

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	REPLATAPP1	6/27/2023		Westwood CityParcels	150.00	0.00	150.00

**Payor:** KARBANK HOLDINGS LLC

**Date**

**Check No.**

**Check Amount**

**Payee:** CITY OF WESTWOOD

6/28/2023

108983

150.00

Retain this statement for your records



# Plat/Replat Application and Checklist

<u>Replat</u> Plat/Replat    \$150	<b>Office Use Only</b> Fee Paid: \$ <u>150-</u> Date Paid: <u>6/29/23</u> Case No.: <u>FP-2023-01</u> Meeting Date:
------------------------------------	--

---

**SUBDIVISION NAME**    Various as of today. New Plat name TBD.

**LOCATION**    5000 - 5050 Rainbow et. al.

**SIZE (IN ACRES)**    Approximately 2.81 Acres    **NUMBER OF LOTS**    4 today / 3 in replat    **CURRENT ZONING**    R-1 Single Family Residential

**REAL ESTATE PARCEL ID NUMBER**    RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B

**APPLICANT**

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

**OWNER**

**NAME**    City of Westwood, Kansas    **CONTACT**    David E. Waters  
**ADDRESS**    4700 Rainbow Blvd  
**CITY**    Westwood    **STATE**    KS    **ZIP**    66205  
**PHONE**    913-362-1550    **E-MAIL**    david.waters@wt

**ARCHITECT**

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

**ENGINEER**

**FIRM**    BHC    **CONTACT**    Austin Lage  
**ADDRESS**    7101 College Blvd # 400  
**CITY**    Overland Park    **STATE**    KS    **ZIP**    66210  
**PHONE**    913-663-1900    **E-MAIL**    austin.lage@bhc



# Plat/Replat Application and Checklist

Adam Feldman

(Contact Person's Name), hereby certify the attached and completed application contains the information as specified below in accordance with the Westwood Zoning Ordinance. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application and may be subject to other penalties provided by law.

6/29/23

Signature of Contact Person

Date

*Note: The following items apply to all applications for plat approval. 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. Submission of construction drawings or other nonessential drawings may delay the review process.*

### Final Plats

1. A final plat for record shall be prepared and submitted to the Department of Community Development for review and recommendation by the Planning Commission and acceptance by the Governing Body. The original plat shall be in sheets of such materials, dimensions and scale as meets the current requirements for the County official in whose office the plats are required to be filed; provided, that when more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision on one sheet with block and lot numbers, In no event shall the final plat be on a scale smaller than 200 feet to the inch.

### General Requirements for all Final Plat Applications

1. Plat 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 final plat data, existing conditions, proposed conditions, and any ancillary items shall be provided with sufficient information included as to allow for an appropriate review by the City. The plat must be sealed by a licensed land surveyor as required.
3. Include a PDF of the Stormwater report, all pages must be in one document. **All plat sets must be one document. Individual pages will not be accepted.**

### General Final Plat Data

1. Legal description and drawing.
2. Proposed name of subdivision and the words "FINAL PLAT".
3. Location map at a scale of not less than 1" = 2,000' with the site plan clearly marked to identify the location of the property.
4. The number of each lot and block, in accordance with a systematic numbering system and "letter" identification of all other parcels, proposed buildings, if any, and proposed ownership.
5. The length of all straight lines, deflection angles or bearings, and radii, arcs and central angles of all curves along the centerline and the property line of each street. All dimensions of property lines along each street and all the lines bordering each lot shall be in feet and decimal fractions of a foot. The true bearings and angles of intersections, and any other data necessary for the location of any dedicated easement in the field; calculated bearings shall be used.
6. The lines and names, with accurate dimensions in feet and decimals of feet, of all proposed streets or other ways or easements and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision, also lines of all adjoining streets.
7. Suitable primary control points approved by the City Engineer or descriptions and "ties" to such control points, to which all dimension, angles, bearings and similar data given on the plat shall be referred. All dimensions shall be shown in feet and decimals of a foot.
8. The north arrow, scale, and date.
9. Properly executed dedication of all streets, highways, alleys, parks, playgrounds, and other lands as may be appropriate, intended for use by the owner, or owners.
10. Surveyor's certificate of actual field survey with bearings and distances referenced to section or fractional section, corners, township, and range. This survey must be balanced and closed by a Registered Land Surveyor.
11. Dedication language as provided by the Development Review Staff.
12. Blanks for date of approval and for Planning Commission Chair, Mayor and City Clerk's signatures with name printed under the signature line.



## Final Plat Application and Checklist

13. Blank space in the upper right hand corner of the plat for recording purposes.
14. The area, in square feet, of each lot, parcel or tract in the proposed subdivision. Such area may be indicated on each lot or parcel or on a separate chart on the face of the plat.
15. Dimension of the lot at the front building line on cul-de-sac lots or unusually shaped lots.
16. Final sidewalk/trail location plan included widths.
17. All lot dimensions clearly noted on each lot, parcel or tract.

### **Existing Conditions**

Information, in report and map form (seven copies of each), showing:

1. Zoning.
2. Acreage to be subdivided.
3. Names of adjoining property owners or subdivisions and accurately showing existing property lines, streets, alleys, and other pertinent physical features.
4. Location of 100 year flood plain if located on the property.
5. Vicinity map indicating location of subdivision in relationship to major roadways.
6. Location of all existing structures, wells, etc. and whether they are to be retained or demolished.
7. Location of significant natural features, including the location and identification by common name, of trees and other significant vegetation prepared from aerial photos with on-site verification or survey.
8. Boundaries of any mined, underground space and submittal of any required engineering structural safety studies.

### **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 feet (5') where the slope is greater than ten percent (10%); and not more than two feet (2') where the slope is less than ten percent (10%).
3. Proposed preliminary grading by contours at vertical intervals of not more than five feet (5') where the slope is greater than ten percent (10%); and not more than two feet (2') where the slope is less than ten percent (10%), 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. Such additional information as may reasonably be required in writing by the City Engineer or Public Works Director.

### **Submission following recording and prior to issuance of building permits.**

After approval of the plat by the Governing Body but prior to assignment of street addresses or issuance of any partial or full building permits, the following additional items must be submitted:

1. One copy of the plat containing original recording information, date, book, and page of recording information
2. One copy of all covenants and restrictions applicable to said subdivision, bearing the recording information.
3. One full size copy and one reduced copy of the address plan for electronic distribution (11"x14"). (Developer's ¼ item) (as recorded at the register of Deeds office) plus sidewalks locations and bearing addresses as assigned by the City of Westwood.

# Authorization of Agent / Proof of Ownership



Where an application has been filed by, or on behalf of, a landowner, an affidavit of ownership shall be submitted to the City. Further, where an application has been filed by an agent of a landowner, an affidavit of the landowner establishing the agent's authorization to act on behalf of the landowner shall also be submitted. This form shall be submitted to the City Clerk at the time of filing the application.

**Scope of Project/Description of Work:** Replatting and preliminary and final development plans.

Property IDs: RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B  
Project Location/Address: (some of which are known as 5000 Rainbow and 5050 Rainbow)

**Agent's Name:** Adam Feldman

Company: Karbank Holdings LLC Fax: \_\_\_\_\_

Mailing Address: 2000 Shawnee Mission Parkway, Suite 400, Mission Woods, KS 66205

E-mail Address: af@karbank.com

**Property Owner's Name(s):** City of Westwood, Kansas Phone: 913-362-1550

Company: City of Westwood, Kansas Fax: \_\_\_\_\_

Mailing Address: 4700 Rainbow Blvd, Westwood, KS 66205

E-mail Address: david.waters@westwoodks.org

**I declare under penalty of perjury that I am the owner for the address listed above and I personally completed the above information and certify its accuracy.**

Signature of Owner:  Date: 06/29/2023

Printed Name of Property Owner: City of Westwood, Kansas

By: David E. Waters  
Mayor and Authorized Agent

**City of Westwood, Kansas  
Ownership Affidavit**

---

State of Kansas     )  
                                  )  
County of Johnson    )     ss.

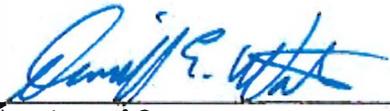
Comes now David E. Waters (as Mayor and Authorized Agent of City of Westwood, Kansas [owner]) who being duly sworn upon their oath, does state that they are the owner of the property legally described as:

Property IDs: RP63000001 0001; RF251203-3060; RP27000000 0008D; RP30000001 0012B  
See attached Legal Description.

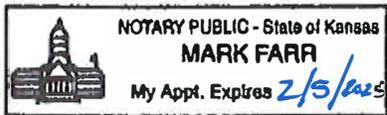
in the application for Replatting and preliminary and final development plans.  
(description of application)

and acknowledges that the submission of said application and agrees to bind the subject property in accordance with the plan submitted as part of the above application.

Dated this 29<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Signature of Owner  
City of Westwood, Kansas  
By: David E. Waters, Mayor and Authorized Agent  
Printed Name or Owner

Subscribed and sworn to before me this 29 day of June, 2023.



  
\_\_\_\_\_  
Notary Public  
2/5/2025  
My Commission Expires

**EXHIBIT A**

Legal description for the Land:

Lots 13 and 14, Block 1, KLASSEN PLACE, a subdivision in Johnson County, Kansas;

And,

All that part of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in 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.

And,

East 286.58 feet of the North one-half of Lot Eight (8), HOLMESLAND, a subdivision in Johnson County, Kansas, the Easterly 23 feet thereof being subject to rights of the State Highway Commission under condemnation for road purposes; EXCEPT All that part of the East 286.58 feet of the North half of Lot 8, HOLMESLAND, a subdivision of land in 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 North half of said Lot 8; thence East, along the South line of the North half of said Lot 8, a distance of 1.28 feet, to the Northeast corner of Lot 12, Block 1, KLASSEN PLACE, a subdivision of land in 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 tie Point of Beginning;

And,

Lots 1, 2 and 3, block 1, Swatzell Addition, a subdivision in the City of Westwood, Johnson County, Kansas;

And,

All that part of the Northeast 1/4 of Section 3, Township 12, Range 25 in the City of Westwood, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of Section 3, Township 12, Range 25; thence West along the East-West center lines of said Section 3; 290.40 feet to the Southeast corner of Lot 4, Block 1, Swatzell Addition; thence North along the East

line of Lot 4, 75 feet; thence East along the South line of a portion of Block 1, Swatzell Addition 290.50 feet to the East line of Section 3; thence South 75 feet to the point of beginning, less the East 43 feet taken for public road, all in the City of Westwood, Johnson County, Kansas,

All except any other part used or dedicated for streets, roads and public rights of way.

Legal description for the Lot Line Adjustment Parcel:

To be developed by survey.

Corrected by Desc. on Plat