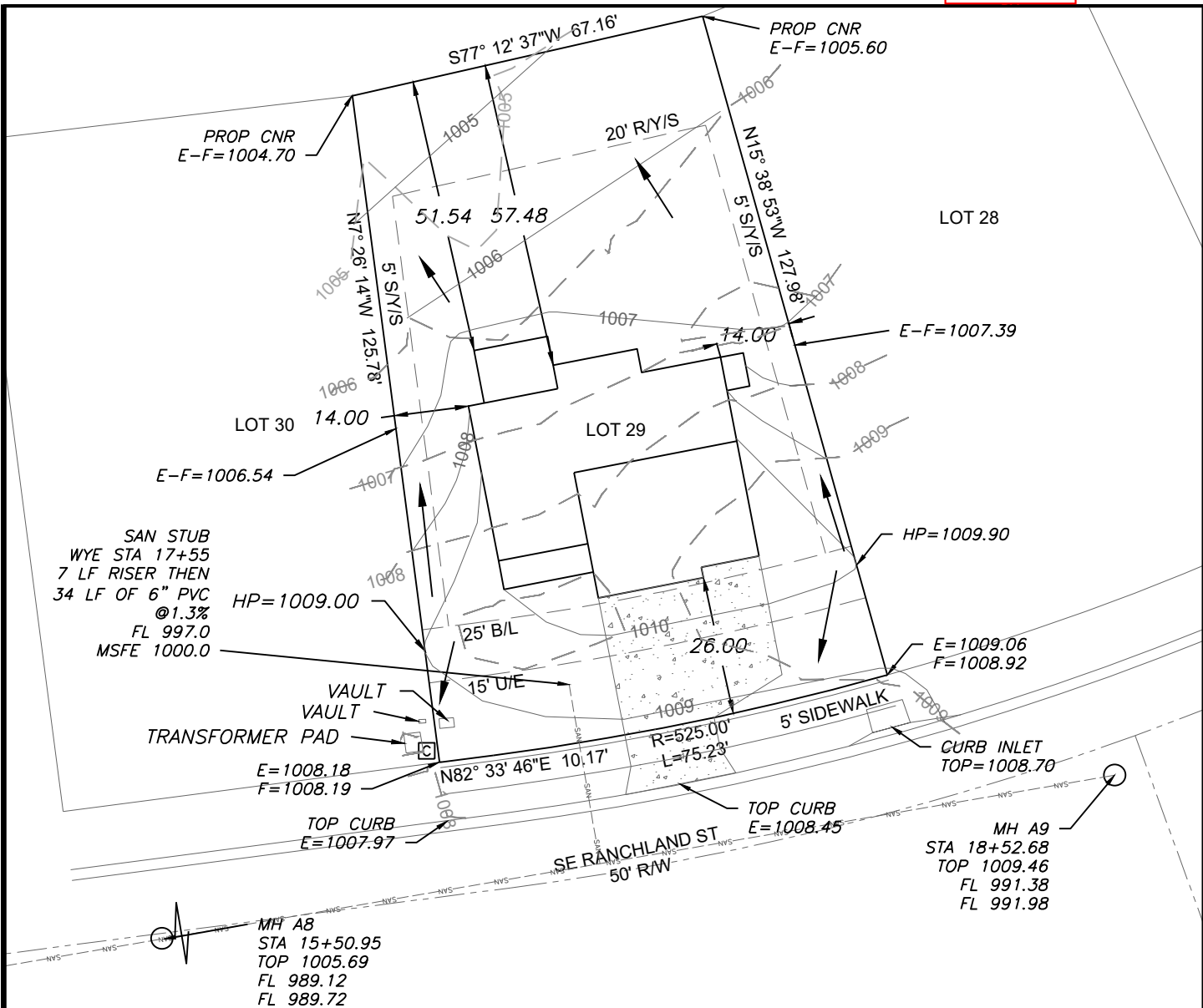




LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1011.75
GARAGE FLOOR = 1010.75
TOP FOOTING = 1003.75
BASEMENT FLOOR = 1004.08
DRIVE SLOPE = 8.0%

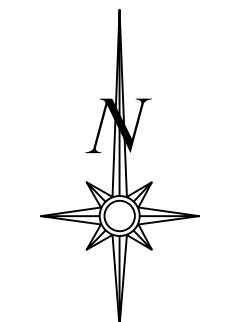
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

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.

PER MASTER DRAINAGE PLAN:
AS-GRADED PLOT PLAN IS REQUIRED
PRIOR TO SODDING.

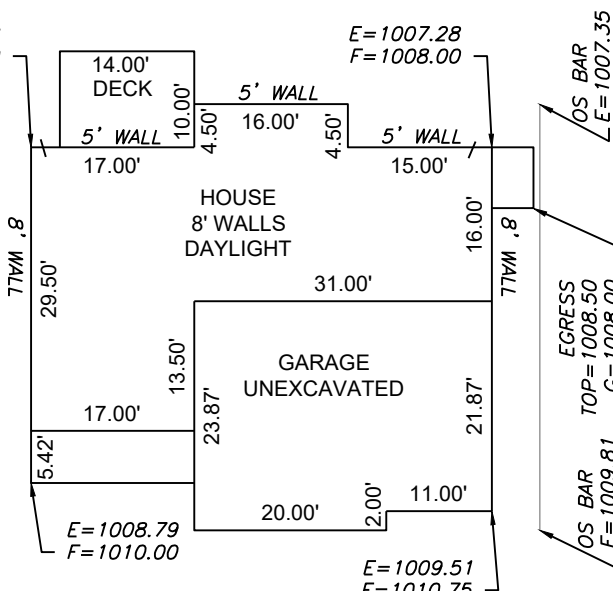
EXTENDED LOT AREA = 10,689.9 SF
DRIVE AREA = 793.2 SF
APPROACH AREA = 195.0 SF
SIDEWALK AREA = 344.6 SF
HOUSE FOOTPRINT = 1879.6 SF
PATIO/DECK = 140.0 SF
SOD = 7,337.5 SF



Scale 1"=30'

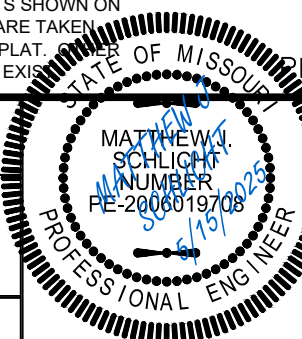
LOT INFORMATION

9,742.16 SQ. FT.
MBOE = 1008.0
MSFE = 1000.0
ADDRESS
1216 SE RANCHLAND ST
LEGAL DESCRIPTION
LOT 29, MANOR 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.ENGINEERINGSOLUTIONSKCC.COM



PLOT PLAN - LOT 29

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 29, 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.