

DEVELOPMENT SERVICES

Residential Plan Review

March 22, 2022

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

Permit No: PRRES20221047
Plan Name:
Project Address: 795 NE ALGONQUIN ST, LEES SUMMIT, MO 64064797 NE ALGONQUIN ST, LEES SUMMIT, MO 64064793 NE ALGONQUIN ST, LEES SUMMIT, MO 64064
Parcel Number: 43540114200000000
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 10
Type of Work: NEW 3 OR 4 FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW TRI PLEX - UFINISHED BASEMENTS - COVERED DECKS

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

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

1. Deck location, with dimensions to property lines must be provided on the plot plan. Label as covered decks
2. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP. Diversion berm not shown on plot plan
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Egress wells shown on building plans, not shown on plot plan.

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

1. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10) Plans show roof trusses will be used, application needs to be altered to show trusses will be used and deferred or submit them.

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, Decks		513	
Residential, garage		1416	
Residential, Living Area (Not Finished Basement)		4353	
Residential, Un-Finished basements		3995	
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		