LEE'S SUMMIT

DEVELOPMENT SERVICES

Residential Plan Review

March 04, 2021

CLAYTON PROPERTIES GROUP, INC 120 SE 30TH ST LEES SUMMIT, MO 64082 (816) 246-6700

Permit No:	PRRES20210948
Plan Name:	306 NW AMBERSHAM DR
Project Address:	306 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number:	224833
Location:	
Type of Work:	NEW SINGLE FAMILY
Occupancy Group:	RESIDENTIAL, ONE- AND TWO-FAMILY
Description:	NEW HOUSE - FINISHED BASEMENT - COVERED PATIO

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: Kim Brennan	Rejected				
1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.						
Not shown for the front of the lot						
2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.						
The MLO's were removed on this lot						
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.						
Residential Plan Review	Reviewed By: Kim Brennan	Rejected				
1. Identify furnace and water heater location(s). (IRC Section G2406)						
Note 6.11 References the furnace but the drawings do not show a 6.11						
Planning Review (RES)	Reviewed By: Shannon McGuire	Approved				

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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		1721		
Residential, Un-Finished basements		389		
Residential, Finished basements		1106 641		
Residential, garage				
Roofing Material		Number of Bathrooms	3	
Number of Bedrooms	4	Number of Stories	1	
Number of Living Units	1	Total Living Area	2827	
Sewer Connection Fee	13			

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