

LEGAL DESCRIPTION

1. LINWOOD AVE ADD E 44 FT OF N 170 FT OF LOT 17 & W 56.05 FT OF N 170 FT LOT 18 BLK B & S 1/2 VAC ALY N & ADJ ALSO LOT 9BLK B & N 1/2 VAC ALY S OF & ADJ
2. LINWOOD AVENUE ADD S 20 FT OF E 121.02 FT OF LOT 12 & N 10 FT OF E 121.02 FT LOT 13 BLK B
3. LINWOOD AVENUE ADD N 30 FT OF E 121.02 FT LOT 12 BLK B
4. LINWOOD AVE ADD LOT 11 BLK B (EXC PT IN STS).

SITE INFORMATION

TOTAL DISTURBED AREA: 0.76 ACRE
 BUILDING: 0.09 ACRE
 PARKING LOTS DRIVEWAYS, CURB :0.51ACRE
 TOTAL PREVIOUS AREA: 0.16 ACRE

BENCHMARKS

MISSOURI ONE CALL

CONTRACTOR SHALL BE REQUIRED TO PROVIDE NOTICE TO MISSOURI ONE CALL AT 811 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION OR WORK ADJACENT TO UTILITIES.
 MISSOURI ONE CALL 1-800-DIG-RITE

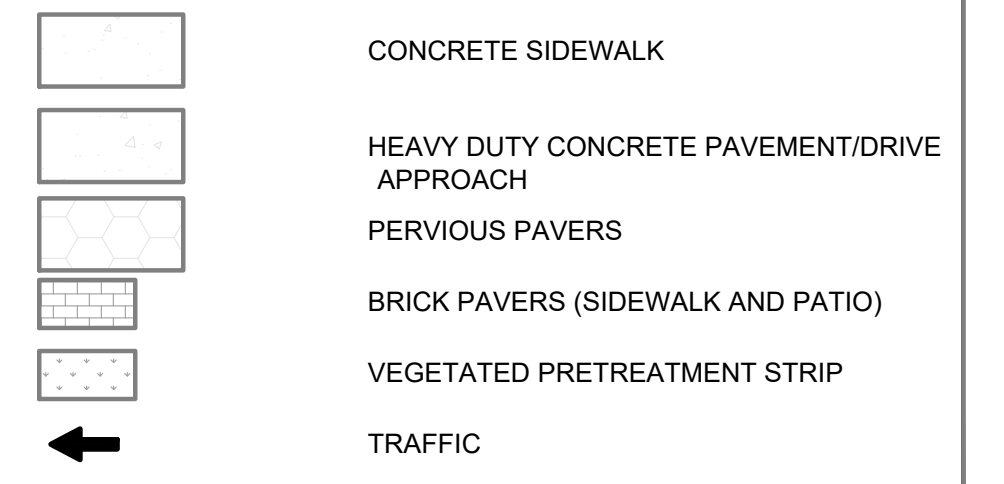
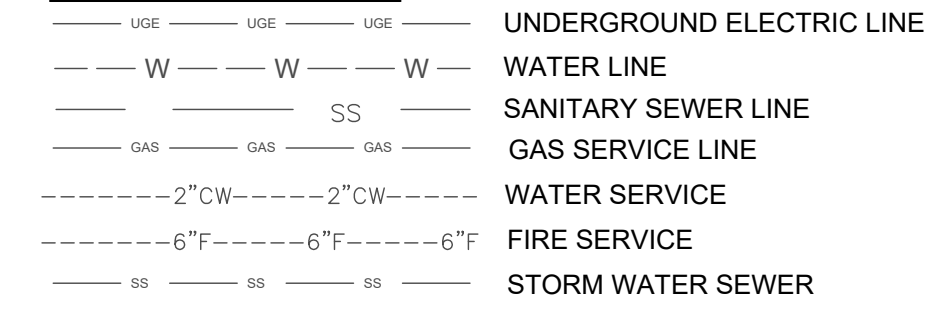
UTILITY CONTACTS

- THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:
- TIME WARNER CABLE1-816-743-2482
 - K.C.P. & L. COMPANY1-816-654-1233
 - MISSOURI GAS ENERGY.....1-800-582-0000
 - AT&T TELEPHONE COMPANY.....1-800-252-1133
 - PUBLIC WORKS DEPARTMENT
 - TRANSPORTATION.....1-816-513-9300
 - (AFTER HOURS).....1-816-804-8093
 - UTILITY LOCATION MARKING.....1-800-DIG-RITE
 - WATER SERVICES DEPARTMENT
 - DISPATCH.....1-816-513-0209
 - (AFTER HOURS).....1-816-513-8417
 - FACILITIES ENGINEERING.....1-816-513-0364
 - SYSTEMS ENGINEERING.....1-816-513-0291
 - SPRINT.....1-800-521-0579
 - SUREWEST/EVEREST.....1-800-368-3341

SITE NOTES

1. CONTRACTOR TO FIELD VERIFY SITE LAYOUT AND COORDINATES.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW DRIVES AND EXISTING DRIVES.
4. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER AND SIDEWALK IN GRADE, SIZE, TYPE AND ALIGNMENT AT CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY (R.O.W.).
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC., AND TO INCLUDE ANY WORK IN THE DEPARTMENT OF TRANSPORTATION (D.O.T.) RIGHT OF WAY (R.O.W.) AND/OR CITY RIGHT OF WAY. REPAIRS SHALL BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
6. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S/ARCHITECT'S SITEMARK SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SPECIFIC BUILDING AREA, SOIL TREATMENT AREA AND IMPROVEMENTS.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LANDSCAPE LOCATIONS AND DETAILS.
9. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF KANSAS CITY, MISSOURI DESIGN AND CONSTRUCTION MANUAL.
10. ALL DIMENSIONS SHOWN ON THE BUILDING ARE TO THE OUTSIDE FACE OF BUILDING.
11. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
12. PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH CITY OF KANSAS CITY, MO STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
13. INSTALL ACCESSIBLE PARKING SPACE SIGN AND ACCESSIBLE PARKING SYMBOL AT THE ACCESSIBLE PARKING SPACE.
14. PROTECT EXISTING NEIGHBORING BUILDINGS AND FEATURES.
15. TOTAL SITE DISTURBANCE IS 0.52 ACRES.

PROPOSED UTILITIES:



Saved 05-01-2026 4:15:37 PM by DAVID
 PLOT DATE 5/1/2026 4:17:05 PM by DAVID
 G:\26003 - MID CITY TOWERS II_FULSON\CIVIL\08 WORKING\03 SHEETS\SHEETS.DWG

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	CDS
DRAWN BY: _____	ODJ
SHEET CHK'D BY: _____	ICM
CROSS CHK'D BY: _____	DS
APPROVED BY: _____	CDS
DATE: _____	03/30/2026

SCALE:	RANGE	TWP	SEC
PROJECT NO.:	RANGE	TWP	SEC
ISSUED:	RANGE	TWP	SEC
PROJECT NO.	CONTRACT NO.	MAP NO.	

MID CITY TOWERS II

SITE LAYOUT PLAN

PROJECT NO. .
 PROJECT NO. C201
 5 OF 10