

MH A11
STA 24+16.57
TOP 1018.53
FL 1006.38
FL 1006.68

CURB INLET SE RANCHLAND ST
50' R/W
TOP=1019.20

MH A12
STA 26+01
TOP 1021.80
FL 1009.52
FL 1008.92

CURB INLET
TOP=1017.97
TOP CURB
E=1018.24
E=1018.62
F=1018.46

SAN STUB
STA 24+38
27 LF OF 6"
PVC @1.3%
FL 1008.0
MSFE 1011.00

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/15/2025

12.82
E-F=1020.43
LOT 16

PROP CNR
E-F=1022.57

TOP CURB
E=1019.97
E=1019.99
F=1020.19

LOT 18

E=1021.81
F=1022.00

HP=1022.25

PROP CNR
E-F=1024.04

LEGEND

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

PROPOSED HOUSE

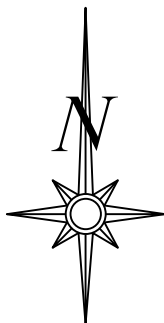
TOP FOUNDATION = 1023.50
GARAGE FLOOR = 1021.50
TOP FOOTING = 1015.50
BASEMENT FLOOR = 1015.83
DRIVE SLOPE = 8.0%

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

- 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. OTHER EASEMENTS MAY EXIST.

EXTENDED LOT AREA = 13,176.4 SF
DRIVE AREA = 800.9 SF
APPROACH AREA = 193.2 SF
SIDEWALK AREA = N/A SF
HOUSE AREA = 2121.5 SF
PATIO/DECK = 144.0 SF
SOD = 9,916.8 SF



Scale 1"=30'

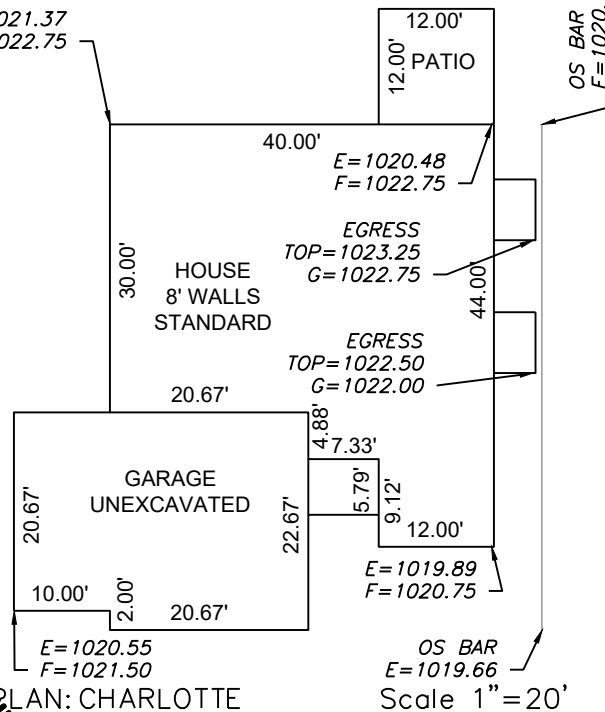
LOT INFORMATION

12,197.22 SQ. FT.
MSFE = 1011.00
ADDRESS
1313 SE RANCHLAND ST
LEGAL DESCRIPTION
LOT 17, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

E=1021.37
F=1022.75

OS BAR
E=1022.07

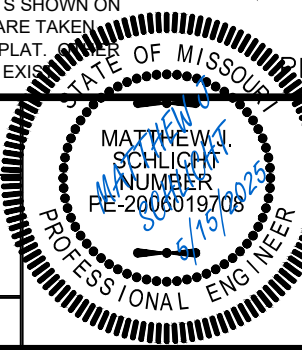
OS BAR
E=1021.01



PLAN: CHARLOTTE

Scale 1"=20'

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ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
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PLOT PLAN - LOT 17

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 17, 18, MANOR AT BAILEY FARMS	4/24/25	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.