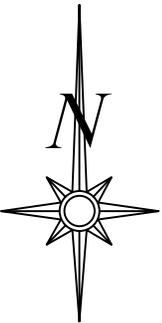


LEGEND

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/19/2026 2:04:56

EXTENDED LOT AREA = 12032.8 SF
DRIVEWAY AREA = 794.1 SF
DRIVEWAY APPROACH = 241.5 SF
SIDEWALK AREA = 178.4 SF
HOUSE AREA = 2,105.5 SF
PATIO/DECK AREA = 144 SF
SOD = 8569.4 SY



Scale 1" = 30'

LOT INFORMATION

11,348.58 SQ. FT.
MSFE = 996.0
ADDRESS
1138 SE RANCLAND ST

LEGAL DESCRIPTION

LOT 34, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED HOUSE

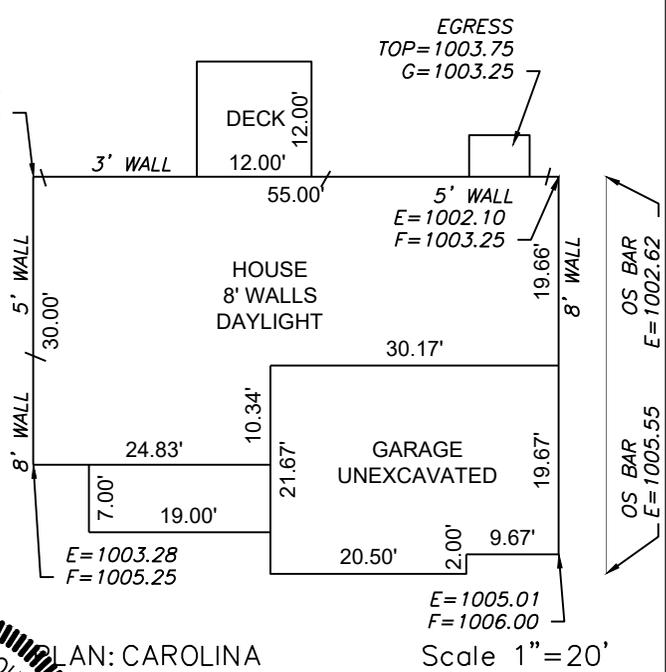
TOP FOUNDATION = 1007.00
GARAGE FLOOR = 1006.00
TOP FOOTING = 999.00
BASEMENT FLOOR = 999.33
DRIVE SLOPE = 8.0%

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

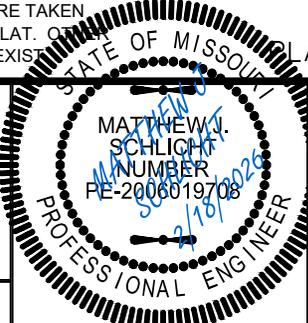
NOTES

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.



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.ENGINEERINGSOLUTIONSKC.COM



PLOT PLAN - LOT 34
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. 1	FILE NAME LOT 34, MANOR AT BAILEY FARMS	DATE 1/16/26	SHEET 1	OF 1
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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.