

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	IMDEVPLAN2	6/27/2023		School Dist Parcels	300.00	0.00	300.00

Payor: KARBANK HOLDINGS LLC

Payee: CITY OF WESTWOOD

Date

6/28/2023

Check No.

108982

Check Amount

300.00

Retain this statement for your records



# Preliminary Plan Application and Checklist

Preliminary Plan \_\_\_\_\_

PRELIMINARY / REVISED PRELIMINARY PLAN

\$300.00

Office Use Only	
Fee Paid:	
\$ 300 -	
Date Paid:	
6/29/23	
Case No.:	
PDP-2023-01	
Meeting Date:	

NAME OF DEVELOPMENT 50th and Rainbow Development

ADDRESS / VICINITY / PARCEL ID # RP30000001 0012A and RP27000000 0008

CURRENT ZONING R-1 Single Family Residential

### APPLICANT

FIRM	<u>Karbank Holdings LLC</u>	CONTACT	<u>Adam Feldman</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 400</u>		
CITY	<u>Mission Woods</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>816-221-4488</u>	E-MAIL	<u>af@karbank.com</u>

### OWNER

NAME	<u>Unified School District #512</u>	CONTACT	<u>Dr. Joe Gilhaus</u>
ADDRESS	<u>8200 W 71st Street</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66204</u>
PHONE	<u>913-957-2560</u>	E-MAIL	<u>joegilhaus@smsd.org</u>

### ARCHITECT

FIRM	<u>Perspective Architecture + Design</u>	CONTACT	<u>Mike Paxton</u>
ADDRESS	<u>2000 Shawnee Mission Parkway, Suite 100</u>		
CITY	<u>Shawnee Mission</u>	STATE	<u>KS</u> ZIP <u>66205</u>
PHONE	<u>816-502-1500</u>	E-MAIL	<u>mike@pad.studio</u>

### ENGINEER

FIRM	<u>BHC</u>	CONTACT	<u>Austin Lage</u>
ADDRESS	<u>7101 College Blvd # 400</u>		
CITY	<u>Overland Park</u>	STATE	<u>KS</u> ZIP <u>66210</u>
PHONE	<u>913-663-1900</u>	E-MAIL	<u>austin.lage@ibhc.com</u>





# Preliminary Plan Application and Checklist

I, Adam Feldman (Contact Person's Name; Type or Print), hereby certify the attached and completed application contains the information as specified below in accordance with the City of Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Adam Feldman  
Signature of Contact Person

6/29/23  
Date

**Note:** The following items apply to all applications for preliminary plan approval (except R-1 zoning district). Some plans, because of their scale and complexity, may require additional information. The Applicant is strongly encouraged to work closely with Staff in advance of an actual application submittal. **Please submit ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Do not submit construction drawings or other nonessential drawings as they may delay the review process.**

### General Requirements for all Preliminary Plan Applications

1. Plan application form, filled out completely and accurately with all required contact information, signatures, etc.
2. All files must be electronic. A PDF file shown as 24 x 36 pages to include all general site development data, landscape and fence data, engineering data, utility plans, floor plans and building elevations, and any ancillary information shall be provided with sufficient information included as to allow for an appropriate review by the City. **All plan sets must be in one document; individual pages will not be accepted.** Three (3) full-sized and three (3) half-sized full plan sets are required.
3. Please label documents, i.e.: Preliminary or Final Plan Set, Stormwater Report, Project Narrative/Business Description, Cross Access Easement, Cut Sheets for Lighting, Cut Sheets for Major Site Furnishings (benches, fountains, planters, statuary), etc. All plans must be sealed by a licensed architect or professional engineer as required.
4. Include a PDF of the Stormwater Report, all pages must be in one document.
5. Where tenants are known, a project narrative to consist of: a business description, hours/days of operation, number of employees, goods or services rendered, products sold at wholesale or retail on site or distributed off-site, any flammable products or chemicals with method of storage, etc. (MSDS sheets will be required at time of Building Permit application).
6. All Planned districts are to provide a description of the overall development concept and also conceptual architectural drawings of units, type of roofing materials proposed, and a color palette for the development.
7. The plan shall address the approval criteria identified in Section 1.6.21 of the Westwood Zoning Ordinance in a manner in which the Planning Commission and Governing Body can review the plan to determine if it demonstrates a satisfactory quality of design.

### General Information required for all Preliminary Plan submittals

1. A cover sheet, clearly identifying the project associated with the submittal.
2. North arrow.
3. A scale appropriate to clearly express the design intent for the project, but not less than 1" = 100'
4. A project location map at a scale of not less than 1" = 2000', with the site location clearly marked.
5. Dates of plan preparation and or plan revisions.
6. Owner's name, zoning and present use of adjoining tracts.

### **Project plans must include the following information:**

#### General Site Development Data

1. Boundary survey tied to established section lines.
2. Section, Township, and Range.
3. Gross and net acreage of the site.
4. Location, width and names of all existing (or proposed) streets and water courses.
5. Location and dimensions of all existing buildings and location and dimension of all proposed buildings.
6. Location of all existing wells, cisterns, septic systems, etc. and whether they are to remain or be removed.
7. Plans for residential structures containing more than 2 units must also provide a unit count by number of bedrooms.
8. Current use of each existing structure and proposed use of each proposed structure.



## Preliminary Plan Application and Checklist

9. A survey showing legal description of tract, physical features of property, including contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Benchmark elevations used shall be described on the plan.
10. Adjacent development including lot lines, building footprint, access points and parking.
11. Location, type, and width of sidewalks and walkways.
12. Location of all existing (or proposed) easements.
13. All parcels of land proposed to be dedicated to public use and the conditions of such dedication, if any.
14. Provide a project schedule. Where multiple phases are proposed, a phasing plan reflecting project phases and anticipated construction dates of each phase is required.
15. Multiple building projects must reflect intent to provide shared access and/or parking agreements as necessary.

### Parking

1. Location and dimensions of off-street parking including spaces for the disabled, curb cuts, ramps, and location of all loading area.
2. Angle of parking stalls.
3. Dimensioned width of parking aisles, islands, and drives.
4. Curb radii.
5. Parking schedule to show the number of spaces provided and required on all existing buildings; and all spaces required for proposed buildings, including number of ADA stalls proposed.

### Landscape Plan and Fence Data

Site improvement and landscape plans must be prepared to clearly describe proposed improvements within the buffer areas, internal parking lot landscape areas, pedestrian-oriented public open space, stormwater management tracts and other common open space areas. Plans must include the following information:

1. A plan to show current physical features (both natural and manmade) of the property and adjacent land within 200 feet of the described property.
2. Existing and proposed contours [Minimum of two foot (2') intervals]. Include detail and cross-sections for all proposed berming. Elevations shall be marked on such contours based on the existing datum plane established by the U.S. Coast and Geodetic Survey. Include dates of topography and permanent and temporary benchmark locations and elevations, if appropriate.
3. Plans must show how stormwater detention basins and BMP's (Best Management Practices) are intended to be integrated into the overall landscape design.
4. Dimensions must be shown for all existing and proposed structures. Plans must show building dimensions, number of floors, height above grade, gross floor area per floor, and total building area.
5. Location and description of all easements and utility locations.
6. Plans must reflect pedestrian access to, as well as circulation within, common open areas. Pedestrian links to the public walks and trails within a planned development must also be reflected on the plan.
7. Identify areas of tree or natural vegetation preservation as well as trees to be removed (trees 10" caliper or less may be located by using aerial photo with site verification or by survey; trees greater than 10" caliper must be located by survey).
8. A plant schedule to identify type, (*tree, shrub, deciduous, evergreen, etc*) and quantity of new plant material and a general description of plant material for proposed stormwater BMP's.
9. Calculations for planting areas.
10. Sight distance information at intersections of public streets and private drives along public and private street right of way.





# Preliminary Plan Application and Checklist

11. Location and general details must be submitted for all proposed fences, retaining walls and architectural screens.
12. Location of roof and grounded mechanical units and general screening details.
13. Trash dumpster locations and screening provisions.
14. With regard to native grass and wildflower areas, the landscape plan must include a general proposal describing the intent for establishing and maintaining any such areas.
15. Plans should reflect that all turf areas are to be established with the use of sod unless seed is approved by City staff at the pre-application meeting.
16. Other information may be determined necessary by the Applicant/city to address site specific details.

## **Lighting**

Exterior lighting information must be submitted to include a description of fixtures and a photometric layout. Digital cut sheets must be provided for all exterior fixtures to clearly describe equipment type, location and mounting height. **Light spillage must be shown on photometric layout.**

## **Signs**

A digital copy of conceptual sign criteria must be provided at this time. The criteria must include a general description of the proposed sign program and general locations for signs to be included on the building elevations. The location, size, type of materials, and message of all proposed signs on the subject property, and a written and graphic description of all other existing signs located within 1,000 feet of the property which is the subject of the application, in order to determine compatibility of design is required. Monument signs must be located in plan and shown with proposed landscape.

## **Building Plans**

1. Complete floor plans of existing buildings and conceptual floor plans for new buildings must be submitted to include dimensions and a description of use areas.
2. Building elevation plans are required to illustrate the proposed architectural quality and character. Plans must include a general description of finish materials and colors and show basic architectural detailing. Material and color samples, if available, should be included at this time. Elevations of all sides of proposed buildings are required.
3. Plans must reflect suggested location of wall-mounted meters and other service equipment.

## **Engineering Information**

### **Streets & Access**

1. Location, type and size of access points, driveways, curb cuts to the proposed site and all adjacent sites.
2. Existing street network.
3. Proposed street network, including horizontal and vertical curvature data (use of direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified / required.)
4. Show, label, and dimension all existing and proposed right of way.
5. Provide intersection site distance analysis.
6. Provide traffic lane markings and regulatory signs where applicable.
7. Street light plan. Where existing street lights must be relocated, said street lights must be noted as "to be relocated" on the plans along with the name and mailing address of the party who will assume relocation costs.
8. Vehicle maneuvering / turning templates reflecting the site can accommodate a minimum SU-30 class vehicle (for emergency access to all areas of the site), and the appropriate site design vehicle for any other special areas of the site (such as delivery or dock areas, etc.).
9. A traffic study is required with scope of work to be determined by the City Engineer.



# Preliminary Plan Application and Checklist

## Stormwater / Watershed

1. Existing and proposed storm drainage, indicating location and connections to existing drainage system.
2. Existing topography with contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent (10%); and not more than two (2) feet where the slope is less than ten percent.
3. Proposed preliminary grading by contours at vertical intervals of not more than five (5) feet where the slope is greater than ten percent; and not more than two (2) feet where the slope is less than ten percent, supplemented by spot elevations where necessary.
4. Provide at a scale appropriate for clear readability the drainage basins, but not less than 1" = 100', both on-site and off-site drainage sub-basins coming to the subject site, including all points at which it leaves the site. Each sub-basin should be clearly labeled with a designation letter or number, acreage of the sub-basin, and CN value of the sub-basin.
5. Limits of the 100 year flood plain and floodway of all existing water courses that would impact this development.
6. Impervious area calculations.
7. Level of service calculations.
8. Proposed BMP (Best Management Practices) types and locations in plan, profile, and detail form.
9. Such additional information as may reasonably be required in writing by the City Engineer.
10. All engineering plans must be sealed by a Kansas Registered Professional Engineers.
11. Plans must adhere to APWA 5600 as amended.

## Ancillary Information (as necessary)

1. Letters of approval for encroachment from easement holders (e.g. utilities) for which site development encroaches upon the utility holder's easement.
2. Such other information as the Planning Commission shall require.
3. Any other information the applicant believes will support the request.
4. At the time of complete plan revision submission (for Agenda presentation) the following must be submitted:
  - a. PDF files must include one full size plan set as one document; **individual pages will not be accepted.**
  - b. A digital copy of all stormwater components must accompany revisions.