



# CITY OF WESTWOOD, KANSAS

## PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, November 06, 2023 at 7:00 PM

### AGENDA

---

Welcome to your Westwood City Council meeting. This meeting may be attended remotely via Zoom:

**Access Online:** <https://us02web.zoom.us/j/89009964959>

**Access by Phone:** (312) 626-6799 / **Webinar ID:** 890 0996 4959

---

*[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]*

---

#### REGULAR MEETING AGENDA

##### I. CALL TO ORDER

##### II. APPROVAL OF THE AGENDA AND MEETING MINUTES

- A. Consider approving the October 9, 2023 Planning Commission meeting minutes
- B. Consider approving the November 6, 2023 Planning Commission meeting agenda

##### III. PUBLIC HEARINGS

##### IV. PRESENTATIONS

##### V. OLD BUSINESS

- A. FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

##### VI. NEW BUSINESS

- A. Consider 2024 Application and Review Schedule

##### VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

##### VIII. STAFF REPORTS

- A. City Administrator Report (Leslie Herring)
- B. Public Works Director Report (John Sullivan)

##### IX. UPCOMING ITEMS

## X. ADJOURNMENT

### UPCOMING MEETINGS

Regular meetings of the Westwood Planning Commission are held at 7:00 PM on the first Monday of each month. The next regular meeting of the Westwood Planning Commission will be held December 4, 2023, at 7:00 PM at Westwood City Hall or virtually, depending on current public health protocols in place. The City Calendar may be accessed at [www.westwoodks.org](http://www.westwoodks.org). To receive further updates and communications, please see or sign up for the following:

**Westwood Buzz Email:** <https://bit.ly/3wA4DWx>

**Facebook:** [City of Westwood Kansas-Government](#)  
[Westwood, KS Police Department](#)

**City of Westwood, Kansas  
Planning Commission Meeting  
4700 Rainbow Boulevard  
October 9, 2023 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair  
Clay Fulghum  
Ann Holliday  
Samantha Kaiser  
David Kelman (via Zoom)  
Mark Neibling  
Sarah Page, Chair  
Matt Prout (via Zoom)  
M. Scott Weaver

Commissioners Absent: None

Staff Present: Leslie Herring, City Administrator  
John Sullivan, Public Works Director  
Spencer Low, City Attorney Co-Counsel

**Call to Order**

Chair Page called the meeting to order at 7:00 PM on October 9, 2023.

**Approval of Agenda and Meeting Minutes**

Chair Page called for modifications or discussion of the October 9, 2023 agenda and September 11, 2023 meeting minutes. Commissioner Breer moved to approve the minutes. Commissioner Neibling seconded. Motion passed unanimously.

**Public Hearings**

None.

**Old Business**

*FP-2023-01 - Consider application of Karbank Holdings, LLC on behalf of owner City of Westwood to replat property at 5000 and 5050 Rainbow Blvd.; and*

*FP-2023-02 - Consider application of Karbank Holdings, LLC on behalf of owner Shawnee Mission School District to replat property at 2511 W. 50th St., et. al.*

Chair Page asked that City Administrator Herring provide the staff report. City Administrator Herring presented the report included in the meeting packet. Herring stated that these applications are on the agenda now to track with the applications for rezoning and the preliminary development plan being considered by the City Council on October 12, 2023.

Questions from the Planning Commission were received regarding the process and County involvement in the acceptance of the plat.

Commissioner Neibling asked about the status of the conversations to allow park users to access restrooms located within the pavilion building(s) on the development site. Herring responded that no additional conversations had taken place but that that point was recorded as a condition to be considered by the Governing Body.

Commissioner Breer moved to approve FP-2023-01 and FP-2023-02. Commissioner Weaver seconded. Motion passed unanimously.

### **New Business**

*FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.*

Chair Page invited City Staff to address the Planning Commission. City Administrator Herring provided a summary of the staff report included in the meeting packet.

Chair Page invited questions of City Staff from the Planning Commissioners. No questions received.

Chair Page invited the applicant to address the Planning Commission. Kenny Miller, Architect with Perspective Architecture + Design, addressed the Planning Commission and presented a slide deck (included as an exhibit to these minutes).

Chair Page asked about the status of the traffic study. Kevin Pinkowski, BHC Engineers, addressed the Planning Commission and affirmed that they had satisfied their part of the requirements related to the traffic study. Pinkowski invited Herring to speak to the City's retained traffic engineer's evaluation of the traffic study which memo was included in the meeting packet. Herring summarized and addressed the points in the City's evaluation of the applicant's traffic study.

Commissioners discussed amongst themselves multiple points relating to the trees, preservation, and protection. Chair Page asked the applicant to review site signage and lighting. Commissioner Holliday asked for clarification about the location of fencing.

Commissioner Weaver asked for clarification about the watershed and functionality of the stormwater management system proposed and its ability to handle large rain events. Austin Lage, BHC Engineers, addressed the Planning Commission. Lage explained the flow of stormwater across and off the site.

Commissioners Neibling and Kaiser asked questions about the ability of the applicant to relocate the sidewalks and/or the limestone pillars/walls to create a barrier or buffer between Rainbow Blvd. vehicular traffic and pedestrians. Miller stated that they could take a look at this request but are concerned about impacting mature tree roots. Commissioner Kelman stated that he likes the idea of buffering pedestrians but that he believes KDOT may deny the placement of stone pillars within the ROW for vehicular safety concerns. Chair Page stated that Commissioner Neibling's request may be resolved within the Rainbow Blvd. PSP study process taking place at this time.

Chair Page asked for the City to explore disallowing right turns out of the development on 51<sup>st</sup> Street. Herring stated that the City would explore restricting turning movements if traffic becomes a problem.

Commissioner Weaver asked about placement of the mechanical equipment and sustainability of the office as Class A. Chair Page asked for confirmation that two of the buildings would have green roofs. Miller affirmed.

Chair Page outlined the procedural next steps for both this application and subsequent park planning process. Herring shared that a process for park planning is being created but is expected to take place over the course of 2024 and that the park is contractually required to be created by the end of 2026.

**Staff Reports**

*City Administrator Report – Leslie Herring*

Herring shared the status of the Rainbow Blvd. PSP study to evaluate possible changes to improve multi-modal transportation options.

*Public Works Director Report – John Sullivan*

Sullivan shared a status update on the 47<sup>th</sup> Street Complete Streets project.

**Adjournment**

Motion by Commissioner Breer to adjourn the meeting. Second by Commissioner Weaver. Motion passed unanimously. The meeting adjourned at 8:25 PM.

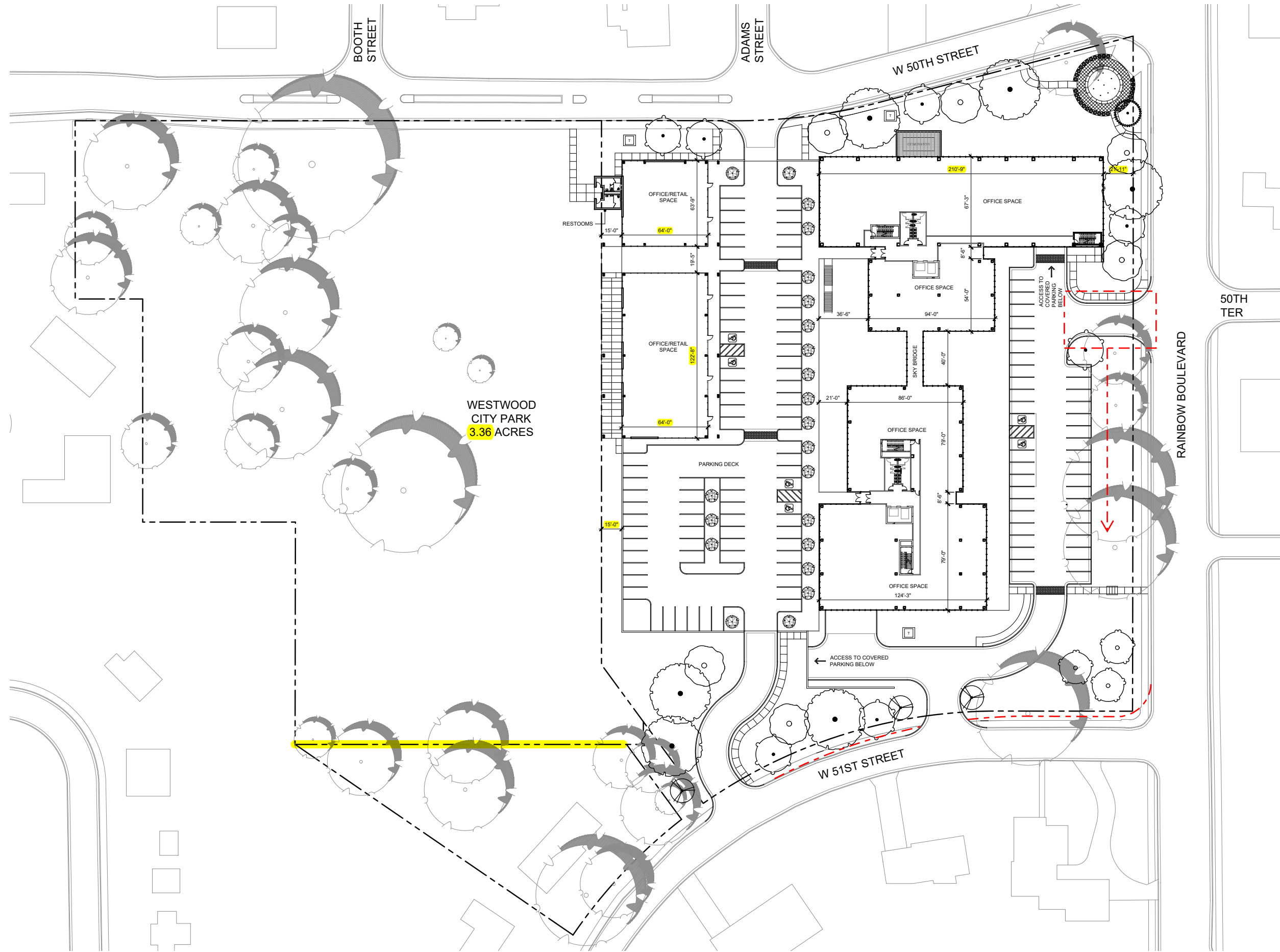
**Upcoming Items**

- A. FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205 - ACTION

APPROVED: \_\_\_\_\_  
Sarah Page, Chair

ATTEST: \_\_\_\_\_  
Leslie Herring, Secretary

# PRELIMINARY DEVELOPMENT PLAN



# SUBMITTED FINAL DEVELOPMENT PLAN

Item A. Section II, Item



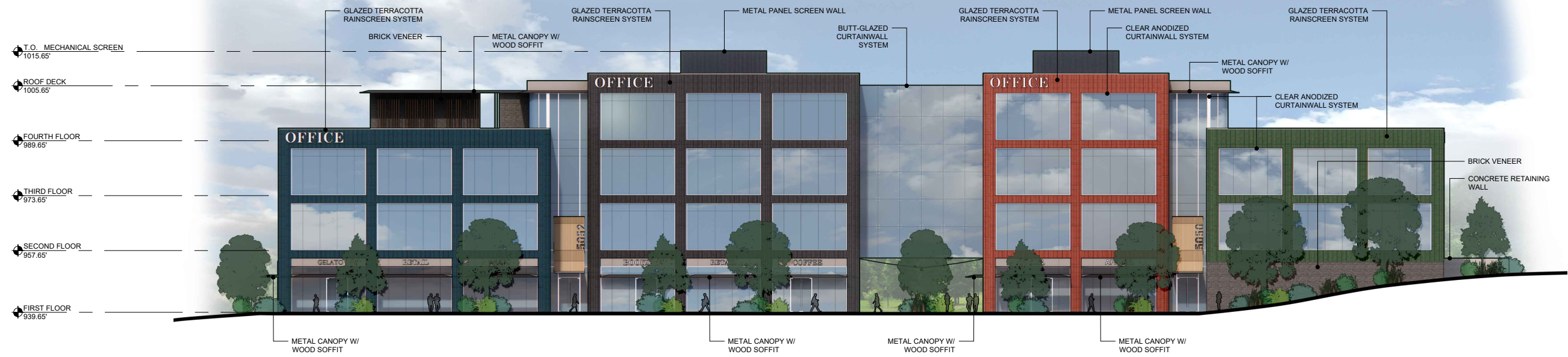
NOTE: REDUCTION IN GROSS SQUARE FOOTAGE FROM 124,449 GSF TO 115,156 GSF (-9,293 GSF)

NOTE: 34 ADDITIONAL NEW TREES PROVIDE AROUND DEVELOPMENT PERIMETER

ENTRANCE MOVED SOUTH AT REQUEST OF KDOT TO IMPROVE SIGHTLINE TO 50TH STREET INTERSECTION

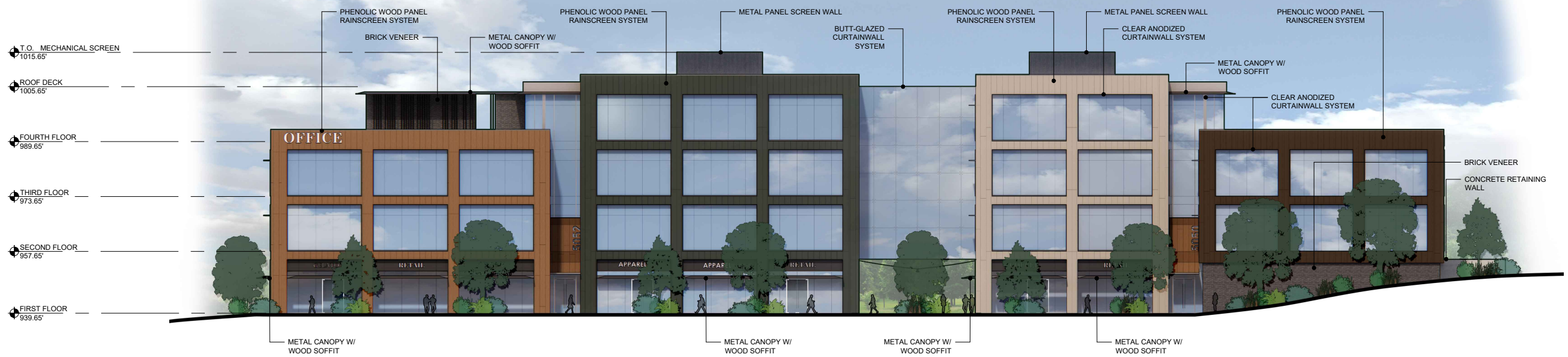
ADDITIONAL ROW GRANTED ON DEVELOPER PROPERTY TO PROVIDE RIGHT AND LEFT HAND TURN LANES AT 51ST STREET TO IMPROVE EXITING AT REQUEST OF KDOT

# PRELIMINARY DEVELOPMENT PLAN



↑  
EXTERIOR CLADDING CHANGED FROM GLAZED TERRACOTTA SYSTEM TO A WOOD PHENOLIC PANEL SYSTEM AND COLORS WERE MUTED TO PROVIDE A WARMER ASTHETIC.  
↓

# SUBMITTED FINAL DEVELOPMENT PLAN





**WESTWOOD PLANNING COMMISSION**

Staff Report

Meeting Date: November 6, 2023

Staff Contact: Leslie Herring, City Administrator

**FDP-2023-01** – Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205

**OWNER OF RECORD:**

- 5000 Rainbow Blvd.: City of Westwood, Kansas
- 5050 Rainbow Blvd.: City of Westwood, Kansas
- 2511 W. 50th St.: Unified School District No. 512 (Shawnee Mission School District)

**APPLICANT:** Karbank Holdings, LLC, agent for property owners City of Westwood, Kansas and Unified School District No. 512, jointly.

**LOCATION:** The property is located on the southwest corner of W. 50<sup>th</sup> St. and Rainbow Blvd.

**EXISTING ZONING:** The property is currently zoned R-1 (D): single-family residential.

**PROPOSED PROJECT:** Build a mixed-use office and retail development (an adjoining future City Park to the west of the subject site but located on the western portion of 2511 W. 50<sup>th</sup> St. outside of the rezoning subject site).

**BACKGROUND:** The applicant received approval to rezone a portion of the subject site and also approval of a preliminary development plan to build a mixed-use office and retail development on property currently under contract at 5000 Rainbow Blvd., 5050 Rainbow Blvd., and 2511 W. 50th St.

The rezoning and preliminary development plan were subject to public hearing before the Planning Commission and were considered on both August 7 and September 11, 2023. On September 11<sup>th</sup>, the Planning Commission made a recommendation to the Governing Body of conditional approval of those applications. The Governing Body approved the application(s) at its October 12, 2023 regular meeting by a vote of 5 – 1.

*City Park Not Included in this Application*

The proposed City Park is not included in this application, as its existence in the location proposed on the west side of the subject site has been wholly dependent on the outcome of the applications filed by Karbank for its proposal on the east side of the subject site. The park planning process – including final grading and features/amenities – will take place only the successful sale and purchase of the various property parcels within the subject site has closed<sup>1</sup>.

<sup>1</sup> Pursuant to Purchase Agreements executed jointly by and between USD 512, the City of Westwood, and Karbank Holdings, LLC dated June 8, 2023.

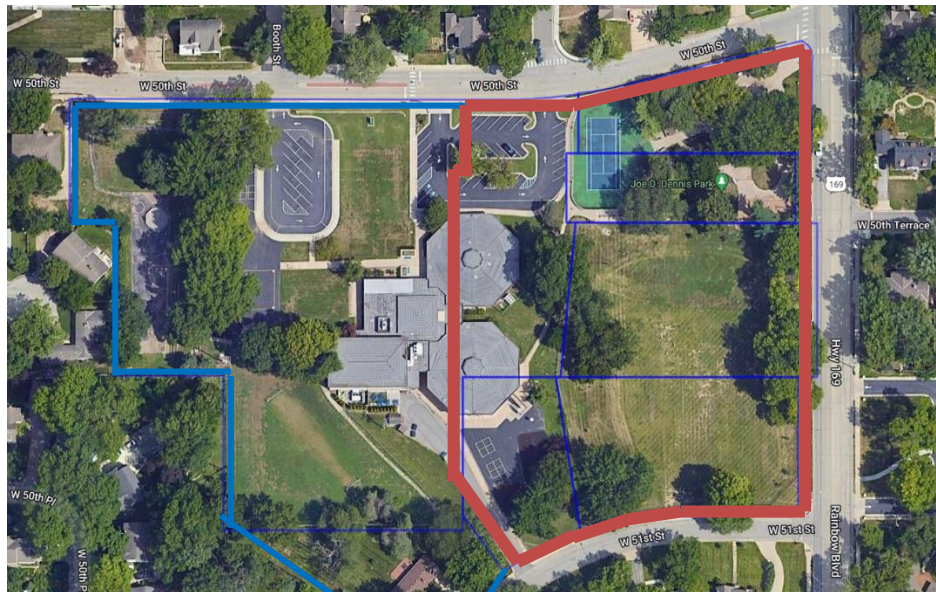
*Application Subject to Final Development Plan Approval*

This application is subject to both a preliminary and a final development plan approval. The preliminary development plan was reviewed at each month’s regular Planning Commission meeting from July – September 2023 and the City Council’s regular meeting in October 2023 – a total of four public meetings – and the final development plan submittal and review process began at the Planning Commission’s regular October 2023 meeting and is the subject of tonight’s meeting for consideration of final action. Unlike the preliminary development plan, which must in this case run concurrently with the rezoning application and which is subject to public hearing, the final development plan is not subject to public hearing so long as it is not substantially changed from the preliminary development plan and so long as the Planning Commission finds that it satisfies the requirements for site planning, landscaping, and other technical studies.

The purpose of the final development plan is to provide for more detailed technical plans and site details that cannot be finalized until the site layout and general elements of the site are agreed upon by the parties (i.e. the City via Staff and the Planning Commission/Governing Body and the applicant).

**EXISTING CONDITIONS:** This application is to rezone 4.124 acres of the total 7.624 acres of the combined project area. The red outline in the illustration below indicates the area subject to the rezoning request. The area to the west (outlined in blue) indicates the area of the proposed City Park, which is to remain zoned R-1 and which will be subject to a later planning after the sale and purchase of the various properties close.

The area subject to this final development plan (outlined in red) currently contains: a portion of an elementary school building and parking lot(s) (to be decommissioned and sold by USD 512 in 2024, regardless of the outcome of these joint applications), a City tennis court, a City playground, and a vacant parcel.



**REQUESTED ACTION:**

The applicant is requesting approval of a final development plan to construct a mixed-use office and retail development.

**GUIDANCE FOR REVIEW:**

The following provisions of the Westwood Zoning Ordinance apply to this application.

**1.6.26 Consideration of Final Development Plans.**

A. No property which has a planned zoning district classification or which requires approval of a final development plan may be developed or significantly redeveloped without a final development plan having been submitted to and approved by the Planning Commission indicating that the site will conform to the current applicable requirements of City code. Final development plans for planned zoning districts which contain no modifications or additions from the approved preliminary development plan shall be approved by the Planning Commission if the Commission determines that the landscaping and screening plan is adequate and that all other submission requirements have been satisfied.

B. A final development plan which contains modifications from the approved preliminary development plan, but is in substantial compliance with the preliminary plan, may be approved by the Planning Commission without a public hearing; provided, that the Commission determines that the landscaping and screening plan is adequate and that all other submission requirements have been satisfied. For purposes of this section, lack of “substantial compliance” shall have the same meaning as “substantial or significant changes” as set forth in Section 1.6.25. Any determination made by the Planning Commission under this subsection shall be appealable to the Governing Body by the applicant within 10 days of the date of the Planning Commission determination.

C. In the event of a determination that the proposed final development plan is not in substantial compliance with the approved preliminary development plan, the application may not be considered except at a public hearing, following publication notice and notice to surrounding property owners as provided in Section 1.6.8 through 1.6.9.

D. Revisions to approved final development plans which are insignificant in nature may be approved administratively by the Building Official. In no event may revisions to approved final development plans be approved administratively if the proposed revised final plan contains “substantial or significant changes” as defined in Section 1.6.25.

E. The Building Official may accept final development plans submitted concurrently with the preliminary development plan. The Planning Commission may approve a final development plan prior to the approval of a preliminary development plan by the Governing Body with the conditions on the final development plan approval that it is consistent with the approved preliminary development plan and subject to the preliminary development plan being approved by the Governing Body.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff review and comments have been satisfied by revisions to the final development plan and, as such, staff recommends approval of the final development plan.

*Suggested Motion:*

*I move to approve Case No. FDP-2023-01, application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.*

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		Item A. Section V, Item 0

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

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

COMMERCE BANK  
1100 WALNUT  
KANSAS CITY, MO 64106

18-1  
1010

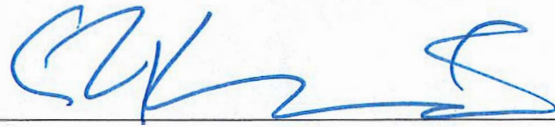
Date: 6/28/2023 Check No.: 108980 Check Amount: 400.00

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 joeglhaus@smnr

### 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.

6/29/23

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)

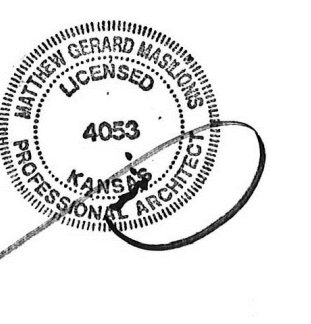
1. General restrictions imposed by the developer.
2. Proposed restrictions, to run with the property that will guarantee adherence to the design standards (architectural, landscape, and other) agreed to at the time of plan approval.
3. Cross Access, Parking, and Maintenance Agreements as necessary for 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.

# 50TH & RAINBOW DEVELOPMENT

W 50TH STREET & RAINBOW BLVD  
WESTWOOD, KANSAS 66205

Perspective  
ARCHITECTURE + DESIGN, LLC

2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205  
816 502 1500  
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.  
Other drawings and specifications attached for the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.  
The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST & RAINBOW BLVD,  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
1	10/05/23	CITY COMMENTS

SHEET TITLE

COVER SHEET

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR  
K MILLER  
CHECKED BY  
M PAXTON  
DATE  
9.15.23

FDP SUBMITTAL

SHEET NUMBER  
**A000**

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01



MAIN BUILDING PERSPECTIVE RENDERING L19

The 50<sup>th</sup> and Rainbow Development is a proposed Planned Development District (PD) located on the west side of Rainbow Boulevard between 50<sup>th</sup> Street and 51<sup>st</sup> Street in the City of Westwood, Kansas. The proposed project will feature approximately 19,498 leasable square feet of retail space on the 1<sup>st</sup> floor of the building and approximately 78,351 leasable square feet of office space on 3 floors above the retail. Adjacent to the main building is a smaller 8,750 leasable square foot single story office / retail building broken into two masses.

Because of the mixed-use nature of the proposed project, it is anticipated that portions of the first and second floors of the buildings may be a mix of retail and office uses in lieu of being strictly office or strictly retail. An underground parking structure is located to the west and north of the main building with 167 covered parking spaces. 123 surface parking spaces are also provided on the east and west sides of the main building.

With regard to the 2017 Westwood Comprehensive Use Plan, the land use map in Section 3.3 identifies the proposed development location as Public / Semi-Public and Open Space. This usage type per Figure 3.2 accounts for only 4.4% and 0.8% of the overall city land use. Given the small percentage of space allocated to these uses, it seems vital to the community to maintain these land use types. The proposed development would offer a mixture of Public and Semi-Public spaces with office and retail buildings, and maintain the Open Space components with the proposed City Park. Alternatively, if the plan reverted to the R-1 Single Family Residence Zoning of the surrounding neighborhood, the location would become private space which would seem in conflict with the Comprehensive Use Plan.

The specific stated desired outcomes of the 5050 Rainbow Site, and the Westwood View Elementary site per the Westwood Comprehensive Use Plan are to:

- Protect and minimize impacts to adjacent residential property.
- Offer indoor and/or outdoor community activity/gathering spaces.
- Attract and keep residents.
- Retain and grow property values.
- Support local / small business development

The proposed project would provide a vital fully integrated, mixed-use, pedestrian oriented commercial neighborhood that would meet all of the desired outcomes as listed in the Comprehensive Use Plan.

Specifically related to Section 1.6.17 of the Zoning Ordinance Criteria for Considering Applications for a Rezoning Request:

**A. The conformance of the proposed use to the City's Comprehensive Plan and other adopted planning policies. Per Section 6.2.2, a PD Planned Development district is equivalent to C-1 Zoning. The proposed development would be in substantial compliance with current C-1 Zoning. Minor deviations are anticipated and included in the deviations list on the cover sheet.**

**B. The character of the neighborhood including, but not limited to: Land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space, and floor-to-area ratio (commercial and industrial). The proposed buildings have intentionally been pushed back from Rainbow Boulevard and the tallest of the buildings are at the center of the site to best fit in with the scale and character of the surrounding neighborhood. Additionally, the majority of existing trees will be preserved at the perimeter of the site to create a large multistory landscape buffer from surrounding neighbors and preserve the existing quality of the streetscape. Building massing has been broken down in plan and elevation to create smaller scaled facades of varying colors to also complement and blend into the surrounding residential neighborhood.**

**C. The zonings and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zonings and uses. All nearby properties are Zoned R-1 Single Family Residential. The proposed Development would bring a mix of office and retail uses to the project compatible with the surrounding neighborhood providing residents walkable places to work and shop fulfilling the purpose of a fully integrated, mixed-use, pedestrian oriented neighborhood.**

**D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations. While the current property could be utilized for single family residential, adding a mixture of office, retail and park functions would serve to provide additional amenities to the residents in the area.**

**E. The length of time the property has remained vacant as zoned. The former church site property along Rainbow Boulevard was acquired by the City of Westwood and the church was demolished to accommodate the city's plan for future development The school, while still in use, is scheduled to be vacated in August 2024.**

**F. The extent to which approval of the application would detrimentally affect nearby properties. Approval of the application would have no detrimental effect on nearby properties.**

**G. The extent to which the proposed use would substantially harm the value of nearby properties. The proposed use will not harm and may enhance the value of nearby properties.**

**H. The extent to which the proposed use would adversely affect the capacity or safety of the portion of the road network influenced by the use, or present parking problems in the vicinity of the property. The existing site functions as both a school and a park, creating peak traffic times as well as various visitor traffic throughout the day. Traffic flow for the proposed development would be of a similar nature with peak traffic times at the beginning and end of the office work day, and various visitor traffic to the retail shops throughout the day. Parking for the proposed development would be handled internally on the site so there would be minimal overflow to the surrounding area.**

**I. The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution, or other environmental harm. No excess air, water or noise pollution or other environmental harm would occur.**

**J. The economic impact of the proposed use on the community. The economic impact of the proposed project would result in a net increase to the sales and property taxes received by the City of Westwood. No tax incentives are being requested by the developer as part of this project apart from a sales tax waiver on construction materials.**

**K. The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application. No gain to the public health, safety and welfare would occur due to denial of the application, however if the application is denied, a substantial portion of the site would remain vacant and the future of city park would be in jeopardy.**

PROJECT NARRATIVE M01

The following Deviations from the equivalent C-1 Zoning are requested as part of the proposed PD Planned Development District:

5.3.7 A Unless otherwise indicated in a specific Overlay District, the facade of building in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building.

The proposed development is surrounded by residential housing of 2 story scale set back typically 35- 60 feet from Rainbow Boulevard. Placing the buildings at property line is inconsistent with surrounding scale and development. Placing the buildings back from Rainbow allows a softening of the perimeter to create a better scale with the neighboring houses as well as opportunity to create more habitable spaces for pedestrians, restaurants and retail. In effect it allows a place to be created versus a space directly adjacent to a major boulevard.

Additionally, 5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. As proposed 85% of the parking spaces will be.

Underground rock is currently located at elevation 936 only a few feet below grade. Due to the natural slope of the site from a high on the northwest to a low on the southeast, placing all parking to the rear of buildings would create a primary retail entrance via an underground parking garage.

5.3.7 C Parking areas and parking garages shall be recessed or placed to the rear of buildings.

5.3.7.H.2 The required setbacks shall be as indicated in each Overlay District, or, in the absence of such criteria, as follows.  
2. rear setback: 20 feet minimum.

Due to site constraints and in effort to align the drive isle on the upper level of the parking deck with Adams street we would ask for a deviation on the 20' setback requirement in the rear yard adjacent to the future park.

5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building. The proposed development has 85% of parking areas and parking garages at the rear or side of the building, hidden from view. The natural topography of the site sets itself up to place a recessed garage at the rear of the buildings with a small surface parking lot in front of the buildings to allow visible access to the retail and office entries.

5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

The proposed four-story portions remain in compliance with the zoning requirements and maximum allowable height restrictions of a "mid-rise building". Portions of the building at the center of the project are 4 stories along Rainbow Boulevard. The additional story creates a stronger mass at the center of the site, allowing for rooftop terraces and a stronger sense of hierarchy and visual interest toward the center of the site. Because the project is set into a hillside, the four-story portions of the building allow for a more varied appearance in keeping with the massing and variety of the neighboring residential area. Moreover, on the west and north sides of the site the buildings will only have 3 stories visible above grade.

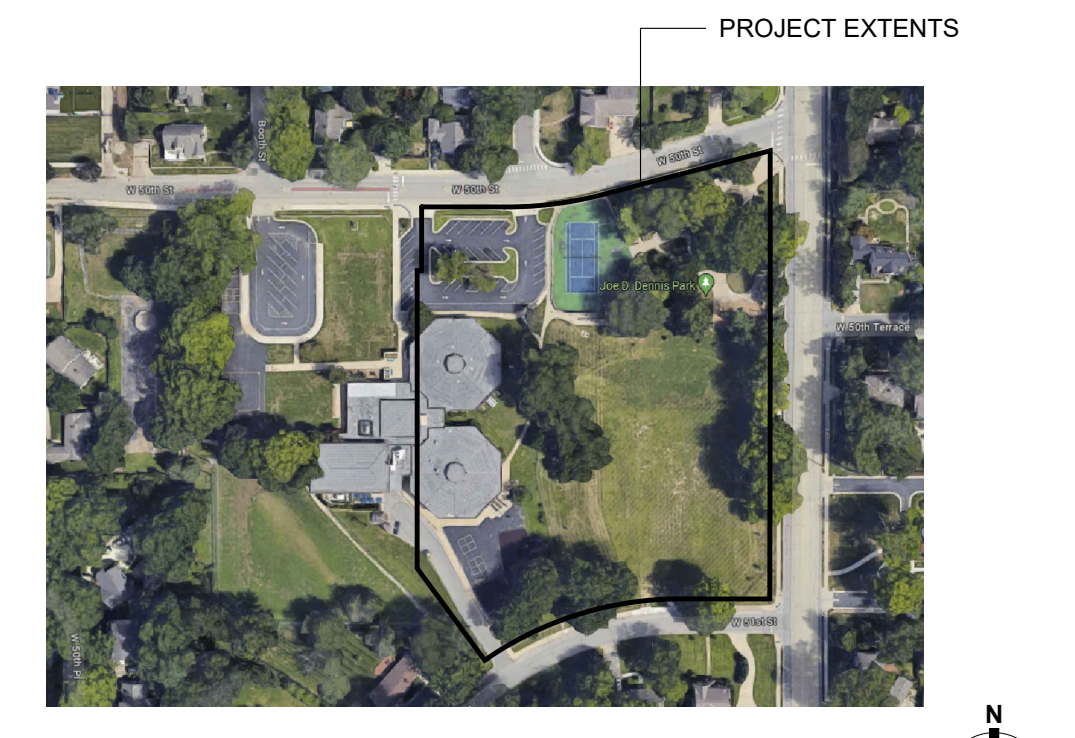
5.4.2.1 Minimum Parking Spaces Per Use

Based on the developer's experience with the local market and retail and office uses of a similar type to those of the proposed development, the amount of parking proposed is less than the minimum requirement and in keeping with market expectations and standards in this location.

DEVIATION REQUESTS F01



PAVILION PERSPECTIVE RENDERING A19



PROPERTY LOCATION MAP A11

**PROPERTY DEVELOPER**  
ADAM FELDMAN  
KARBANK REAL ESTATE COMPANY  
2000 SHAWNEE MISSION PARKWAY  
SUITE 400  
MISSION WOODS, KANSAS 66205  
816.221.4488  
af@karbank.com

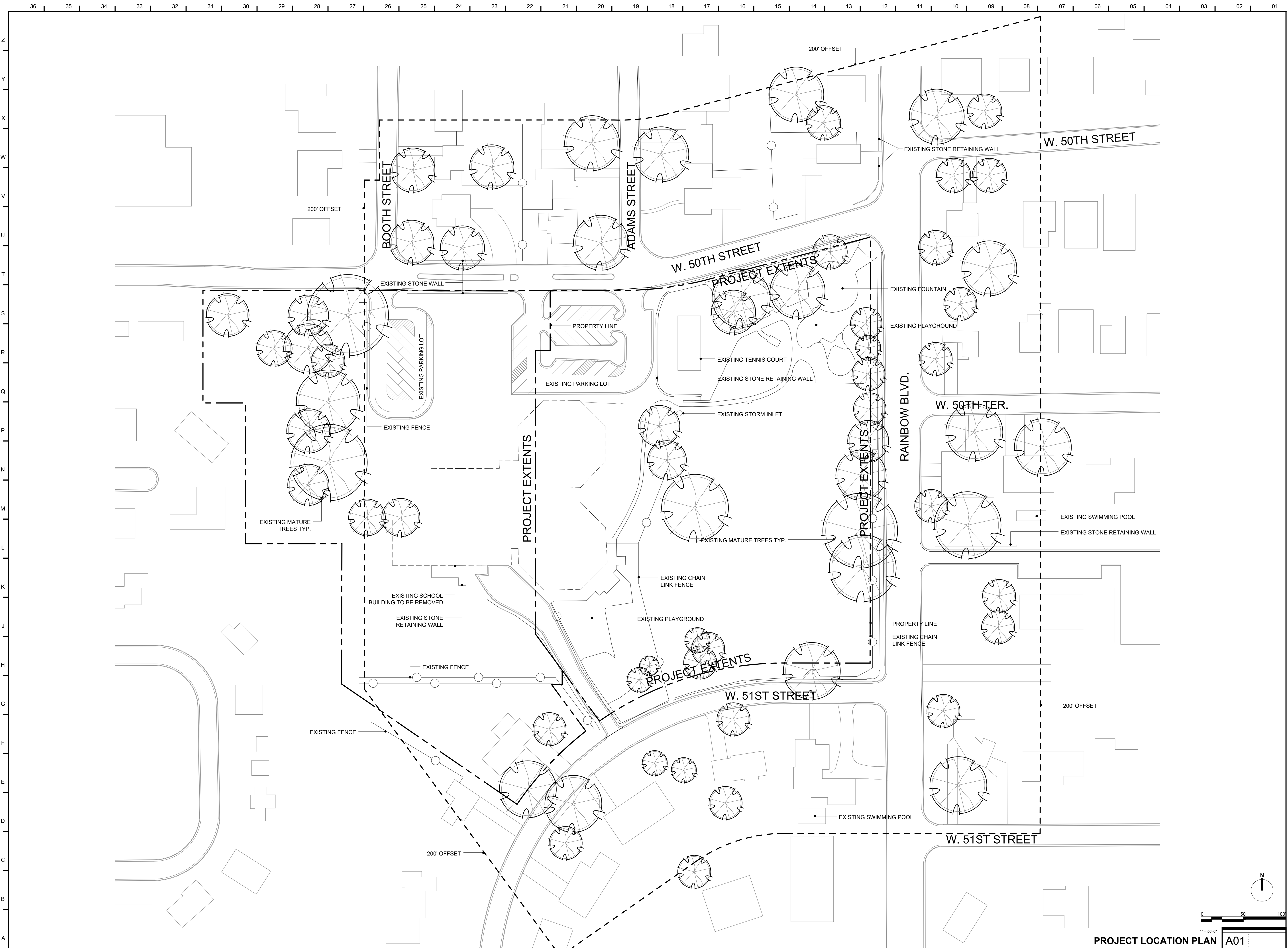
**CIVIL ENGINEER**  
AUSTIN LAGE  
BHC  
7101 COLLEGE BLVD.  
SUITE 400  
OVERLAND PARK, KANSAS 66210  
913.663.1900  
austin.lage@bhc.com

**ARCHITECT**  
KENNY MILLER  
PERSPECTIVE ARCHITECTURE  
& DESIGN  
2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205  
816.842.1549  
kenny@pad.studio

CONTACT INFORMATION A06

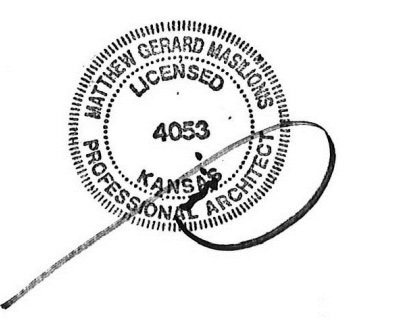
GENERAL	ARCHITECTURAL
A000	COVER SHEET
A001	PROJECT LOCATION PLAN
C1.0	DEMO PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - GROUND LEVEL
C2.2	SITE PLAN - SECOND LEVEL
C2.3	DIM PLAN - GROUND LEVEL
C2.4	DIM PLAN - SECOND LEVEL
C2.5	SIGHT DISTANCE PLAN
C2.6	FIRE TRUCK MANEUVERABILITY
C3.0	GRADING PLAN
C3.1	DETAIL GRADING - GROUND LEVEL
C3.2	DETAIL GRADING - SECOND LEVEL
C4.0	UTILITY PLAN
C5.0	EXISTING DRAINAGE MAP
C5.1	PROPOSED DRAINAGE MAP
C6.0	BMP PLAN
L1.1	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN - GROUND LEVEL
L1.1	LANDSCAPE PLAN - SECOND LEVEL
L3.0	PLANTING DETAILS
PH.1	PHOTOMETRICS PLAN
AS101	ARCHITECTURAL SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
AS103	ARCHITECTURAL SITE PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A600	DETAILS

SHEET INDEX A01



# Perspective

2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205  
816 502 1500  
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

SHEET TITLE

## PROJECT LOCATION PLAN

PROJECT NUMBER  
2021073.000

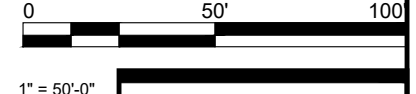
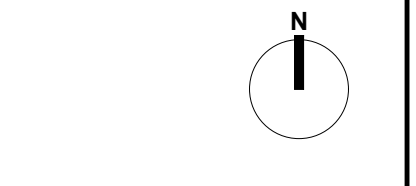
SHEET AUTHOR  
K. MILLER

CHECKED BY  
M. PAXTON

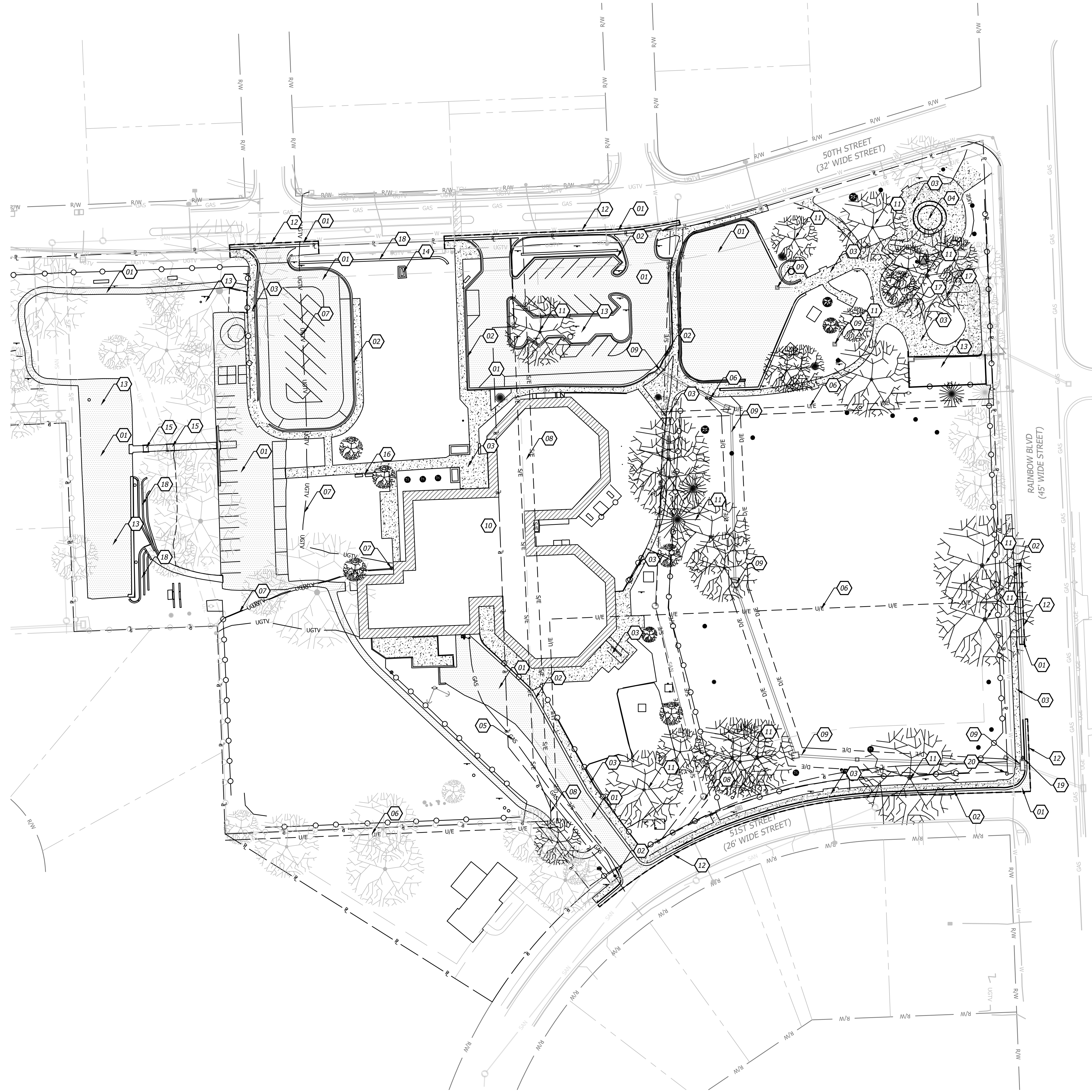
DATE  
9.16.23

### FDP SUBMITTAL

SHEET NUMBER  
**A001**



PROJECT LOCATION PLAN A01



### GENERAL NOTES

1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
3. The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
4. The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
5. It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
6. The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
7. All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.
8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.

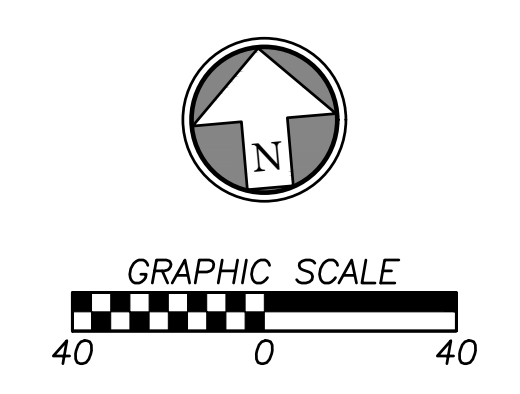
### DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 02 REMOVE & DISPOSE OF EXISTING CURB.
- 03 REMOVE & DISPOSE OF CONCRETE.
- 04 REMOVE & DISPOSE OF CONCRETE FOUNTAIN.
- 05 REMOVE EXISTING GAS LINE BACK TO MAIN AND CAP LINE AT CONNECTION POINT TO PRESERVE CONNECTION POINT FOR FUTURE USE.
- 06 REMOVE ELECTRIC STRUCTURES AND ASSOCIATED UNDERGROUND SERVICE LINES.
- 07 REMOVE & DISPOSE OF EXISTING UNDERGROUND FIBER.
- 08 REMOVE EXISTING SANITARY STRUCTURES AND LINE BACK TO STUB AND CAP LINE TO PRESERVE CONNECTION POINT FOR FUTURE USE.
- 09 REMOVE EXISTING STORM SEWER STRUCTURES & PIPES
- 10 REMOVE & DISPOSE OF EXISTING BUILDING.
- 11 REMOVE & DISPOSE OF EXISTING TREES; RE. SHEET L1.0.
- 12 SAW CUT EXISTING PAVEMENT TO FULL DEPTH & CLEAN EDGE.
- 13 REMOVE & DISPOSE OF PLAYGROUND EQUIPMENT
- 14 REMOVE & DISPOSE OF MONUMENT SIGN
- 15 REMOVE & DISPOSE OF CONCRETE STAIRS AND HANDRAILS
- 16 REMOVE & DISPOSE OF PARK BENCH
- 17 REMOVE & DISPOSE OF ROCK AND TUNNEL
- 18 REMOVE & DISPOSE RETAINING WALL
- 19 REMOVE & RELOCATE STREET LIGHT; RE. SITE PLAN.
- 20 REMOVE & RELOCATE OF EXISTING FIRE HYDRANT; RE. UTILITY PLAN.

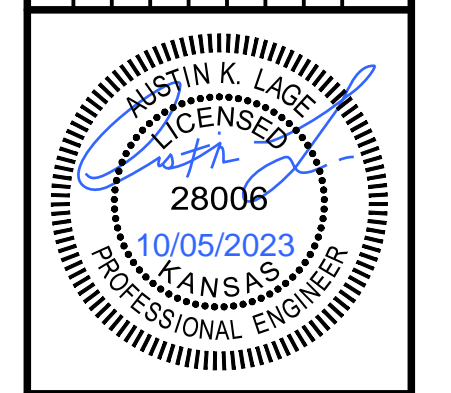
### DEMOLITION LEGEND

- SAW CUT LINE
- [Hatched Box] EXISTING BUILDING TO BE REMOVED
- [Dotted Box] ASPHALT PAVEMENT TO BE REMOVED
- [Stippled Box] CONCRETE TO BE REMOVED

ENTIRETY OF SHEET WAS UPDATED



Rev.	Date	Description
1	10/05/2023	CITY COMMENTS



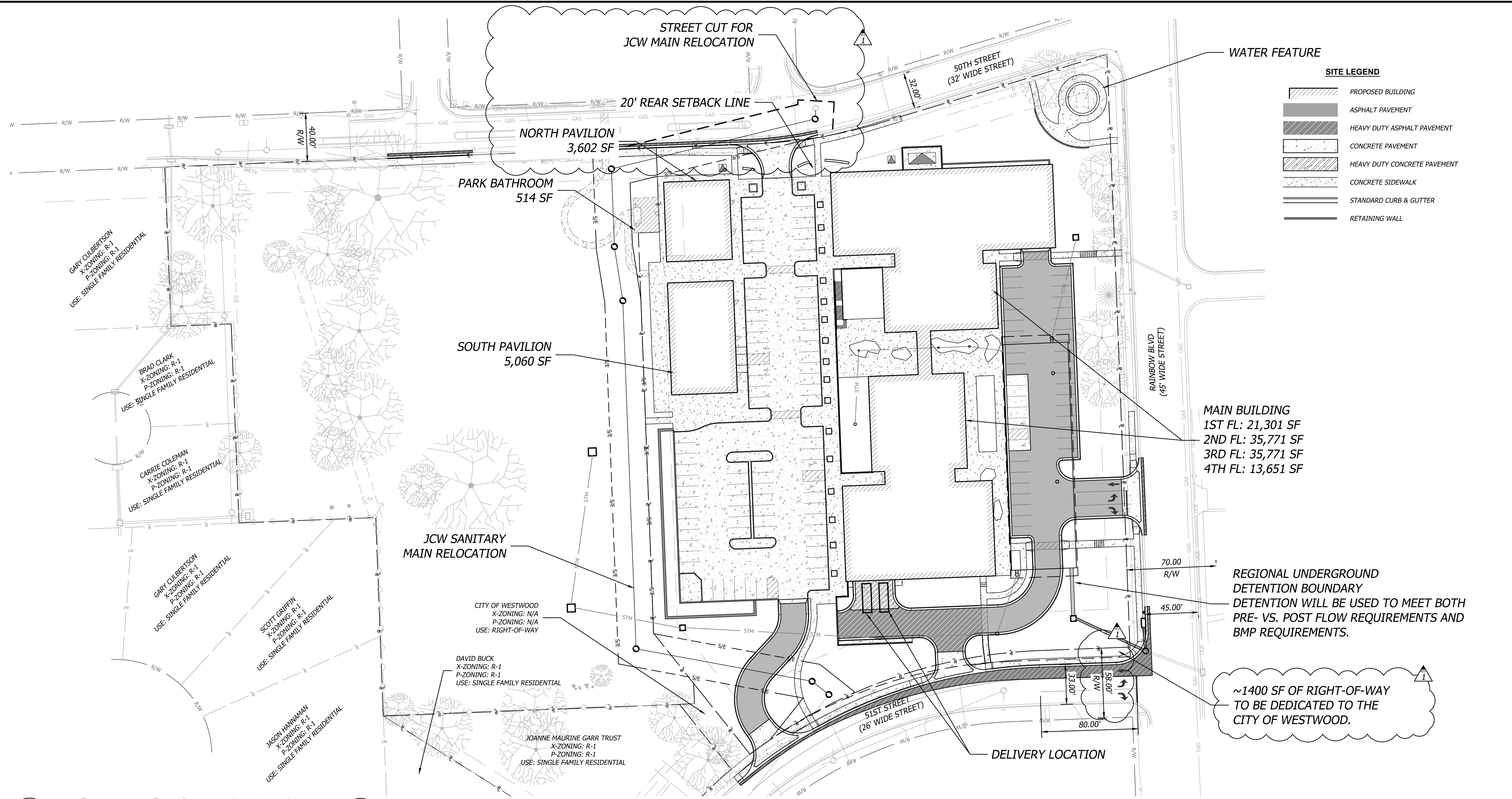
Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**DEMO PLAN**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

# C1.0

Oct 05, 2023 - 10:00am Plotted By: custin.lope V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITE-SITE.dwg Layout: OVERALL SITE PLAN



**SITE LEGEND**

	PROPOSED BUILDING
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	RETAINING WALL

**SITE DATA**

<b>OVERALL SITE</b>	
SITE AREA:	7.62 AC 332,129 SF
<b>WEST SITE</b>	
SITE AREA:	3.38 AC 147,412 SF
<b>IMPERVIOUS AREA:</b>	
EXISTING:	56,265 SF (38.2%)
PROPOSED:	3,758 SF (2.55%)
<b>EAST SITE</b>	
SITE AREA:	4.24 AC 184,717 SF
<b>IMPERVIOUS AREA:</b>	
EXISTING:	65,035 SF (35.2%)
PROPOSED:	127,462 SF (69.0%)

**BUILDING DATA - GROSS AREA**

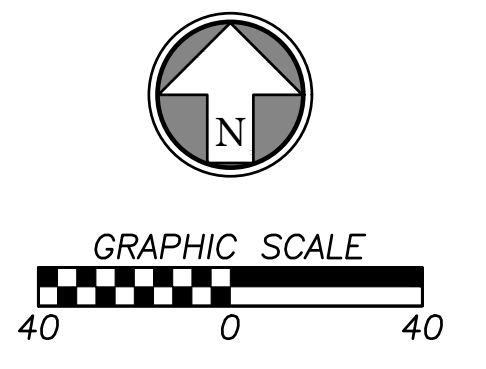
<b>WEST SITE</b>	
PUBLIC BATHROOM:	514 SF (0.35%)
<b>EAST SITE</b>	
TOTAL BUILDING FOOTPRINT:	44,433 SF (24.1%)
TOTAL BUILDING SF:	115,156 SF
<b>MAIN BUILDING:</b>	
FOOTPRINT:	35,771 SF (19.4%)
TOTAL SF (4 FLOORS):	106,494 SF
<b>PAVILION BUILDINGS:</b>	
NORTH FOOTPRINT:	3,602 SF (1.95%)
SOUTH FOOTPRINT:	5,060 SF (2.74%)
<b>LOT COVERAGE</b>	
BUILDING/STRUCTURE (100% TOTAL AREA)	106,906 SF (57.0%)
OVERHANG ABOVE OPEN AIR (50% TOTAL AREA)	4,125 SF (2.20%)
TOTAL	111,031 SF (59.2%)

**PARKING DATA**

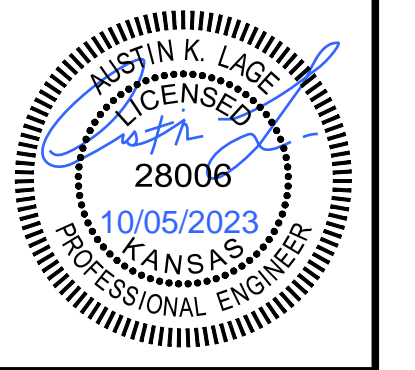
<b>PARKING PROVIDED:</b>	291 STANDARD 8 ADA ACCESSIBLE (4 VAN)
<b>PARKING REQUIRED:</b>	STANDARD PARKING STALLS: REFER TO ARCHITECTURAL SHEETS FOR CALCULATIONS
<b>ADA ACCESSIBLE STALLS:</b>	7 ADA ACCESSIBLE (2 VAN) (BASED ON 291 PROVIDED PARKING)

**EXISTING ZONING**  
R-1 (SINGLE FAMILY RESIDENTIAL)

**PROPOSED ZONING**  
CP-1 (PLANNED COMMERCIAL)



Rev.	Date	Description
1	10/05/23	CITY COMMENTS



Prepared For:  
KARBANK REAL ESTATE COMPANY  
ADAM FELDMAN  
2000 SW PARKWAY, SUITE 400  
MISSION WOODS, KS 66205  
816-221-4488

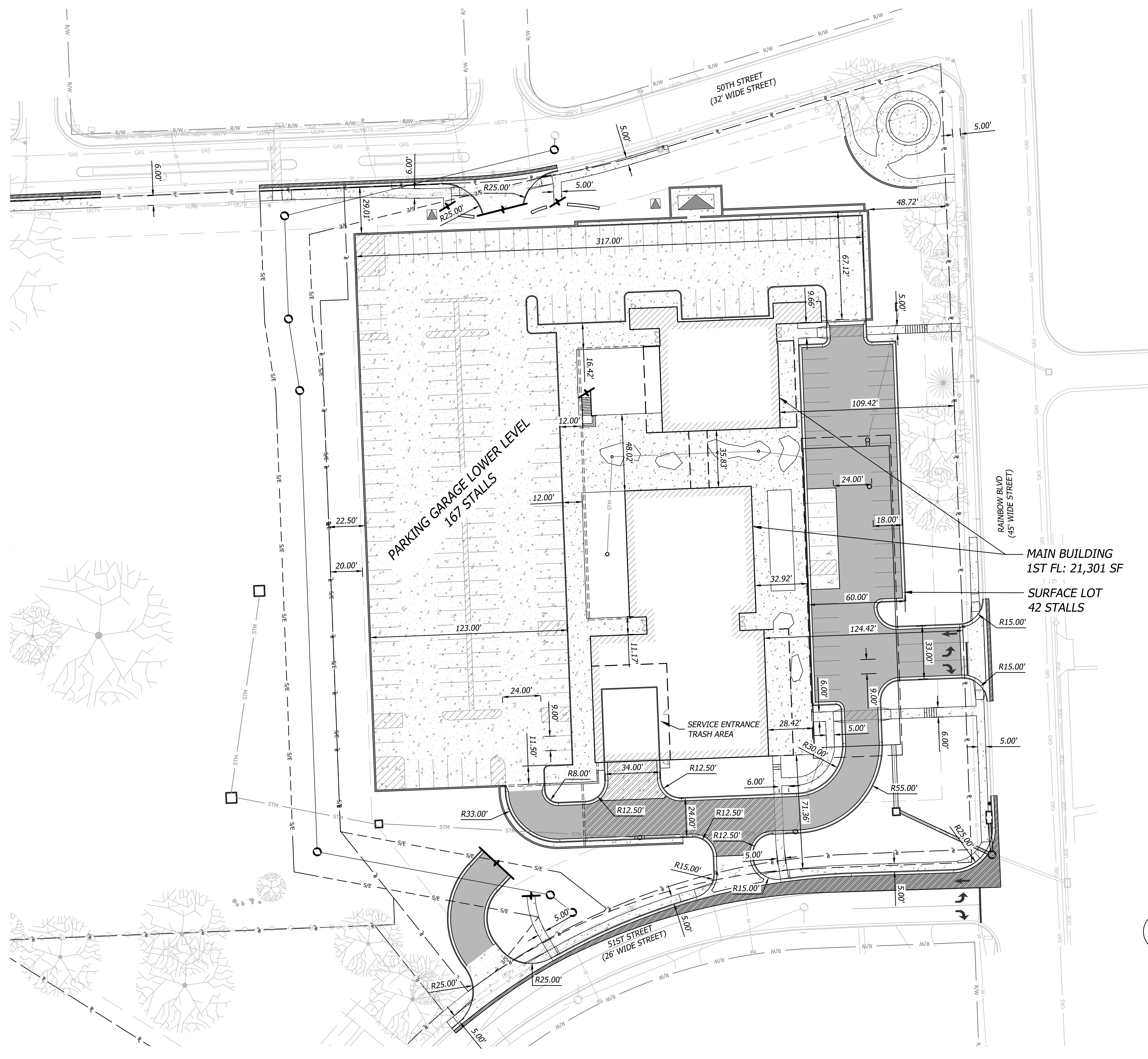
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**

**OVERALL SITE PLAN**

Design: DSN | Drawn: DRN  
Checked: CHK  
Issue Date: 09/15/2023  
Project Number: 037920

**C2.0**

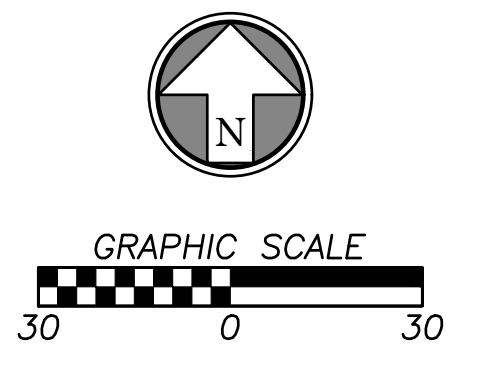
Oct 05, 2023 10:00am Plotted By: custom.leg V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-SITE.dwg Layout: SITE PLAN-GROUND LEVEL



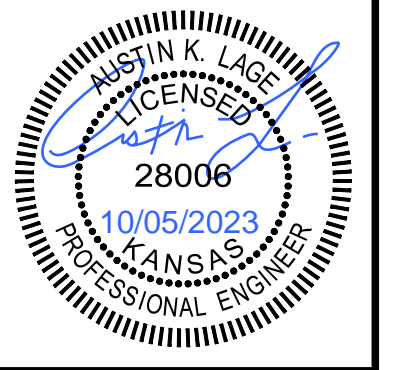
**SITE LEGEND**

	PROPOSED BUILDING
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	RETAINING WALL

ENTIRETY OF SHEET WAS UPDATED



Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS	AKL	AKL



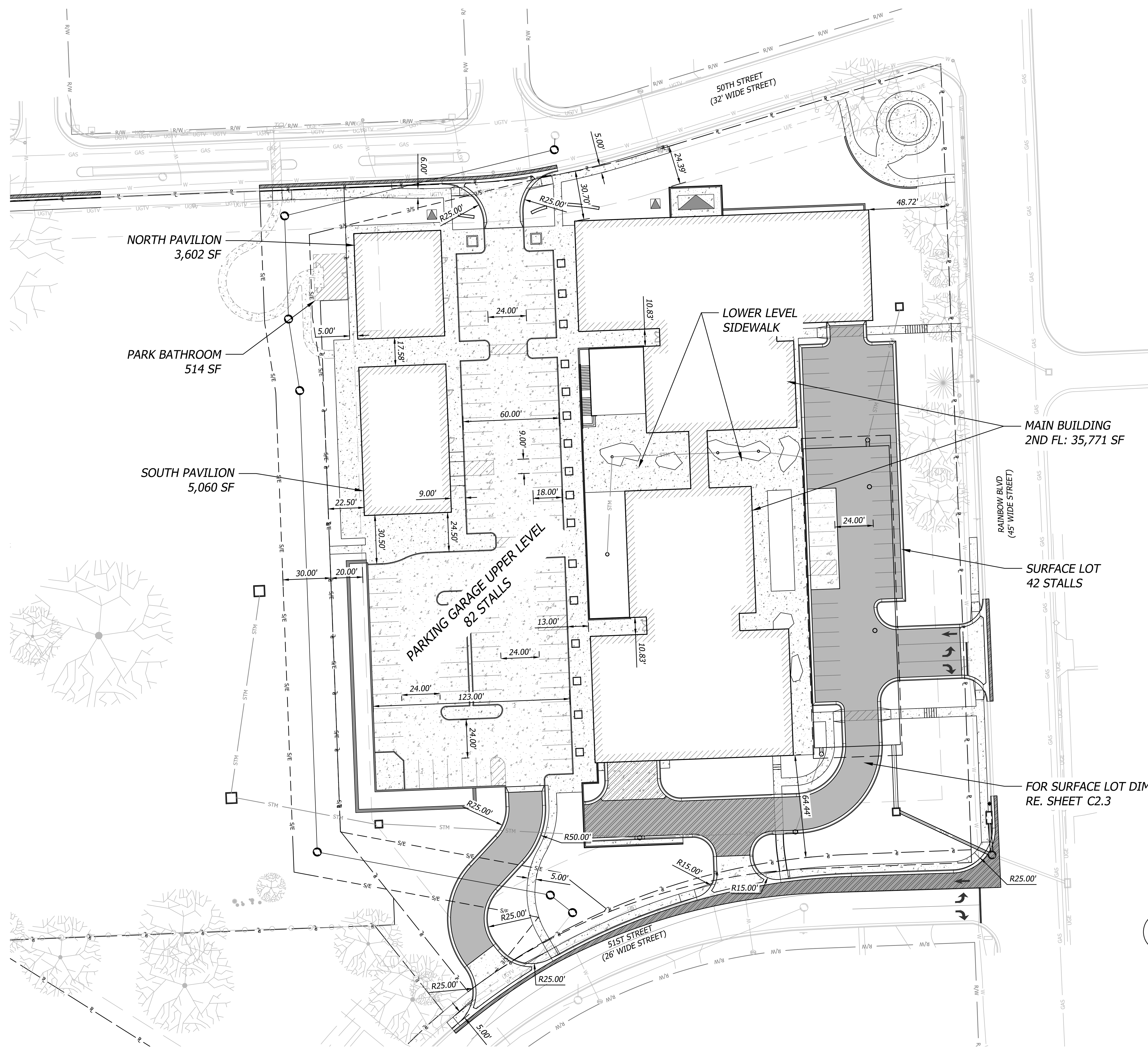
Prepared For:  
 KARIBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**SITE PLAN-GROUND LEVEL**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C2.1**

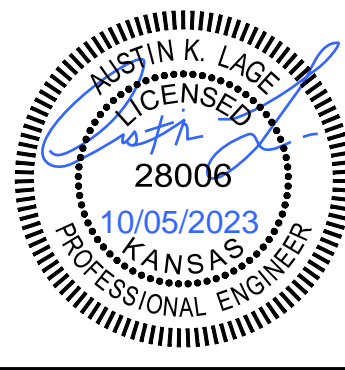
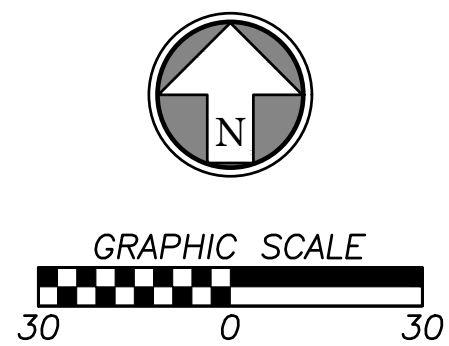
Oct 05, 2023 10:00am Plotted By: custin.egg V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITE-SITE.dwg Layout: SITE PLAN-SECOND LEVEL



**SITE LEGEND**

[Hatched Pattern]	PROPOSED BUILDING
[Solid Grey]	ASPHALT PAVEMENT
[Diagonal Hatched]	HEAVY DUTY ASPHALT PAVEMENT
[Dotted Pattern]	CONCRETE PAVEMENT
[Cross-hatched]	HEAVY DUTY CONCRETE PAVEMENT
[Stippled Pattern]	CONCRETE SIDEWALK
[Double Line]	STANDARD CURB & GUTTER
[Single Line]	RETAINING WALL

ENTIRETY OF SHEET WAS UPDATED



Prepared For:  
 KARIBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

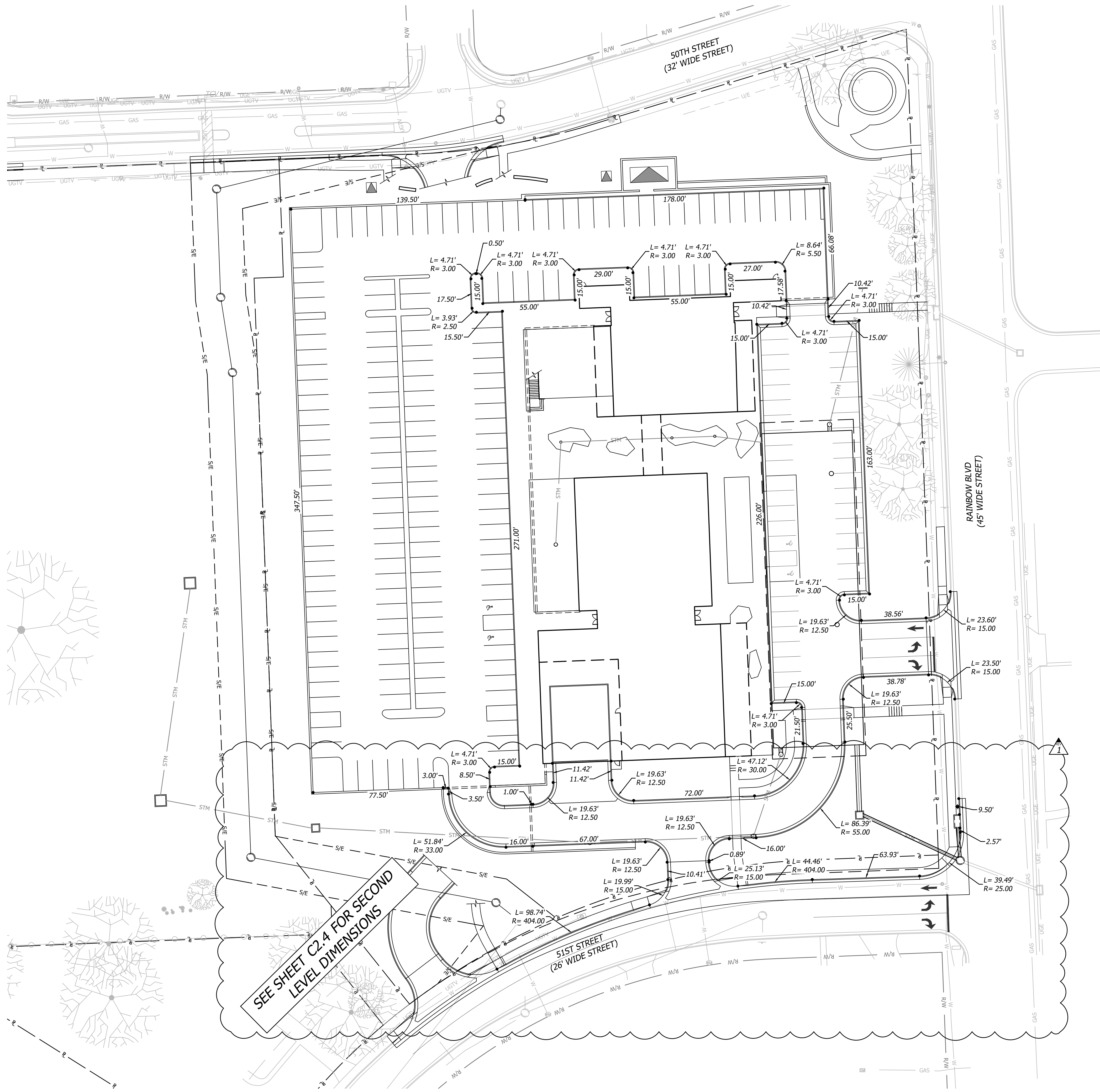
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**SITE PLAN-SECOND LEVEL**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C2.2**

Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS		

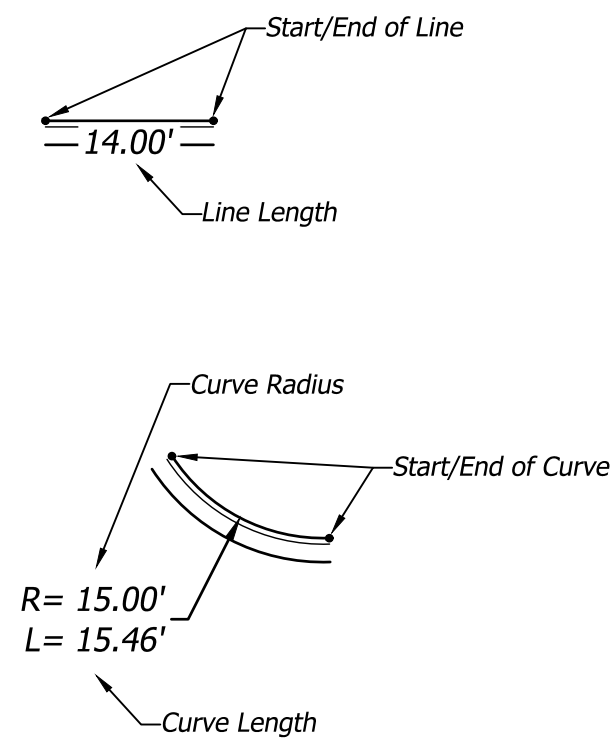
Oct 05, 2023 10:00am Plotted By: custin.egg V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SFTS-DIMS.dwg Layout: DIM PLAN - GROUND LEVEL



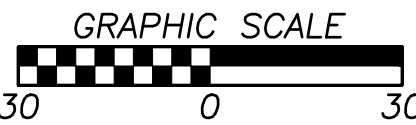
**DIMENSION NOTES**

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

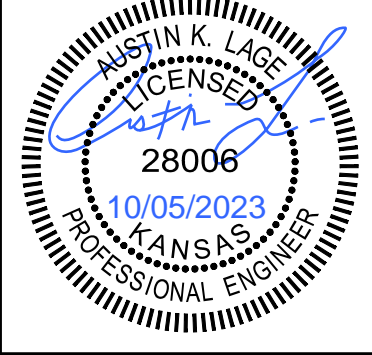
**DIMENSION LEGEND**



SEE SHEET C2.4 FOR SECOND LEVEL DIMENSIONS



Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS	AKL	AKL



**BHC**  
 CIVIL ENGINEERING & SURVEYING SERVICES  
 101 Cliff Blvd., Suite 400  
 Overland Park, Kansas 66210  
 p. (913) 663-1900  
BHC is a member of Hensel Phelps Companies, P.A.

Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PARKWAY, SUITE 400  
 WESTWOOD, KS 66205  
 816-221-4488

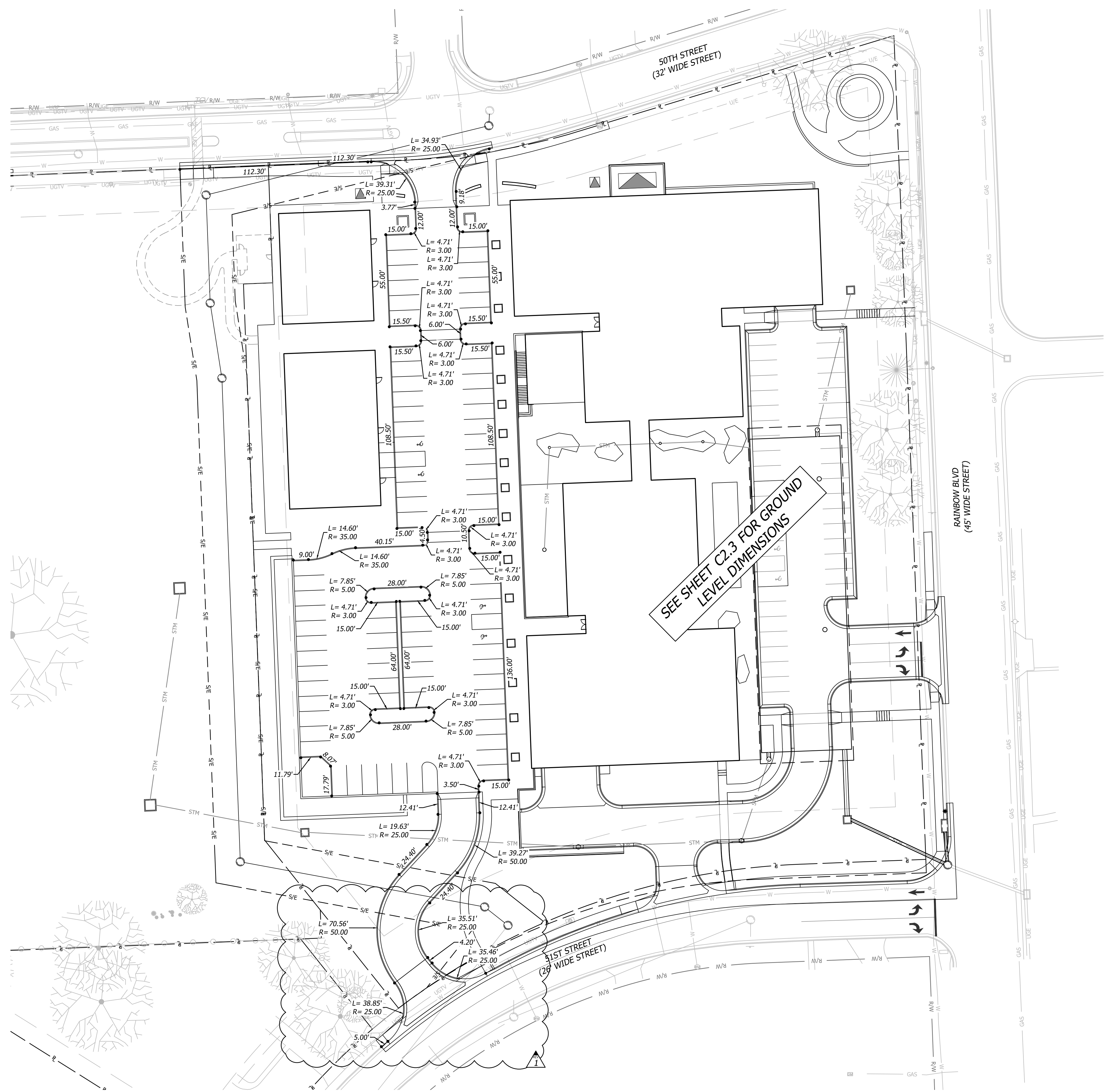
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
 WESTWOOD, KS 66205  
**DIM PLAN - GROUND LEVEL**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C2.3**



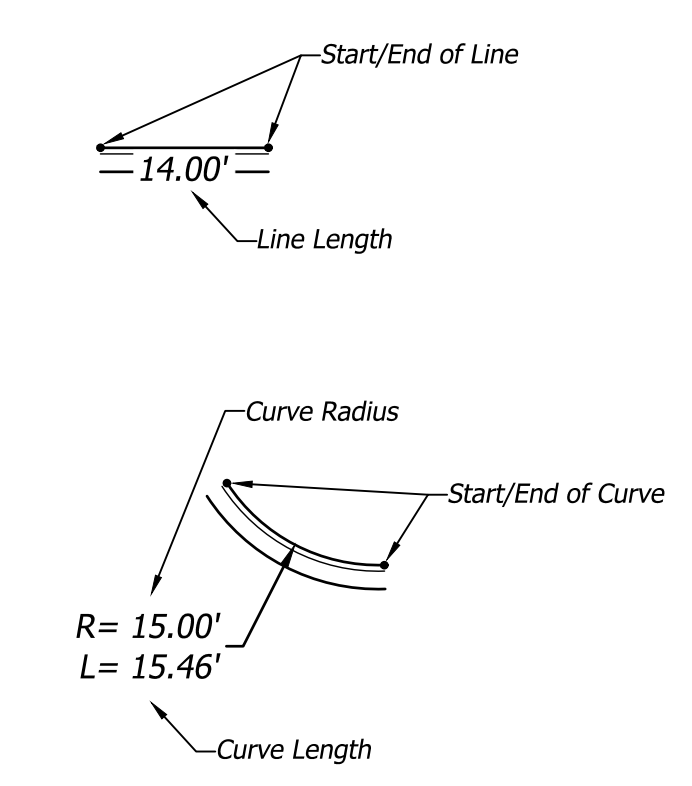
Oct 05, 2023 10:00am Plotted By: custin.egg V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-DIMS.dwg Layout: DIM PLAN-SECOND LEVEL



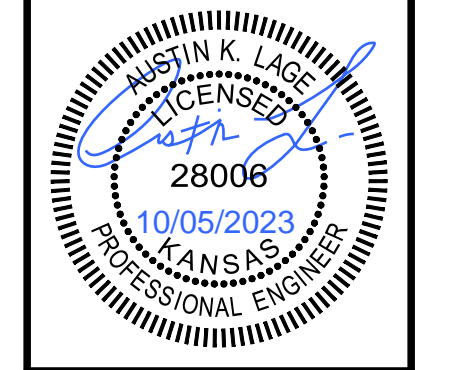
**DIMENSION NOTES**

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

**DIMENSION LEGEND**



Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS		



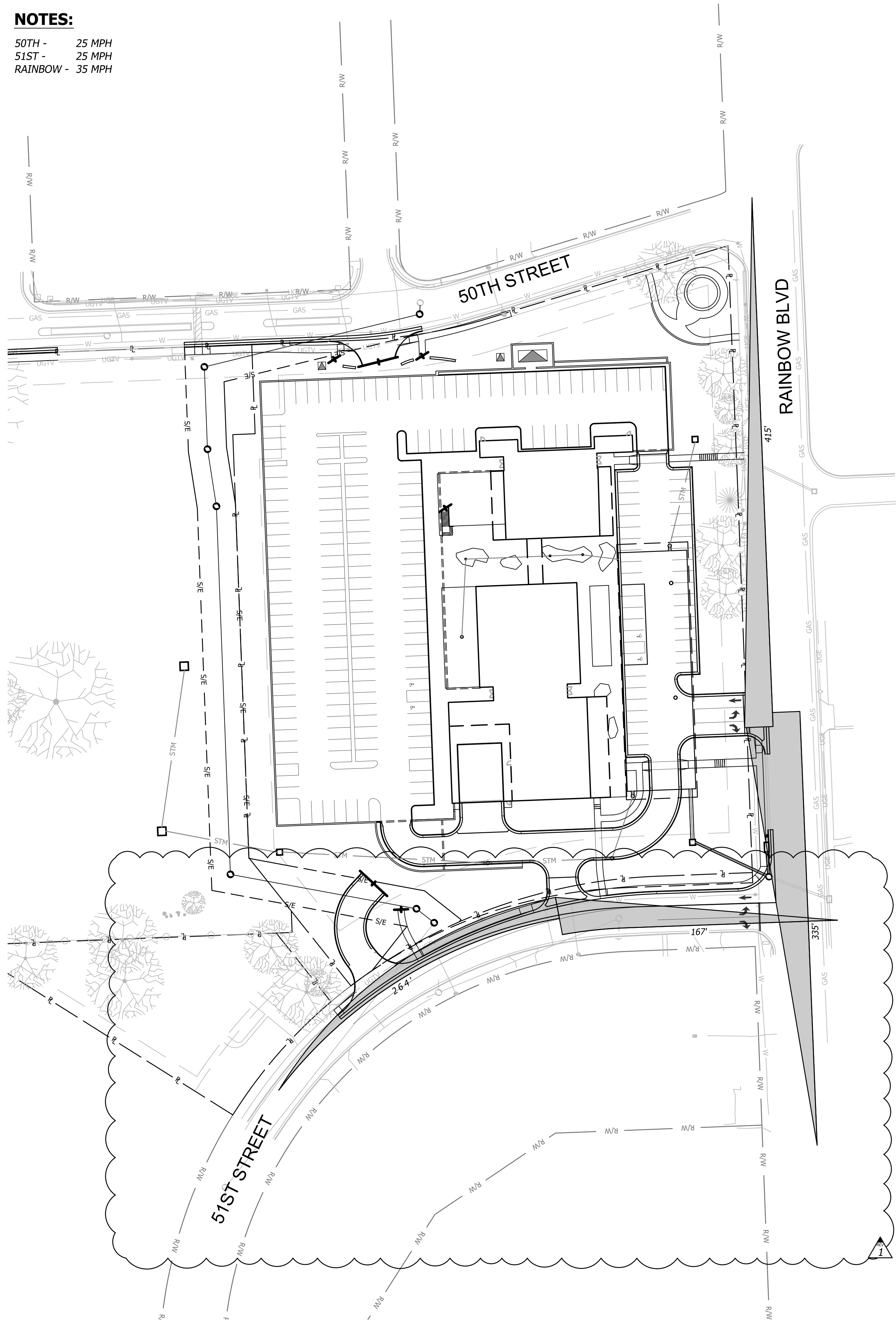
Prepared For:  
 KARIBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 WESTWOOD, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**DIM PLAN-SECOND LEVEL**

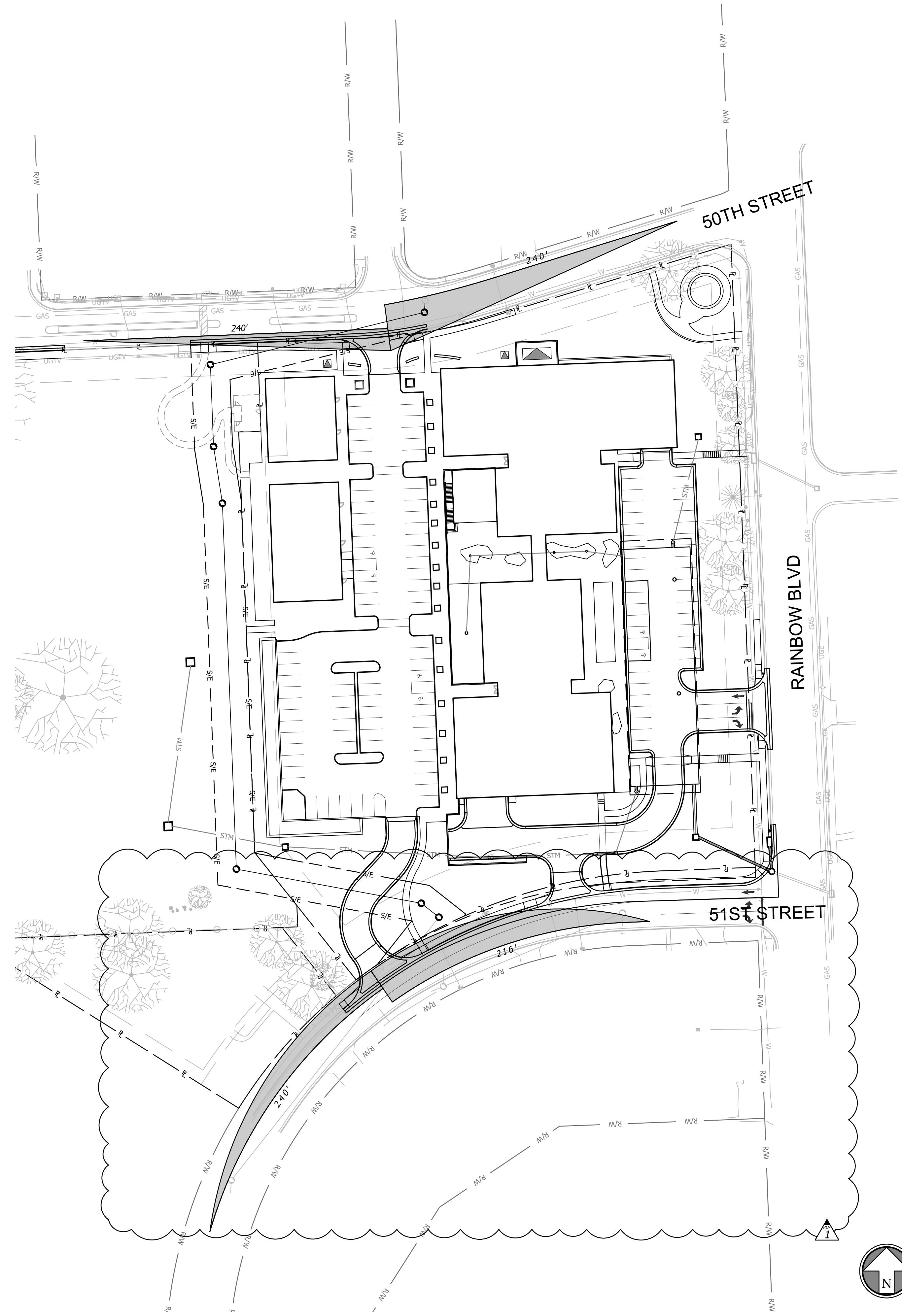
Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C2.4**

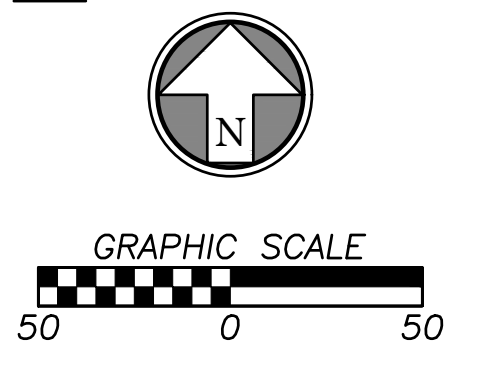
**NOTES:**  
50TH - 25 MPH  
51ST - 25 MPH  
RAINBOW - 35 MPH



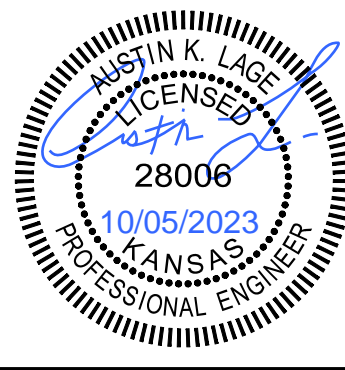
**GROUND LEVEL**



**SECOND LEVEL**



Oct 05, 2023 - 10:00am Plotted By: custin.egz V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-SITE.dwg Layout: SIGHT DISTANCE PLAN



Prepared For:  
KARBANK REAL ESTATE COMPANY  
ADAM FELDMAN  
2000 SM PKWY, SUITE 400  
MISSION WOODS, KS 66205  
816-221-4488

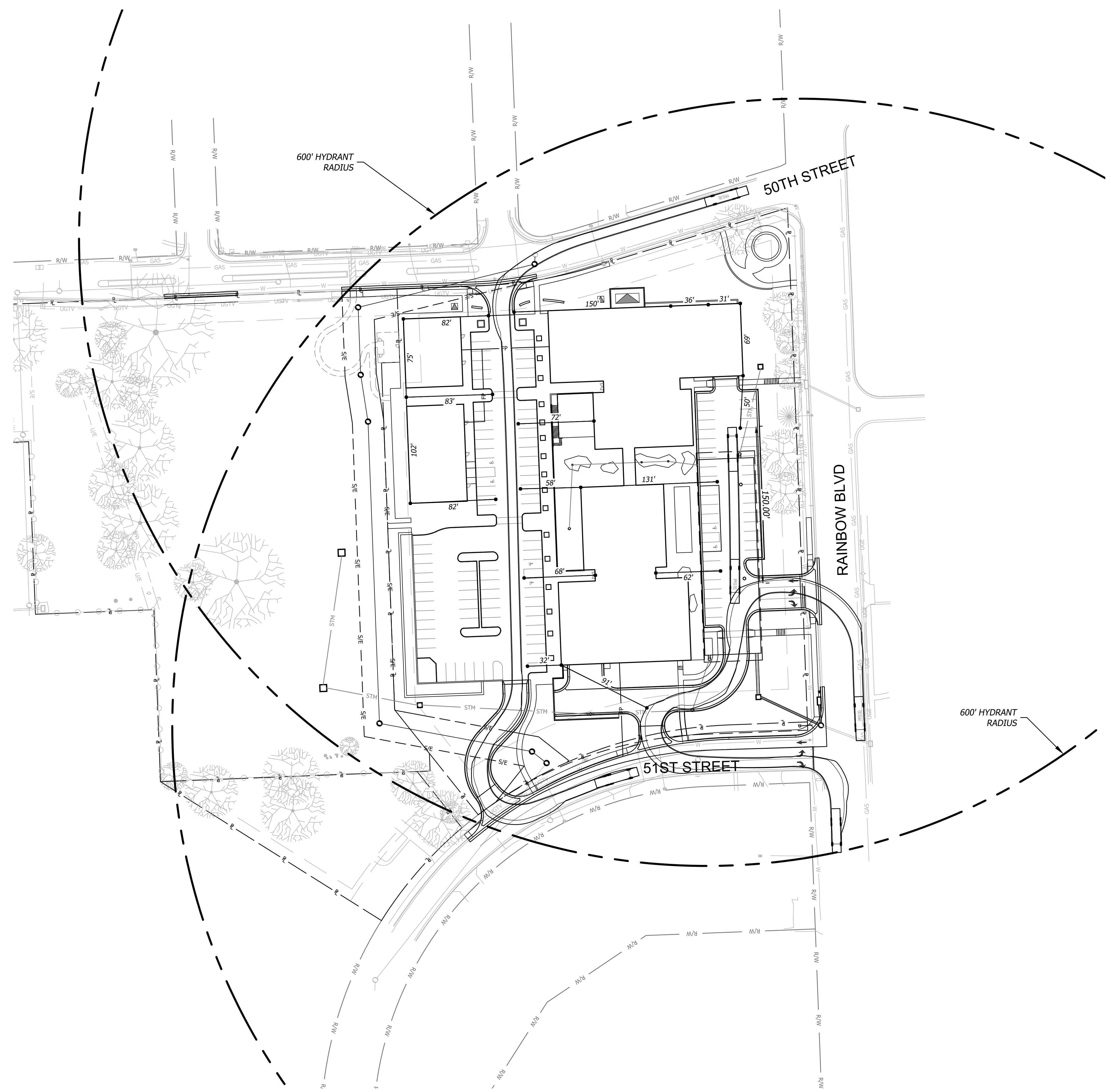
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**SIGHT DISTANCE PLAN**

Design: DSN | Drawn: DRN  
Checked: CHK  
Issue Date: 09/15/2023  
Project Number: 037920

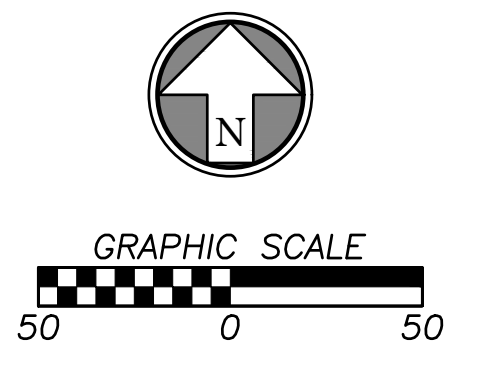
**C2.5**

Rev.	Date	Description
1	10/05/23	CITY COMMENTS
By	AKL	
App.	AKL	

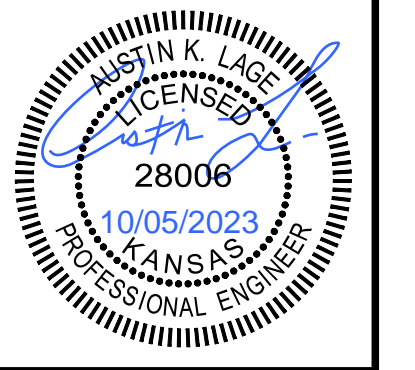
Oct 05, 2023 - 10:00am Plotted By: custin.egz V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SFRS-SITE.dwg Layout: FIRE TRUCK MANEUVERABILITY



FIRE TRUCK & ENTIRE SHEET WERE UPDATED



Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS	AKL	AKL



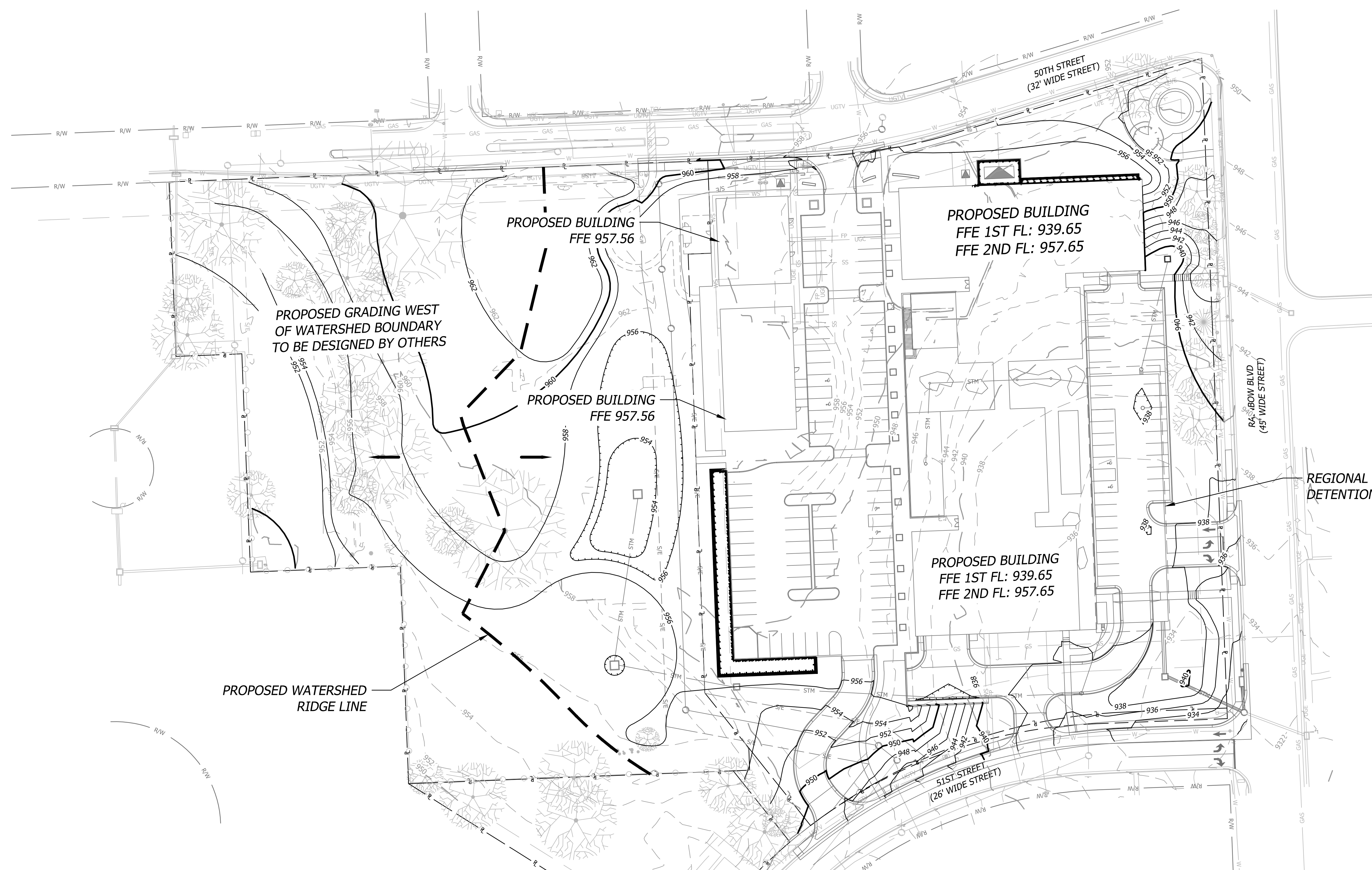
Prepared For:  
KARBANK REAL ESTATE COMPANY  
ADAM FELDMAN  
2000 SM PKWY, SUITE 400  
MISSION WOODS, KS 66205  
816-221-4488

**FDP SUBMITTAL  
50TH & RAINBOW DEVELOPMENT  
WESTWOOD, KS 66205**

**FIRE TRUCK MANEUVERABILITY**

Design: DSN | Drawn: DRN  
Checked: CHK  
Issue Date: 09/15/2023  
Project Number: 037920

**C2.6**



**GRADING LEGEND**

— 980 —	FINISH GRADE MAJOR CONTOURS
— 982 —	FINISH GRADE MINOR CONTOURS
- - - 980 - - -	EXISTING GRADE MAJOR CONTOURS
- - - 982 - - -	EXISTING GRADE MINOR CONTOURS
- - - R - - -	PROPERTY LINE

**GRADING NOTES**

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

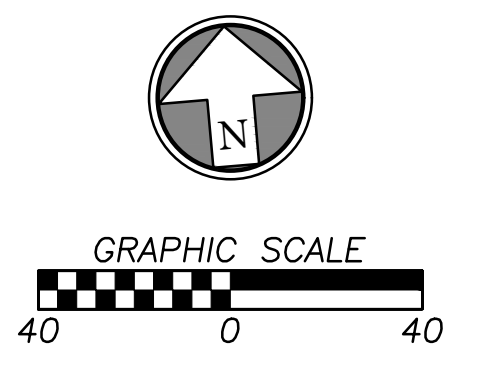
**FLOOD STATEMENT**

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Johnson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).  
 Map Number: 20091C0010G  
 Panel No: 10 of 161  
 Map Revised Date: August 3, 2009  
**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

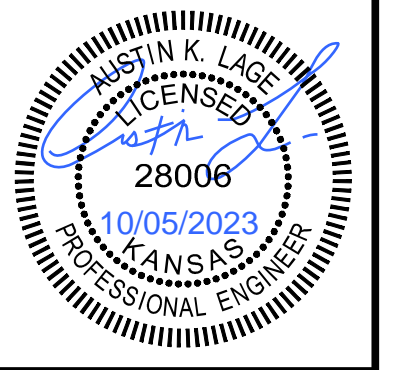
**BENCHMARKS (DATUM: NAVD88)**

**JOHNSON COUNTY VERTICAL CONTROL POINT BENCHMARK**  
 BENCHMARK NUMBER: 901  
 ELEVATION= 883.46  
 BERNTSEN ALUMINUM DISK STAMPED BM 901. TOP 24 INCH CONCRETE CURB IN LINE WITH WEST FACE OF RCB, 20 FEET SOUTH OF RCB ON THE NORTH SIDE 50TH TERR.

ENTIRETY OF SHEET WAS UPDATED



Rev.	Date	Description
1	10/05/23	CITY COMMENTS



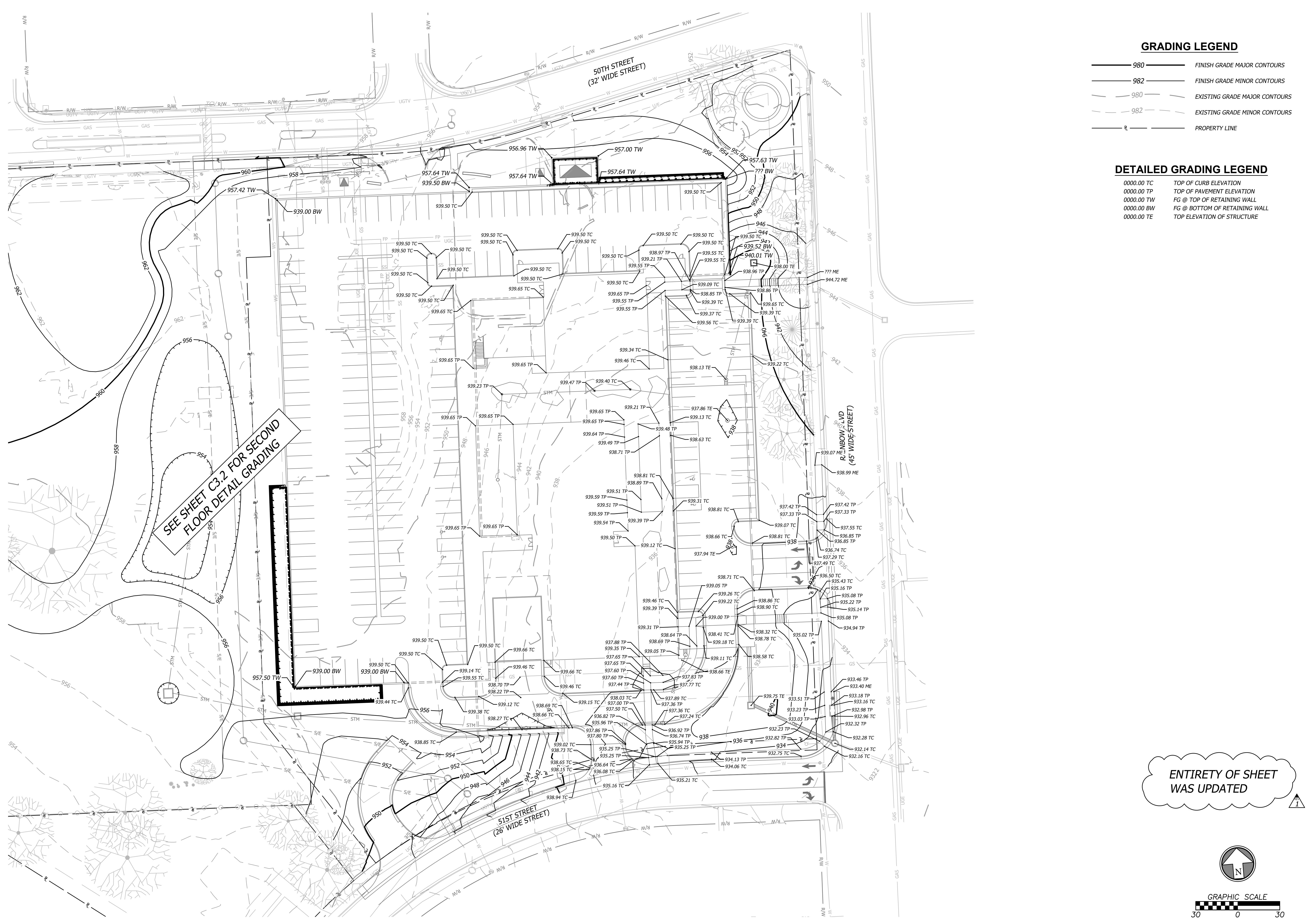
Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**GRADING PLAN**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

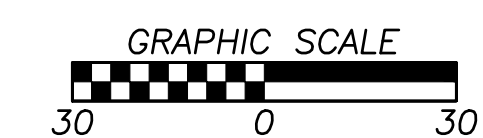
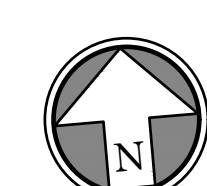
**C3.0**

Oct 05, 2023 - 10:00am Plotted By: custom.egp V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-GRAD.dwg Layout: DETAIL GRADING - GROUND LEVEL



SEE SHEET C3.2 FOR SECOND FLOOR DETAIL GRADING

ENTIRETY OF SHEET WAS UPDATED



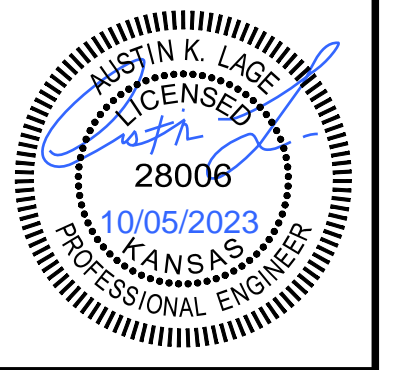
### GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - - 980 - - - EXISTING GRADE MAJOR CONTOURS
- - - 982 - - - EXISTING GRADE MINOR CONTOURS
- R — PROPERTY LINE

### DETAILED GRADING LEGEND

- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 TE TOP ELEVATION OF STRUCTURE

Rev.	Date	Description
1	10/05/23	CITY COMMENTS



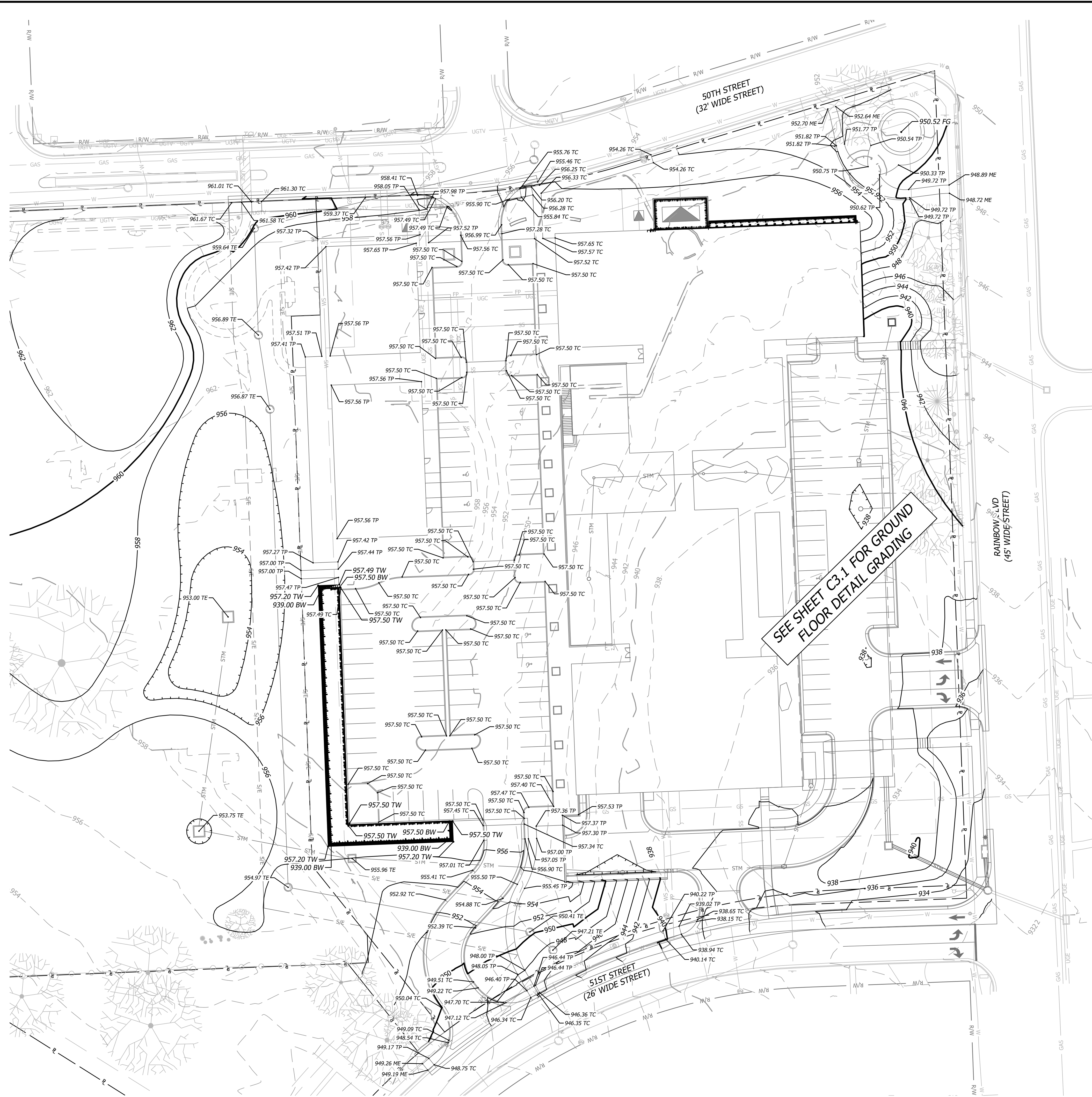
Prepared For:  
 KARIBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**DETAIL GRADING - GROUND LEVEL**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

# C3.1

Oct 05, 2023 10:00am Plotted By: customrge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SIFS-GRAD.dwg Layout: DETAIL GRADING - SECOND LEVEL

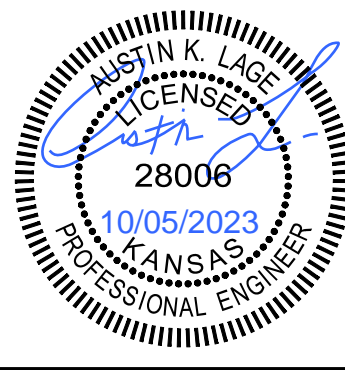


### GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - 980 - - EXISTING GRADE MAJOR CONTOURS
- - 982 - - EXISTING GRADE MINOR CONTOURS
- R — PROPERTY LINE

### DETAILED GRADING LEGEND

- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 TE TOP ELEVATION OF STRUCTURE



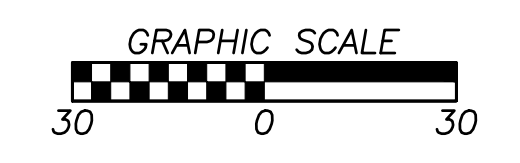
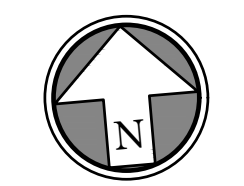
Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**DETAIL GRADING - SECOND LEVEL**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

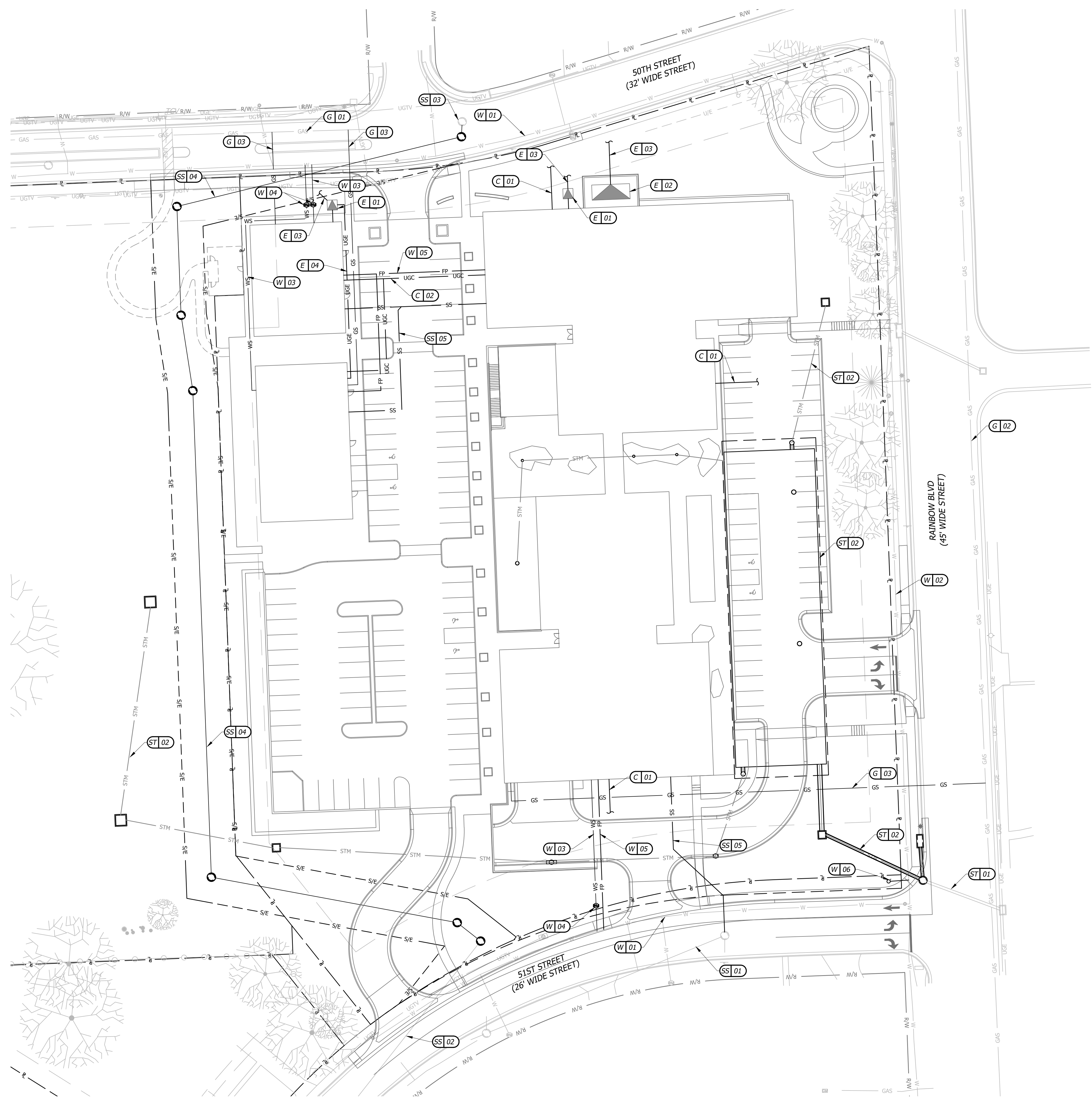
# C3.2

ENTIRETY OF SHEET  
 WAS UPDATED



Rev.	Date	Description
1	10/05/23	CITY COMMENTS

Oct 05, 2023 - 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-UTIL.dwg Layout: UTILITY PLAN



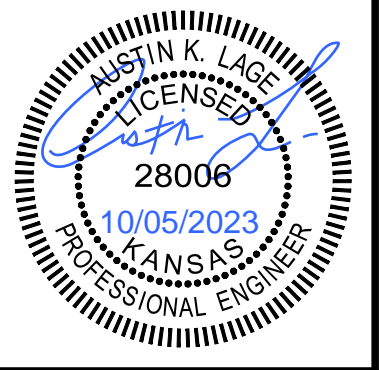
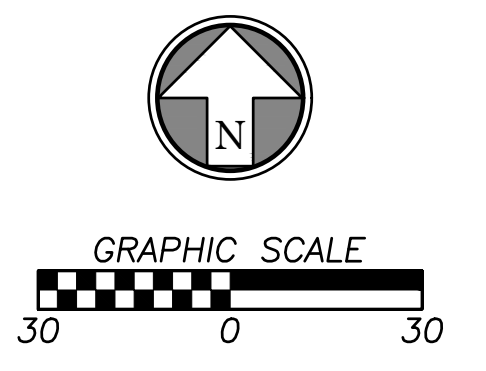
**(X) 00 CONSTRUCTION NOTES**

- W - WATER SERVICE INFORMATION - WATERONE
  - 01 EXISTING 6" WATER MAIN LINE.
  - 02 EXISTING 8" WATER MAIN LINE.
  - 03 PROPOSED WATER SERVICE LINE.
  - 04 PROPOSED WATER METER.
  - 05 PROPOSED FIRE PROTECTION LINE.
  - 06 RELOCATED FIRE HYDRANT; CONTRACTOR TO COORDINATE WITH WATERONE/CITY ON INSTALLATION.
- E - ELECTRIC SERVICE INFORMATION - EVERGY
  - 01 PROPOSED TRANSFORMER PAD.
  - 02 PROPOSED GENERATOR.
  - 03 PROPOSED UNDERGROUND ELECTRICAL.
  - 04 PROPOSED ELECTRICAL LINE; LINE TO BE IN OVERHEAD BAYS IN PARKING GARAGE.
- C - COMMUNICATION SERVICE INFORMATION - SPECTRUM/AT&T
  - 01 PROPOSED UNDERGROUND COMMUNICATION LINE
  - 02 PROPOSED COMMUNICATION LINE; LINE TO BE IN OVERHEAD BAYS IN PARKING GARAGE.
- G - GAS SERVICE INFORMATION - KANSAS GAS SERVICE
  - 01 EXISTING 2" GAS MAIN.
  - 02 EXISTING 4" GAS MAIN.
  - 03 PROPOSED GAS SERVICE LINE.
- ST - STORM SEWER INFORMATION - CITY OF WESTWOOD
  - 01 EXISTING STORM SEWER MAIN.
  - 02 PROPOSED STORM SEWER ROUTING.
- SS - SANITARY SEWER INFORMATION - JOHNSON COUNTY WASTEWATER (JCW)
  - 01 EXISTING 8" SANITARY SEWER GRAVITY MAIN.
  - 02 EXISTING 10" SANITARY SEWER GRAVITY MAIN.
  - 03 EXISTING 10" SANITARY SEWER FORCE MAIN.
  - 04 PROPOSED 10" SANITARY SEWER MAIN EXTENSION.
  - 05 PROPOSED SERVICE LINE

**UTILITY NOTES**

1. CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM WATERONE, KANSAS GAS SERVICE, SPECTRUM, AT&T, JCW, CITY OF WESTWOOD STORM, AND EVERGY FOR THE INSTALLATION OF ALL SERVICE LINES.
2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS. CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.
4. FIRE LINE NOTES:
  - 4.1. ALL PRIVATE FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, AND OTHER APPLICABLE CODES AND STANDARDS.
  - 4.2. CONTACT THE FIRE DEPARTMENT TO SCHEDULE INSPECTIONS PRIOR TO PRIVATE FIRE LINES BEING BACKFILLED.
  - 4.3. CONTACT THE FIRE DEPARTMENT TO WITNESS SCHEDULED HYDROSTATIC TESTS AND FLUSHES OF PRIVATE FIRE LINES.
5. STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
6. CONTRACTOR TO ENSURE MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES AT CROSSING. CONTRACTOR TO CALL ENGINEER IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.

ENTIRETY OF SHEET WAS UPDATED



**BHC**  
 CIVIL ENGINEERING, SURVEYING & UTILITIES  
 101 Call Blvd., Ste. 400  
 Overland Park, Kansas 66210  
 p. 913.163.1900  
 BHC is a member of the Brinkmann Group, P.A.

Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**UTILITY PLAN**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C4.0**

Rev.	Date	Description
1	10/05/23	CITY COMMENTS

Oct 05, 2023 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-DMAP.dwg Layout: EXISTING DRAINAGE MAP



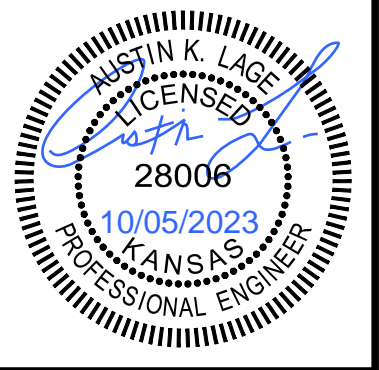
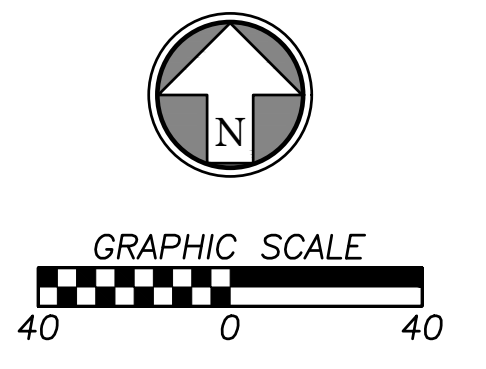
DRAINAGE AREAS							
Basin ID	AREA	PERVIOUS	IMPERVIOUS	CN-Value	C-VALUE		
EX 1	106,112 SF (2.44 ac)	71,408 SF (1.64 ac)	34,704 SF (0.80 ac)	86	0.50		
EX 2	226,017 SF (5.19 ac)	139,421 SF (3.20 ac)	86,596 SF (1.99 ac)	87	0.53		
<b>Total</b>	<b>332,129 SF (7.62 ac)</b>	<b>210,829 SF (4.84 ac)</b>	<b>121,300 SF (2.78 ac)</b>	<b>87</b>	<b>0.52</b>		

EX-1  
AREA - 2.44 Ac.  
CN VALUE - 86

EX-2  
AREA - 5.19 Ac.  
CN VALUE - 87

**DRAINAGE LEGEND**

	DRAINAGE AREA BOUNDARY
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPERTY LINE
	RIGHT-OF-WAY LINE



**BHC**  
Civil Engineering & Surveying Services  
101 Call Blvd., Suite 400  
Overland Park, Kansas 66210  
p. 913.653.1900  
BHC is a member of the Brinkmann Group, P.A.

Prepared For:  
KARBANK REAL ESTATE COMPANY  
ADAM FELDMAN  
2000 SW PKWY, SUITE 400  
MISSION WOODS, KS 66205  
816-221-4488

**FDP SUBMITTAL  
50TH & RAINBOW DEVELOPMENT  
WESTWOOD, KS 66205  
EXISTING DRAINAGE MAP**

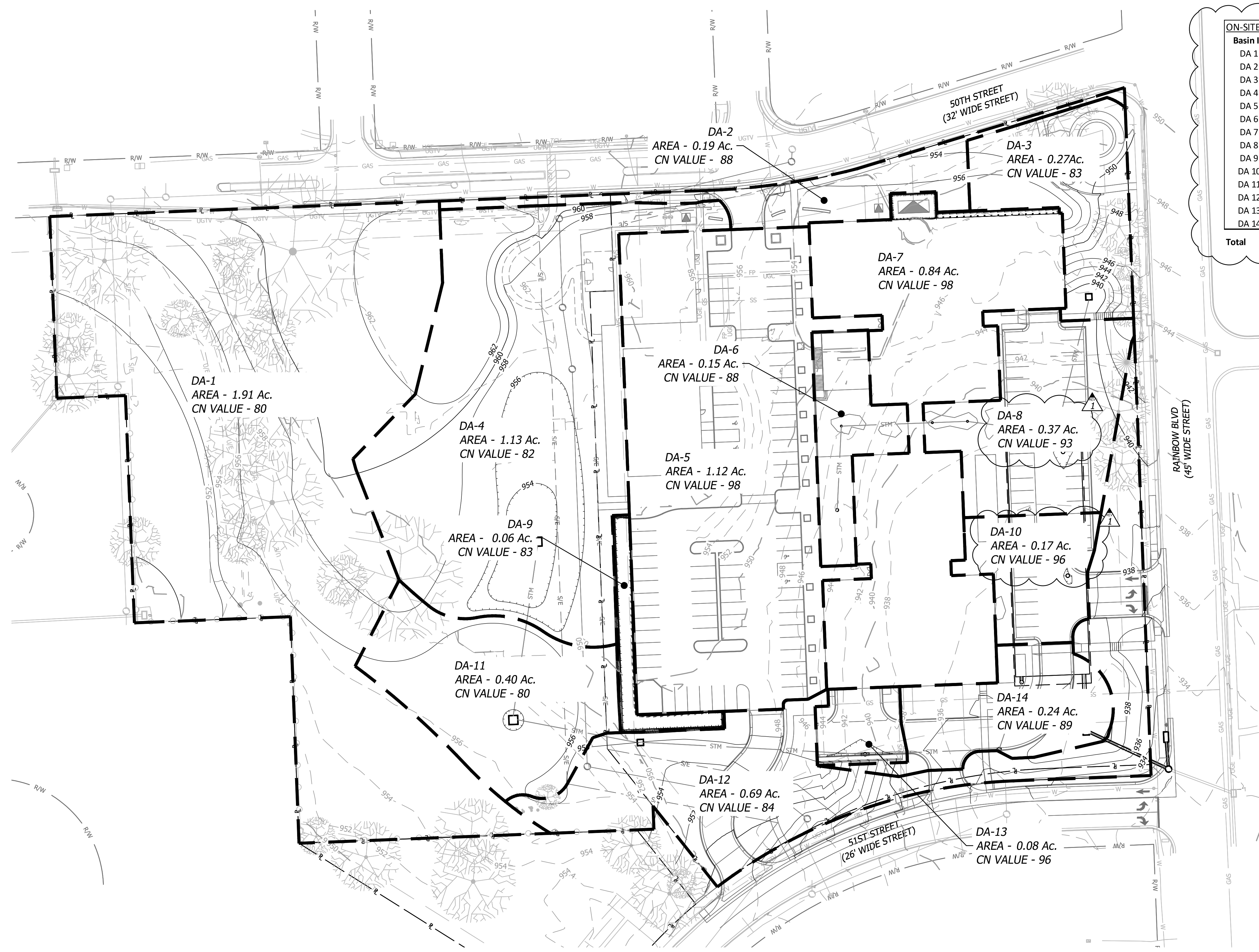
Design: DSN | Drawn: DRN  
Checked: CHK  
Issue Date: 09/15/2023  
Project Number: 037920

**C5.0**

Rev.	Date	Description
1	10/05/23	CITY COMMENTS



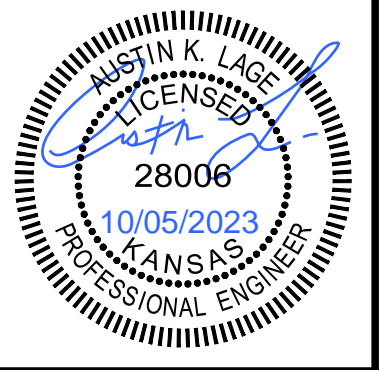
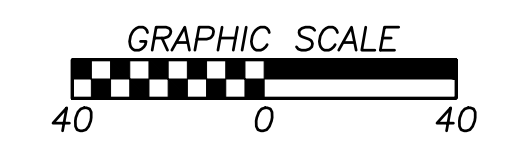
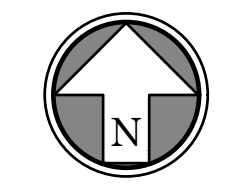
Oct 05, 2023 10:01am Plotted By: custin.oge V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-DMAP.dwg Layout: PROPOSED DRAINAGE MAP



ON-SITE DRAINAGE AREAS							
Basin ID	AREA	PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
DA 1	83,347 SF (1.91 ac)	83,347 SF (1.91 ac)		000 SF (0.00 ac)		80	0.30
DA 2	8,169 SF (0.19 ac)	4,660 SF (0.11 ac)		3,509 SF (0.08 ac)		88	0.56
DA 3	11,696 SF (0.27 ac)	9,795 SF (0.22 ac)		1,902 SF (0.04 ac)		83	0.40
DA 4	49,115 SF (1.13 ac)	44,764 SF (1.03 ac)		4,351 SF (0.10 ac)		82	0.35
DA 5	48,863 SF (1.12 ac)	365 SF (0.01 ac)		48,499 SF (1.11 ac)		98	0.90
DA 6	6,716 SF (0.15 ac)	3,830 SF (0.09 ac)		2,886 SF (0.07 ac)		88	0.56
DA 7	36,773 SF (0.84 ac)	000 SF (0.00 ac)		36,773 SF (0.84 ac)		98	0.90
DA 8	15,932 SF (0.37 ac)	4,330 SF (0.10 ac)		11,602 SF (0.27 ac)		93	0.74
DA 9	2,763 SF (0.06 ac)	2,258 SF (0.05 ac)		505 SF (0.01 ac)		83	0.41
DA 10	7,448 SF (0.17 ac)	808 SF (0.02 ac)		6,640 SF (0.15 ac)		96	0.83
DA 11	17,567 SF (0.40 ac)	17,567 SF (0.40 ac)		000 SF (0.00 ac)		80	0.30
DA 12	30,084 SF (0.69 ac)	23,647 SF (0.54 ac)		6,437 SF (0.15 ac)		84	0.43
DA 13	3,353 SF (0.08 ac)	371 SF (0.01 ac)		2,982 SF (0.07 ac)		96	0.83
DA 14	10,303 SF (0.24 ac)	5,168 SF (0.12 ac)		5,135 SF (0.12 ac)		89	0.60
<b>Total</b>	<b>332,129 SF (7.62 ac)</b>	<b>200,909 SF (4.61 ac)</b>		<b>131,220 SF (3.01 ac)</b>		<b>87</b>	<b>0.54</b>

**DRAINAGE LEGEND**

	DRAINAGE AREA BOUNDARY
	PROPOSED FINISH GRADE MAJOR CONTOUR
	PROPOSED FINISH GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED STORM SEWER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE



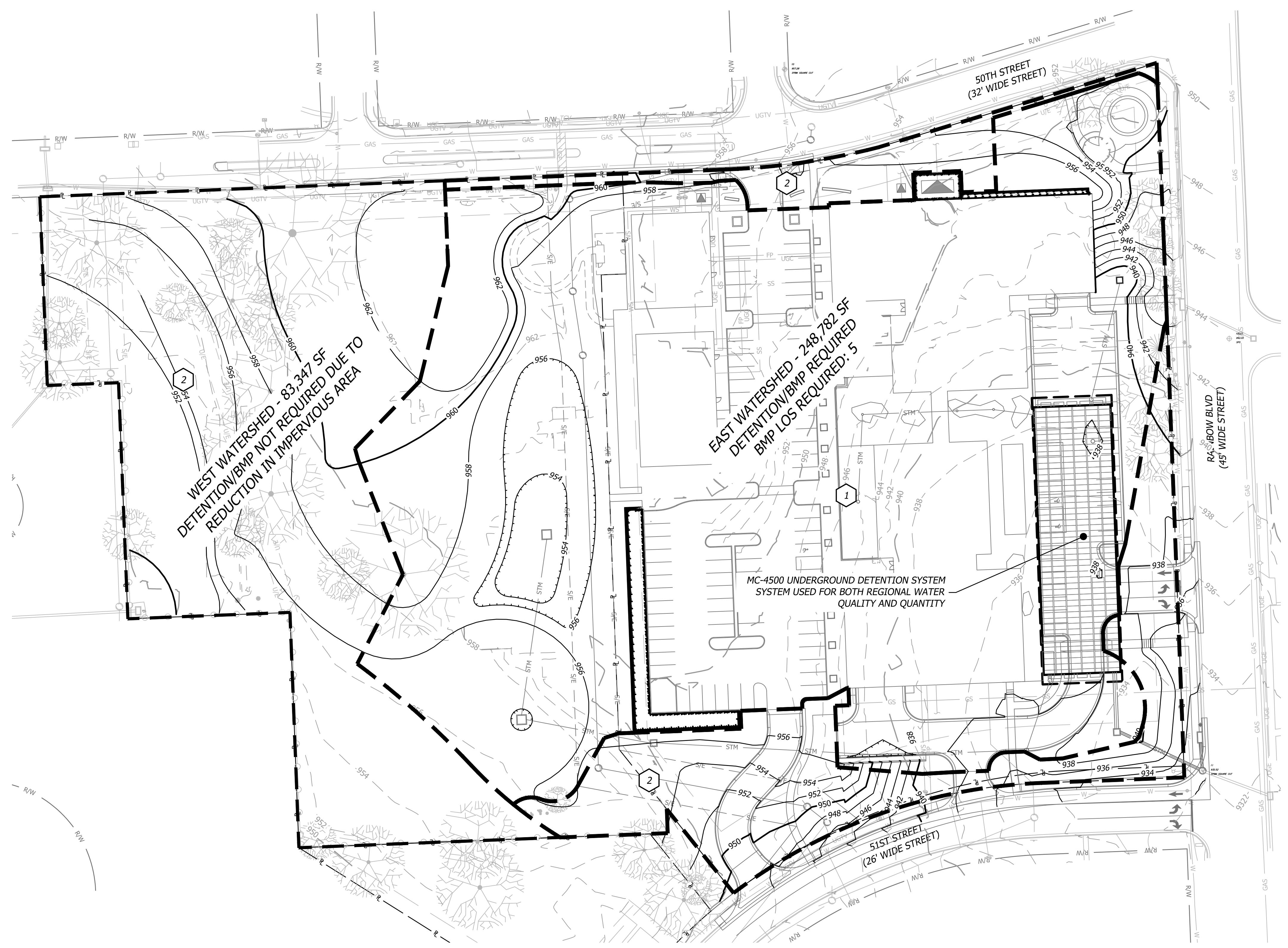
Prepared For:  
 KARIBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**PROPOSED DRAINAGE MAP**

Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C5.1**

Oct 05, 2023 - 10:01am Plotted By: custin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-C660.dwg Layout: BMP PLAN



**DRAINAGE LEGEND**

- BMP AREA BOUNDARY
- BMP ID
- PROPOSED FINISH GRADE MAJOR CONTOUR
- PROPOSED FINISH GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPERTY LINE

**1. Runoff Curve Number - East Watershed**

**A. Predevelopment CN**

Cover Description	Soil HSG	CN From Table 1	Area (sf)	Area (ac.)	Product of CN x Area	
Open Space (turf), Good	D	80	162186	3.72	297.9	
Impervious	D	98	86596	1.99	194.8	
				0.00	0.0	
				0.00	0.0	
				0.00	0.0	
				0.00	0.0	
Totals:					5.71	492.7

Area-Weighted CN = total product/total area = **86** (Round to integer)

**B. Postdevelopment CN**

Cover Description	Soil HSG	CN From Table 1	Area (sf)	Area (ac.)	Product of CN x Area	
Open Space (turf), Good	D	80	117562	2.70	215.9	
Impervious	D	98	131220	3.01	295.2	
				0.00	0.0	
				0.00	0.0	
				0.00	0.0	
				0.00	0.0	
				0.00	0.0	
Totals:					5.71	511.1

1 Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = **89** (Round to integer)

**C. Level of Service Calculation**

	LS
Predevelopment CN: <b>86</b>	Change in CN 17+ 8
Post Development CN: <b>89</b>	7 to 16 7
Difference: <b>3</b>	4 to 6 6
	1 to 3 5
	0 4
	-7 to -1 3
LS Required (see scale at right): <b>5</b>	-8 to -17 2
	-18 to -21 1
	-22- 0

1. Required LS (New Development, Wksht 1) or Total VR (Redevelopment, Wksht 1A): **5**

**2. Proposed BMP Option Package No. 1**

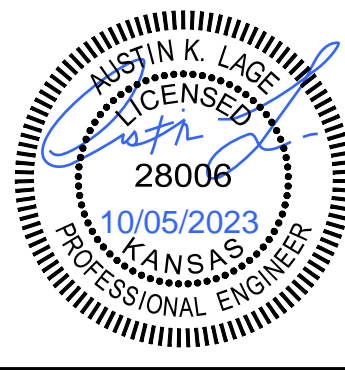
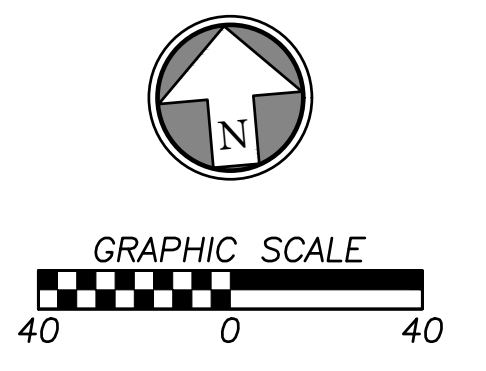
BMP ID	Cover/BMP Description	Treatment Area	VR from Table 4.4 or 4.6	Product of VR x Area
1	ADS Isolator Row	4.82	9.0	43.4
2	No BMP	0.89	0.0	0.0
Total <sup>2</sup> :		5.71	Total:	7.6

1 VR calculated for final BMP only in Treatment Train  
 2 Total treatment area cannot exceed 100 percent of the actual site area.  
 \* Blank in Redevelopment

Meets required LS (Yes/No)? **Yes** (If No, or if additional options are being tested, proceed below.)

**NOTE:**  
 EAST WATERSHED IS TREATED AS A DEVELOPED SITE  
 WEST WATERSHED IS TREATED AS AN UNDEVELOPED SITE

ENTIRETY OF SHEET WAS UPDATED



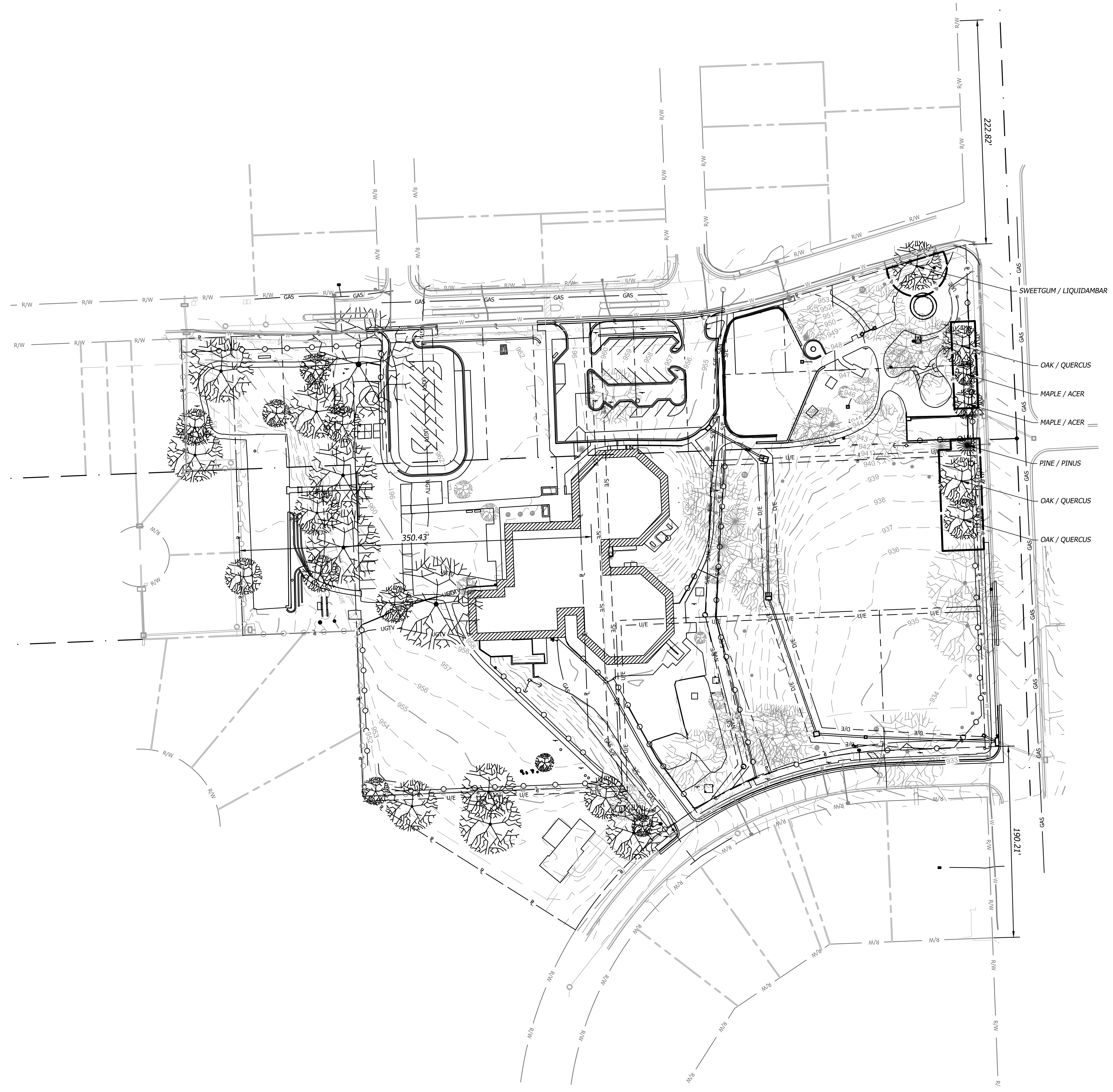
Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PARKWAY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**BMP PLAN**

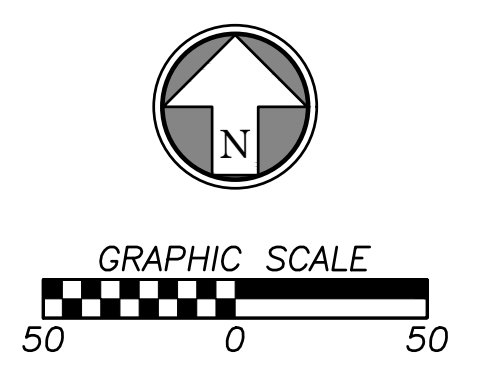
Design: DSN | Drawn: DRN  
 Checked: CHK  
 Issue Date: 09/15/2023  
 Project Number: 037920

**C6.0**

Oct 05, 2023 10:01am Plotted By: custin.eggs V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-LNSC-TREE.dwg Layout: TREE\_PRESERVATION\_PLAN



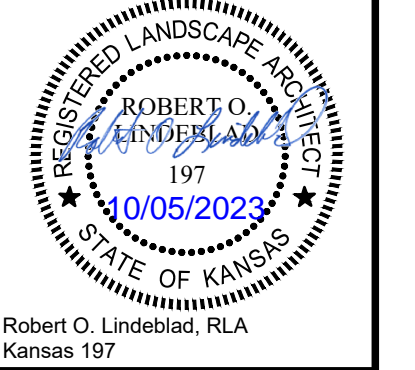
NOTE: Per City requirement, existing trees to be removed shall be replaced based on caliper size and installed in the future park area. Trees with caliper at or below 12" shall be replaced 1:1. Trees with caliper greater than 12" shall be replaced 2:1.



- LEGEND**
- 980 EXISTING GRADE MAJOR CONTOUR
  - 982 EXISTING GRADE MINOR CONTOUR
  - PROPERTY LINE
  - R/W RIGHT-OF-WAY LINE
  - TREE PROTECTION FENCE
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED

ENTIRETY OF SHEET WAS UPDATED

Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS	AKL	AKL



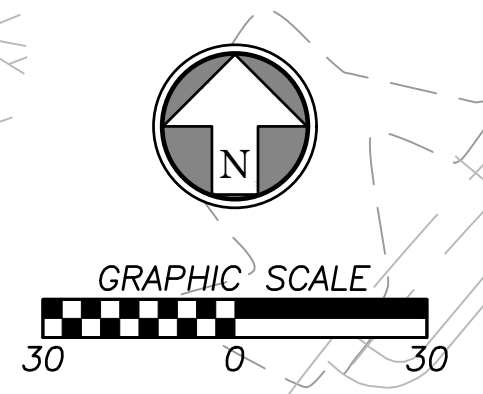
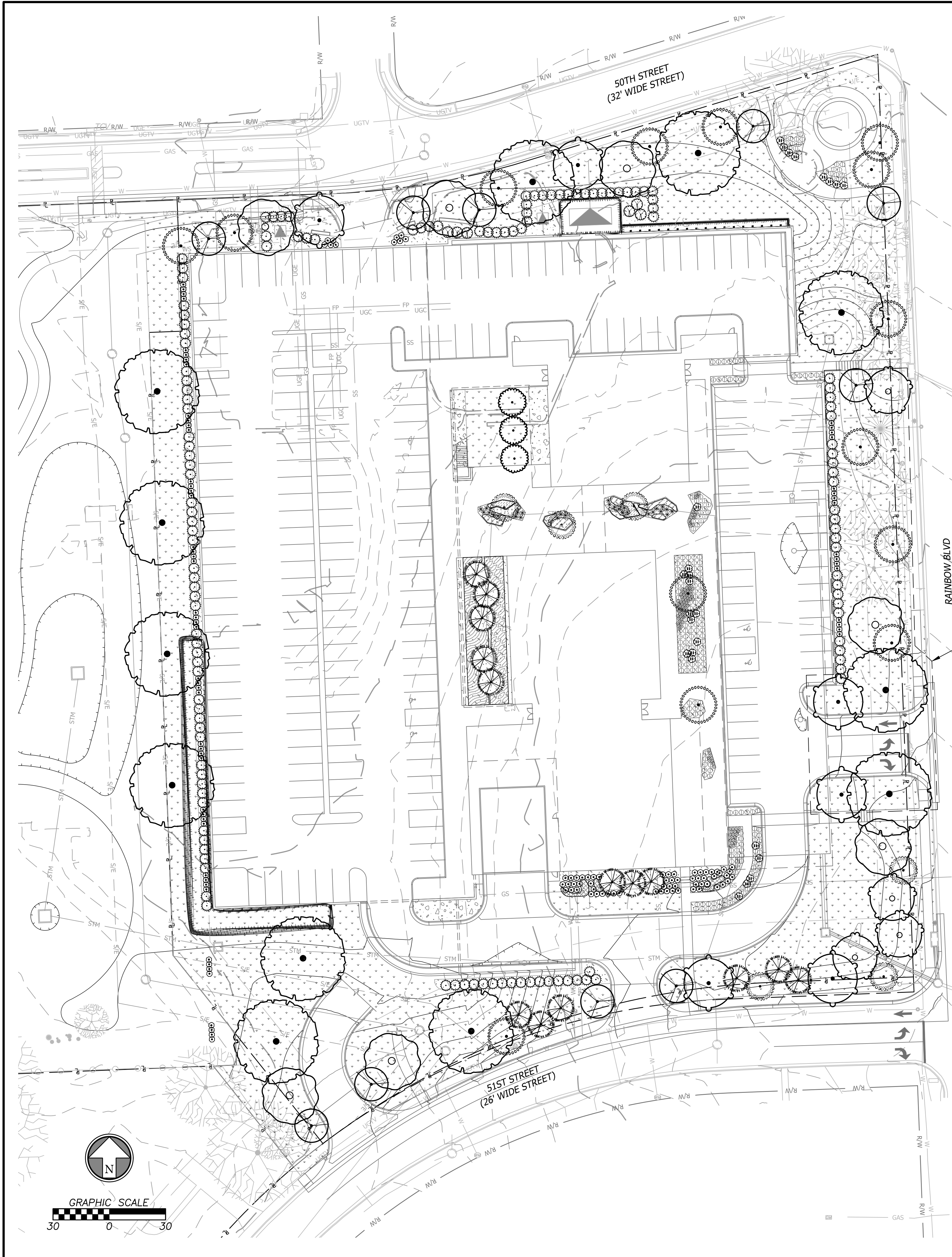
Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SW PARKWAY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**EXISTING FEATURES AND**  
**TREE PRESERVATION PLAN**

Design: ADM | Drawn: ADM  
 Checked: ROL  
 Issue Date: 09/15/2023  
 Project Number: 037920

**L1.0**

Oct 05, 2023 - 10:01am Plotted By: custom.eggs V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SITS-LANDSC.dwg Layout: LANDSCAPE PLAN-GROUND LEVEL



ENTIRETY OF SHEET  
WAS UPDATED

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	7	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2"	cal
	3	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	B & B	2"	cal
	6	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	cal
	4	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"	cal
	12	Quercus imbricaria / Shingle Oak	B & B	2.5"	cal
	10	Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	B & B	2"	cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	14	Pinus thunbergii / Japanese Black Pine	B & B	6"	8' H
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	14	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	1.5"	cal
	6	Chionanthus virginicus 'Dirr' / Dirr White Fringetree	B & B	1.5"	cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	6	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	5 gal		
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	134	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 gal		
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	28	Amsonia hubrichtii / Arkansas Bluestar	1 gal		
	25	Baptisia x 'Purple Smoke' / Purple Smoke Wild Indigo	1 gal		
	215	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal		
	101	Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells	1 gal		
	133	Muhlenbergia capillaris / Pink Muhly Grass	1 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT		
	128	Asclepias tuberosa / Butterfly Milkweed	quart		
	27	Carex grayi / Gray's Sedge	quart		
	199	Carex muskingumensis / Palm Sedge	quart		
	107	Chelone obliqua 'Armtipp02' / Tiny Tortuga Turtlehead	quart		
	263	Helleborus x ballardiae 'Cinnamon Snow' / HGC® Cinnamon Snow Lenten Rose	quart		
	507	Tiarella x 'Sugar and Spice' / Sugar and Spice Foamflower	quart		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	51,917 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

**MULCH SCHEDULE**

	WOOD MULCH	11,899 sf
	Double ground hardwood mulch, 3" depth.	

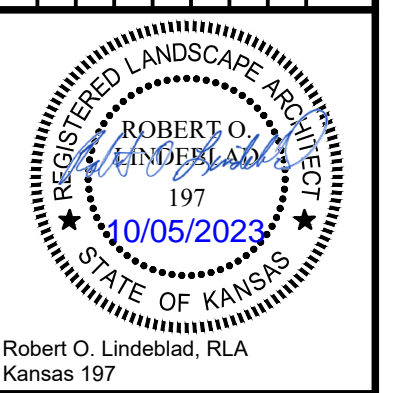
**SITE DATA**

	Quantity	Required	Existing	Provided	Total
<b>Transitional Buffer</b>					
West 50th Street: 1 tree / 20LF	325	16.25	1	16	17
West 51st Street: 1 tree / 20LF	289	14.45	n/a	18	18
<b>Perimeter Parking Landscape</b>					
continuous screen of 3' shrubs		Y		Y	
<b>Interior Parking Landscape</b>					
surface lot: 1 tree / 8 spaces	42	5.25	3	7	10*
			*(called out on plan as "parking lot shade trees")		
<b>Utility Screening</b>					
all above ground utilities screened		Y		Y	

**LEGEND**

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
	STM	PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	P	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE
	Tp	TREE PROTECTION
		EXISTING TREE

Rev.	Date	Description	By	App.
1	10/05/23	CITY COMMENTS	AKL	

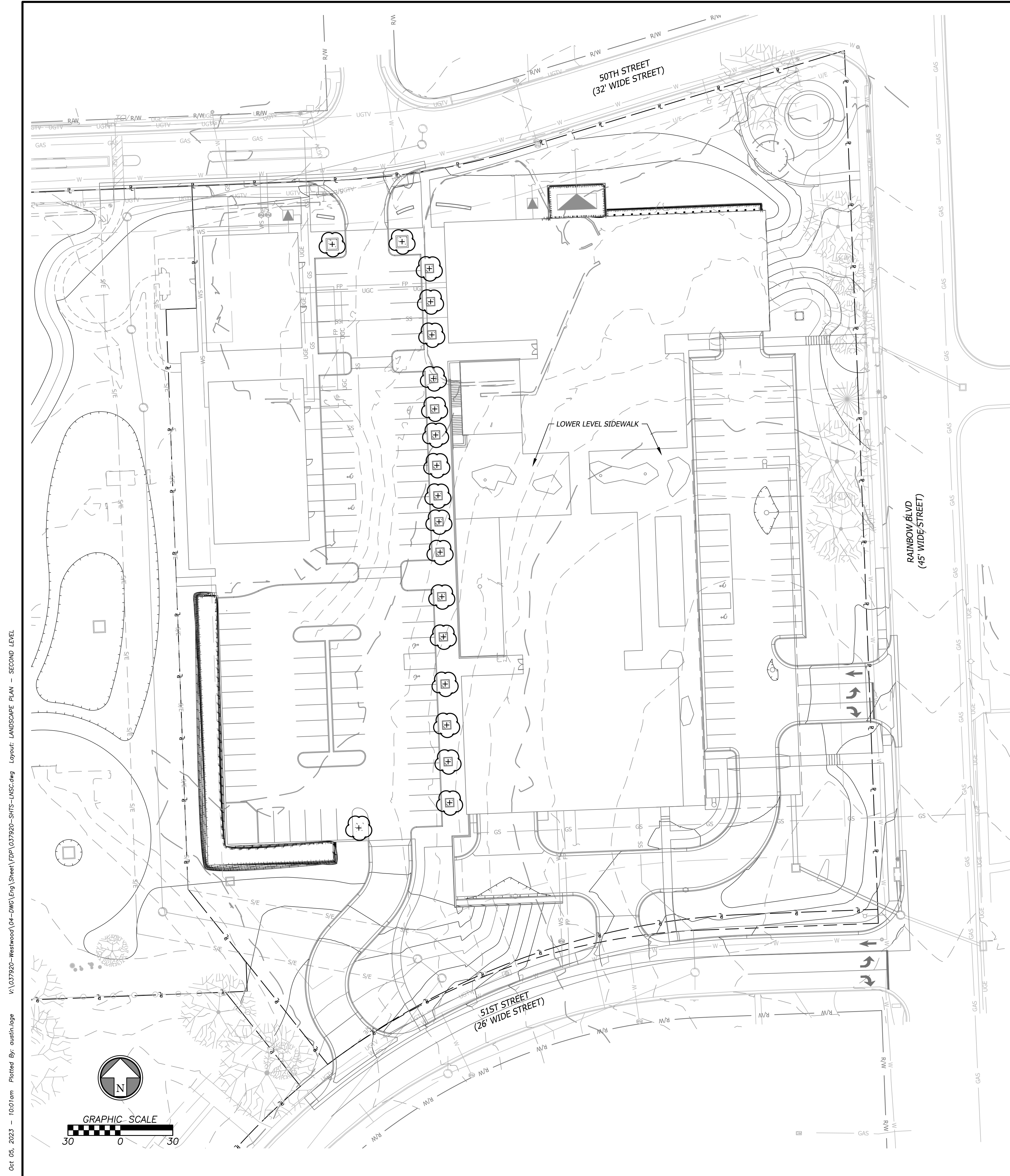


Prepared For:  
 KARBANK REAL ESTATE COMPANY  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**LANDSCAPE PLAN-GROUND LEVEL**

Design: ADM | Drawn: ADM  
 Checked: ADM  
 Issue Date: 09/15/2023  
 Project Number: 037920

**L2.0**



**PLANT SCHEDULE**

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	19	Malus ioensis 'Prairie Rose' / Prairie Rose Crabapple	B & B	1.5" cal

**MULCH SCHEDULE**

	WOOD MULCH Double ground hardwood mulch. 3" depth.	397 sf
--	---	--------

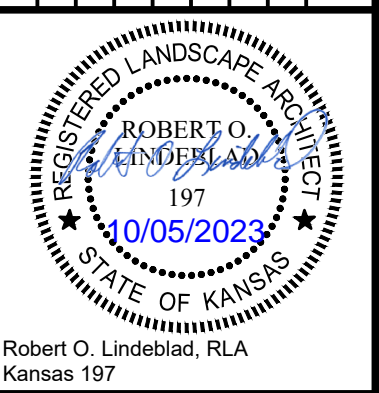
**LEGEND**

	PROPOSED STORM SEWER LINE
	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	TREE PROTECTION

ENTIRETY OF SHEET WAS UPDATED

**GENERAL LANDSCAPE NOTES**

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Westwood, Kansas and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

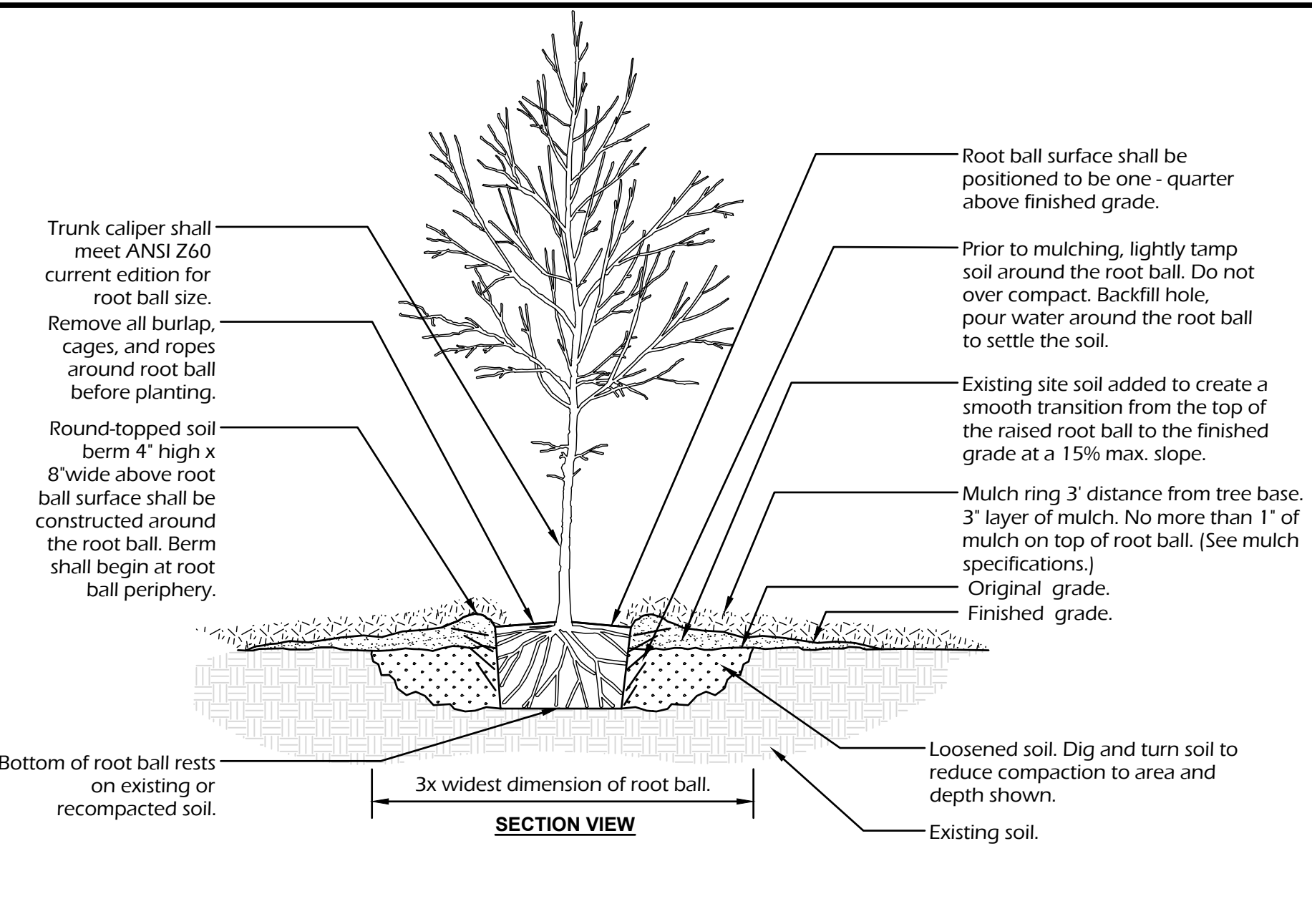


Prepared For:  
**KARBANK REAL ESTATE COMPANY**  
 ADAM FELDMAN  
 2000 SM PKWY, SUITE 400  
 MISSION WOODS, KS 66205  
 816-221-4488

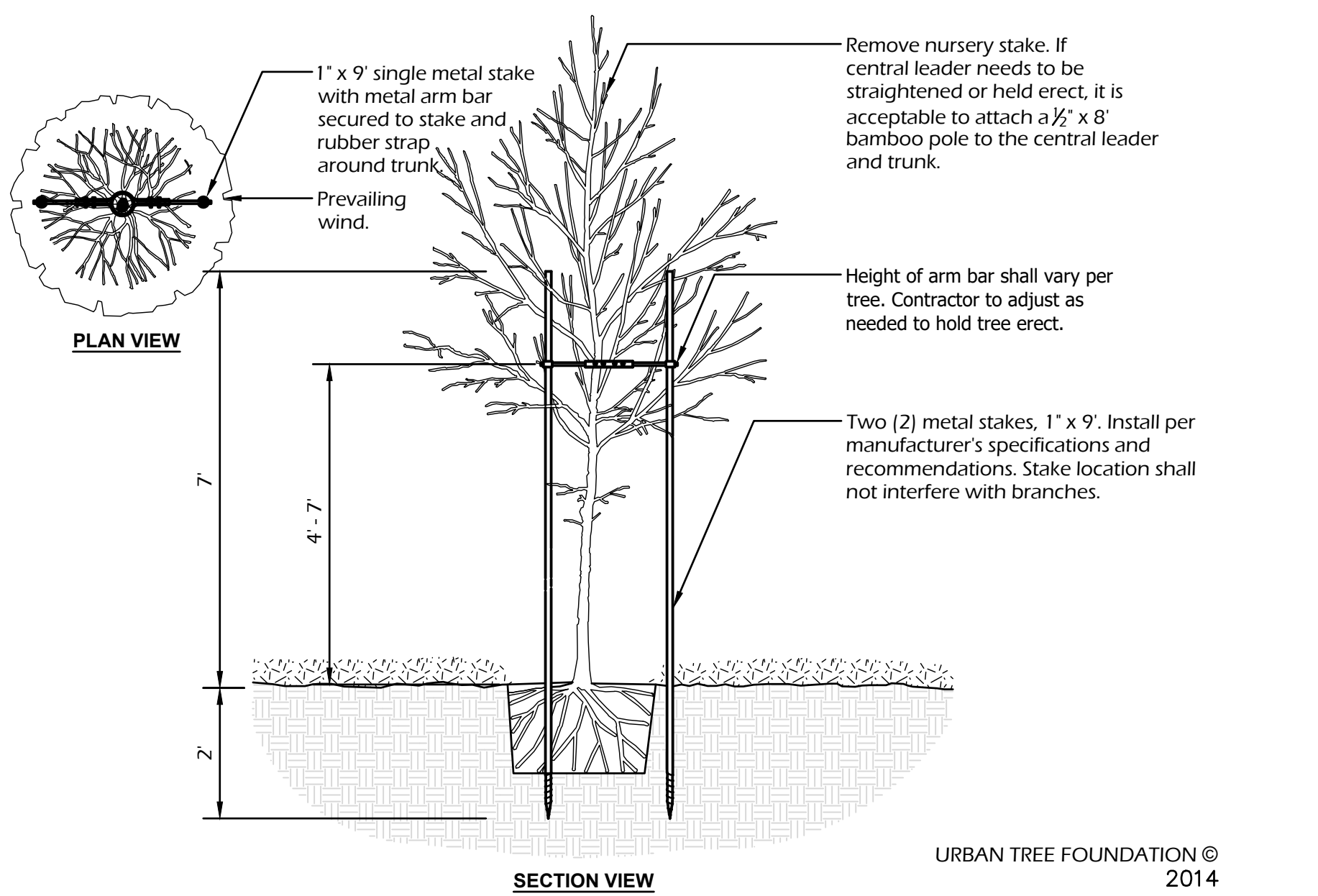
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**  
**LANDSCAPE PLAN - SECOND LEVEL**

Design: ADM | Drawn: ADM  
 Checked: ADM  
 Issue Date: 09/15/2023  
 Project Number: 037920

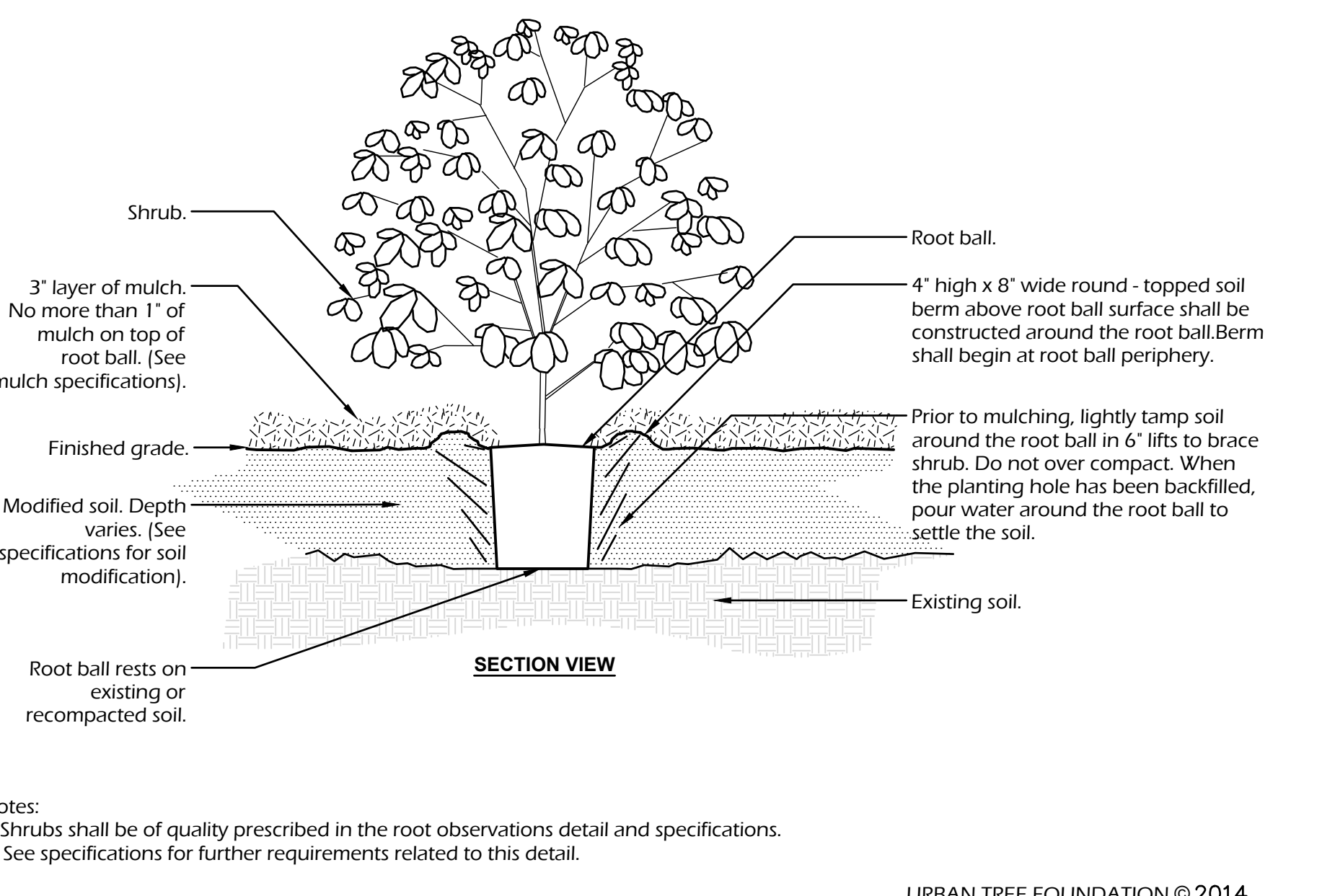
**L2.1**



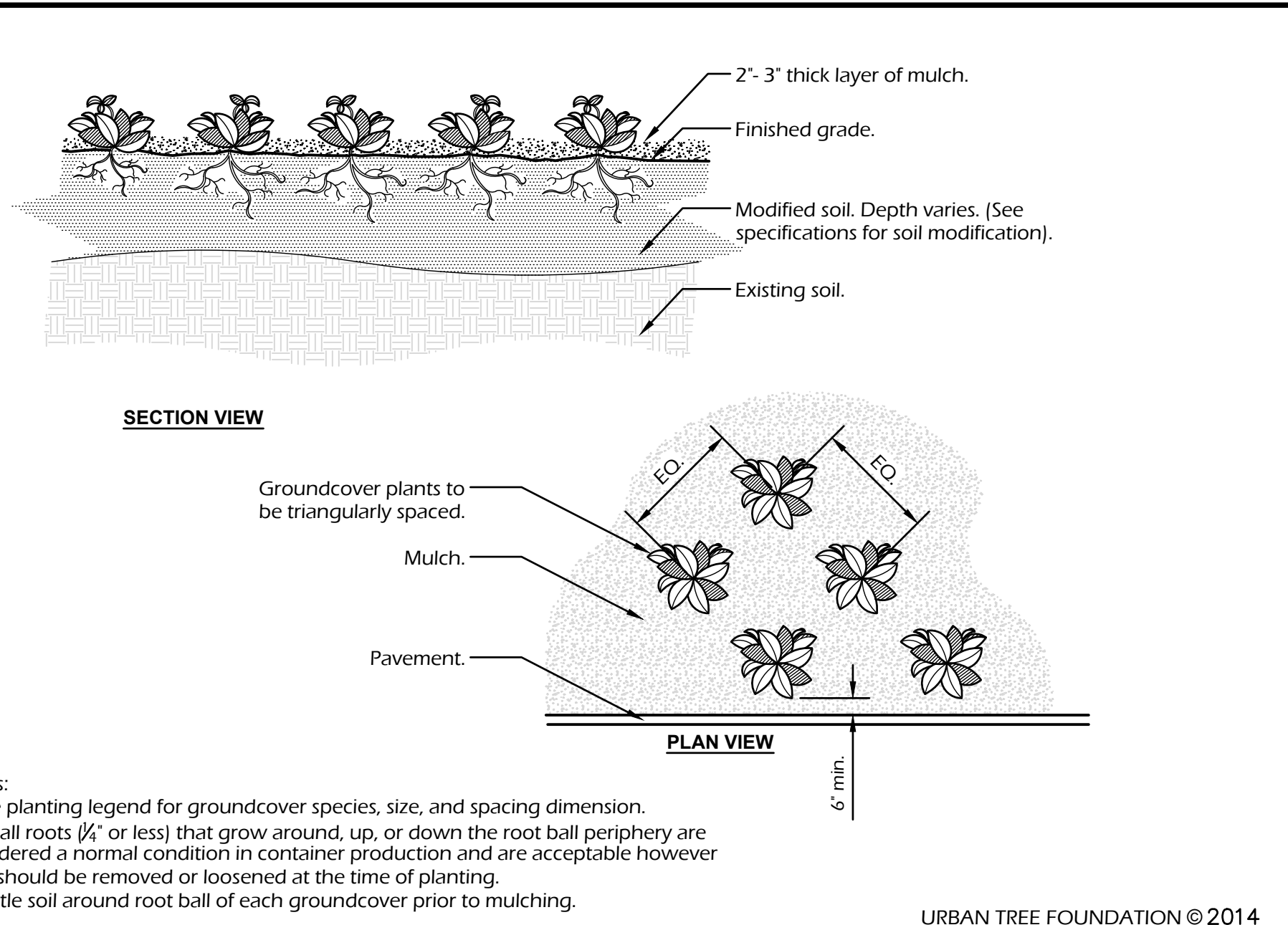
**801 Tree Planting Detail**  
Not to Scale



**802 Tree Staking Detail**  
Not to Scale



**803 Shrub Planting Detail**  
Not to Scale



**804 Ground Cover Spacing Detail**  
Not to Scale

**SURE-LOC ALUMINUM EDGING CORPORATION**  
494 EAST 64TH ST  
HOLLAND, MI 49423  
TOLL FREE: 1-800-787-3562  
PHONE: (616) 392-3209  
FAX: (616) 392-5134  
www.surelocedging.com

**SELECT DESIRED SIZE**

PRODUCT	SIZE	PACKAGE
<input type="checkbox"/> SURE-LOC CRISPEDGE	1/8" X 4"	15 PIECES (120 LINEAR FEET) PER BOX
<input type="checkbox"/> SURE-LOC CRISPEDGE	1/8" X 4" X 16'	15 PIECES (240 LINEAR FEET) PER BOX
<input type="checkbox"/> SURE-LOC CRISPEDGE	1/8" X 5 1/2"	15 PIECES (240 LINEAR FEET) PER BOX
<input checked="" type="checkbox"/> SURE-LOC SUREEDGE	3/16" X 4"	10 PIECES (160 LINEAR FEET) PER BOX
<input type="checkbox"/> SURE-LOC SUREEDGE	3/16" X 5 1/2"	10 PIECES (160 LINEAR FEET) PER BOX

**NOTES:**  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 200-005

**805 Aluminum Landscape Edging Detail**  
Not to Scale

**DeWitt**  
DOWN TO EARTH PROTECTION

**Pro 5 Weed Barrier**

DeWitt Pro 5 Weed Barrier is a woven, needle-punched polypropylene fabric for commercial grade weed control. Specified by leading architects, the fabric is designed to allow air, water, and nutrients through. The fabric will not rot or mildew, and is formulated to resist UV degradation.

Property	Test Method	Unit	Minimum Average Roll Value
Woven Material			Polypropylene
Fiber Backing			Polyester
Color			Black with Gold Stripe every 12"
Construction Weave			15.5, 10mm x 15
Weight	ASTM D 5261	OZ/SY	5.0
Grab Tensile Strength	ASTM D 4632	LBS	Strips 2.8 Cap 2.2
Grab Elongation	ASTM D 4632	%	Warp 80 Weft 65
Trapezoid Tear	ASTM D 4533	LBS	Warp 15 Weft 15
Puncture	ASTM D 6241	LBS	Warp 30 Weft 30
Water Permeability	ASTM D 4491	GAU/MINS'	10
Ultraviolet Exposure	ASTM D 4355	% Strength Retained	>70% after 2500 hrs Carbon Arc Exposure

NOTE: 12/2/10. The data sheet supersedes all previously issued data. The above properties are typical averages.

905 South Kingshighway Sikeston, MO 63801  
[www.dewittcompany.com](http://www.dewittcompany.com)  
573.472.0048 phone / 800.888.9669 / 573.471.6715 fax

**806 Weed Barrier Detail**  
Not to Scale

**SOD NOTES**

- All disturbed areas shall be sodded with turf-type tall fescue sod with a minimum of three cultivars.
- All landscaped areas shall receive a minimum 6" depth of topsoil compacted to 85% density at optimum moisture content.
- The entire surface to be landscaped should be reasonably smooth and free from stones 1/2" and larger, sticks, roots, debris, and other extraneous material in the top 6" of soil.
- Sod shall be machine stripped to a uniform soil thickness of approximately 1" (plus or minus 1/4"). The measurement for thickness shall exclude top growth and thatch, and shall be determined at the time of cutting in the field. Precautions shall be taken to prevent drying and heating. Sod damaged by heat and dry conditions, and sod cut more than 18 hours prior to installation shall not be used.
- Handling of sod shall be done in a manner that will prevent tearing, breaking, drying, and other damage. Protect exposed roots from dehydration. Do not deliver more sod than can be laid within 24 hours.
- Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface to dry before installing sod, fertilize, harrow or rake fertilizer in the top 1/2" of topsoil, at a uniform rate.
- Fertilizer shall be 20-10-5 commercial fertilizer of the grade, type, and form specified and shall comply with the rules of the State Department of Agriculture. Fertilizer shall be identified according to the percent N,P,K respectively.
- Saturate sod with fine water spray within two hours of planting. During the first week after planting water daily or more frequently as necessary to maintain moist soil to a minimum of 4" depth.

**PLANTING NOTES**

- All existing utilities need to be located and identified prior to the commencement of any work or installation.
- Protect all structures, utilities, hardscapes, and other facilities, as well as existing turf grass areas and existing plant material from damage caused by planting operations.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings unless otherwise specified:
  - Creeping groundcover shall be a minimum of 6' from any paving edge.
  - All shrubs shall be a minimum of 2' from any paving edge unless adjacent to vehicular parking areas, whereas shrubs shall then be a minimum of 4' from back of curb to allow for bumper overhang.
  - All trees shall be a minimum of 3' from any paving edge or curb.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing and overall plant success.
- Mulch all planting bed areas to a minimum depth of 3".
- Mulch individual trees to a minimum depth of 2" and to cover an approximate minimum area of 3' diameter with tree centered. Mulch shall not be mounded against base of trunk.
- All landscaped areas in right of way shall be sodded and irrigated unless otherwise specified.

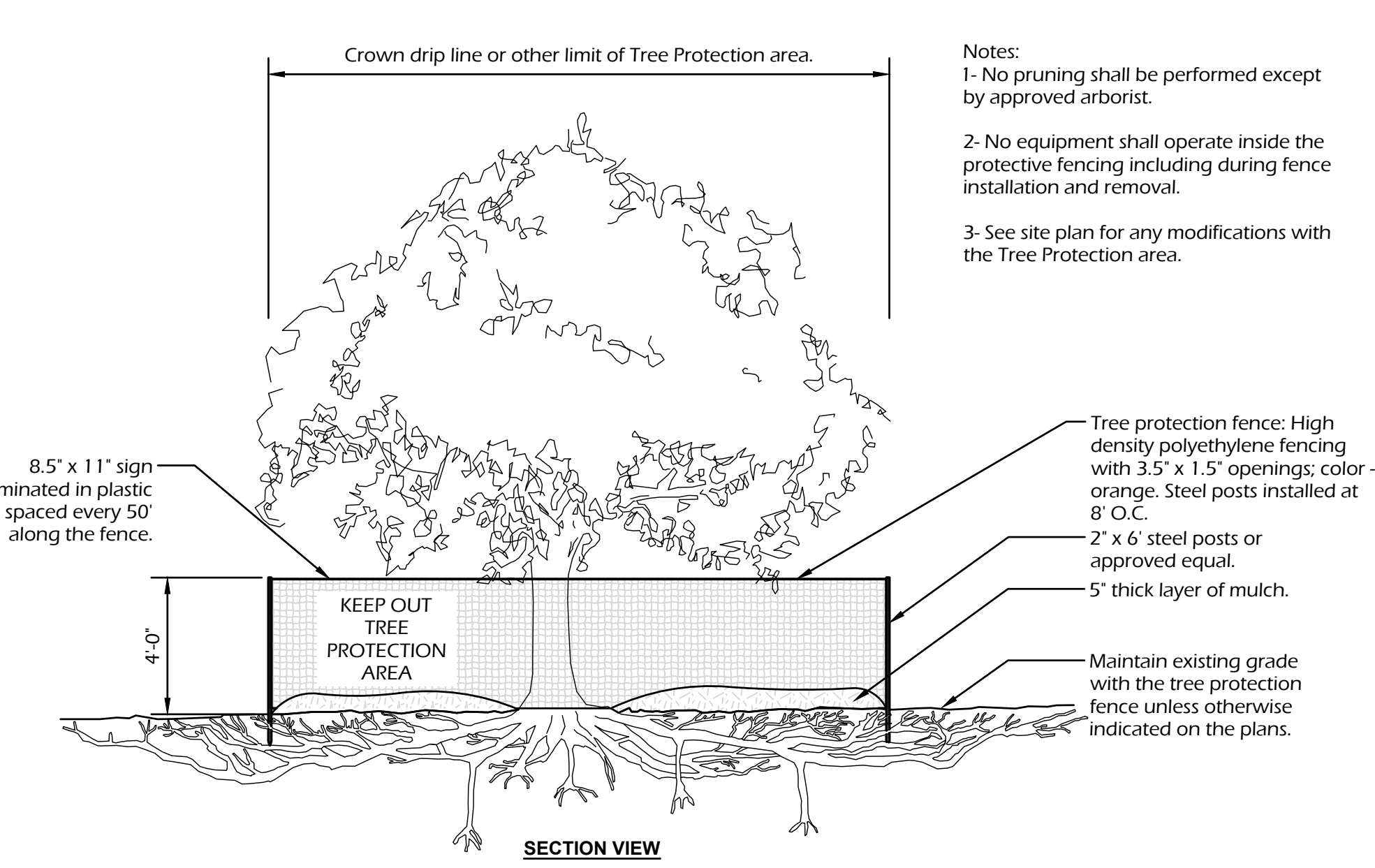
**MATERIALS:**

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Kind, size, and quality of plant material shall conform to American Standard for Nursery Stock, ANSI-Z60.1-2014, or most current edition.
- Any seed planted areas shall not use wet, moldy, or otherwise damaged seed.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.
- Topsoil shall be free of stones larger than 1/2", foreign matter, plants, roots, and seeds.
- Manure shall be well-rotted, unbleached, stable or cattle manure containing not more than 25% by volume of straw, sawdust, or other bedding materials and shall be free of toxic substances, stones, sticks, soil, weed seeds, and material harmful to plant growth.

**INSTALLATION:**

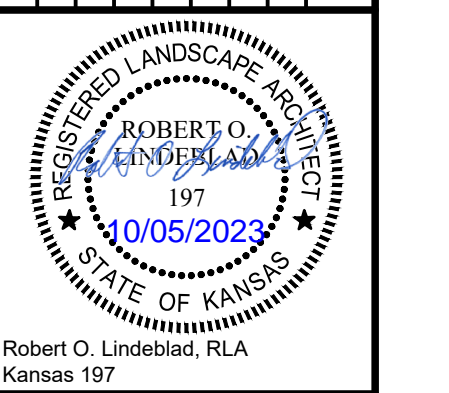
- All compacted soil within the area to be landscaped shall be removed to a depth of not less than 2' and shall be backfilled with topsoil.
- Prepare planting beds by incorporating an approved composed organic soil into existing soil for all shrub, perennial, and annual planting beds at a minimum depth of 6". Thoroughly mix organic material into the existing soil by roto-tilling or other approved method to a minimum depth of 12".
- Planting of trees, shrubs, and seeded groundcover shall commence during the spring (March 15 - June 15) or fall (September 1 - October 15) planting season. Water shall be available for hand irrigation purposes.
- Apply liquid root stimulator to all shrubs and groundcovers at rates recommended by manufacturer during first plant watering following installation.
- All planting beds will be prepared with polypropylene landscape fabric prior to installation of plant material and mulch. Polypropylene landscape fabric shall meet or exceed the DeWitt Pro5 specification. Any product substitution to be submitted by contractor to project manager for approval prior to installation. Landscape fabric shall be installed flat. Adjoining landscape fabric shall overlap by a minimum of 2'-4". All folds, corners, and overlapping areas of landscape fabric shall either be pinned down with 4" landscape pins or 4" steel landscape staples. Mulch to be installed over polypropylene landscape fabric at specified depth after landscape fabric is installed and secured.
- After plants have been installed, all planting beds shall be treated with dacthal pre-emergent herbicide prior to mulch application.
- All planting areas shall be brought to a smooth, uniform surface, free of ruts and irregularities. All landscape beds shall be level with surrounding surfaces or hardscape unless specified otherwise.
- Plant pit backfill for trees and shrubs shall be 20% peat or well composted manure and 80% topsoil.
- Trees, shrubs, and perennials shall not be pruned or trimmed before delivery, and shall not be pruned during or after installation except to remove damaged or dead growth.
- Plant material shall be guaranteed for a period of one year after owner's acceptance of finished job. All dead or damaged plant material shall be replaced at landscape contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

**SHEET ADDED**



**807 Tree Protection Detail**  
Not to Scale

Rev.	Date	Description
1	10/05/2023	CITY COMMENTS



Prepared For:  
**KARBANK REAL ESTATE COMPANY**  
ADAM FELDMAN  
2000 SW PARKWAY, SUITE 400  
MISSION WOODS, KS 66205  
816-221-4488

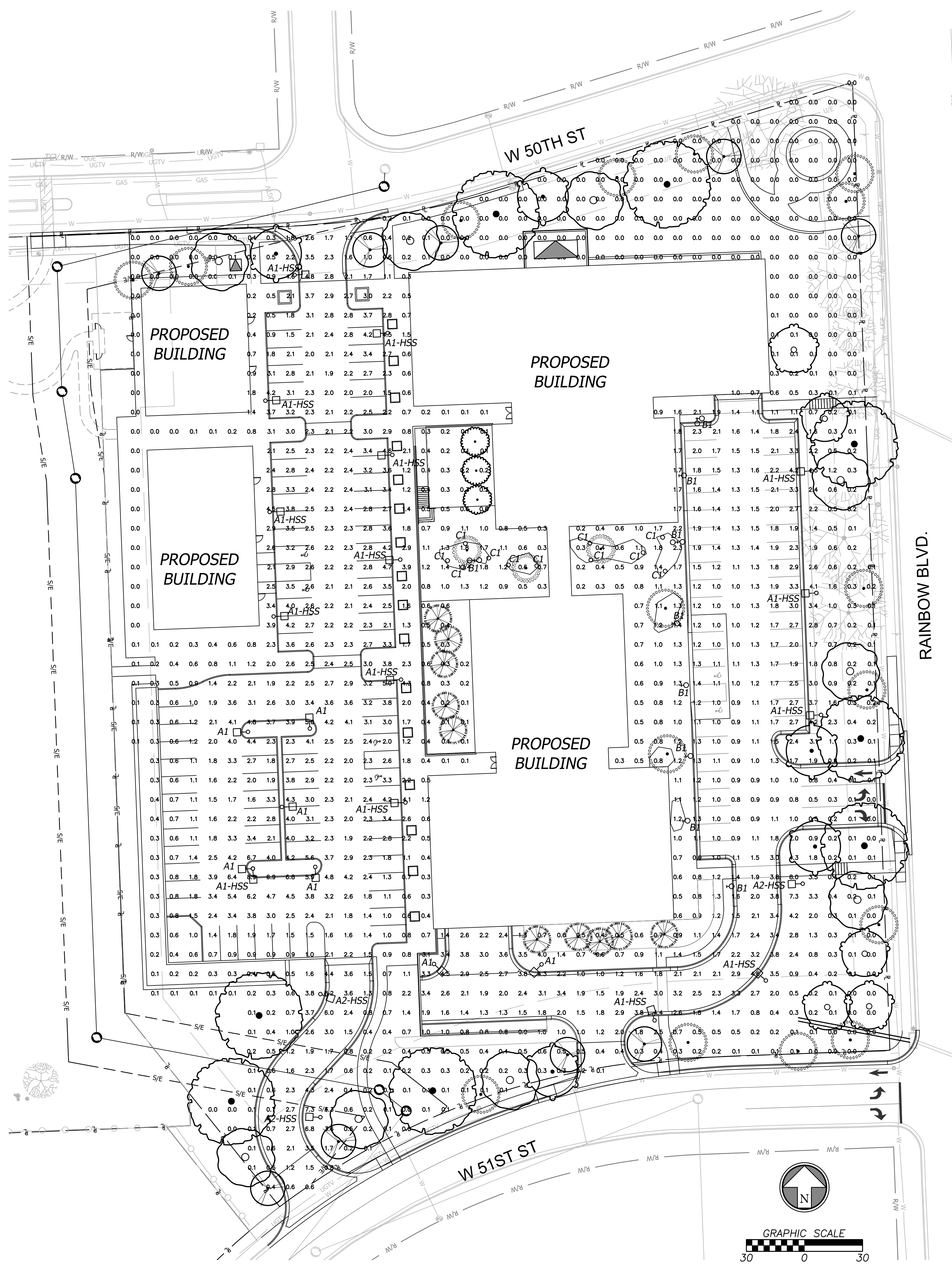
**FDP SUBMITTAL**  
**50TH & RAINBOW DEVELOPMENT**  
**WESTWOOD, KS 66205**

**PLANTING DETAILS**

Design: ADM Drawn: ADM  
Checked: ADM  
Issue Date: 09/15/2023  
Project Number: 037920

**L3.0**

Sep 15, 2023 14:49pm Plotted By: austin.lage V:\037920-Westwood\04-DWG\Eng\Sheet\FDP\037920-SFHS-1-JMC.dwg Layout: PHOTOMETRICS PLAN



### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	QUANTITY	DEFAULT ELEVATION
A1	□	DALVIK 650S	HessAmerica, DAL650S-2LVC-WW-T4	7	15'
A1-HSS	□	DALVIK 650S	HessAmerica, DAL650S-2LVC-WW-T4-HSS	15	15'
A2-HSS	□	DALVIK 650S	HessAmerica, DAL650S-2LVC-WW-T3-HSS	3	15'
B1	○	Formed cast aluminum housing, LED strips with no enclosure	Landscape Forms Inc, CQ701-HE-LO	12	20'
C1	○	Pathway Luminaire	Forms And Surfaces, 104971299CRT-002, Radio Pathway LBRAD CHECK CCT	11	1'

### FIXTURE A

Dalvik - 650S  
Pole Mounted Luminaire

**.hess**

**DESCRIPTION**  
Contemporary LED pole mounted luminaire for public spaces where clean minimalist styling is desired. Concealed hardware and unique styling cast through two prominent reveals highlight the shallow profile of the extruded aluminum housing. Luminaire is available with up to 3 LED modules in a choice of three asymmetric distributions. Dalvik is available on 10" or 20" four inch diameter poles in aluminum or steel. Steel poles are hot-dip galvanized prior to painting for proven long-term corrosion protection. Exclusive PRIMAR is available in finely textured matte silver, grey, dark grey, graphite, grey, black, or bronze. Custom RAL colors available on request. All hardware is stainless steel.

**PROTECTED BY PRIMAR**

Date: \_\_\_\_\_ Type: \_\_\_\_\_ Catalog Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_

**ORDERING INFORMATION**

MODEL	LED MODULE	CCT	DISTRIBUTION	VOLTS	MOUNTING	POLE	POLE MAT	FINISH (Primar)	OPTIONS
DAL650S	1VC	30K	T2	UNV	A	1595	A	SG	DM
	1Module	3000K	Type 1	120/277	Single Post Mount	12" Round Single	Aluminum	Matte Silver Grey	DM 1/8" Drilling
ZVC	2Modules	40K	T3	208	Wall Mount	20" Round Single	Steel	DG	HSS House Side Sheet
ZVC	3Modules	40K	T3	208	Wall Mount	20" Round Single	Steel	DG	HSS House Side Sheet
								GG	TWSSD 100V Surge Suppressor
								BL	TWSSD 200V Surge Suppressor
								BRZ	Dark Bronze
								CC	Non-Primar
									Custom RAL Color

**EXPERIENCE BRANDS** [www.hessamericas.com](http://www.hessamericas.com) For other Experience Brands companies, please visit [www.experiencebrands.com](http://www.experiencebrands.com)  
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on [www.hessamericas.com](http://www.hessamericas.com) are the most recent ones available. Rev 20230221

### GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.3
MAXIMUM FOOT-CANDLES	8.8
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.0
MAXIMUM TO MINIMUM FC RATIO	46.4
AVERAGE TO MINIMUM FC RATIO	12.1

### FIXTURE C

RADIA™ PATHWAY BOLLARD

**FORMS+SURFACES**

### FIXTURE B

## Typology Ring Light

Spec Sheet | CQ700

**Housing & Materials**  
Cast aluminum construction. Flexible LED light engine is clamped into fixture housing with aluminum segmented caps. Housing features a clear aluminum glass white powdercoat reflector. All hardware is magnet-coated steel.

**Electrical**  
Surge protected 120V through 277V 50/60Hz electronic driver, 8-10V dimming, -40°C start temperature. Cast aluminum driver housing assembly located at top of pole. Available with optional ANSI C136.41 twist lock receptacle or Watstopper FSP-3118 photoluminescence sensor.

**Light Engine**  
Fully encapsulated flexible linear LED fixture delivers downward direct and indirect lighting in conjunction with the glass white metal reflector. A full HSI compliant circuit board is included. Available in 2700K, 3000K, 3500K, and 4000K. 500 CRI across all available color temperatures.

**Distribution**  
TV

**Warranty**  
LED lighting products are warranted for six years.

**Certification**  
UL Listed for Wet Location, CE, International Dark Sky Approved, Bay Area Compliant, RoHS Compliant

**Designed by Designworks, a BMW Group company**  
[Click here for patent information related to this product.](#)

Weight: 48lbs (luminaire and driver housing)  
EPA: 1.64kW  
TM21 L7070K: 60,000hrs  
Protection Class: IP67

1 Revised January 17, 2022 | Landscape Forms Inc. | 800.021.2546 | F 269.391.3450 | 7800 E. Michigan Ave., Kalamazoo, MI 49004

Rev.	Date	Description	By	App.

Prepared For:

**KARBANK REAL ESTATE COMPANY**

ADAM FELDMAN  
2000 SW PARKWAY SUITE 400  
MISSION WOODS, KS 66205

816-221-4488

**FDP SUBMITTAL**

**50TH & RAINBOW DEVELOPMENT**

**WESTWOOD, KS 66205**

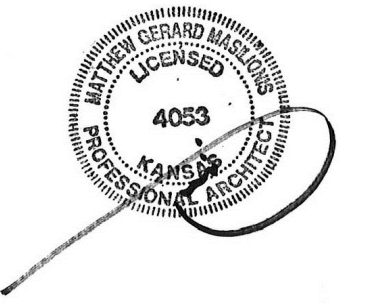
**PHOTOMETRICS PLAN**

Design: DSN	Drawn: DRN
Checked: CHK	
Issue Date: 09/15/2023	
Project Number: 037920	

# PH1.0

# Perspective

2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205  
816 502 1500  
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.  
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.  
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.  
The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



## PROJECT 50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
1	10/05/23	CITY COMMENTS
2	11/02/23	DESIGN UPDATE

SHEET TITLE

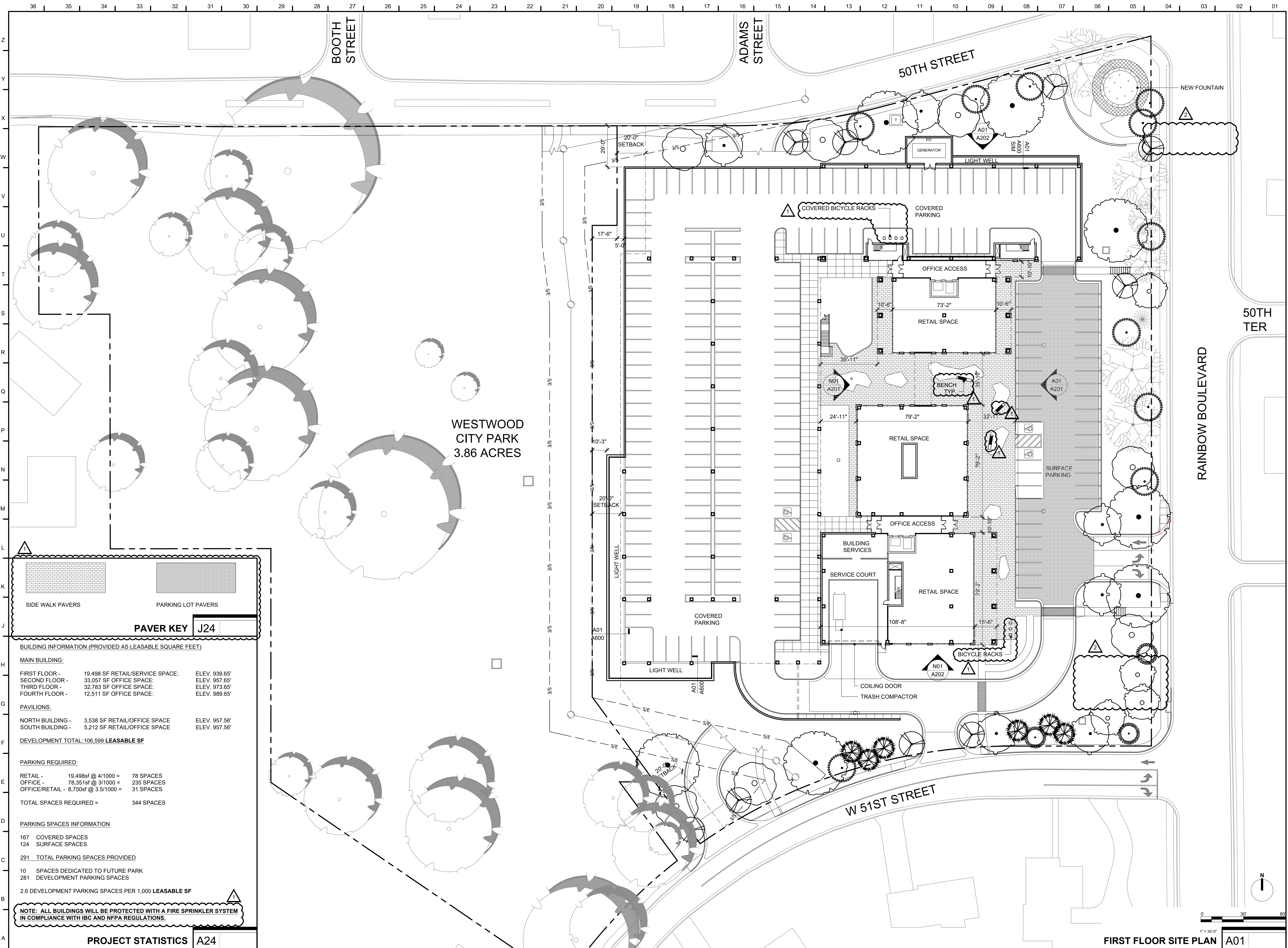
### ARCHITECTURAL SITE PLAN

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR  
K. MILLER

CHECKED BY  
M. PAXTON  
DATE  
9.15.23

### FDP SUBMITTAL

SHEET NUMBER  
**AS101**



WESTWOOD CITY PARK  
3.86 ACRES

**PAVER KEY J24**

SIDE WALK PAVERS	PARKING LOT PAVERS
------------------	--------------------

**BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)**

**MAIN BUILDING:**

FIRST FLOOR -	19,498 SF RETAIL/SERVICE SPACE:	ELEV. 939.65'
SECOND FLOOR -	33,057 SF OFFICE SPACE:	ELEV. 957.65'
THIRD FLOOR -	32,783 SF OFFICE SPACE:	ELEV. 973.65'
FOURTH FLOOR -	12,511 SF OFFICE SPACE:	ELEV. 989.65'

**PAVILIONS:**

NORTH BUILDING -	3,538 SF RETAIL/OFFICE SPACE	ELEV. 957.56'
SOUTH BUILDING -	5,212 SF RETAIL/OFFICE SPACE	ELEV. 957.56'

**DEVELOPMENT TOTAL: 106,599 LEASABLE SF**

**PARKING REQUIRED:**

RETAIL -	19,498sf @ 4/1000 =	78 SPACES
OFFICE -	78,351sf @ 3/1000 =	236 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
<b>TOTAL SPACES REQUIRED =</b>		<b>344 SPACES</b>

**PARKING SPACES INFORMATION**

167	COVERED SPACES
124	SURFACE SPACES
<b>291</b>	<b>TOTAL PARKING SPACES PROVIDED</b>
10	SPACES DEDICATED TO FUTURE PARK
281	DEVELOPMENT PARKING SPACES
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF	

**NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.**

### PROJECT STATISTICS A24

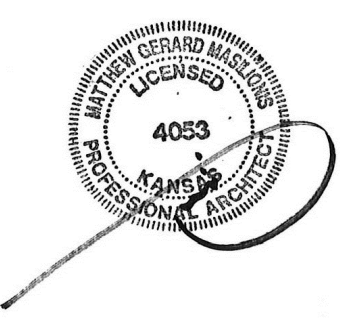
### FIRST FLOOR SITE PLAN A01

1" = 30'-0"



# Perspective

2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205  
816 502 1500  
WWW.PAD.STUDIO



MATTHEW MASILIONIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.  
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.  
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not responsible for proper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.  
The licensed professional whose stamp appears on these other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



## PROJECT 50TH AND RAINBOW DEVELOPMENT

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
1	10/05/23	CITY COMMENTS

SHEET TITLE

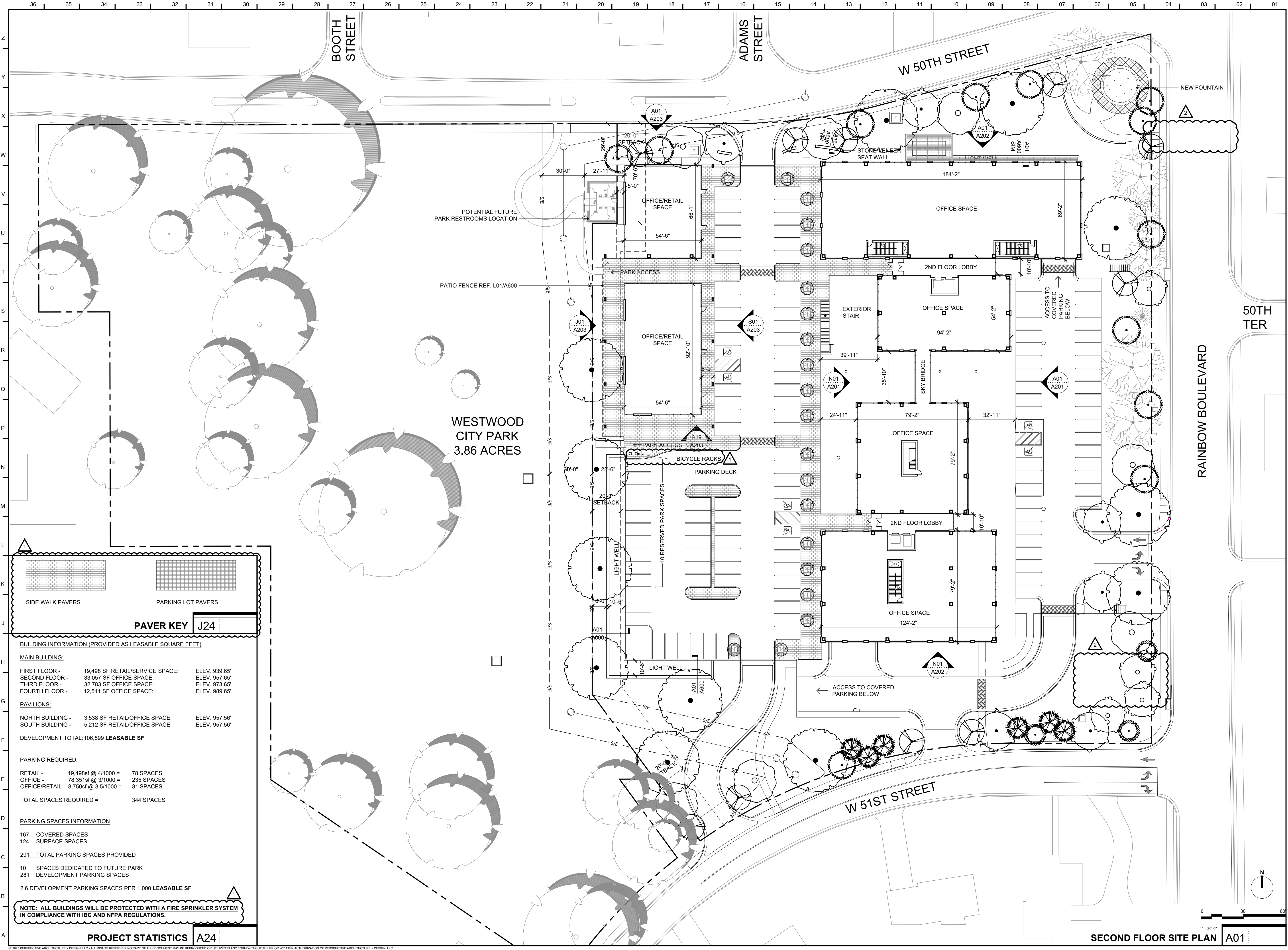
## ARCHITECTURAL SITE PLAN

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR  
K. MILLER

CHECKED BY  
M. PAXTON  
DATE  
9.15.23

## FDP SUBMITTAL

SHEET NUMBER  
**AS102**



**PAVER KEY J24**

SIDE WALK PAVERS      PARKING LOT PAVERS

**PROJECT STATISTICS A24**

**BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)**

**MAIN BUILDING:**

FIRST FLOOR -	19,498sf RETAIL/SERVICE SPACE:	ELEV. 939.65'
SECOND FLOOR -	33,057sf OFFICE SPACE:	ELEV. 957.65'
THIRD FLOOR -	32,783sf OFFICE SPACE:	ELEV. 973.65'
FOURTH FLOOR -	12,511sf OFFICE SPACE:	ELEV. 989.65'

**PAVILIONS:**

NORTH BUILDING -	3,538 SF RETAIL/OFFICE SPACE	ELEV. 957.56'
SOUTH BUILDING -	5,212 SF RETAIL/OFFICE SPACE	ELEV. 957.56'

**DEVELOPMENT TOTAL: 106,599 LEASABLE SF**

**PARKING REQUIRED:**

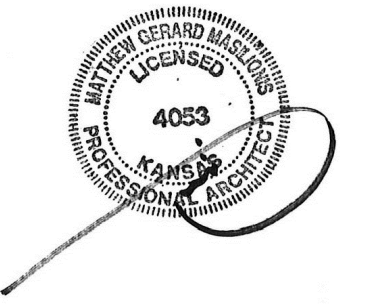
RETAIL -	19,498sf @ 4/1000 =	78 SPACES
OFFICE -	78,351sf @ 3/1000 =	236 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
<b>TOTAL SPACES REQUIRED =</b>		<b>344 SPACES</b>

**PARKING SPACES INFORMATION**

167	COVERED SPACES
124	SURFACE SPACES
<b>291</b>	<b>TOTAL PARKING SPACES PROVIDED</b>
10	SPACES DEDICATED TO FUTURE PARK
281	DEVELOPMENT PARKING SPACES
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF	

**NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.**

SECOND FLOOR SITE PLAN A01



MATTHEW MASILIONIS - ARCHITECT  
 KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
 WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
1	10/05/23	CITY COMMENTS

SHEET TITLE

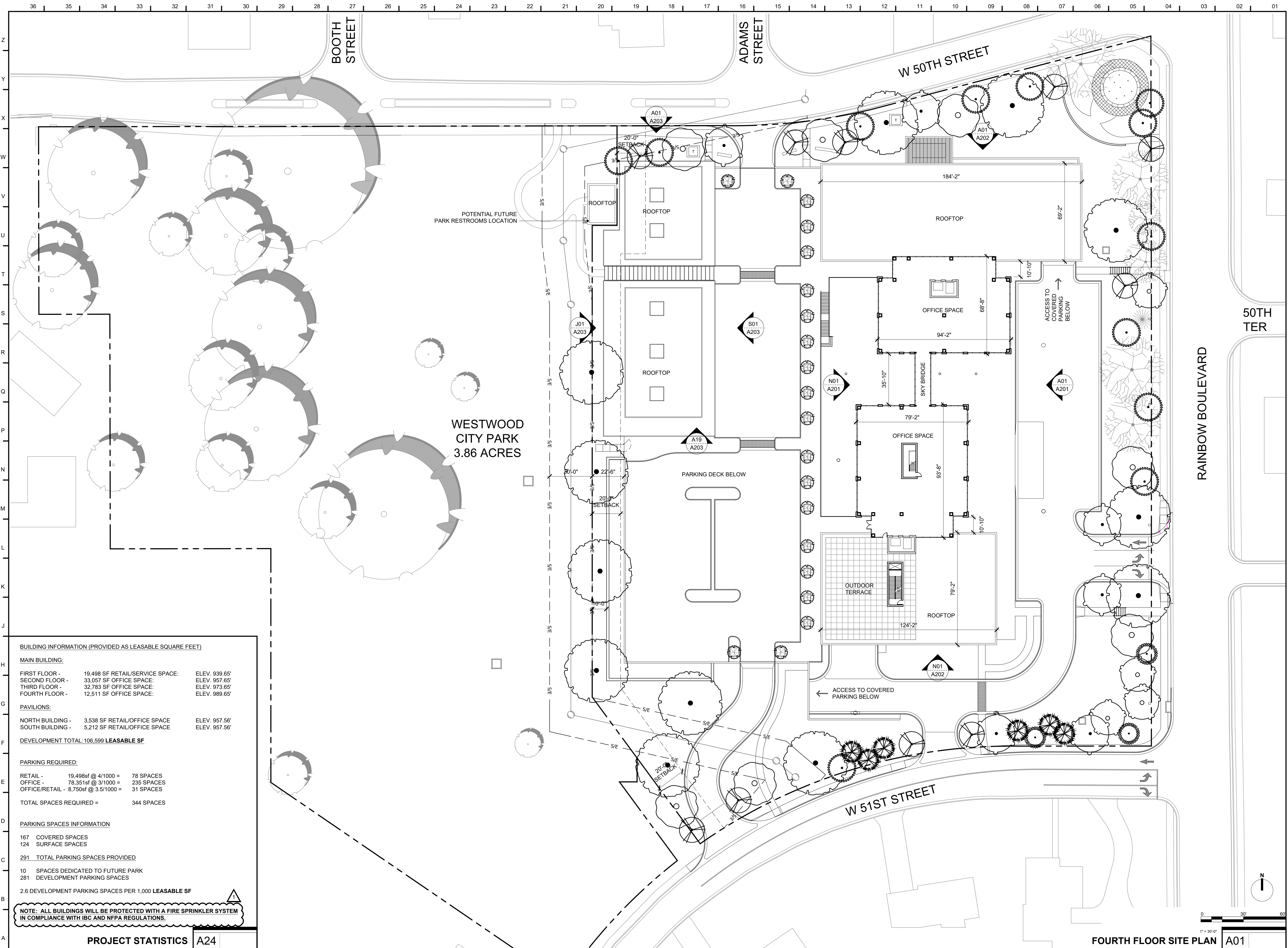
ARCHITECTURAL  
 SITE PLAN

PROJECT NUMBER  
 2021073.000  
 SHEET AUTHOR  
 K. MILLER

CHECKED BY  
 M. PAXTON  
 DATE  
 9.15.23

FDP SUBMITTAL

SHEET NUMBER  
**AS103**



**BUILDING INFORMATION (PROVIDED AS LEASABLE SQUARE FEET)**

**MAIN BUILDING:**

FIRST FLOOR -	19,498 SF RETAIL/SERVICE SPACE:	ELEV. 939.65'
SECOND FLOOR -	33,057 SF OFFICE SPACE:	ELEV. 957.65'
THIRD FLOOR -	32,783 SF OFFICE SPACE:	ELEV. 973.65'
FOURTH FLOOR -	12,511 SF OFFICE SPACE:	ELEV. 989.65'

**PAVILIONS:**

NORTH BUILDING -	3,538 SF RETAIL/OFFICE SPACE	ELEV. 957.56'
SOUTH BUILDING -	5,212 SF RETAIL/OFFICE SPACE	ELEV. 957.56'

**DEVELOPMENT TOTAL: 106,599 LEASABLE SF**

**PARKING REQUIRED:**

RETAIL -	19,498sf @ 4/1000 =	78 SPACES
OFFICE -	78,351sf @ 3/1000 =	236 SPACES
OFFICE/RETAIL -	8,750sf @ 3.5/1000 =	31 SPACES
<b>TOTAL SPACES REQUIRED =</b>		<b>344 SPACES</b>

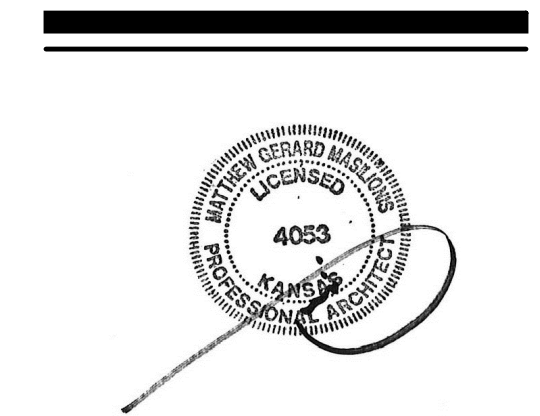
**PARKING SPACES INFORMATION**

167	COVERED SPACES
124	SURFACE SPACES
<b>291</b>	<b>TOTAL PARKING SPACES PROVIDED</b>
10	SPACES DEDICATED TO FUTURE PARK
281	DEVELOPMENT PARKING SPACES
2.6 DEVELOPMENT PARKING SPACES PER 1,000 LEASABLE SF	

**NOTE: ALL BUILDINGS WILL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IBC AND NFPA REGULATIONS.**

**PROJECT STATISTICS A24**

FOURTH FLOOR SITE PLAN A01



MATTHEW MASILIONIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "X" prefix for the project named below.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on this sheet.

The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not liable or responsible for certification, during construction or upon completion of construction. The architect is not responsible for engineer operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
2	11/02/23	DESIGN UPDATE

SHEET TITLE

**BUILDING ELEVATIONS**

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR

CHECKED BY  
DATE  
9.16.23

**FDP SUBMITTAL**

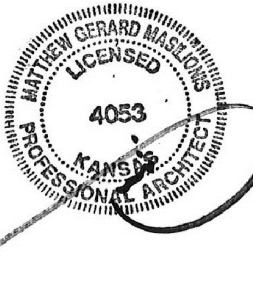
SHEET NUMBER  
**A201**



1/16" = 1'-0"  
**MAIN BUILDING - WEST ELEVATION N01**



1/16" = 1'-0"  
**MAIN BUILDING - EAST ELEVATION A01**



MATTHEW MASLIONS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the design and construction of the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp appears on this sheet.  
The Architect is not responsible for the design of mechanical, electrical, plumbing, civil, landscaping, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the cost of these areas with the laws of the above government entities. The architect is not responsible for material components or equipment, as well as the method in they are installed on the project by others. The architect is not responsible for certification, during construction upon completion of construction. The architect is not responsible for improper operation due to faulty installation, product failure during construction or after completion of construction when operation has begun by the landowner/tenant.  
The licensed professional whose stamp appears on these sheets other than those specifically noted above she is responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
2	11/02/23	DESIGN UPDA

SHEET TITLE

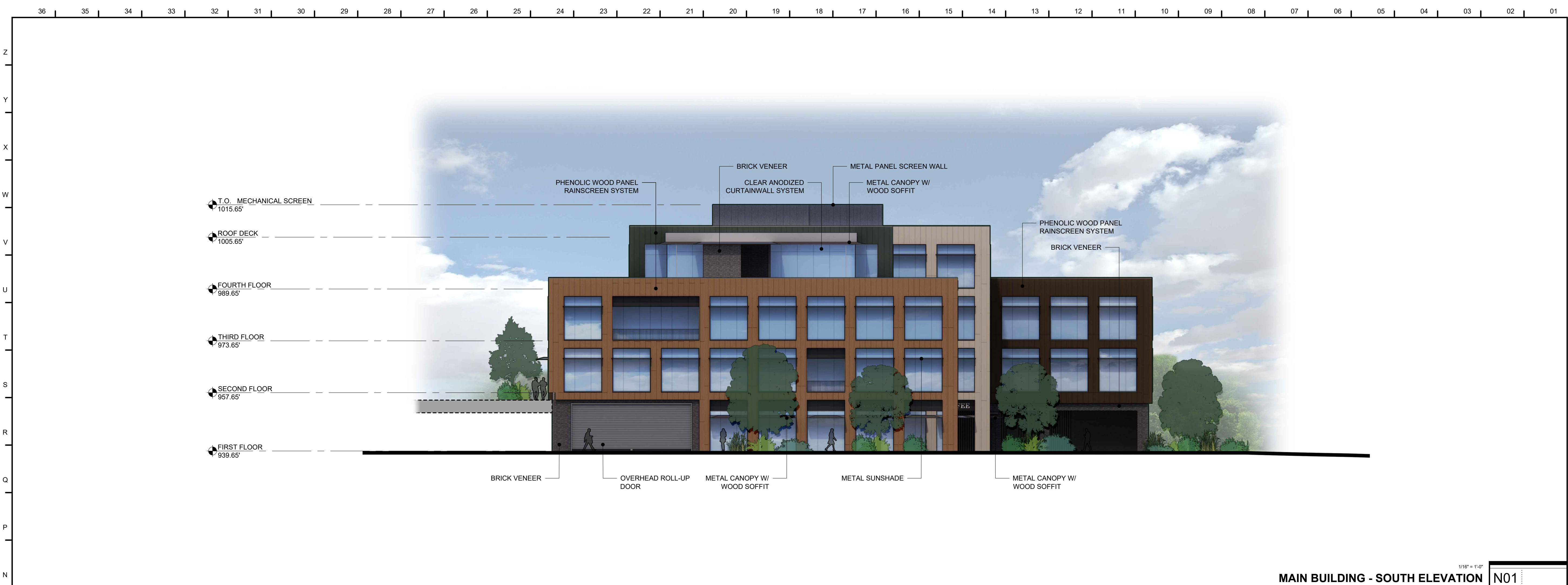
**BUILDING ELEVATIONS**

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR

CHECKED BY  
DATE  
9.15.23

**FDP SUBMITTAL**

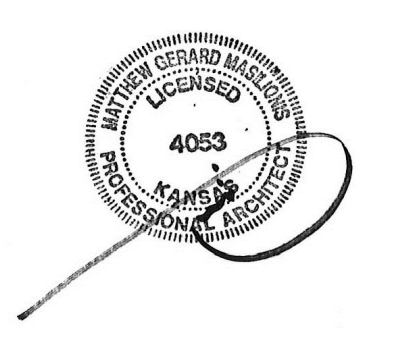
SHEET NUMBER  
**A202**



1/16" = 1'-0"  
**MAIN BUILDING - SOUTH ELEVATION** N01



1/16" = 1'-0"  
**MAIN BUILDING - NORTH ELEVATION** A01



MATTHEW MASILIONIS - ARCHITECT  
KANSAS #4053

I have prepared the drawings and assume responsibility for the sheets numbered with an "X" prefix for the project named below.  
Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.  
The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not hired or responsible for certification, during construction or upon completion of construction. The architect is not responsible for employer operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.  
The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION

SHEET TITLE

**BUILDINGS ELEVATIONS**

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR

CHECKED BY  
DATE  
9.16.23

FDP SUBMITTAL

SHEET NUMBER  
**A203**

**PAVILION BUILDING - EAST ELEVATION** 1/16" = 1'-0" S01

**PAVILION BUILDING - WEST ELEVATION** 1/16" = 1'-0" J01

**PAVILION BUILDING - SOUTH ELEVATION** 1/16" = 1'-0" A19

**PAVILION BUILDING - NORTH ELEVATION** 1/16" = 1'-0" A01

Labels in drawings include: T.O. MECHANICAL SCREEN, T.O. PARAPET, FIRST FLOOR, METAL PANEL PARAPET, METAL PANEL SCREEN WALL, EXPOSED WOOD ROOF STRUCTURE, METAL CANOPY W/ PHENOLIC WOOD SOFFIT, METAL COLUMN, BUTT-GLAZED CURTAINWALL SYSTEM, PARK RESTROOM (SHOWN FOR REFERENCE ONLY), PHENOLIC WOOD PANEL RAINSCREEN SYSTEM, PROPOSED PROPERTY LINE, CITY OF WESTWOOD PARK.

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01

Z  
Y  
X  
W  
V  
U  
T  
S  
R  
Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

# LINE

Product Data Sheet

landscapeforms



The timeless, minimalist form of L I N E landscape panels, designed by Shane Coen and Coen + Partners, defines the landscape within and around its boundaries. L I N E panels delineate space, provide enclosure, and give landscape architects a new medium with which to express their unique visions. L I N E takes the hassle out of creating custom boundary elements. L I N E's flexibility supports custom patterns and sizes to reflect a landscape architect's unique design.

### General Specifications

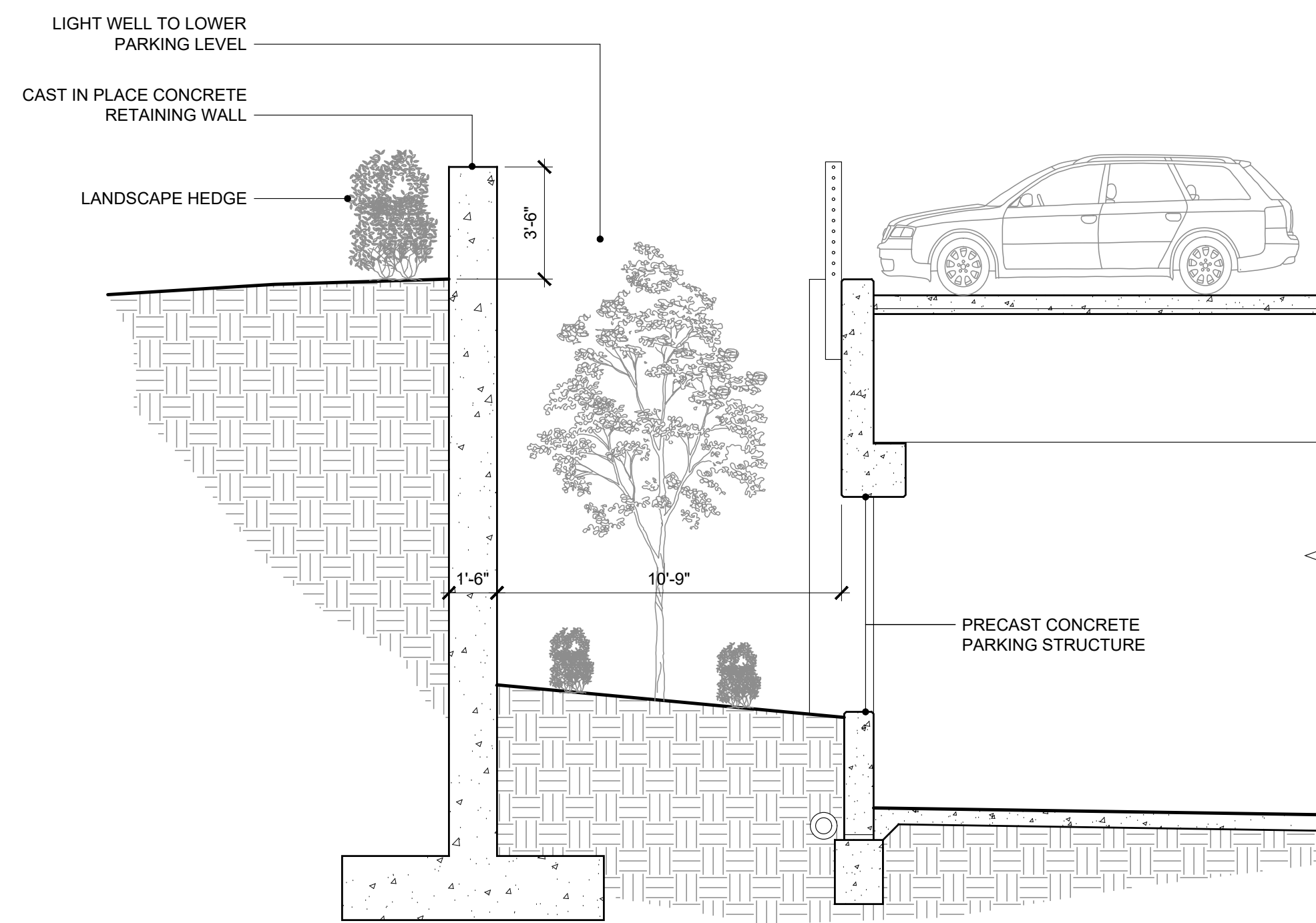
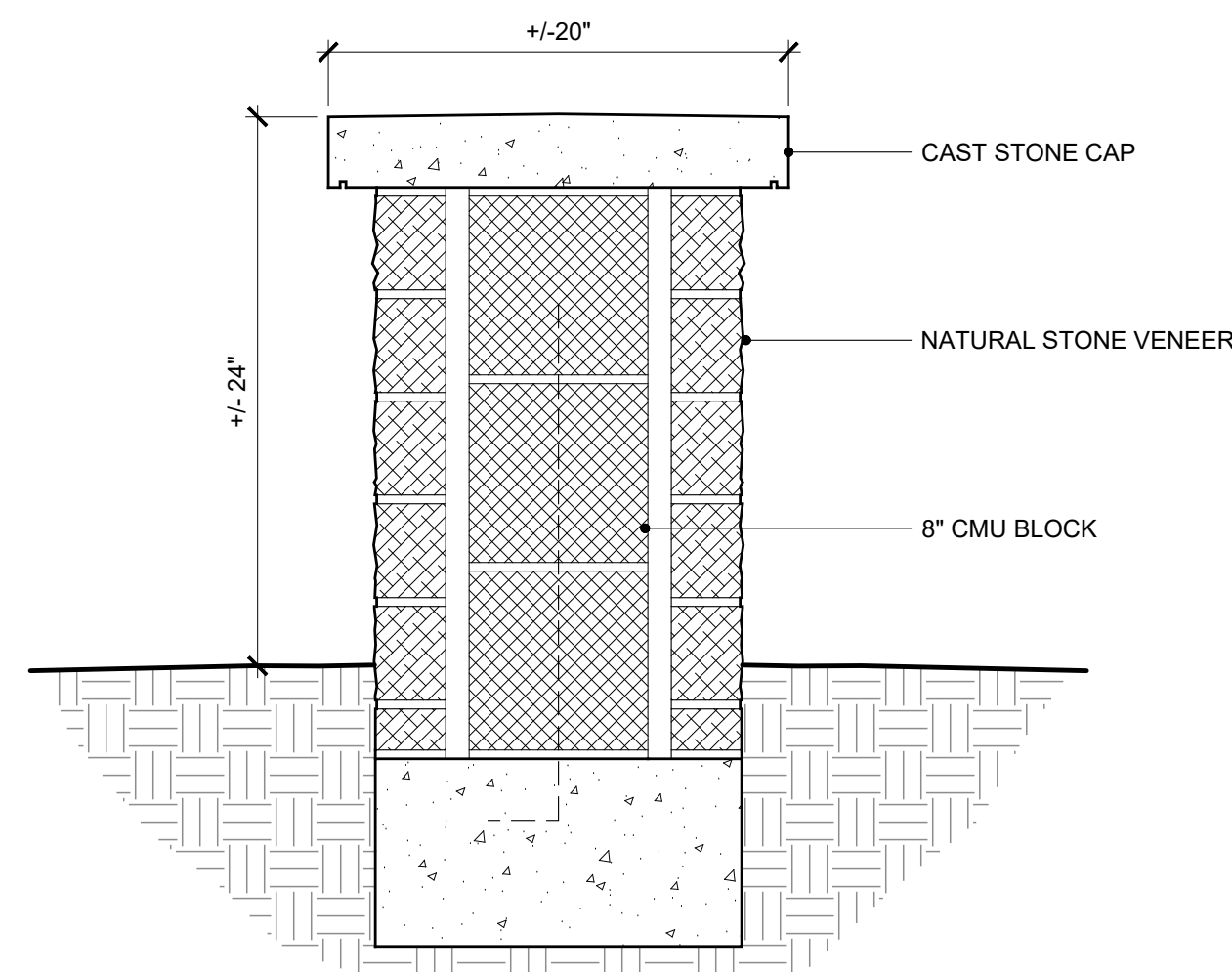
- L I N E is available as standard in 8 panel types
- All panels are constructed of extruded and fabricated aluminum
- All panel types are available with a matching gate option
- Gate hardware (hinges, handle mechanism) are included with an order; bespoke hardware may be specified as a custom
- All panel types are available in 4', and 6' panel heights
- Posts are spaced at 6' intervals for 4' height panels, and at 4' intervals for 6' height panels as standard; modified post spacing is available to accommodate a specific site plan
- All panel types are available surface mounted or embedded



	Style
	Half Inch Vertical Rod
	Vertical Picket
	Vertical Louver - Angled
	Vertical Louver - Straight
	Half Inch Horizontal Rod
	One Inch Horizontal Slat
	Perforated Panel
	Solid Panel
	Gate option available for all panel types

1 Revised December 1, 2020 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

FENCING L01



1/4" = 1'-0" LIGHT WELL SECTION A01

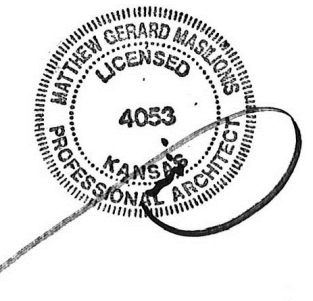
NOT USED A26

## Perspective

2000 SHAWNEE MISSION PKWY  
SUITE 100  
MISSION WOODS, KS 66205

816 502 1500

WWW.PAD.STUDIO



MATTHEW MASILUNIS - ARCHITECT  
KANSAS # 4053

I have prepared the drawings and assume responsibility for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

Other drawings and specifications attached for the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The architect is not liable or responsible for verification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

CONSULTANT



PROJECT  
**50TH AND RAINBOW DEVELOPMENT**

50TH ST. & RAINBOW BLVD.  
WESTWOOD KS, 66205

MARK	DATE	DESCRIPTION
2	11/02/23	DESIGN UPDATE

SHEET TITLE

DETAILS

PROJECT NUMBER  
2021073.000  
SHEET AUTHOR  
K. MILLER

CHECKED BY  
M. PAXTON  
DATE  
9.15.23

FDP SUBMITTAL

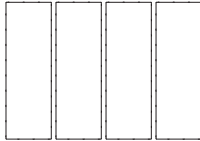
SHEET NUMBER  
**A600**



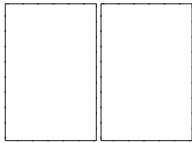
# INDUSTRIA 900 SERIES

DESCRIPTION: Paver TEXTURE: HD<sup>2</sup> Polished

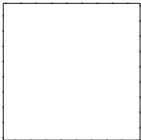
## PALLET OVERVIEW - 900x300



## PALLET OVERVIEW - 900x600



## PALLET OVERVIEW - 900x900



### NOTES

See page 62 to 64 for more technical information.

See page 30 for more information about applications.

900 Series HD<sup>2</sup> Polished and HD<sup>2</sup> Granitex are made-to-order, minimum order of 500 sq. ft. Deposit required. HD<sup>2</sup> Smooth is in stock with shorter lead times.

\*For this application, it is recommended that this product be installed on a concrete base as designed by a local Engineer.

Specifications per pallet		Imperial	Metric
900x300	Cubing	<b>81.38 ft<sup>2</sup></b>	7.56 m <sup>2</sup>
	Approx. Weight	3 821 lbs	1 733 kg
	Number of rows	7	
	Coverage per row	11.63 ft <sup>2</sup>	1.08 m <sup>2</sup>

Unit dimensions		in	mm	Units/pallet
	Height	3 7/8	98	28 units
	Width	35 7/16	900	
	Length	11 13/16	300	

Specifications per pallet		Imperial	Metric
900x600	Cubing	<b>81.38 ft<sup>2</sup></b>	7.56 m <sup>2</sup>
	Approx. Weight	3 839 lbs	1 741 kg
	Number of rows	7	
	Coverage per row	11.63 ft <sup>2</sup>	1.08 m <sup>2</sup>

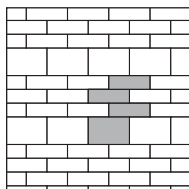
Unit dimensions		in	mm	Units/pallet
	Height	3 7/8	98	14 units
	Width	35 7/16	900	
	Length	23 5/8	600	

Specifications per pallet		Imperial	Metric
900x900	Cubing	<b>61.00 ft<sup>2</sup></b>	5.67 m <sup>2</sup>
	Approx. Weight	2 893 lbs	1 312 kg
	Number of rows	7	
	Coverage per row	8.72 ft <sup>2</sup>	0.81 m <sup>2</sup>

Unit dimensions		in	mm	Units/pallet
	Height	3 7/8	98	7 units
	Width	35 7/16	900	
	Length	35 7/16	900	

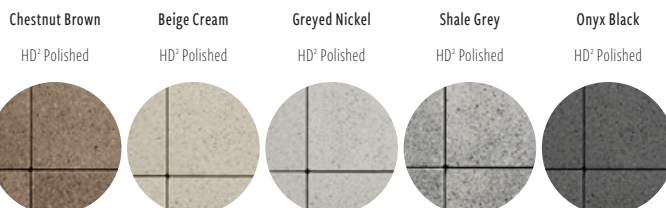
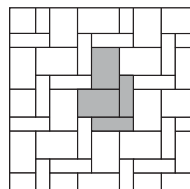
### 42 | Linear pattern

60% - 900x300 | 40% - 900x600



### 44 | Herringbone pattern

70% - 900x600 | 30% - 900x300



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

PAVERS

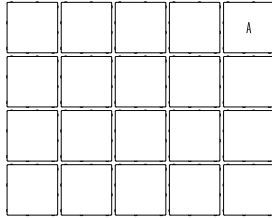
techo-bloc.com



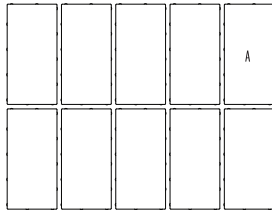
# INDUSTRIA 200 SERIES

DESCRIPTION: Paver TEXTURE: HD<sup>2</sup> Polished

## PALLET OVERVIEW - 200x200



## PALLET OVERVIEW - 200x400



### NOTES

See page 62 to 64 for more technical information.

See page 30 for more information about applications.

All 200 Series items are on order only.  
Minimum order required: 2,000 sq. ft.  
Deposit required

Specifications per pallet		Imperial	Metric
200x200	Cubing	<b>60.28 ft<sup>2</sup></b>	5.60 m <sup>2</sup>
	Approx. Weight	2 848 lbs	1 292 kg
	Number of rows	7	
	Coverage per row	8.61 ft <sup>2</sup>	0.80 m <sup>2</sup>
	Linear coverage per row	13.12 lin. ft	4 lin. m

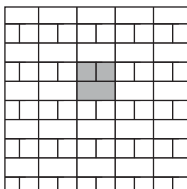
Unit dimensions		in	mm	Units/pallet
	Height	3 7/8	98	140 units
	Width	7 7/8	200	
	Length	7 7/8	200	

Specifications per pallet		Imperial	Metric
200x400	Cubing	<b>60.28 ft<sup>2</sup></b>	5.60 m <sup>2</sup>
	Approx. Weight	2 848 lbs	1 292 kg
	Number of rows	7	
	Coverage per row	8.61 ft <sup>2</sup>	0.80 m <sup>2</sup>
	Linear coverage per row	Depth 6.56 lin. ft Length 13.12 lin. ft	2 lin. m 4 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	3 7/8	98	70 units
	Width	7 7/8	200	
	Length	15 3/4	400	

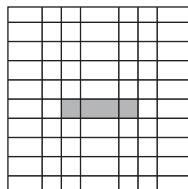
### 05 | Linear pattern

50% - 200x200 | 50% - 200x400

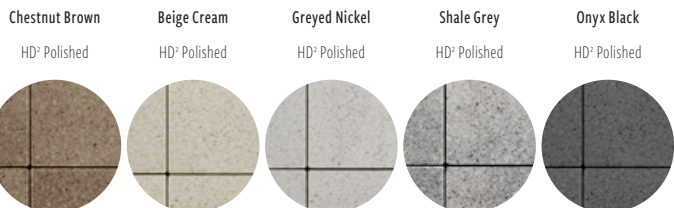


### 06 | Linear pattern

60% - 200x200 | 40% - 200x400



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



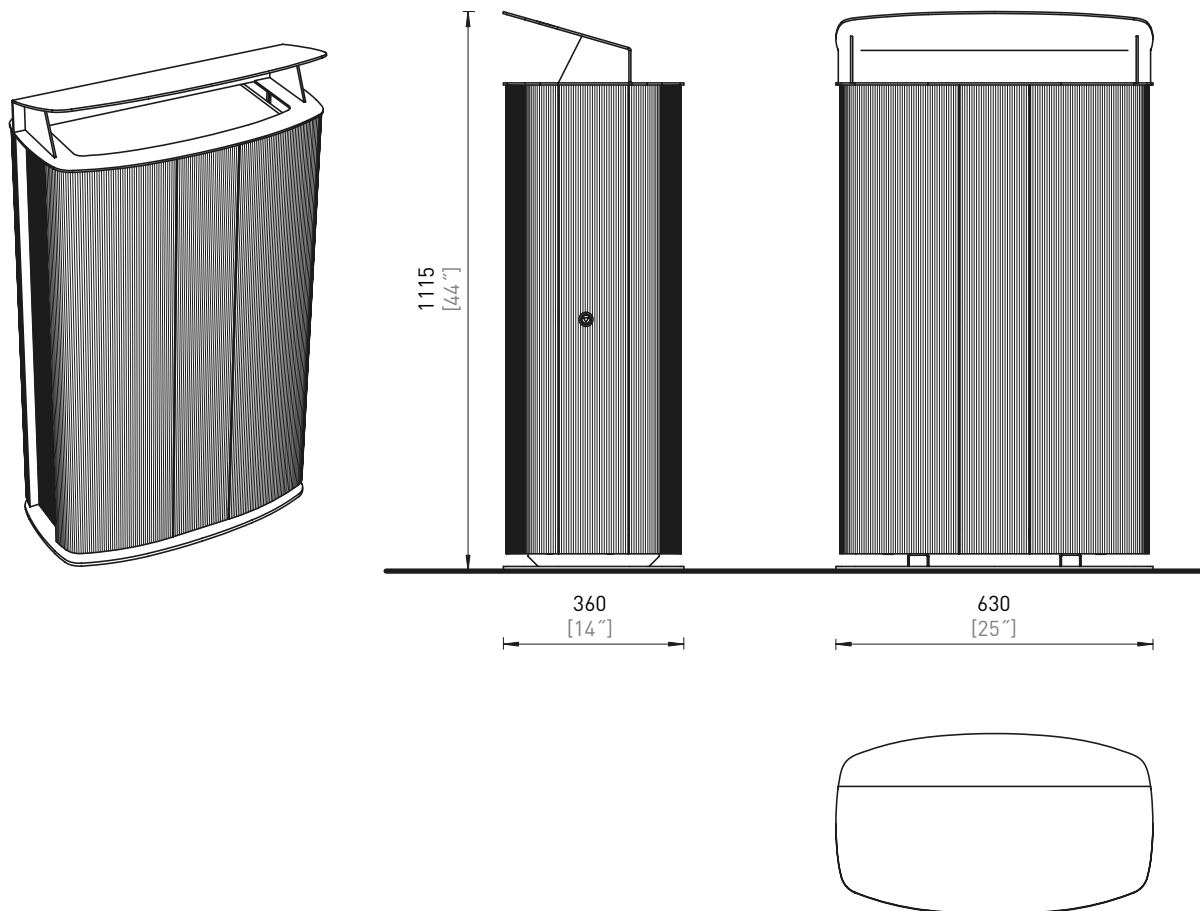
PAVERS

techo-bloc.com



Item A.Section V, Item

ILLUSTRATIVE PHOTO



DATE: 18. 08. 2021 V: 03

dimensions in mm [inch]

**MAU556 / MAU-B556 - MAXIMINIUM**

All rights reserved. Protection of industrial design.

Rozměry výrobků jsou zaokrouhlené. Výrobce si vyhrazuje právo na změnu technické specifikace bez předchozího upozornění. Rozměry spodní stavby a způsob osazení výrobku jsou závazné. Rozteče kotvě rozměřovat dle rozměrů dodaného výrobku.  
Dimensions of the products are rounded. The producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Anchor spacing measure out by measurements of supplied product.  
Die Produktmaße sind gerundet. Der Hersteller behält sich das Recht an Änderungen der technischen Spezifikationen vor, ohne vorher darauf hinzuweisen. Abmessungen der Fundamentierung - Unterbau und Art des Produkteinbaus sind verbindlich. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.  
Les dimensions des produits sont arrondies. Le fabricant se réserve le droit de modifier les spécifications techniques sans préavis. Dimensions des fondations et manière de l'implantation du produit sont obligatoire. Ancre écartement dimensions à partir des dimensions du produit livré.  
Los datos de las dimensiones estan redondeados. El fabricante se reserva el derecho de cambio de la especificación técnica sin aviso previo. Tanto las dimensiones de las bases de cimentación como el sistema de fijación son inalterables. Hay que medir el espaciamiento de anclajes según las dimensiones del producto suministrado.



## Litter bin with oval section, roofing with aluminum extruded profiles, with steel cover

Item A. Section V, Item

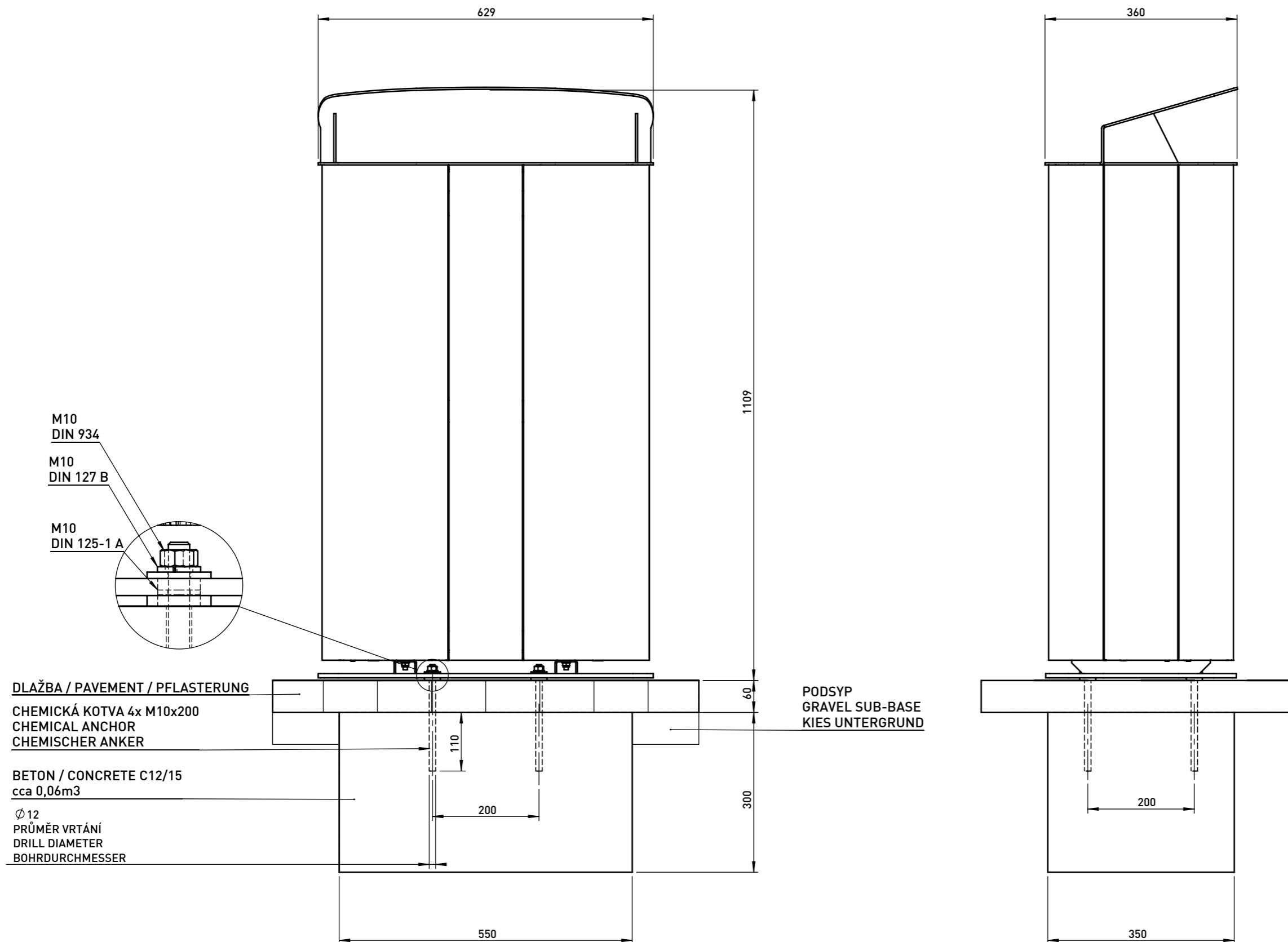
<b>Versions:</b>	MAU556	version with bin made of zinc-coated sheet
	MAU-B556	version with tipping frame for fixing the plastic bag
<b>Structure type:</b>	steel structure with lower base and upper steel roof and aluminum extruded profiles connected by means of stainless steel screw joints.	
<b>Supporting frame:</b>	welded of steel sheet laser-cut shapes.	
<b>Roofing:</b>	aluminum extruded profiles.	
<b>Roof:</b>	welded of steel sheet laser-cut shapes.	
<b>Inner bin:</b>	bent zinc-coated sheet, volume 120l (26,4 gal.) or tipping frame of light steel structure for fixing the plastic bag.	
<b>Other equipment:</b>	lock with 9 mm (0,35") triangle.	
<b>Coating:</b>	steel structure is treated with zinc and powder coating. Surface of aluminium profiles is treated either with anodizing, hard-anodizing or powder coating.	
<b>Colour options:</b>	shades of polyester powder coatings in the fine matt finish, standardly provided by mmcité. Other shades according to the RAL color book are available upon request.	
<b>Anchoring:</b>	ground fixing using M10 threaded rods – see the fixing drawing. All street furniture elements must be properly anchored according to the producer's technical instructions. The manufacturer declines responsibility for any damages caused by careless use or by non-compliance with the instructions.	
<b>Weight:</b>	MAU556	58,3 kg (129 lb)
	MAU-B556	54,6 kg (120 lb)
<b>Option:</b>	different than standard colour.	

DATE: 27.10.2017 V:01  
TECHNICAL SPECIFICATIONS

**MAXIMINIUM**

**MAU556 / MAU-B556**

All rights reserved. Protection of industrial design.



DATE: 31.03.2017 V: 02  
minimal load-bearing capacity of the soil 150kPa  
dimensions in mm

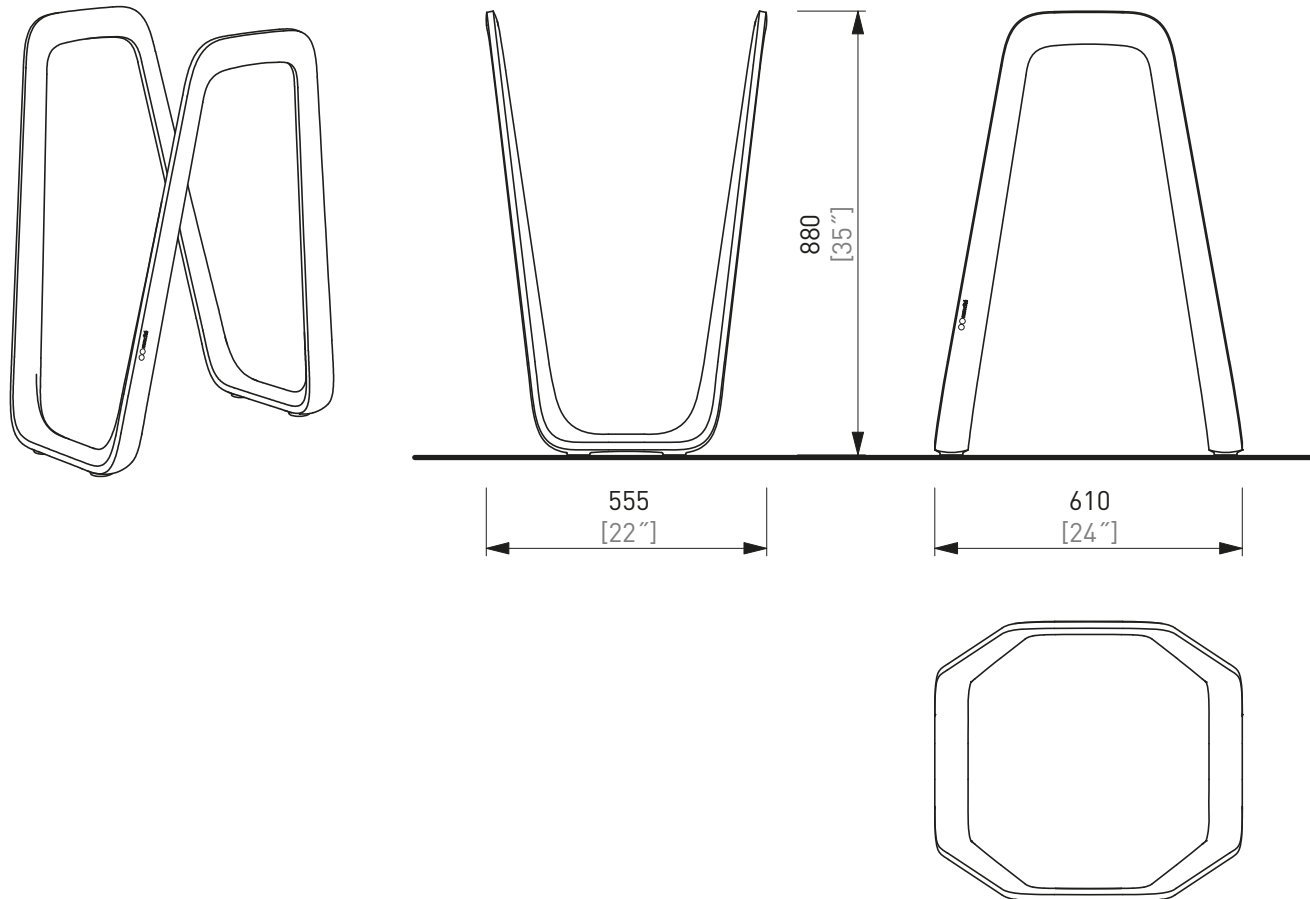
# MAU 5X6 - MAXIMINIUM

All rights reserved. Protection of industrial design.

Rozměry výrobků mají informativní charakter. Výrobce si vyhrazuje právo na změnu technické specifikace bez předchozího upozornění. Rozměry spodní stavby a způsob osazení výrobku jsou závazné. Minimální únosnost základové půdy 150kPa. Rozteče kotvů rozměřovat dle rozměrů dodaného výrobku.  
All product sizes have an informative character. The producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Minimal load-bearing capacity of the soil 150kPa. Anchor spacing measure out by measurements of supplied product.  
Die Abmessungen der Produkte sind informativ. Der Hersteller behält sich das Recht an Änderungen der technischen Spezifikationen vor, ohne vorher darauf hinzuweisen. Abmessungen der Fundamentierung – Unterbau und Art des Produkteinbaus sind verbindlich. Minimum tragfähigkeit des Bauuntergrundes 150 kPa. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.  
Dimensions des produits sont à titre informatif seulement. Le fabricant se réserve le droit de modifier les spécifications techniques sans préavis. Dimensions des fondations et manière de l'implantation du produit sont obligatoires. La capacité portante du sol 150 kPa (minimale). Ancre écartement dimensions à partir des dimensions du produit livré.  
Las dimensiones de los productos tienen carácter informativo. El fabricante se reserva el derecho de cambio de la especificación técnica sin aviso previo. Tanto las dimensiones de las bases de cimentación como el sistema de fijación son inalterables. Capacidad portante mínima del suelo 150kPa. Hay que medir el espaciamiento de anclajes según las dimensiones del producto suministrado.



ILLUSTRATIVE PHOTO



DATE: 9. 11. 2021 V: 03  
dimensions in mm [inch]

# ELK110 - ELK

All rights reserved. Protection of industrial design.

Rozměry výrobků jsou zaokrouhlené. Výrobce si vyhrazuje právo na změnu technické specifikace bez předchozího upozornění. Rozměry spodní stavby a způsob osazení výrobku jsou závazné. Roztče kotvě rozměřovat dle rozměrů dodaného výrobku.  
 Dimensions of the products are rounded. The producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Anchor spacing measure out by measurements of supplied product.  
 Die Produktmaße sind gerundet. Der Hersteller behält sich das Recht an Änderungen der technischen Spezifikationen vor, ohne vorher darauf hinzuweisen. Abmessungen der Fundamentierung - Unterbau und Art des Produkteinbaus sind verbindlich. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.  
 Les dimensions des produits sont arrondies. Le fabricant se réserve le droit de modifier les spécifications techniques sans préavis. Dimensions des fondations et manière de l'implantation du produit sont obligatoire. Ancre écartement dimensions à partir des dimensions du produit livré.  
 Los datos de las dimensiones estan redondeados. El fabricante se reserva el derecho de cambio de la especificación técnica sin aviso previo. Tanto las dimensiones de las bases de cimentación como el sistema de fijación son inalterables. Hay que medir el espaciamiento de anclajes según las dimensiones del producto suministrado.



# Universe System

## Product Data Sheet



The Universe System is a set of simple, comfortable and universal accessories, suitable for any element that requires a seat. It was designed as a complement to Escofet's concrete backless bench collection. The system includes lightweight steel and wood benches and chairs with armrests and a backless bench and backless seat. All rest on standard backless benches or on "in situ" masonry walls.

### Bench

- The Universe System is a wall mounted bench made of lightweight steel and wood.
- Available backed or backless, in lengths of 70" (177.8 cm) or 24" (60.96 cm).
- Wood options for Universe benches include Jarrah, Ipe and DSTMA.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Backed benches comes standard with arm rests.
- The Universe System is manufactured by Landscape Forms in the USA in partnership with Escofet.

### Mounting

- The Universe System is anchored to wall with screws.
- Benches can be mounted on masonry walls or some of Escofet's cast stone backless benches (such as, Socrates).

### Warranty

- Landscape Forms warrants the durability of the Universe product for a period of three (3) years from the date of invoice.
- The warranty covers the repair or replacement of the product or components at no charge.
- Notwithstanding, this warranty does not cover damages to ESCOFET products resulting from unloading; handling; installation; abuse; exposure to paint, liquids or corrosives; or any other damage not attributable to ESCOFET.
- The warranty shall also be void if ESCOFET products are tampered with, handled, removed or modified by persons not authorized by ESCOFET; or if the product has not been properly maintained by the customer.

	Depth	Width	Height	Weight
	23¾"	70"	24"	114 lbs
	16½"	70"	8"	70 lbs
	23¾"	23¾"	24"	56 lbs
	16½"	23¾"	8"	28 lbs

\*Weights shown are in Ipe

### To Specify

- Specify Universe, select bench size and backed or backless. Choose wood type and frame powdercoat color. Bench is anchored to wall or concrete bench with screws. Universe ships fully assembled.

**Designed by Escofet.**

[Click here](#) for patent information related to this product.

Visit [landscapeforms.com](https://landscapeforms.com) for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2023 Landscape Forms, Inc. Printed in U.S.A. All Rights Reserved.

[landscapeforms.com](https://landscapeforms.com) | [specify@landscapeforms.com](mailto:specify@landscapeforms.com)

# LINE

## Product Data Sheet



The timeless, minimalist form of LINE landscape panels, designed by Shane Coen and Coen + Partners, defines the landscape within and around its boundaries. LINE panels delineate space, provide enclosure, and give landscape architects a new medium with which to express their unique visions. LINE takes the hassle out of creating custom boundary elements. LINE's flexibility supports custom patterns and sizes to reflect a landscape architect's unique design.

### General Specifications

- LINE is available as standard in 8 panel types
- All panels are constructed of extruded and fabricated aluminum
- All panel types are available with a matching gate option
- Gate hardware (hinges, handle mechanism) are included with an order; bespoke hardware may be specified as a custom
- All panel types are available in 4' and 6' panel heights
- Posts are spaced at 6' intervals for 4' height panels, and at 4' intervals for 6' height panels as standard; modified post spacing is available to accommodate a specific site plan
- All panel types are available surface mounted or embedded

	Style
	Half Inch Vertical Rod
	Vertical Picket
	Vertical Louver - Angled
	Vertical Louver - Straight
	Half Inch Horizontal Rod
	One Inch Horizontal Slat
	Perforated Panel
	Solid Panel

	Gate option available for all panel types
--	---

# LINE

landscapeforms®

## Product Data Sheet



### Finishes

- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

Visit [landscapeforms.com](https://landscapeforms.com) for standard color chart.

### To Specify

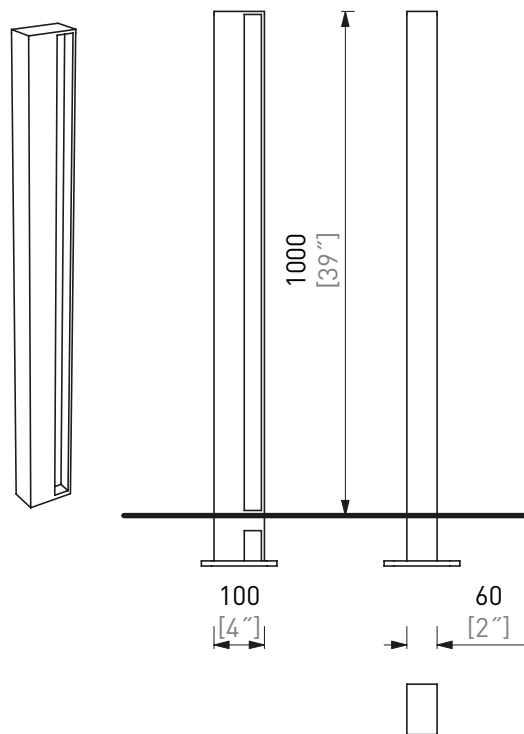
- Select panel type
- Select panel height
- Select length in feet (total linear feet of paneling needed)
- Select total number of gates needed
- Select powdercoat color(s)

Designed by Shane Coen

Visit [landscapeforms.com](https://landscapeforms.com) for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.  
©2020 Landscape Forms, Inc. Printed in U.S.A.



ILLUSTRATIVE PHOTO



DATE: 30. 08. 2021 V: 02

dimensions in mm [inch]

## SEE100 - ELIAS

All rights reserved. Protection of industrial design.

Rozměry výrobků jsou zaokrouhlené. Výrobce si vyhrazuje právo na změnu technické specifikace bez předchozího upozornění. Rozměry spodní stavby a způsob osazení výrobku jsou závazné. Rozteče kotev měřovat dle rozměrů dodaného výrobku.  
 Dimensions of the products are rounded. The producer reserves the right to amend the technical specification at any time without previous warning. The size of foundation baseplate and the method of mounting of the product are imperative. Anchor spacing measure out by measurements of supplied product.  
 Die Produktmaße sind gerundet. Der Hersteller behält sich das Recht an Änderungen der technischen Spezifikationen vor, ohne vorher darauf hinzuweisen. Abmessungen der Fundamentierung - Unterbau und Art des Produkteinbaus sind verbindlich. Ankerabstand gemäß der gelieferten Produktabmessungen dimensionieren.  
 Les dimensions des produits sont arrondies. Le fabricant se réserve le droit de modifier les spécifications techniques sans préavis. Dimensions des fondations et manière de l'implantation du produit sont obligatoire. Ancre écartement dimensions à partir des dimensions du produit livré.  
 Los datos de las dimensiones estan redondeados. El fabricante se reserva el derecho de cambio de la especificación técnica sin aviso previo. Tanto las dimensiones de las bases de cimentación como el sistema de fijación son inalterables. Hay que medir el espaciamiento de anclajes según las dimensiones del producto suministrado.



**WESTWOOD PLANNING COMMISSION**

Staff Report

Meeting Date: November 6, 2023

Staff Contact: Leslie Herring, City Administrator

---

Annual Adoption of an Application and Review Schedule

---

**BACKGROUND**

Adopting an Application and Review Schedule provides transparency and certainty to applicants and also creates enough time and space for administrative review and process of applications for building permits.

**REQUESTED ACTION**

The Planning Commission should review and consider adopting the proposed 2024 Application and Review Schedule prepared by staff.

*Suggested Motion*

*I move to adopt the 2024 Application and Review Schedule as presented.*

2024 City of Westwood, Kansas  
Application and Review Schedule

Site Plans, Plats, Rezoning, Text Amendments, Special Use Permits, Sign Permits, Waivers & Exceptions, Variance/BZA Applications  
The following is a list of submittal and review deadlines as well as associated scheduled meeting dates for applications that require action by the Planning Commission.

Planning Commission Meeting Date (Public hearing date, if applicable)	Pre-Application Meeting* (6 weeks prior to Planning Commission consideration)	Application Submittal Deadline (5 weeks prior to Planning Commission consideration)	Notice of Acceptance (Within 7 days of receipt)	Completed Staff Review (Within 7 days of receipt)	Public Notice Submitted/Mailed (Published and notification letters mailed within 20 days of public hearing**)	Revision Submittal Cutoff (10 days prior to Planning Commission consideration)	Planning Commission Packet Posted (2 business days prior to meeting)	City Council Consideration (unless protest period applies)
January 8, 2024†	November 27, 2023	December 4, 2023	Variable	Variable	December 15, 2023	December 29, 2023	January 4, 2024	January 11, 2024
February 5, 2024	December 25, 2023	January 1, 2024	Variable	Variable	January 12, 2024	January 26, 2024	February 1, 2024	February 8, 2023
March 4, 2024	January 22, 2024	January 29, 2024	Variable	Variable	February 9, 2024	February 23, 2024	February 29, 2024	March 14, 2024
April 1, 2024	February 19, 2024	February 26, 2024	Variable	Variable	March 8, 2024	March 24, 2023	March 28, 2024	April 11, 2024
May 6, 2024	March 25, 2024	April 1, 2024	Variable	Variable	April 12, 2024	April 26, 2024	May 2, 2024	May 9, 2024
June 3, 2024	April 22, 2024	April 29, 2024	Variable	Variable	May 10, 2024	May 24, 2024	May 30, 2024	June 13, 2024
July 1, 2024	May 20, 2024	May 27, 2024	Variable	Variable	June 7, 2024	June 21, 2024	June 27, 2024	July 11, 2024
August 5, 2024	June 24, 2024	July 1, 2024	Variable	Variable	July 12, 2024	July 26, 2024	August 1, 2024	August 8, 2024
September 9, 2024†	July 29, 2024	August 5, 2024	Variable	Variable	August 16, 2024	August 30, 2024	September 5, 2024	September 12, 2024
October 7, 2024	August 26, 2024	September 2, 2024	Variable	Variable	September 13, 2024	September 27, 2024	October 3, 2024	October 10, 2024
November 4, 2024	September 23, 2024	September 30, 2024	Variable	Variable	October 11, 2024	October 25, 2024	October 31, 2024	November 14, 2024
December 2, 2024	October 21, 2024	October 28, 2024	Variable	Variable	November 8, 2024	November 22, 2024	November 28, 2024	December 12, 2024

\* Pre-application meetings are encouraged for all matters except text amendments. Pre-application meeting dates are flexible based on availability of staff.  
 \*\* Certified list of property owners notified of public hearing (200' or 1,000' as applicable) must be submitted by applicant prior to this date.  
 † First Monday falls on an official holiday; meeting date moved to accommodate holiday schedule.

Regularly Scheduled Meetings:

- The Planning Commission meets on the first Monday of every month unless otherwise posted.
- The City Council meets on the second Thursday of every month unless otherwise posted.

Development review and proposal contacts:

**City of Westwood**  
Westwood, KS 66025  
[info@westwoodks.org](mailto:info@westwoodks.org)  
Phone: 913-362-1550  
Hours: M-F, 8 AM – 5 PM

**Eddie McNeil, Building Codes Administrator**  
Email: [eddie.mcneil@westwoodks.org](mailto:eddie.mcneil@westwoodks.org)

**John Sullivan, Public Works Director**  
Email: [john.sullivan@westwoodks.org](mailto:john.sullivan@westwoodks.org)

**Leslie Herring, City Administrator**  
Planning Commission Staff Contact  
Phone: 913-942-2128  
Email: [leslie.herring@westwoodks.org](mailto:leslie.herring@westwoodks.org)

Planning Commission Attorney  
MVP Law  
10 E. Cambridge Circle Dr., Ste. 300  
Kansas City, KS 66103  
Phone: 913-371-3838

Notes:

1. All required materials must be received prior to the close of business on or before the cut-off date. Failure to submit all required information, documents, and fees may result in the item being tabled to the next meeting regardless of prior publication.
2. For detailed information relating to application submittal requirements and the review process, see the City of Westwood, Kansas Zoning Ordinance which may be obtained from City Hall, 4700 Rainbow Blvd., Westwood, KS 66025 or at the City website: [www.westwoodks.org](http://www.westwoodks.org).