



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 descriptor of the property):

Lot No. 19 Plat Title Hawthorn Address: 3219 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:

[Signature] Kyle King Printed or Typed Name

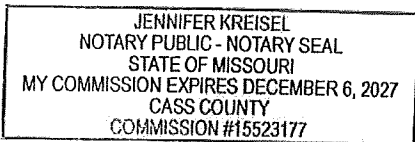
INDIVIDUAL ACKNOWLEDGMENT

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.



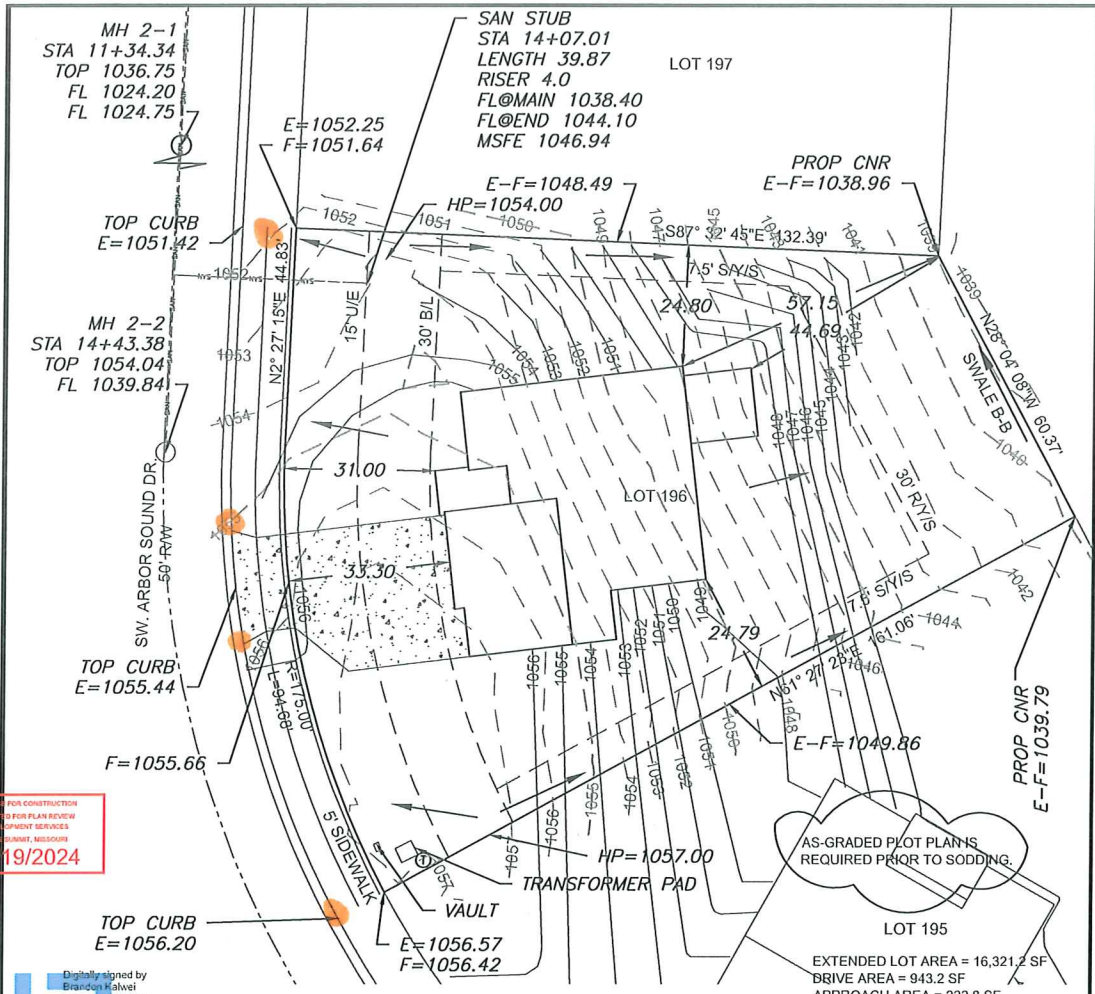
/s/ Jennifer Kreisel Notary Public Signature

Jennifer Kreisel Printed or Typed Name

My Commission Expires:

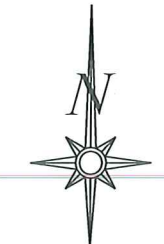
December 6, 2027

(Seal)



RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 EQUIPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 08/19/2024

Digitally signed by  
 Brandon Kalweil  
 DN: CN=Brandon  
 Kalweil, OU=Development,  
 C=US, E=bk@lee's.com,  
 DC=CO, DC=LOC  
 Date: 2024.08.19  
 11:12:02-0500'



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.

**LEGEND**

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

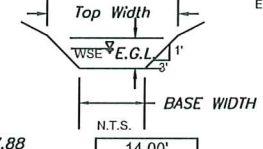
**PROPOSED HOUSE**  
 TOP FOUNDATION = 1057.40  
 GARAGE FLOOR = 1058.80  
 TOP FOOTING = 1048.40  
 BASEMENT FLOOR = 1048.73  
 DRIVE SLOPE = 3.4%

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**

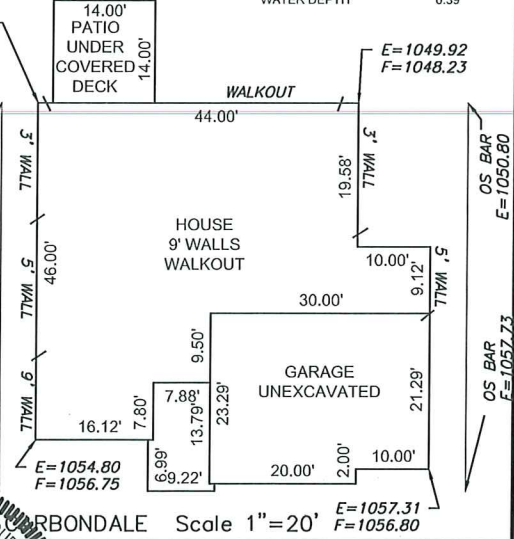
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. EASEMENTS MAY EXIST.

**100 YR OVERFLOW SWALE SECTION**



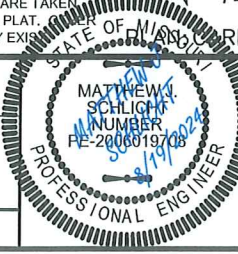
EMERGENCY OVERFLOW SWALE CALCULATIONS  
 100 YEAR OVERFLOW SWALES  
 Section B-B

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



**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849  
 WWW.ENGINEERINGSOLUTIONS.KC.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	1/5/24	1	1