

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Check Amt
090000	KARBANK HOLDING	1350-001	REPLATAPP2	6/27/2023		School Dist Parcels	150.00	0.00	150.00

Payor:	KARBANK HOLDINGS LLC	Date	6/28/2023	Check No.	108984	Check Amount	150.00
Payee:	CITY OF WESTWOOD						

Retain this statement for your records



Plat/Replat Application and Checklist

<u>Replat</u> Plat/Replat \$150	<div style="text-align: center; font-weight: bold;">Office Use Only</div> <div style="text-align: center;">Fee Paid: \$ 150-</div> <div style="text-align: center;">Date Paid: 10/29/23</div> <div style="text-align: center;">Case No.:</div> <div style="text-align: center;">FP-2023-02</div> <div style="text-align: center;">Meeting Date:</div>
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SUBDIVISION NAME Various as of today. New Plat name TBD.

LOCATION 2511 W. 50th St. et. al.

SIZE (IN ACRES) Approximately 4.97 Acres **NUMBER OF LOTS** 2 today / 3 in replat **CURRENT ZONING** R-1 Single Family Residential

REAL ESTATE PARCEL ID NUMBER RP30000001 0012A and RP27000000 0008

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>66205</u>
PHONE	<u>913-957-2560</u>	E-MAIL	<u>jogilhaus@sm</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>66204</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@bhc</u>



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.

Adam Feldman

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



City of Westwood
4700 Rainbow Blvd
Westwood, Kansas 66205
913-362-1550 – Fax 913-362-3308
www.westwoodks.org

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.

Project Location/Address: Property IDs: RP30000001 0012A and RP27000000 0008

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): Unified School District #512

Phone: _____

Company: Unified School District #512

Fax: _____

Mailing Address: 8200 W. 71st Street, Shawnee Mission, KS 66204

E-mail Address: joegilhaus@smsd.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: 6-26-23

Printed Name of Property Owner: Unified School District #512

Dr. Joe G. Gilhaus
By: Dr. Joe Gilhaus, Authorized Agent

City of Westwood, Kansas Ownership Affidavit

State of Kansas)
)
County of Johnson) ss.

Dr. Joe Gilhaus, Authorized Agent
Comes now for Unified School District #512 (owner) who being duly sworn upon their oath, does

state that they are the owner of the property legally described as:


Property IDs: RP30000001 0012A and RP27000000 0008

See attached Legal Description.

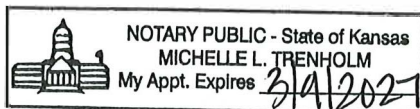
in the application for Replatting and preliminary and final development plans.
(description of application)

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 26 day of June, 2023.


Signature of Owner Unified School District #512
By: Dr. Joe Gilhaus, Authorized Agent
Dr. Joe Gilhaus
Printed Name or Owner

Subscribed and sworn to before me this 26 day of June, 2023.





Notary Public
3/19/2027
My Commission Expires

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

Legal Description to the Developed by Survey

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 THE WEST 258.1 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.

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.

Corrected by Desc. on Plat