

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 25, 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

<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Approved</b>
<b>Plot Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

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.
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Missing all wells
5. Existing and finish elevations at all property corners must be provided on the plot plan. Missing on SW corner

***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>	
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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