

**DEVELOPMENT SERVICES**

**Residential Plan Review**

January 20, 2022

KC CUSTOM HOMES  
209 SW LEWIS CT  
LEES SUMMIT, MO 64081  
(816) 564-5149

Permit No: PRRES20220238  
Plan Name:  
Project Address: 205 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 62240240600000000  
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1-143 & TRACTS A-H---LOT 117  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED 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

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

1. Existing and finish elevations at all property corners must be provided on the plot plan.

Not provided in the rear coner

2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please provide more contour lines in the rear of the lot to adhere to proper grading practices. Please also add drainage flow arrows in the front of the lot and add high point elevations where the water changes direction.

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

No MBOE's ae listed for the front of the lot on the MDP and in the rear they are listed as MBOE's and not MLO's.

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

1. Footings, column pads, piers and grade beams - reinforcement size and spacing.

Please provide this information for the pier pads in the garage

2. Foundation wall thickness and height and reinforcement. (IRC Section R404)
3. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

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.***

<b>Residential Area:</b>			
Residential, Decks		387	
Residential, Finished basements		1362	
Residential, garage		754	
Residential, Living Area (Not Finished Basement)		1920	
Residential, Un-Finished basements		290	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3282
Sewer Connection Fee	15		