW corner
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Missing all wells
4. All easements with dimensions must be provided on the plot plan. 20 U/E on the plat is missing on the east side of the property. House is sitting in U/E. House needs to be moved out of the easement.

**Residential Plan Review** **Reviewed By: Brandon Kalwei** **Rejected**

1. Identify roof covering material (IRC Section R905) Plans show tile roof, application does not indicate tile roof. Please change on plans or app.

Planning Review RES

Reviewed By:

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.***

<b>Residential Area:</b>			
Residential, Finished basements		2636	
Residential, garage		1416	
Residential, Living Area (Not Finished Basement)		4449	
Residential, Un-Finished basements		1284	
Roofing Material		Number of Bathrooms	9
Number of Bedrooms	9	Number of Stories	1
Number of Living Units	3	Total Living Area	7085