

WYE STA 13+58  
5 LF RISER THEN  
40 LF OF 6" PVC  
@ 1.3%  
FL 992.5  
MSFE 995.5

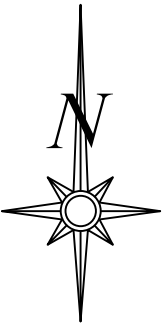
MH A7  
STA 13+96.55  
TOP 1003.84  
FL 987.81  
FL 988.11

MH A6  
STA 12+65.84  
TOP 1002.54  
FL 986.66  
FL 986.96

**LEGEND**

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

EXTENDED LOT AREA = 12,678.55 SF  
DRIVE AREA = 798.7 SF  
APPROACH AREA = 241.4 SF  
SIDEWALK AREA = 211.4 SF  
HOUSE AREA = 1819.4 SF  
PATIO/DECK = 144.0 SF  
SOD = 9463.6 SF



Scale 1" = 30'

**LOT INFORMATION**

11,994.05 SQ. FT.  
MSFE = 995.5  
ADDRESS  
1134 SE RANCLAND ST  
**LEGAL DESCRIPTION**  
LOT 35, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**PROPOSED HOUSE**

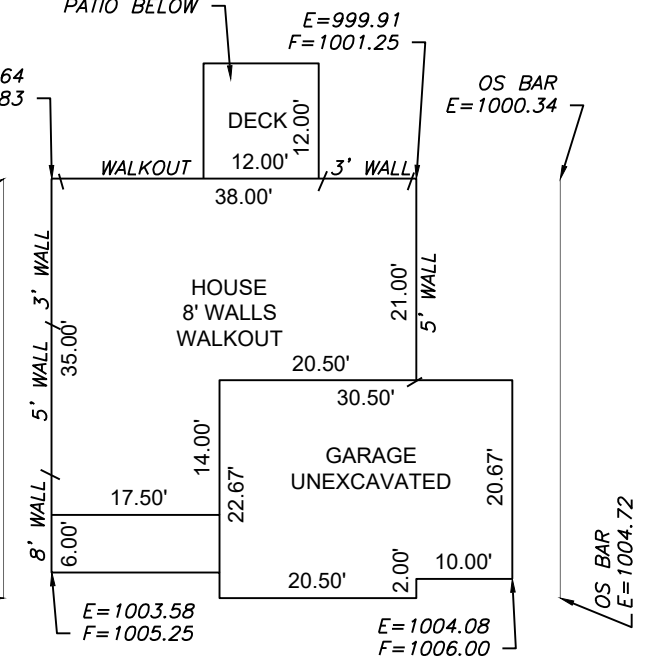
TOP FOUNDATION = 1007.00  
GARAGE FLOOR = 1006.00  
TOP FOOTING = 999.00  
BASEMENT FLOOR = 999.33  
DRIVE SLOPE = 8.0%

E = EXISTING ELEVATION  
F = PROPOSED FINAL ELEVATION  
G = ADJACENT GRADE AT EGRESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
S/Y/S = SIDE YARD SETBACK  
R/Y/S = REAR YARD SETBACK

**NOTES**

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

UNCOVERED DECK WITH PATIO BELOW



Scale 1" = 20'

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**S**OLUTIONS  
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STATE OF MISSOURI  
MATTHEW J. SCHLICHT  
ENGINEER  
NUMBER PE-2006019708  
8/12/2025  
PROFESSIONAL ENGINEER

**PLOT PLAN - LOT 35**  
MANOR AT BAILEY FARMS, FIRST PLAT  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
SUMMIT HOMES  
71 SE 20TH TERR.  
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 35, MANOR AT BAILEY FARMS	7/22/25	1	1

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.