

DEVELOPMENT SERVICES

Residential Plan Review

September 16, 2021

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

Permit No: PRRES20214592
Plan Name:
Project Address: 805 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 807 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 809 NE ALGONQUIN ST, LEES SUMMIT, MO 64064
Parcel Number: 43540114100000000
Location: TOWNHOMES OF CHAPEL RIDGE 2ND PLAT --- LOT 11
Type of Work: NEW 3 OR 4 FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW TRIPLEX. WALKOUT 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: Andrea Sessler** **Rejected**

1. CORRECT ADDRESS TO 805, 807, AND 809

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

HOUSE A: 805 NE ALGONQUIN ST
HOUSE B: 807 NE ALGONQUIN ST
HOUSE C: 809 NE ALGONQUIN ST

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

4. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

MDP HAS LOT 11 BASEMENT TYPE AS DAYLIGHT, NOT WALKOUT. PLEASE PROVIDE ENGINEERING LETTER TO SUPPORT WALKOUT.

Planning Review RES

Reviewed By: Shannon McGuire

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.

Residential Area:			
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	36		