

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	IALDEVPLAN2	6/27/2023		School Dist Parcels	400.00	0.00	400.00

Payor: KARBANK HOLDINGS LLC **Date:** 6/28/2023 **Check No.:** 108980 **Check Amount:** 400.00
Payee: CITY OF WESTWOOD

Retain this statement for your records

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

VOID VOID VOID VOID

KARBANK HOLDINGS LLC
 2000 SHAWNEE MISSION PARKWAY
 SUITE 400
 MISSION WOODS, KS 66205

COMMERCE BANK
 1100 WALNUT
 KANSAS CITY, MO 64106

18-1
 1010

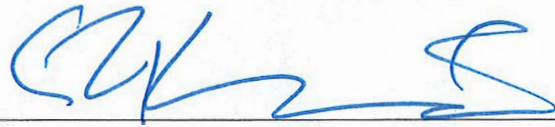
Date	Check No.	Check Amount
6/28/2023	108980	400.00

Four Hundred AND 00/100 Dollars

Pay to the order of:

CITY OF WESTWOOD
 4700 RAINBOW BLVD
 WESTWOOD, KS 66205

VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE





FINAL PLAN APPLICATION AND CHECKLIST

Final Plan

FINAL PLAN /REVISED FINAL PLAN

\$400.00

Office Use Only Fee Paid: \$
Date Paid:
Case No.:
Meeting Date:

NAME OF DEVELOPMENT 50th and Rainbow Development
 ADDRESS / PARCEL ID # RP30000001 0012A and RP27000000 0008
 CURRENT ZONING R-1 Single Family Residential (rezoning in progress to PD - Planned Development District)

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 _____

OWNER

NAME Unified School District #512 CONTACT Dr. Joe Githaus
 ADDRESS 8200 W 71st Street
 CITY Shawnee Mission STATE KS ZIP 66205
 PHONE 913-957-2560 E-MAIL joegithaus@smr

ARCHITECT

FIRM Perspective Architecture + Design CONTACT Mike Paxton
 ADDRESS 2000 Shawnee Mission Parkway, Suite 100
 CITY Shawnee Mission STATE KS ZIP 66204
 PHONE 816-502-1500 E-MAIL mike@pad.studio

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



FINAL PLAN APPLICATION AND CHECKLIST

I, **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.

Signature of Contact Person

Date

Note: The following items apply to all applications for final plan approval. 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 may delay the review process.**

General Requirements for all Final 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. Three (3) full-sized and three (3) half-sized full plan sets are required.
3. Please label documents, i.e.: Final Plan Set, Stormwater Report, 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, professional engineer as required.
4. A PDF of the Stormwater report, all pages must be one document.
5. A project narrative. Where tenants are known, the project narrative should 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).

General Information required for all Final Plan submittals

1. North arrow.
2. A scale appropriate to clearly express the design intent for the project, but not less than 1" = 100'
3. A project location map at a scale of not less than 1" = 2000', with the site plan clearly marked.
4. Dates of plan preparation and or plan revisions.
5. 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 dimensions of all proposed buildings.
6. Current use of each existing structure; and proposed use of each proposed structure.
7. Adjacent development including lot lines, building footprint, access points and parking.
8. Location, type, and width of sidewalks and walkways.
9. Location of and type of trash disposal with proposed screening materials.
10. Location of all existing (or proposed) easements.
11. All parcels of land proposed to be dedicated to public use and the conditions of such dedication, if any.
12. Boundaries of any mined, underground space and submittal of any required engineering structural safety studies.

Parking

1. Location and dimensions of off-street parking including spaces for the disabled, curb cuts, ramps, and location of all loading areas.
2. Angle of parking stalls.
3. Dimensioned width of parking aisles, islands, and drives.
4. Curb radii.
5. Show calculations used to determine the number of parking spaces required by ordinance.



FINAL PLAN APPLICATION AND CHECKLIST

Landscape Plan and Fence Data

Detailed site 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. Existing and proposed contours, [Minimum of five foot (5') intervals for slopes over ten percent (10%) and two foot (2') intervals for slopes under ten percent (10%)].
2. Plans must reflect pedestrian access to, as well as circulation within, common open areas. Public sidewalks must be completed with the initial street improvements. Pedestrian links to the public walks and trails within a planned development must also be reflected on plan.
3. Identification of existing individual trees and significant other vegetation to be removed and to be retained.
4. A plant schedule to provide plant name (common and botanical), quantity, planting size, and unique planting and maintenance requirements).
5. Calculations for planting areas.
6. Planting details to describe the various planting situations (tree, shrub, planting bed, tree protection, set back from parking stalls, etc.).
7. Sight distance analysis with relation to the street and perimeter planting programs.
8. Major site furnishings (benches, fountains, planters, statuary, etc.) should be identified.
9. Site feature buffering and screening as specified by code.
10. Location of all utility meters, HVAC units, control boxes, pollution control units, etc. and proposed screening methods.
11. Location and complete design details must be submitted to describe the type height, and appearance of fences, retaining walls and architectural screens.
12. Perimeter planting and land use intensity buffer requirements will need to be addressed as they may apply.
13. Plans must reflect all ground cover and pavement types.
14. With regard to native grass and wildflower areas, the landscape plan must include detailed specifications to describe the proposed seed mix and explain how the native planting areas are to be established and maintained. Planting methods other than seeding may be determined necessary where plant uniformity or stability of the soil surface is considered essential.
15. Plans must indicate that all turf areas are to be established with the use of sod unless specifically noted for seeding in the approved final landscape plan.
16. Landscape irrigation plans must be included to show location of hose bibs and sprinkler heads and must reflect suggested coverage.
17. Other information as may be determined necessary by the Applicant/City to address site specific details.
18. The final landscape plans must be properly sealed by a registered Landscape Architect, licensed to practice in the state of Kansas, prior to a building permit being issued.

Lighting

Exterior lighting information must be submitted to include a complete description of fixtures and a photometric layout for the overall site development. Cut sheets must be provided for all exterior fixtures to clearly describe equipment type, location and mounting height.

Signs

A written sign criteria and sign construction drawings as well as a mock layout of signs applied to the building elevation plan, must be submitted to describe the allowable signs and sign area in detail per code specification. The criteria must also contain signature blocks for the property owner(s) and city approval.

Building Plans

1. Complete floor plans of existing and proposed buildings must be submitted to include dimensions and a description of use areas.
2. Building elevation plans of all sides of the building(s) are required to illustrate the proposed architectural quality and character of the building(s). Plans must include necessary dimensions, a detailed description of finish materials and colors, and must accurately describe proposed architectural detailing. Material and color samples must also be included at this time.
3. Plans must reflect suggested location of wall mounted meters and other service equipment and address required screening and coordination with exterior wall colors.
4. Building drainage must be through integrated downspout system / roof drains.
5. Show floor area by use, access points, and loading area, height of the structures and number of stories.
6. Identify any / all building(s) that are proposed to have automatic sprinkler systems.



FINAL PLAN APPLICATION AND CHECKLIST

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 and profiles.
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 maneuver/turning templates for any other vehicles that will be accessing the site (such as delivery or dock areas, etc.).

Stormwater / Watershed

1. Existing and proposed storm drainage, indicating location, types of materials, sizes, types and grades of ditches, storm sewers, catch basins, 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 (10%).
3. Proposed finished grading by 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, 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 with all appropriate maps / plans to identify and justify the areas utilized.
8. Proposed BMP types and locations in plan, profile, and detail form.
9. Memorandum of Resource Management including:
 - a. Identification of the soil types (and their properties) found on the project site, identified from the NRCS Soil Survey map.
 - b. Identification of wetland delineation in the form of a copy of National Wetland Inventory index.
 - c. Habitat evaluation for threatened and endangered species.
 - d. Location and general type of existing trees and significant vegetation and trees proposed for preservation and removal if estimated to be greater than 10" caliper, (prepared from aerial photo or survey).
 - e. Latest (not more than two years old) aerial photograph of the site.
 - f. Existing contour information for the site.
10. Such additional information as may reasonably be required in writing by the City Engineer or Public Works Director.
11. All engineering plans must be wet sealed by a Kansas Registered Professional Engineers.

Utility Site Plans / Data

1. Location of all utilities shown on plan.
2. Location of all utility meters, HVAC units, control boxes, pollution control units, etc. and proposed screening methods.
3. All utilities are required to be placed underground.
4. Sanitary sewer plan.

Ancillary Information (as necessary)

1. General restrictions imposed by the developer.
2. Proposed restrictions, to run with the property that will guarantee adherence to the design standards (architectural, landscape, and other) agreed to at the time of plan approval.
3. Cross Access, Parking, and Maintenance Agreements as necessary for multiple building projects.
4. Letters of approval for encroachment from easement holders (e.g. utilities) for which site development encroaches upon the utility holder's easement.
5. Such other information as the Planning Commission shall by written rule require.
6. Any other information the applicant believes will support the request.
7. At the time of final plan revision submission (for Agenda presentation) the following must be submitted:
 - a. PDF files must include one full size. All pages of the full size set must be included in one document. **Do not submit individual pages.**
 - b. A digital copy of all stormwater components must accompany revisions.