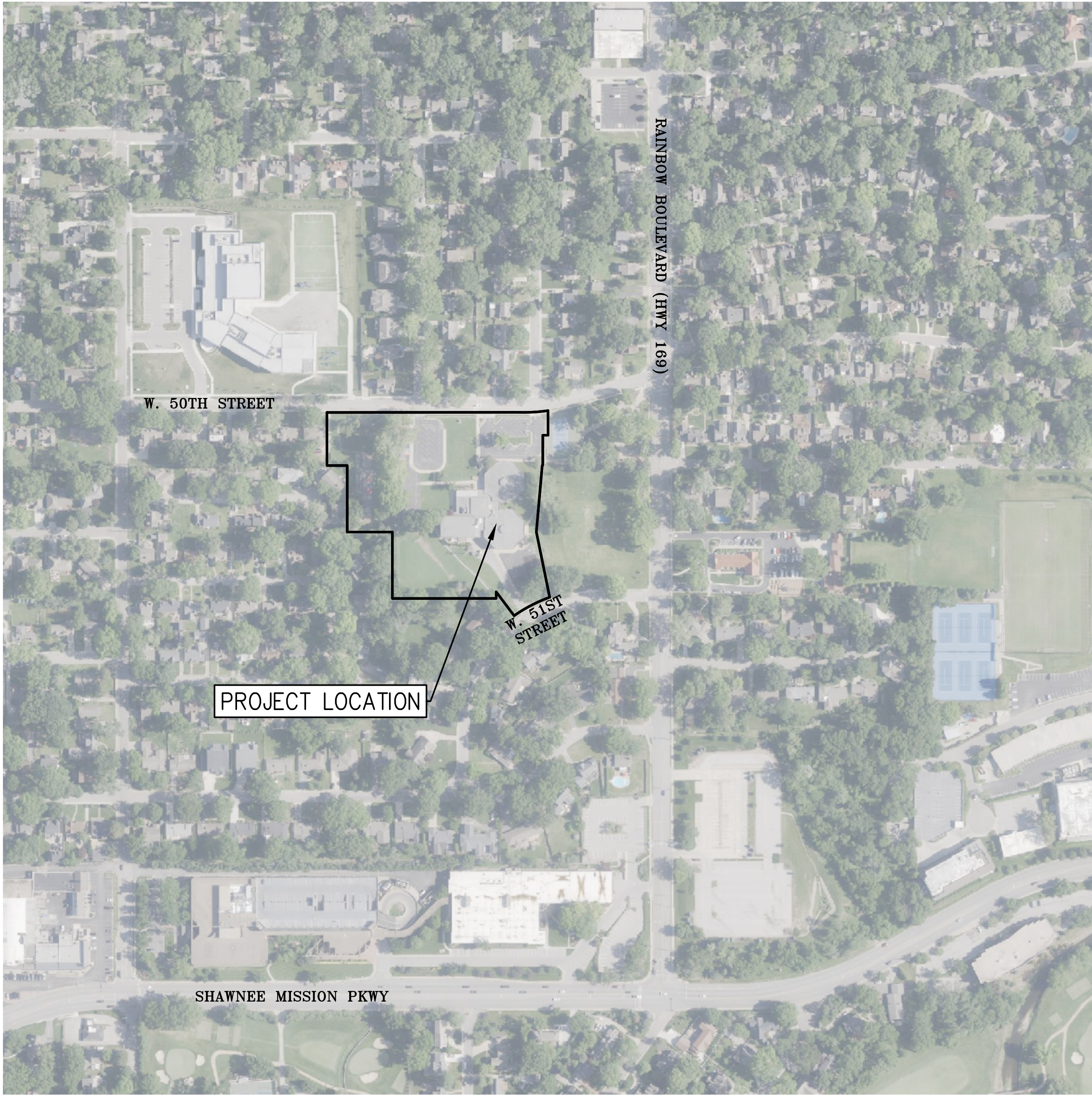


PRELIMINARY DEVELOPMENT PLANS FOR
WESTWOOD RESERVE
ADDRESS: 2511 W. 50TH STREET
IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS

	INDEX
C000	COVER SHEET
C001	EXISTING CONDITIONS & DEMOLITION PLAN
C100	SITE PLAN—OVERALL
C200	GRADING PLAN – OVERALL
C201–C202	GRADING PLAN – ENLARGED
C203–C206	STREET PLAN & PROFILE
C207	PEDESTRIAN PLAN
C300	UTILITY PLAN
C301–C302	FIRE PROTECTION PLAN
C400	TYPICAL SECTIONS & STREET DETAILS
LS100	LANDSCAPE PLAN
	BUILDING ELEVATION
	PRELIMINARY PLAT



PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: JOHN WEBBER, P.E.
913-393-1155 OFFICE
EMAIL: JWEBBER@PHELPSENGINEERING.COM

OWNER/DEVELOPER/ARCHITECT:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ATTN: JONATHAN BIRKEL
1881 MAIN STREET STE. 200
KANSAS CITY, MO 64108
PHONE: 816-459-4231
EMAIL: JBIRKEL@HUNTMIDWEST.COM

GROSS AREA = ±4.9359 ACRES

LEGAL DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON JULY 29, 2026, FOR PROJECT NO. 250712. ALL OF LOTS 4 THROUGH 14, BLOCK 1, SWATZELL ADDITION TOGETHER WITH ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, TOGETHER WITH ALL THAT PART OF LOT 8 AND LOT 9, HOLMESLAND, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 50TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE OF LOTS 14 THROUGH 4, BLOCK 1 OF SAID SWATZELL ADDITION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 50TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 87°43'22" E, A DISTANCE OF 480.00 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 89°04'45" E AND A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 70.20 FEET; THENCE S 02°17'01" E, ALONG THE EAST LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 61.22 FEET TO THE SOUTHEAST CORNER OF THE LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE S 87°43'25" W, ALONG THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 13.15 FEET; THENCE S 2°17'01" E, A DISTANCE OF 75.00 FEET; THENCE S 87°43'25" W, A DISTANCE OF 1.30 FEET; THENCE S 2°48'16" W, A DISTANCE OF 166.04 FEET; THENCE S 13°46'23" E, A DISTANCE OF 165.79 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF W. 51ST STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 67°56'06" W AND A RADIUS OF 380.20 FEET, AN ARC DISTANCE OF 100.00 FEET; THENCE N 39°12'01" W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET, A DISTANCE OF 53.61 FEET; THENCE S 87°43'40" W, ALONG THE NORTH LINE OF LOT 11, BLOCK 1 OF SAID KLASSEN PLACE AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 270.54 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 1 AND NORTH MOST CORNER OF LOT 10, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE EAST PLAT LINE OF WESTWOOD ESTATES, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 2°15'52" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID LOCKWOOD COURT; THENCE S 87°43'33" W, ALONG THE NORTH PLAT LINE OF SAID WESTWOOD ESTATES, A DISTANCE OF 112.30 FEET TO THE SOUTHEAST PLAT CORNER OF LOCKWOOD COURT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 2°15'52" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID LOCKWOOD COURT; THENCE S 87°43'25" W, ALONG THE NORTH PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 50.33 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE N 2°17'01" W, ALONG THE EAST LINE OF SAID SWATZELL ADDITION, A DISTANCE OF 132.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9359 ACRES, MORE OR LESS, UNPLATTED LAND.

BENCHMARK:

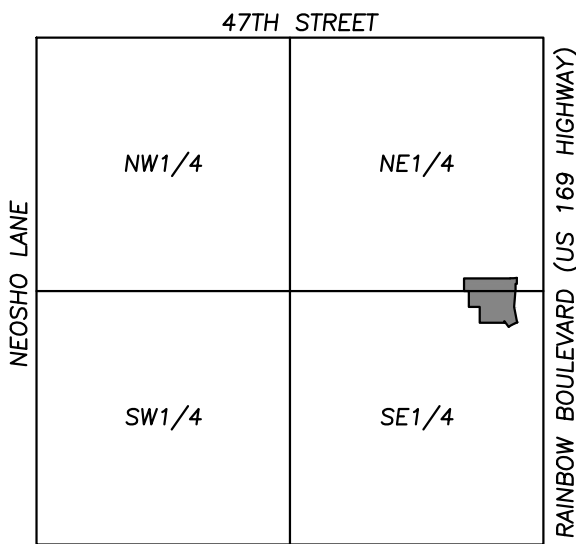
VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)

1. SET "Ø" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY

ELEVATION =959.97

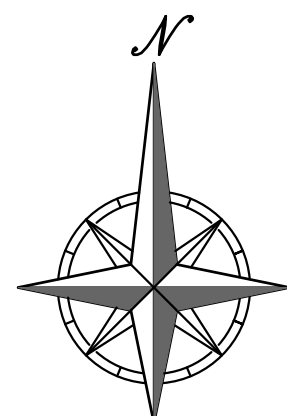
FLOOD NOTE:

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 THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0010G, AND DATED AUGUST 3, 2009.



SCALE: 1"=2000'

- LEGEND
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY



SCALE: 1"=200'
0' 200' 400'



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.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1146
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



COVER SHEET
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	DATE	NO.	REVISIONS
250712	08/21/26	JWK			
	CHECKED/CW				
	APPROVED/DEU				
	CERTIFICATE OF AUTHORIZATION				
	LAND SURVEYING - LS-82				
	ENGINEERING - E-361				
	CERTIFICATE OF AUTHORIZATION				
	LAND SURVEYING-2007001028				
	ENGINEERING-2007000038				

SHEET

C000



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.

DEMOLITION KEY NOTES:

- (A) ALL EXISTING 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).
- (B) REMOVE EXISTING RETAINING WALL.
- THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS AND DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, POLE TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.
- (C) REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.
- (D) REMOVE EXISTING ASPHALT PAVEMENT AND SUBBASE TO THE NATURAL SOIL ELEVATION. PERFORM CLEAN SAWCUT ALONG PERIMETER OF PAVEMENT REMOVAL LIMITS.
- (E) REMOVE EXISTING CONCRETE PAVEMENT AND SUBBASE TO THE NATURAL SOIL ELEVATION. PERFORM CLEAN SAWCUT ALONG PERIMETER OF PAVEMENT REMOVAL LIMITS.
- (F) REMOVE EXISTING CONCRETE SIDEWALK.
- (G) REMOVE EXISTING CONCRETE SIDEWALK RAMP.
- (H) REMOVE EXISTING CONCRETE CURB & GUTTER.
- (I) REMOVE EXISTING CONCRETE & BRICK PAVEMENT MEDIAN.
- (J) REMOVE EXISTING CHAINLINK FENCE.
- THE CONTRACTOR SHALL REMOVE EXISTING CIVIL DEFENSE SIREN AND THEIR APPURTENANCES IN COORDINATION WITH GOVERNING AUTHORITIES. SIREN AND ACCOMPANYING APPURTENANCES SHALL BE STORED AND LATER RE-INSTALL IN A NEW LOCATION PER GOVERNING AUTHORITIES DIRECTION.
- (L) THE CONTRACTOR SHALL REMOVE EXISTING UNDERGROUND/OVERHEAD ELECTRICAL SERVICES AND THEIR APPURTENANCES. THE ELECTRICAL SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY AND COORDINATED WITH THE UTILITY PROVIDER.

LEGEND

-

SCALE: 1"=30'



A horizontal scale bar with alternating black and white segments. It is marked with '0'', '30'', and '60''.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1166
www.phelpsenengineering.com



PLANNING
ENGINEERING
IMPLEMENTATION

EXISTING CONDITIONS & DEMOLITION PLAN

WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66221

PROJECT NO.	No.	Date	Revisions:	By	App.
250712					
CHECKED: JAW	IMPROVED: DEU				
DATE: 09/31/26	DATE: 09/31/26				
APPROVED: JAW	APPROVED: DEU				
REVISIONS:	REVISIONS:				
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SHEET

C001

\\phelps-server\projects\p\250712\eng\preliminary\SITE PLAN.dwg Layout:OVERALL Aug 31, 2026 - 4:15pm Jacob Keller

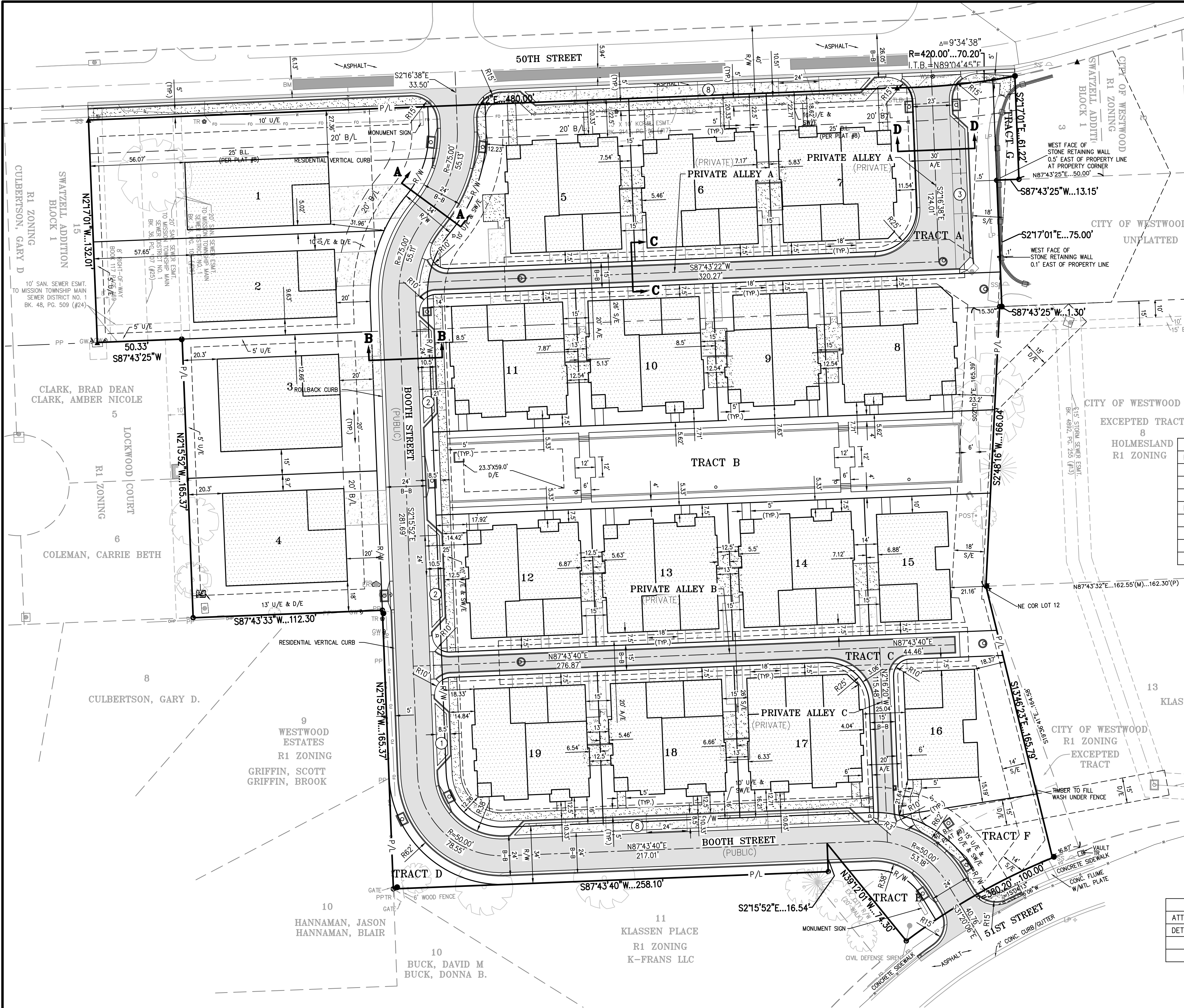


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UTILITY NOTES:
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FLOOD NOTE:

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 THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0010G, AND DATED AUGUST 3, 2009.



PROPOSED CONDITIONS SUMMARY:

ALL STREETS ARE NOTED AS PUBLIC OR PRIVATE AND ARE CLASSIFIED AS LOCAL EXCEPT AS NOTED ON THE PLANS. MODIFICATIONS TO EXISTING STREETS ARE AS SHOWN ON THE STREET IMPROVEMENT PLAN. LIQUID WASTE TO BE HANDLED BY THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS. ALL NEW AND EXISTING UTILITIES WILL BE PLACED UNDERGROUND WITHIN AND ADJUSTED TO THE DEVELOPMENT AS REQUIRED.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- 50TH STREET FULL DEPTH REPLACEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- PARKING LOT LIGHT POLE
- PARKING SPACES

PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 6.3.4)	
REQUIRED	
2 OFF-STREET SPACES PER DWELLING UNIT	64
TOTAL	64
PROVIDED	
GARAGE	64
DRIVEWAY/VISITOR PARKING (PRIVATE)	22
ON-STREET SPACES (PUBLIC)	21
TOTAL	107

ZONING BULK REGULATIONS

ZONING		
EXISTING: R-1		PROPOSED: PRCD
BUILDING SETBACKS (CODE SECTION 6.3.3)		
LOCATION	REQUIRED	PROVIDED
FRONT PUBLIC ST	20 FT B.O.C.	25 FT B.O.C.
FRONT PRIVATE ST	N/A	7.5 FT B.O.C.
STR. TO STR.	10 FT	12.5 FT
BUILDING HEIGHTS		
	MAXIMUM	PROVIDED
ATTACHED HOMES	35 FT	34 FT
DETACHED HOMES	35 FT	34 FT
	REQUIRED	PROVIDED
NET AREA	3,500 SF/UNIT MIN	5,901 SF/UNIT
TOTAL LOT COVER (BUILDINGS)	40% MAX	37.0%
TOTAL LOT COVER (IMPERVIOUS)	65% MAX	54.6%

LAND USE TABLE

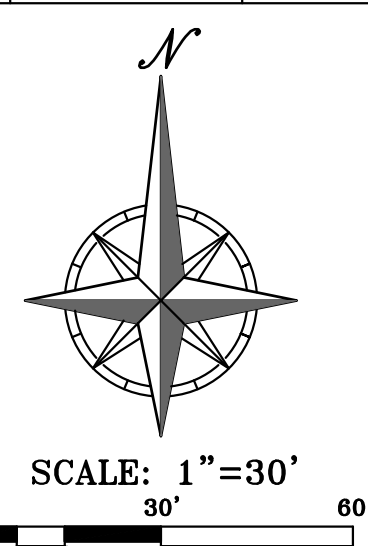
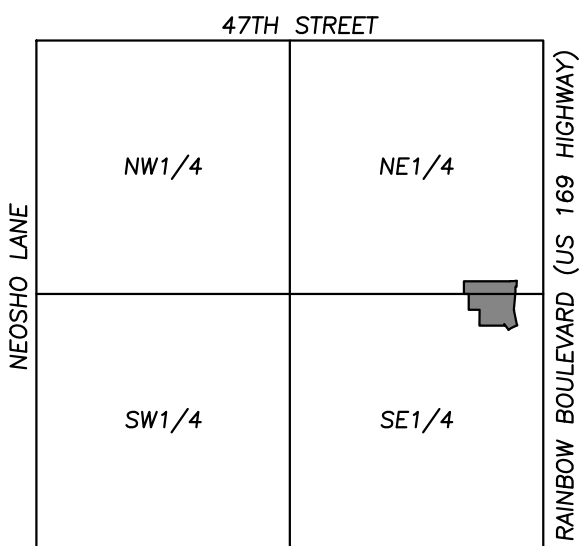
RESIDENTIAL DWELLING UNITS	
ATTACHED HOMES	26
DETACHED HOMES	6
TOTAL	32

RESIDENTIAL SITE & BUILDING SUMMARY TABLE

GROSS AREA	4.9359 AC.
NET AREA	4.3349 AC.
TOTAL UNITS	32 UNITS

RESIDENTIAL SITE & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA
LOT 1	0.32 AC.
LOT 2	0.23 AC.
LOT 3	0.21 AC.
LOT 4	0.21 AC.
LOT 5	0.21 AC.
LOT 6	0.18 AC.
LOT 7	0.19 AC.
LOT 8	0.19 AC.
LOT 9	0.12 AC.
LOT 10	0.15 AC.
LOT 11	0.16 AC.
LOT 12	0.17 AC.
LOT 13	0.15 AC.
LOT 14	0.15 AC.
LOT 15	0.14 AC.
LOT 16	0.15 AC.
LOT 17	0.16 AC.
LOT 18	0.17 AC.
LOT 19	0.18 AC.
TRACT A	0.23 AC.
TRACT B	0.37 AC.
TRACT C	0.15 AC.
TRACT D	0.02 AC.
TRACT E	0.02 AC.
TRACT F	0.06 AC.
TRACT G	0.02 AC.
TOTAL	4.94 AC.
BUILDING DATA	BLDG. FOOTPRINT
BUILDING #1	4,232 S.F.
BUILDING #2	4,232 S.F.
BUILDING #3	4,200 S.F.
BUILDING #4	4,232 S.F.
BUILDING #5	4,232 S.F.
BUILDING #6	3,085 S.F.
BUILDING #7	4,200 S.F.
BUILDING #8	4,232 S.F.
BUILDING #9	4,232 S.F.
BUILDING #10	4,232 S.F.
BUILDING #11	2,584 S.F.
BUILDING #12	4,232 S.F.
BUILDING #13	4,232 S.F.
BUILDING #14	4,200 S.F.
BUILDING #15	2,584 S.F.
BUILDING #16	3,600 S.F.
BUILDING #17	3,600 S.F.
BUILDING #18	3,960 S.F.
BUILDING #19	3,960 S.F.
TOTAL	69,829 S.F.



PRELIMINARY PLANS
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CONSTRUCTION

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1166
www.philipsengineering.com



SITE PLAN - OVERALL
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	APP.	REVISIONS
250712	08/31/26	JTK		
CHECKED: JKW	APPROVED: DEU			
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING-20070128				
ENGINEERING-20070028				

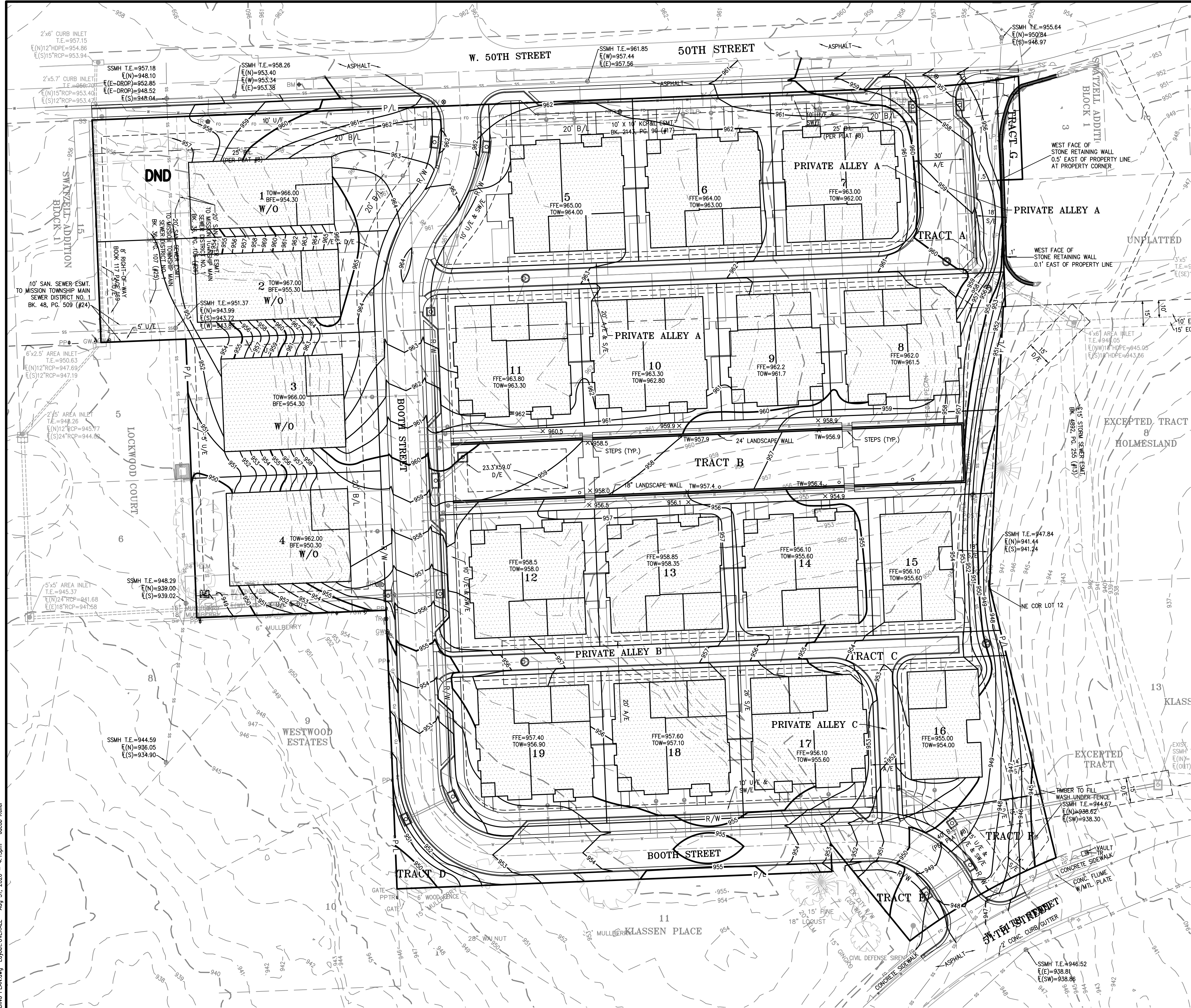
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\\phelps-servers\projects\p\250712\eng\preliminary\GRADING PLAN.dwg Layout OVERALL Aug 31, 2026 - 4:15pm Jacob Keller

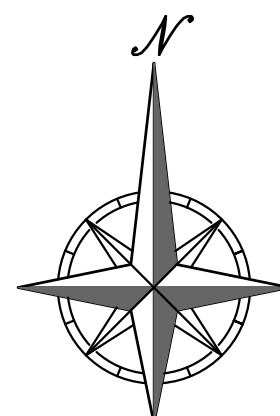


Know what's below.
Call before you dig.

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.



- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED SPOT ELEVATION
 - LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - IS GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL
 - TOW TOP OF WALL (BUILDING)
 - FTE FINISHED FLOOR ELEVATION
 - BFE BASEMENT FLOOR ELEVATION
 - W/O WALKOUT



SCALE: 1"=30'

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1145
www.philipsengineering.com

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GRADING PLAN - OVERALL
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Revisions:	By	App.
PROJECT NO. 250712		
DATE: 08/21/26		
CHECKED: JMW		
APPROVED: DEU		
CORPORATE AUTHORIZATION		
LAND SURVEYING - LS-82		
ENGINEERING - E-361		
CERTIFICATE OF AUTHORIZATION		
LAND SURVEYING-200700128		
ENGINEERING-200700035		

SHEET

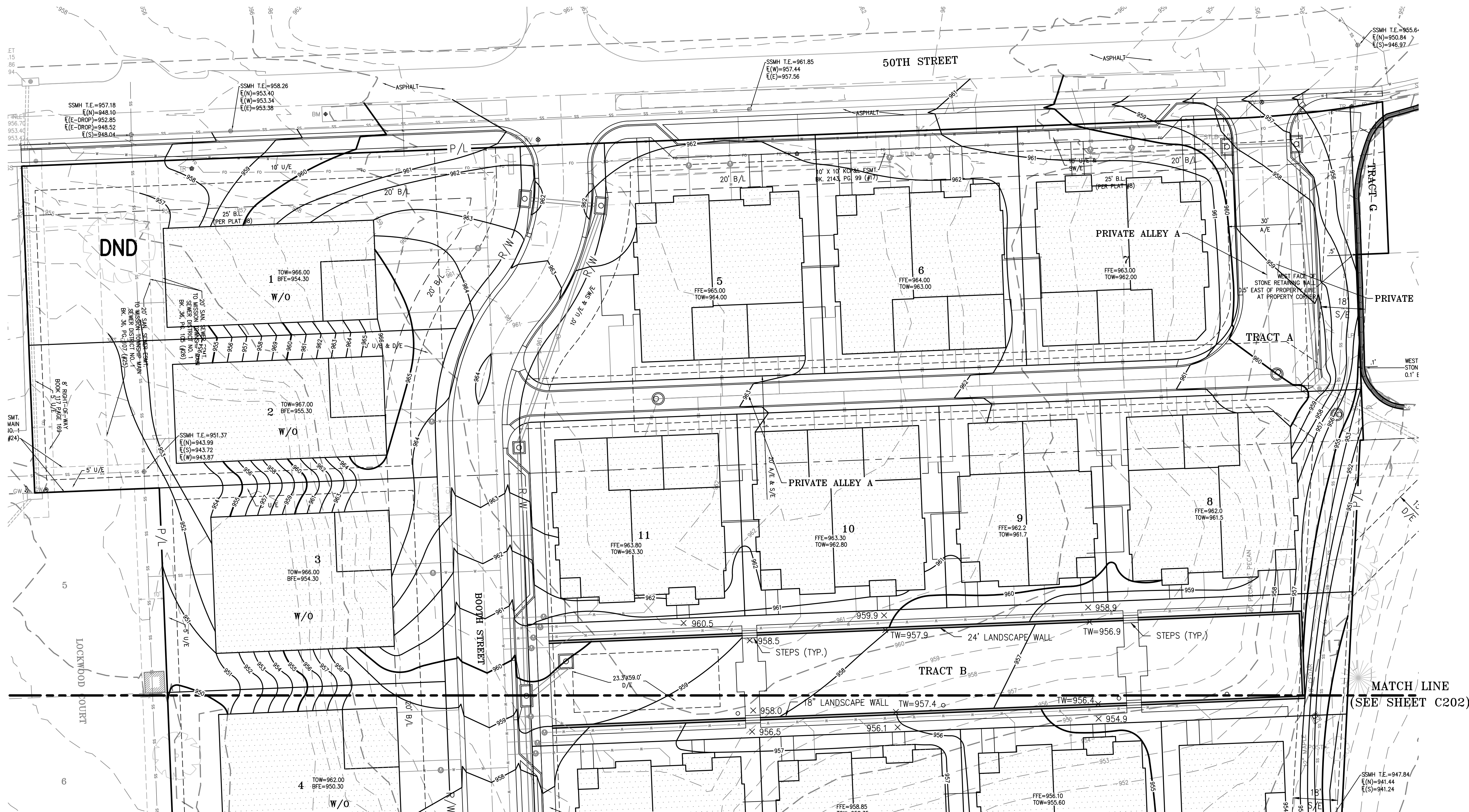
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\\phelps-servers\projects\p\250712\eng\preliminary\GRADING PLAN.dwg Layout:1 Aug 31, 2026 4:15pm Jacob Keller



Know what's below.
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UTILITY NOTES:
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FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD
LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

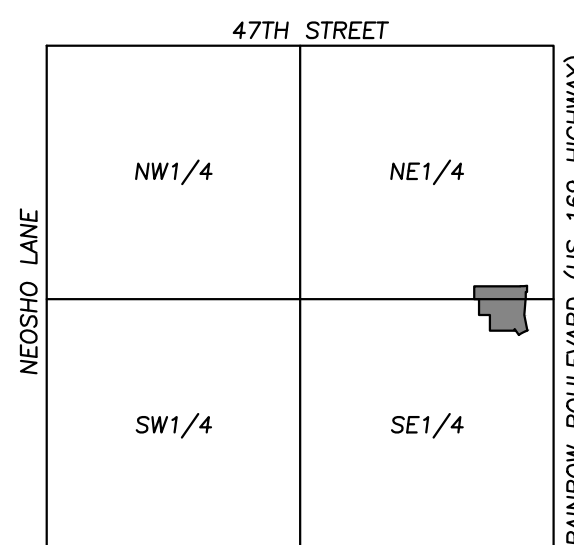


BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)
1. SET "L" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY
ELEVATION =959.97

FLOOD NOTE:

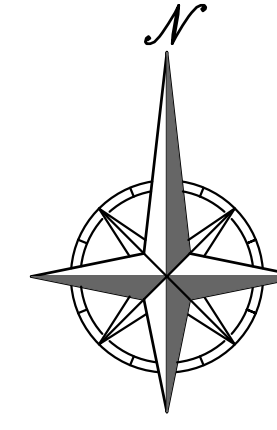
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0010G, AND DATED AUGUST 3, 2009.



VICINITY MAP
SEC. 3-12-25

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 920 EXISTING CONTOURS
- 918 PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- P TOP OF PAVEMENT
- TE TOP OF STRUCTURE
- OR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- BW GRADE AT BOTTOM OF WALL
- TW GRADE AT TOP OF WALL



PRELIMINARY PLANS
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Fax (913) 993-1146
www.philipsengineering.com



GRADING PLAN - ENLARGED
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Revisions:	No.	Date	By	App.
PROJECT NO. 250712				
DATE: 08/31/26				
CHECKED: JCK				
DRAWN: JTK				
APPROVED: DEU				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING-200700128				
ENGINEERING-200700328				

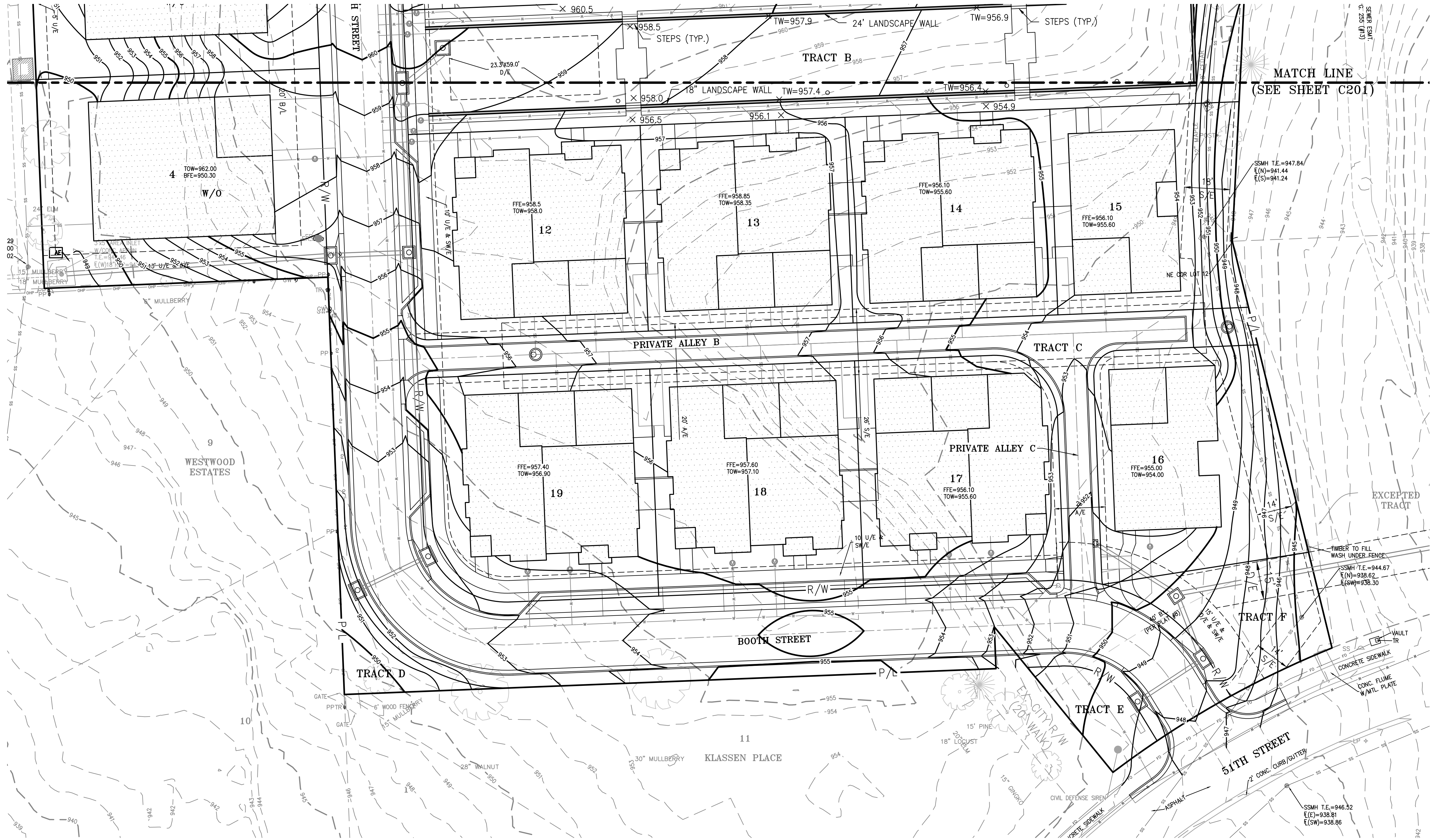
SHEET
C201

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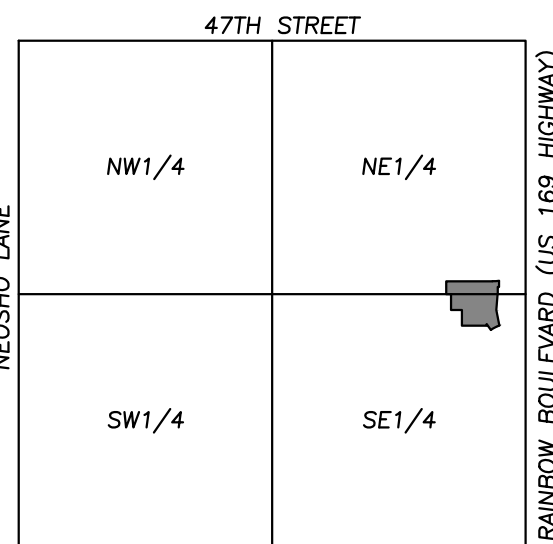


BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)
1. SET "J" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY ELEVATION =959.97

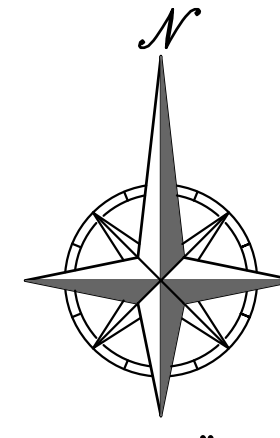
FLOOD NOTE:

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 THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0010G, AND DATED AUGUST 3, 2009.



SCALE: 1"=2000'

- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
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 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL



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

PRELIMINARY PLANS
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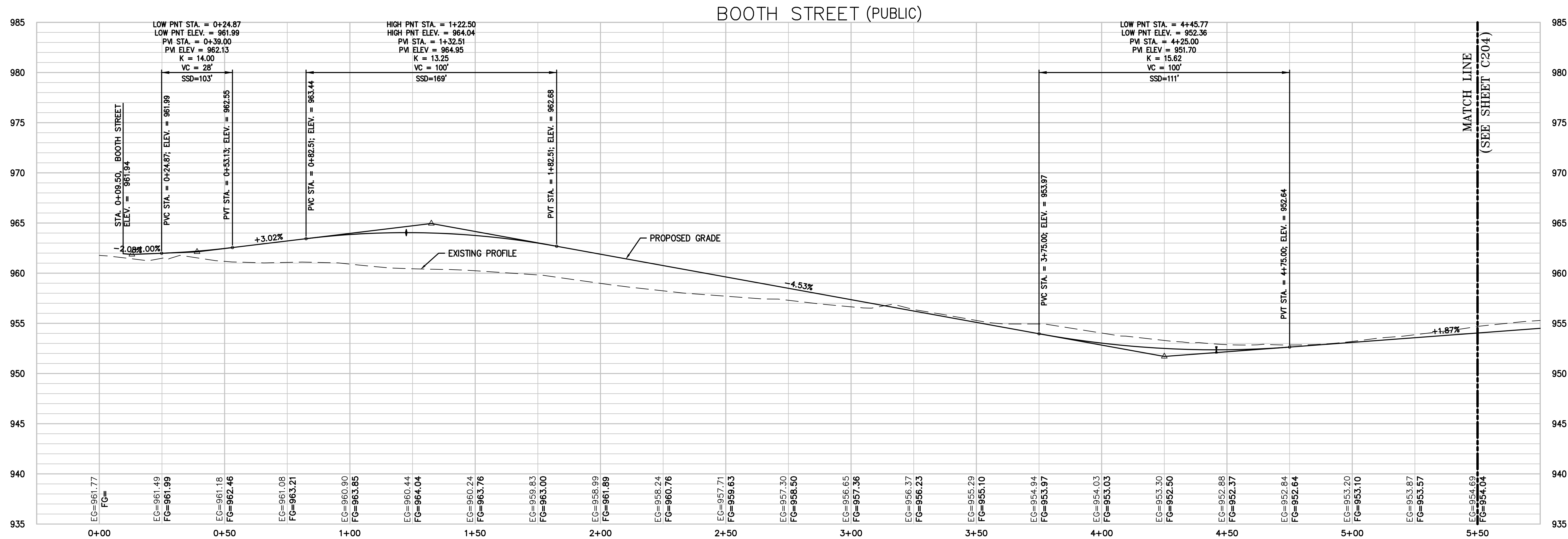
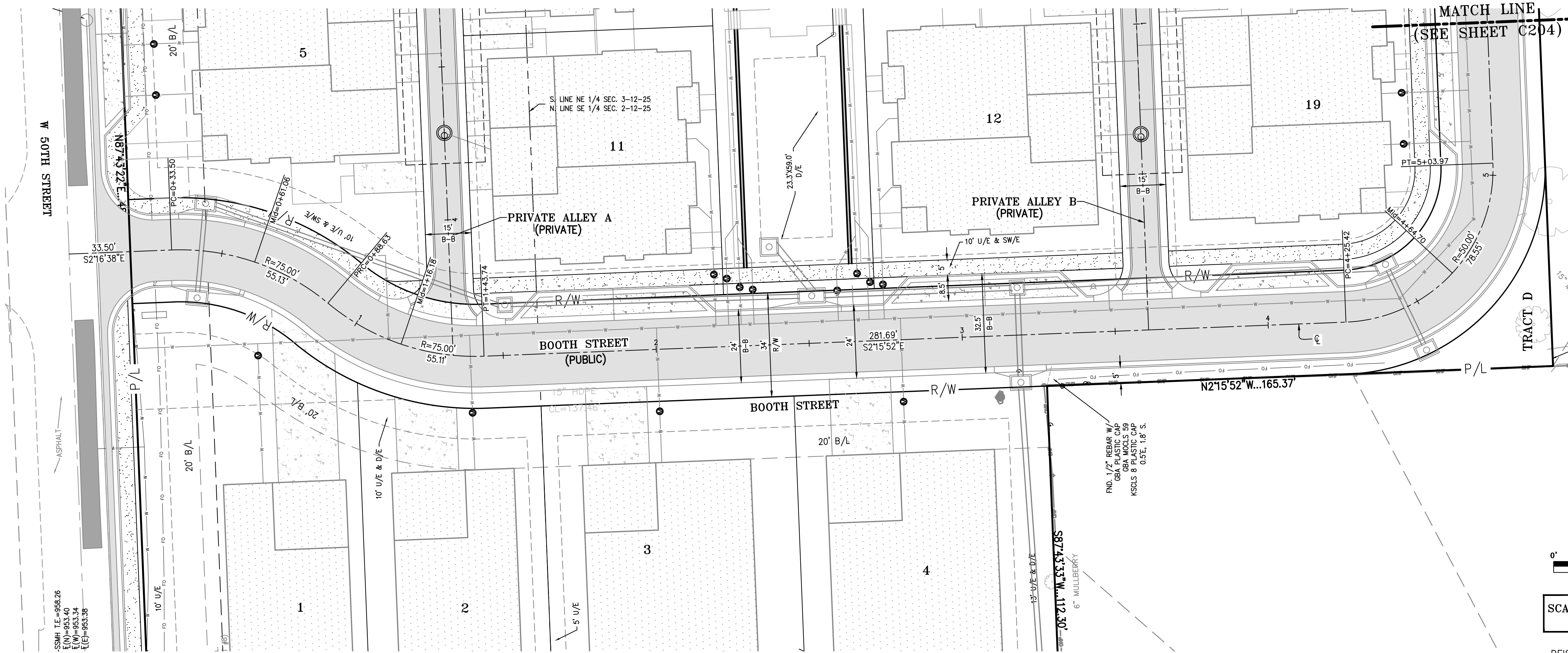


GRADING PLAN - ENLARGED
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Revisions:	No.	Date	By	App.
PROJECT NO. 250712				
DATE: 08/31/26				
CHECKED: JWK				
APPROVED: DEU				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING-2007001028				
ENGINEERING-2007000208				

SHEET
C202

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Fax (913) 993-1166
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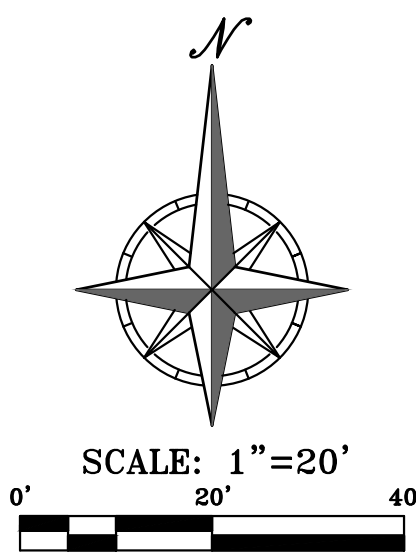
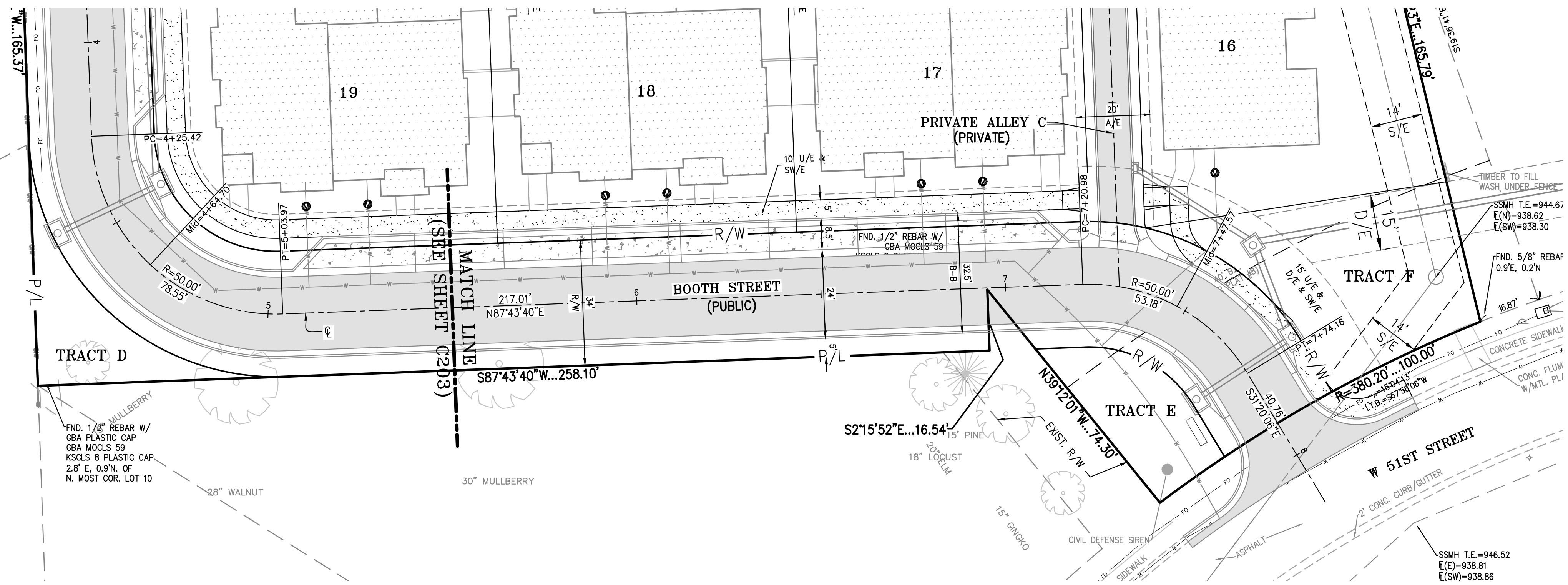
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STREET PLAN & PROFILE
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Revisions:	No.	Date	By	App.
PROJECT NO. 250712				
DATE: 08/31/26				
CHECKED: JWK				
APPROVED: DEU				
CORPORATE AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING-200701028				
ENGINEERING-200700038				

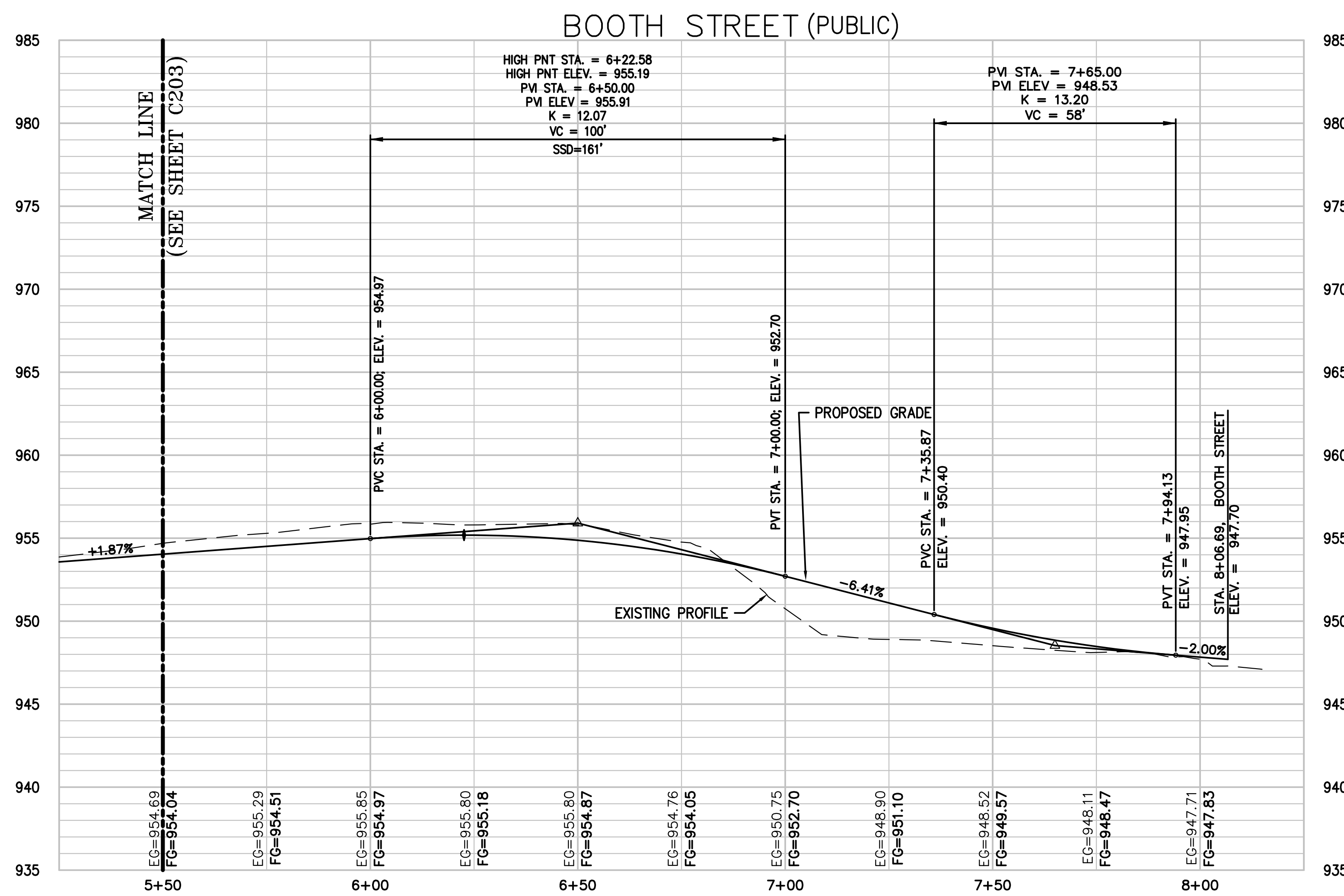
SHEET
C203

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SCALE: 1"=20' HORIZ.
1"= 5' VERT.

DESIGN SPEED= 15 MPH



PRELIMINARY PLANS
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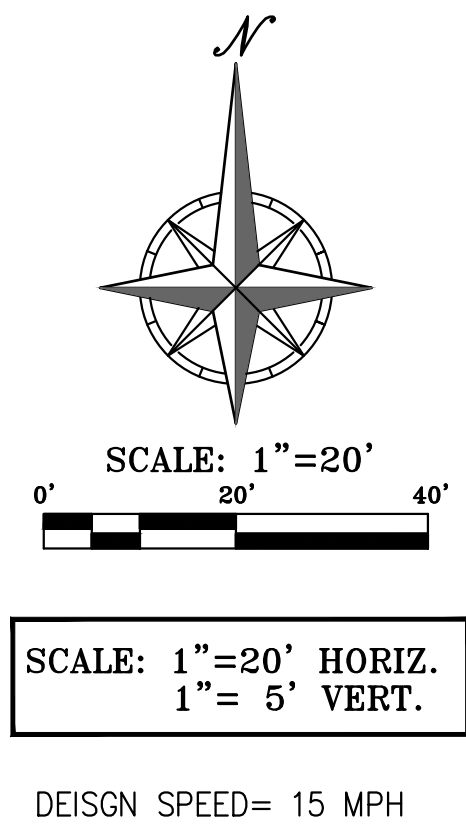
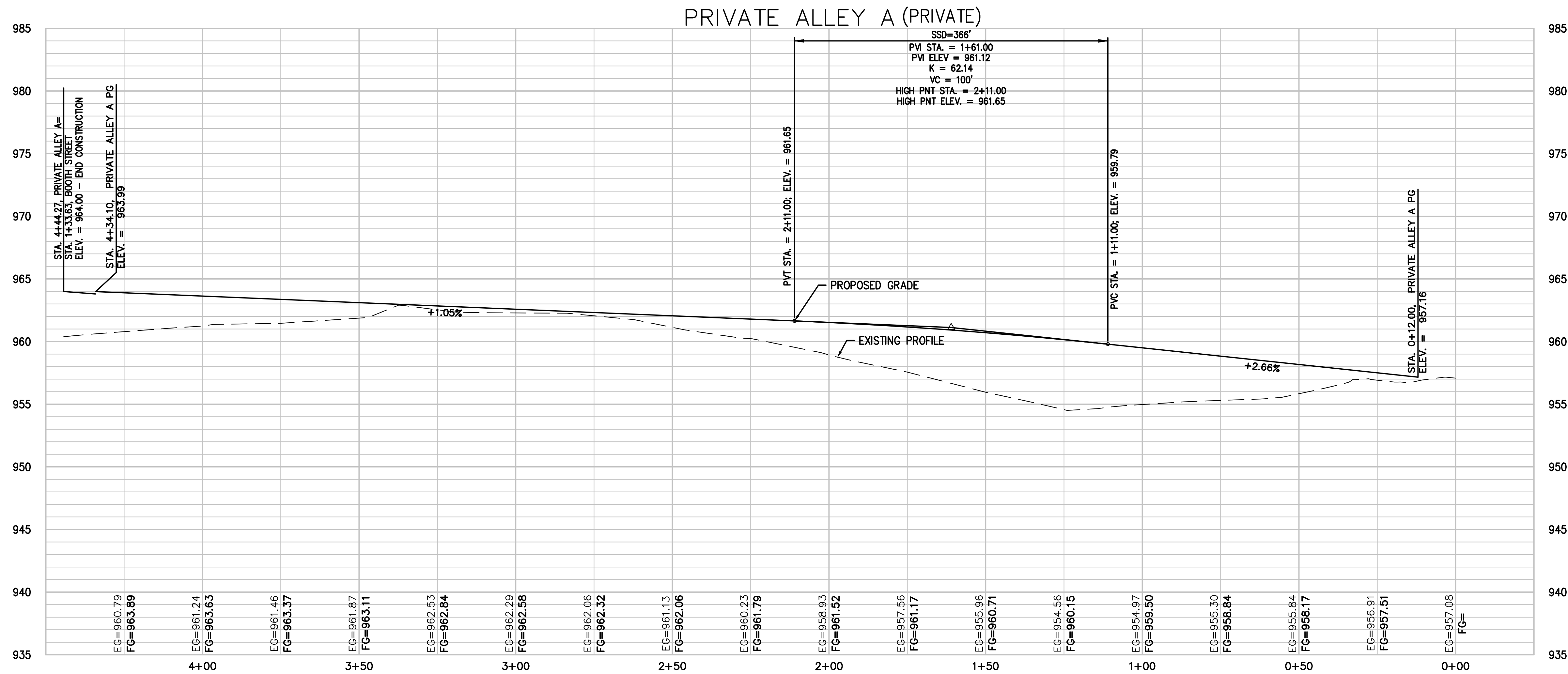
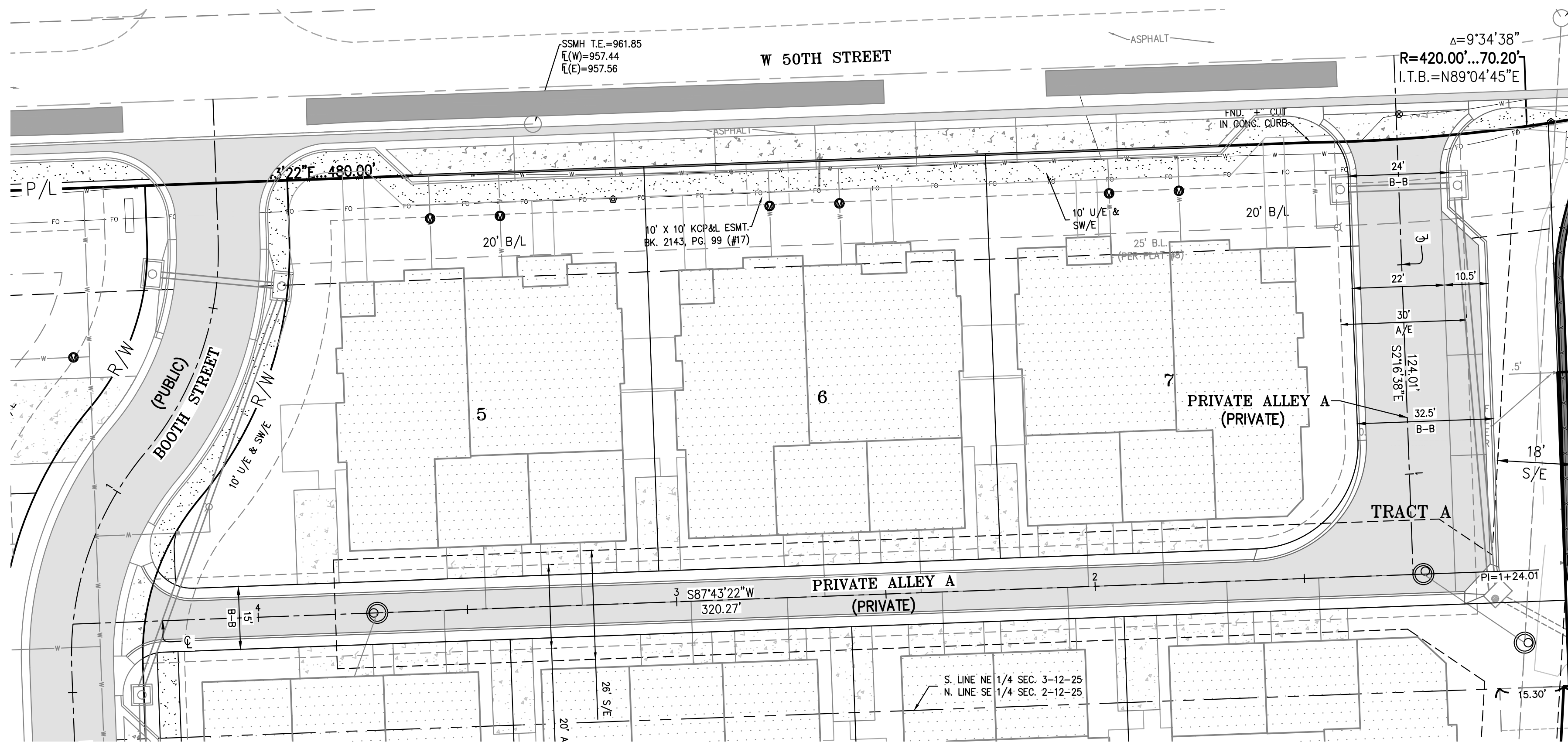
PHILIPS ENGINEERING, INC.
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Olathe, Kansas 66061
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IMPLEMENTATION

STREET PLAN & PROFILE
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
250712	08/31/26	1				
CHECKED: JWK						
APPROVED: DEU						
DATE OF AUTHORIZATION						
LAND SURVEYING - LS-62						
ENGINEERING - E-361						
DATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
ENGINEERING-20070308						

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STREET PLAN & PROFILE
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	DATE	NO.	REVISIONS
250712	08/21/26	JTK			
CHECKED BY	APPROVED BY				
CORPORATE AUTHORIZATION					
LAND SURVEYING - LS-62					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 20070128					
ENGINEERING - 20070028					

SHEET

C205

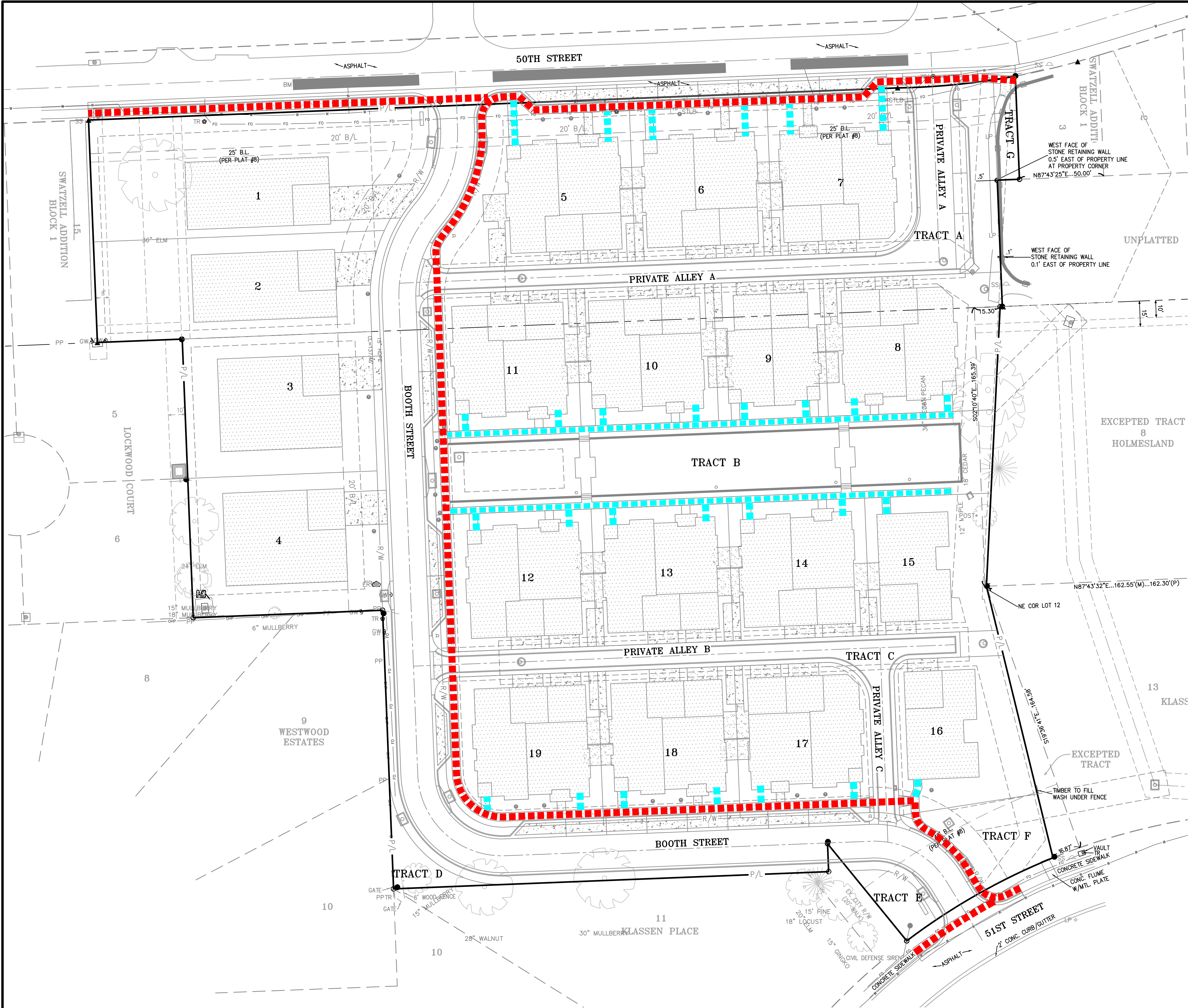
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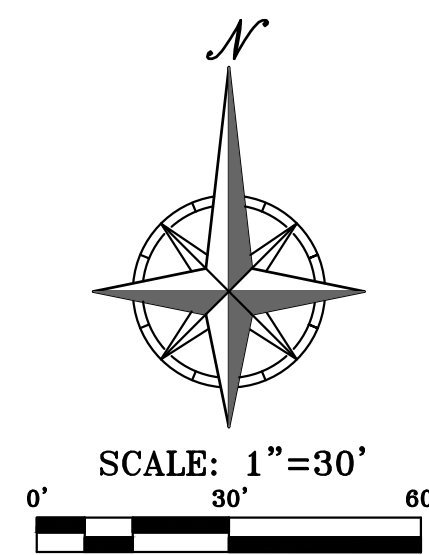


Know what's below.
Call before you dig.

UTILITY NOTES:
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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.



- LEGEND**
- PL ——— PROPERTY LINE
 - PEDESTRIAN ROUTE (PRIVATE)
 - PEDESTRIAN ROUTE (PUBLIC)



PROJECT NO.	DATE	CHECKED BY	APPROVED BY	DATE	REVISIONS	BY	APP.
250712	08/21/26	JTK	DEU				
DATE OF AUTHORIZATION							
LAND SURVEYING - LS-62							
ENGINEERING - E-361							
DATE OF AUTHORIZATION							
LAND SURVEYING-200700128							
ENGINEERING-200700028							

SHEET
C207

PEDESTRIAN PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205



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Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1166
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PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

\\phelps-engineering\projects\1250712\dwg\preliminary\UTILITY PLAN.dwg Layout1 1 Aug 31, 2026 - 4:15pm Jacob Keller



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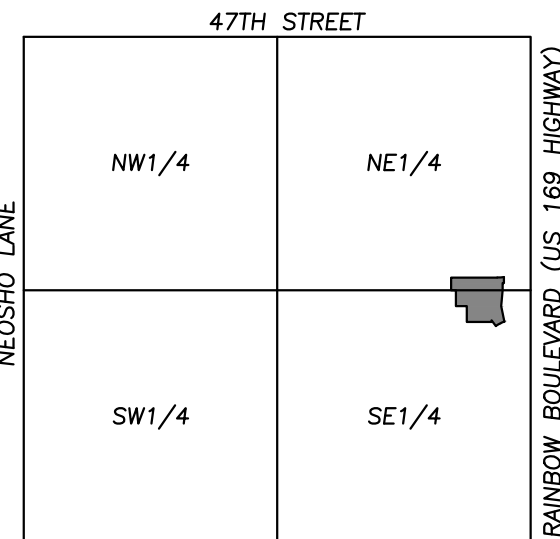
SANITARY SEWER NOTES:

1. ALL SERVICE LINES SHALL BE 6" PVC (SDR-26) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
2. ALL 6" SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
3. THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS
4. NO ROOF DRAINS, OR GUTTERS AND DOWNSPOUTS SHALL CONNECT TO SANITARY SEWER.
5. IN THE EVENT OF WORK IN OR ON THE PUBLIC SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
6. SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT JCW SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.
7. RETAINING WALL DRAINS SHALL NOT CONNECT TO SANITARY SEWER.
8. THIS PROJECT INCLUDES THE FOLLOWING STORMWATER BMPs:
UNDERGROUND INFILTRATION BASIN

GROSS AREA = ±4.9286 ACRES

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)
1. SET "G" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY
ELEVATION = 959.97

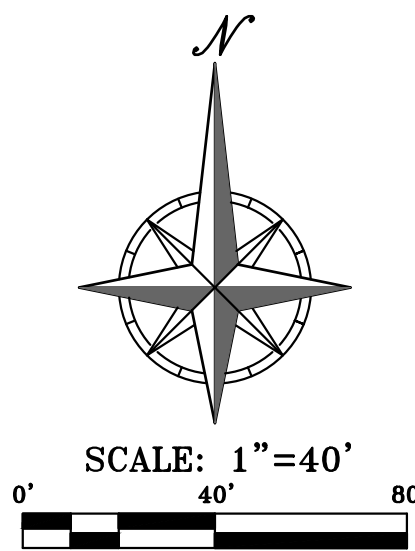


VICINITY MAP.
SEC. 3-12-25



SCALE: 1"=2000'

LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— COM —	EXISTING COMMUNICATIONS LINE
— OHC —	EXISTING OVERHEAD COMMUNICATIONS LINE
— G —	EXISTING GAS LINE
— BE —	EXISTING BURIED ELECTRIC LINE
— OHP —	EXISTING OVERHEAD POWER LINE
— SS —	EXISTING SANITARY SEWER LINE
— W —	EXISTING WATER LINE
— G —	PROPOSED GAS LINE
— BE —	PROPOSED BURIED ELECTRIC LINE
— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
— F —	PROPOSED FIRE LINE
— STM —	PROPOSED SECONDARY STORM
— COM —	PROPOSED COMMUNICATIONS LINE



SCALE: 1"=40'
0' 40' 80'

UTILITY KEY NOTES:

- (E1) EXISTING POWER POLE TO REMAIN.
- (S1) INSTALL 4" "DOGHOUSE" TYPE MANHOLE TO EX. 10" VCP SANITARY SEWER MAIN. REFER TO JCW DETAIL JCW-01
- (S2) CONNECT TO EX. 8" PVC SANITARY SEWER MAIN W/T.EE. REFER TO JCW DETAIL JCW-14
- (S3) INSTALL 4" DIA. "STANDARD" TYPE TYPE MANHOLE. REFER TO JCW STANDARD DETAILS JCW-00
- (S4) INSTALL 8" PVC (SDR-26)
- (S5) EXISTING SANITARY MANHOLE TOP TO BE RAISED
- (W1) PROPOSED FIRE HYDRANT
- (W2) PROPOSED WATER MAIN

UTILITY COMPANIES:

GAS PROJECTS:

KANSAS GAS SERVICE TERRITORY
KANSAS GAS SERVICE
BILL AHRENS (WILLIAM.AHRENS@ONEGAS.COM)
11401 W. 89TH STREET
OVERLAND PARK, KS 66214

(913) 599-8996 - OFFICE

POWER

EVERGY (METRO) CONTACT NORTHERN JOCO
EVERGY
WILLIAM PELKEY (WILLIAM.PELKEY@EVERGY.COM)

(816) 518-3258

SANITARY SEWER

SANITARY SEWER
JOHNSON COUNTY WASTEWATER
11811 S. SUNSET DRIVE, SUITE 2500
OLATHE, KS 66061

(913) 715-8500 - PHONE
(913) 715-8520 - INSPECTIONS

WATER

WATER DISTRICT NO. 1 OF JOHNSON COUNTY
10747 RENNER BLVD.
LENEXA, KS 66219

(913) 895-5467 - OFFICE

WATER SERVICES:

CHRIS ANDERSON (CANDERSON@WATERONE.ORG)

(913) 895-5754 - OFFICE

COMMUNICATIONS

AT&T
DARRIN SHEPARD (DS616H@ATT.COM)
9444 NALL AVENUE
OVERLAND PARK, KS 66207

(816) 735-7658 - MOBILE

GOOGLE FIBER
LAUREN MARCUCCI (KC-GOOGLE-UC@GOOGLE.COM)

(913) 663-1900

SPECTRUM
RICHARD SIEGER (RICHARD.SIEGER@CHARTER.COM)
8221 W. 119TH STREET
OVERLAND PARK, KS

(913) 643-1925 - OFFICE
(816) 215-8935 - CELL

COMCAST
RYAN ALKIRE (RYAN_ALKIRE@COMCAST.COM)
4700 LITTLE BLUE PARKWAY
INDEPENDENCE, MO 54057

(816) 332-7009 - MOBILE

CITY SPECIFIC CONTACTS

WESTWOOD

DIRECTOR OF PUBLIC WORKS
JOHN SULLIVAN (JOHN.SULLIVAN@WESTWOODKS.ORG)

(913) 432-1550 - OFFICE

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PHILIPS ENGINEERING, INC.
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www.philipsengineering.com

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UTILITY PLAN - OVERALL
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	APP.
250712	08/21/26	JTK	
CHECKED BY	DATE	BY	APP.
DATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
DATE OF AUTHORIZATION			
LAND SURVEYING - 200700128			
ENGINEERING - 200700028			

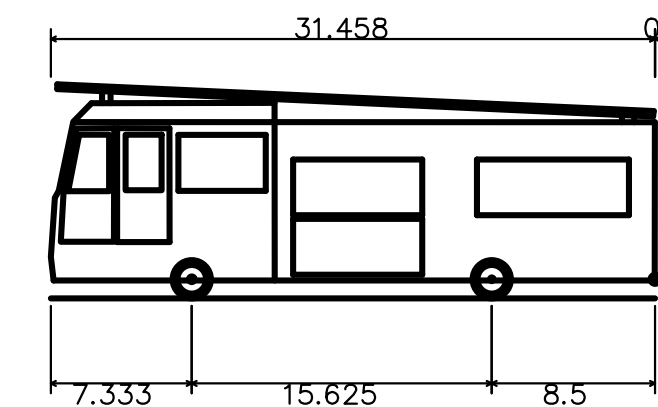
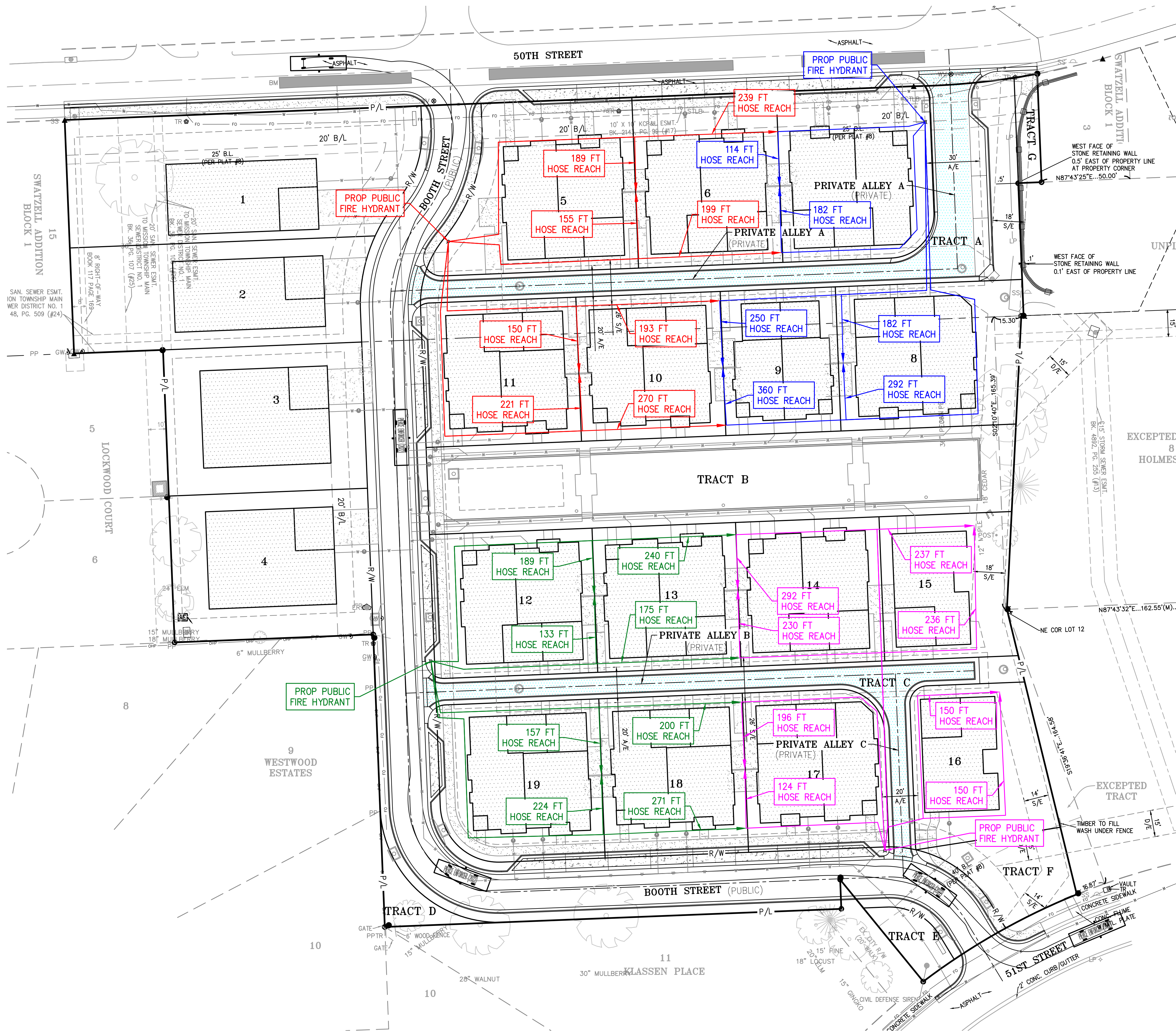
SHEET
C300

\\phelps-engineering\projects\250712\Drawings\250712.dwg (Preliminary) FIRE PROTECTION PLAN.dwg Layout:1 Aug 31, 2026 - 4:18pm Jacob Keller



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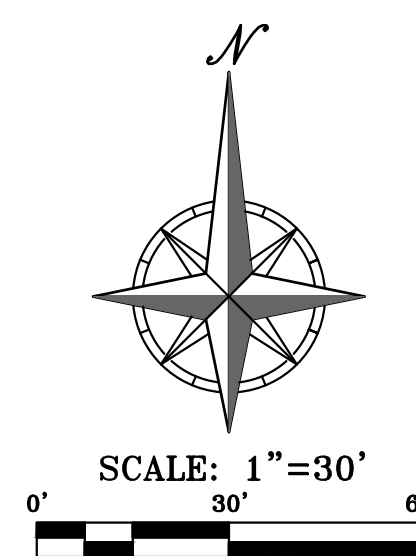


PIERCE ENFORCER (2022)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

31.458ft
8.000ft
11.147ft
0.927ft
5.670ft
4.00s
29.917ft

LEGEND

- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT



PRELIMINARY PLANS
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CONSTRUCTION

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1166
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



FIRE PROTECTION PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	APP.	REVISIONS
250712	08/21/26	JTK		
CHECKED	08/21/26	CM		
APPROVED	08/21/26	DEU		
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - 200700128				
ENGINEERING - 200700028				

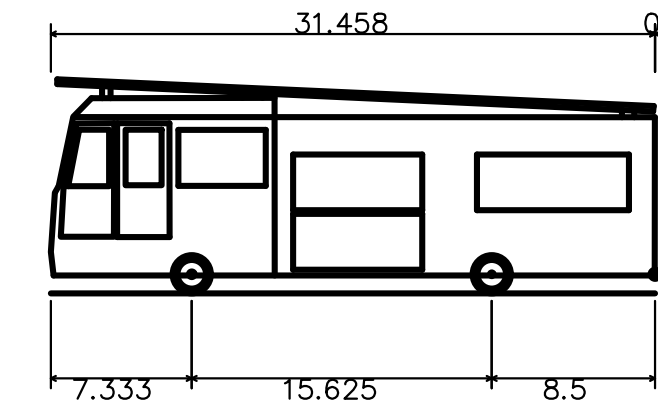
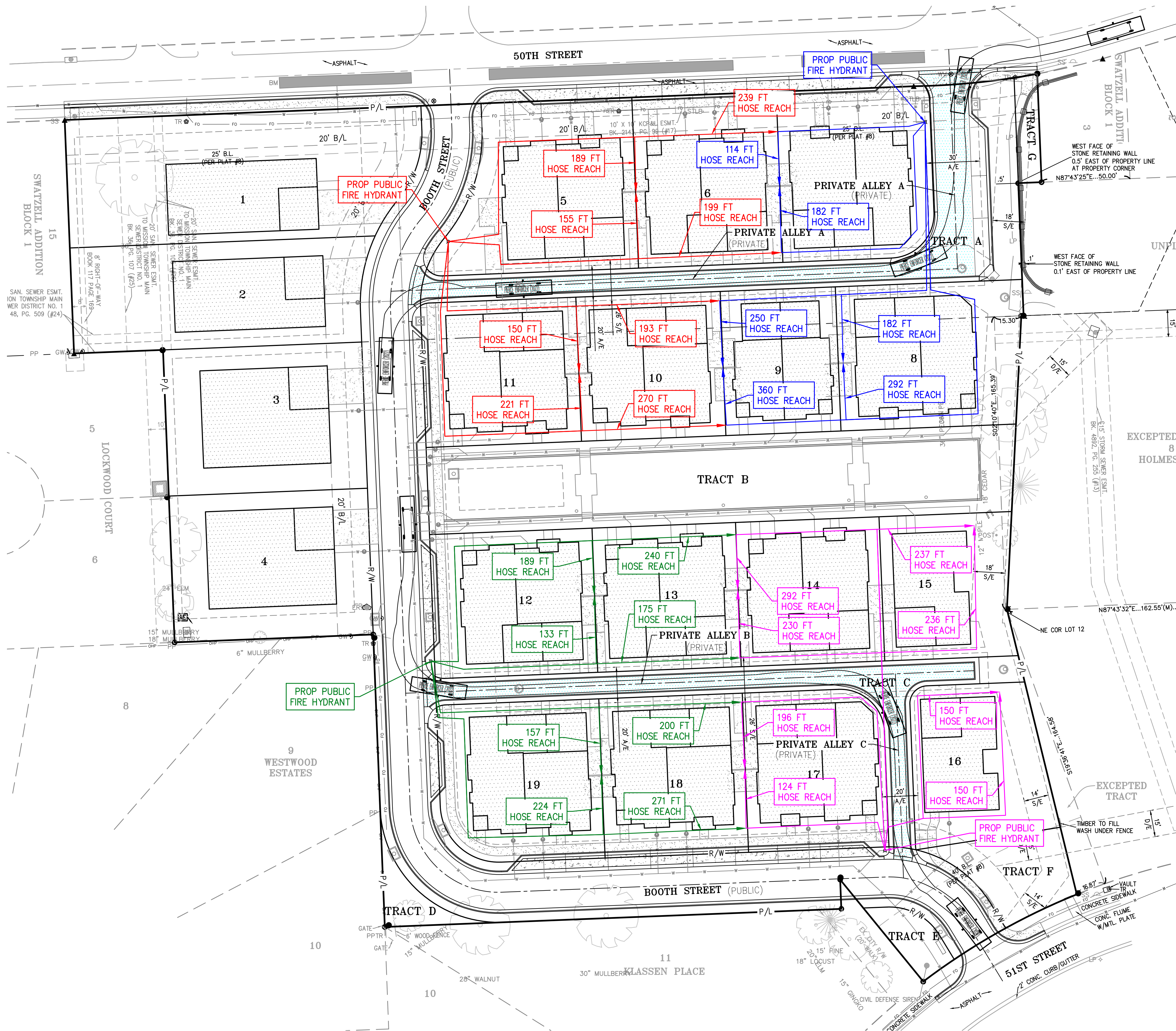
SHEET
C301

\\phelps-engineering\projects\250712\eng\preliminary\FIRE PROTECTION PLAN.dwg Layout:2 Aug 31, 2026 - 4:15pm Jacob Keller



Know what's below.
Call before you dig.

UTILITY NOTES:
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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.

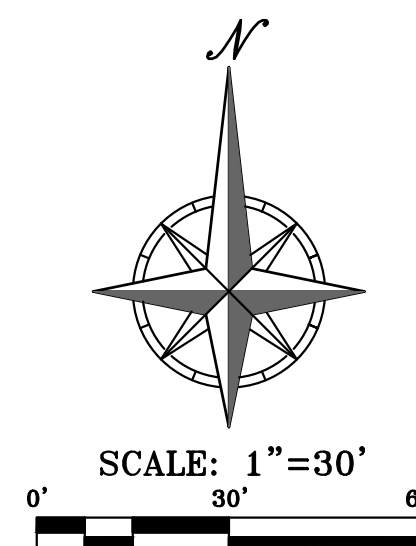


PIERCE ENFORCER (2022)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

31.458ft
8.000ft
11.147ft
0.927ft
5.670ft
4.00s
29.917ft

LEGEND

- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT



PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

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IMPLEMENTATION

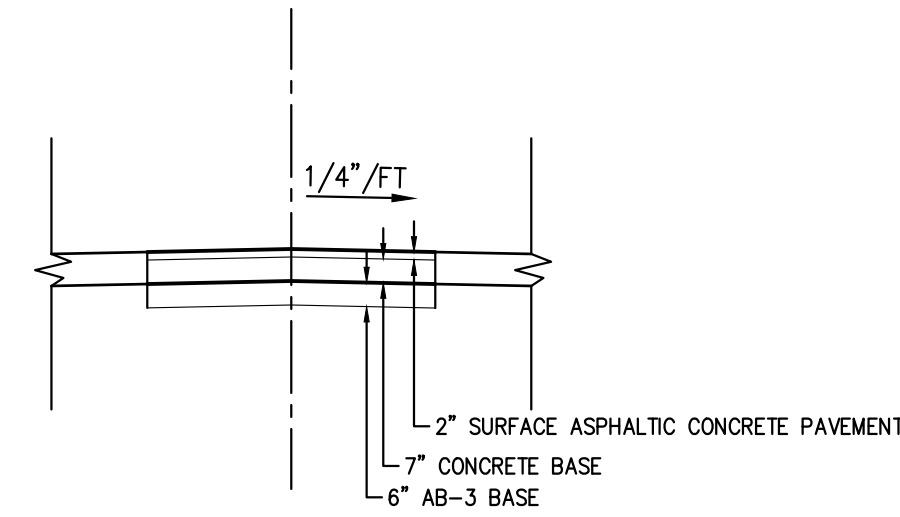


FIRE PROTECTION PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

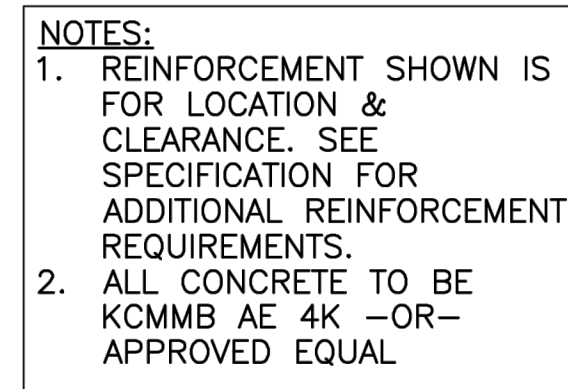
PROJECT NO.	DATE	BY	APP.
250712	08/21/26	JTK	
CHECKED BY	DATE	BY	APP.
APPROVED BY	DATE	BY	APP.
CERTIFICATE OF AUTHORIZATION	DATE	BY	APP.
LAND SURVEYING - LS-62	DATE	BY	APP.
ENGINEERING - E-361	DATE	BY	APP.
CERTIFICATE OF AUTHORIZATION	DATE	BY	APP.
LAND SURVEYING - LS-62	DATE	BY	APP.
ENGINEERING - E-361	DATE	BY	APP.

SHEET

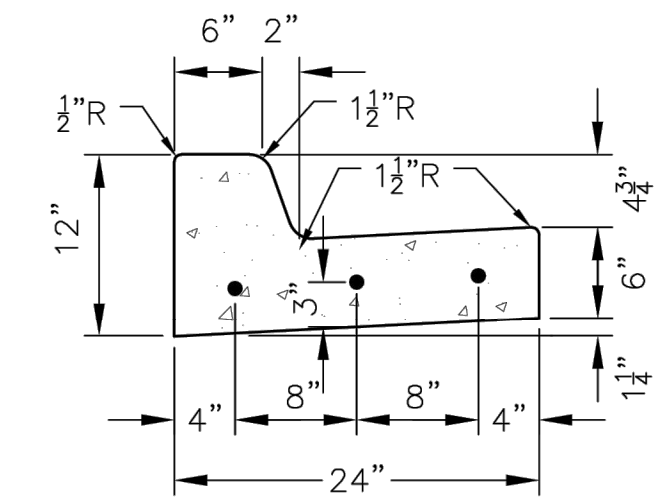
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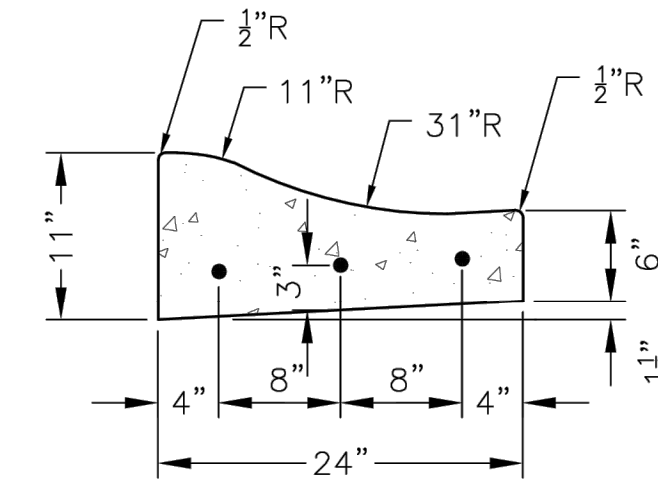
50TH STREET FULL DEPTH REPLACEMENT



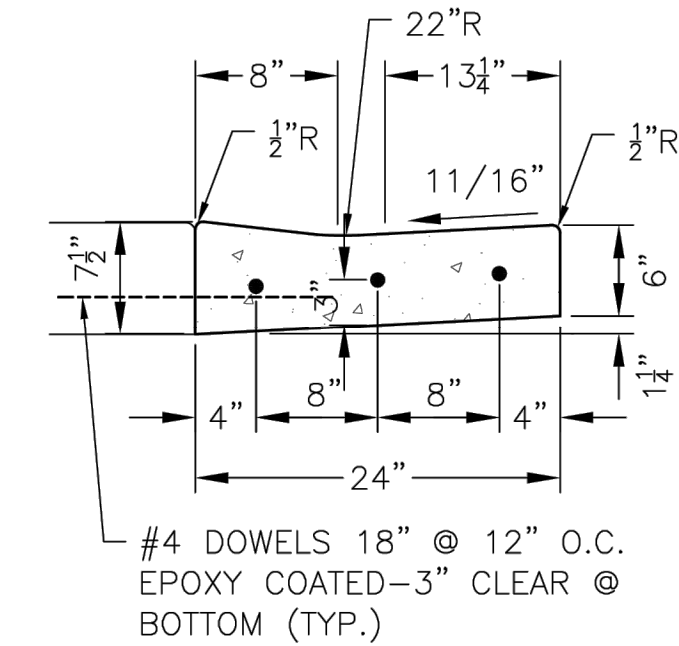
THOROUGHFARE VERTICAL CURB
N.T.S.



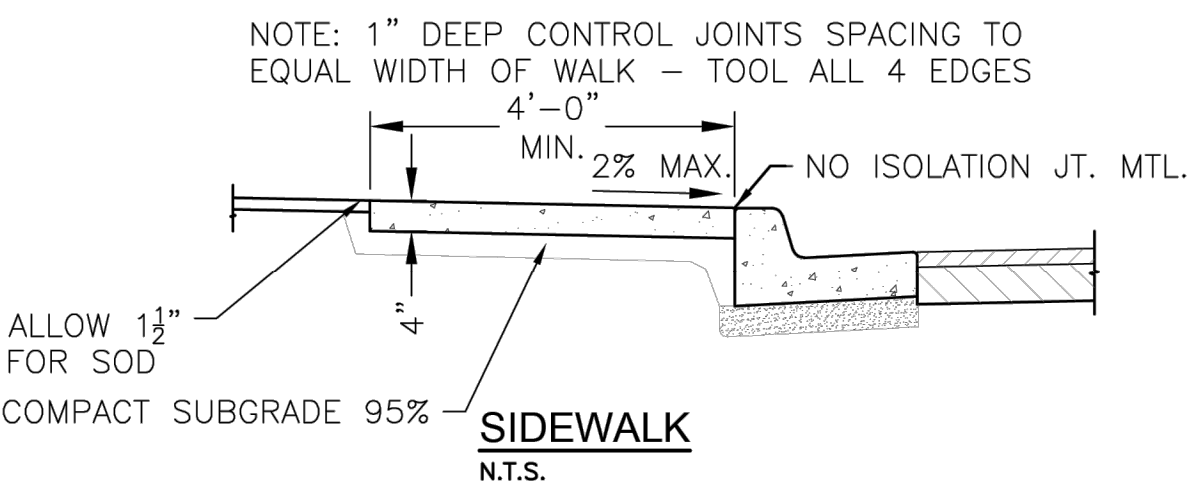
RESIDENTIAL VERTICAL CURB
N.T.S.



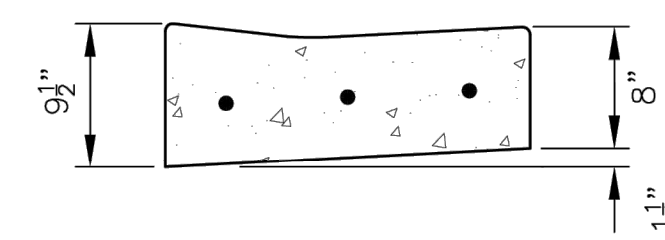
ROLLBACK CURB
N.T.S.



CURB REPLACEMENT
N.T.S.

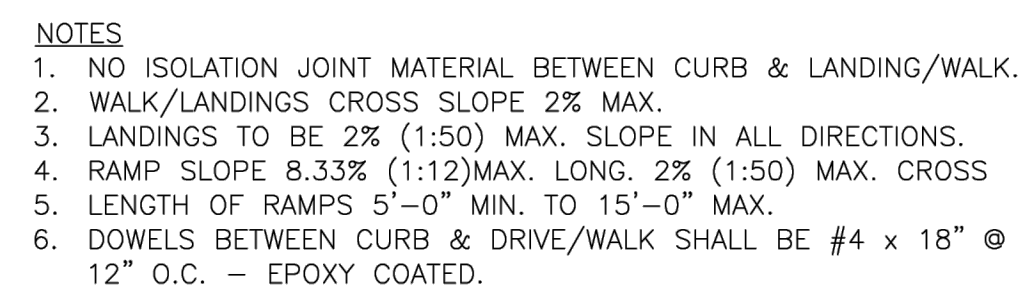


ADA & RESIDENTIAL DRIVEWAY CURB
N.T.S.

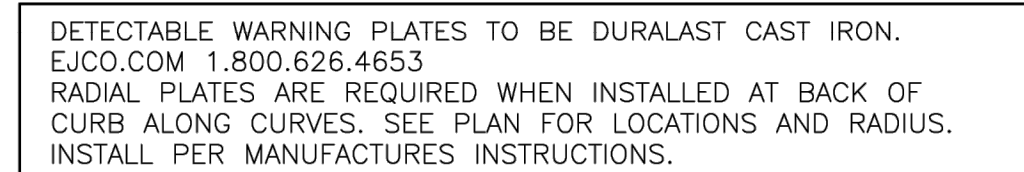


COMMERCIAL DRIVEWAY CURB
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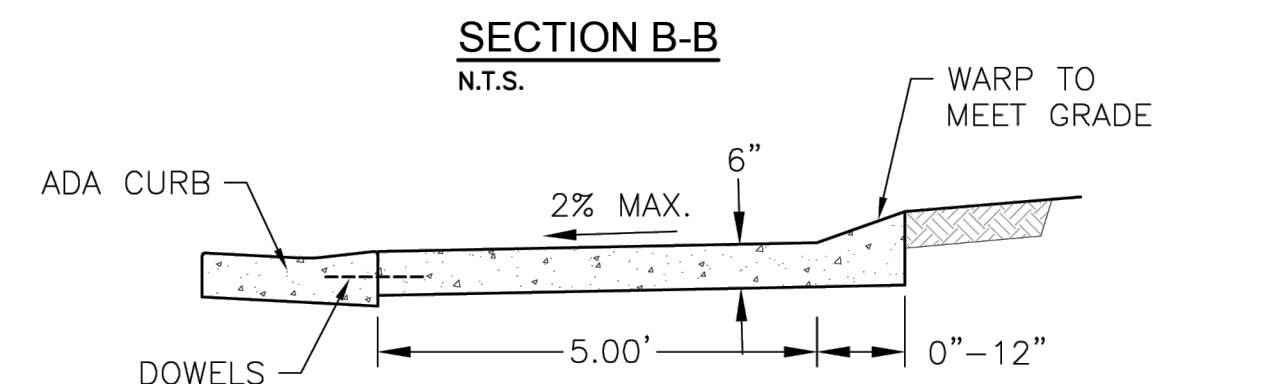
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		CURBS & SIDEWALKS		
DATE	PUBLIC WORKS DEPARTMENT STANDARD DETAILS			WEST
REVISIONS				03



ADA RAMP - TYPE A
N.T.S.



ADA RAMP - TYPE A-M
N.T.S.

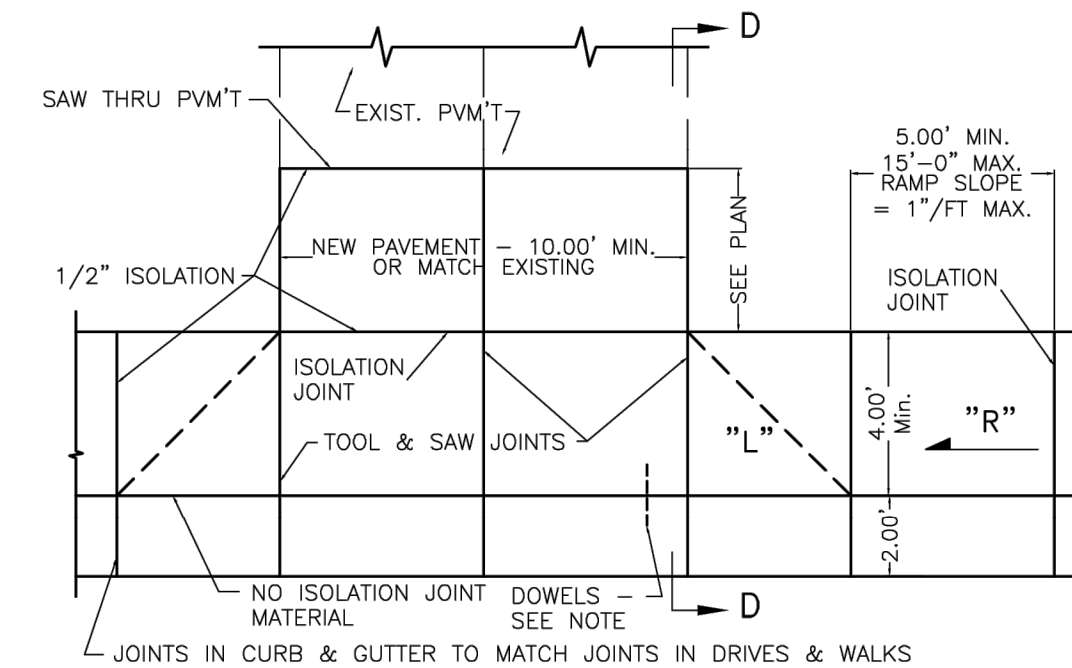
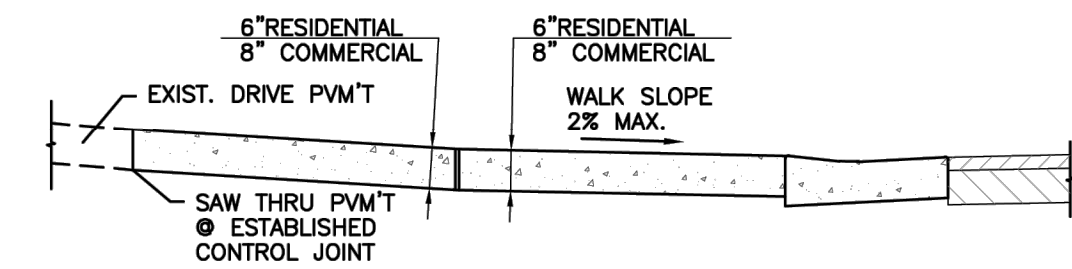


SECTION B-B
N.T.S.



SECTION C-C

	CITY of WESTWOOD K A N S A S		
	DATE _____	ADA RAMP - TYPE A	
YOUNG _____	PUBLIC WORKS DEPARTMENT STANDARD DETAILS		SHEET 01



	CITY of WESTWOOD	
	KANSAS	
DATE	DRIVEWAYS	
DIVISIONS	PUBLIC WORKS DEPARTMENT	
	STANDARD DETAILS	
		SHEET 04

[illegible]

\\PHELPS-SERVER\Projects\15250712.dwg Preliminary Landscape - Aug 31, 2026 - 9:57am Mike McGraw



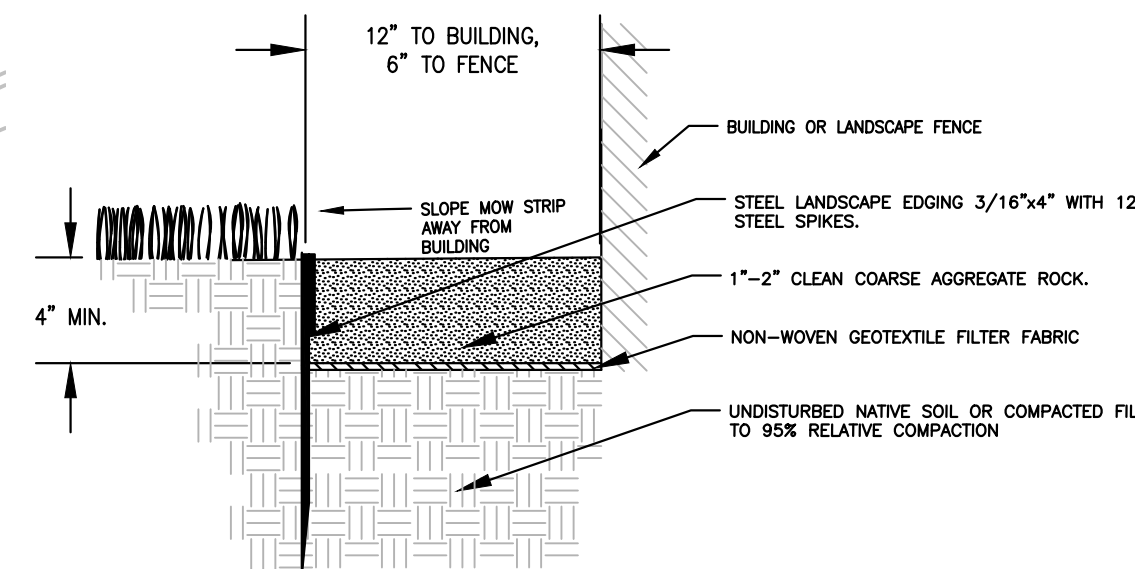
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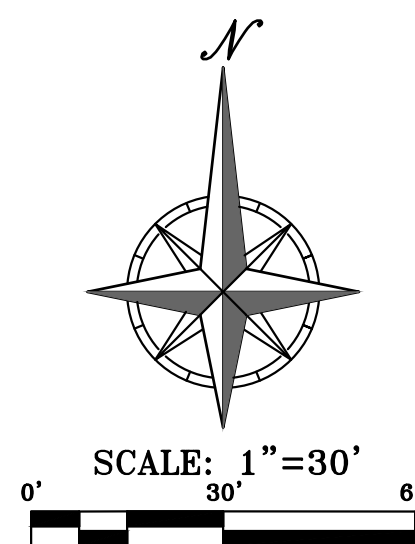
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
COLUMNAR TREES				
	JUN TAY	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	4' Ht.	8
	QUE LNG	Quercus robur x bicolor 'Long' / Regal Prince® Oak	2" Cal.	21
EVERGREEN TREES				
	JUN IO3	Juniperus chinensis 'Iowa' / Iowa Juniper	6' Ht.	8
	JUN HIL	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	6' Ht.	2
	PIC CUP	Picea abies 'Cupressina' / Cupressina Norway Spruce	6' Ht.	7
	PIN BUN	Pinus bungeana / Lacebark Pine	6' Ht.	1
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6' Ht.	2
ORNAMENTAL DECIDUOUS				
	ACE SCN	Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple	1.5" Cal.	3
	CHI VIR	Chionanthus virginicus / White Fringetree	1.5" Cal.	3
	HAM ARN	Hamamelis x intermedia / Witch Hazel	1.5" Cal.	1
	MAA AMU	Maackia amurensis / Amur Maackia	1.5" Cal.	5
	PAR PMJ	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia	1.5" Cal.	8
	SYR IVO	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	7
OVERHEAD CANOPY TREES				
	CEL PRS	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	2" Cal.	12
	QUE MUE	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	14
	QUE SHU	Quercus shumardii / Shumard Red Oak	2.5" Cal.	4
	TIL STL	Tilia tomentosa 'Sterling' / Sterling Silver Linden	2" Cal.	4
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	5
SHRUBS				
	CAL INV	Callirhoe involucrata / Purple Poppy Mallow	1 gal.	65
	Cot cor	Cotoneaster apiculatus / Cranberry Cotoneaster	2 gal.	44
	Hos par	Hosta x 'Paradigm' / Paradigm Hosta	#3	133
	Hyd ann	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	12
	Hyp fro	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	3 gal.	12
	Pot fru	Potentilla fruticosa / Bush Cinquefoil	3 gal.	40
	Pru cis	Prunus x cistena / Purple Leaf Sand Cherry	2 gal.	57
	Sam eld	Sambucus canadensis / American Elderberry	3 gal.	32
EVERGREEN SHRUBS				
	Cha cmp	Chamaecyparis obtusa 'Compacta' / Compact Hinoki False Cypress	5 gal.	56
	Jun for	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	88
ORNAMENTAL GRASSES				
	Car blz	Carex flacca 'Blue Zinger' / Blue Zinger Sedge	8"	63
	Car pyl	Carex pensylvanica / Pennsylvania Sedge	8"	131
	Mis sin	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#3	29
SHRUB AREAS				
	Vio wit	Viola x wittrockiana / Pansy or Seasonal Annual	flat	74



DECORATIVE AGGREGATE MOW STRIP

NTS



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LANDSCAPE PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO.	DATE	BY	DATE	REVISIONS
250712	08/31/26	DRW	MM	
CHECKED: JCM / APPROVED: DEU				
CONSULTANT OF AUTHORIZATION				
LAND SURVEYING - LS-82				
LANDSCAPE ARCHITECTURE - LA-01				
REGISTERED PROFESSIONAL ENGINEER - PE-000000000				

SHEET
L100



CULTURED LIMESTONE

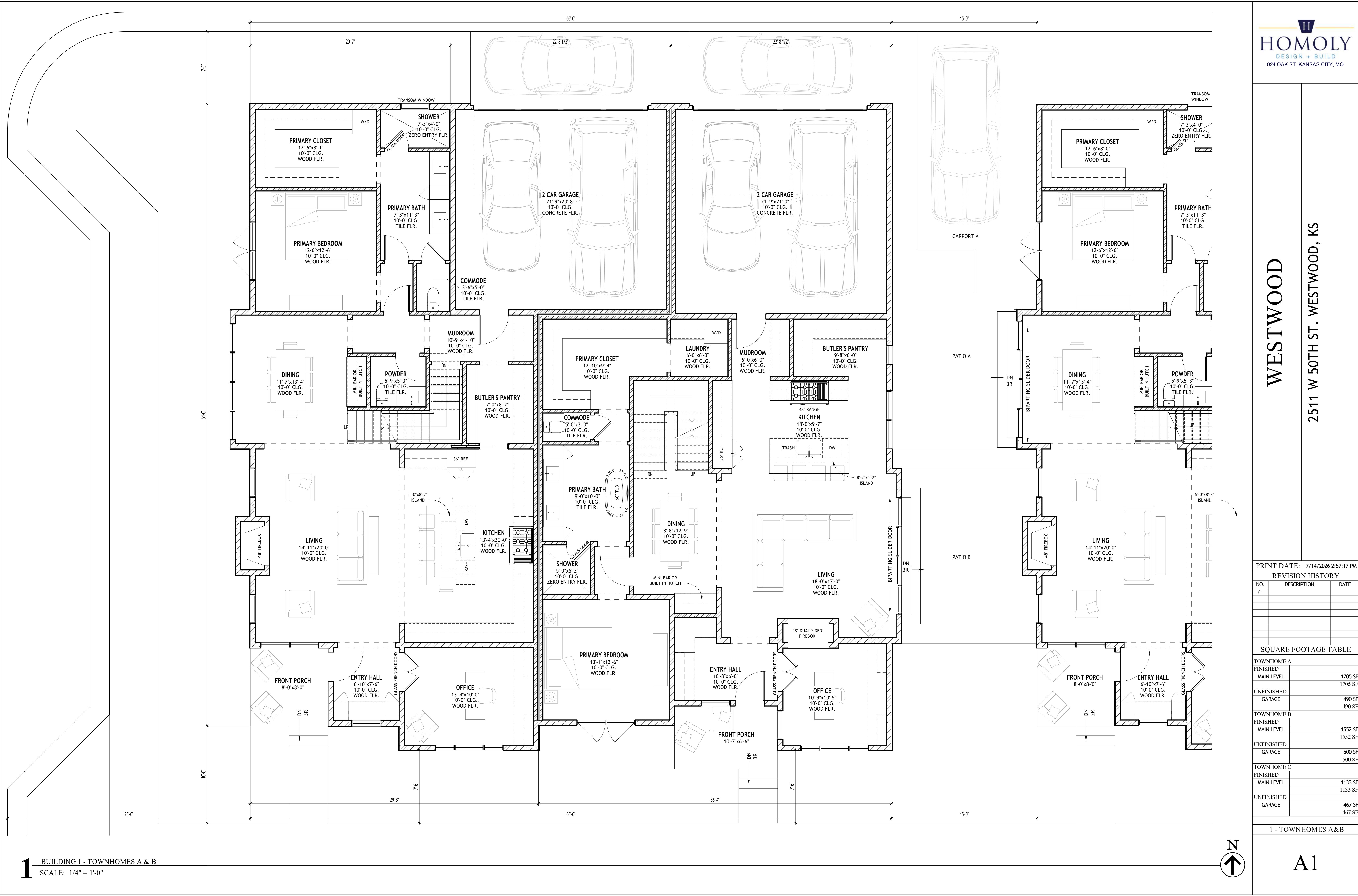
LAP SIDING, PAINTED

STUCCO

ASPHALT SHINGLES

METAL ROOF

BRICK, PAINTED



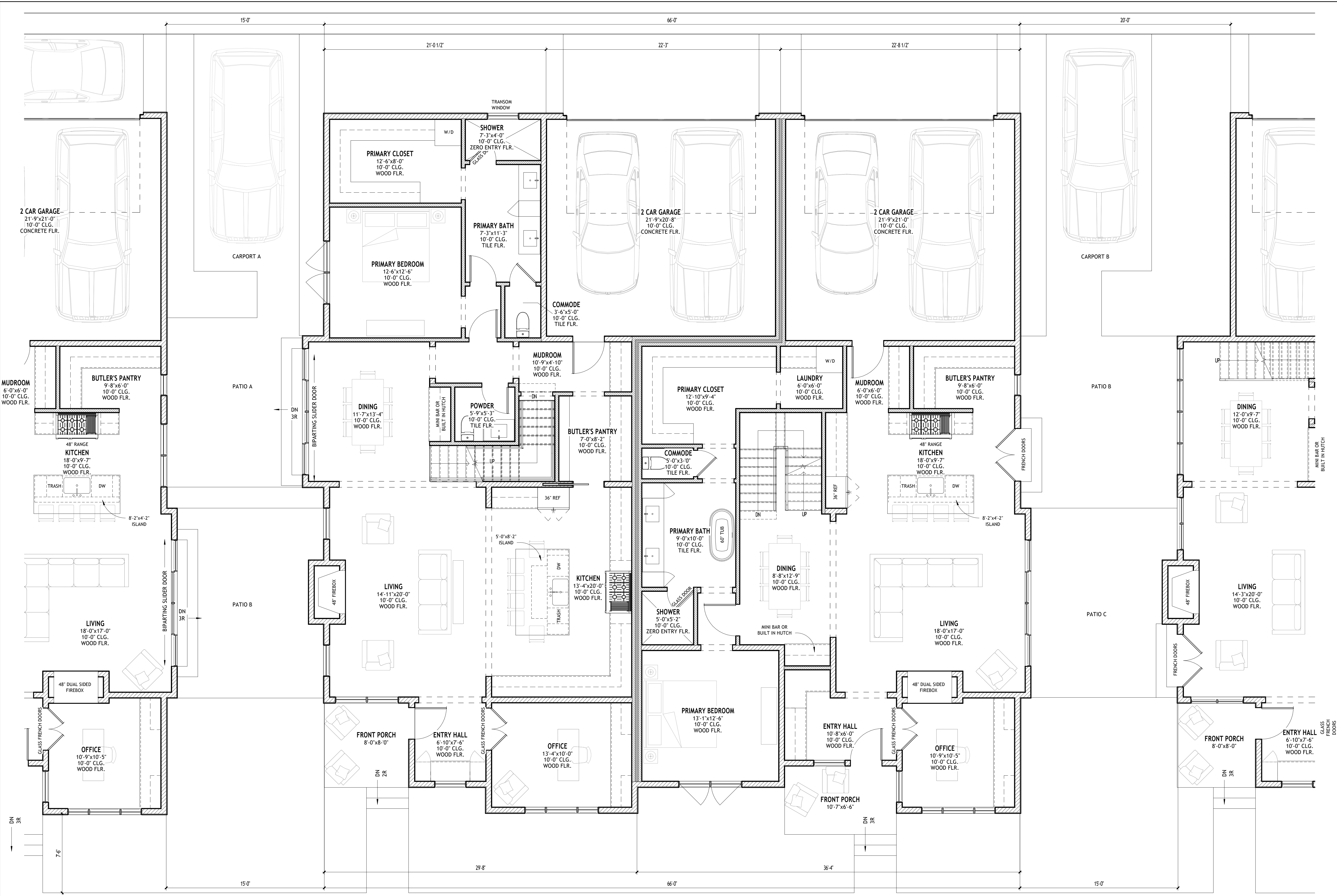
WESTWOOD
2511 W 50TH ST. WESTWOOD, KS

PRINT DATE: 7/14/2026 2:57:17 PM

REVISION HISTORY		
NO.	DESCRIPTION	DATE
0		

SQUARE FOOTAGE TABLE		
TOWNHOME A		
FINISHED		
MAIN LEVEL		1705 SF
		1705 SF
UNFINISHED		
GARAGE		490 SF
		490 SF
TOWNHOME B		
FINISHED		
MAIN LEVEL		1552 SF
		1552 SF
UNFINISHED		
GARAGE		500 SF
		500 SF
TOWNHOME C		
FINISHED		
MAIN LEVEL		1133 SF
		1133 SF
UNFINISHED		
GARAGE		467 SF
		467 SF

1 - TOWNHOMES A&B



WESTWOOD
2511 W 50TH ST. WESTWOOD, KS

PRINT DATE: 7/14/2026 2:57:17 PM

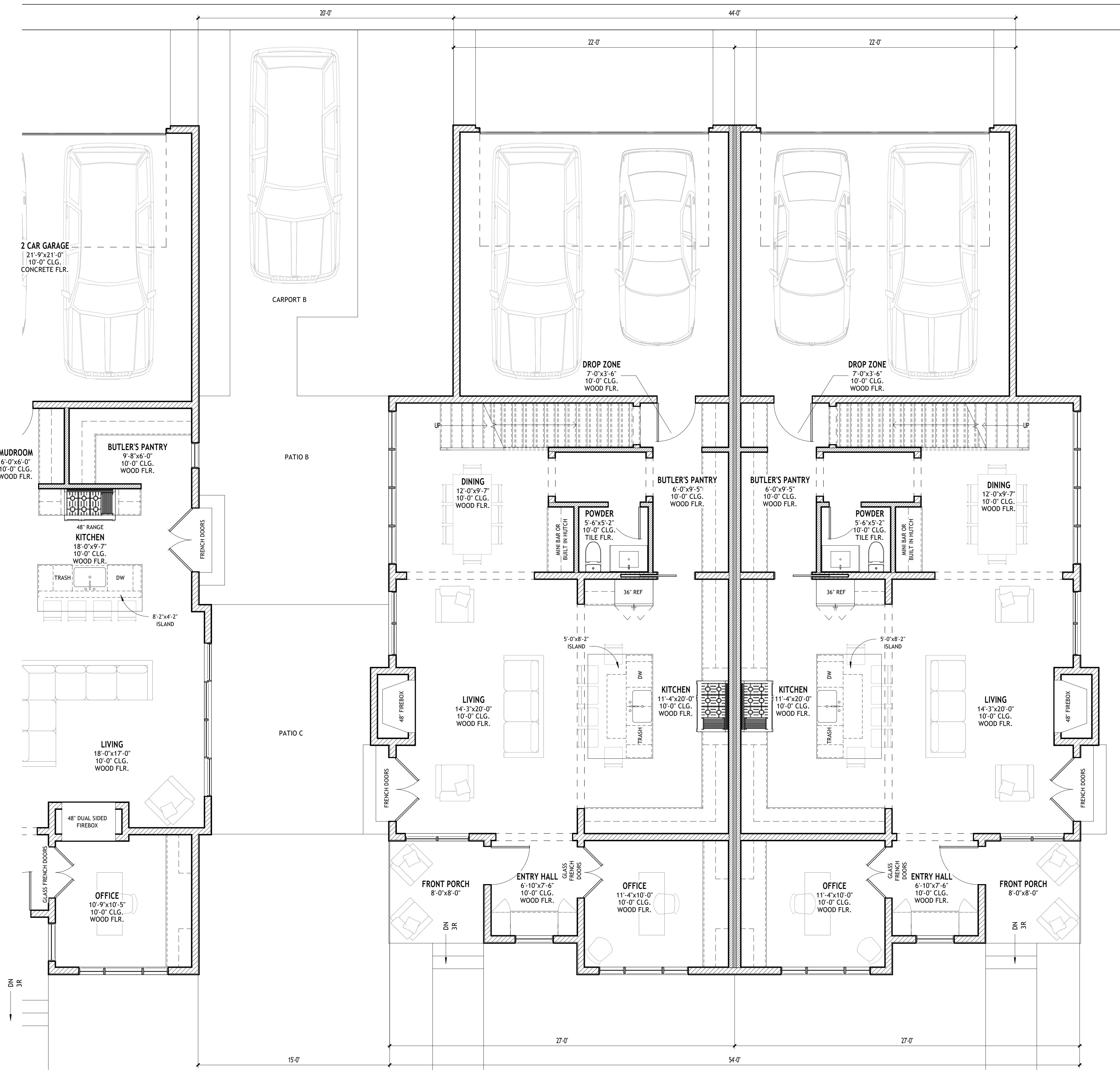
REVISION HISTORY

NO.	DESCRIPTION	DATE
0		

SQUARE FOOTAGE TABLE

TOWNHOME A	
FINISHED MAIN LEVEL	1705 SF
UNFINISHED GARAGE	490 SF
TOWNHOME B	
FINISHED MAIN LEVEL	1552 SF
UNFINISHED GARAGE	500 SF
TOWNHOME C	
FINISHED MAIN LEVEL	1133 SF
UNFINISHED GARAGE	467 SF

2 - TOWNHOMES A&B



PRINT DATE: 7/14/2026 2:57:17 PM

REVISION HISTORY		
NO.	DESCRIPTION	DATE
0		

SQUARE FOOTAGE TABLE

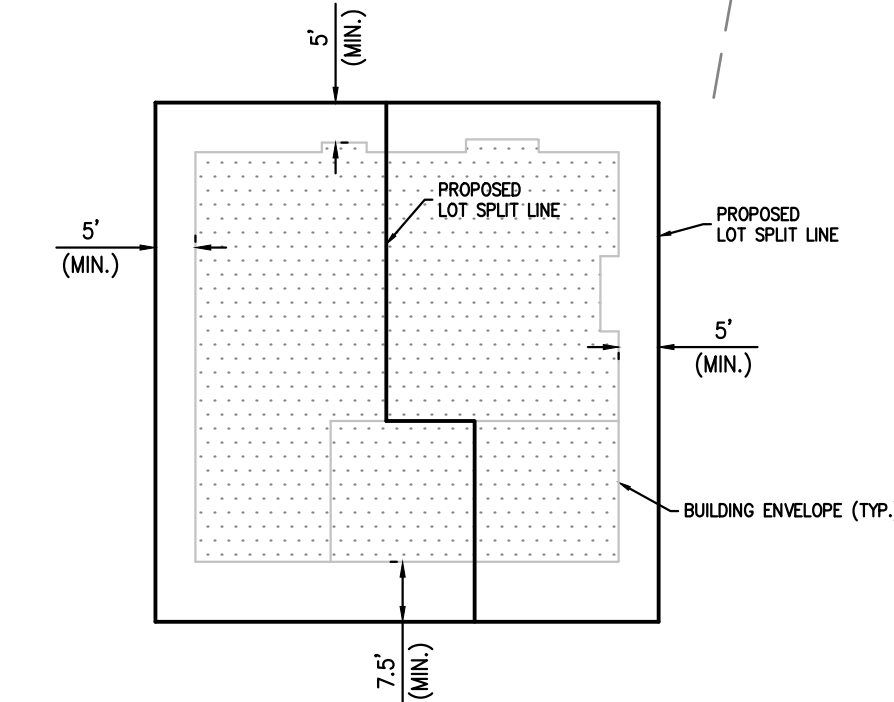
TOWNHOME A		
FINISHED		
MAIN LEVEL		1705 SF
		1705 SF
UNFINISHED		
GARAGE		490 SF
		490 SF
TOWNHOME B		
FINISHED		
MAIN LEVEL		1552 SF
		1552 SF
UNFINISHED		
GARAGE		500 SF
		500 SF
TOWNHOME C		
FINISHED		
MAIN LEVEL		1133 SF
		1133 SF
UNFINISHED		
GARAGE		467 SF
		467 SF

3 - TOWNHOMES C

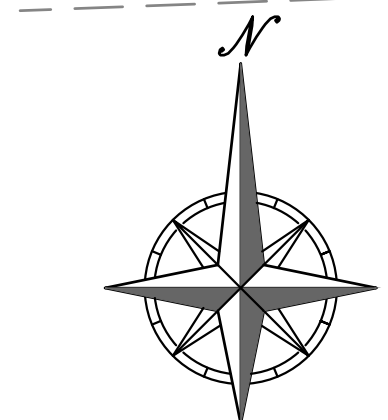
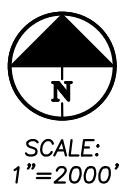
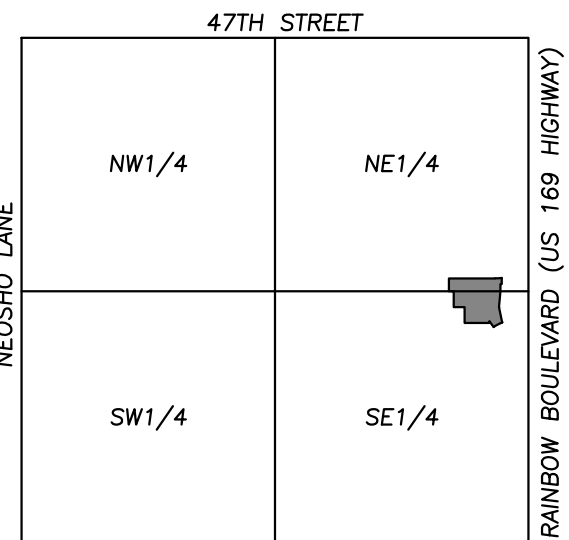
PRELIMINARY PLAT OF
WESTWOOD RESERVE

ALL OF LOTS 4 THROUGH 14, BLOCK 1, SWATZELL ADDITION TOGETHER WITH ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, TOGETHER WITH ALL THAT PART OF LOT 8 AND LOT 9, HOLMESLAND, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	13941.21	0.3200
2	9836.15	0.2258
3	9282.92	0.2131
4	9288.44	0.2132
5	9327.10	0.2141
6	7876.81	0.1808
7	8193.72	0.1881
8	8364.55	0.1920
9	5304.30	0.1218
10	6652.44	0.1527
11	7160.25	0.1644
12	7485.73	0.1718
13	6611.69	0.1518
14	6611.69	0.1518
15	5920.69	0.1359
16	6477.78	0.1487
17	7009.87	0.1609
18	7301.25	0.1676
19	8033.05	0.1844
PLAT	215006.74	4.9359
ROW BOOTH ST.	26181.61	0.6010
TRACT A	9937.71	0.2281
TRACT B	16329.27	0.3749
TRACT C	6490.43	0.1490
TRACT D	963.65	0.0221
TRACT E	1022.03	0.0235
TRACT F	2608.93	0.0599
TRACT G	793.48	0.0182



**TYPICAL TOWNHOME LOT SPLIT
AFTER CONSTRUCTION**
SCALE: 1" = 30'

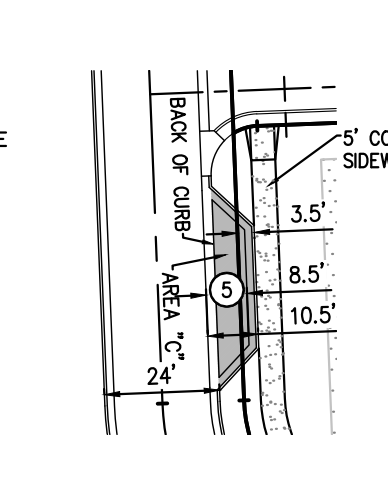
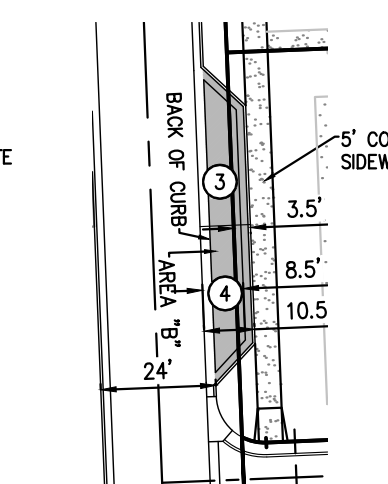
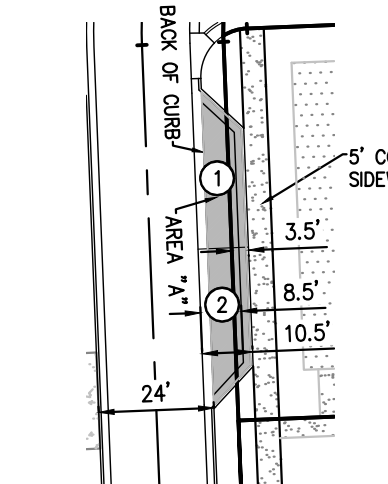


SCALE: 1" = 40'

BEARING BASIS: KANSAS STATE PLANE
1983 NORTH ZONE #1501

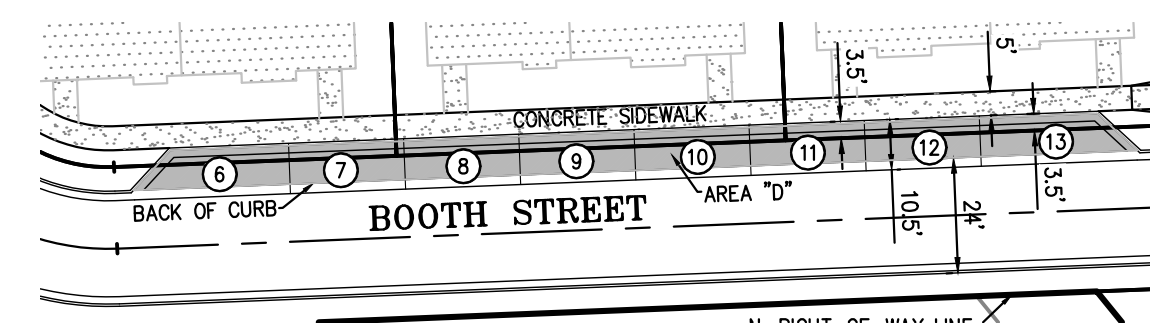
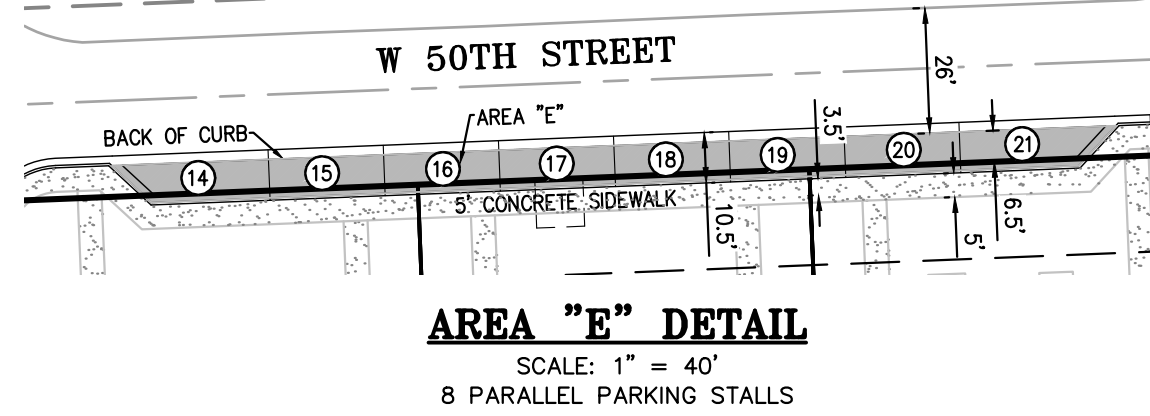
LEGEND

B.L.	DENOTES BUILDING LINE
D/E	DENOTES DRAINAGE EASEMENT
S/E	DENOTES SANITARY EASEMENT
U/E	DENOTES UTILITY EASEMENT
SW/E	DENOTES SIDEWALK EASEMENT
-----	DENOTES PROPOSED SIDEWALK
---	DENOTES EXISTING SIDEWALK
---	DENOTES EXISTING SANITARY SEWER
---	DENOTES EXISTING WATER MAIN
---	DENOTES EXISTING FIBER OPTIC
---	DENOTES LIMITS OF NO ACCESS
5	DENOTES BUILDING UNIT NUMBER



NOTE:

AREAS "A", "B", "C", "D", "E" AND "F" SHALL BE SUBJECT TO A RIGHT-OF-WAY MAINTENANCE AGREEMENT AND ARE TO BE MAINTAINED BY THE WESTWOOD PARK HOMES ASSOCIATION



DESCRIPTION (PER DEED)

TRACT 1:
THE WEST TWO HUNDRED FIFTY-EIGHT AND ONE-TENTH (258.1) FEET OF THE SOUTH HALF (1/2) OF LOT EIGHT (8), HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, IN JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.
AND ALSO:
THE NORTH HALF OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS EXCEPT THE EAST 286.58 FEET THEREOF, AND ALSO EXCEPT THE WEST 258.1 FEET THEREOF.
AND ALSO:
ALL THAT PART OF THE EAST 286.58 FEET OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 286.58 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH, ALONG A LINE 286.58 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 165.39 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8; THENCE EAST, ALONG THE SOUTH LINE OF THE N 1/2 OF SAID LOT 8, A DISTANCE OF 1.28 FEET, TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE NORTHEASTERLY, TO A POINT ON THE NORTH LINE AND 271.28 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 15.30 FEET, TO THE POINT OF BEGINNING.
AND ALSO:
THE WEST 258.1 FEET OFF OF THE NORTH 1/2 OF LOT 8, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.
EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.

TRACT 2:
ALL OF LOTS 4 THROUGH 14, BOTH INCLUSIVE, BLOCK 1, SWATZELL ADDITION, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 3:
THE EAST 112.3 FEET OF THE NORTH HALF OF LOT 9, HOLMESLAND, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS.

TRACT 4:
ALL OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, EXCEPT THE FOLLOWING TRACT OF LAND:
ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, A SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 16.87 FEET THENCE NORTHWESTERLY, TO THE POINT OF BEGINNING.

SURVEYOR'S SUGGESTED DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON JULY 29, 2026, FOR PROJECT NO. 250712. ALL OF LOTS 4 THROUGH 14, BLOCK 1, SWATZELL ADDITION TOGETHER WITH ALL THAT PART OF LOT 12, BLOCK 1, KLASSEN PLACE, TOGETHER WITH ALL THAT PART OF LOT 8 AND LOT 9, HOLMESLAND, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 50TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE OF LOTS 14 THROUGH 4, BLOCK 1 OF SAID SWATZELL ADDITION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 50TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 87°43'22" E, A DISTANCE OF 480.00 FEET; THENCE EAST, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 89°04'45" E AND A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 70.20 FEET; THENCE S 02°17'01" E, ALONG THE EAST LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 61.22 FEET TO THE SOUTHEAST CORNER OF THE LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE S 87°43'25" W, ALONG THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 13.15 FEET; THENCE S 21°70'1" E, A DISTANCE OF 75.00 FEET; THENCE S 87°43'25" W, A DISTANCE OF 1.30 FEET; THENCE S 2°48'16" W, A DISTANCE OF 166.04 FEET; THENCE S 13°48'23" E, A DISTANCE OF 165.79 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF W. 51ST STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET, A DISTANCE OF 53.61 FEET; THENCE S 87°43'40" W, ALONG THE NORTH LINE OF LOT 11, BLOCK 1 OF SAID KLASSEN PLACE AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 270.54 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 1 AND NORTH MOST CORNER OF LOT 10, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE EAST PLAT LINE OF WESTWOOD ESTATES, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 21°55'2" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID WESTWOOD ESTATES; THENCE S 87°43'33" W, ALONG THE NORTH PLAT LINE OF SAID WESTWOOD ESTATES, A DISTANCE OF 112.30 FEET TO THE SOUTHEAST PLAT CORNER OF LOCKWOOD COURT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 21°55'2" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID LOCKWOOD COURT; THENCE S 87°43'25" W, ALONG THE NORTH PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 50.33 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE N 21°70'1" W, ALONG THE EAST LINE OF SAID SWATZELL ADDITION, A DISTANCE OF 132.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9359 ACRES, MORE OR LESS, UNPLATTED LAND.

SITE DATA TABLE:

GROSS AREA	4.9359± ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	PRCD
PROPOSED NUMBER OF LOTS	19
PROPOSED NUMBER OF TRACTS	7
PROPOSED NUMBER OF UNITS	32
PROPOSED LAND USE	PLANNED RESIDENTIAL CLUSTER DEVELOPMENT
DENSITY	6.49 UNITS PER ACRE

PROJECT NOTE:

- THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
- TRACTS "A", "B", "C", "D", "E" AND "F" AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
- TRACT "G" WILL BE DEDICATED TO THE CITY OF WESTWOOD AS PART OF PARK GROUND.

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 THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00106, AND DATED AUGUST 3, 2009.

PLANNED RESIDENTIAL CLUSTER DISTRICT ZONING:

MINIMUM LOT WIDTH-75 FEET
MINIMUM LOT AREA-9,000 S.F.*
*FRONT SET BACK-10 FEET FROM PUBLIC R/W; 25 FEET FROM BOC ON PRIVATE STREET
PERIMETER SETBACK - NOT LESS THAN AVERAGE SETBACK FOR RESIDENTIAL AND NOT GREATER THAN 15 FEET FROM AVERAGE EXISTING SETBACK
STRUCTURE SETBACK-10 FEET MINIMUM
HEIGHT-2-1/2 STORIES NOT TO EXCEED 35 FEET
*DEVIATION REQUIRED

OWNER/DEVELOPER OF RECORD:

HUNT MIDWEST REAL ESTATE DEVELOPMENT INC.
ATTN: JONATHAN BIRKEL
1891 MAIN ST. STE. 200
KANSAS CITY, MO 64108
(816) 458-4231
JBIRKEL@HUNTMIDWEST.COM

ENGINEER/APPLICANT:

ATTN: JUDO CLAUSSEN, PE
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