

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

8

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

5

OWNER: US POSTAL SERVICE  
WASHINGTON, DC

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

2

| MAIN CORRIDOR OVERLAY BUILDING FRONTAGE |          |
|-----------------------------------------|----------|
| BUILDING FRONTAGE                       | 179.2 FT |
| FENCING AND SIGNAGE FRONTAGE            | 102.6 FT |
| TOTAL SCREENED FRONTAGE                 | 281.8 FT |
| PROPERTY FRONTAGE                       | 349.2 FT |
| BUILDING AND FENCING FRONTAGE           | 70%      |
| MINIMUM BUILDING FRONTAGE PER CODE      | 70%      |

## INDEX

|      |                       |
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| C300 | UTILITY PLAN          |
| C400 | STANDARD DETAILS      |
| LS-1 | LANDSCAPE PLAN        |
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| SITE DATA               | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|-------------------------|----------|----------|----------------------|----------|
| ZONING                  | B4-5     | B4-5     | -                    | -        |
| GRASSLAND AREA          |          |          |                      |          |
| IN SQUARE FEET          | 26172    | 20,945   | -                    | -        |
| IN ACRES                | 0.60     | 0.48     | -                    | -        |
| RIGHT-OF-WAY DEDICATION |          |          |                      |          |
| IN SQUARE FEET          | 0        | 0        | -                    | -        |
| IN ACRES                | 0        | 0        | -                    | -        |
| NET LAND AREA           |          |          |                      |          |
| IN SQUARE FEET          | 86,626   | 86,626   | -                    | -        |
| IN ACRES                | 1.97     | 1.97     | -                    | -        |
| BUILDING AREA (SQ. FT.) | 0        | 62,160   | -                    | -        |
| FLOOR AREA RATIO        | 0        | 0.72     | YES (1)              | -        |
| RESIDENTIAL USE INFO    |          |          |                      |          |
| TOTAL DWELLING UNITS    | 0        | 60       | -                    | -        |
| MULTI-UNIT BUILDING     | 0        | 10       | -                    | -        |
| TOTAL LOTS              | 1        | 1        | -                    | -        |
| RESIDENTIAL             | 1        | 1        | -                    | -        |

(1) CITY PAR 1.0 (MIN.)

| BUILDING DATA                  | REQUIRED | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|--------------------------------|----------|----------|----------------------|----------|
| REAR SETBACK                   | 0 FT     | 63 FT    | -                    | -        |
| FRONT SETBACK                  | 0 FT     | 0 FT     | -                    | -        |
| SIDE SETBACK                   | 0 FT     | 0 FT     | -                    | -        |
| SIDE SETBACK (ABUTTING STREET) | NONE     | NONE     | -                    | -        |
| HEIGHT                         | NONE     | 35'-3"   | -                    | -        |

| 88-420-PARKING               | VEHICLE SPACES |          | BIKE SPACES |          | ALTERNATIVES PROPOSED? (SEE 88-420-16) |
|------------------------------|----------------|----------|-------------|----------|----------------------------------------|
|                              | REQUIRED       | PROPOSED | REQUIRED    | PROPOSED |                                        |
| PROPOSED USE(S)              |                |          |             |          |                                        |
| RESIDENTIAL-HOUSEHOLD LIVING | 60             | 82       | 8           | 8        | NO                                     |
| TOTAL                        | 60             | 82       | 8           | 8        | NO                                     |

## LEGAL DESCRIPTION:

Tracts 1 and 2 also described as follows, according to the Survey prepared by Anderson Engineering, Job No. 22K20002, dated January 25, 2022, last revised August 19, 2022, to-wit:  
All that part of Lots 3 and 4, Block 2, AMENDED PLAT OF MCGEE'S SUMMIT, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence North 02 degrees 25 minutes 05 seconds East 346.64 feet along the West line of Lot 4 to the Northwest corner of said Lot 4, thence South 87 degrees 14 minutes 55 seconds East 222.12 feet along the north line of Lot 4, thence South 02 degrees 25 minutes 05 seconds West 102.00 feet, thence South 87 degrees 14 minutes 55 seconds East 110.53 feet, thence South 02 degrees 25 minutes 05 seconds West 136.35 feet to a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence South 74 degrees 41 minutes 12 seconds West 349.23 feet along the said Right-of-Way line to the Point of Beginning, DEGREES 41 MINUTES 12 SECONDS WEST 349.23 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

GROSS AREA = ±1.9748 ACRES / ±86,022 SQ.FT.

## FLOOD NOTE:

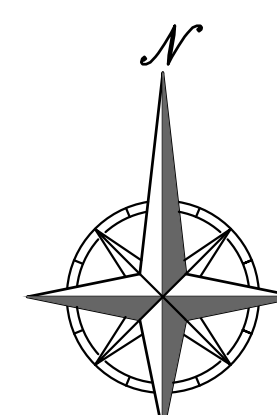
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, COMMUNITY NO. 290173, JACKSON COUNTY, MISSOURI, MAP NO. 29095C02546, AND DATED JANUARY 20, 2017.

## SITE KEY NOTES:

- CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER STD. DETAIL.
- INSTALL ACCESSIBLE PARKING SIGN.
- INSTALL VAN ACCESSIBLE PARKING SIGN.
- CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (RE: CITY DETAIL).
- INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- CONSTRUCT CONCRETE PAD IN FRONT OF TRASH ENCLOSURE.
- CONSTRUCT REINFORCED CONCRETE RETAINING WALL WITH TRAFFIC BARRIER.
- INSTALL 6' DECORATIVE PRIVACY FENCE, AMERISTAR MONTAGE OR APPROVED EQUIVALENT (RE: SHEET C400 FOR DETAIL).
- CONSTRUCT CONCRETE COMMERCIAL ENTRANCE (RE: CITY DETAIL).
- CONSTRUCT MONUMENT SIGN (RE: ARCH. PLANS).
- CONSTRUCT MAILBOX CONCRETE PAD (RE: ARCH. PLANS).
- CONSTRUCT PERGOLA (RE: ARCH. PLANS).
- CONSTRUCT GRILL (RE: ARCH. PLANS).
- CONSTRUCT CONCRETE PAD WITH BICYCLE RACK (U-RACKS).
- INSTALL 3' WIDE SINGLE SWING GATE.
- INSTALL DECORATIVE MASONRY COLUMN (RE: ARCH).

## LEGEND

|                                          |                      |
|------------------------------------------|----------------------|
| PL                                       | PROPERTY LINE        |
| LL                                       | LOT LINE             |
| R/W                                      | RIGHT-OF-WAY         |
| 2' CURB & GUTTER                         |                      |
| P/S                                      | PARKING SETBACK LINE |
| ASPHALT PAVEMENT (4" PARKING/ 6" DRIVES) |                      |
| PROPOSED BUILDING                        |                      |
| 8" CONCRETE PAVEMENT                     |                      |
| CONCRETE SIDEWALK                        |                      |
| FENCE WITH NO COLUMNS                    |                      |
| FENCE WITH COLUMNS                       |                      |



SCALE: 1"=20'

ROSS' SUBDIVISION OF  
LOTS 6 & 7, BLOCK 2,  
MCGEE'S SUMMIT

VACATED ALLEY  
S87°14'55"E...125.49'

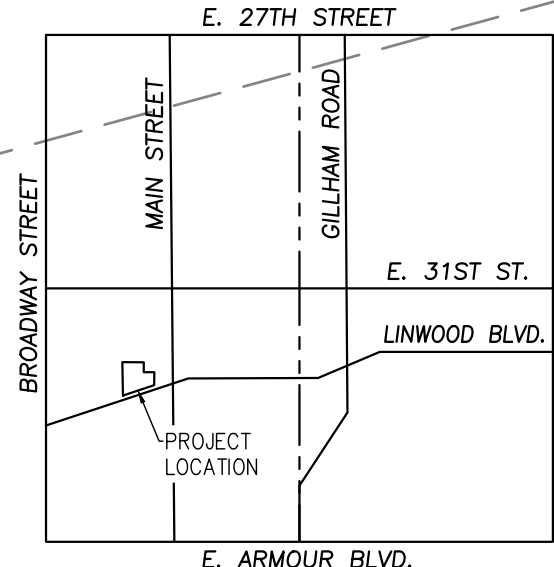
OWNER: BARR HEARTS LLC  
EAST MOORE BLVD.  
EF-8916.6

FOUND COTTON  
GIN SPINDLE

UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



City Plan Commission  
Recommends Approval with Conditions  
of Case **MD-CPC-2025-00035** on **5-7-2025**  
*Janie Gabriel*  
JANIE GABRIEL, FICP  
Secretary of the City Plan Commission



SCALE: 1"=200'  
VICINITY MAP  
SEC. 17-49-33



\\PHILIPS-SERVER\Projects\140981\Drawings\140981\Site\140981.dwg (Preliminary) SITE.dwg Layout:2 Apr 10, 2025 - 2:31pm John Weber



Know what's below.  
Call before you dig.

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*John G. Gabel*  
John G. Gabel, FICP  
Secretary of the City Plan Commission

ROSS' SUBDIVISION OF  
LOTS 6 & 7, BLOCK 2,  
MCGEE'S SUMMIT

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

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AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

5

OWNER: US POSTAL SERVICE  
WASHINGTON, DC

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

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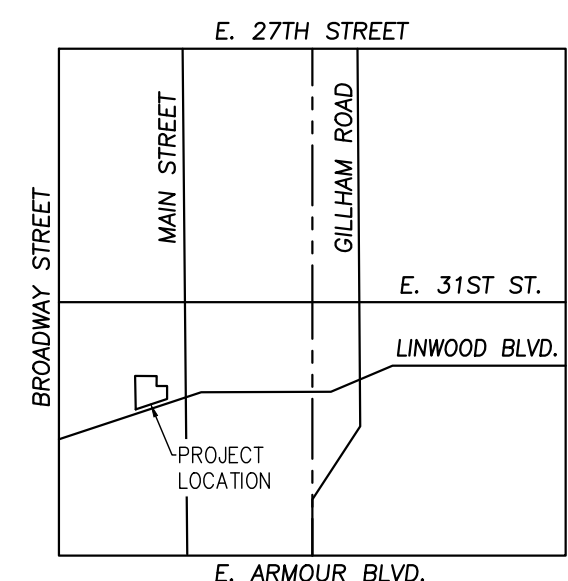
AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

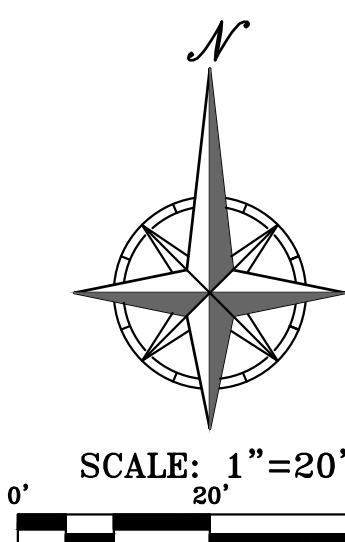
AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - P/S — 2' CURB & GUTTER
  - — PARKING SETBACK LINE
  - — ASPHALT PAVEMENT
  - — PROPOSED BUILDING
  - — CONCRETE PAVEMENT
  - — CONCRETE SIDEWALK



SCALE: 1"=2000'  
VICINITY MAP  
SEC. 17-49-33



# SITE DIMENSION PLAN

LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | 240981     | No.       | Date | Revisions: | By | App. |
|------------------------------|------------|-----------|------|------------|----|------|
| DATE: 11-21-2024             | DRAWING: 1 | 3/28/2025 | JCW  | JDC        |    |      |
| CHECKED: DEU APPROVED: DEU   | 2          | 4/17/2025 | JCW  | JDC        |    |      |
| CORPORATE OF AUTHORIZATION   |            |           |      |            |    |      |
| LAND SURVEYING - LS-82       |            |           |      |            |    |      |
| ENGINEERING - E-361          |            |           |      |            |    |      |
| CERTIFICATE OF AUTHORIZATION |            |           |      |            |    |      |
| LAND SURVEYING - LS-82       |            |           |      |            |    |      |
| ENGINEERING - E-361          |            |           |      |            |    |      |

SHEET  
**C101**

**PHILIPS ENGINEERING, INC.**  
1370 N. Windhester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1165  
www.philipsengineering.com

**PLANNING  
ENGINEERING  
IMPLEMENTATION**

**PEI**



AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

8

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

5

OWNER: US POSTAL SERVICE  
WASHINGTON, DC

0.09 ACRES OF TREE  
COVERAGE TO BE REMOVED

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

2

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

#### DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

#### LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING TREE COVERAGE TO BE REMOVED
- BT EXISTING BURIED TELEPHONE
- CATV EXISTING CABLE TELEVISION LINE
- FO EXISTING FIBER OPTIC LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- BE EXISTING BURIED ELECTRIC
- OHP EXISTING OVERHEAD POWER LINE
- SS EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE TO REMAIN
- REMOVE TREE

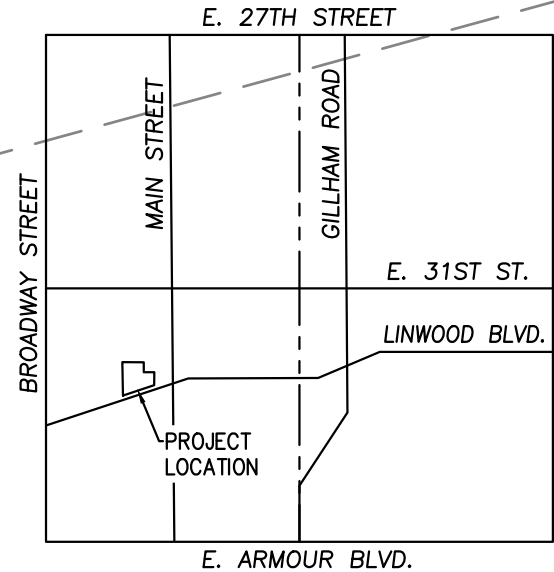
#### DEMOLITION KEY NOTES:

- (A) REMOVE EXISTING CURB.
- (B) REMOVE EXISTING CONCRETE SIDEWALK.
- (C) REMOVE EXISTING FENCE.
- (D) REMOVE EXISTING LIGHT POLE AND CONCRETE BASE
- (E) REMOVE EXISTING 12" CMP.
- (F) REMOVE EXISTING CURB INLET.
- (G) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (H) THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.
- (I) THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.
- (J) EXIST STREET LIGHT BOXES TO BE RELOCATED. COORDINATE WITH EVERY PRIOR TO CONSTRUCTION.

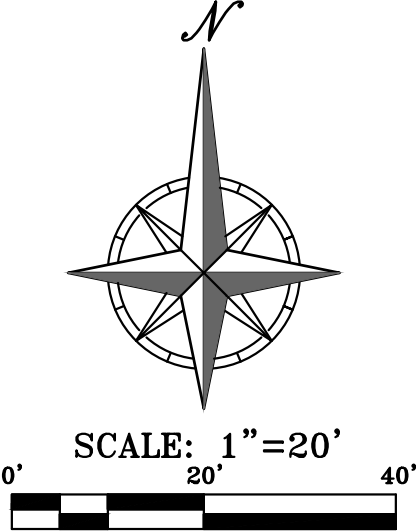
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City Plan Commission  
Recommends Approval with Conditions  
of Case **MD-CPC-2025-00035** on **5-7-2025**  
*Jane Gabriel*  
JANE GABRIEL, FICP  
Secretary of the City Plan Commission

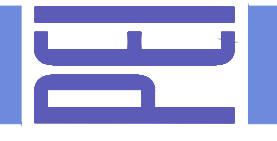


SCALE: 1"=2000'  
VICINITY MAP  
SEC. 17-49-33



PHILIPS ENGINEERING, INC.  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax: (913) 393-1165  
www.philipsengineering.com

PLANNING  
ENGINEERING  
IMPLEMENTATION



DEMOLITION PLAN  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | 240981        | No. | Date      | By  | App. |
|------------------------------|---------------|-----|-----------|-----|------|
| DATE: 11-21-2024             | DRAWN: JAG    | 1   | 3/28/2025 | JCW | JDC  |
| CHECKER: DEU                 | APPROVED: DEU | 2   | 4/17/2025 | JCW | JDC  |
| CERTIFICATE OF AUTHORIZATION |               |     |           |     |      |
| LAND SURVEYING - LS-82       |               |     |           |     |      |
| ENGINEERING - E-361          |               |     |           |     |      |
| CERTIFICATE OF AUTHORIZATION |               |     |           |     |      |
| LAND SURVEYING - 200701028   |               |     |           |     |      |
| ENGINEERING - 200700208      |               |     |           |     |      |

SHEET  
C102



8

5

2

;

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

OWNER: THE GLOBAL ORPHAN

FOUND 1/2" REBAR  
NO IDENTIFYING CAP  
143.1'N,0.2'E.  
FOUND 2" ALUMINUM  
LS-686 CAP  
142.0'N,0.5'W.

OWNER: BARF HEARTS LLC  
EXIST. BRICK BLDG

FOUND

**UTILITY NOTES:**  
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BUILDING 10  
3-STORY (6 UNITS)  
6.216.05

BUILDING 7  
3-STORY (6 UNITS)

BUILDING 6  
3-STORY (6 UNITS)



LINWOOD BOULEVARD

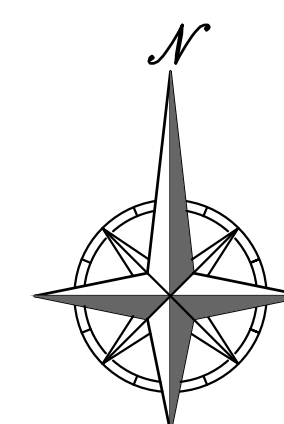
SCALE:  
1"=2000'

VICINITY MAP  
SEC. 17-49-33

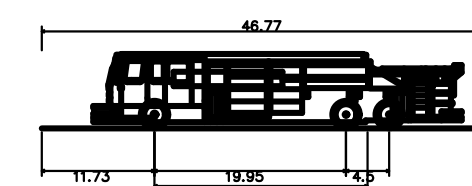


SCALE:  
1"=2000'

VICINITY MAP  
SEC. 17-49-33



SCALE: 1"=20'



|                                      |          |
|--------------------------------------|----------|
| PEI-47-Pumper-Fire-Truck-(Dual-Axle) |          |
| Overall Length                       | 46.770ft |
| Overall Width                        | 8.167ft  |
| Overall Body Height                  | 7.745ft  |
| Min Body Ground Clearance            | 0.656ft  |
| Track Width                          | 8.167ft  |
| Lock-to-lock time                    | 5.00s    |
| Max Wheel Angle                      | 45.00°   |

□ □ □ □ □ □

■ ■ ■ ■ ■ FIRE LANE STRIPING

 FIRE APPARATUS ROOF ACCESS

26' SIDE LINE DIMENSION

 PROPOSED FIRE HYDRANT

**PHELPS ENGINEERING, INC.**  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
[www.phelpsenengineering.com](http://www.phelpsenengineering.com)

## PLANNING ENGINEERING IMPLEMENTATION



**FIRE TRUCK TURN PLAN**  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

[illegible]

SHEET  
C104

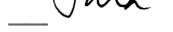
\\PHILIPS-SERVER\Projects\P\240981.dwg; Preliminary; TRUCK TURN.dwg      Layout: 2      Apr 10, 2025 - 2:31am      John Webber



Know what's **below**.  
**Call** before you dig.



**City Plan Commission**  
**Recommends Approval with Conditions**  
of Case No. **GD-CPC-2025-00035** on **5-7-2025**

  
\_\_\_\_\_  
Sara Cupcigan, Chair  
Secretary of the City Plan Commission



V:\PHELPS-SERVER\Projects\17-49-33\17-49-33.dwg (P:\240981.dwg) (Preliminary) TRUCK TURN PLAN Layout:1 Apr 10, 2025 - 2:32pm John Webber

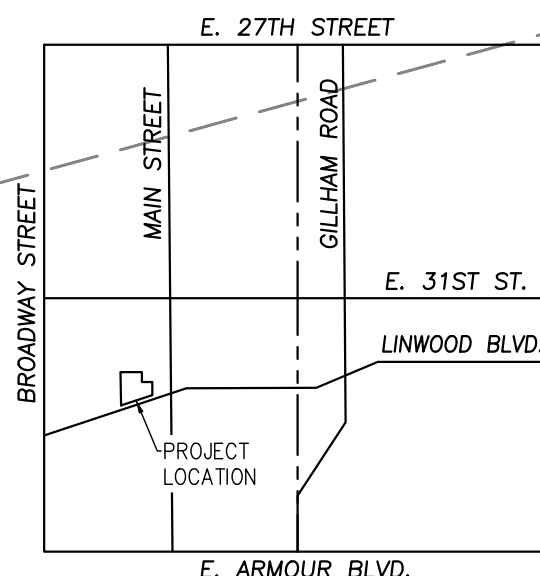


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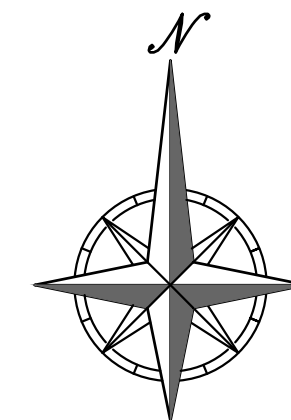
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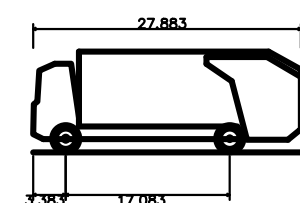
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*John G. Gabel*  
John G. Gabel, FICP  
Secretary of the City Plan Commission



SCALE: 1"=2000'  
VICINITY MAP  
SEC. 17-49-33



SCALE: 1"=20'  
0' 20' 40'



Hino 338 M + Wayne Royal GT14 Refuse Truck  
Overall Length 27.853ft  
Overall Width 8.025ft  
Overall Body Height 10.458ft  
Min. Body Ground Clearance 8.018ft  
Track Width 8.042ft  
Lock-to-lock time 8.018s  
Curb to Curb Turning Radius 27.400ft

| PROJECT NO.                  | No. | Date      | Revisions:            | By  | App. |
|------------------------------|-----|-----------|-----------------------|-----|------|
| 240981                       | 1   | 3/28/2025 | CHECKED, DEU APPROVED | JCW | JDC  |
| DATE: 11-21-2024             | 2   | 4/17/2025 | RESPONSE TO COMMENTS  | JCW | JDC  |
| CORPORATE OF AUTHORIZATION   |     |           |                       |     |      |
| LAND SURVEYING - LS-82       |     |           |                       |     |      |
| ENGINEERING - E-361          |     |           |                       |     |      |
| CERTIFICATE OF AUTHORIZATION |     |           |                       |     |      |
| LAND SURVEYING - 200701028   |     |           |                       |     |      |
| ENGINEERING - 200700038      |     |           |                       |     |      |

**TRUCK TURN PLAN**  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

SHEET  
**C105**



**PEI ENGINEERING, INC.**  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax: (913) 393-1165  
www.phelpsenengineering.com



8

5

27

33

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

VACATED ALLEY  
S87°14'55"E...125.49'

OWNER: THE GLOBAL ORPHAN PROJECT INC

FOUND 1/2" REBAR  
NO IDENTIFYING CAP  
143.1'N,0.2'E.  
FOUND 2" ALUMINUM  
LS-686 CAP  
142.0'N,0.5'W.

OWNER: BARF HEARTS LLC  
EXIST. BRICK BLDG.

FOUR

**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

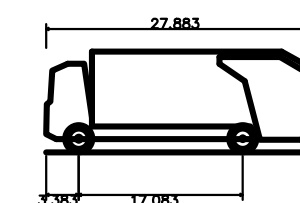
**City Plan Commission**  
**recommends Approval with Conditions**  
 Case No. **GD-CPC-2025-00035** On **5-7-2025**

  
 Sara Cepeda, FALC  
 Secretary of the City Plan Commission

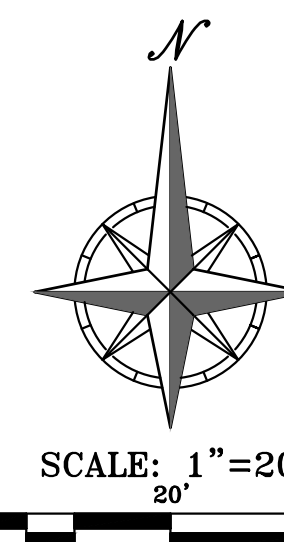
LINWOOD BOULEVARD

A map of the West End area in Chicago. The map shows a grid of streets. Broadway Street runs vertically on the left. Main Street runs vertically in the center. Gullham Road runs vertically on the right. E. 27th Street runs horizontally at the top. E. 31st St. runs horizontally in the middle. Linwood Blvd runs horizontally below E. 31st St. E. Armour Blvd runs horizontally at the bottom. A small rectangle is located at the intersection of Main Street and E. 31st St., with a line pointing to it and the text 'PROJECT LOCATION'.

VICINITY MAP  
SEC. 17-49-33



|                                            |          |
|--------------------------------------------|----------|
| Hino 338 M + Wayne Royal GT14 Refuse Truck |          |
| Overall Length                             | 27.883ft |
| Overall Width                              | 8.042ft  |
| Overall Body Height                        | 10.488ft |
| Min Body Ground Clearance                  | 1.318ft  |
| Track Width                                | 8.042ft  |
| Lock-to-lock time                          | 6.00s    |
| Curb to Curb Turning Radius                | 27.400ft |



**PHHELPS ENGINEERING, INC.**  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
[www.phelpsenengineering.com](http://www.phelpsenengineering.com)

## PLANNING ENGINEERING IMPLEMENTATION



**TRUCK TURN PLAN**  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | No. | Date      | Revisions:           | By |
|------------------------------|-----|-----------|----------------------|----|
| 240981                       |     | 3/28/2025 | JCW_JDC              |    |
| DRAWING                      |     | 4/11/2025 | JCW_JDC              |    |
| DATES 11-21-2024             | 2   |           | RESPONSE TO COMMENTS |    |
| APPROVED                     |     |           | RESPONSE TO COMMENTS |    |
| CERTIFICATE OF AUTHORIZATION |     |           |                      |    |
| AND SURVEYING - LS-82        |     |           |                      |    |
| ENGINEERING - E-S81          |     |           |                      |    |
| STATE OF AUTHORIZATION       |     |           |                      |    |
| RECEIVED                     |     |           |                      |    |

SHEET

C106

\\PHELPS-SERVER\Projects\p\240981\dwg\Preliminary\TRUCK TURN.dwg    Layout: 3    Apr 10, 2025 - 2:32pm    John Webber



AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

8

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

5

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

2

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3

#### FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, COMMUNITY NO. 290173, JACKSON COUNTY, MISSOURI, MAP NO. 29095C02546, AND DATED JANUARY 20, 2017.

#### BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

- PLUS CUT IN CONC. WALK AT SW CORNER OF PROPERTY.  
ELEVATION = 976.26
- PLUS CUT IN SE CORNER OF CONC. PAD AT SAN. SEWER MH ALONG E. SIDE OF PROPERTY.  
ELEVATION = 972.57

#### LEGEND

|            |                         |
|------------|-------------------------|
| — PL —     | PROPERTY LINE           |
| — LL —     | LOT LINE                |
| — R/W —    | RIGHT-OF-WAY            |
| — 2' C&G — | 2' CURB & GUTTER        |
| — 920 —    | EXISTING CONTOURS       |
| — 918 —    | PROPOSED CONTOURS       |
| — 920 —    | EXISTING STORM SEWER    |
| — 918 —    | PROPOSED STORM PIPE     |
| — 918 —    | PROPOSED RETAINING WALL |
| XXX.XX     | PROPOSED SPOT ELEVATION |
| TW         | BW TOP OF WALL          |
| TW         | BW BOTTOM OF WALL       |

#### Earthwork Summary

3/18/2025

|                               |                 |                                       |
|-------------------------------|-----------------|---------------------------------------|
| Raw Excavation                | 673 Cu. Yds.    |                                       |
| In Place Compaction (+15%)    | -3,057 Cu. Yds. |                                       |
| Pavement Adjustment           | 1,197 Cu. Yds.  | (assume 12" of additional excavation) |
| Infiltration Basin Adjustment | 428 Cu. Yds.    |                                       |
| Building Adjustment           | 1,173 Cu. Yds.  | (assume 24" of additional excavation) |
| On Site Net                   | 414 Cu. Yds.    |                                       |
| Limits of Disturbance         | 1.99 acres      |                                       |
| Adjustment to Balance         | 0.04 ft         |                                       |

#### GRADING PLAN

LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | No. | Date      | Revisions:           | By  | App. |
|------------------------------|-----|-----------|----------------------|-----|------|
| 240981                       | 1   | 3/28/2025 | RESPONSE TO COMMENTS | JCW | JDC  |
| DATE: 11-21-2024             | 2   | 4/17/2025 | RESPONSE TO COMMENTS | JCW | JDC  |
| CHECKER: DEU APPROVED: DEU   |     |           |                      |     |      |
| CERTIFICATE OF AUTHORIZATION |     |           |                      |     |      |
| LAND SURVEYING - LS-82       |     |           |                      |     |      |
| ENGINEERING - E-361          |     |           |                      |     |      |
| CERTIFICATE OF AUTHORIZATION |     |           |                      |     |      |
| LAND SURVEYING-200701028     |     |           |                      |     |      |
| ENGINEERING-200700208        |     |           |                      |     |      |

SHEET

C200

ROSS' SUBDIVISION OF  
LOTS 6 & 7, BLOCK 2,  
MCGEE'S SUMMIT

VACATED ALLEY  
S87°14'55"E...125.49'

SSMH TOP=975.20  
INV. W-E=958.10

OWNER: BARR HEARTS LLC  
EAST 100' WIDE L.D.C.  
FF=976.6

FOUND COTTON  
GIN SPINDLE

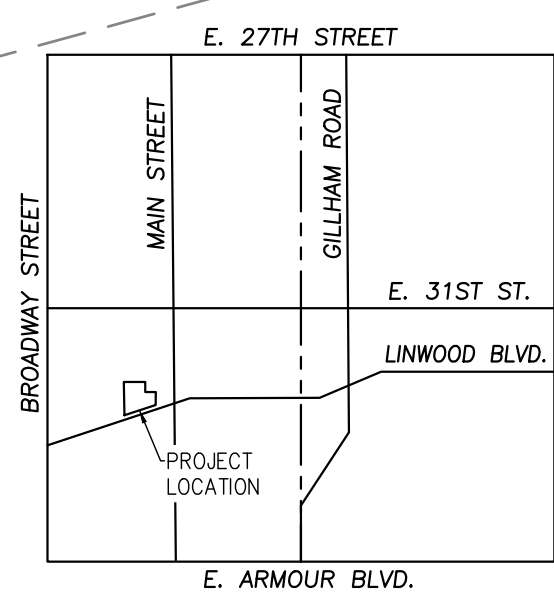
30' P/S

GREENSPACE

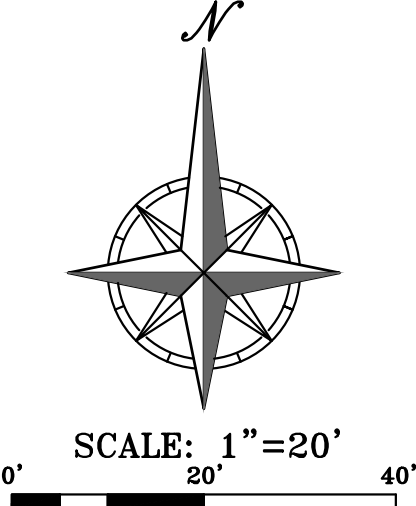
LINWOOD BOULEVARD

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

3



SCALE: 1"=200'  
VICINITY MAP  
SEC. 17-49-33

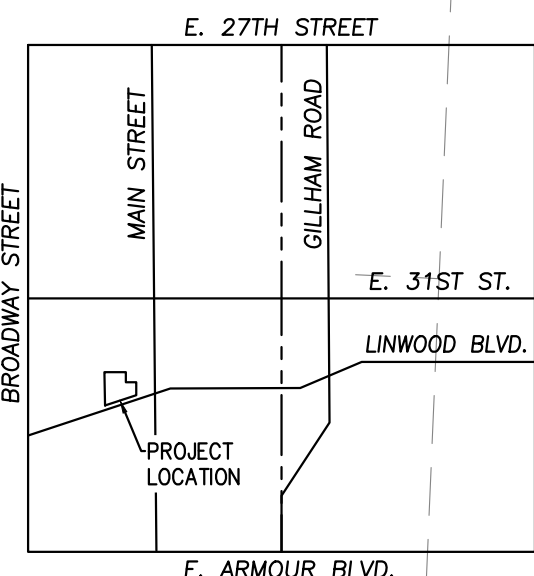


UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



City Plan Commission  
Recommends Approval with Conditions  
of Case **MD-CPC-2025-00035** on **5-7-2025**  
*Jane Gabriel*  
JANE GABRIEL, FICP  
Secretary of the City Plan Commission





SCALE:  
1"=2000'  
VICINITY MAP  
SEC. 17-49-33

SUBDIVISION OF  
& 7, BLOCK 2,  
EE'S SUMMIT

ALLEY  
E. 125.49'

SSMH TOP=975.20  
E. INV. W-E=958.10

OWNER: BAEF HEARTS LLC  
EXIST. BRICK BLDG.  
F.F.=976.6

OWNER: THE GLOBAL ORPHAN  
PROJECT INC.

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

OWNER: US POSTAL SERVICE  
WASHINGTON DC

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

AMENDED PLAT OF  
MCGEE'S SUMMIT  
BLOCK 2

### UTILITY COMPANIES:

SPIRE ENERGY (816) 472-3434

BEVERLY PASSANTINO  
7500 E. 35TH TERRACE  
KANSAS CITY, MO. 64129  
EMAIL: beverly.passantino@spireenergy.com

EVERGY (816) 420-4721

MELISSA FELTES  
8325 N. PLATTE PURCHASE DRIVE  
KANSAS CITY, MO. 64118  
E-MAIL: Melissa.Feltes@kcpl.com

AT&T (816) 734-8700

JILL SCHROEDER  
9556 N. MCGEE COURT  
KANSAS CITY, MO. 64155  
EMAIL: jbs31@att.com

CITY OF KANSAS CITY (816) 513-2627

PUBLIC WORKS DEPARTMENT  
414 E. 12TH STREET  
KANSAS CITY, MO. 64106

CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313

CARLA HASKINS (WATER) (816) 513-2133

EMAIL: carla.haskins@kcmo.org

AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552

EMAIL: amy.bunnell@kcmo.org  
4800 E. 63RD STREET  
KANSAS CITY, MO. 64130

TIME WARNER CABLE (816) 358-8833

15 NW BARRY ROAD  
KANSAS CITY, MO. 64155

### UTILITY KEY NOTES:

(D1) TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35 OR HDPE (S.T.). MINIMUM SLOPE SHALL BE 0.50%.

(D2) INSTALL PRIVATE STORM SEWER.

(D3) INSTALL UNDERGROUND DETENTION.

(E1) ELECTRIC ENTRY INTO BUILDING. FOLLOW EVERGY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN).

(E2) INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH EVERGY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

(E3) INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW EVERGY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.

(S1) CONNECT TO EXISTING SANITARY SEWER MAIN W/ WYE CONNECTION DOWNSTREAM OF EXISTING MANHOLE.

(S2) INSTALL 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 1.0% (MIN.) SLOPE.

(S3) CONNECT TO BLDG. PLUMBING. TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT BUILDING WALL.

(S4) EXISTING SANITARY SEWER MANHOLE TOP TO BE RAISED.

(S5) CONNECT TO EXISTING SANITARY SEWER STUB W/ WYE CONNECTION. CONTRACTOR TO LOCATE STUB PRIOR TO CONSTRUCTION.

(W1) DOUBLE CHECK DETECTOR BACKFLOW AND FULL FLOW FIRE METER. SEE KC WATER DETAIL 6214.

(W2) INSTALL PRIVATE FIRE HYDRANT.

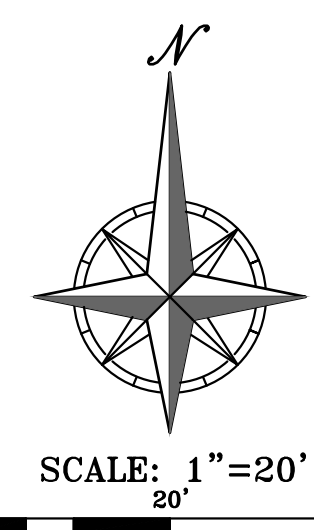
(W3) 3" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR TO TRANSITION FROM 2" TO 3" WATERLINE FIVE FEET DOWNSTREAM OF METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, FLOOR DRAINS, ETC. (RE: BUILDING PLANS), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH KCMO WSD.

(W4) CONTRACTOR TO EXPOSE WATER MAIN AND COORDINATE FOR KC WATER TO INSTALL 8"x6" TAP ON EXISTING MAIN FOR PROPOSED 6" PRESSURE CLASS 350 D.I.P. WITH RESTRAINED JOINTS AND POLYWRAP. CONTACT KC WATER FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATERONE.

(W5) 6" C900 PVC SPRINKLER ENTRY TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO GATE VALVES, REDUCES, BENDS, TEES, ETC. (RE: BUILDING PLANS FOR BUILDING), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

### LEGEND

|      |                                |
|------|--------------------------------|
| PL   | PROPERTY LINE                  |
| LL   | LOT LINE                       |
| R/W  | RIGHT-OF-WAY                   |
| BGM  | BURIED GAS MARKER              |
| CV   | COMMUNICATION VAULT            |
| EMH  | ELECTRIC MANHOLE               |
| GP   | GUARD POST                     |
| GW   | GUY WIRE                       |
| LP   | LIGHT POLE                     |
| PP   | POWER POLE                     |
| PPTR | POWER POLE WITH TRANSFORMER(S) |
| SSMH | SANITARY SEWER MANHOLE         |
| STLB | STREET LIGHT BOX               |
| WM   | WATER METER                    |
| FO   | EXISTING FIBER OPTIC LINE      |
| G    | EXISTING GAS LINE              |
| BE   | EXISTING BURIED ELECTRIC LINE  |
| OHP  | EXISTING OVERHEAD POWER LINE   |
| SS   | EXISTING SANITARY SEWER LINE   |
| SS   | EXISTING STORM SEWER LINE      |
| W    | EXISTING WATER LINE            |
| G    | PROPOSED GAS LINE              |
| BE   | PROPOSED BURIED ELECTRIC LINE  |
| SS   | PROPOSED SANITARY SEWER LINE   |
| SS   | PROPOSED STORM SEWER LINE      |
| W    | PROPOSED WATER LINE            |
| F    | PROPOSED FIRE LINE             |
| ST   | PROPOSED ROOF DRAIN            |



City Plan Commission  
Recommends Approval with Conditions  
of Case No. **GD-CPC-2025-00035** on **5-7-2025**  
*Jane Gabriel*  
JANE GABRIEL, FICP  
Secretary of the City Plan Commission



Know what's below.  
Call before you dig.

UTILITY NOTES:  
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PHILIPS ENGINEERING INC.  
1370 N. Windhester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1165  
www.philipsengineering.com



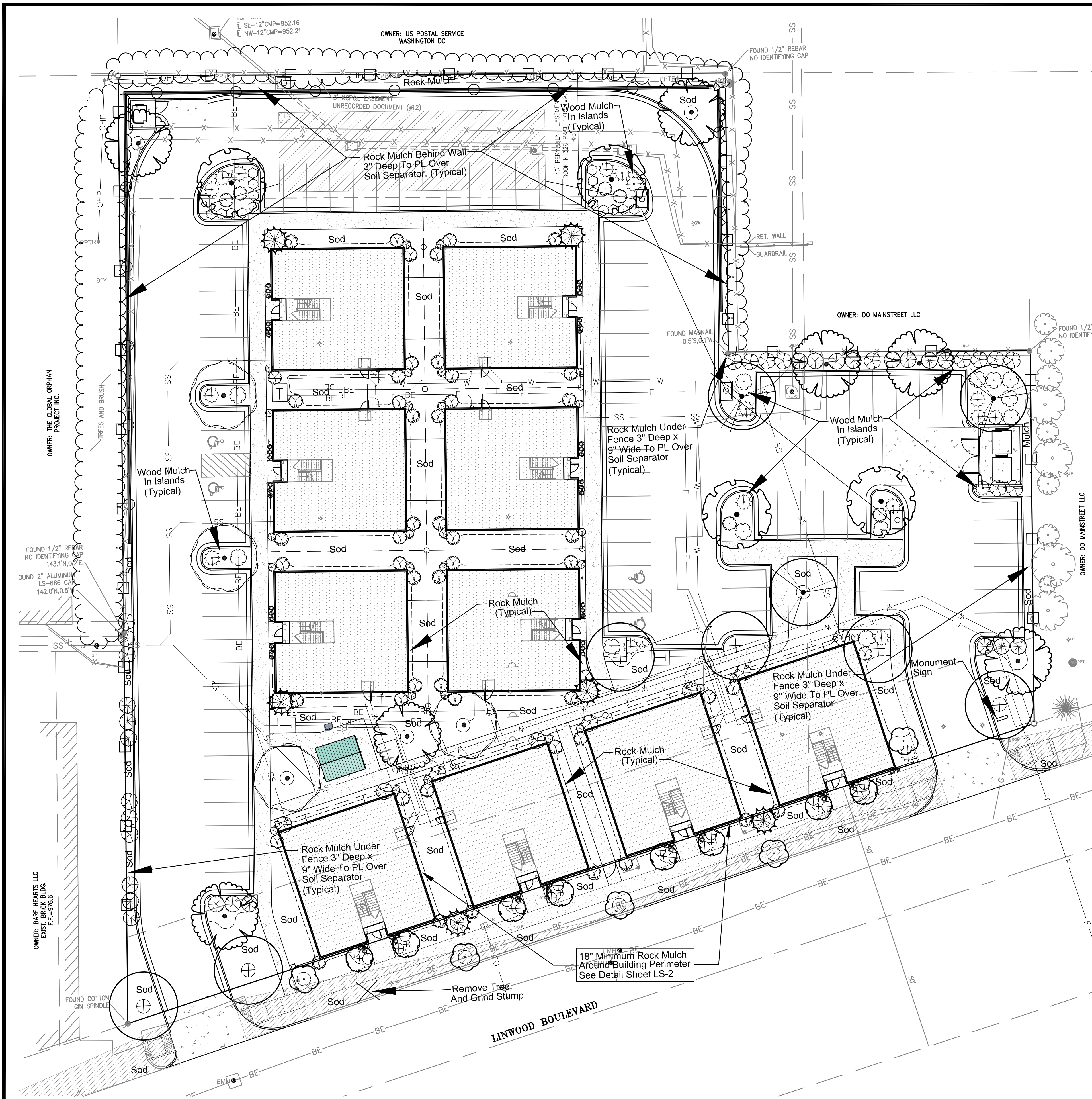
UTILITY PLAN  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | 240981                 | Date                | 3/28/2025              | By | App.      |
|------------------------------|------------------------|---------------------|------------------------|----|-----------|
| DATE                         | 11-21-2024             | DRAWN               | BAG                    | 1  | 3/28/2025 |
| CHECKED                      | DEU                    | APPROVED            | DEU                    | 2  | 4/17/2025 |
| CORPORATE OF AUTHORIZATION   | LAND SURVEYING - LS-82 | ENGINEERING - E-361 | LAND SURVEYING - E-361 |    |           |
| CERTIFICATE OF AUTHORIZATION | LAND SURVEYING - E-361 | ENGINEERING - E-361 |                        |    |           |

SHEET

C300

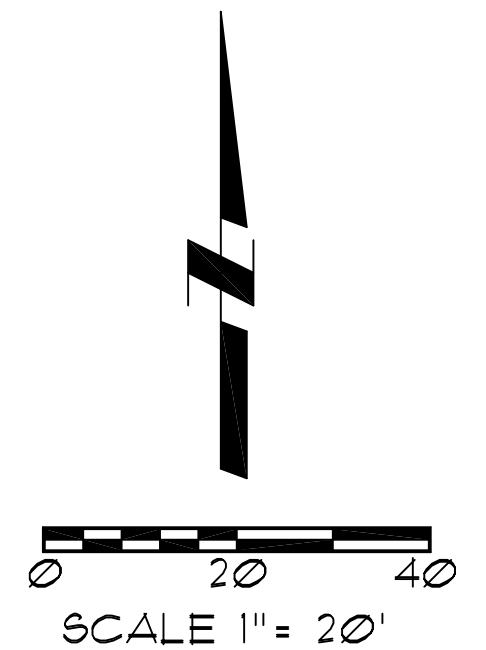




PLANT SCHEDULE

| SYMBOL  | QTY | BOTANICAL / COMMON NAME                                                         | CONT   | CAL | SIZE    |
|---------|-----|---------------------------------------------------------------------------------|--------|-----|---------|
| TREES   |     |                                                                                 |        |     |         |
|         | 4   | Acer rubrum 'Red Pointe' / Red Pointe Red Maple                                 | B & B  | 2"  | Cal     |
|         | 8   | Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam                     | B & B  | 2"  | Cal     |
|         | 6   | Gleditsia triacanthos 'Skyline' / 'Skyline' Honey Locust                        | B & B  | 2"  | Cal     |
|         | 4   | Gymnocladus dioica 'Epresso' / Kentucky Coffee Tree Seedless/Male Only          | B & B  | 2"  | Cal     |
|         | 6   | Juniperus virginiana 'Canaertii' / Canaerti Juniper                             | B & B  |     | 6' hgt. |
|         | 7   | Nyssa sylvatica / Black Gum                                                     | B & B  | 2"  | Cal     |
|         | 3   | Quercus bicolor / Swamp White Oak                                               | B & B  | 2"  | Cal     |
|         | 5   | Quercus robur 'Regal Prince' / Regal Prince English Oak                         | B & B  | 2"  | Cal     |
| SHRUBS  |     |                                                                                 |        |     |         |
|         | 6   | Ceanothus americanus / New Jersey Tea 15"-18" hgt. & Sp.                        | 3 gal. |     |         |
|         | 16  | Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.          | 2 gal  |     |         |
|         | 20  | Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.          | 5 gal  |     |         |
|         | 18  | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.                      | 3 gal  |     |         |
|         | 28  | Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar B&B                     | 4 ft.  |     |         |
|         | 52  | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp. | 3 gal  |     |         |
|         | 12  | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.                   | 3 gal  |     |         |
|         | 16  | Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea 18"-24" hgt.                 | 3 gal  |     |         |
|         | 25  | Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac 18"-24" hgt. & sp.  | 3 gal. |     |         |
| GRASSES |     |                                                                                 |        |     |         |
|         | 62  | Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass 15"-18" hgt.                | 1 gal  |     |         |

NOTE:  
SEE SHEET LS-2 FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES.  
SEE SHEET LS-2 FOR LANDSCAPE REQUIREMENT TABLES.



Landscape Plan  
Linwood & Main  
Apartments

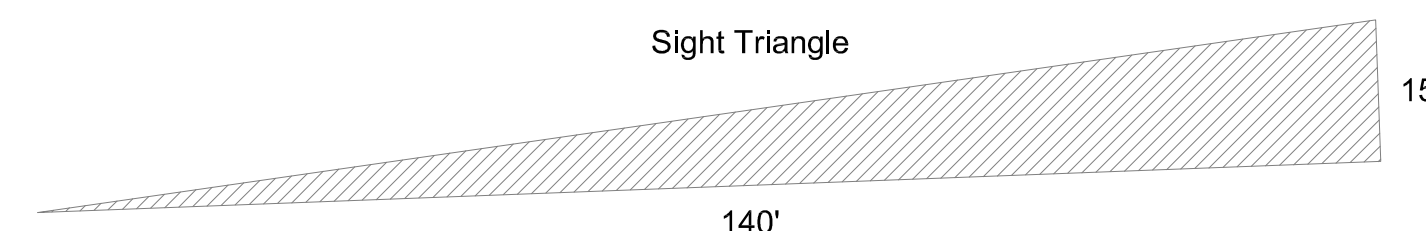
Linwood and Main Street  
Kansas City, Missouri

LS-1

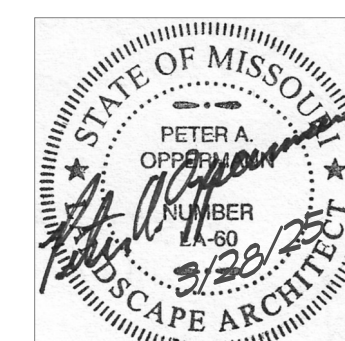
Oppermann LandDesign, LLC  
Land Planning Landscape Architecture  
92 Debra Lane  
New Windsor, New York 12553  
peter@oppermann56@gmail.com  
913.522.5598

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



NOTE:  
Landscape architect accepts no responsibility for trees required in the sight distance triangles.



03/28/2025



Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

| 88-425 - LANDSCAPE REQUIREMENTS                            | Required   | Proposed   | Alternative Requested? | Approved |
|------------------------------------------------------------|------------|------------|------------------------|----------|
| 88-425-03 Street Trees                                     | 11.64 (12) | 16         |                        |          |
| 88-425-04 General                                          | 4.33       | 5          |                        |          |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets |            |            |                        |          |
| Buffer Width                                               | 10ft.      |            |                        |          |
| Trees                                                      | See * Note | See * Note |                        |          |
| Shrubs/Wall/Berm                                           | Continuous | Continuous |                        |          |
| Adjacent to Residential Zones                              |            |            |                        |          |
| Buffer Width                                               | NA         |            |                        |          |
| Shrubs/Berm/Fence/Wall                                     | NA         |            |                        |          |
| 88-425-06 Interior Vehicular Use Area                      |            |            |                        |          |
| Interior Area                                              | 2870sf.    | 3047.18sf. |                        |          |
| Trees                                                      | 16.4       | 14"        |                        |          |
| Shrubs                                                     | 82         | 59"        |                        |          |
| 88-425-07 Parking Garage Screening                         | Describe   | NA         |                        |          |
| 88-425-08 Mechanical/Utility Equipment Screening           | Describe   | NA         |                        |          |
| 88-425-09 Outdoor Use Screening                            | Describe   | NA         |                        |          |

Table 3a. Alternative Compliance to Landscape Standards

This table shall appear on all landscape plans in which alternative compliance is requested.

| 88-425 - LANDSCAPE REQUIREMENTS                            | Proposed Alternative | Approved |
|------------------------------------------------------------|----------------------|----------|
| 88-425-03 Street Trees                                     |                      |          |
| 88-425-04 General                                          |                      |          |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets |                      |          |
| Buffer Width                                               | NA                   |          |
| Trees                                                      | NA                   |          |
| Shrubs/Wall/Berm                                           | NA                   |          |
| Adjacent to Residential Zones                              |                      |          |
| Buffer Width                                               |                      |          |
| Shrubs/Berm/Fence/Wall                                     |                      |          |
| 88-425-06 Interior Vehicular Use Area                      |                      |          |
| Interior Area                                              | NA                   |          |
| Trees                                                      | See ** Note          |          |
| Shrubs                                                     | See *** Note         |          |
| 88-425-07 Parking Garage Screening                         | NA                   |          |
| 88-425-08 Mechanical/Utility Equipment Screening           | NA                   |          |
| 88-425-09 Outdoor Use Screening                            | NA                   |          |

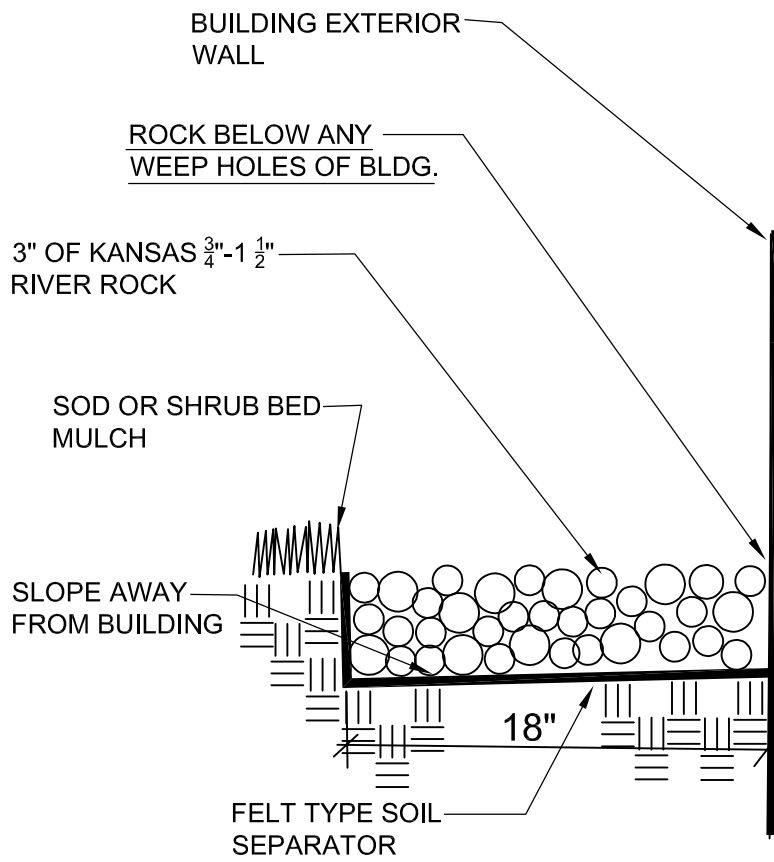
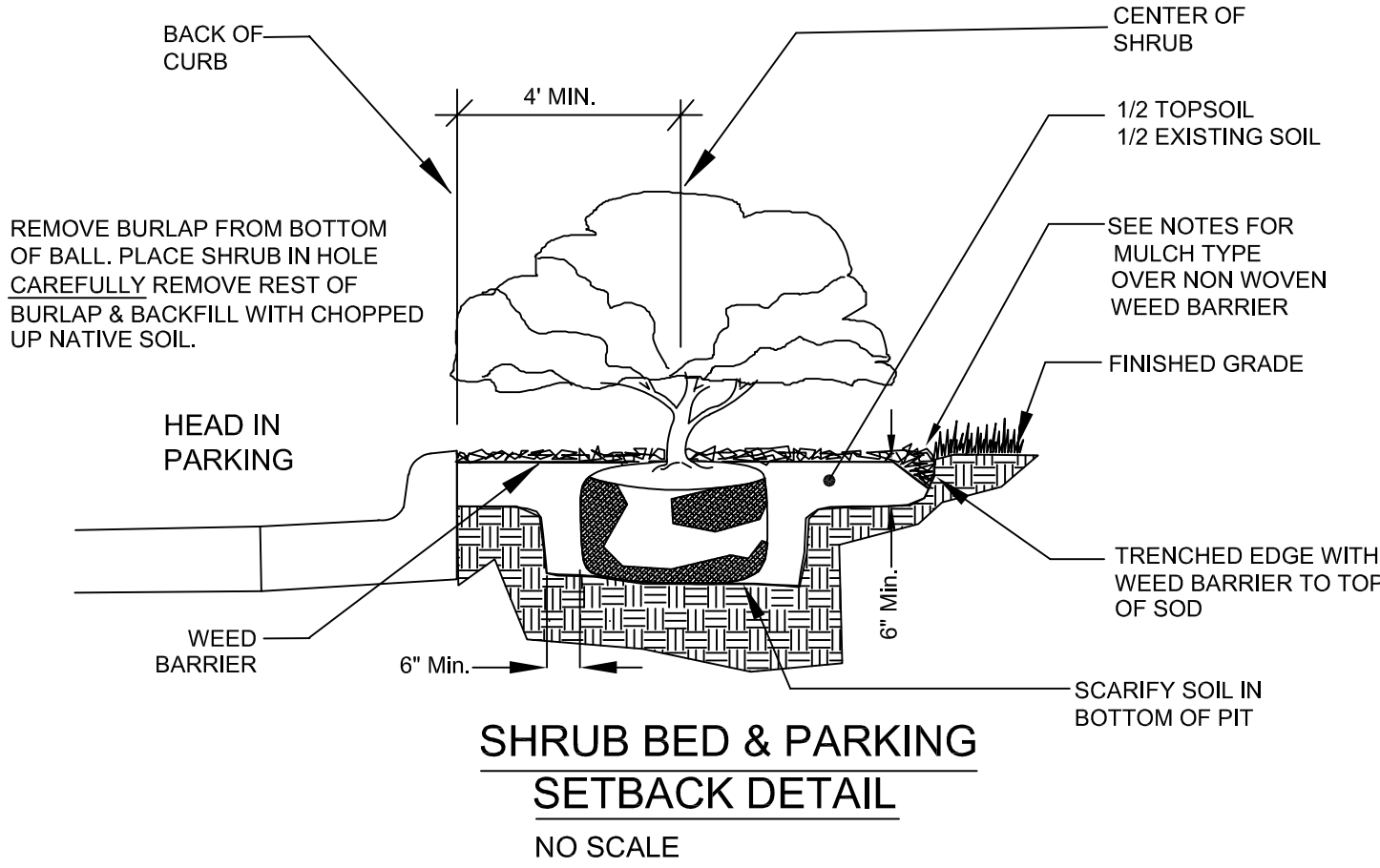
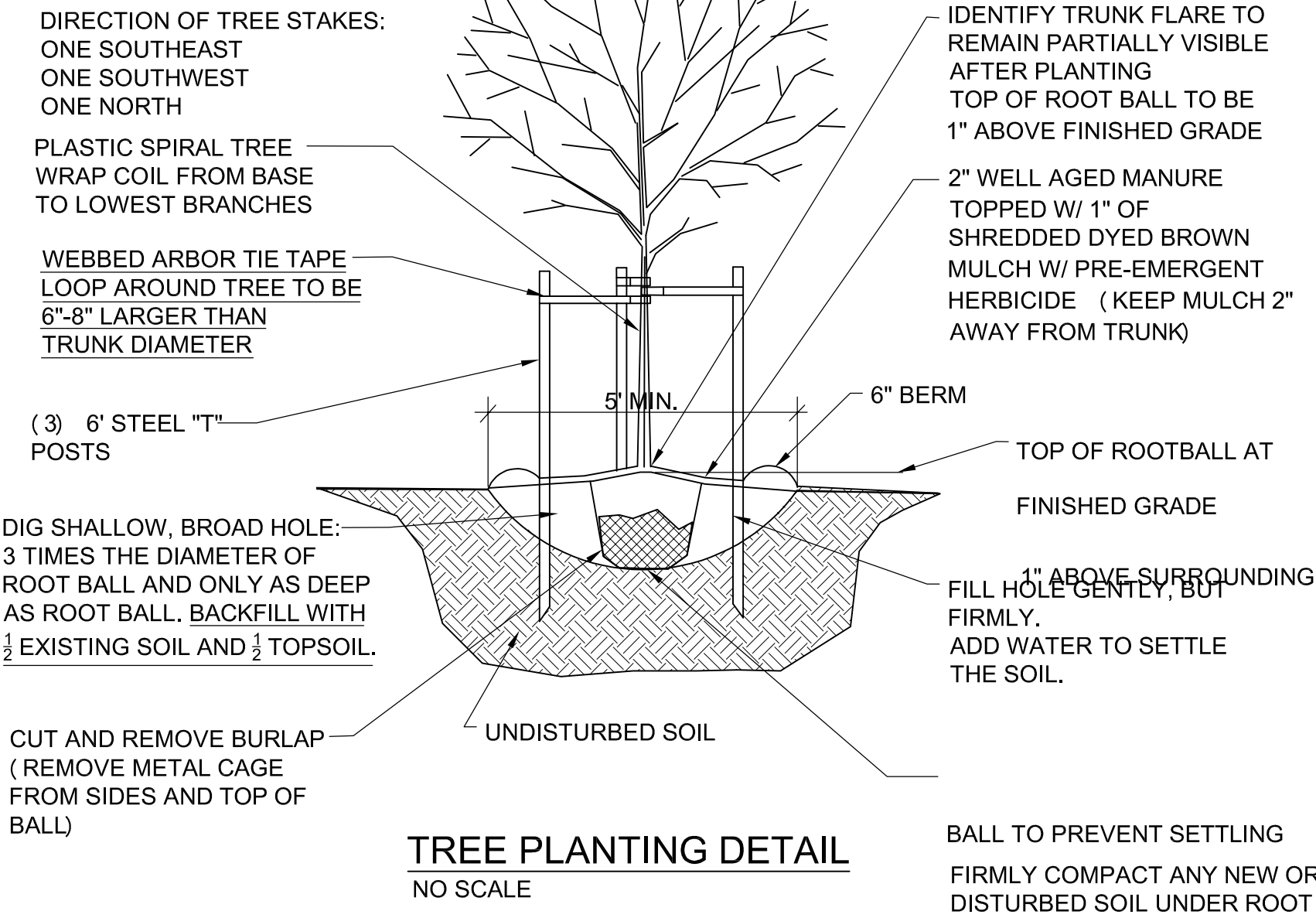
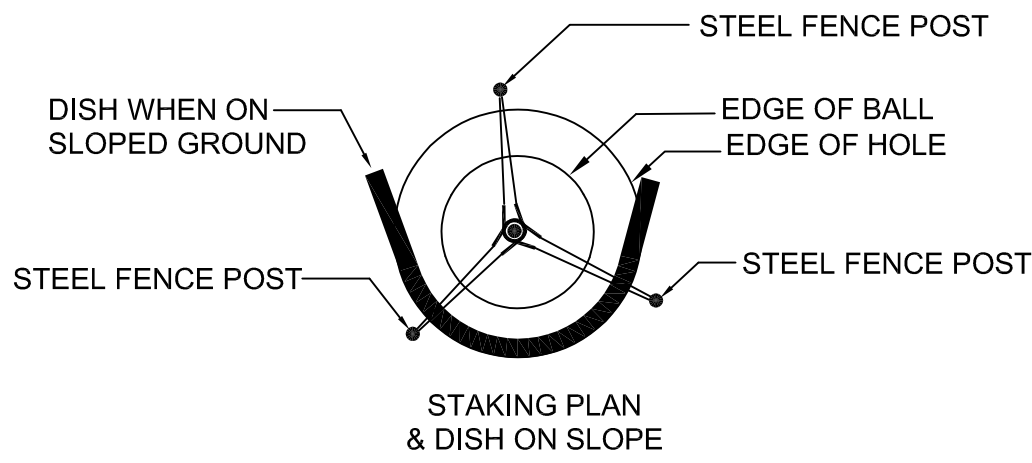
Notes:

\*Sheet trees satisfy requirement.  
\*\*Additional trees provided around perimeter  
\*\*\*59 Shrubs in islands. Additional 191 around perimeter and buildings.

Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

| 88-425 - LANDSCAPE SCHEDULE                                | SYMBOL                      |    |  |  |
|------------------------------------------------------------|-----------------------------|----|--|--|
| 88-425-03 Street Trees                                     | See plan and plant schedule |    |  |  |
| 88-425-04 General                                          | See plan and plant schedule |    |  |  |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets |                             |    |  |  |
| Buffer Width                                               | See plan                    |    |  |  |
| Trees                                                      | See plan and plant schedule |    |  |  |
| Shrubs/Wall/Berm                                           | See plan and plant schedule |    |  |  |
| Adjacent to Residential Zones                              |                             |    |  |  |
| Buffer Width                                               | NA                          |    |  |  |
| Shrubs/Berm/Fence/Wall                                     |                             |    |  |  |
| 88-425-06 Interior Vehicular Use Area                      |                             |    |  |  |
| Interior Area                                              |                             |    |  |  |
| Trees                                                      |                             |    |  |  |
| Shrubs                                                     |                             |    |  |  |
| 88-425-07 Parking Garage Screening                         | Describe                    | NA |  |  |
| 88-425-08 Mechanical/Utility Equipment Screening           | Describe                    | NA |  |  |
| 88-425-09 Outdoor Use Screening                            | Describe                    | NA |  |  |



BUILDING ROCK EDGE  
NO SCALE

\*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT

#### GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
- ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL. FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUNDED, AND BE AT ADJACENT PAVED SURFACE LEVEL.
- FERTILIZER FOR FESCUE SODDED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
- ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
- SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
- PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
- ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
- BUILDING MULCH SHALL BE 3" DEPTH OF KANSAS RIVER ROCK (3/4"-1 1/2") SIZE. OTHER MULCH SHALL BE 3" OF DYED BROWN SHREDDED HARDWOOD. BOTH MULCHES SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
- SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
- SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
- SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY IRRIGATION SYSTEM MODIFICATIONS TO BE APPROVED BY THE OWNER.

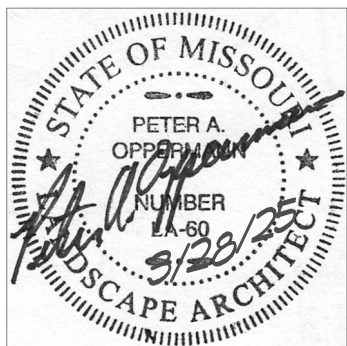
#### Transplant Additives:

- Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
- Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
- Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
- Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
- Furnishing and application of transplant additive shall be subsidiary to the planting operations.

## Landscape Plan Linwood & Main Apartments

Linwood and Main Street  
Kansas City, Missouri

LS-2



Oppermann LandDesign, LLC

Land Planning Landscape Architecture

92 Debra Lane  
New Windsor, New York 12553

peter@oppermann56@gmail.com  
913.522.5598

03/28/2025

#### Utility Note:

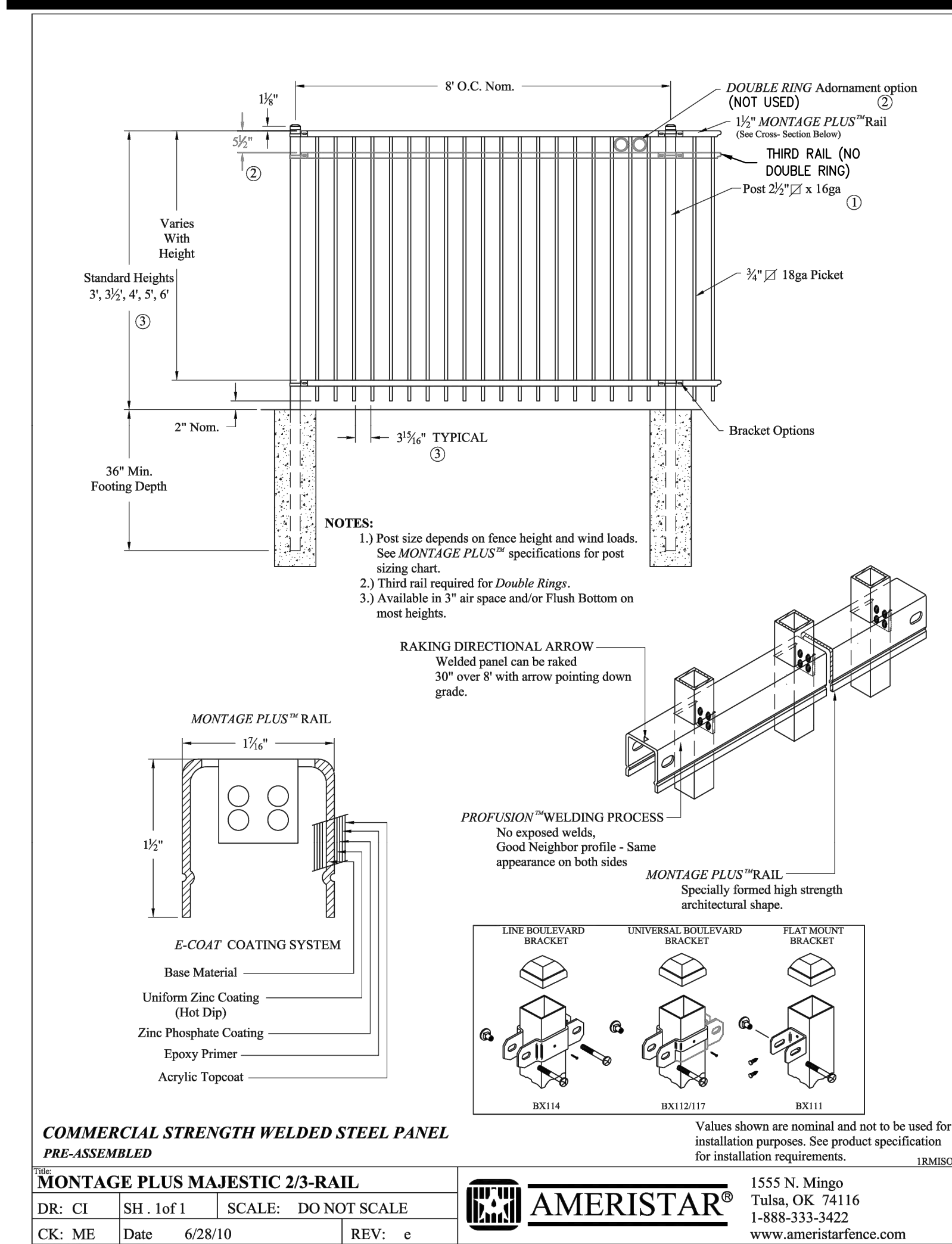
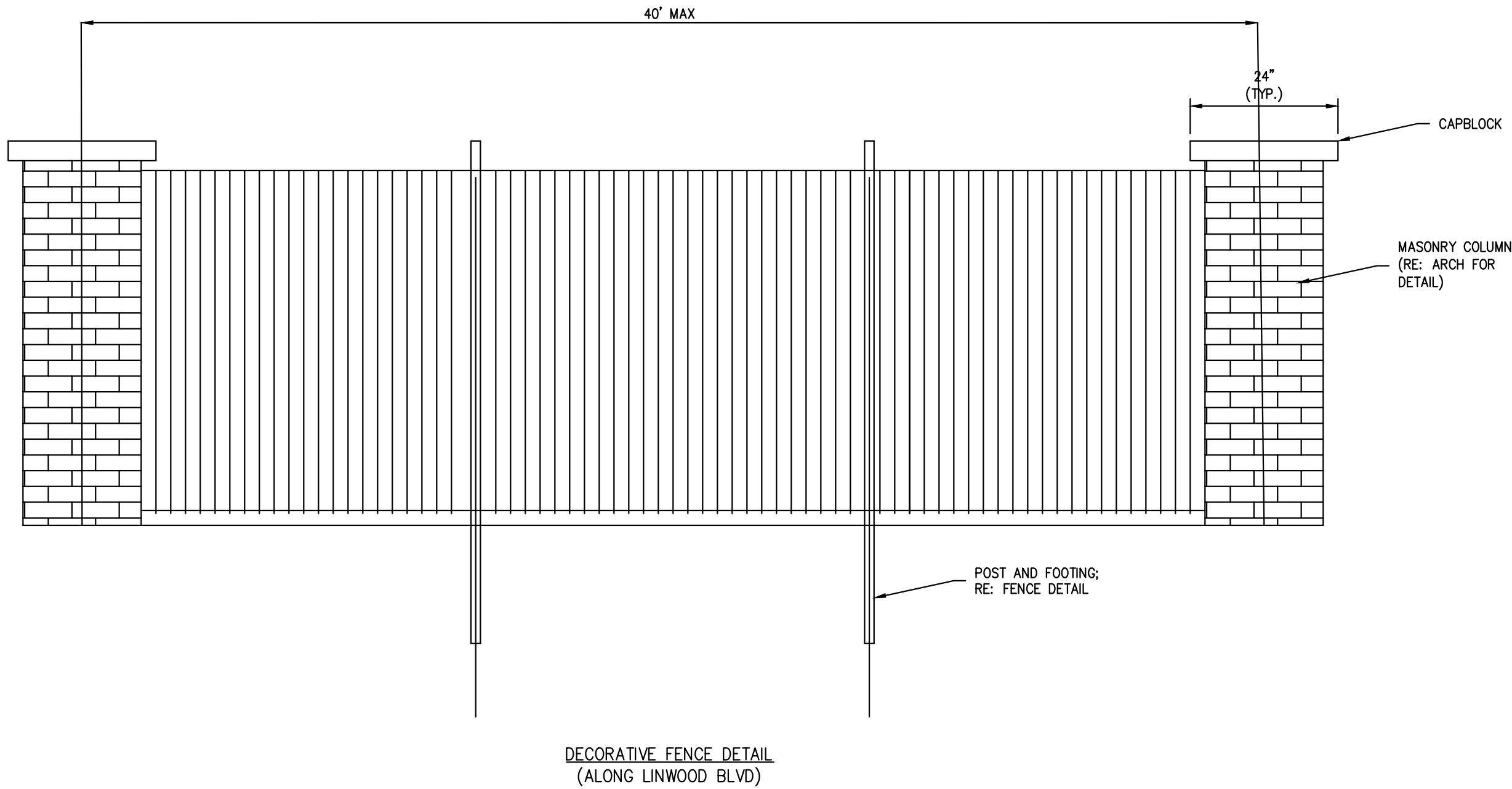
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.



City Plan Commission  
Recommends Approval with Conditions  
of Case No. **GD-CPC-2025-00035** on **5-7-2025**  
*Janet G. Gabel*  
JANET G. GABEL  
Secretary of the City Plan Commission



\\PHILIPS-SERVER\Projects\1\44981.dwg (Preliminary)DETAILS-STANDARD.dwg Layout:WALL-FENCE Apr 10, 2025 -- 2:32pm John Webber



|                                |               |                     |  |                        |  |
|--------------------------------|---------------|---------------------|--|------------------------|--|
| MONTAGE PLUS MAJESTIC 2/3-RAIL |               |                     |  | 1555 N. Mingo          |  |
| PRE-ASSEMBLED                  |               |                     |  | Tulsa, OK 74116        |  |
| DR: CI                         | SH: 1 of 1    | SCALE: DO NOT SCALE |  | 1-888-333-3422         |  |
| CK: ME                         | Date: 6/28/10 | REV: e              |  | www.ameristarfence.com |  |



City Plan Commission

Recommends Approval with Conditions

of Case No. **GD-CPC-2025-00035** on **5-7-2025**

  
JANE GABRIEL  
Secretary of the City Plan Commission

PHILIPS ENGINEERING, INC.  
1370 N. Windhester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1165  
www.philipsengineering.com



**STANDARD DETAILS**  
LINWOOD AND MAIN APARTMENTS  
20 W. LINWOOD BOULEVARD  
KANSAS CITY, MISSOURI

| PROJECT NO.                  | 240981        | No. | Date      | Revisions:           | By  | App. |
|------------------------------|---------------|-----|-----------|----------------------|-----|------|
| DATE: 11-21-2024             | DRAWN: JAG    | 1   | 3/28/2025 | RESPONSE TO COMMENTS | JCW | JDC  |
| CHECKED: DEU                 | APPROVED: DEU | 2   | 4/17/2025 | RESPONSE TO COMMENTS | JCW | JDC  |
| CERTIFICATE OF AUTHORIZATION |               |     |           |                      |     |      |
| LAND SURVEYING - LS-82       |               |     |           |                      |     |      |
| ENGINEERING - E-361          |               |     |           |                      |     |      |
| CERTIFICATE OF AUTHORIZATION |               |     |           |                      |     |      |
| LAND SURVEYING - 2007001028  |               |     |           |                      |     |      |
| ENGINEERING - 2007001028     |               |     |           |                      |     |      |

SHEET  
**C400**





3 SIDE ELEVATION  
1/4" = 1'-0"

| MATERIAL LEGEND |                          |
|-----------------|--------------------------|
| COLOR 1         | SW 7063 - NEBULOUS WHITE |
| COLOR 2         | SW 7509 - TIKI HUT       |
| COLOR 3         | SW 7069 - IRON ORE       |
| BRICK VENEER    | WHITE                    |
| STANDING SEAM   | BLACK                    |
| PARAPET CAP     | BLACK                    |

| TRANSPARENCY CALCULATIONS |                         |
|---------------------------|-------------------------|
| MAIN STREET               | FRONT ELEVATION         |
| 1st FLOOR                 | AREA WINDOW 250 113 45% |
| 2nd FLOOR                 | AREA WINDOW 247 108 44% |
| 3rd FLOOR                 | AREA WINDOW 247 108 44% |



2 BACK ELEVATION  
1/4" = 1'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"

EXTERIOR ELEVATIONS

**City Plan Commission**  
 Recommends Approval with Conditions  
 on Case: 150-CP0-2025-09035, 15-7-2025  
*Jane Gabriel*  
 20 W LINWOOD BLVD  
 KANSAS CITY, MISSOURI

# Linwood and Main Workforce Housing

A.1





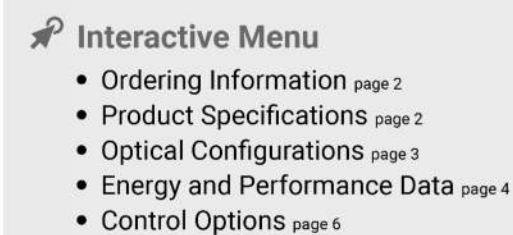


|          |                        |
|----------|------------------------|
| REMARKS: |                        |
| 1        | MOUNT AT 15'AFG.       |
| 2        | MOUNT ON 20' SSS POLE. |
| 3        | WITH HOUSE SIDE SHIELD |

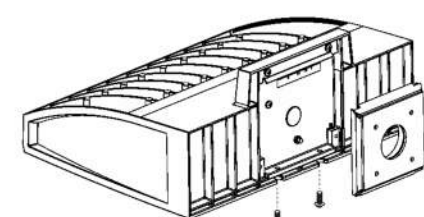
|             |  |           |  |      |     |
|-------------|--|-----------|--|------|-----|
| Project     |  | Catalog # |  | Type | "A" |
| Prepared by |  | Notes     |  | Date |     |



## Product Features



- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt



**NOTES:**  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.



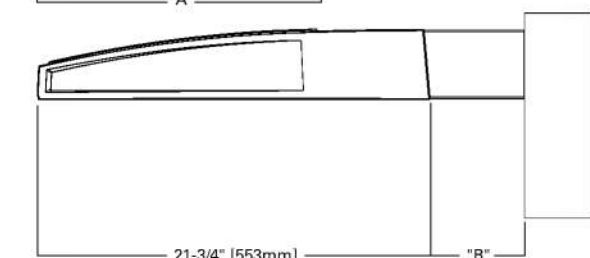
**McGraw-Edison**  
**GLEON Galleon**

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

- WaveLinx
- Enlighted

3-15/16"  
[100mm]

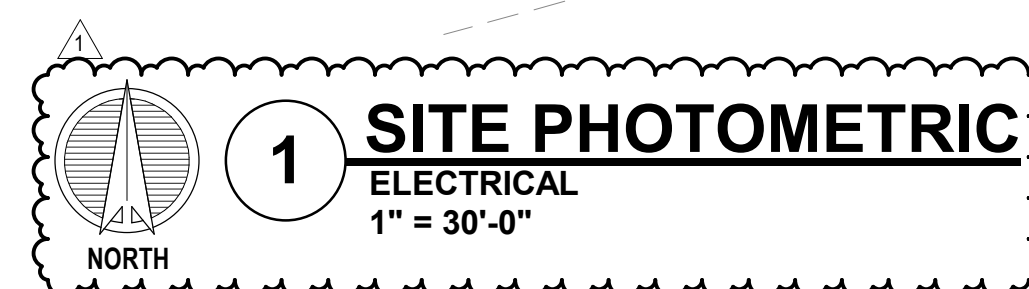
"A"



| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length | "C" Quick Mount Arm Length | "B" Quick Mount Extended Arm Length |
|-------------------------|-----------|-------------------------|-------------------------|----------------------------|-------------------------------------|
| 1-4                     | 15-1/2"   | 7"                      | 10"                     | 10-5/8"                    | 16-9/16"                            |
| 5-6                     | 21-5/8"   | 7"                      | 10"                     | 10-5/8"                    | 16-9/16"                            |
| 7-8                     | 27-5/8"   | 7"                      | 13"                     | 10-5/8"                    | -                                   |
| 9-10                    | 33-3/4"   | 7"                      | 16"                     | -                          | -                                   |

**NOTES:**

**NOTES:**  
For arm selection requirements and additional line art, see Mounting Details section.



3/28/2025



On Case No. **CG-CPG 2025-80035** on **5-7-2025**  
**KANSAS CITY**  
**MISSOURI**  
 \_\_\_\_\_ *Sara Gabriel* \_\_\_\_\_  
 SARA GABRIEL, FAICP  
 Secretary of the City Plan Commission  
 20 W LINWOOD


 Recommends Approval with Conditions  
 On Case: CG-CPC-2025-00035 5/5/7/2025

EO

rosemann & ASSOCIATES P.C.