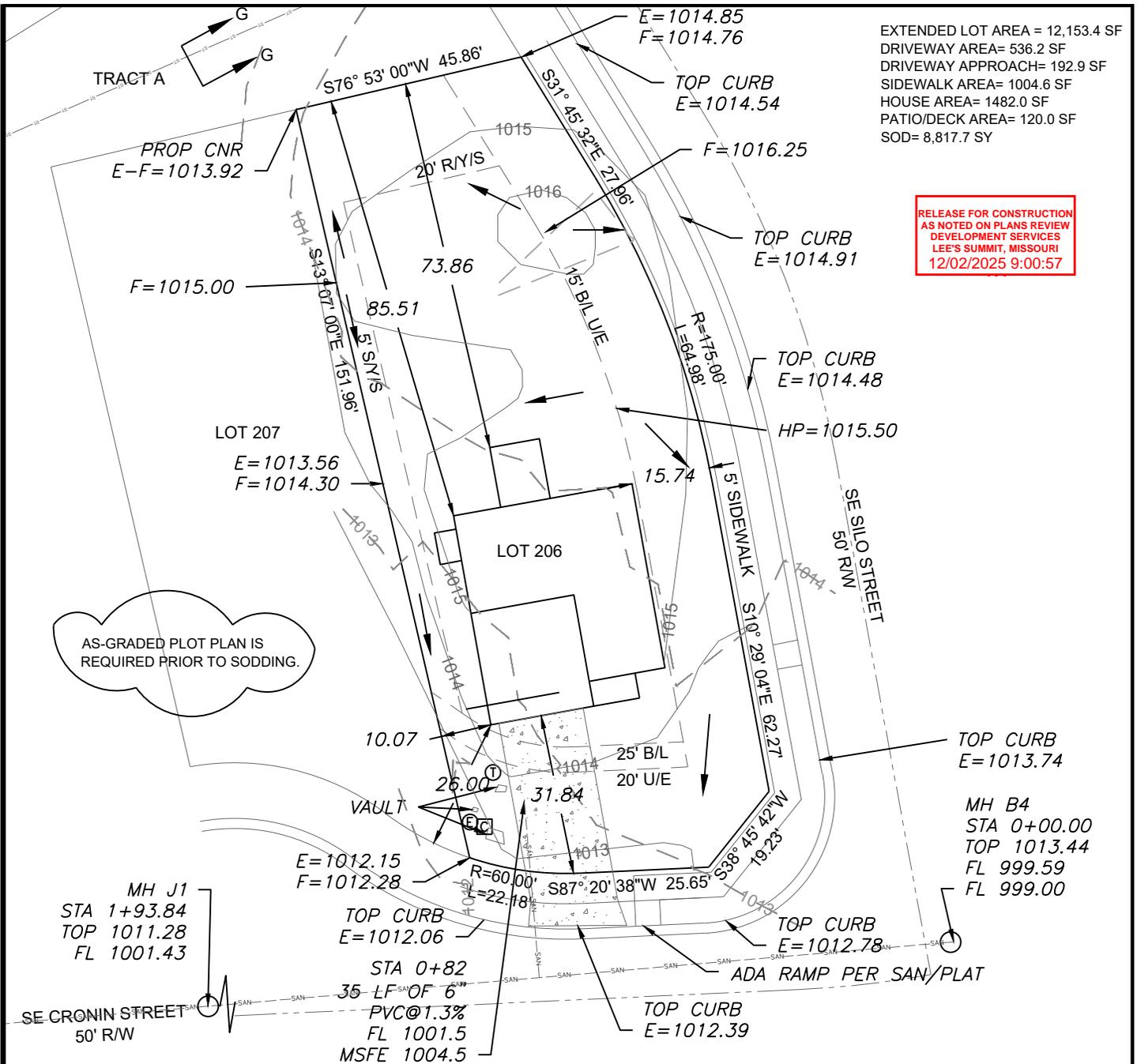


EXTENDED LOT AREA = 12,153.4 SF
 DRIVEWAY AREA = 536.2 SF
 DRIVEWAY APPROACH = 192.9 SF
 SIDEWALK AREA = 1004.6 SF
 HOUSE AREA = 1482.0 SF
 PATIO/DECK AREA = 120.0 SF
 SOD = 8,817.7 SY

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 12/02/2025 9:00:57



AS-GRADED PLOT PLAN IS
 REQUIRED PRIOR TO SODDING.

LEGEND

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

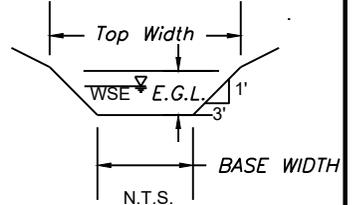
EMERGENCY OVERFLOW SWALE CALCULATIONS

100 YEAR OVERFLOW SWALES

Section G-G

BED SLOPE (%)	2.4%
BASE WIDTH (FT.)	0
SIDE SLOPE	4 : 1
TOP WIDTH (FT.)	6.96
NORMAL DEPTH (FT.)	0.87
VELOCITY (FPS)	4.31
VELOCITY HEAD (FT.)	0.29
EGL (FT.)	1.16

100 YR OVERFLOW SWALE SECTION



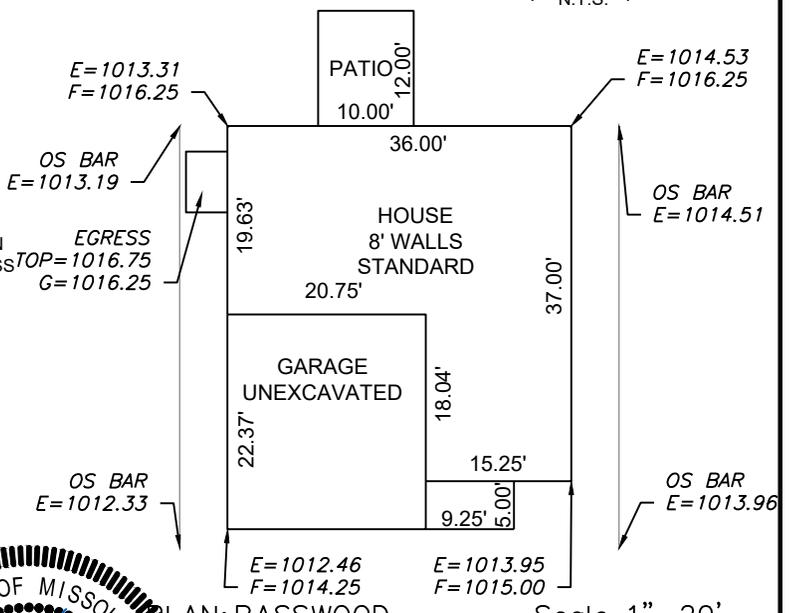
PROPOSED HOUSE

TOP FOUNDATION = 1017.00
 GARAGE FLOOR = 1015.00
 TOP FOOTING = 1009.00
 BASEMENT FLOOR = 1009.33
 DRIVE SLOPE = 7.5%

E = EXISTING ELEVATION
 F = PROPOSED FINAL ELEVATION
 G = ADJACENT GRADE AT EGRESS
 TOP = 1016.75
 G = 1016.25
 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.



Scale 1"=30'

LOT INFORMATION

9,548.07 SQ. FT.
 MSFE = 1004.5
 MBOE = N/A
 ADDRESS
 1164 SE CRONIN STREET
LEGAL DESCRIPTION
 LOT 206, CORNERSTONE AT
 BAILEY FARMS, FIRST PLAT, A
 SUBDIVISION AS RECORDED IN
 LEE'S SUMMIT, JACKSON
 COUNTY, MISSOURI.

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

STATE OF MISSOURI
 MATTHEW J. SCHLICHT
 PROFESSIONAL ENGINEER
 NUMBER PE-2006019708
 1/24/2025

PLOT PLAN - LOT 206
 CORNERSTONE 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 206, CORNERSTONE AT BAILEY FARMS	11/4/25	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.