

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

C100	SITE PLAN
C101	SITE DIMENSION PLAN
C103	DEMOLITION PLAN
C104	FIRE TRUCK TURN PLAN
C105	TRASH TRUCK TURN PLAN
C106	TRASH TRUCK TURN PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	STANDARD DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN

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

FLOOD NOTE:

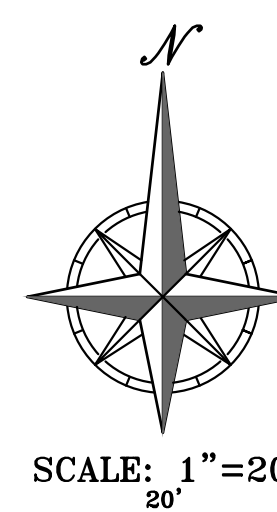
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SITE KEY NOTES:

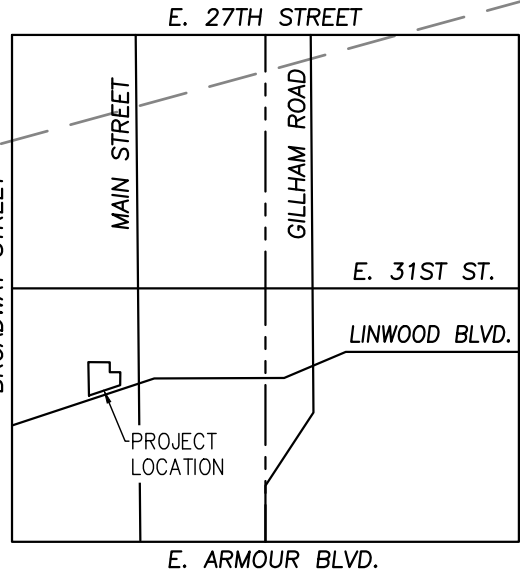
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- INSTALL DECORATIVE MASONRY COLUMN (RE: ARCH).

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'
VICINITY MAP
SEC. 17-49-33



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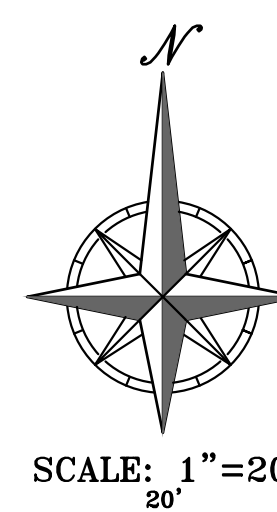
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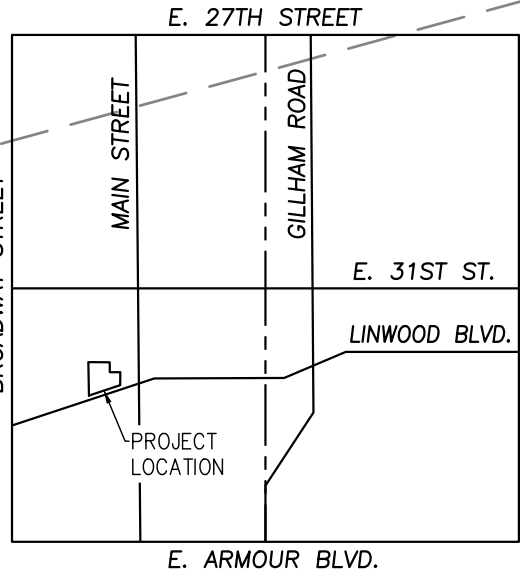
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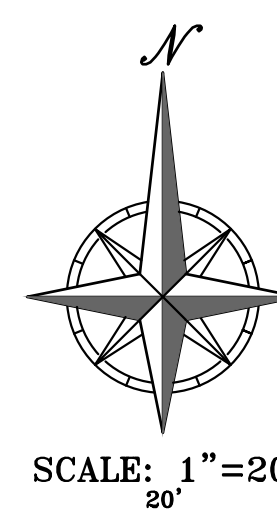
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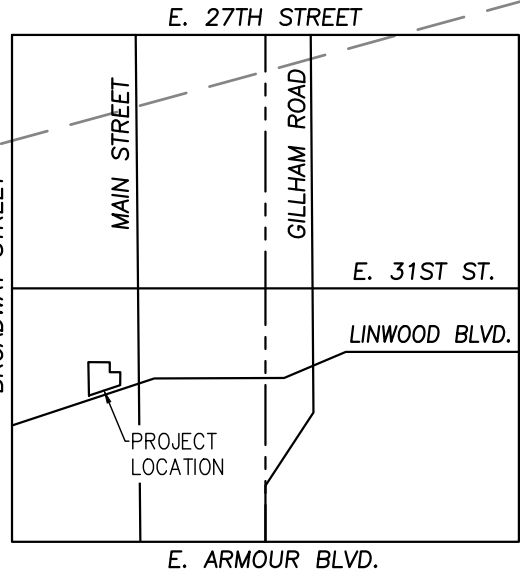
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VICINITY MAP
SEC. 17-49-33



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\\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.

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

ROSS' SUBDIVISION OF
LOTS 6 & 7, BLOCK 2,
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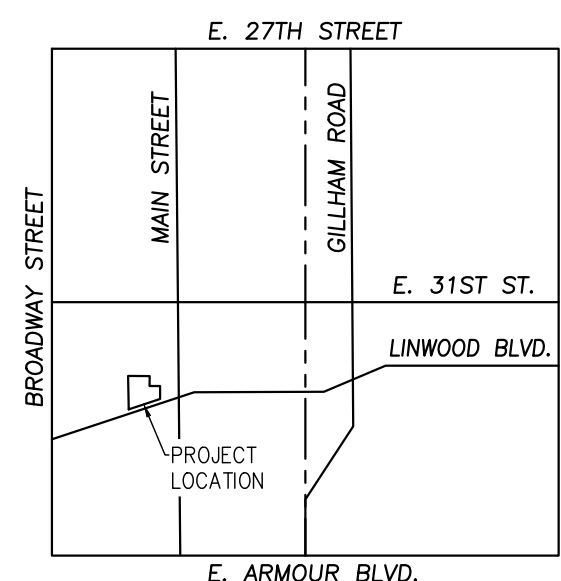
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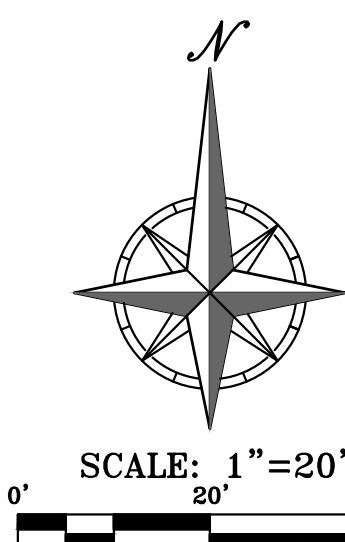
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- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - P/S — 2' CURB & GUTTER
 - — PARKING SETBACK LINE
 - ASPHALT PAVEMENT
 - PROPOSED BUILDING
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK



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

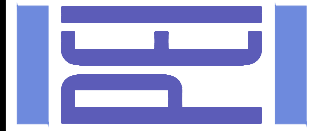


SITE DIMENSION PLAN

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

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

PLANNING
ENGINEERING
IMPLEMENTATION



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 - 200701028						
ENGINEERING - 200700028						

SHEET
C101

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0.09 ACRES OF TREE
COVERAGE TO BE REMOVED

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3

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

OWNER: THE GLOBAL ORPHAN
PROJECT INC.

VACATED ALLEY
S87°14'55"E...125.49'

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

OWNER: BARK HEARTS LLC
EAST MOORE ADD.
E.F.=976.6

OWNER: DO MAINSTREET LLC

CONTRACTOR TO
LOCATE EXISTING
SANITARY STUB
PRIOR TO CONSTRUCTION.

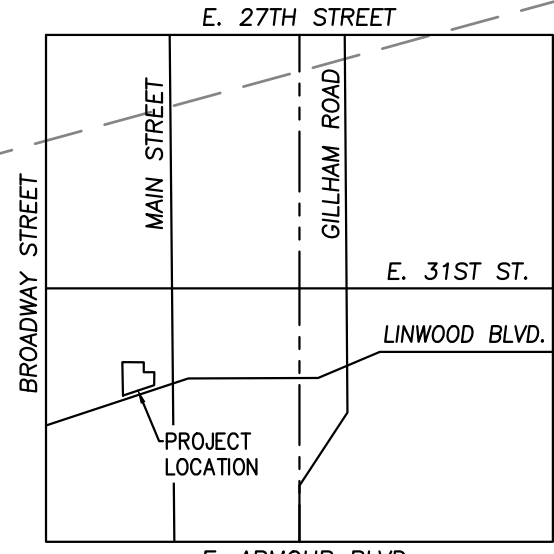
UTILITY NOTES:
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UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
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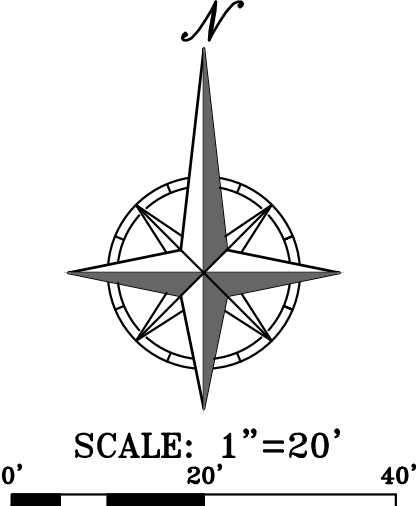
Know what's below.
Call before you dig.



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



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.

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



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

\\PHILIPS-SERVER\Projects\17-49\81\Drawings\TRUCK TURN\Layout 2 Apr 10, 2025 - 2:31pm John Webber



Know what's below.
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UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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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 **17-49-CPC-2025-00035** on **5-7-2025**
Jane Gabriel
JANE GABRIEL, 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

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

AMENDED PLAT OF
MCGEE'S SUMMIT
BLOCK 2

3

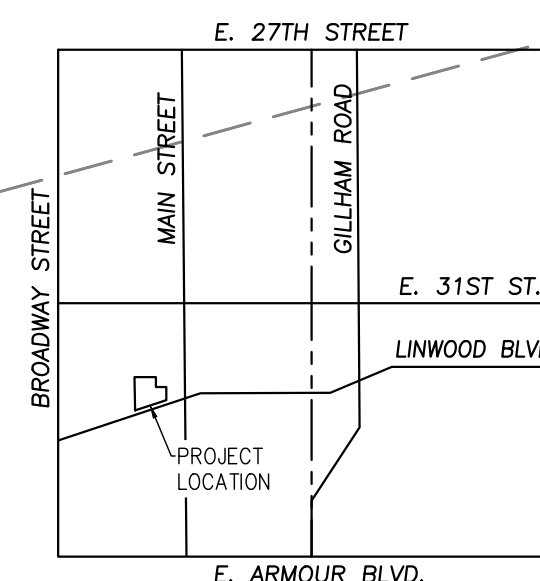
OWNER: DO MAINSTREET LLC

AMENDED PLAT OF
MCGEE'S SUMMIT
BLOCK 2

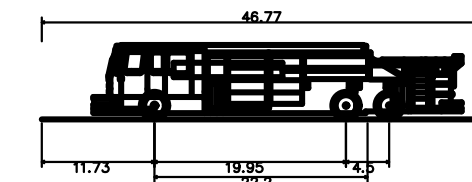
3

OWNER: DO MAINSTREET LLC

LINWOOD BOULEVARD



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



PEI-47-Pumper-Fire-Truck-(Dual-Axle)
Overall Length 46.77ft
Overall Width 8.16ft
Overall Body Height 7.49ft
Min Body Ground Clearance 0.65ft
Track Width 1.67ft
Lock-to-lock time 1.00s
Max Wheel Angle 45.00°

LEGEND

- FIRE LANE STRIPING
- FIRE APPARATUS ROOF ACCESS
- FIRE LANE DIMENSION
- PROPOSED FIRE HYDRANT

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

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ENGINEERING
IMPLEMENTATION



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

PROJECT NO.	No.	Date	Revisions:	By	App.
240981	1	3/28/2025	DATE: 11-21-2024, DRAWING: 1	JCW	JDC
	2	4/17/2025	CHECKED: DEU APPROVED: DEU RESPONSE TO COMMENTS RESPONSE TO COMMENTS	JCW	JDC
			CORPORATE OF AUTHORIZATION LAND SURVEYING - LS-82 ENGINEERING - E-361		
			CERTIFICATE OF AUTHORIZATION LAND SURVEYING-200701028 ENGINEERING-200700035		

SHEET

C104

V:\PHELPS-SERVER\Projects\240981\Drawings\TRUCK TURN\Layout 1.dwg Apr 10, 2025 - 2:32pm John Webber

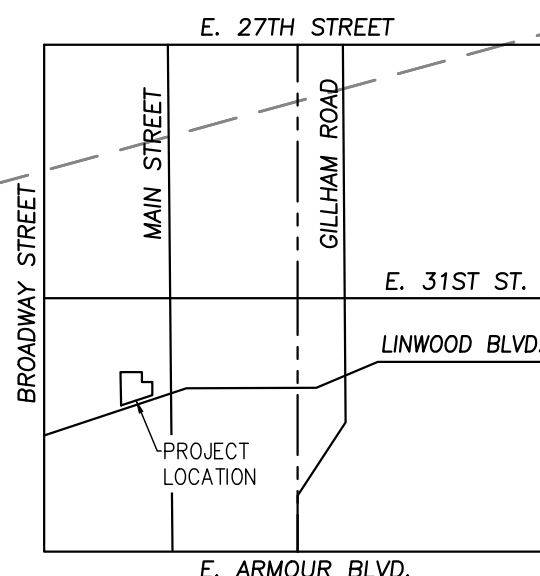


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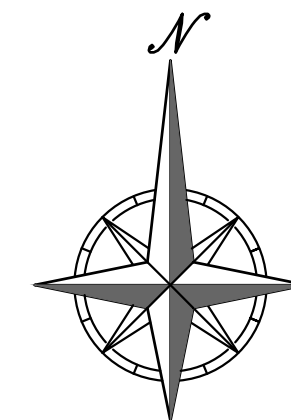
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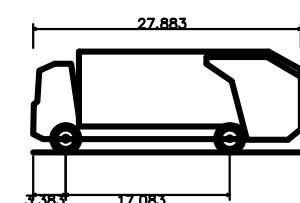
City Plan Commission
Recommends Approval with Conditions
of Case **NGD-CPC-2025-00035** on **5-7-2025**
Jan Gabel
JAN GABEL, FICP
Secretary of the City Plan Commission



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 27.953ft
Overall Width 8.025ft
Overall Body Height 10.458ft
Min. Body Ground Clearance 8.18ft
Track Width 8.042ft
Lock-to-lock time 8.0s
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					

SHEET
C105

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



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

8

5

27

33

AMENDED PLAT OF
MCGEE'S SUMMIT
BLOCK 3

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


 Sara Copeland, FAICP
 Secretary of the City Plan Commission

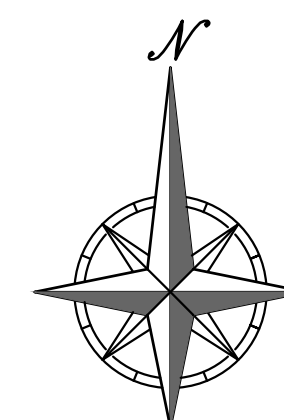


LINWOOD BOULEVARD

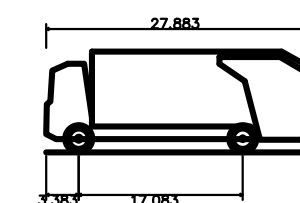
VICINITY MAP
SEC. 17-49-33



SCALE:
1"=2000'



SCALE: 1"=20'



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
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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				
DATE OF AUTHORIZATION				
REVISION				

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' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- XXX.XX
- TW BOTTOM OF WALL
- BW TOP 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	

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PEI

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	DATE: 11-21-2024 DRAWING: 1	JCW	JDC
	2	4/17/2025	CHECKED: DEU APPROVED: DEU	JCW	JDC
			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

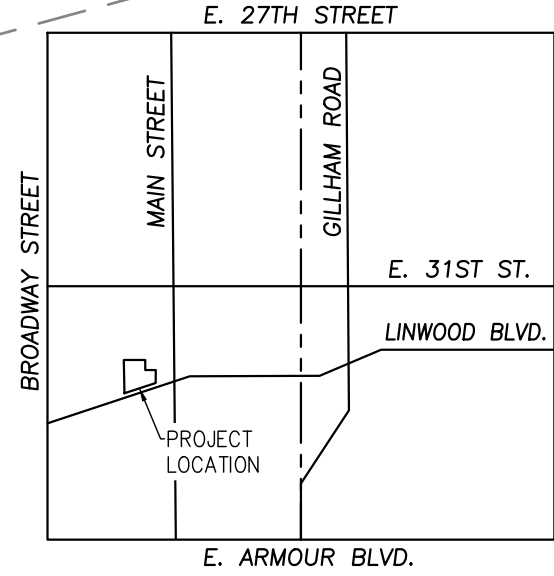
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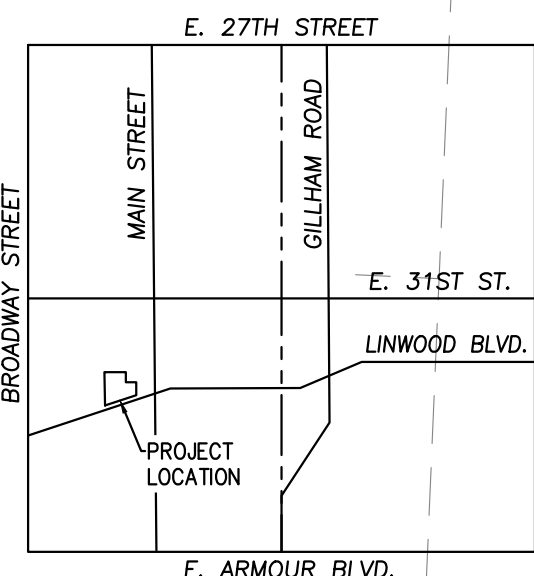


City Plan Commission
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of Case **MD-CPC-2025-00035** on **5-7-2025**
Jane Gabriel
JANE GABRIEL, FICP
Secretary of the City Plan Commission



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





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.

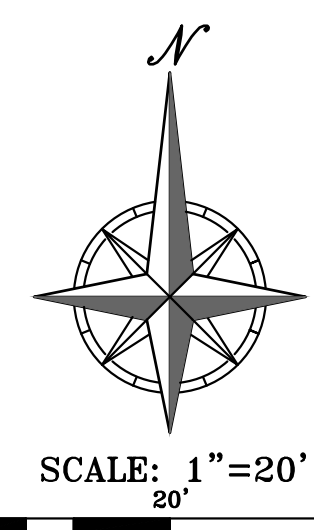
(W3) 3" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR TO TRANSITION FROM 2" TO 3" WATERLINE FIVE FEET DOWNSTREAM OF METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, FLOOR DRAINS, ETC.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



UTILITY NOTES:
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of Case No. **GD-CPC-2025-00035** on **5-7-2025**
Jane Gabriel
JANE GABRIEL, FICP
Secretary of the City Plan Commission

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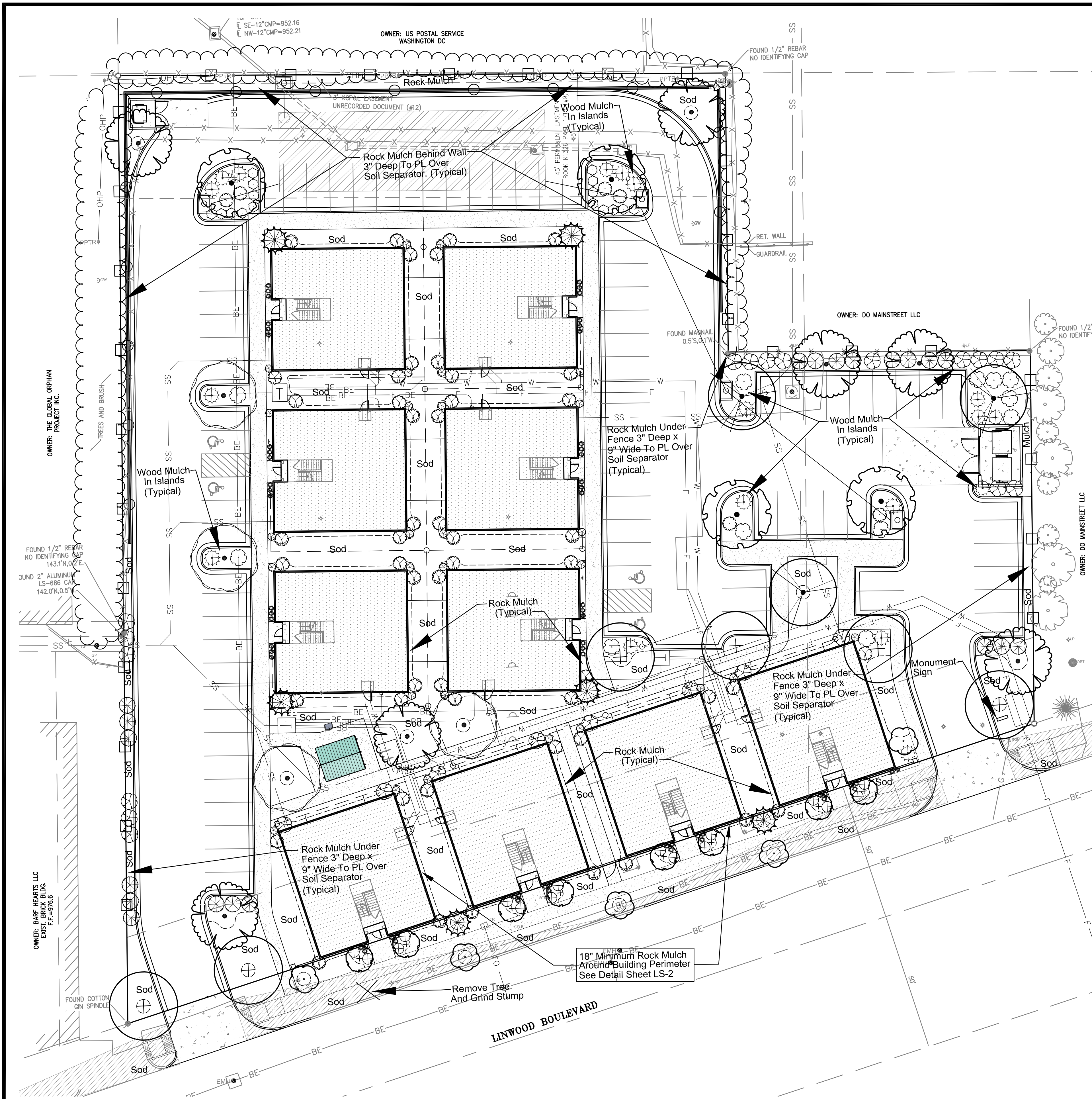


UTILITY PLAN
LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
240981	DATE: 11-21-2024	DATE: 11-21-2024	DATE: 11-21-2024	DATE: 11-21-2024
1	1/28/2025	JCW	JCW	JCW
2	4/17/2025	JCW	JCW	JCW
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SHEET

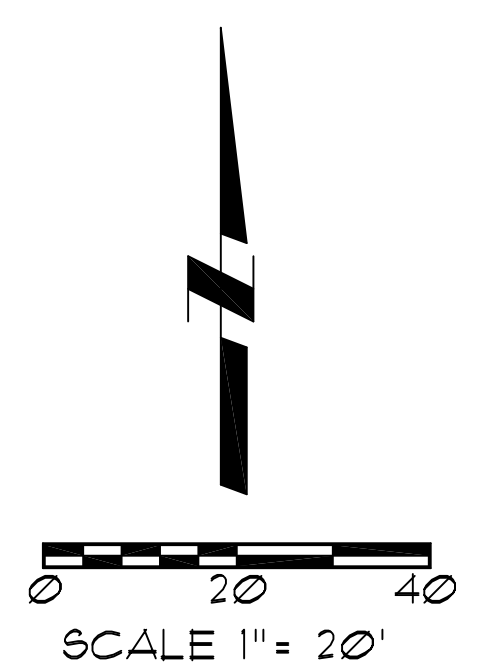
C300



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

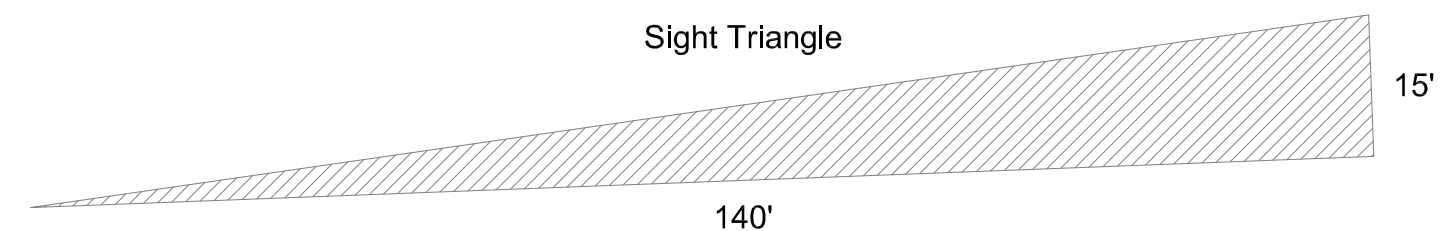
LS-1

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

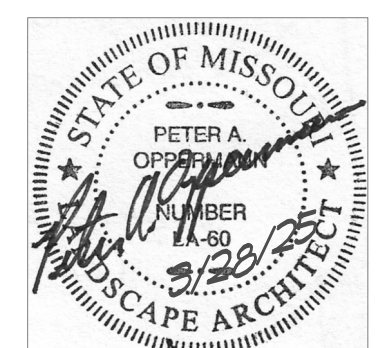
City Plan Commission
Recommends Approval with Conditions
of Case No. **GD-CPC-2025-00035** on **5-7-2025**

Jane Gabriel
JANE GABRIEL, FICP
Secretary of the City Plan Commission

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	

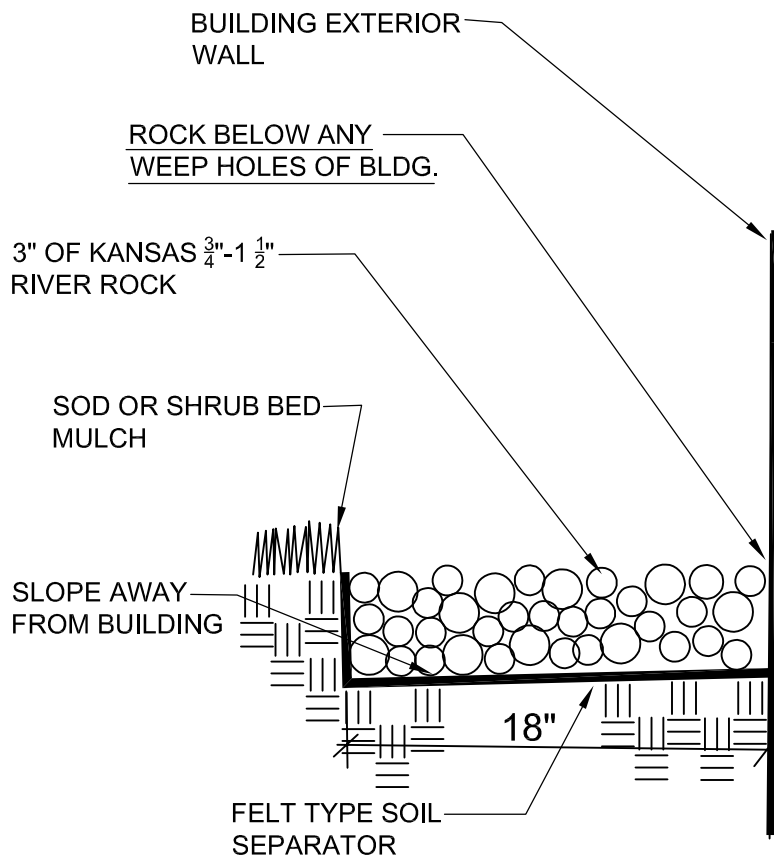
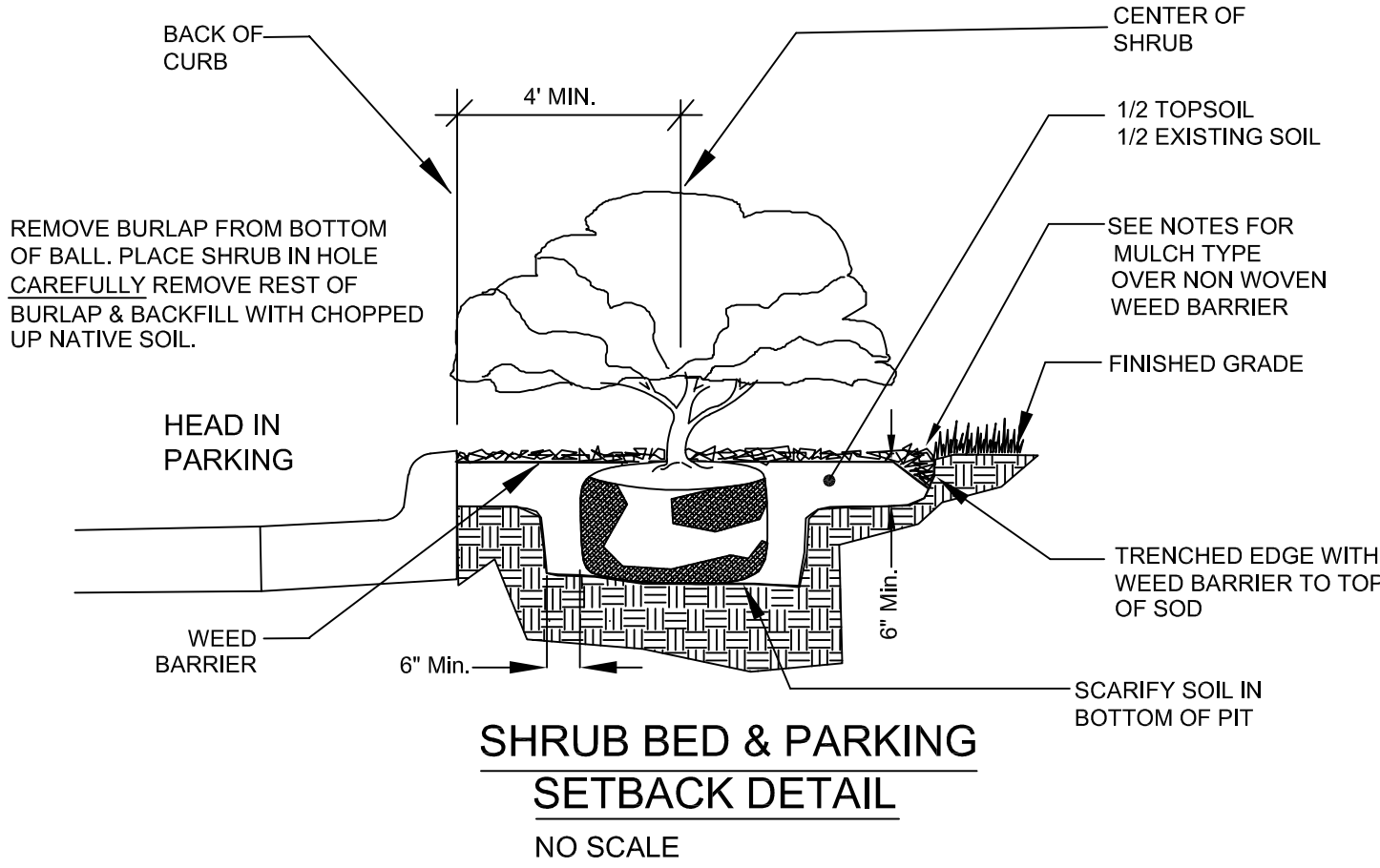
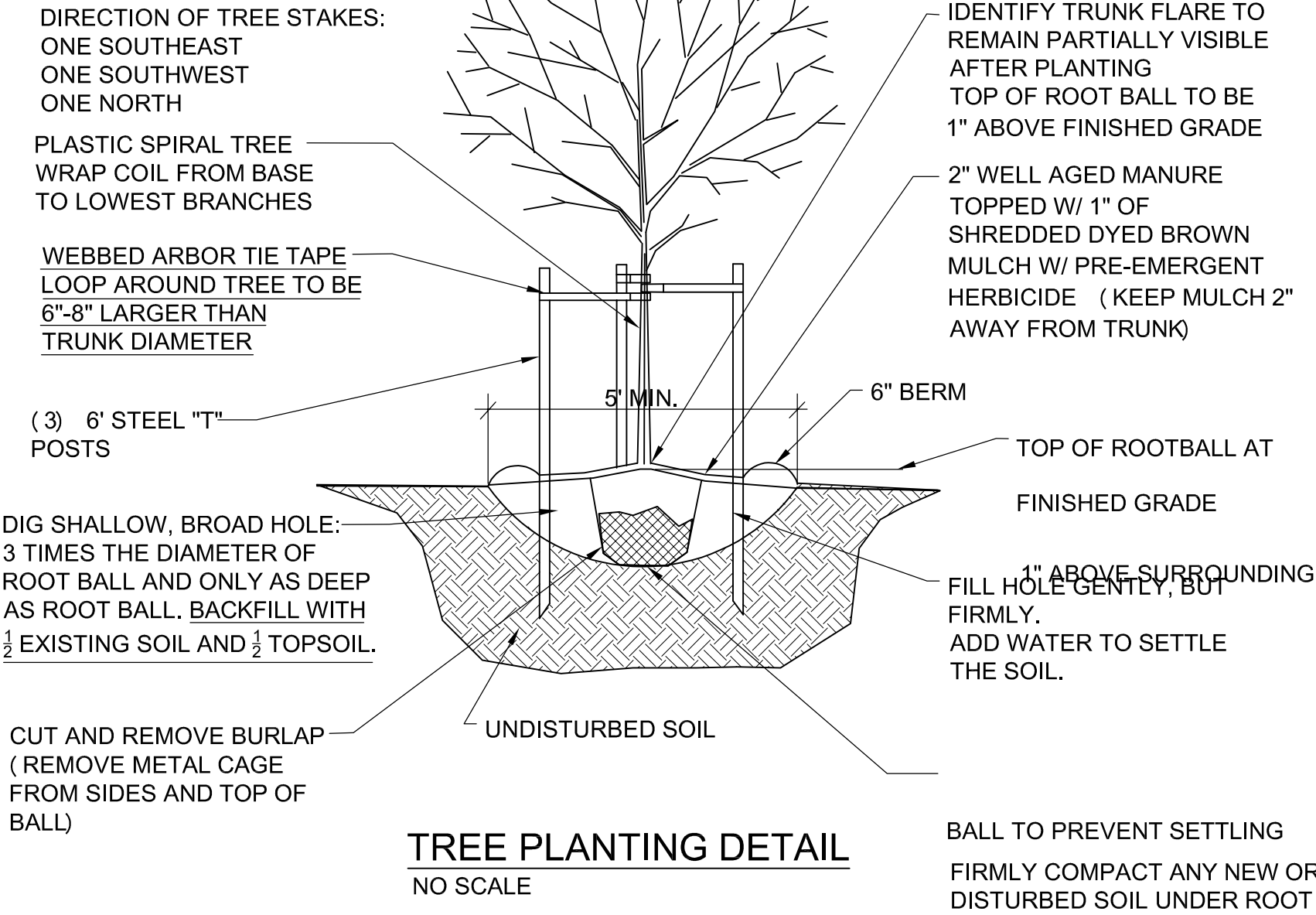
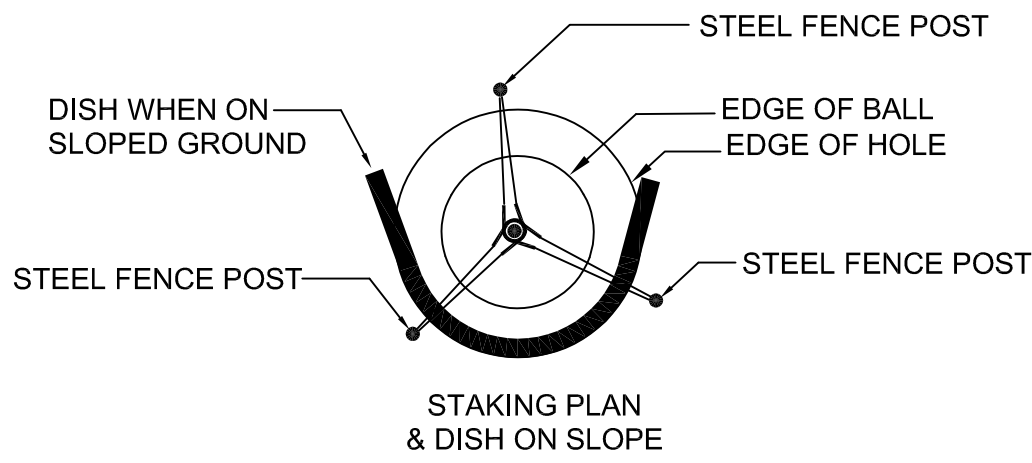
Notes:

*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		



GENERAL LANDSCAPE NOTES:

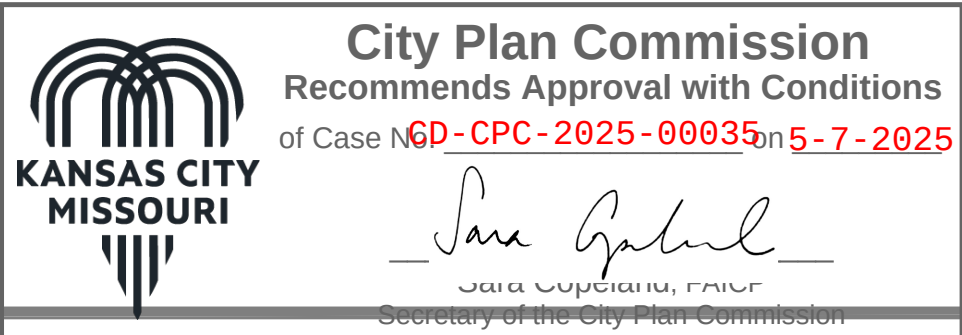
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL 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.

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.



Landscape Plan
Linwood & Main
Apartments

Linwood and Main Street
Kansas City, Missouri

LS-2

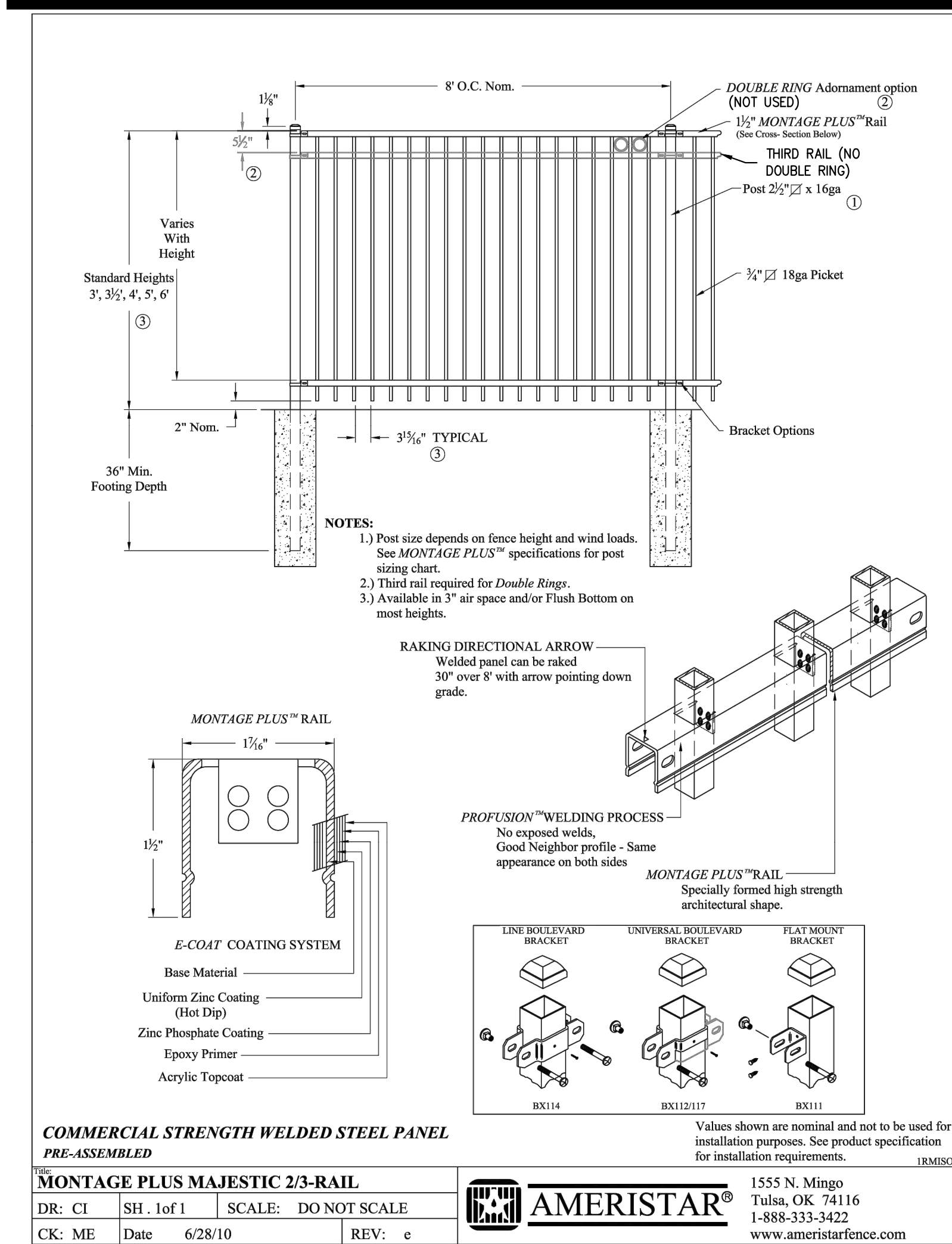
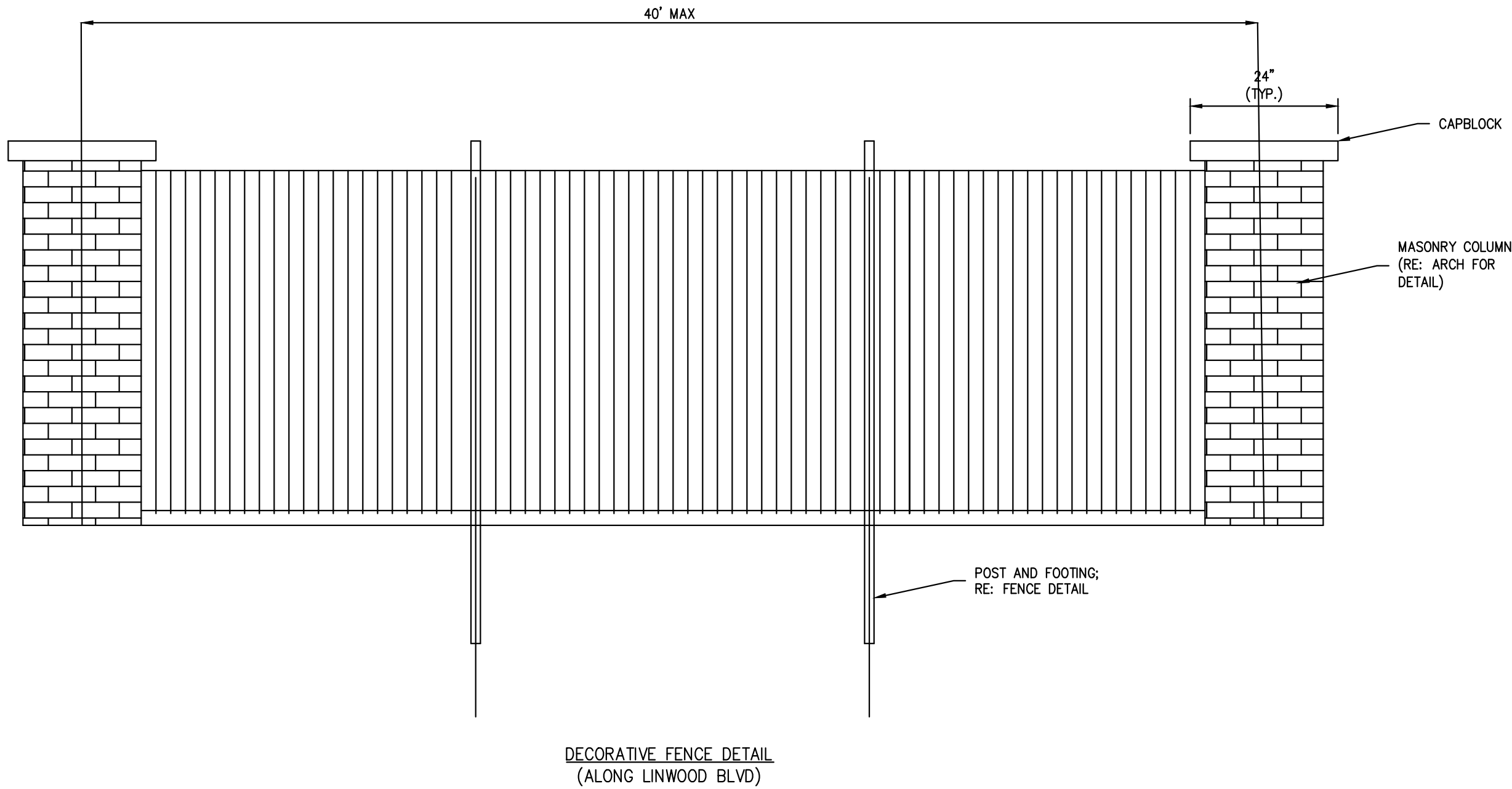


Oppermann LandDesign, LLC
Land Planning Landscape Architecture

92 Debra Lane
New Windsor, New York 12553
petercoppermann56@gmail.com
913.522.5598

03/28/2025

\\PHILIPS-SERVER\Projects\1\240981.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	



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
CORPORATE DATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200701028						

SHEET
C400



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%

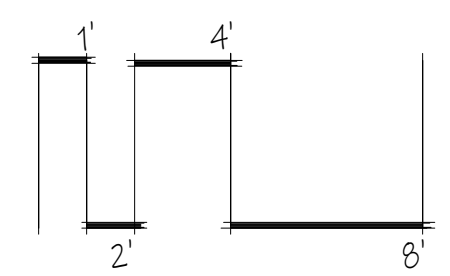


3 SIDE ELEVATION
1/4" = 1'-0"

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

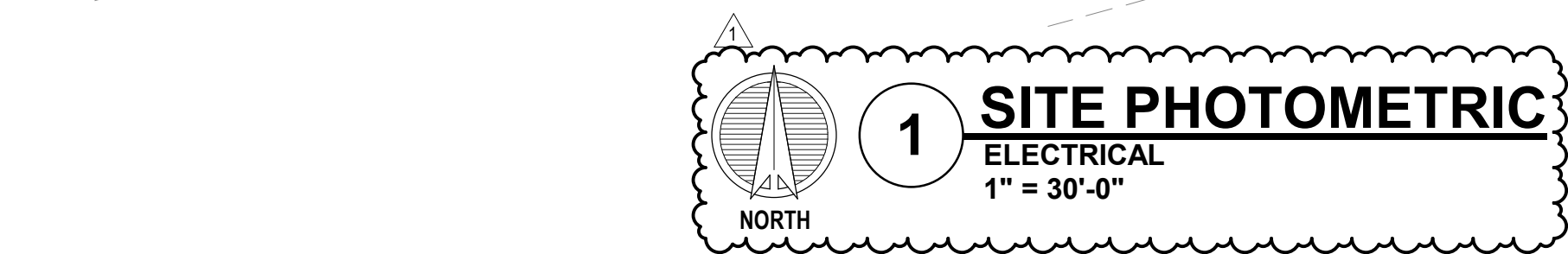
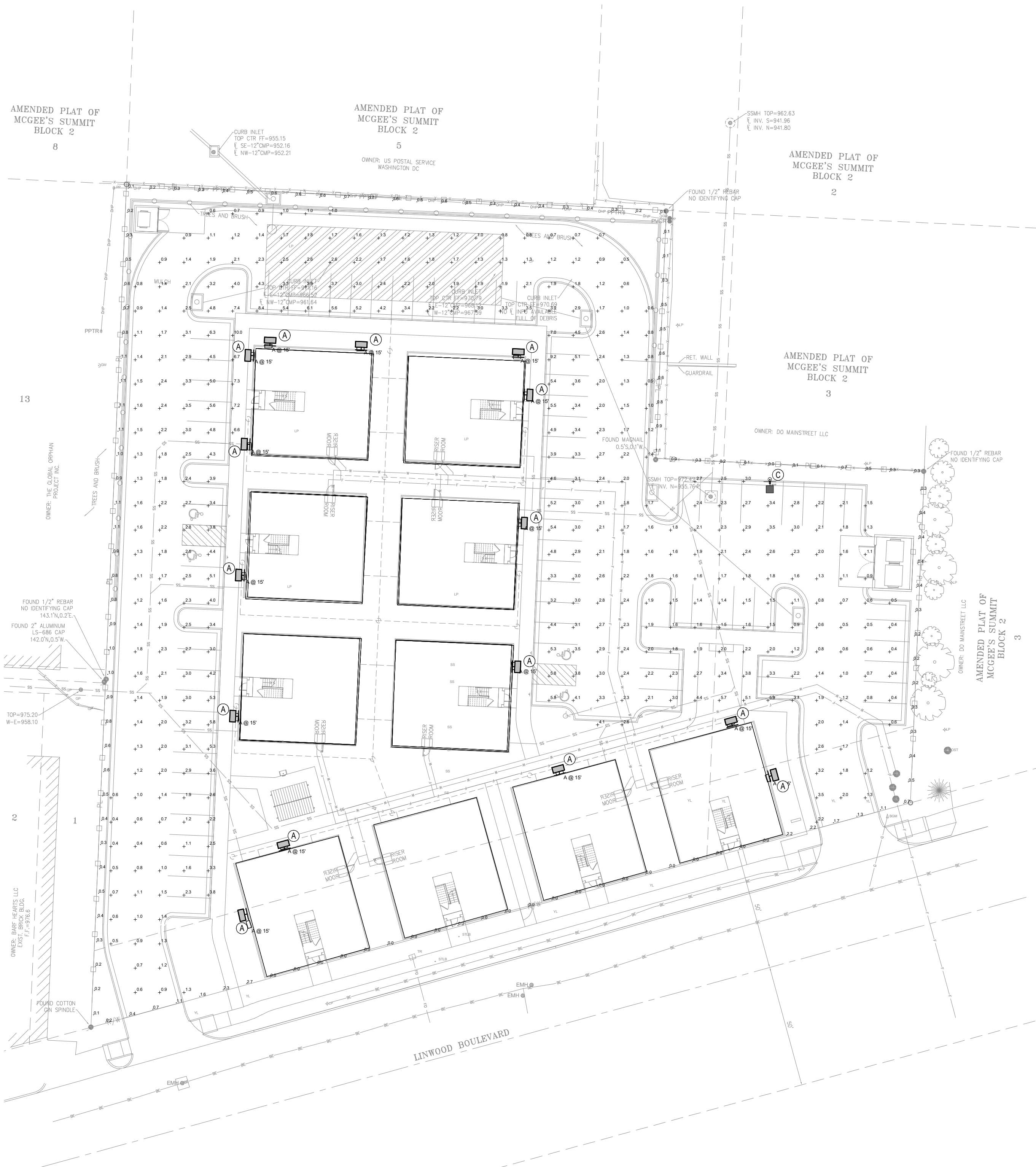
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SITE LIGHT FIXTURE SCHEDULE								
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING		FINISH	LAMPS		REMARKS
			SURFACE	WALL		SOURCE	CODE	
SL A	MCGRAW-EDISON	GWC-SA2B-740-U-T4FT		X	BLACK	LED	11,998LUM/86W	1
SL C	MCGRAW-EDISON	GLEON-SA2C-740-U-T4W	POLE		BLACK	LED	14,372LUM/113W	2, 3

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

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	2.4 FC	10 FC	0.4 FC	25.0:1	6.0:1
Perimeter	0.5 FC	2.7FC	0.0 FC	n/a	n/a



Project	Catalog #	Type	"A"
Prepared by	Notes	Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

- Light Absorbent™

Product Certifications

- DLC, ENEC, TUV, CE, FC, IP66, IMA, YEAR, BAA

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- 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

Dimensional Details

COOPER Lighting Solutions

PS5000462N page 1
December 5, 2021 5:10 PM

Project	Catalog #	Type	"C"
Prepared by	Notes	Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications

- ISU, DLC, ENEC, TUV, CE, FC, IP66, IMA, YEAR

Product Features

- Light Absorbent™

Connected Systems

- WaveLinx
- Enlighted

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details

COOPER Lighting Solutions

PS500020EN page 1
April 12, 2021 1:45 PM

SITE PHOTOMETRIC

03/28/25

City Plan Commission
Recommends Approval with Conditions
on Case: **CP-CP-2025-09035 (5/7/2025)**
Joe Gabriel
20 W LINWOOD BLVD
Seal of the City Plan Commission

Linwood and Main Workforce Housing

E0

rosemann & ASSOCIATES P.C.

STATE OF MISSOURI
RICHARD BEAR
Professional Engineer
No. 300500069
3/28/2025

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Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
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Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504003