

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

SAN STUB  
 STA 13+16  
 5 LF RISER  
 29 LF OF 6" PVC  
 @1.3%  
 FL 992.0  
 MSFE 995.0

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

CURB INLET  
 TOP=1002.35

TOP CURB  
 E=1002.19

E=1002.59  
 F=1002.41

SE RANCLAND ST  
 50' RW

TRANSFORMER PAD

TOP CURB  
 E=1003.26

TOP CURB  
 E=1004.14

E=1004.40  
 F=1004.36

VAULT

LOT 45

R=175.00'  
 L=168.47'

26.00

26.93

24.22

LOT 44

24.22

54.55

65.91

LOT 43

E-F=1003.78

PROP CNR  
 E-F=1005.41

LOT 46

PROP CNR  
 E-F=1007.50

E-F=1005.78  
 HP=1006.25

**LEGEND**

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

**PROPOSED HOUSE**

TOP FOUNDATION = 1007.50  
 GARAGE FLOOR = 1005.50  
 TOP FOOTING = 999.50  
 BASEMENT FLOOR = 999.83  
 DRIVE SLOPE = 8.0%

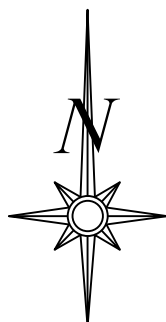
E = EXISTING ELEVATION  
 F = PROPOSED FINAL ELEVATION  
 G = ADJACENT GRADE AT EGRESS  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 S/Y/S = SIDE YARD SETBACK  
 R/Y/S = REAR YARD SETBACK

**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.

RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
**05/13/2025**

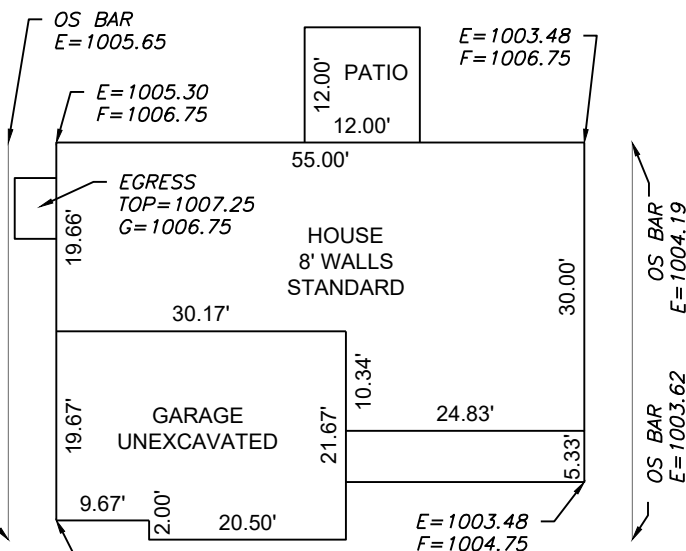
EXTENDED LOT AREA = 15,908.9 SF  
 DRIVE AREA = 774.1 SF  
 APPROACH AREA = 191.0 SF  
 SIDEWALK AREA = N/A SF  
 HOUSE AREA = 2104.8 SF  
 PATIO/DECK = 144.0 SF  
 SOD = 12,695 SF



Scale 1"=30'

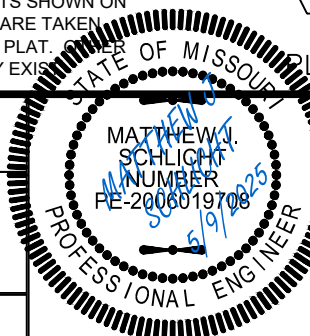
**LOT INFORMATION**

13,996.42 SQ. FT.  
 MSFE = 995.0  
 ADDRESS  
 1131 SE RANCLAND ST  
**LEGAL DESCRIPTION**  
 LOT 44, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: CAROLINA Scale 1"=20'

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**S**OLUTIONS  
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**PLOT PLAN - LOT 44**  
 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 44, MANOR AT BAILEY FARMS	4/24/25	1	1

Rev:

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.