

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 12, 2025

TRUMARK HOMES, LLC  
PO BOX 728  
BLUE SPRINGS, MO 64013  
(816) 564-5613

Permit No: PRRES20252435  
Plan Name:  
Project Address: 2771 SW 12TH TER, LEES SUMMIT, MO 64081  
Parcel Number: 62440183300000000  
Location: HIGHLAND MEADOWS 5TH PLAT LOTS 134-159 & TRACTS G, H, I--- LOT 134  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND 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: Brandon Kalwei** **Rejected**

1. All easements with dimensions must be provided on the plot plan. NO EASEMENTS LABELED
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) PLANS SHOW STANDARD BASEMENT / PLOT PLAN SHOWS WALK OUT. PLEASE CORRECT.
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. SHOWS EGRESS DOOR ON SOUTH OF HOUSE / NEEDS TO BE EGRESS WELL ACCORDING TO BUILDING PLANS.

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) NO SMOKE DETECTOR IN BEDROOM #3
2. PLANS SHOW STANDARD BASEMENT / PLOT PLAN SHOWS WALK OUT. PLEASE CORRECT.

**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.*

<b>Residential Area:</b>			
Residential, Decks		126	
Residential, Finished basements		1282	
Residential, garage		750	
Residential, Living Area (Not Finished Basement)		1462	
Residential, Un-Finished basements		92	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2744