

**DEVELOPMENT SERVICES**

**Residential Plan Review**

February 28, 2025

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

Permit No: PRRES20250594  
Plan Name:  
Project Address: 3916 SW FLINTROCK DR, LEES SUMMIT, MO 64082  
Parcel Number: 277635  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - UNCOVERED DECK

***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. All easements with dimensions must be provided on the plot plan. MISSING 20' U/E ON SOUTH SIDE OF LOT.
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) DESIGNATE AS WALKOUT, NOT WALKOUT/WALKUP

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

1. One (1) complete permit application. CARDINAL DIRECTION FOR THE ADDRESS NEEDS TO BE SW NOT SE. UNFINISHED SQ. FOOTAGE DOESNT MATCH FROM PLANS TO APPLICATION. APP SHOWS 216, PLANS SHOW 395. PLEASE CORRECT. PLANS SHOW SUSPENDED STOOP, APP DOES NOT INDICATE ANY SUSPENDED SLAB. PLEASE CORRECT ON PLANS OR APP.
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) DOES NOT MATCH FROM APP TO PLANS FOR UNFINISHED BASEMENT -
3. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) ONLY ONE COLUMN PAD CALLED OUT. PLEASE LET DESIGN PROFESSIONAL KNOW THAT EACH ONE HAS TO BE DESIGNATED (ARROWS, TYP, NUMBER OR LETTER

DESIGNATION) THIS IS NOT CALLED OUT ON MOST OF YOUR PLANS. THIS IS FOR BASEMENT AREA AND GARAGE. SAME WITH GRADE BEAM/PAD?

4. Footings, column pads, piers and grade beams - reinforcement size and spacing. ONLY ONE COLUMN PAD CALLED OUT. PLEASE LET DESIGN PROFFESIONAL KNOW THAT EACH ONE HAS TO BE DESIGNATED (ARROWS, TYP, NUMBER OR LETTER DESIGNATION) THIS IS NOT CALLED OUT ON MOST OF YOUR PLANS. THIS IS FOR BASEMENT AREA AND GARAGE. SAME WITH GRADE BEAM/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.***

<b>Residential Area:</b>			
Residential, Decks		216	
Residential, Finished basements		1366	
Residential, garage		740	
Residential, Living Area (Not Finished Basement)		1815	
Residential, Un-Finished basements		395	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3181