

DEVELOPMENT SERVICES

Residential Plan Review

May 22, 2025

NEW MARK HOMES - KC LLC
5207 NW CROOKED ROAD
PARKVILLE, MO 64152
(816) 969-9010

Permit No: PRRES20252031
Plan Name:
Project Address: 2762 SW 11TH TER, LEES SUMMIT, MO 64081
Parcel Number: 62440251700000000
Location: HIGHLAND MEADOWS 6TH PLAT LOTS 160-210 & TRACT J --- LOT 176
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

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

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

SHOULD BE COVERED PATIO

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

BASEMENT IS A STANDARD BASEMENT TYPE

3. WALL AS NEEDED WILL REQUIRED PLANS IF OVER 48"

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

LABEL UPPER LEVEL EGRESS

2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

3. Identify roof covering material (IRC Section R905)

Planning Review RES

Reviewed By: Ian Trefren

Rejected

1. Proposed architectural elevations substantially differ from those approved by the Highland Meadows 6th Plat Preliminary Development Plan.
2. In order to receive approval for this proposed architectural elevation, a revised Preliminary Development Plan will have to be submitted and approved by the Planning Commission and City Council for the specific lot. This is a public hearing process with a typical 90-120 day lead time to accommodate public notice requirements, a neighborhood information meeting, and scheduling on the governing body agendas.

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		273	
Residential, Finished basements		19	
Residential, garage		744	
Residential, Living Area (Not Finished Basement)		2696	
Residential, Un-Finished basements		1113	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2696