

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 10, 2021

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

Permit No: PRRES20214712  
Plan Name:  
Project Address: 790 NE ALGONQUIN ST, LEES SUMMIT, MO 64064792 NE ALGONQUIN ST, LEES SUMMIT, MO 64064794 NE ALGONQUIN ST, LEES SUMMIT, MO 64064  
Parcel Number: 43540140500000000  
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 19  
Type of Work: NEW 3 OR 4 FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW THREE-PLEX - UNFINISHED BASEMENT - COVERED 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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

**Residential Plan Review**                      **Reviewed By: Kim Brennan**                      **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R30)

Not shown for the covered decks

**Plot Plan Review**                      **Reviewed By: Kim Brennan**                      **Rejected**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

The front left side of the lot shows a distance of 22.77, not 22.79 that is shown on the plot plan

3. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show these as covered decks

4. All easements with dimensions must be provided on the plot plan.

Please show that the front U/E is 15'

5. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**Planning Review RES**

**Reviewed By: Victoria Nelson**

**Approved**

***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, Living Area		4353	
Residential, Un-Finished basements		3995	
Residential, Decks		472	
Residential, garage		1416	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	6	Number of Stories	1
Number of Living Units	3	Total Living Area	4353
Sewer Connection Fee	30		