



**LEE'S SUMMIT**  
MISSOURI

**Scope of Work Statement**

Applicant: LandMasters Landscape Inc Contractor ☒ Homeowner ☐ Tenant ☐  
Primary Contact: Benee Rico Phone: 913-208-2607 Email: Landmasters@sbglobal.net

Project Address: 1912 SW River Run  
Name of Owner: Newmark Homes Phone: 816-969-9010  
Residential ☒ Commercial ☐

**Check all that Apply**

Water service	Repair <input type="checkbox"/>	Replace <input type="checkbox"/>	Work in right of way? <input type="checkbox"/>
Sewer service	Repair <input type="checkbox"/>	Replace <input type="checkbox"/>	Work in right of way? <input type="checkbox"/>
Electrical service	Repair <input type="checkbox"/>	Replace <input type="checkbox"/>	Amperage: _____ (Engineer required of $\geq 400$ )
HVAC	Repair <input type="checkbox"/>	Replace <input type="checkbox"/>	
Uncovered deck:	<input type="checkbox"/>	Covered deck:	<input type="checkbox"/> Square Feet: _____
Accessory Structure:	<input type="checkbox"/>	Description: _____	Square feet _____
Interior Alterations:	<input type="checkbox"/>	Description: _____	Square feet _____
Addition:	<input type="checkbox"/>	Description: _____	Square feet _____
Retaining wall over 48"	<input type="checkbox"/>		
Swimming pool	<input type="checkbox"/>	Electrical contractor _____	Plumber (NG?) _____
Lawn irrigation	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	Cost of project including labor \$	<u>3,000.00</u>
Detailed description of work:			

AFFIDAVIT: I hereby certify that I have the authority to make the foregoing application and that the application, the best of my knowledge, is complete and correct and that the permitted construction will conform to the regulations in the Codes adopted by the City of Lee's Summit and all applicable ordinances.

Benee Rico  
Signature of Applicant

Benee Rico  
Printed Name of Applicant

10-29-2020  
Date



SCALE: 1"=20'

PREPARED FOR:  
NEW MARK HOMES

APPROVED: \_\_\_\_\_  
DATE: 5/13/20  
PRINT NAME: \_\_\_\_\_

# PLOT PLAN

## LOT 5

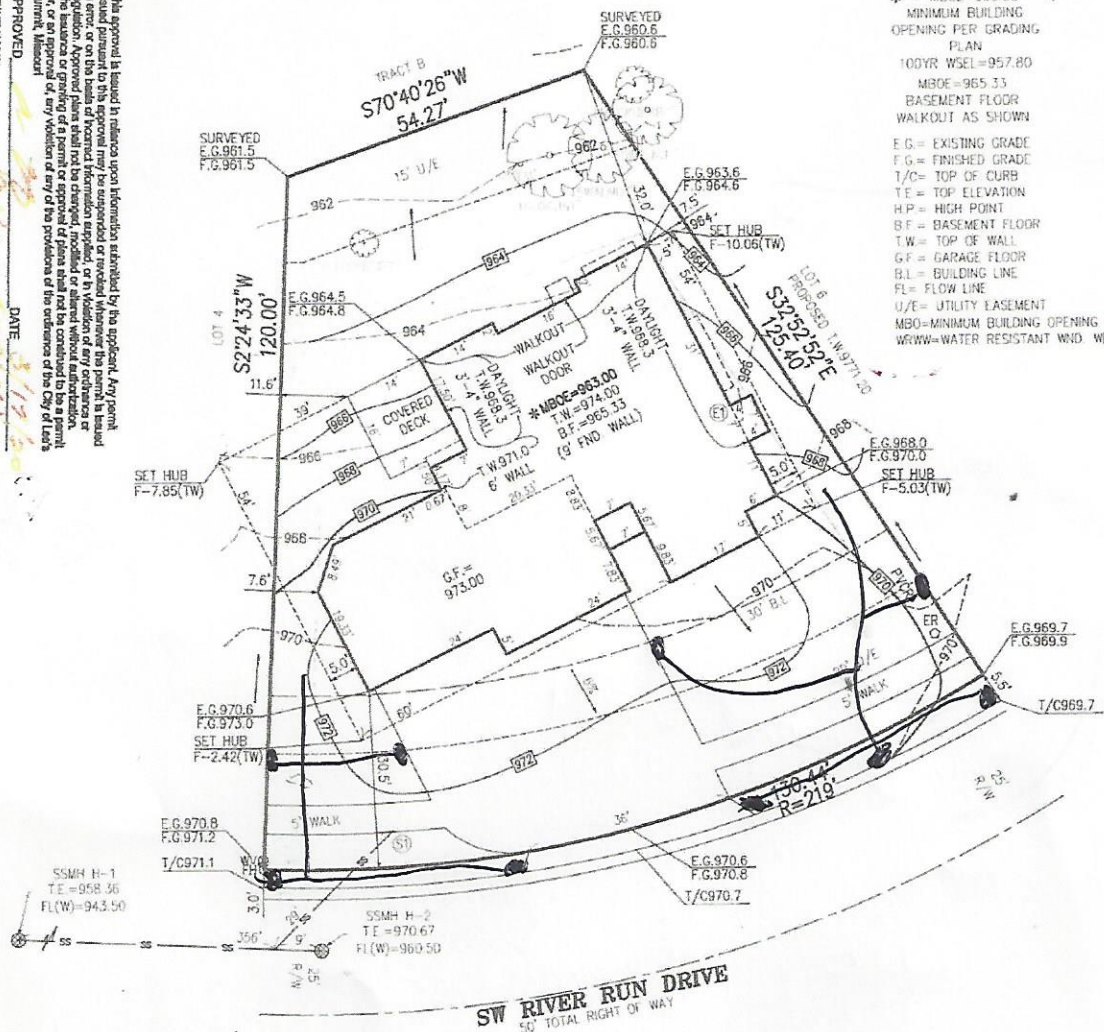
### WHISPERING WOODS FIRST PLAT

### 1912 SW. RIVER RUN

#### LEGEND

- (S) MSFE=965.14  
29 LF 4" PVC  
355' DDS  
FLOW=961.92
- WRWW
- (E) TOP EGRESS WELL=968.3  
F.G. EGRESS WELL=967.8  
TOP EGRESS WALL=967.0  
2' WALL

- \* = MBOE=963.00
- MINIMUM BUILDING
- OPENING PER GRADING
- PLAN
- 100YR WSEL=957.80
- MBOE=965.33
- BASEMENT FLOOR
- WALKOUT AS SHOWN
- E.G. = EXISTING GRADE
- F.G. = FINISHED GRADE
- T/C = TOP OF CURB
- T.E. = TOP ELEVATION
- H.P. = HIGH POINT
- B.F. = BASEMENT FLOOR
- T.W. = TOP OF WALL
- G.F. = GARAGE FLOOR
- B.L. = BUILDING LINE
- FL = FLOW LINE
- U/E = UTILITY EASEMENT
- MBO = MINIMUM BUILDING OPENING
- WRWW = WATER RESISTANT WND WELL



#### NOTES:

1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,858
2. 6 INCHES OF CLEARANCE IS REQUIRED FROM THE FINISHED GRADE TO THE SILL PLATE OF THE STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET FROM THE FOUNDATION OF THE BUILDING.
3. LOT 5 IS LOCATED WITHIN THE FLOOD ZONE X (SHADED) PURSUANT TO FEMA LETTER OF MAP REVISION (BASED ON FILL) LOMR-F CASE NUMBER 19-07-1279A, WITH AN EFFECTIVE DATE OF JUNE 4, 2019.
4. CLIENT TO VERIFY ALL WALL HEIGHTS AS SHOWN PRIOR TO EXCAVATION AND POURING OF FOUNDATION.
5. REVISED: 3-3-20 CITY COMMENTS.
6. REVISED: 3-17-20 ADDED EGRESS WELL PER CITY COMMENT.

LOT AREA=11,510 SQ. FT.

DATE STAKED: 2-20-20  
SURVEY CREW: ML  
HOUSE TIES CHKD: YES

LEGAL DESCRIPTION:  
LOT 5, WHISPERING WOODS FIRST PLAT, A  
SUBDIVISION OF LAND IN THE CITY OF LEE'S  
SUMMIT, JACKSON COUNTY, MISSOURI.



PLANNING  
ENGINEERING  
IMPLEMENTATION

PHILIPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

PROJECT NO. 190876

DATE: 2/6/20

BY: BJG

Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all grades as shown shall be verified by builder to insure proper drainage and adequate fall to sewer. No title information was furnished on this drawing. Not responsible for unplotted easements.

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391  
MISSOURI  
LAND SURVEYING - 200700112B  
ENGINEERING - 20070005058







**LEE'S SUMMIT**  
MISSOURI

**RELEASE FOR LAWN SPRINKLER SYSTEM  
IN CITY OF LEE'S SUMMIT RIGHT OF WAY  
(RESIDENTIAL)**

In consideration for the City of Lee's Summit's permission to extend a Lawn Irrigation System into the City's right of way at (legal description of the property):

Lot No. 5 Plat Title Whispering Woods / First Plat Address: 1912 SW River Run Dr

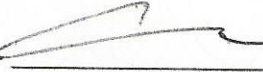
County: Jackson State: Missouri

I, Craig Archer, the undersigned, successors, and assigns do hereby release and forever discharge the City of Lee's Summit, its employees and/or agents from and against any and all liability, claims and demands for any use arising out of, relating to, or being in any way connected with work or service by the City, its employees or agents within the City's right of way for any purpose whatsoever.

NOW THEREFORE, the Undersigned hereby declares that said property described above shall be held, sold and conveyed subject to the release herein and said release shall run with the real property and be binding on all parties having any part thereof, their heirs, successors and assigns.

IN WITNESS WHEREOF, this release has been read, signed and sealed this 30<sup>th</sup> day of October, 2020.

By:

  
Craig Archer  
Printed or Typed Name

**INDIVIDUAL ACKNOWLEDGMENT**

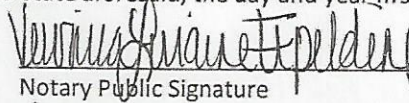
STATE OF MISSOURI  
COUNTY OF JACKSON

ON THIS, The 30<sup>th</sup> day of October, 2020 before me, a Notary Public, personally appeared:  
Craig Archer

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged that he he/she/they executed the same for the purposes stated therein and no other.

WITNESS my hand and official seal in the County and State aforesaid, the day and year first above written.

VERONICA LORRAINE ERPELDING  
NOTARY PUBLIC-STATE OF MISSOURI  
PLATTE COUNTY  
MY COMMISSION EXPIRES JUL, 23 2021

/s/   
Notary Public Signature  
Veronica Lorraine Erpelding  
Printed or Typed Name

(Seal)

My Commission Expires:

July 23, 21

Revised 1/11/11

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1201 | [cityofls.net](http://cityofls.net)