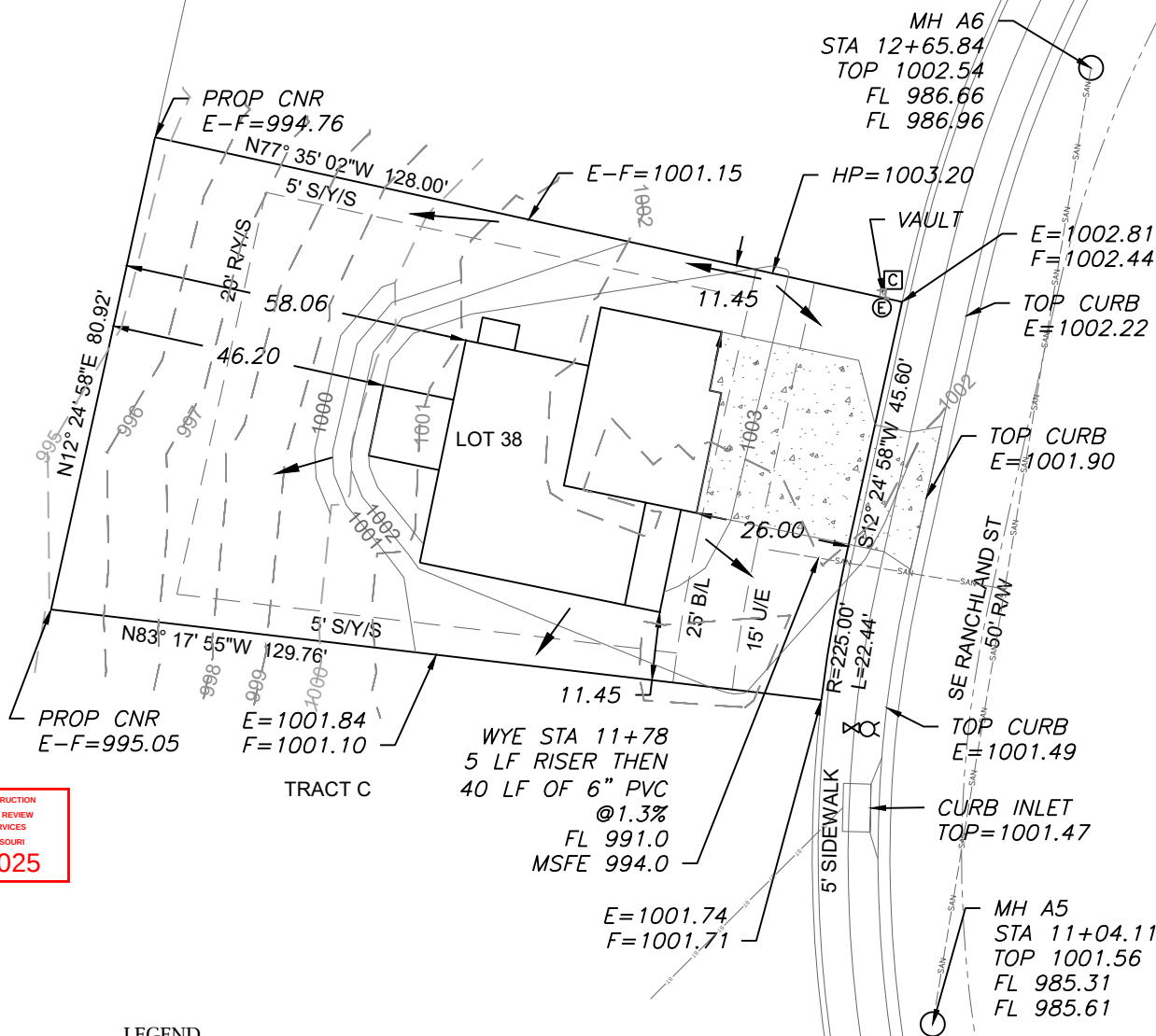


LOT 37



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/10/2025

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1004.50
GARAGE FLOOR = 1003.50
TOP FOOTING = 996.50
BASEMENT FLOOR = 996.83
DRIVE SLOPE = 5.3%

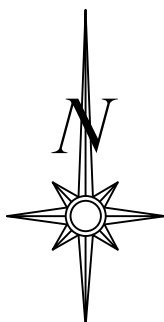
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

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

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

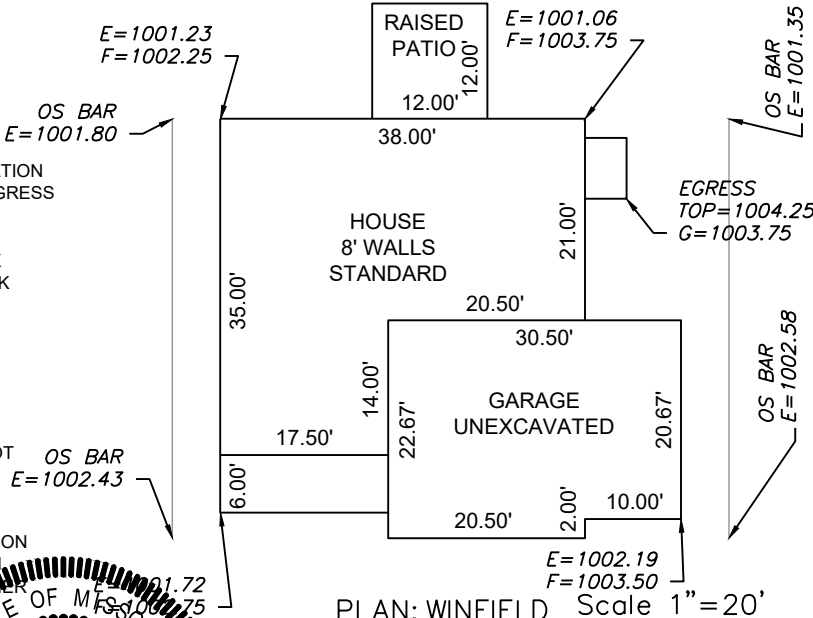
EXTENDED LOT AREA = 10,289.1 SF
DRIVE AREA = 794.2 SF
APPROACH AREA = 235.5 SF
SIDEWALK AREA = 236.0 SF
HOUSE FOOTPRINT = 1,819.4 SF
PATIO/DECK = 144.0 SF
SOD = 7,060.0 SF



Scale 1"=30'

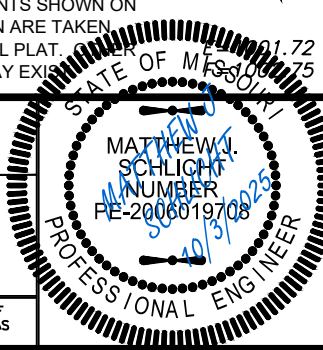
LOT INFORMATION

9,546.70 SQ. FT.
MBOE = 1002.00
MSFE = 994.0
ADDRESS
1122 SE RANCHLAND ST
LEGAL DESCRIPTION
LOT 38, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: WINFIELD Scale 1"=20'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
WWW.ENGINEERINGSOLUTIONKCC.COM



PLOT PLAN - LOT 38

MANOR AT BAILEY FARMS, FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
10450 HOLMES RD, STE 100
KANSAS CITY, MO 64131

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 38, MANOR AT BAILEY FARMS	9/3/25	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.