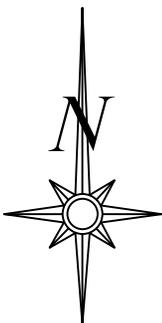


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/28/2026 8:06:57

LEGEND

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

EXTENDED LOT AREA = 11,679.3 SF
DRIVEWAY AREA = 446.4 SF
DRIVEWAY APPROACH = 198.4 SF
SIDEWALK AREA = 72.5 SF
HOUSE AREA = 1240.4 SF
PATIO/DECK AREA = 16.0 SF
SOD = 9705.6 SY



Scale 1" = 30'

LOT INFORMATION

11,346.76 SQ. FT.
MSFE = 1017.3
ADDRESS
1429 SE VANTAGE DRIVE
LEGAL DESCRIPTION
LOT 117, RETREAT AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

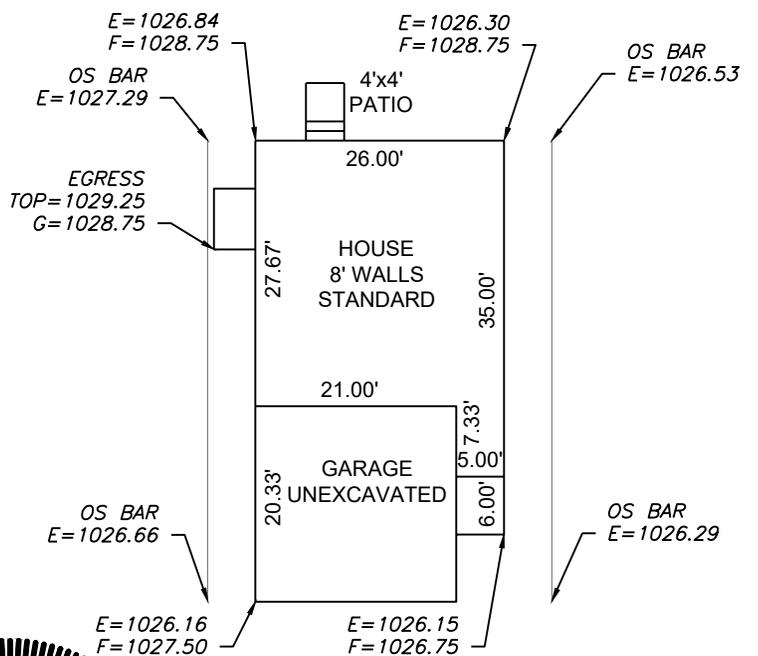
PROPOSED HOUSE

TOP FOUNDATION = 1029.50
GARAGE FLOOR = 1027.50
TOP FOOTING = 1021.50
BASEMENT FLOOR = 1021.83
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

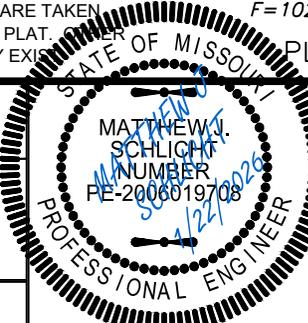
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



PLAN: HONEYDEW

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 117

RETREAT 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 117, RETREAT AT BAILEY FARMS	12/22/25	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.