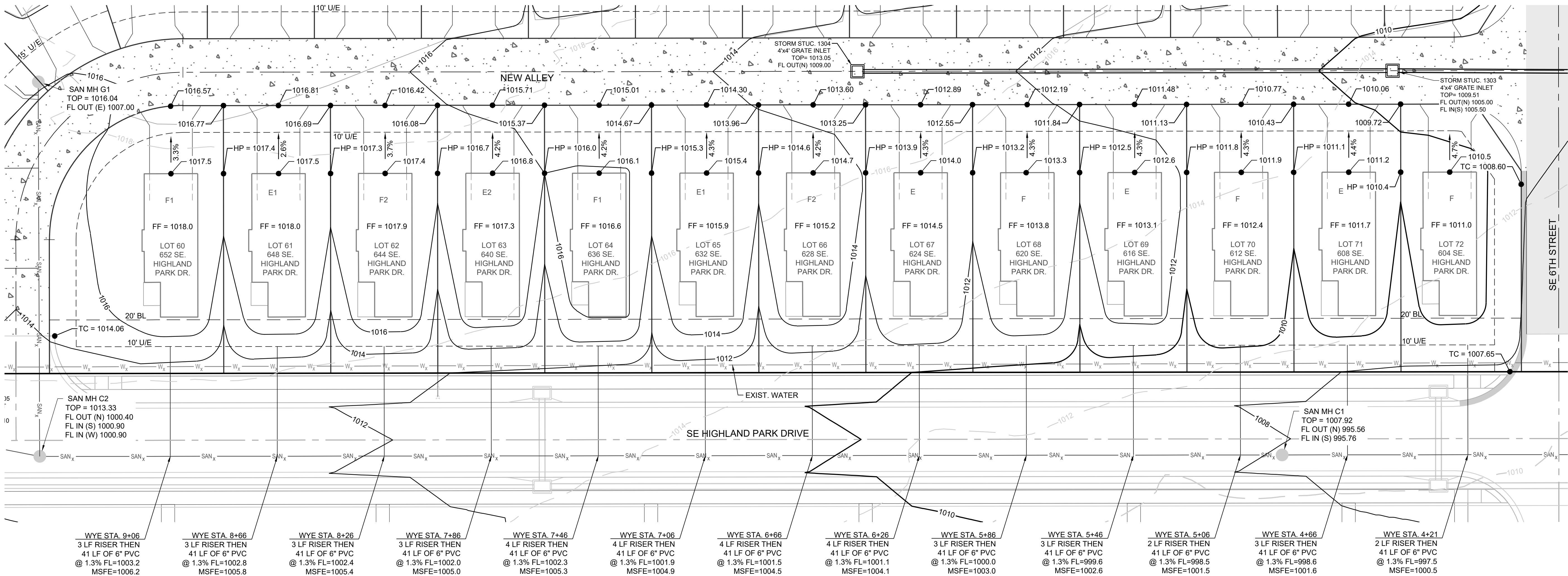




MO GRS BENCHMARK:

STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

- NOTES:**
- THIS PLOT PLAN WAS PREPARED FOR FOUNDATION CONSTRUCTION ONLY.
 - BUILDER IS REQUIRED TO VERIFY ALL DIMENSIONS, GRADES, EXISTING UTILITIES AND ADEQUATE FALL TO SEWER PRIOR TO CONSTRUCTION.
 - WALL HEIGHTS AND LOCATIONS SHOWN ARE APPROXIMATE. BUILDER TO VERIFY WALL HEIGHTS AND LOCATIONS WITH EXCAVATOR AND FOUNDATION CONTRACTOR.
 - ONLY PLATTED EASEMENTS HAVE BEEN SHOWN. NO TITLE INFORMATION WAS FURNISHED, THEREFORE, NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.
 - DRIVEWAY ALIGNMENT SHOWN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO CITY REQUIREMENTS.
 - STREET GRADES AND FRONT LOT CORNER GRADES ARE PROPOSED. RE: BLACKWELL RESERVE STREET AND STORM SEWER PLANS.
 - PROPOSED FINISHED DIRT GRADE ADJACENT TO STRUCTURES SHALL BE A MINIMUM OF 6" BELOW TOP OF SLAB.

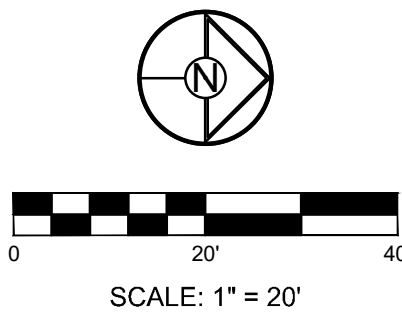
LEGEND:

- | | |
|-----|--------------------------------|
| FF | FINISHED FLOOR |
| BF | BASEMENT FLOOR |
| GF | GARAGE FLOOR - AT GARAGE STEPS |
| EX | EXISTING |
| PR | PROPOSED |
| HP | HIGH POINT |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | (FINISHED GRADE) |

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

04/08/2025



BLACKWELL RESERVE PLOT PLANS

LEE'S SUMMIT, MO

**PLOT PLANS
PHASE 1
GROUP 4**

SHEET

1

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.