



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. 144 Plat Title Hawthorn Ridge Address: 3205 SW Arbonridge Dr
County: Jackson State: Missouri

I, Zalman Kohen, 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 21st day of November, 2022

By:

[Signature] U.P.
Zalman Kohen
Printed or Typed Name

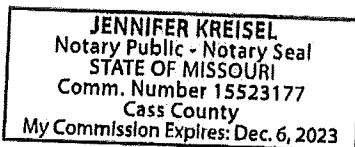
INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF JACKSON

ON THIS, The 21st day of November, 2022 before me, a Notary Public, personally appeared:
Zalman Kohen

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.



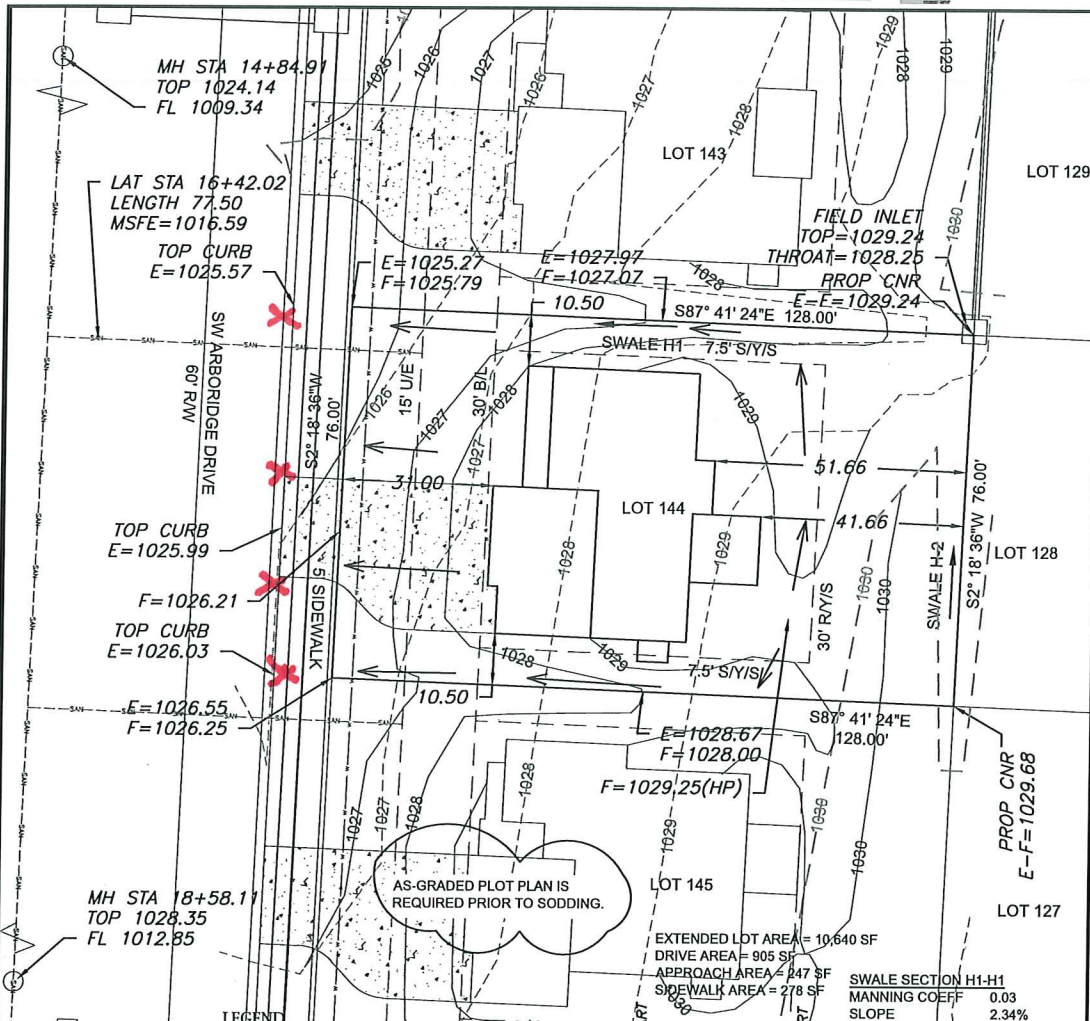
(Seal)

/s/ Jennifer Kreisel
Notary Public Signature
Jennifer Kreisel
Printed or Typed Name

My Commission Expires:

December 6, 2023

Revised 10/23/24



LEGEND

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

PROPOSED HOUSE

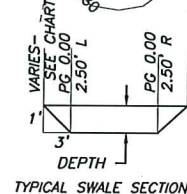
TOP FOUNDATION = 1030.50
GARAGE FLOOR = 1028.50
TOP FOOTING = 1021.50
BASEMENT FLOOR = 1021.83
DRIVE SLOPE = 7.4%

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. EASEMENTS MAY EXIST.

EXTENDED LOT AREA = 10,640 SF
DRIVE AREA = 905 SF
APPROACH AREA = 847 SF
SIDEWALK AREA = 278 SF



SWALE SECTION H1-H1
MANNING COEFF 0.03
SLOPE 2.34%
MIN SWALE DEPTH 1.07 FT
SIDE SLOPE (H:V) 3:1
BOTTOM WIDTH 5.00 FT

SWALE SECTION H2-H2
MANNING COEFF 0.03
SLOPE 2.00%
MIN SWALE DEPTH 1.20 FT
SIDE SLOPE (H:V) 3:1
BOTTOM WIDTH 5.00 FT

OS BAR
E = 1029.05

OS BAR
E = 1028.06

COVERED PATIO
EGRESS
TOP = 1030.25
G = 1029.75

17.67' E = 1028.12 F = 1029.75
26.33' E = 1028.90 F = 1029.75
30.17' 19.67'

HOUSE
9" WALLS
STANDARD

GARAGE
UNEXCAVATED
E = 1027.56 F = 1028.50
20.0' 9.67'

OS BAR
E = 1027.31 F = 1028.00

OS BAR
E = 1026.87

OS BAR
E = 1027.55

PLAN: CHARLESTON

Scale 1"=20'



Scale 1"=30'

LOT INFORMATION

9,728 SQ. FT.
MSFE = 1016.59
ADDRESS
3205 SW ARBORIDGE DR

LEGAL DESCRIPTION

LOT 144, HAWTHORN RIDGE
2ND PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849
WWW.ENGINEERINGSOLUTIONSKC.COM

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.



PLOT PLAN - LOT 144

HAWTHORN RIDGE 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
Rev:	LOT 143, 144, 145, HAWTHORN RIDGE	10/25/21	1	1