

I:\PROJECTS\2022\22-093\3.0 Design\3.0 DWG Plans\6.0 SS\22-093 - SS - PLOT - PLAN.dwg, PHASE 1 - GROUP 2, 1/24/2025 4:09:23 PM

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:

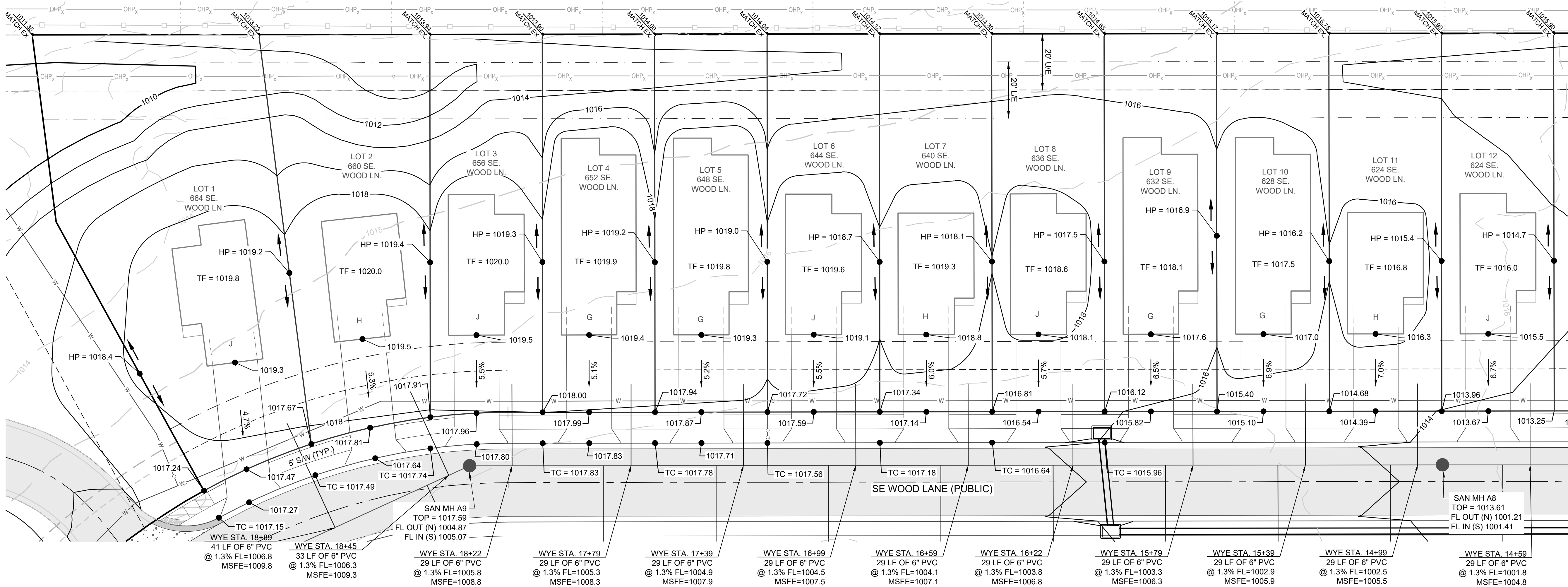
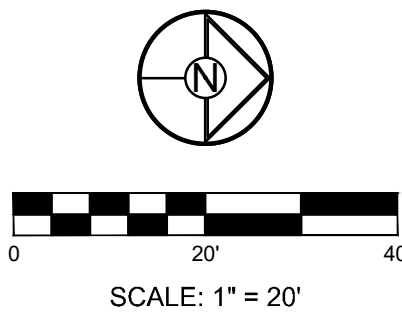
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

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 LANS.
- PROPOSED FINISHED DIRT GRADE ADJACENT TO STRUCTURES SHALL BE A MINIMUM OF 6" BELOW TOP OF SLAB.

LEGEND:

TF	TOP OF FOUNDATION
BF	BASEMENT FLOOR
GF	GARAGE FLOOR
EX	EXISTING
PR	PROPOSED
HP	HIGH POINT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	(FINISHED GRADE)



BLACKWELL RESERVE PLOT PLANS



SCHLAGEL & ASSOCIATES, P.A.

LEE'S SUMMIT, MO

PLOT PLANS
PHASE 1
GROUP 2

SHEET

1

PREPARED BY:

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC201005237 #LS200200859-F