

EXTENDED LOT AREA = 9507.2 SF  
 DRIVEWAY AREA = 447.2 SF  
 DRIVEWAY APPROACH = 197.8 SF  
 SIDEWALK AREA = 72.4 SF  
 HOUSE AREA = 1561.4 SF  
 PATIO/DECK AREA = 16 SF  
 SOD = 7212.4 SY

**LEGEND**

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

**PROPOSED HOUSE**

TOP FOUNDATION = 1027.00  
 GARAGE FLOOR = 1026.00  
 TOP FOOTING = 1019.00  
 BASEMENT FLOOR = 1020.33  
 DRIVE SLOPE = 4.2%

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**

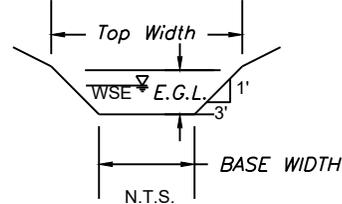
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

**100 YEAR OVERFLOW SWALES**

Section A-A

BED SLOPE (%)	3.80
BASE WIDTH (FT.)	5
SIDE SLOPE	4 : 1
TOP WIDTH (FT.)	8.12
NORMAL DEPTH (FT.)	0.39
VELOCITY (FPS)	4.45
VELOCITY HEAD (FT.)	0.31
EGL (FT.)	0.70

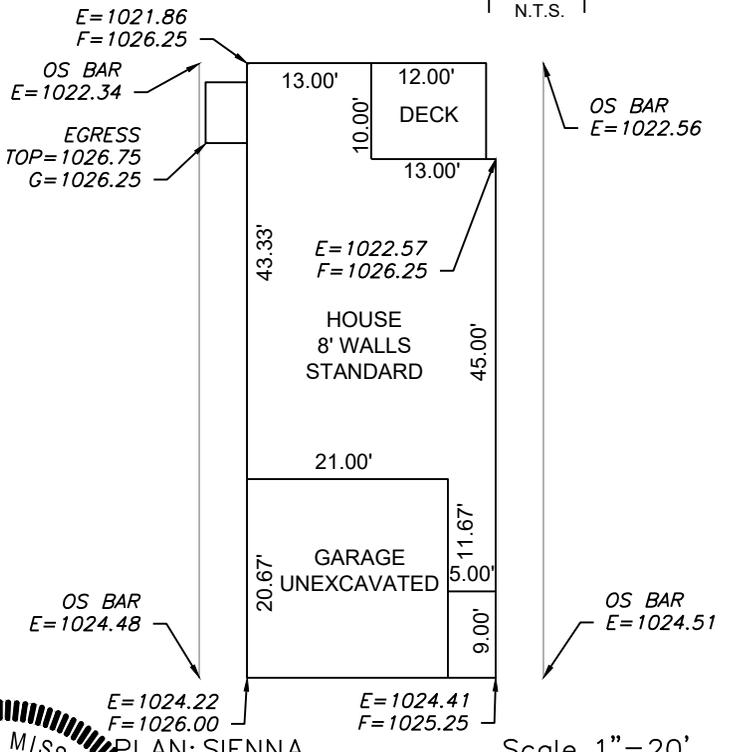
**100 YR OVERFLOW SWALE SECTION**



Scale 1" = 30'

**LOT INFORMATION**

9,174.6 SQ. FT.  
 MBOE = 1024  
 MSFE = 1017.4  
 ADDRESS  
 1432 SE VANTAGE POINT DR  
**LEGAL DESCRIPTION**  
 LOT 115, RETREAT AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Scale 1" = 20'

**E**NGINEERING & SURVEYING  
**S**OLUTIONS  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849  
 WWW.ENGINEERINGSOLUTIONKCC.COM

STATE OF MISSOURI  
 MATTHEW J. SCHLICHT  
 NUMBER  
 PE-2006019708  
 2/5/2026  
 PROFESSIONAL ENGINEER

**PLOT PLAN - LOT 115**  
 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 115, RETREAT AT BAILEY FARMS	12/29/25	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.