

DEVELOPMENT SERVICES

Residential Plan Review

February 06, 2025

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

Permit No: PRRES20250416
Plan Name:
Project Address: 3932 SW FLINTROCK DR, LEES SUMMIT, MO 64082
Parcel Number: 277630
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO - SUSPENDED STOOP

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. Deck location, with dimensions to property lines must be provided on the plot plan. NEEDS TO BE A MINIMUM OF 30' FROM REAR PROPERTY LINE
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. DUE TO FIELD INLET

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

1. One (1) complete permit application. PLANS SHOW SUSPENDED SLAB, NOT MARKED ON APPLICATION. MILLER PLUMBING(?) IS NOT AN HVAC CONTRACTOR, ONLY PLUMBING
2. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) PLANS NOT SIGNED AND SEALED.
3. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) ONLY ONE COLUMN PAD CALLED OUT. NO DETAIL FOR GRADE BEAM. NO DETAIL FOR GARAGE PADS

4. Footings, column pads, piers and grade beams - reinforcement size and spacing. ONLY ONE COLUMN PAD CALLED OUT.
NO DETAIL FOR GRADE BEAM . NO DETAILS FOR GARAGE PAD

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.

Residential Area:			
Residential, Finished basements		963	
Residential, garage		688	
Residential, Living Area (Not Finished Basement)		1495	
Residential, Un-Finished basements		412	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2458