



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. 192 Plat Title Hawthorn Address: 3212 SW Arbor Sound Dr

County: Jackson State: Missouri

I, Kyle King, 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 8th day of April, 2025

By:

Kyle King
Printed or Typed Name

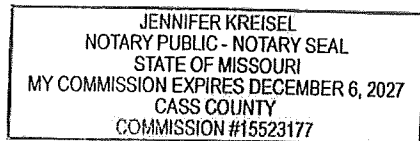
INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF JACKSON

ON THIS, The 8th day of April, 2025 before me, a Notary Public, personally appeared:
Kyle King

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.



/s/ Jennifer Kreisel
Notary Public Signature

Jennifer Kreisel
Printed or Typed Name

(Seal)

My Commission Expires:

December 6, 2027

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816. 969.1201 | cityofls.net

MH 2-1
STA 11+34.34
TOP 1036.75
FL 1024.20
FL 1024.75

MH 2-2
STA 14+43.38
TOP 1054.04
FL 1039.84

SAN STUB
STA 14+07.01
LENGTH 39.87
RISER 4.0
FL@MAIN 1038.40
FL@END 1044.10
MSFE 1046.94

LOT 197

PROP CNR
E-F=1038.96

TOP CURB
E=1051.42

TOP CURB
E=1055.44

F=1055.66

TOP CURB
E=1056.20

E=1052.25
F=1051.64

E-F=1048.49
HP=1054.00

E-F=1049.86

HP=1057.00

E=1056.57
F=1056.42

PROP CNR
E-F=1039.79

AS-GRADED PLOT PLANS
REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA = 16,321.2 SF
DRIVE AREA = 943.2 SF
APPROACH AREA = 222.8 SF
SIDEWALK AREA = 610.3 SF

EMERGENCY OVERFLOW SWALE CALCULATIONS
100 YEAR OVERFLOW SWALES
Section B-B
MANNING COEFF. 0.03
CHANNEL SLOPE (%) 2.23
MIN SWALE DEPTH(FT.) 1.39
SIDE SLOPE 3:1
BOTTOM WIDTH(FT.) 5.00
TOP WIDTH(FT.) 7.34
WATER DEPTH 0.39

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1057.40
GARAGE FLOOR = 1056.80
TOP FOOTING = 1048.40
BASEMENT FLOOR = 1048.73
DRIVE SLOPE = 3.4%

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

- 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. EASEMENTS MAY EXIST.

E=1047.88
F=1048.23

OS BAR
E=1047.72

OS BAR
E=1055.29

14.00'
PATIO
UNDER
COVERED
DECK

WALKOUT

HOUSE
9' WALLS
WALKOUT

GARAGE
UNEXCAVATED

Scale 1"=20'

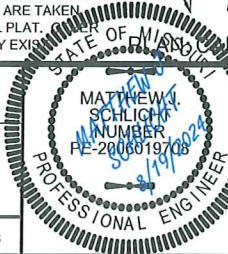
Scale 1"=30'

LOT INFORMATION

14,753 SQ. FT.
MSFE = 1046.94
MBOE (REAR LEFT) = 1040.01
MBOE (REAR RIGHT) = 1040.94
ADDRESS
3219 SW ARBOR SOUND DR
LEGAL DESCRIPTION
LOT 196, HAWTHORN RIDGE 3RD
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 196

HAWTHORN RIDGE 3RD 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
1	LOT 196, HAWTHORN RIDGE	1/9/24	1	1