



CITY OF WESTWOOD, KANSAS

PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, October 05, 2026 at 7:00 PM

AGENDA

Welcome to your Westwood Planning Commission 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 5, 2026 Planning Commission meeting agenda

B. Consider approving the August 31, 2026 Planning Commission meeting minutes

III. PUBLIC HEARINGS

A. **Westwood Reserve - Rezoning of 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District and associated Preliminary Development Plan** for a planned residential development generally located at 2511 W 50th Street.

IV. PRESENTATIONS

V. OLD BUSINESS

VI. NEW BUSINESS

A. **Westwood Reserve - Rezoning of 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District and associated Preliminary Development Plan** for a planned residential development generally located at 2511 W 50th Street *(See Public Hearing Agenda Item for Attachments)*

B. **Westwood Reserve - Consider approving the Preliminary Plat** for a planned residential development generally located at 2511 W 50th Street

VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

VIII. STAFF REPORTS

- A. Administrative Report (City Administrator Katherine Carttar)
- B. Public Works Department Report (Public Works Director John Sullivan)

IX. UPCOMING ITEMS

- A. Public Hearing on Nov 2, 2026: BZA-2026-04: Consider application of Mary Hanna & Kyle Cotton for a variance from Westwood Zoning Ordinance Article 4.3.10 (A) to allow the curb cut or entrance with a corresponding one-lane driveway to exceed the maximum width of 12 feet, and 4.3.10(B) to allow any such driveway not to widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width of 18th feet on property located at 2411 W 48th Street.

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 _____, _____, 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. 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
August 31, 2026 – 7:00 PM**

Commissioners Present: Mark Neibling, Chair
Clay Fulghum
Ann Holliday
Emily Keyser
Dylan Long
Chris Ledin

Commissioners Absent: Scott McCracken
David Kelman

Staff Present: Katherine Carttar, City Administrator
John Sullivan, Public Works Director
Kathryn Dumovich, City Attorney for Planning Commission

Call to Order

Chair Neibling called the Planning Commission meeting to order at 7:00 PM on August 31, 2026.

Approval of Agenda and Meeting Minutes

Chair Neibling called for modifications or discussion of the August 31, 2026 Planning Commission meeting agenda and August 3, 2026 meeting minutes or a motion for approval. Commissioner Holliday moved to approve the agenda and meeting minutes. Commissioner Long seconded. Motion passed unanimously.

Public Hearings

None.

Presentations

None.

Old Business

None.

New Business

- A. Conduct annual review of City Master (Comprehensive) Plan
Administrator Carttar gave an overview of the City's 2017 Comprehensive Plan with particular focus on the Community Goals, Land Use Policies, and Strategies & Desired Outcomes. The Commission discussed a need for amending and updating the plan as it is nearly 10 years old. Administrator Carttar will come back with a scope and bids for amending the plan at a future meeting.
- B. Conduct annual review of five-year Capital Improvement Plan (CIP)

Administrator Carttar reviewed the updated CIP. The Commission agreed with the focus on Complete Streets and that it is in line with the strategies defined in the Comprehensive Plan. Commissioner Ledin moved for the approval of the CIP and Commissioner Keyser seconded. Unanimous approval.

Announcements/Planning Commissioner Comments

None.

Staff Reports

Administrative Report (City Administrator Katherine Carttar)

Administrator Carttar announced the City has been awarded a significant grant (up to \$3 million) by Variety KC to redesign and reconstruct Joe D Dennis Park.

Public Works Department Report (Public Works Director John Sullivan)

Director Sullivan provided project updates on the 47th and Rainbow intersection (under construction and will be open by Sept 25), 50th & 51st (water and gas complete, road construction begins after Sept 14), and 47th Place (project delayed until next year).

Adjournment

Motion by Commissioner Fulghum to adjourn the Planning Commission meeting. Second by Commissioner Long. Motion passed unanimously. The meeting adjourned at 7:52 PM.

Call to Order

Chair Neibling called the Board of Zoning Appeals meeting to order at 7:53 PM on August 31, 2026.

Public Hearings – BOARD OF ZONING APPEALS

- A. **BZA-2026-03:** Consider application of David and Shannon Kelman for a variance from Westwood Zoning Ordinance Article 4.3.10 (B) to allow the driveway of a house with a single car garage to exceed the prescribed maximum depth of 18 feet on property located at 3001 West 50th Terrace, Westwood, Kansas 66205.
 - Chair Neibling opened the public hearing.
 - Applicant Shannon Kelman testified that the house is too close to the property line to expand the garage, the original driveway is overly narrow, the request is less impervious surface than is allowed but in a slightly different configuration.
 - No additional public testimony
 - Commissioner Neibling closed the public hearing.
 - Commissioners discussed the variance request in terms of the five factors required to be satisfied by state statute for variance request to be approved.
 - Commission agreed that request satisfies all five factors.
 1. Unique – the home's location on the lot
 2. No adverse effect on adjacent property owners
 3. Unnecessary hardship – the setback, reasonable use of cars by a family, overnight parking restriction
 4. No concerns with impervious surface – request remains less impervious surface than is allowed on a driveway by code

- Reduction of harm – Neighbor is uphill, driveway extension will not result in adverse runoff
- Commissioner Ledin motioned to approve the variance request BZA-2026-03. Commissioner Long seconded. Unanimous approval.

Adjournment - BOARD OF ZONING APPEALS

Motion by Commissioner Holliday to adjourn the Board of Zoning Appeals meeting. Second by Commissioner Ledin. Motion passed unanimously. The meeting adjourned at 8:14 PM.

APPROVED: _____
Mark Neibling, Chair

ATTEST: _____
Katherine Carttar, Secretary

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: October 5, 2026

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Change of Zone Petition, Preliminary Development Plan, Preliminary Plat

GENERAL INFORMATION

Name of Project:

Westwood Reserve

Subject Property:

2511 W 50th Street and adjacent unaddressed parcel

Applicant Information:

Hunt Midwest Real Estate Development, Inc.

1881 Main Street, Suite 200

Kansas City, MO 64108

Requested Action and Purpose:

Approval of a Change of Zone from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District), Approval of Preliminary Development Plan, Approval of Preliminary Plat for the construction of residential development.

Existing Zoning District:

R-1 (Single Family Residential)

Proposed Zoning District:

PRCD (Planned Residential Cluster District)

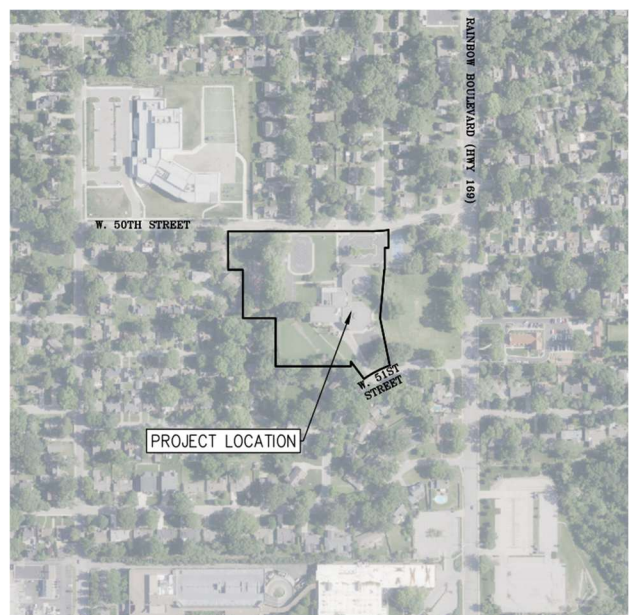
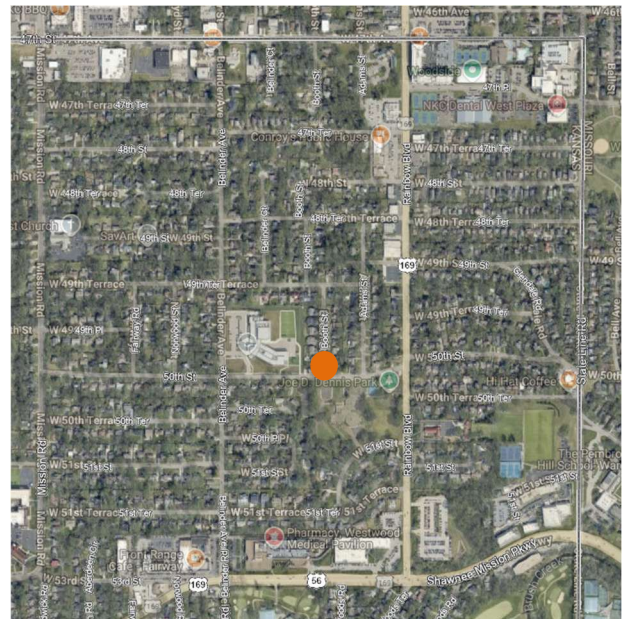
Total Tract Size: 4.9335 acres

Advertisement: Letters to Property Owners
Sept 15, 2026
City Website Notice
Sept 15, 2026

Community Meeting: July 15, 2026

Public Hearing Date: Oct 5, 2026

Public Support: None to date.



Public Opposition: None to date.

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family	Single-family residences
South	R-1 Single Family	Single-family residences
East	R-1 Single Family	City parkland
West	R-1 Single Family	Single-family residences

PROPOSAL

The proposed rezoning is from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster District) with an associated preliminary plat and preliminary development plan for a 32-unit residential development. 6 single family detached homes and 13 twin villa buildings.

BACKGROUND/HISTORY

The property had been the site of Westwood View Elementary School since 1969 until a new elementary school was built a block away in 2022 leaving this site vacant. Plans to redevelop the site as a community park failed in 2024. Hunt Midwest Real Estate Development, Inc. purchased 4.93 acres for a residential development after being selected through a competitive redevelopment Request for Proposal process in 2025.

WESTWOOD MUNICIPAL CODE

Planned Residential Cluster Development (PRCD) District

6.3.1 Intent

The Planned Residential Cluster Development District (PRCD) is established to provide for small-scale medium density housing options. The developments can incorporate the permitted uses described in this division, with flexible yard requirements. Projects may be developed on a single lot or parcel of land. Cottage style developments and patio homes, and other cluster subdivision developments that create a higher density single-family residential environment are encouraged.

(Code 2008, ch. 16, § 6.3.1; Ord. No. 960, § 4(6.3.1), 7-9-2015; Ord. No. 1024, § 48, 2-10-2022)

HISTORY

Adopted by Ord. [1050](#) on 8/14/2025

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood

The subject property is located in an entirely R-1 single family zoned district. The applicant has met with the neighborhood to solicit input on the design

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the north, east, south, and west. The proposed use, which is residential in nature, is compatible with nearby uses if properly managed.

3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions detrimentally affect nearby property?

The proposed use is appropriate for the subject property. The removal of the restrictions is not expected to have a detrimental impact on surrounding properties.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property was the subject of a competitive Request for Proposal process lead by the City of Westwood in which the applicant's proposal was chosen.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is not reasonably necessary for the convenience and welfare of the public as the change of zone mainly benefits the property owner. The proposed use should not affect the use, quality, or marketability of nearby property as the use of the property is still being maintained as residential.

6. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use is not expected to increase vehicular traffic, and should not exceed the capacity of surrounding streets, nor create parking problems as they are adding sufficient parking for owners and visitors.

7. The degree of conformance of the proposed use to the Master Plan.

The City of Westwood Comprehensive Plan from 2017 calls out this site as a location for future development but does specify the desired land use.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

The proposed use is not expected to cause environmental harm as the use of the property is not being changed, it will stay as residential.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

- a. Electric
The electric provider is Evergy. Electric is currently installed and will be extended into the project. Electric easements have been provided as requested.
- b. Water
Water will be serviced by WaterOne.
- c. Sanitary Sewer
Sanitary sewer will be serviced by Johnson County Wastewater.
- d. Storm Sewer
The City of Westwood provides storm water control to the property. Storm sewer detention will be part of this project. A Detention Storm Water Maintenance Agreement will be recorded with the final plat.
- e. Police
Police service is provided by the Westwood Police Department.
- f. Fire
Fire service is provided by Consolidated Fire District #2.
- g. Transit
Public transit is provided by KCATA Route 107 at 47th Street.
- h. Schools
Public education is provided by Westwood View Elementary, Indian Hills Middle School, Shawnee Mission East High School, under the Shawnee Mission School District.
- i. Roads and Sidewalks
The road capacity is sufficient for the project and it will include new sidewalks throughout the development.

10. The economic impact of the proposed use on the community.

The economic impact of the proposed rezoning for one (1) lot will be minimal on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use meets all applicable ordinance requirements, including size of lot and proposed use.

12. The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowners or landowners.

The relative gain to public health, safety and welfare is minimal as the proposed development is only benefiting the property owner.

WAIVERS/DEVIATIONS

There are two deviations from the PRCD code being submitted with the Preliminary Development Plan.

Zoning Code Requirement	Deviation
6.3.5.C. PRCD Zoning Code All driveways shall be at least 20 feet long to accommodate off-street parking,	Driveways are 7.5' at alley entry into garage.
Waiver is requested to the strict standards of the City code for the design of the public street (Booth).	Design standards shall be as presented by the applicant's engineer and approved by the City's Engineer / Director of Public Works.

STAFF ANALYSIS

Rezoning

Along with approval of a development plan and preliminary plat, a rezoning petition is required. In this case the rezoning being proposed is for the PRCD (Planned Residential Cluster Development) District in which approved preliminary and final development plan(s) will set the development parameters for the future use of the property. The City of Westwood 2017 Comprehensive Plan identifies this property as a future development site. In August 2025, the City of Westwood established the PRCD zoning district to provide for small-scale medium density housing options. The PRCD zoning district provides significantly more flexible yard requirements to encourage a higher density single-family residential environment, specifically at this site. A neighborhood meeting was held on July 15, 2026 with no stated opposition to the rezoning request.

Preliminary Development Plan

The applicant has been in close contact with City staff once the Hunt Midwest proposal was selected for the site. There have been numerous pre-application meetings with City staff and City engineers to review the plans at every stage of development.

The development will be accessed from 50th Street and 51st Street. This infill development is very similar in density to previous developments in Northeast Johnson County (e.g. Meadowbrook), which have been extremely successful. The proposed row houses (i.e. twin villas) meet the minimum standards for building setbacks and coverage in the PRCD district. On-street parking has been added to account for visitors to the homes as driveway space is limited. Stormwater plans have been highly scrutinized and staff agrees that the current plan will be sufficient to handle the volume from the new homes. Deviations related to the architectural design of the row house buildings may be required with the final development plan.

Preliminary Plat

Stormwater and utility easements to be conveyed to the city. Track G (tennis court wall) will be dedicated to the City of Westwood as part of park ground. Tracks A-F dedicated as private open space

and common areas – landscaping, on street parking, subdivision monuments, storm water detention and amenities – will be owned and maintained by the homes association. Lot split of the row homes (i.e. twin villas) will be recorded after construction. Detention Stormwater Maintenance Agreement recorded with final plat.

STAFF RECOMMENDATION

Rezoning and Associated Preliminary Development Plan and Preliminary Plat Recommend Approval of the rezoning and associated preliminary development plan and preliminary plat to rezone 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District.

POTENTIAL ACTIONS

Per Chapter 16.1.3 of the Westwood Municipal Code, the Planning Commission may take the following actions:

Rezoning and Preliminary Development Plan:

1. Recommend the boundaries of city zones and districts to the governing body.
2. Not recommend the boundaries of city zones and districts to the governing body.

Preliminary Plat:

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis.

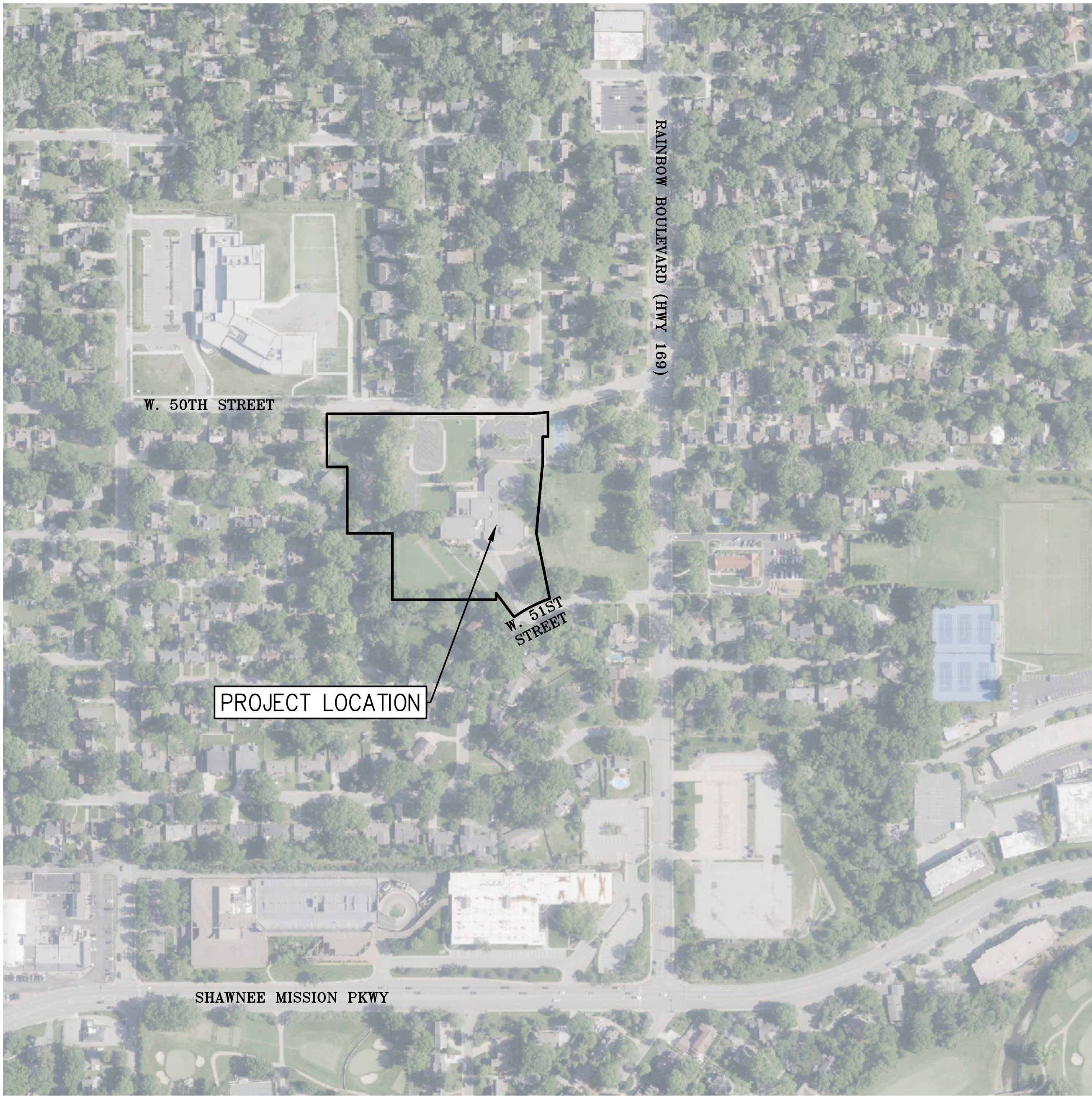
The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant

ATTACHMENTS

1. Preliminary Development Plan
2. Preliminary Plat

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

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



PREPARED & SUBMITTED BY:

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

OWNER/DEVELOPER/ARCHITECT:

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

GROSS AREA = ±4.9359 ACRES

LEGAL DESCRIPTION:

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

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

BENCHMARK:

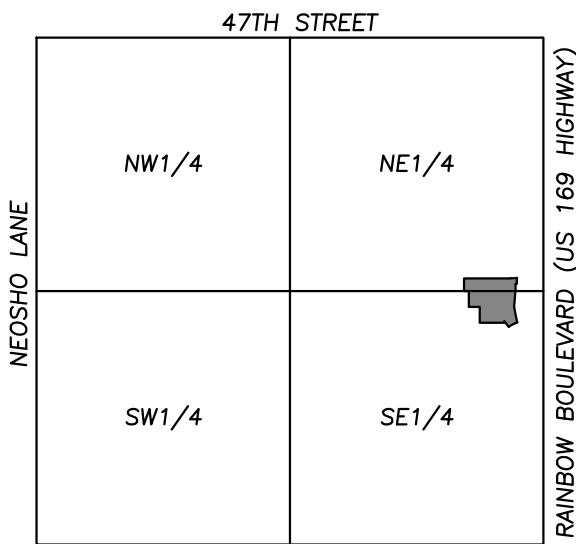
VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (JOHNSON COUNTY VERTICAL NETWORK OR SMARTNET GPS NETWORK)

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

ELEVATION =959.97

FLOOD NOTE:

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



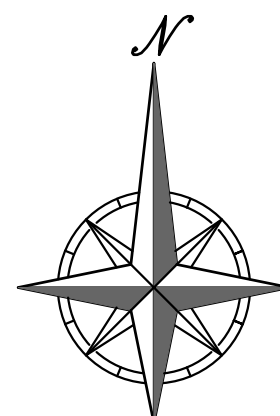
VICINITY MAP
SEC. 3-12-25



SCALE: 1"=2000'

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

LEGEND



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



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

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

PLANNING
ENGINEERING
IMPLEMENTATION



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

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

SHEET

C000

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

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



EXISTING CONDITIONS & DEMOLITION PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Project No.	By	App.
250712		
Revisions:		
DATE: 08/21/26	DRAWN: JTK	
CHECKED: JTK	APPROVED: JTK	
CERTIFICATE OF AUTHORIZATION		
LAND SURVEYING - LS-82		
ENGINEERING - E-361		
CERTIFICATE OF AUTHORIZATION		
LAND SURVEYING - LS-82		
ENGINEERING - E-361		

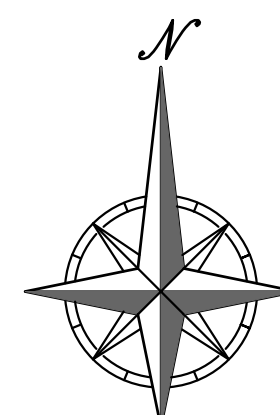
SHEET
C001

DEMOLITION KEY NOTES:

- ALL EXISTING UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES (TYPICAL LOCATION).
- REMOVE EXISTING RETAINING WALL.
- THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS AND DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.
- REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.
- REMOVE EXISTING ASPHALT PAVEMENT AND SUBBASE TO THE NATURAL SOIL ELEVATION. PERFORM CLEAN SAWCUT ALONG PERIMETER OF PAVEMENT REMOVAL LIMITS.
- REMOVE EXISTING CONCRETE PAVEMENT AND SUBBASE TO THE NATURAL SOIL ELEVATION. PERFORM CLEAN SAWCUT ALONG PERIMETER OF PAVEMENT REMOVAL LIMITS.
- REMOVE EXISTING CONCRETE SIDEWALK.
- REMOVE EXISTING CONCRETE SIDEWALK RAMP.
- REMOVE EXISTING CONCRETE CURB & GUTTER.
- REMOVE EXISTING CONCRETE & BRICK PAVEMENT MEDIAN.
- REMOVE EXISTING CHAINLINK FENCE.
- THE CONTRACTOR SHALL REMOVE EXISTING CIVIL DEFENSE SIREN AND THEIR APPURTENANCES IN CORRIDOR WITH GOVERNING AUTHORITIES. SIREN AND ACCOMPANYING APPURTENANCES SHALL BE STORED AND LATER RE-INSTALL IN A NEW LOCATION PER GOVERNING AUTHORITIES DISCRETION.
- THE CONTRACTOR SHALL REMOVE EXISTING UNDERGROUND/OVERHEAD ELECTRICAL SERVICES AND THEIR APPURTENANCES. THE ELECTRICAL SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY AND COORDINATED WITH THE UTILITY PROVIDER.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- DND EXISTING TREE TO REMAIN
- REMOVE TREE
- EXISTING UTILITY TO BE REMOVED
- EXISTING COMMUNICATIONS LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE
- USE IN PLACE
- DO NOT DISTURB



SCALE: 1"=30'

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



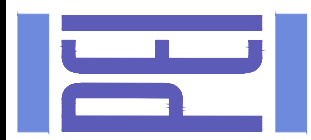
Know what's below.
Call before you dig.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PHELPS ENGINEERING, INC.

1370 N. Winchester
Olathe, Kansas 66061

(913) 993-1155

Fax: (913) 993-1146
www.phelpsengineering.comPLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN - OVERALL

WESTWOOD RESERVE

2511 W 50TH STREET

WESTWOOD, KANSAS 66205

PROPOSED CONDITIONS SUMMARY:

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

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
— 6" CURB —	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
	PROPOSED BUILDING
	ASPHALT PAVEMENT
	50TH STREET FULL DEPTH REPLACEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	RETAINING WALL
	PARKING LOT LIGHT POLE
	PARKING SPACES
	TYPICAL STREET SECTION (SEE SHEET C400)

PARKING SUMMARY TABLE

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

ZONING BULK REGULATIONS

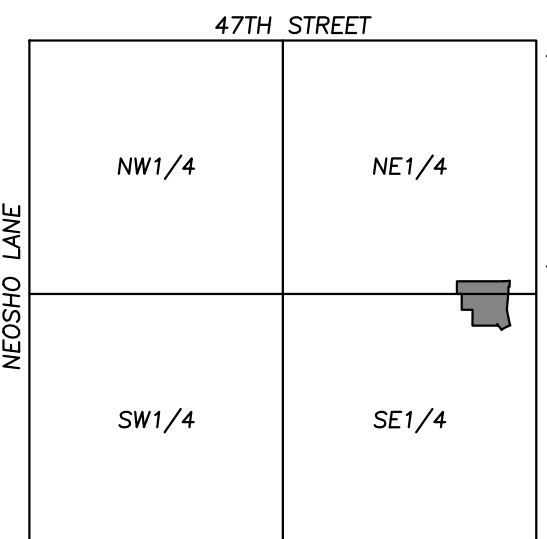
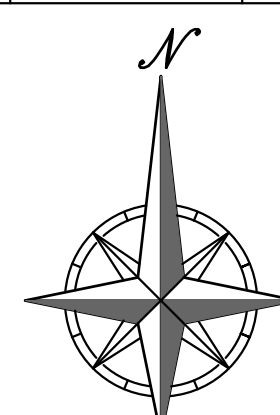
ZONING		
EXISTING: R-1		PROPOSED: PRCD
BUILDING SETBACKS (CODE SECTION 6.3.3)		
LOCATION	REQUIRED	PROVIDED
FRONT PUBLIC ST	20 FT B.O.C.	25 FT B.O.C.
FRONT PRIVATE ST	N/A	7.5 FT B.O.C.
STR. TO STR.	10 FT	12.5 FT
BUILDING HEIGHTS		
	MAXIMUM	PROVIDED
ATTACHED HOMES	35 FT	34 FT
DETACHED HOMES	35 FT	34 FT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

LAND USE TABLE

RESIDENTIAL DWELLING UNITS	
ATTACHED HOMES	26
DETACHED HOMES	6
TOTAL	32

RESIDENTIAL SITE & BUILDING SUMMARY TABLE

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

VICINITY MAP
SEC. 3-12-25

SCALE: 1"=30'

SHEET

C100

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

PLANNING ENGINEERING IMPLEMENTATION



GRADING PLAN – OVERALL

WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

Project No.	Date	Revisions	By	App.
PROJECT NO. 250712				
DATE: 09/31/76	DRANK, JTK			
CHECKED: JAW	APPROVED: DEU			
CERTIFICATE OF AUTHORIZATION				
AND SURVEYING - LS-82				
ENGINEERING - E-381				
PERMANENT DATE OF AUTHORIZATION				
AND SURVEYING - 02/07/01/28				
ENGINEERING - 02/07/01/28				

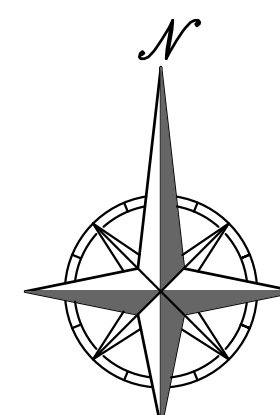
SHEET

C200



LEGEND

- | | |
|--|----------------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — 920 — | EXISTING CONTOURS |
| — 915 — | |
| — 920 — | PROPOSED CONTOURS |
| — 918 — | |
| ===== | EXISTING STORM SEWER |
| ===== | PROPOSED STORM PIPE |
| ===== | PROPOSED WET CURB & GUTTER |
| ===== | PROPOSED DRY CURB & GUTTER |
| ===== | PROPOSED RETAINING WALL |
| 
1088.00
SW | PROPOSED SPOT ELEVATION |
| LG | UP OF GUTTER |
| TC | TOP OF CURB |
| SW | SIDEWALK |
| ME | MATCH EXISTING |
| HP | HIGH POINT |
| LP | LOW POINT |
| P | TOP OF PAVEMENT |
| TE | TOP OF STRUCTURE |
| GR | GROUND ELEVATION |
| BS | BOTTOM OF STEPS |
| TS | TOP OF STEPS |
| BW | GRADE AT BOTTOM OF WALL |
| TW | GRADE AT TOP OF WALL |
| TOW | TOP OF WALL (BUILDING) |
| FTE | FINISHED FLOOR ELEVATION |
| BFE | BASEMENT FLOOR ELEVATION |
| W/O | WALKOUT |

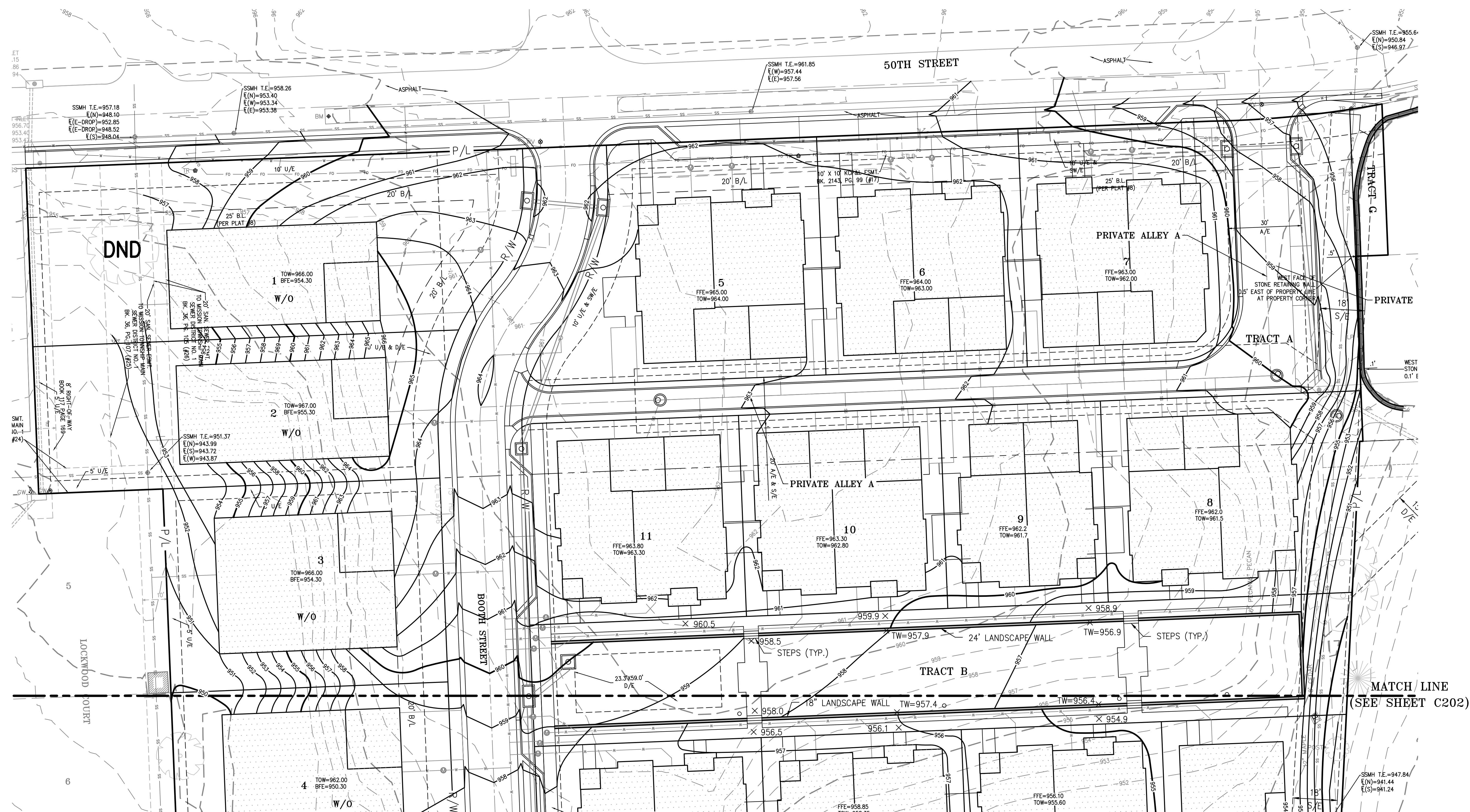


SCALE: 1"=30'

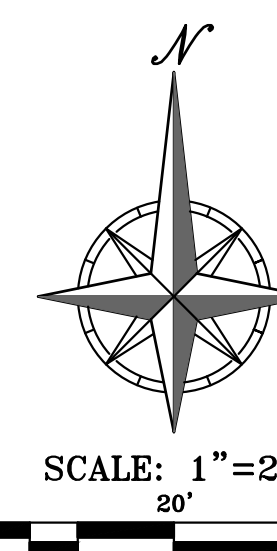


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UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE
FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD
LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

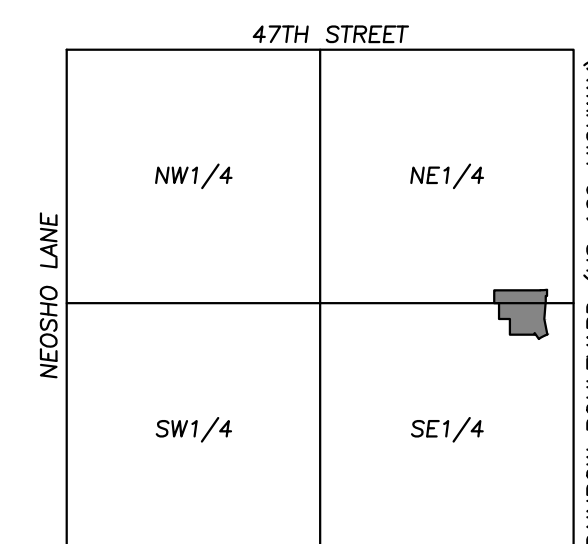
[illegible]

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 920 —	EXISTING CONTOURS
— 918 —	
— 920 —	PROPOSED CONTOURS
— 918 —	
=====	EXISTING STORM SEWER
=====	PROPOSED STORM PIPE
=====	PROPOSED WET CURB & GUTTER
=====	PROPOSED DRY CURB & GUTTER
=====	PROPOSED RETAINING WALL
1088.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
SW	GRADE AT BOTTOM OF WALL
TW	GRADE AT TOP OF WALL



1. SET "□" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY
ELEVATION =959.97

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

VICINITY MAP
SEC. 3-12-25

SCALE:
1"=2000'

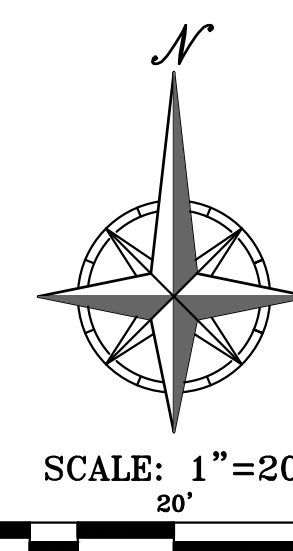


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[illegible]

- | | |
|--|----------------------------|
| — PL | PROPERTY LINE |
| — LL | LOT LINE |
| — R/W | RIGHT-OF-WAY |
| — 920 | EXISTING CONTOURS |
| — 918 | |
| — 916 | |
| — 918 | PROPOSED CONTOURS |
| ===== | EXISTING STORM SEWER |
| ===== | PROPOSED STORM PIPE |
| ===== | PROPOSED WET CURB & GUTTER |
| ===== | PROPOSED DRY CURB & GUTTER |
| ===== | PROPOSED RETAINING WALL |
| 
1088.00
SW | PROPOSED SPOT ELEVATION |
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| TS | TOP OF STEPS |
| BW | GRADE AT BOTTOM OF WALL |
| TW | GRADE AT TOP OF WALL |



SCALE: 1"=20'



A horizontal scale bar with alternating black and white segments. It is marked with '0'', '20'', and '40''.

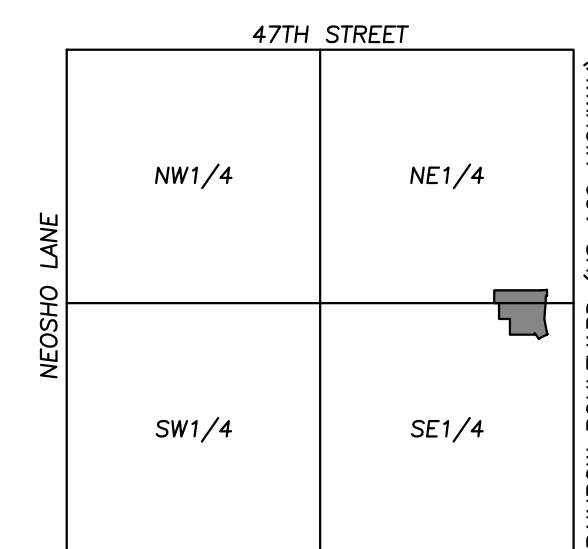
BENCHMARK:

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

1. SET "□" CUT IN CENTER FRONT FACE OF CURB INLET AT LOT SOUTH OF PROPERTY
ELEVATION =959.97

FLOOD NOTE:

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VICINITY MAP
SEC. 3-12-25

SCALE:
1"=200'



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PRELIMINARY PLANS
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1200 N. Winchester
Olathe, Kansas 66061
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www.phelpsenr.com

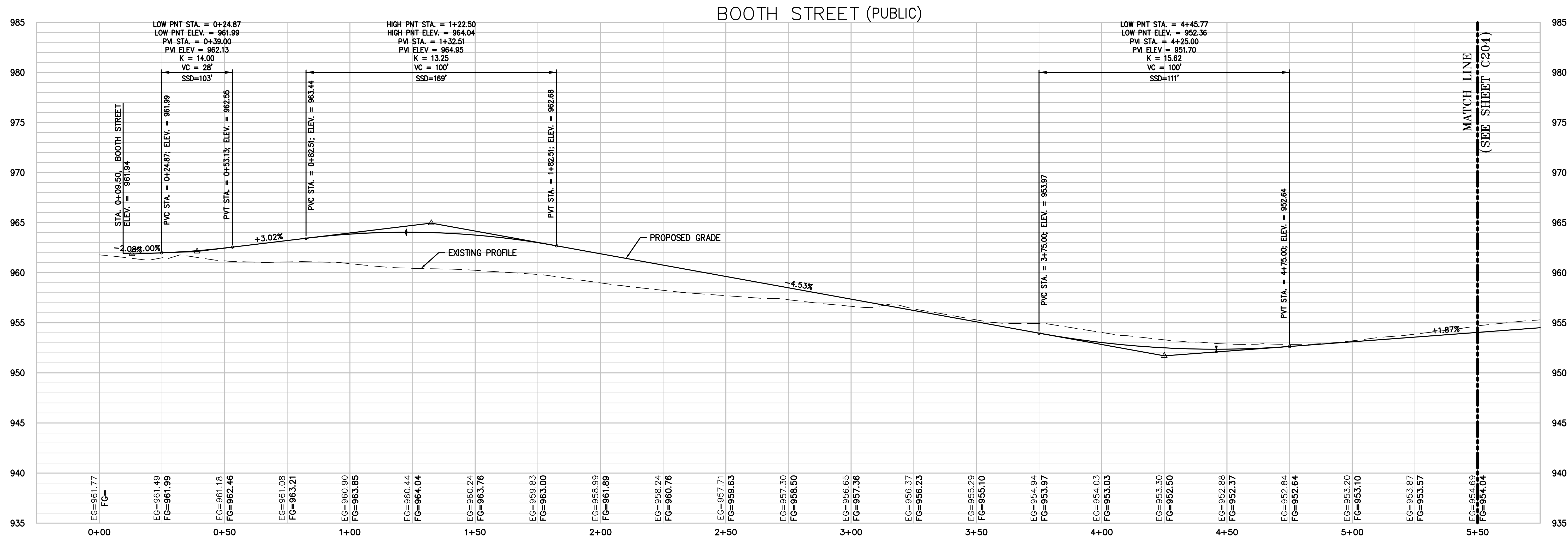
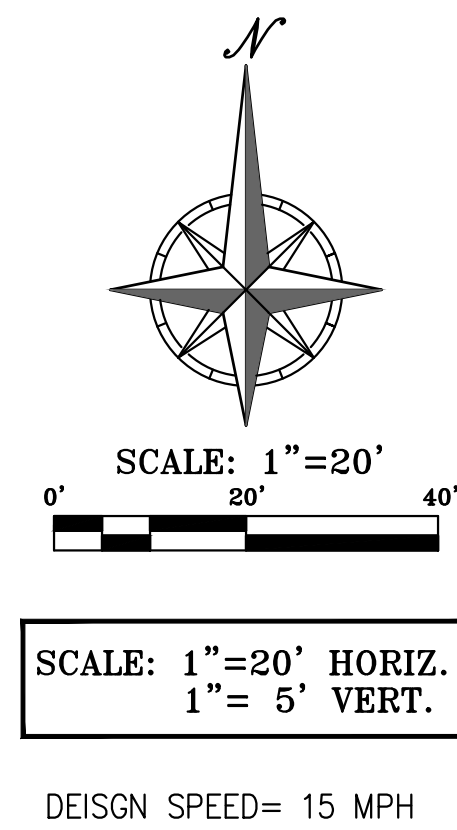
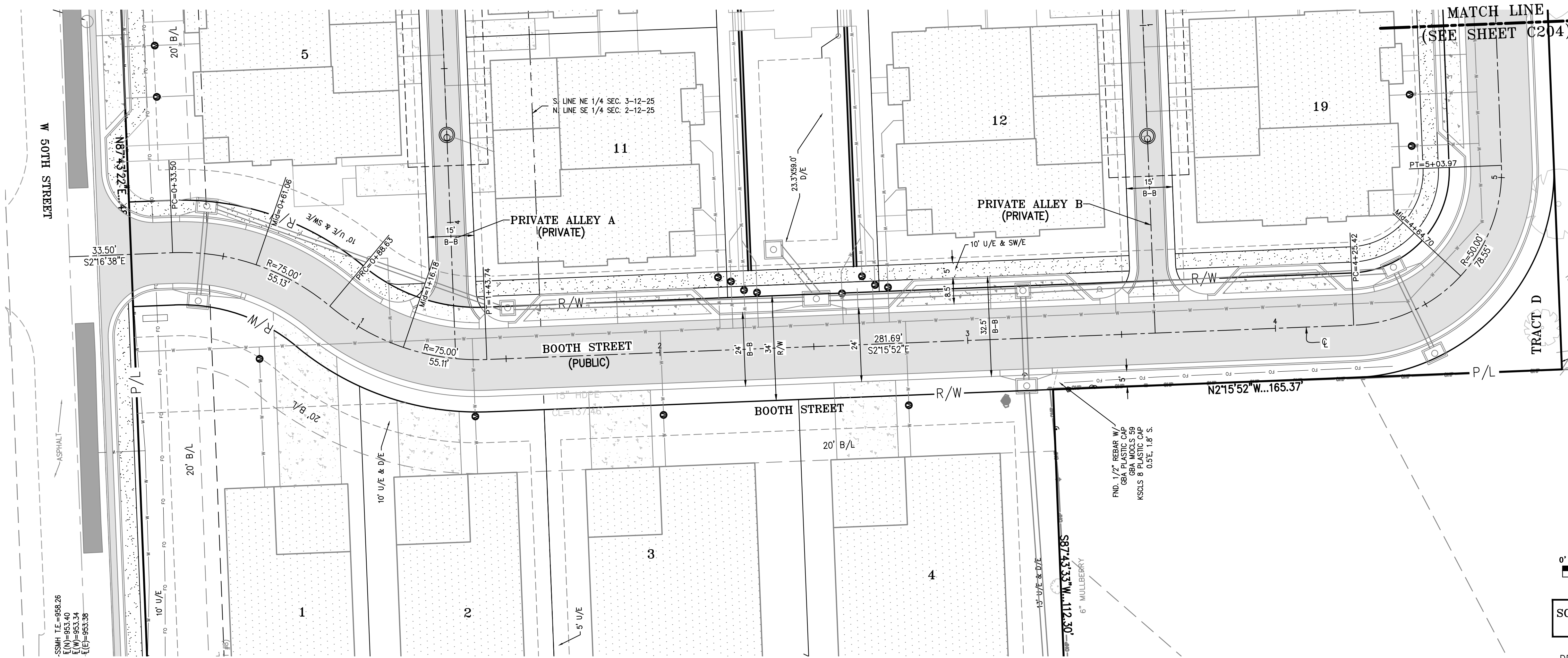
PLANNING
ENGINEERING
IMPLEMENTATION



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

PROJECT NO.	DATE	NO.	DATE	REVISIONS:	BY	APP.
250712	08/21/26	1				
CHECKED: JWK						
APPROVED: DEU						
CORPORATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700038						

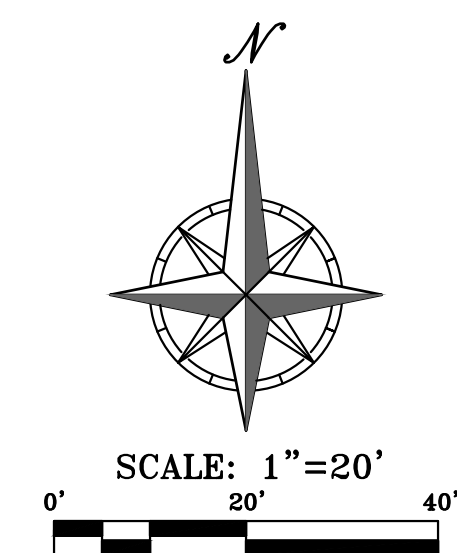
SHEET
C203



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

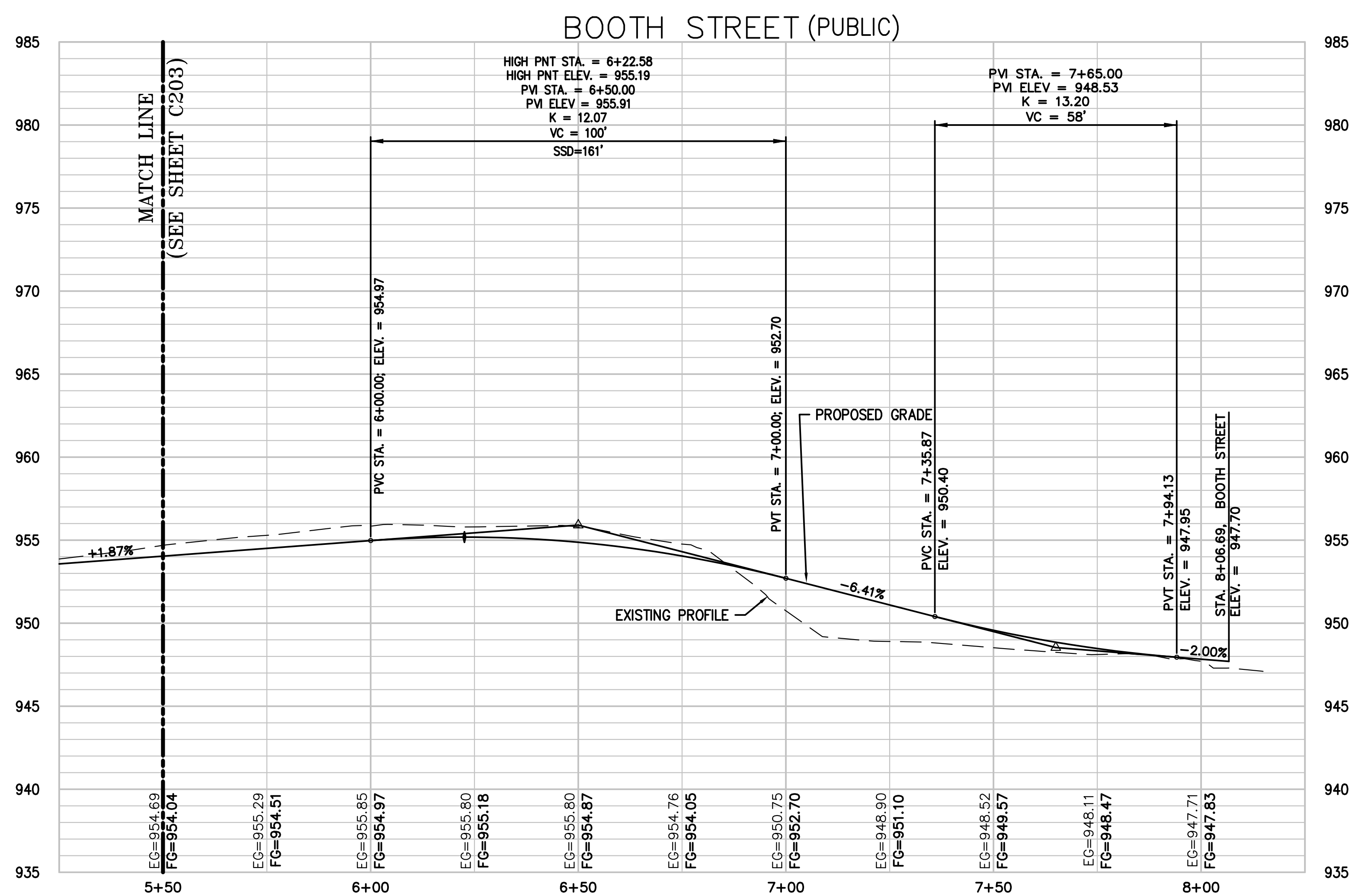
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SHEET
C204



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

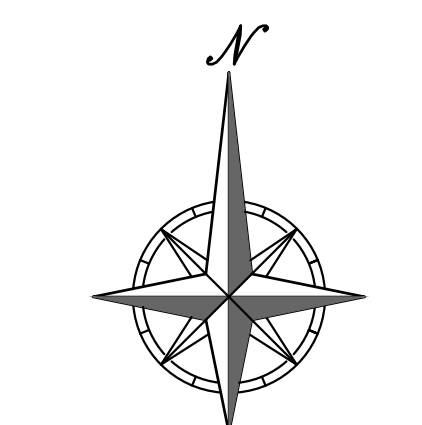
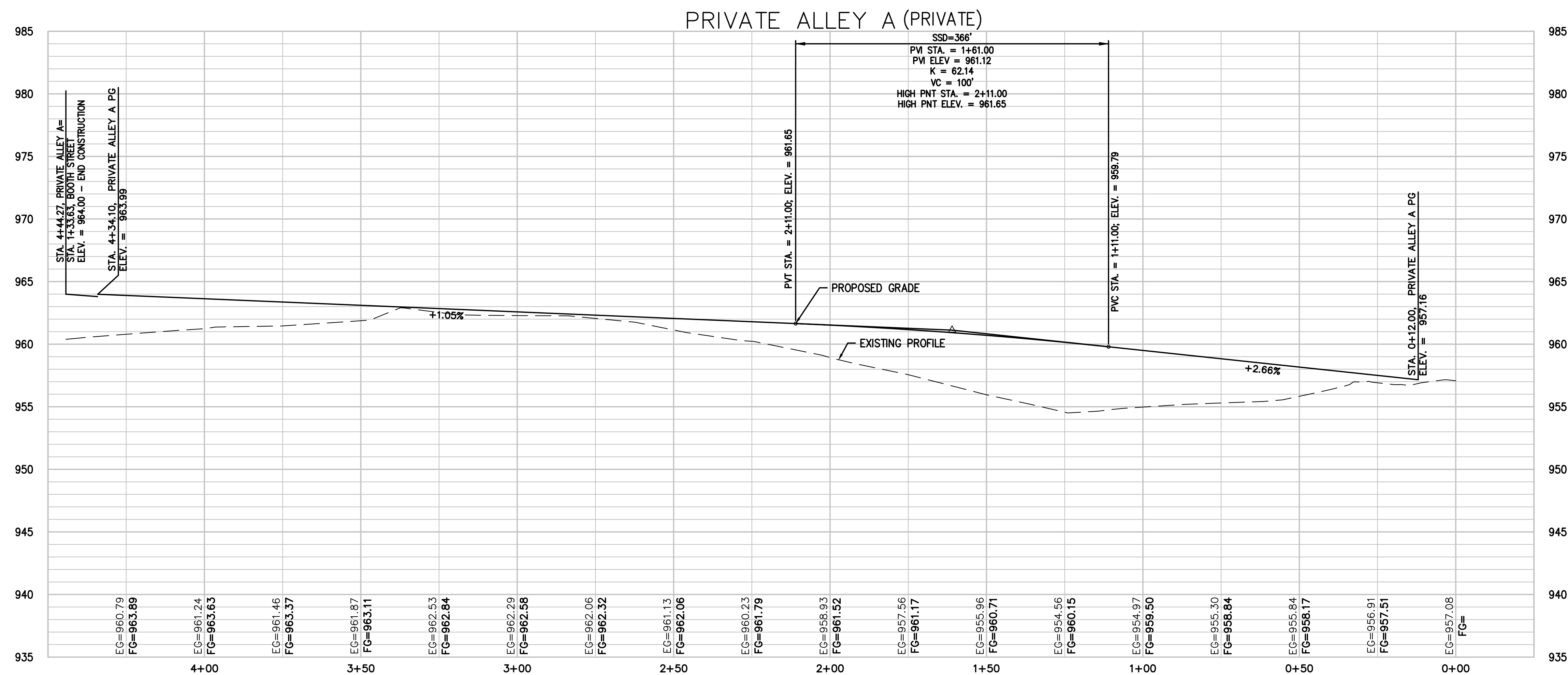
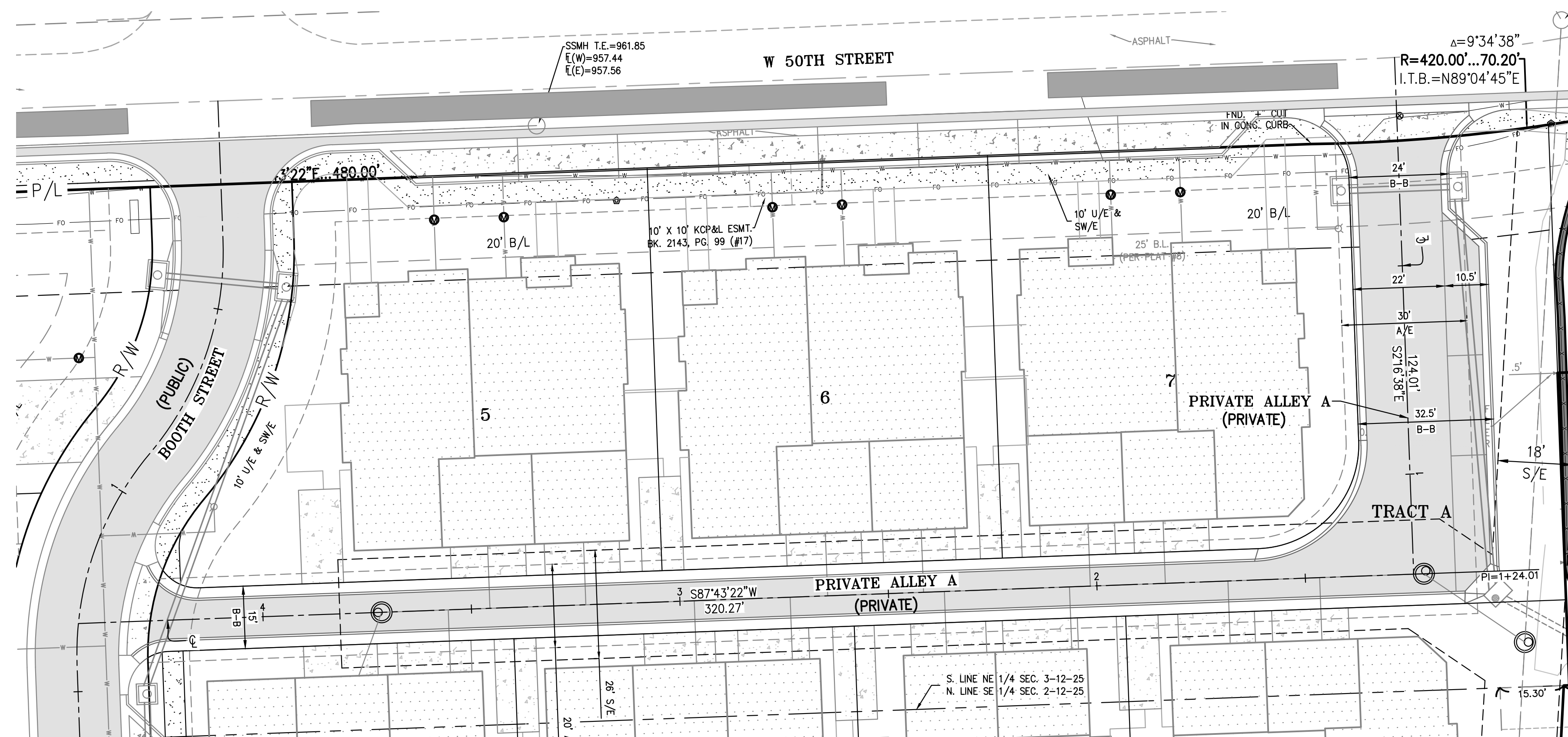
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STREET PLAN & PROFILE
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

PROJECT NO. 250712	No.	Date	Revisions:	By	App.
CHECKED: JAW / APPROVED: DEU					
DATE: 09/31/08					
DESIGNED BY: JAW					
APPROVED BY: JAW					
DATE: 09/31/08					
DESIGNED BY: JAW					
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APPROVED BY: JAW					

SHEET
C205



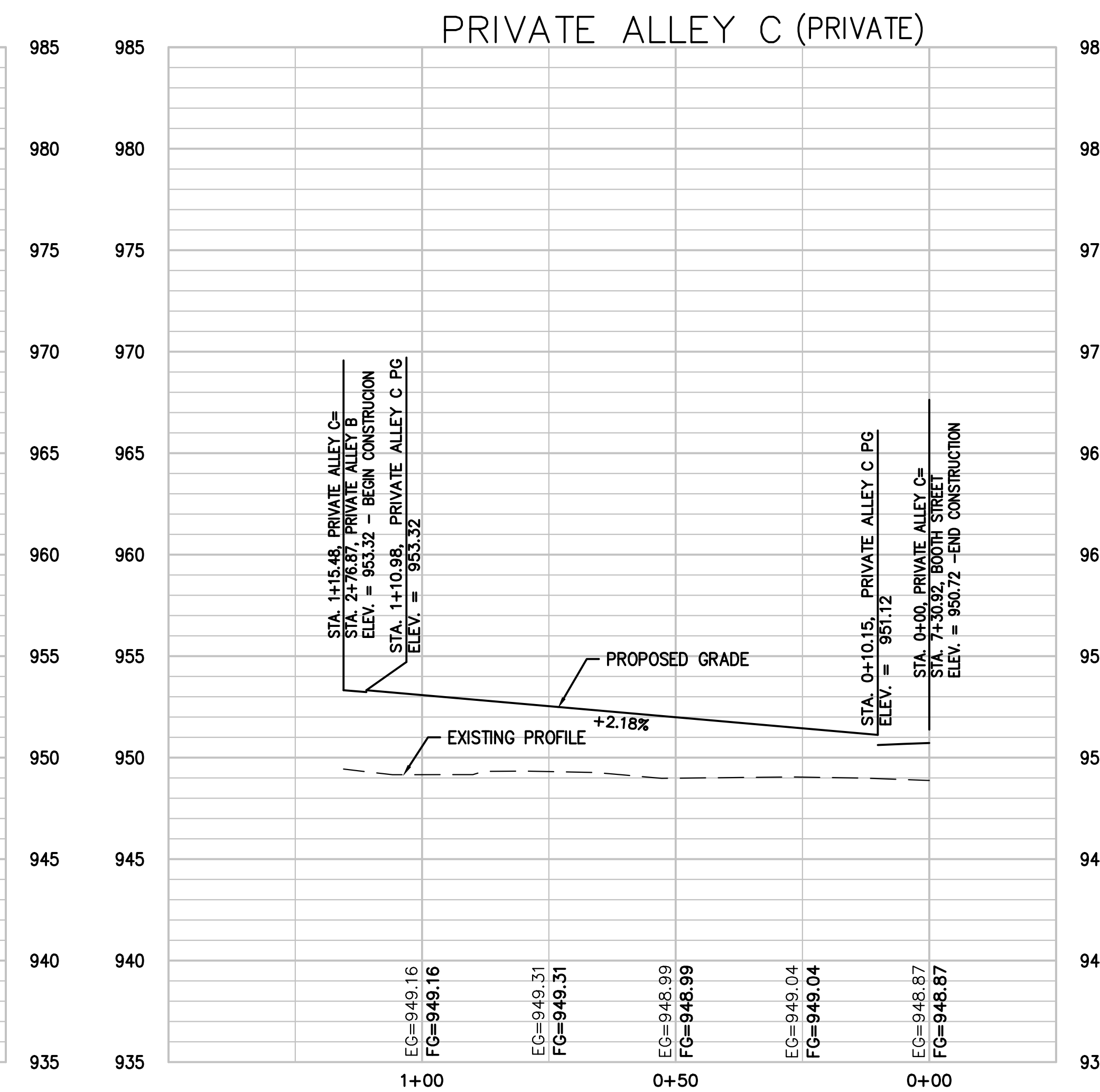
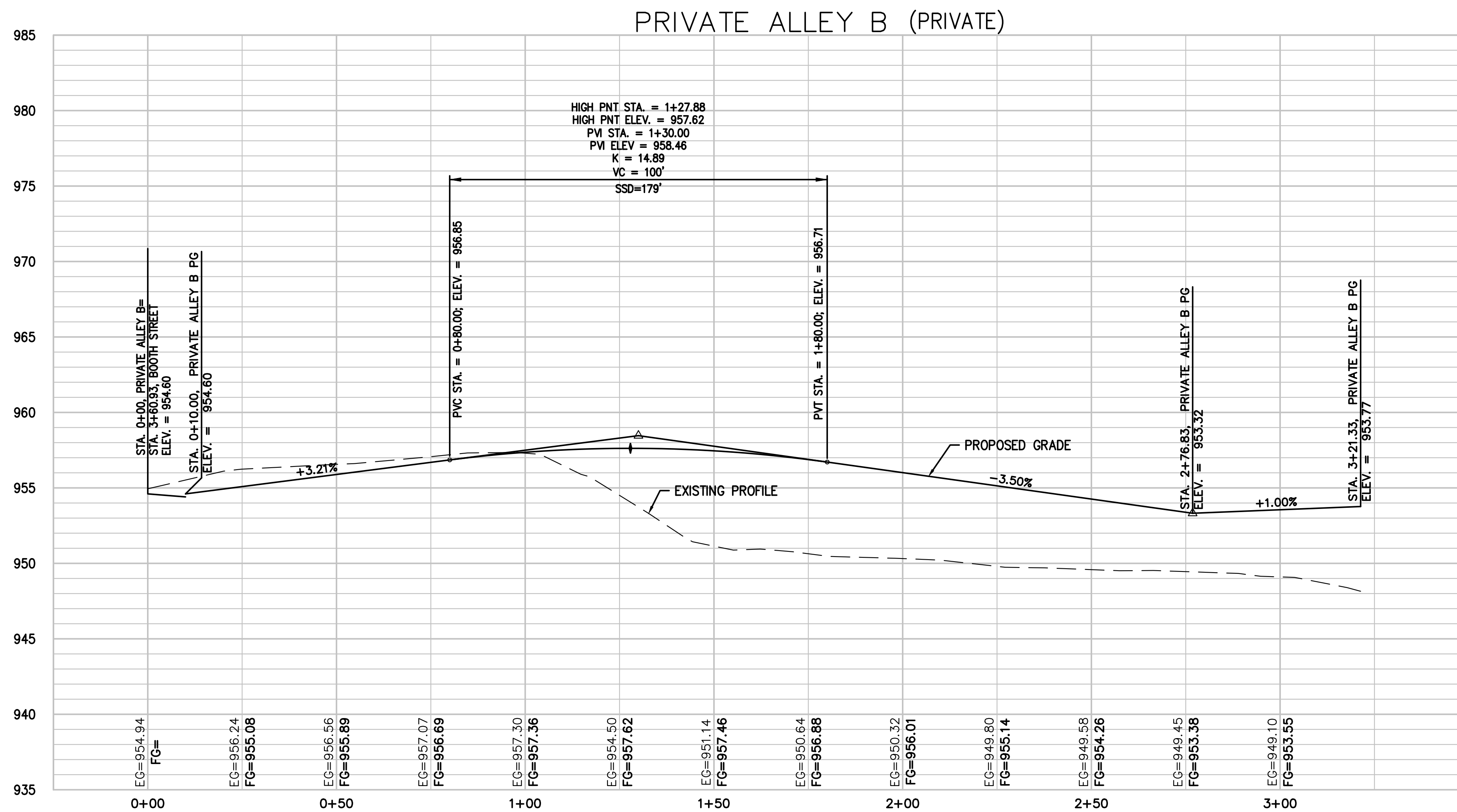
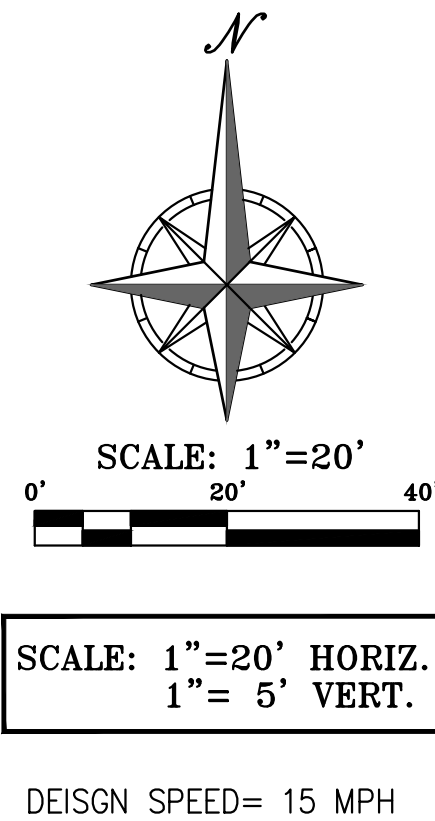
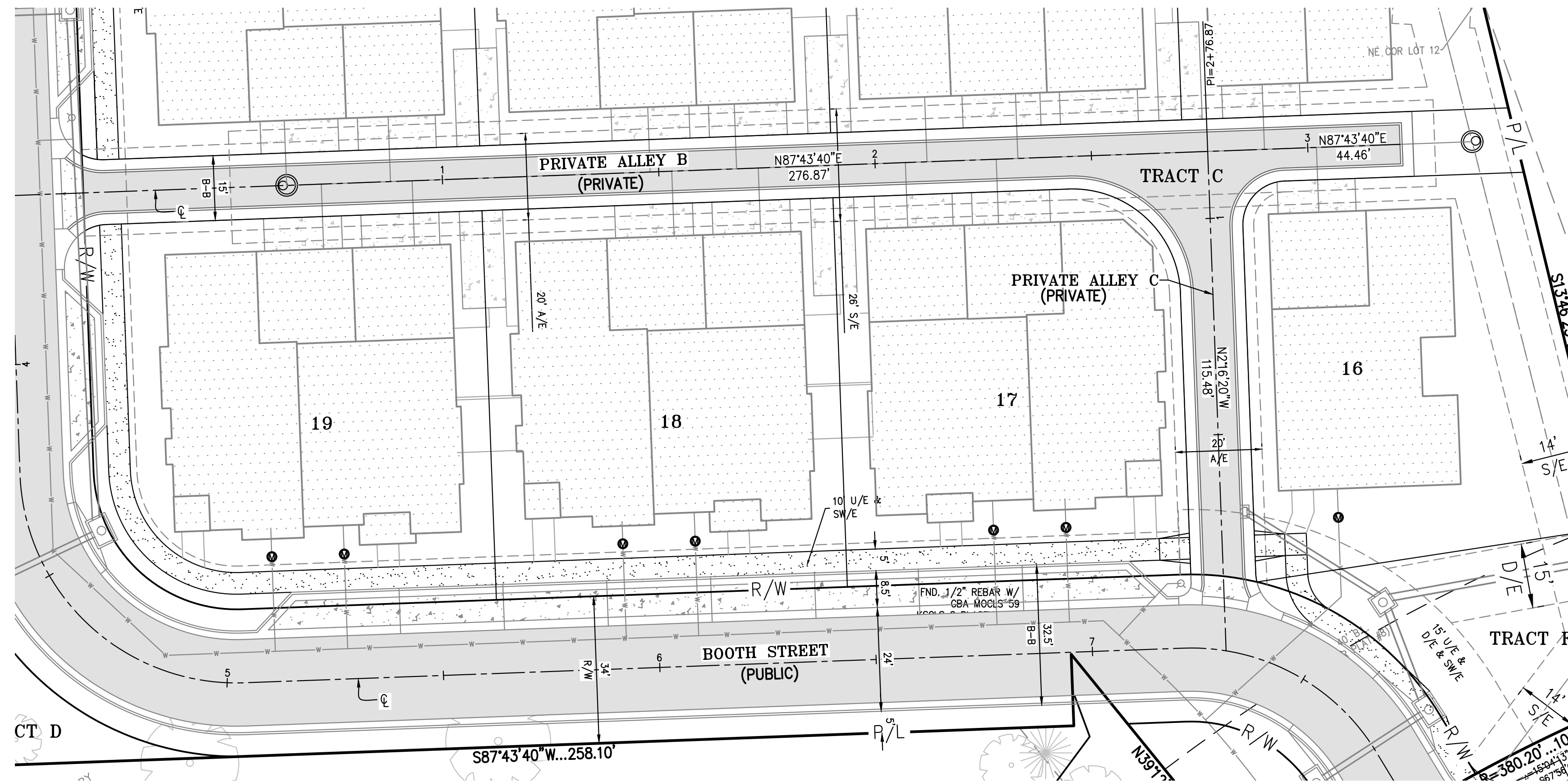
SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'' at the left end, '20'' in the middle, and '40'' at the right end.

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

DESIGN SPEED= 15 MPH

\\phelps-server\projects\p\250712\eng\preliminary\STREET PLAN & PROFILE.dwg Layout:PRIVATE ALLEY B & C Aug 31, 2026 - 4:15pm Jacob Keller



SHEET
C206

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

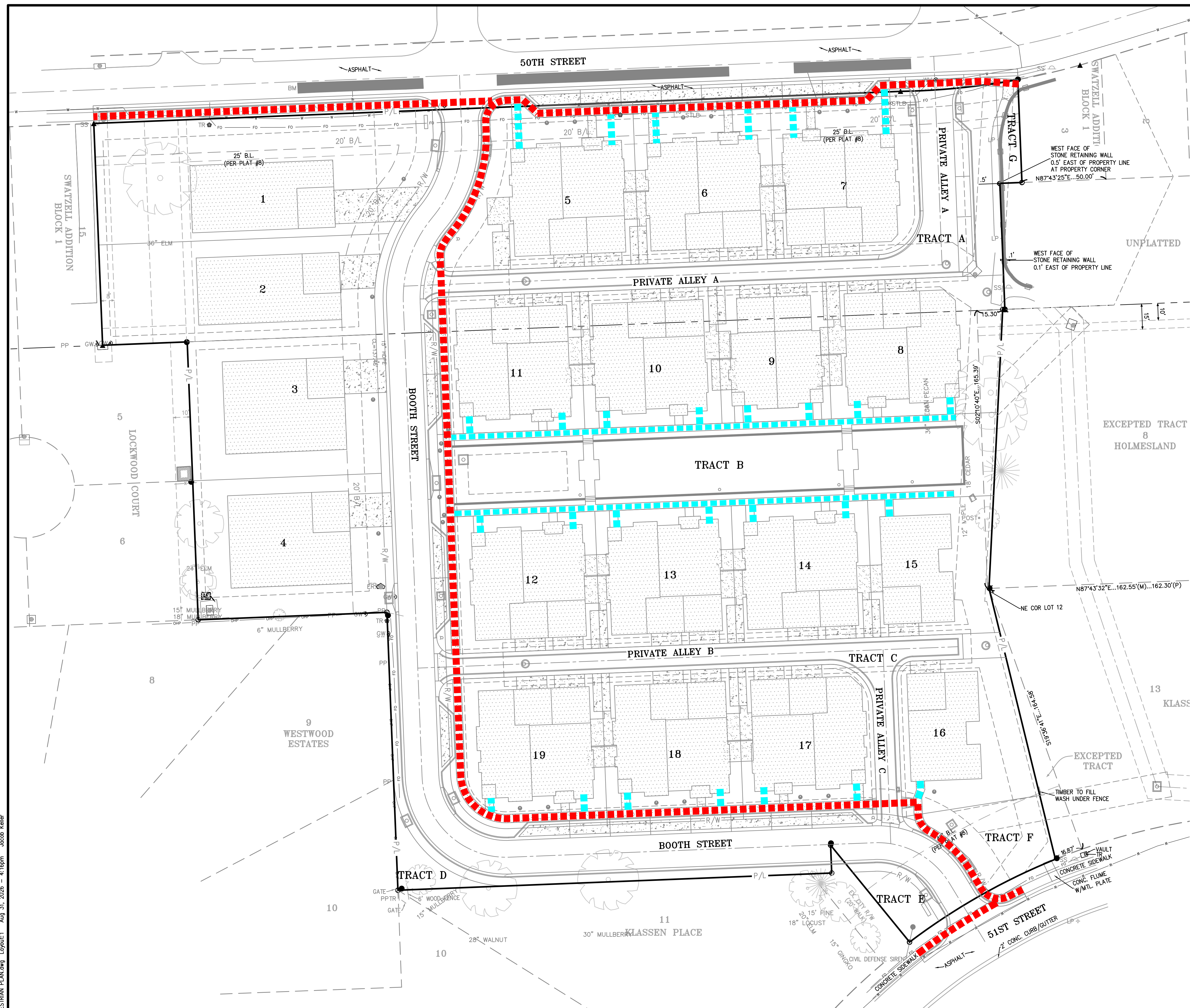
STREET PLAN & PROFILE
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205



PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
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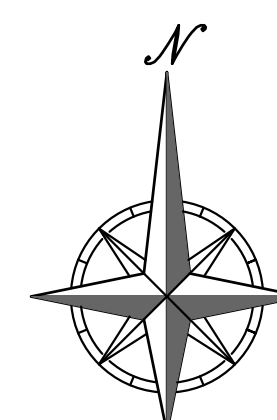
PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

No.	Date	Reasons	By
PROJECT No. 2007012			
PROJECT 09/01/08 FRANK JIK			
DESIGNED FOR APPROVED DEL			
CERTIFICATE OF AUTHORIZATION			
FOR THE PROJECT			
AND SERVICES - LS-82			
AND ENGINEERING - E-381			
CERTIFICATE OF AUTHORIZATION			
FOR THE PROJECT			
AND SERVICES - 00700128			
AND ENGINEERING - 00700128			



LEGEND

 PL PROPERTY LINE
 PEDESTRIAN ROUTE (PRIVATE)
 PEDESTRIAN ROUTE (PUBLIC)



SCALE: 1"=30'

0' 30' 60'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'' at the left end, '30'' in the middle, and '60'' at the right end.

Know what's **below**.
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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

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

PLANNING
ENGINEERING
IMPLEMENTATION



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

Project No.	Date	By	App.
250712	08/21/26	DRINK, JTK	
250712	08/21/26	APPROVED, DEU	
250712	08/21/26	CORPORATE OF AUTHORIZATION	
250712	08/21/26	LAND SURVEYING - LS-82	
250712	08/21/26	ENGINEERING - E-81	
250712	08/21/26	CERTIFICATE OF AUTHORIZATION	
250712	08/21/26	LAND SURVEYING - LS-82	
250712	08/21/26	ENGINEERING - E-81	

SHEET
C300

UTILITY KEY NOTES:

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

UTILITY COMPANIES:

GAS PROJECTS:

KANSAS GAS SERVICE TERRITORY
KANSAS GAS SERVICE
BILL AHRENS (WILLIAM.AHRENS@ONEGAS.COM) (913) 599-8996 - OFFICE
11401 W. 89TH STREET
OVERLAND PARK, KS 66214

POWER

EVERGY (METRO) CONTACT NORTHERN JOCO
EVERGY
WILLIAM PELKEY (WILLIAM.PELKEY@EVERGY.COM) (816) 518-3258

SANITARY SEWER

SANITARY SEWER
JOHNSON COUNTY WASTEWATER (913) 715-8500 - PHONE
11811 S. SUNSET DRIVE, SUITE 2500 (913) 715-8520 - INSPECTIONS
OLATHE, KS 66061

WATER

WATER DISTRICT NO. 1 OF JOHNSON COUNTY
10747 RENNER BLVD.
LENEXA, KS 66219 (913) 895-5467 - OFFICE

WATER MAINS:
ELIZABETH MALONEY (EMALONEY@WATERONE.ORG) (913) 895-5754 - OFFICE

WATER SERVICES:
CHRIS ANDERSON (CANDERSON@WATERONE.ORG) (913) 895-5754 - OFFICE

COMMUNICATIONS

AT&T
DARRIN SHEPARD (DS616H@ATT.COM) (816) 735-7658 - MOBILE
9444 NALL AVENUE
OVERLAND PARK, KS 66207

GOOGLE FIBER
LAUREN MARCUCCI (KC-GOOGLE-UC@GOOGLE.COM) (913) 663-1900

SPECTRUM
RICHARD SIEGER (RICHARD.SIEGER@CHARTER.COM) (913) 643-1925 - OFFICE
8221 W. 119TH STREET (816) 215-8935 - CELL
OVERLAND PARK, KS

COMCAST
RYAN ALKIRE (RYAN_ALKIRE@COMCAST.COM) (816) 332-7009 - MOBILE
4700 LITTLE BLUE PARKWAY
INDEPENDENCE, MO 54057

CITY SPECIFIC CONTACTS

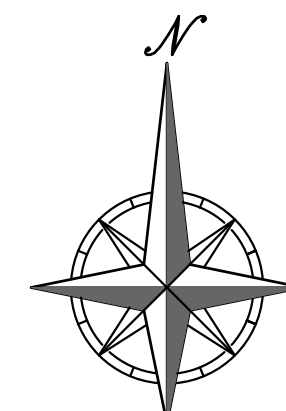
WESTWOOD
DIRECTOR OF PUBLIC WORKS
JOHN SULLIVAN (JOHN.SULLIVAN@WESTWOODKS.ORG) (913) 432-1550 - OFFICE

LEGEND

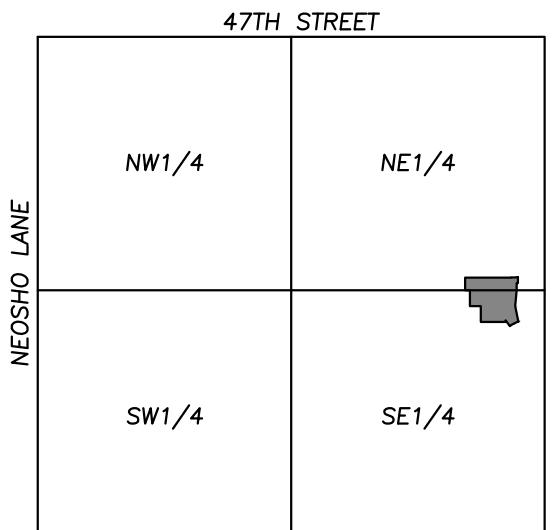
- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- COM EXISTING COMMUNICATIONS LINE
- OHC EXISTING OVERHEAD COMMUNICATIONS LINE
- G EXISTING GAS LINE
- BE EXISTING BURIED ELECTRIC LINE
- OHP EXISTING OVERHEAD POWER LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- G PROPOSED GAS LINE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



SCALE: 1"=2000'



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



VICINITY MAP
SEC. 3-12-25

SANITARY SEWER NOTES:

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

GROSS AREA = ±4.9286 ACRES

BENCHMARK:

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



Know what's below.
Call before you dig.

UTILITY NOTES:
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UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PRELIMINARY PLANS
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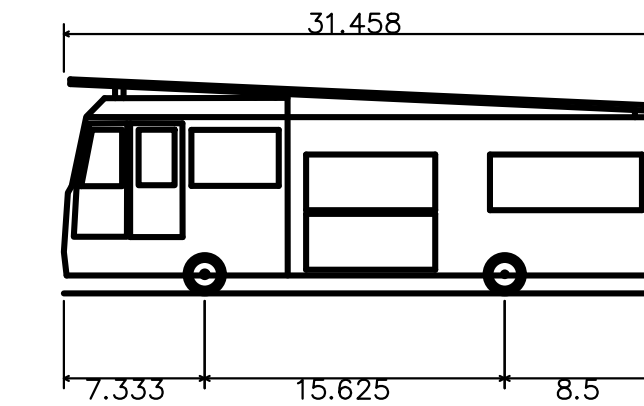
PLANNING
ENGINEERING
IMPLEMENTATION



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

No.	Date	Revisions:	By	App.
PROJECT NO. 250712	DATE: 08/21/26	DRAWN: JTK		
CHECKED: C/W	APPROVED: DEU			
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - 200700128				
ENGINEERING - 200700028				

SHEET
C301



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

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

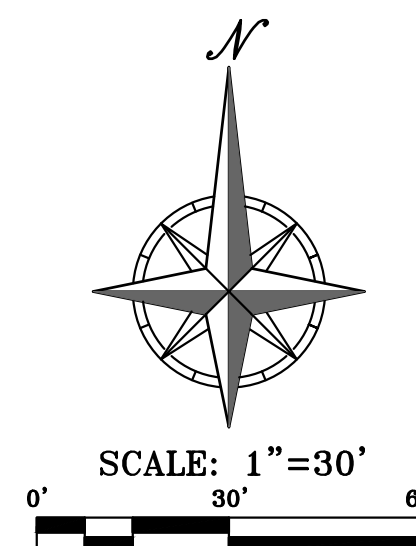
LEGEND

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



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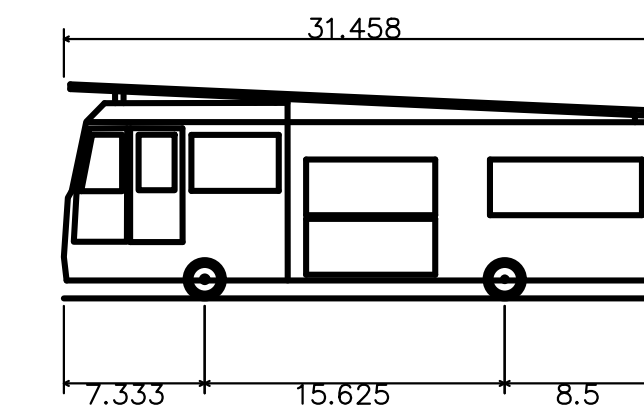
PLANNING
ENGINEERING
IMPLEMENTATION



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

Project No.	Date	By	App.
250712	08/21/26		
DATE: 08/21/26	DRAWN: JTK		
CHECKED: JCM	APPROVED: DEU		
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - LS-62			
ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - 200700128			
ENGINEERING - 200700028			

SHEET
C302



PIERCE ENFORCER (2022)
Overall Length 31.458ft
Overall Width 8.000ft
Overall Body Height 11.147ft
Min Body Ground Clearance 0.927ft
Track Width 5.670ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 29.917ft

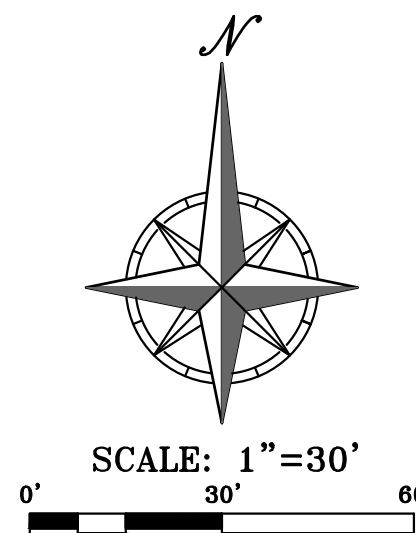
LEGEND

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



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PRELIMINARY PLANS
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CONSTRUCTION

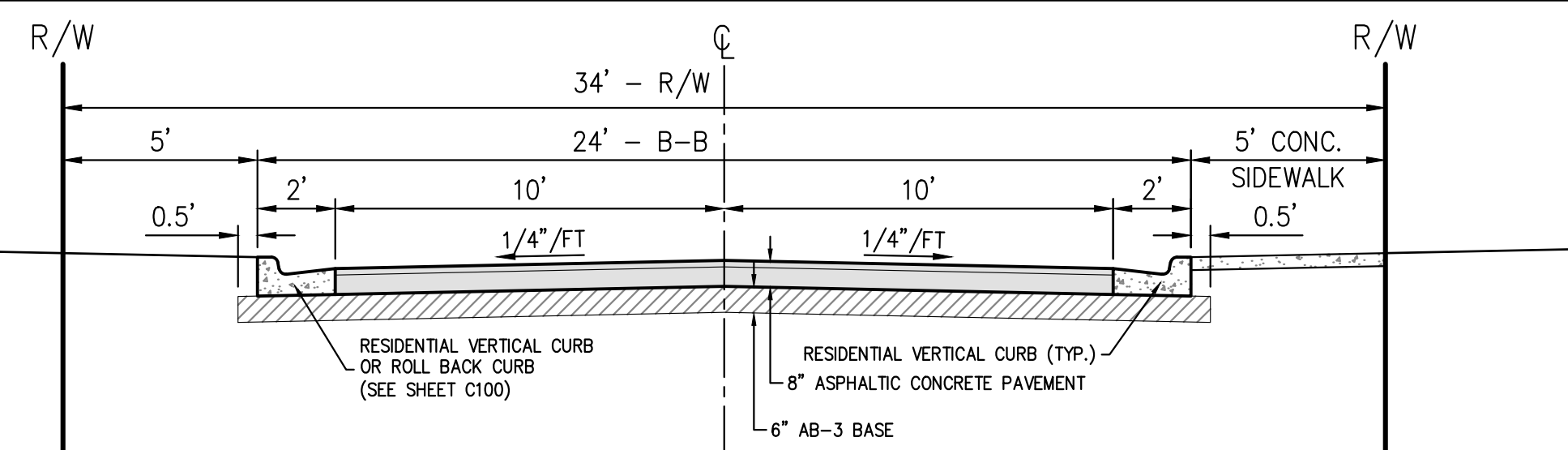
PHILIPS ENGINEERING, INC.
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IMPLEMENTATION



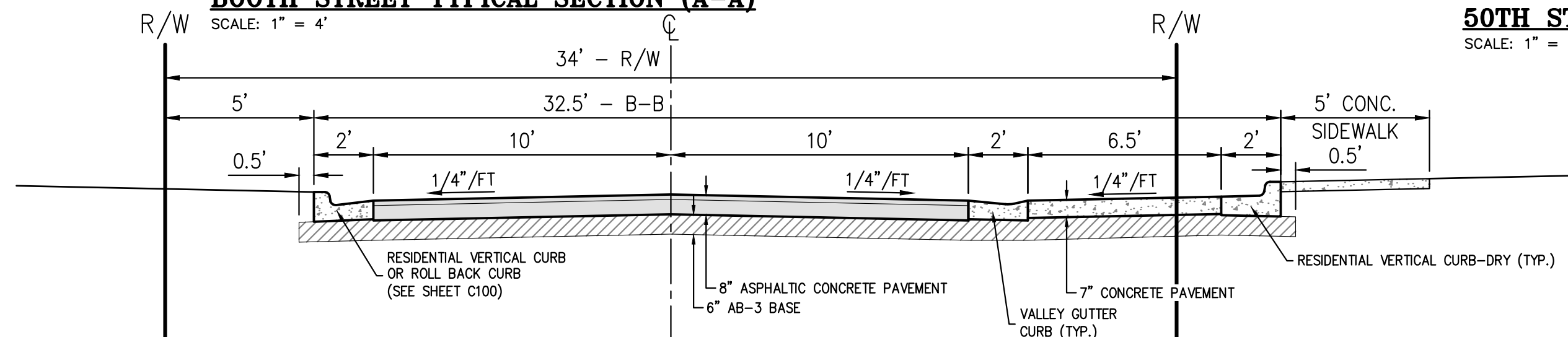
TYPICAL SECTIONS AND STREET DETAILS SHEET

WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205



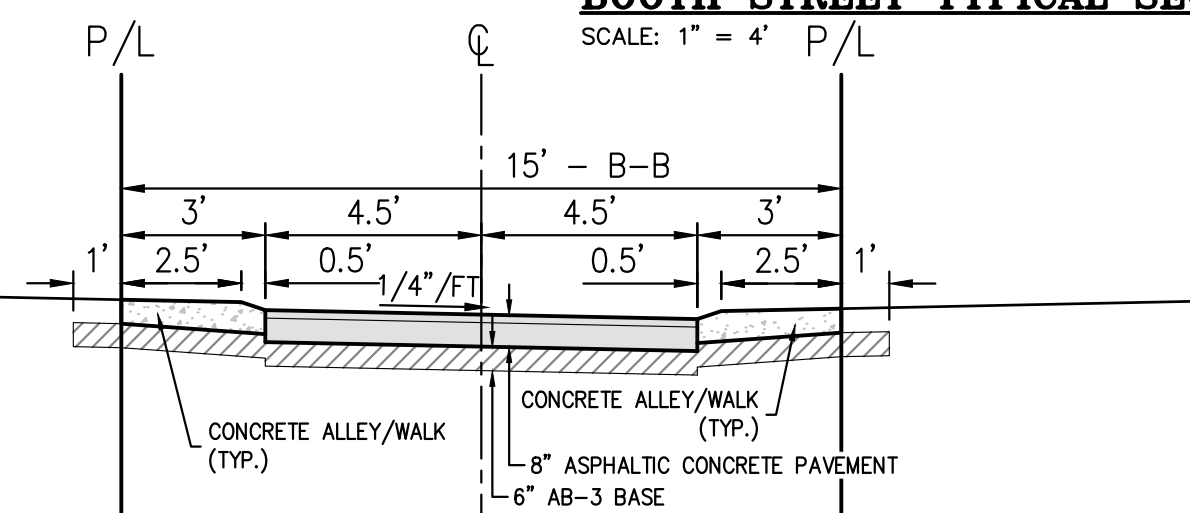
BOOTH STREET TYPICAL SECTION (A-A)

SCALE: 1" = 4'



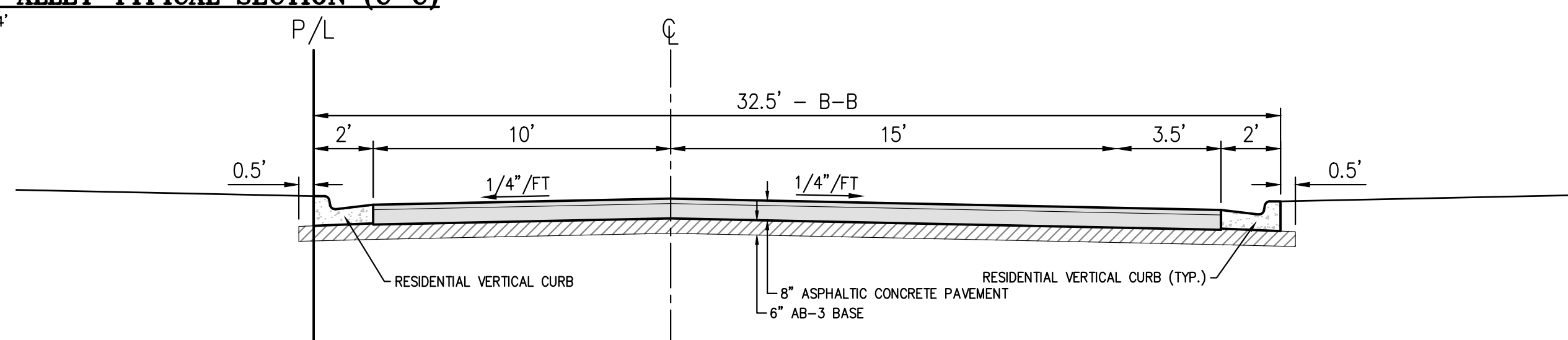
BOOTH STREET TYPICAL SECTION WITH STREET PARKING (B-B)

SCALE: 1" = 4'



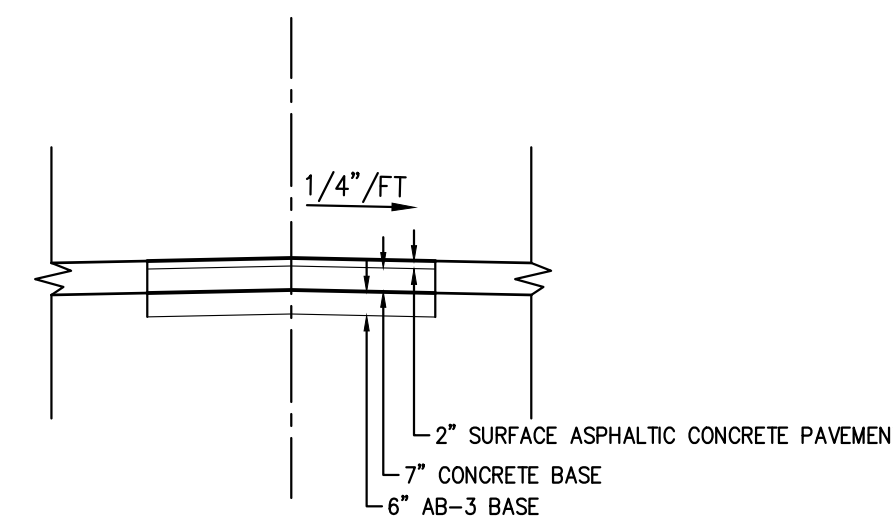
PRIVATE ALLEY TYPICAL SECTION (C-C)

SCALE: 1" = 4'



PRIVATE ALLEY A TYPICAL SECTION (D-D)

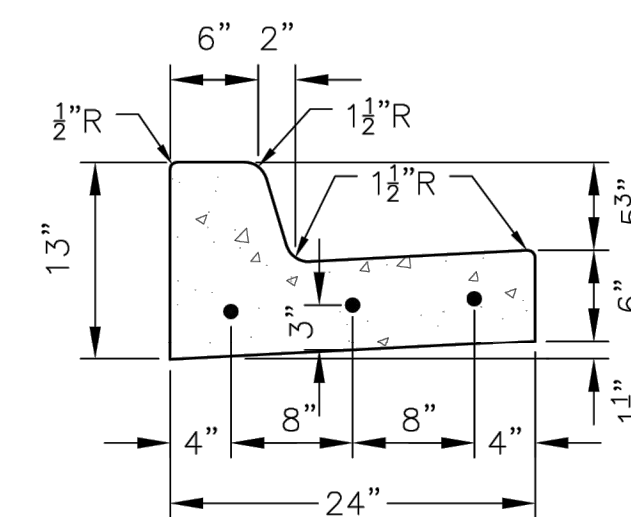
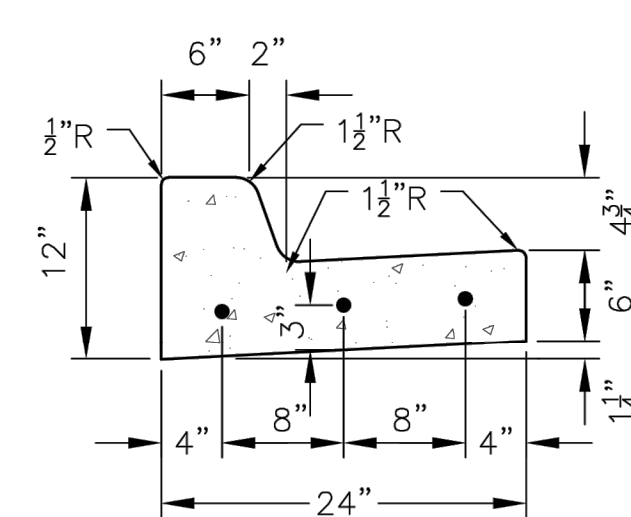
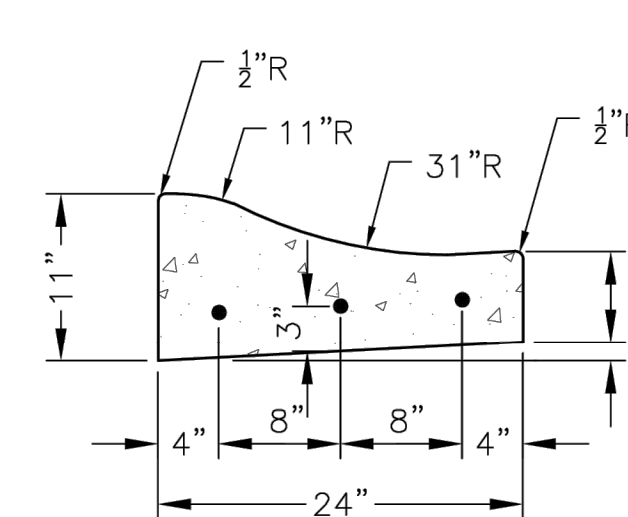
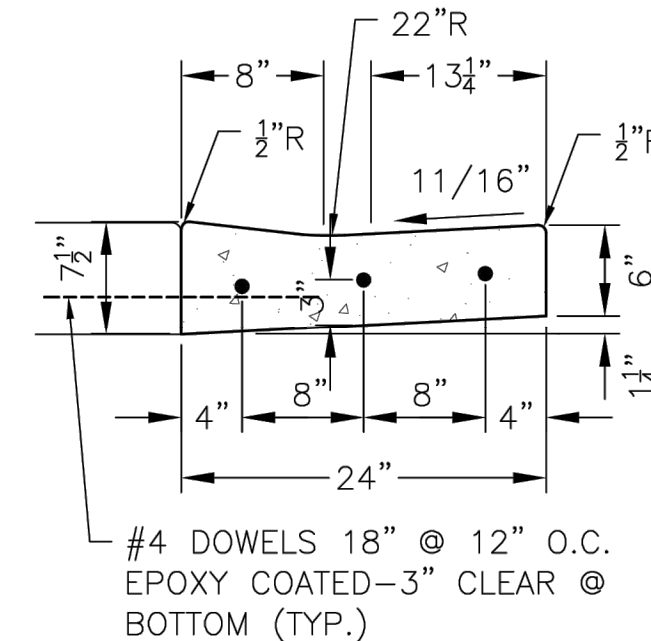
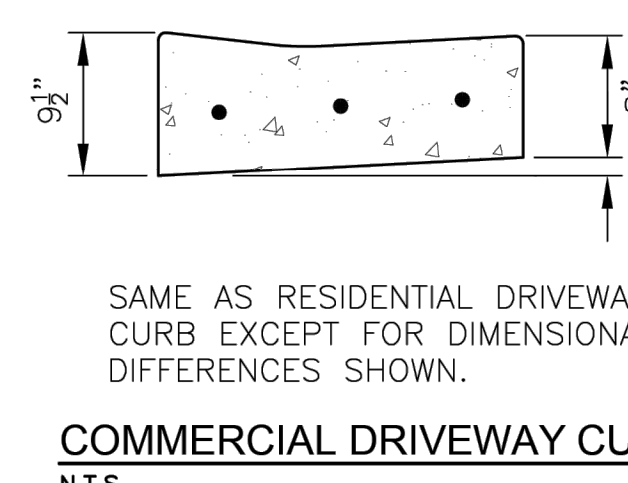
SCALE: 1" = 4'



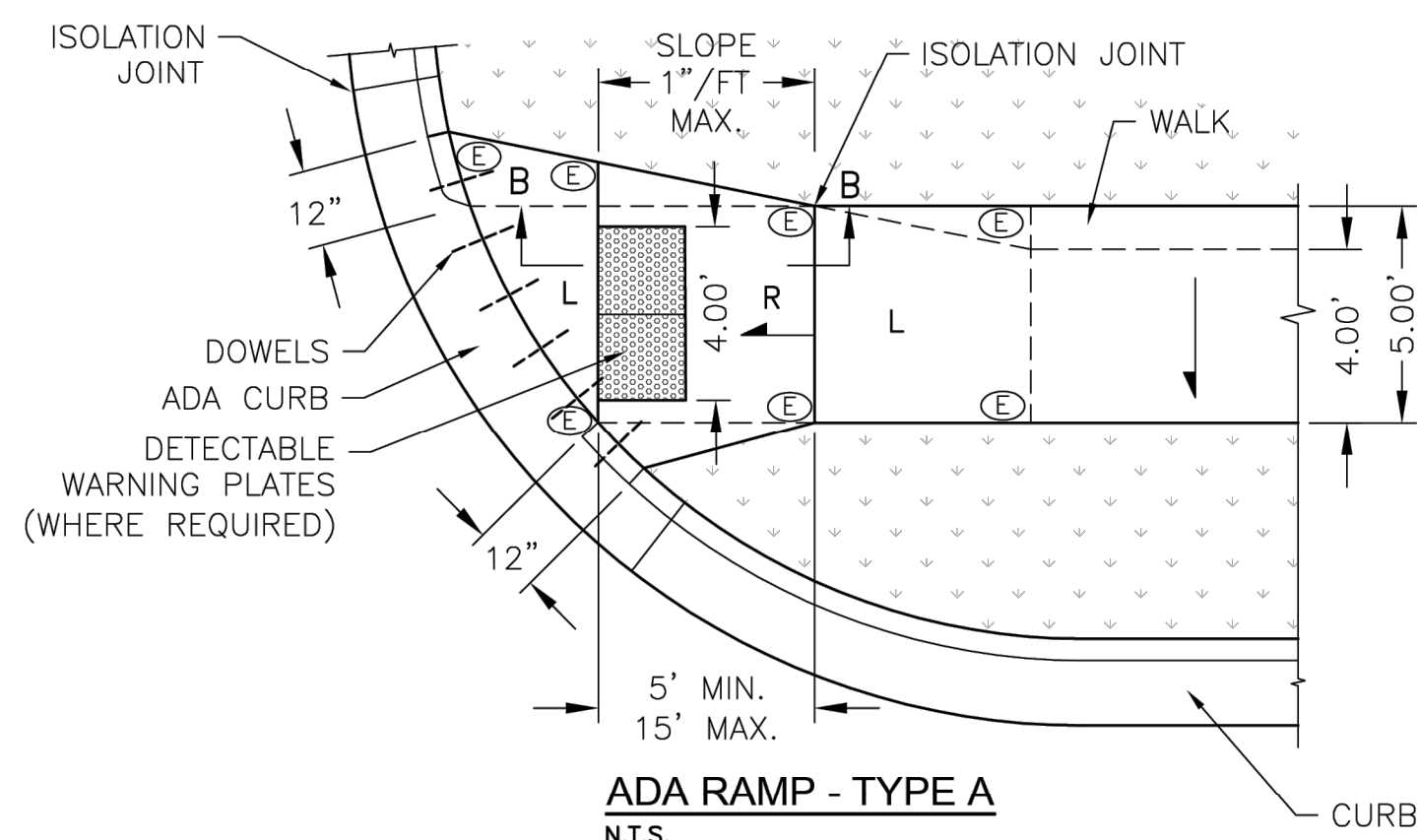
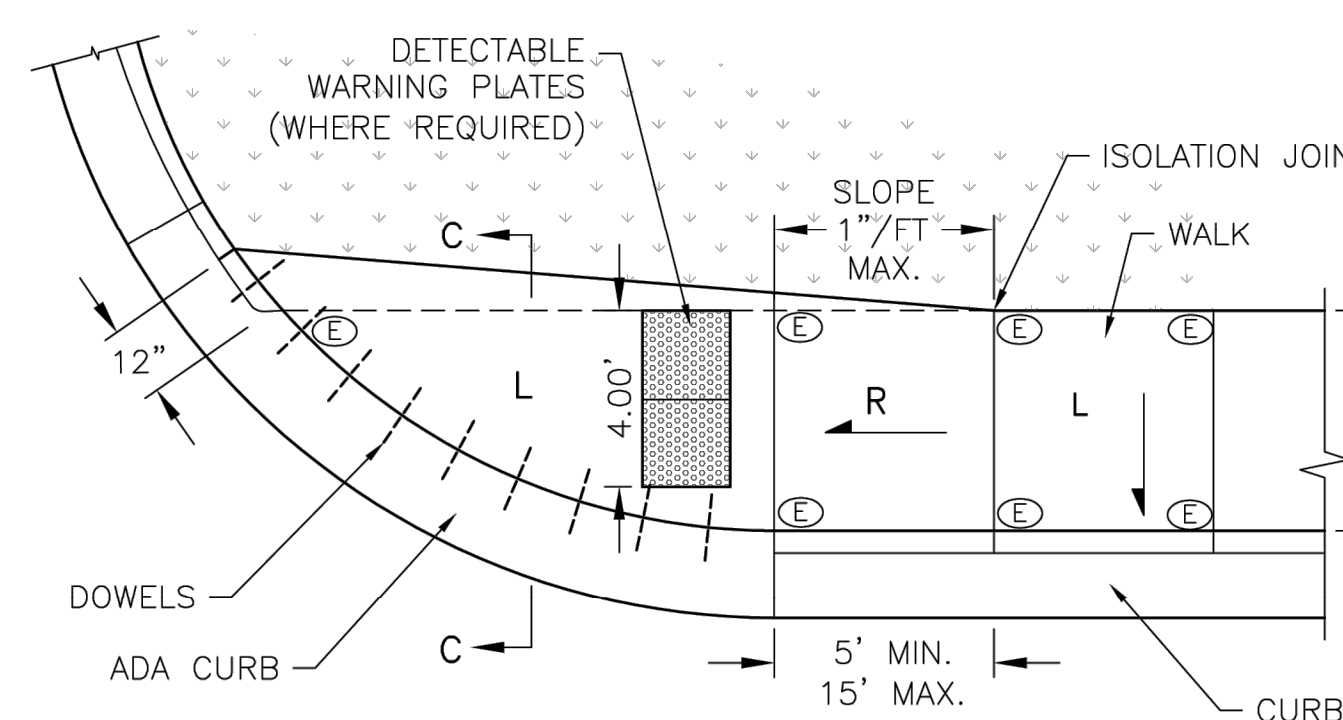
50TH STREET FULL DEPTH REPLACEMENT

SCALE: 1" = 4'

- NOTES:
1. REINFORCEMENT SHOWN IS FOR LOCATION & CLEARANCE. SEE SPECIFICATION FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
 2. ALL CONCRETE TO BE KOMMB AE 4K -OR- APPROVED EQUAL

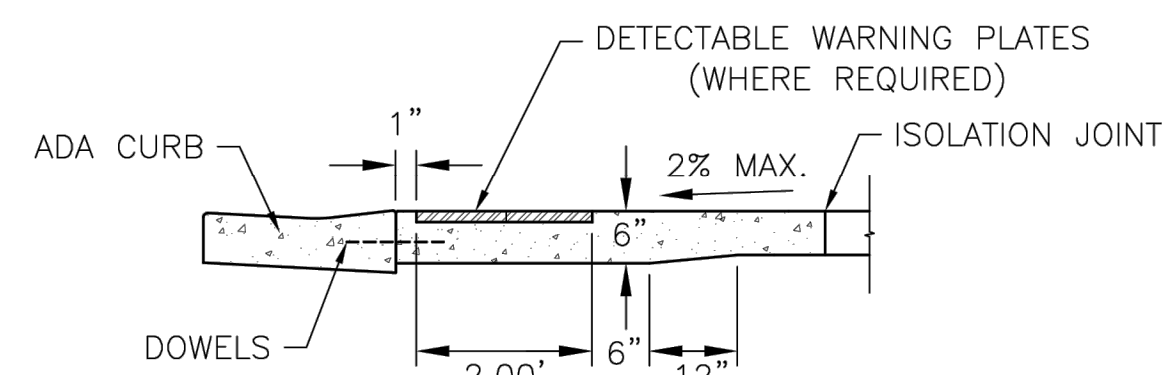
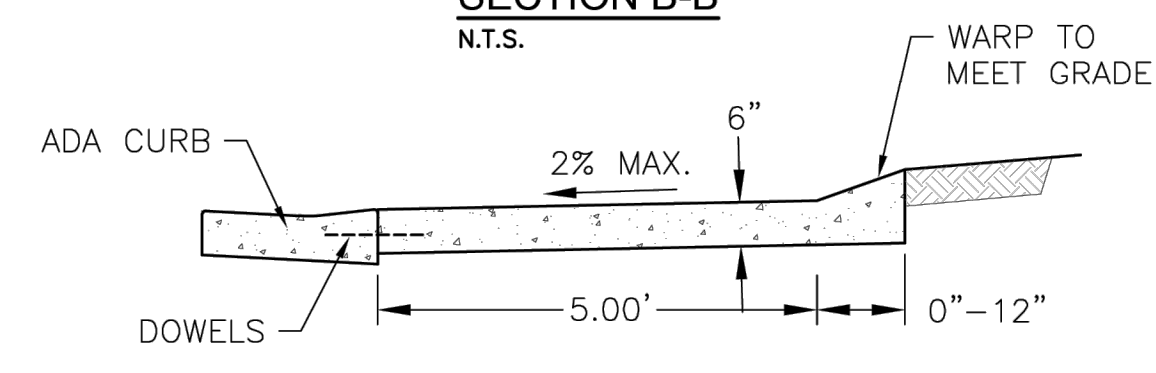
THOROUGHFARE VERTICAL CURB
N.T.S.RESIDENTIAL VERTICAL CURB
N.T.S.ROLLBACK CURB
N.T.S.ADA & RESIDENTIAL DRIVEWAY CURB
N.T.S.COMMERCIAL DRIVEWAY CURB
N.T.S.

CITY of WESTWOOD KANSAS	
CURBS & SIDEWALKS	
PUBLIC WORKS DEPARTMENT	03
STANDARD DETAILS	03

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

- NOTES:
1. NO ISOLATION JOINT MATERIAL BETWEEN CURB & LANDING/WALK.
 2. WALK/LANDINGS CROSS SLOPE 2% MAX.
 3. LANDINGS TO BE 2% (1:50) MAX. SLOPE IN ALL DIRECTIONS.
 4. RAMP SLOPE 8.33% (1:12) MAX. LONG. 2% (1:50) MAX. CROSS
 5. LENGTH OF RAMP 5'-0" MIN. TO 15'-0" MAX.
 6. DOWELS BETWEEN CURB & DRIVE/WALK SHALL BE #4 x 18" @ 12" O.C. - EPOXY COATED.

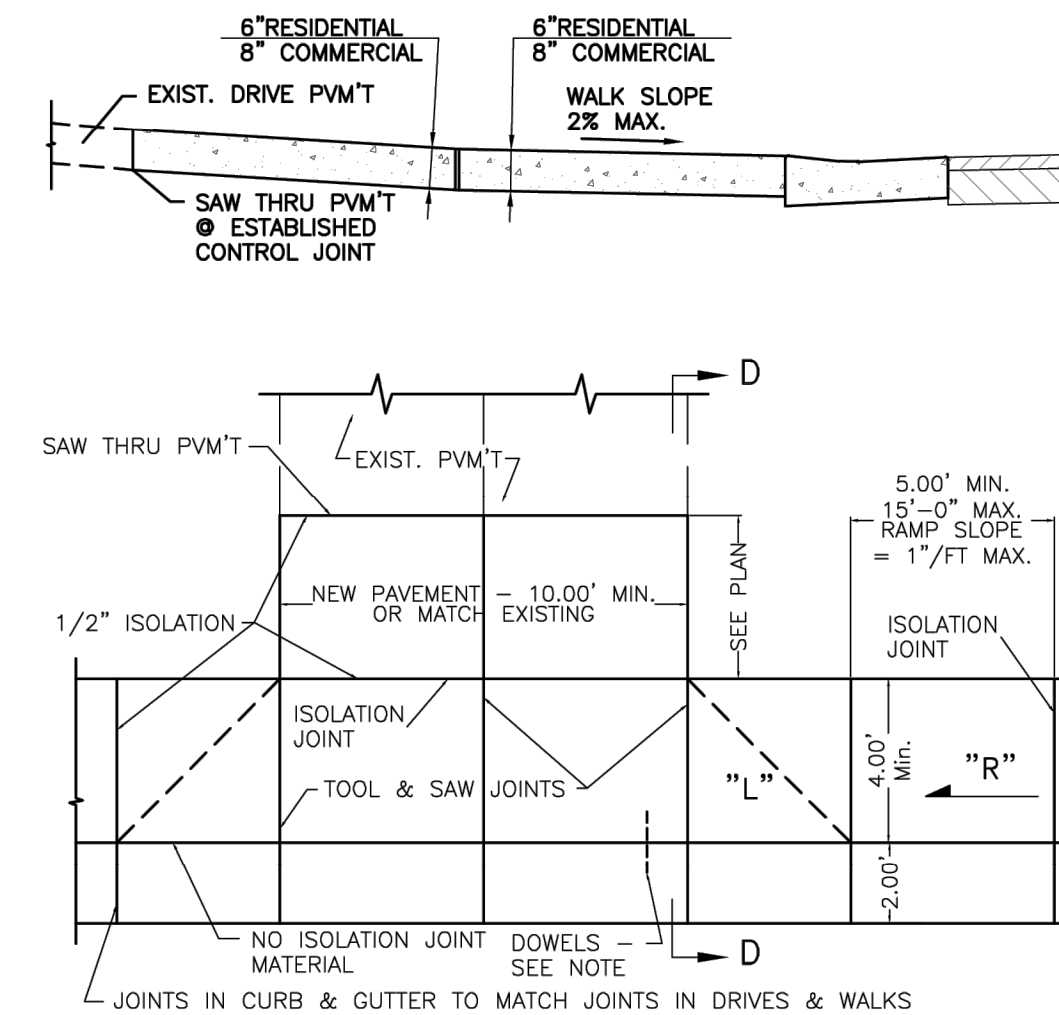
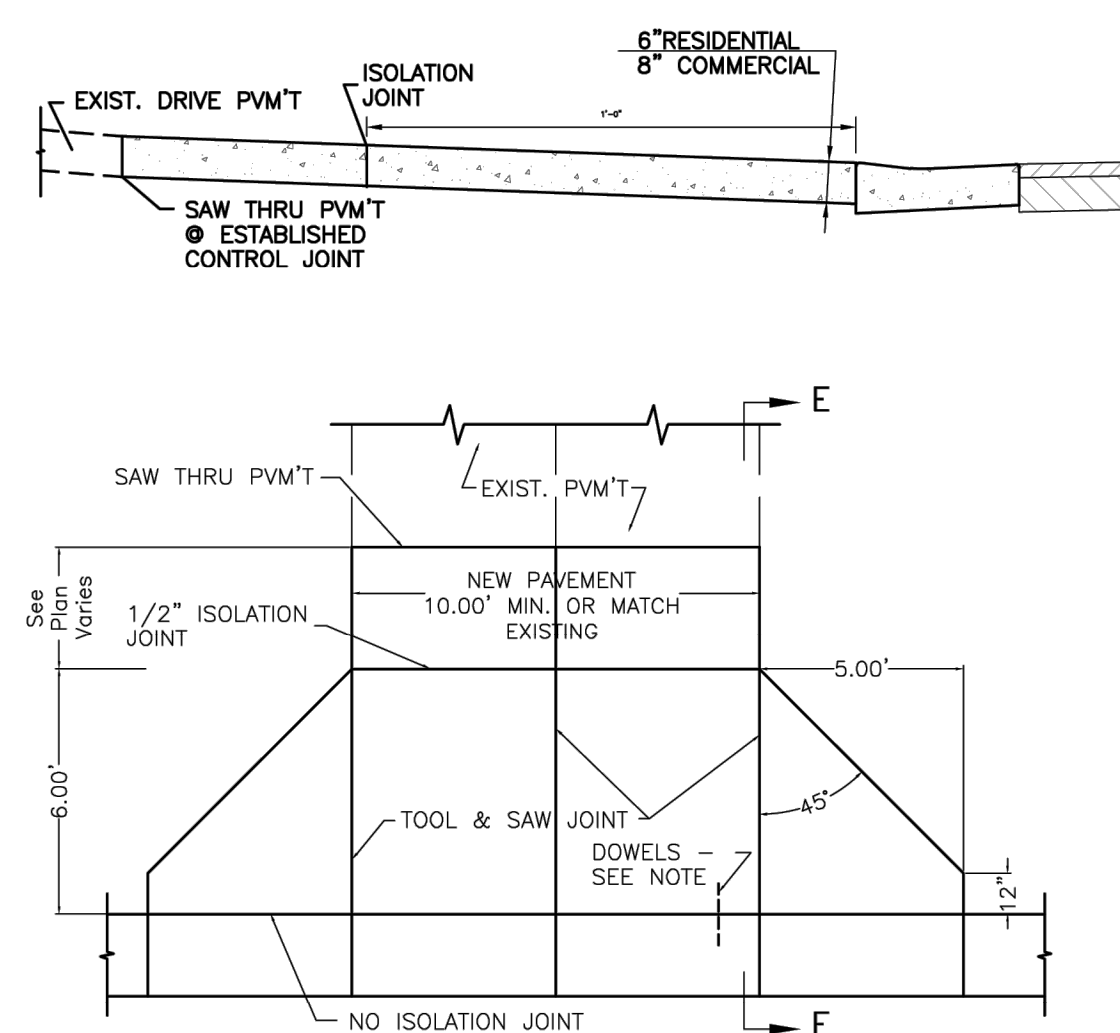
DETECTABLE WARNING PLATES TO BE DURALAST CAST IRON.
EJCO.COM 1.800.626.4653
RADIAL PLATES ARE REQUIRED WHEN INSTALLED AT BACK OF
CURB ALONG CURVES. SEE PLAN FOR LOCATIONS AND RADIUS.
INSTALL PER MANUFACTURES INSTRUCTIONS.

SECTION B-B
N.T.S.SECTION C-C
N.T.S.

E = PROVIDE ELEVATION

CITY of WESTWOOD KANSAS	
ADA RAMP - TYPE A	
PUBLIC WORKS DEPARTMENT	01
STANDARD DETAILS	01

- NOTES:
1. CURB JOINTS TO MATCH DRIVE JOINTS. NEW DRIVE MATERIAL & SURFACE SHALL MATCH EXISTING DRIVE.
 2. ASPHALT DRIVES SHALL HAVE 4" THICK BASE, APWA 1-01 OR 2-01.
 3. SURFACE COURSE SHALL BE APWA 3-01.
 4. REINF. DOWELS BETWEEN CURB & DRIVE/WALK SHALL BE #4x18" @ 12" O.C. - EPOXY COATED FOR ALL CONCRETE DRIVE APPROACHES.
 5. ALL TOOLED JOINTS SHALL BE TOOLED & SAWED TO A DEPTH OF 1/3 PAVEMENT THICKNESS.
 6. SLOPE ON ALL LANDINGS & DRIVE APPROACHES WITH SIDEWALKS TO BE 2% MAX. IN ALL DIRECTIONS.



CITY of WESTWOOD KANSAS	
DRIVEWAYS	
PUBLIC WORKS DEPARTMENT	04
STANDARD DETAILS	04

PROJECT NO.	DATE	BY	APP.
250712	08/21/26	DRINK, JTK	
CHECKED BY	APPROVED BY		
CORPORATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING-200701028			
ENGINEERING-200700038			

SHEET

C400

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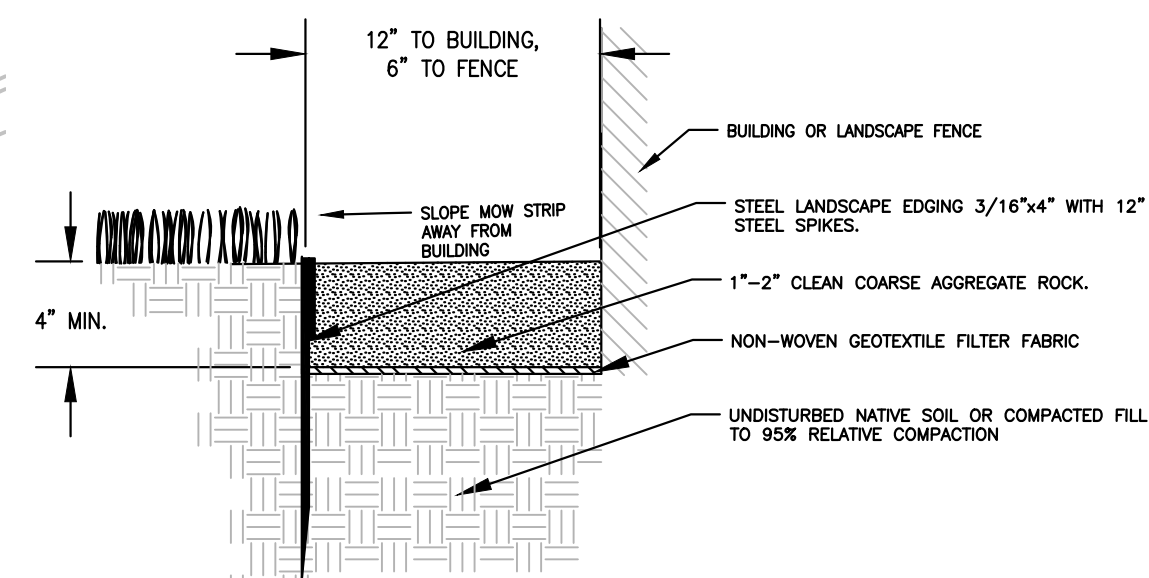
LANDSCAPE PLAN
WESTWOOD RESERVE
2511 W 50TH STREET
WESTWOOD, KANSAS 66205

No.	Date	By	App.
PROJECT NO. 250712	DATE: 08/25/26	DRAWN: MCM	
CHECKED: LOW	APPROVED: DEU		
CONSISTENT OF AUTHORIZATION			
LAND SURVEYING - LS-82			
LANDSCAPE ARCHITECTURE - LA-01			
MECHANICAL - ME-01			
ELECTRICAL - EL-01			
PLUMBING - PL-01			
REVISIONS			

SHEET
L100

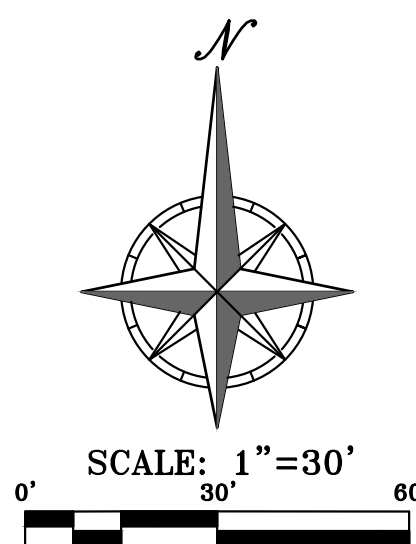
PLANT SCHEDULE

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



DECORATIVE AGGREGATE MOW STRIP

NTS



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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
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Know what's below.
Call before you dig.



CULTURED LIMESTONE

LAP SIDING, PAINTED

STUCCO

ASPHALT SHINGLES

METAL ROOF

BRICK, PAINTED

WESTWOOD
2511 W 50TH ST. WESTWOOD, KS

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

REVISION HISTORY

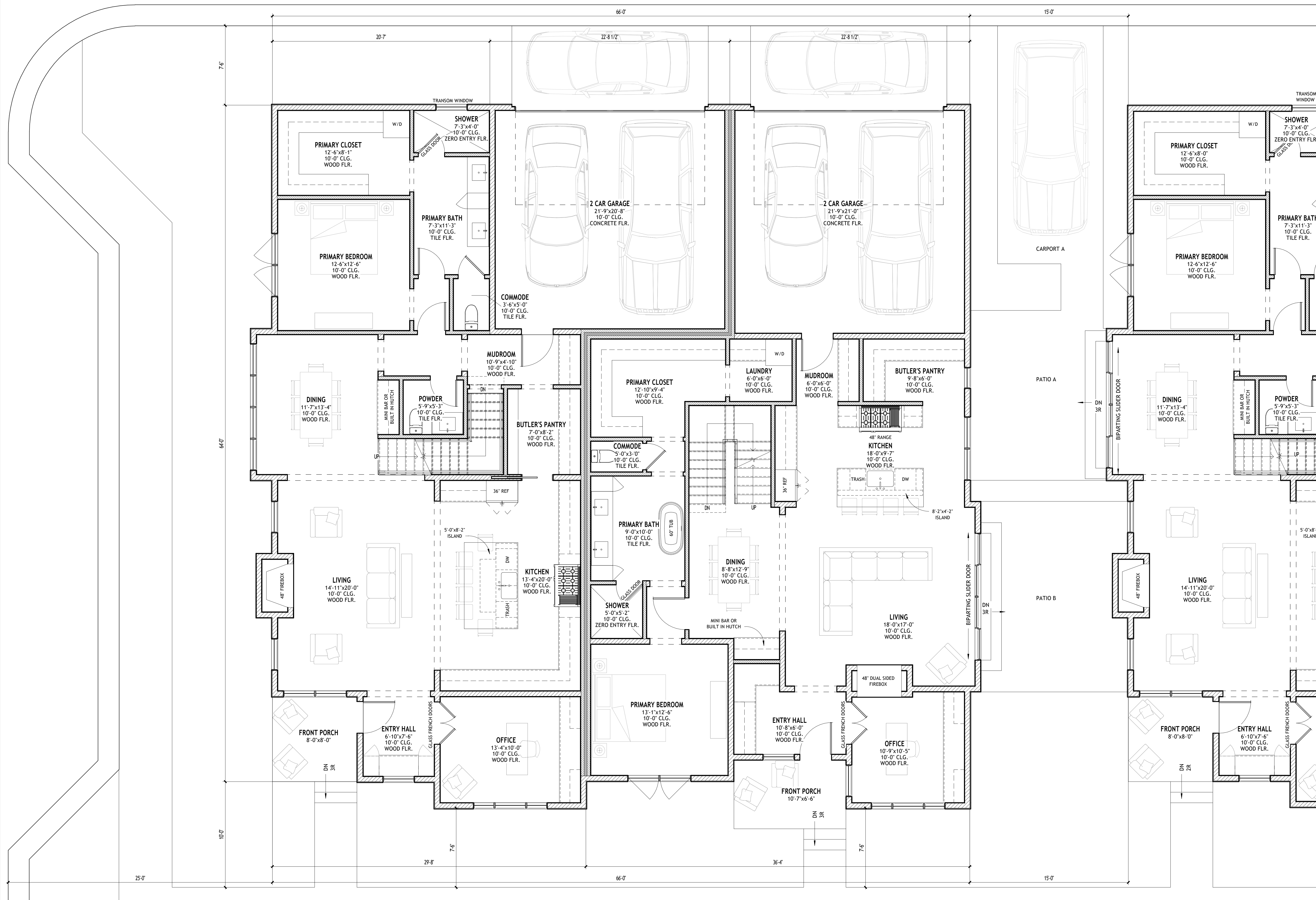
NO.	DESCRIPTION	DATE
0		

SQUARE FOOTAGE TABLE

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

1 - TOWNHOMES A&B

A1



WESTWOOD

2511 W 50TH ST. WESTWOOD, KS

REVISION HISTORY

SQUARE FOOTAGE TABLE

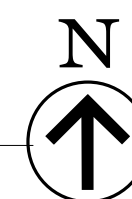
TOWNHOME B	
------------	--

TOWNHOME C	
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2 - TOWNHOMES A&B

A2



1 BUILDING 2 - TOWNHOMES A & B
SCALE: 1/4" = 1'-0"

WESTWOOD

2511 W 50TH ST. WESTWOOD, KS

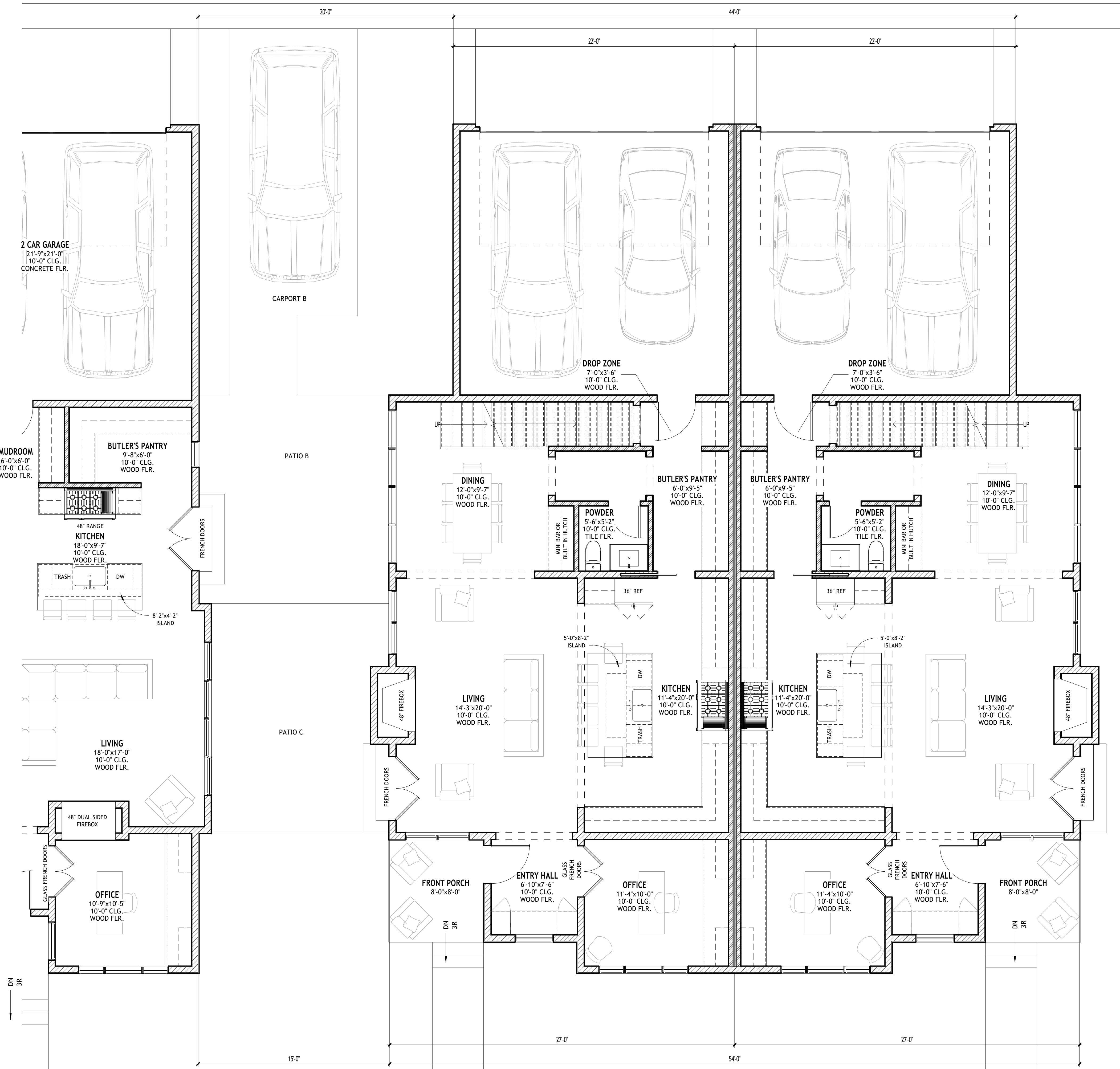
PRINT DATE: 7/14/2026 2:57:17 PM

REVISION HISTORY		
NO.	DESCRIPTION	DATE
0		

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

3 - TOWNHOMES C

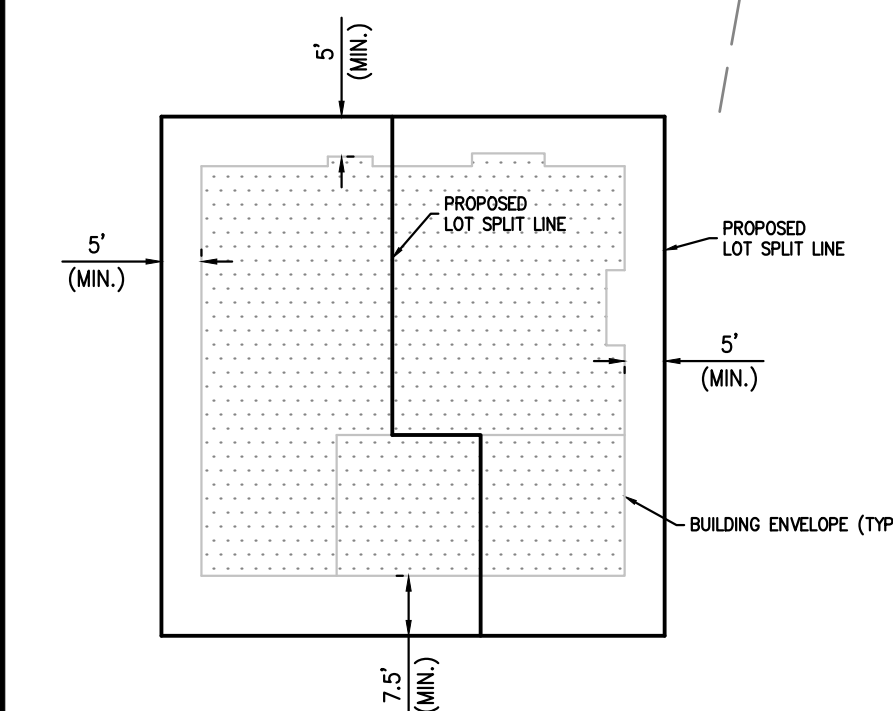
A3



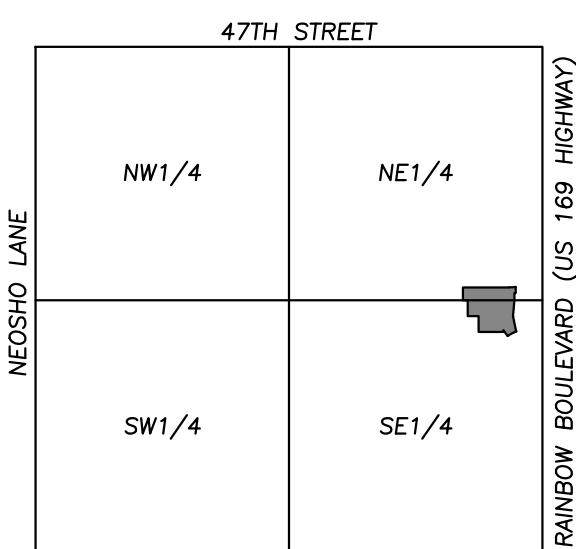
PRELIMINARY PLAT OF WESTWOOD RESERVE

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

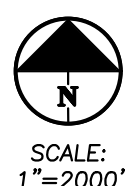
LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
1	13941.21	0.3200
2	9836.15	0.2258
3	9282.92	0.2131
4	9288.44	0.2132
5	9327.10	0.2141
6	7876.81	0.1808
7	8193.72	0.1881
8	8364.55	0.1920
9	5304.30	0.1218
10	6652.44	0.1527
11	7160.25	0.1644
12	7485.73	0.1718
13	6611.69	0.1518
14	6611.69	0.1518
15	5920.69	0.1359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



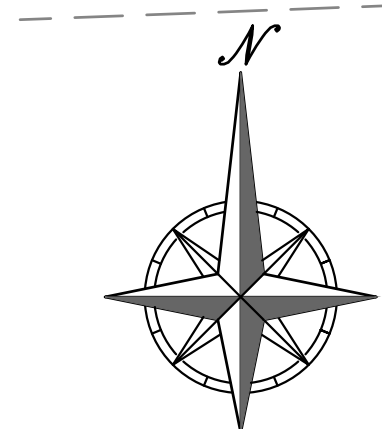
**TYPICAL TOWNHOME LOT SPLIT
AFTER CONSTRUCTION**
SCALE: 1" = 30'



VICINITY MAP
SEC. 3-12-25



SCALE: 1" = 2000'



SCALE: 1" = 40'

BEARING BASIS: KANSAS STATE PLANE
1983 NORTH ZONE #1501

LEGEND

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

AREA "A" DETAIL

SCALE: 1" = 40'
2 PARALLEL PARKING STALLS

AREA "B" DETAIL

SCALE: 1" = 40'
2 PARALLEL PARKING STALLS

AREA "C" DETAIL

SCALE: 1" = 40'
1 PARALLEL PARKING STALLS

NOTE:

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

AREA "E" DETAIL

SCALE: 1" = 40'
8 PARALLEL PARKING STALLS

AREA "D" DETAIL

SCALE: 1" = 40'
8 PARALLEL PARKING STALLS

DESCRIPTION (PER DEED)

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

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

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

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

SURVEYOR'S SUGGESTED DESCRIPTION

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

BEGINNING AT NORTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 50TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE NORTH LINE OF LOTS 14 THROUGH 4, BLOCK 1 OF SAID SWATZELL ADDITION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 50TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 87°43'22" E, A DISTANCE OF 480.00 FEET; THENCE EAST, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 89°04'45" E AND A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 70.20 FEET; THENCE S 02°17'01" E, ALONG THE EAST LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 61.22 FEET TO THE SOUTHEAST CORNER OF THE LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE S 87°43'25" W, ALONG THE SOUTH LINE OF LOT 4, BLOCK 1 OF SAID SWATZELL ADDITION, A DISTANCE OF 13.15 FEET; THENCE S 27°17'01" E, A DISTANCE OF 75.00 FEET; THENCE S 87°43'25" W, A DISTANCE OF 1.30 FEET; THENCE S 24°16'16" W, A DISTANCE OF 166.04 FEET; THENCE S 13°48'23" E, A DISTANCE OF 165.79 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF W. 51ST STREET, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 12, BLOCK 1 OF SAID KLASSEN PLACE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET, A DISTANCE OF 53.61 FEET; THENCE S 87°43'40" W, ALONG THE NORTH LINE OF LOT 11, BLOCK 1 OF SAID KLASSEN PLACE AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W. 51ST STREET AND ITS EASTERLY EXTENSION, A DISTANCE OF 270.54 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 1 AND NORTH MOST CORNER OF LOT 10, BLOCK 1 OF SAID KLASSEN PLACE, SAID POINT ALSO BEING ON THE EAST PLAT LINE OF WESTWOOD ESTATES, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 21°55'52" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID WESTWOOD ESTATES; THENCE S 87°43'33" W, ALONG THE NORTH PLAT LINE OF SAID WESTWOOD ESTATES, A DISTANCE OF 112.30 FEET TO THE SOUTHEAST PLAT CORNER OF LOCKWOOD COURT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS; THENCE N 21°55'52" W, ALONG THE EAST PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 165.37 FEET TO THE NORTHEAST PLAT CORNER OF SAID LOCKWOOD COURT; THENCE S 87°43'25" W, ALONG THE NORTH PLAT LINE OF SAID LOCKWOOD COURT, A DISTANCE OF 50.33 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID SWATZELL ADDITION; THENCE N 27°17'01" W, ALONG THE EAST LINE OF SAID SWATZELL ADDITION, A DISTANCE OF 132.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9359 ACRES, MORE OR LESS, UNPLATTED LAND.

SITE DATA TABLE:

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

PROJECT NOTE:

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

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF WESTWOOD, COMMUNITY NO. 200179, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00106, AND DATED AUGUST 3, 2009.

PLANNED RESIDENTIAL CLUSTER DISTRICT ZONING:

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

OWNER/DEVELOPER OF RECORD:

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

ENGINEER/APPLICANT:

ATTN: JUDO CLAUSSEN, PE
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155
(913) 393-1166 FAX



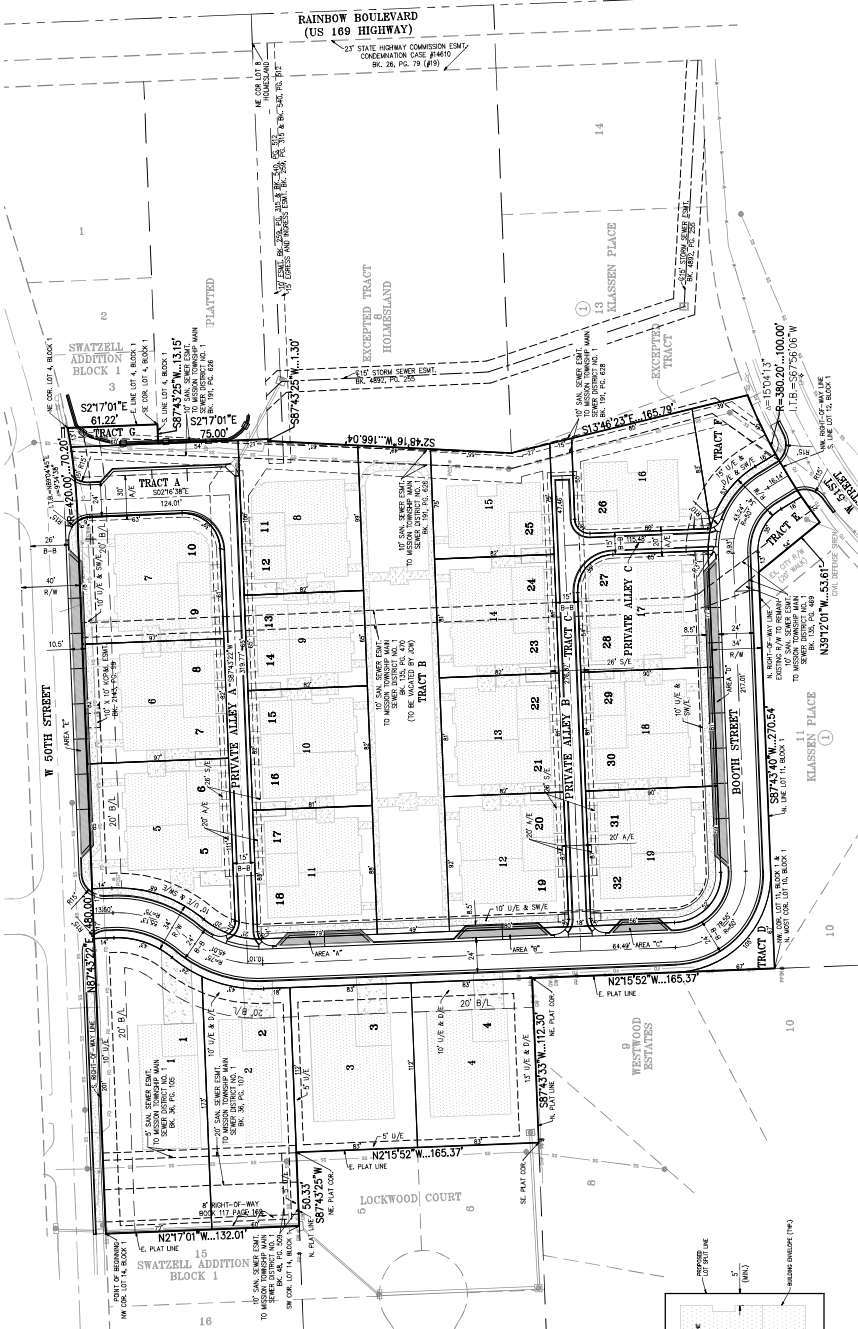
PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

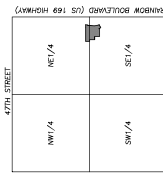
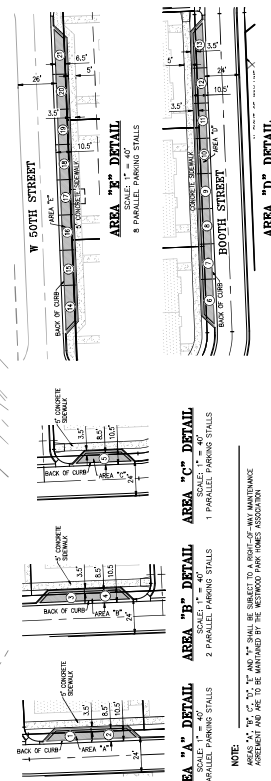
PRELIMINARY PLAT OF

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

LQR Metrics	
PARAM.	AREA (A2)
1	1.5847E-15
2	9.0461E-15
3	4.0362E-12
4	4.2064E-14
5	3.0271E-10
6	7.8978E-10
7	8.0167E-11
8	8.0445E-10
9	6.0361E-10
10	4.6651E-14
11	7.0625E-15
12	4.4663E-14
13	6.0169E-10
14	5.6016E-10
15	9.0250E-10
16	6.4471E-10
17	7.5093E-10
18	7.5093E-10
19	8.0330E-10
20	2.1506E-14
BOAT	4.4301E-10
ROB	2.0816E-11
SWIFT	9.0171E-10
SWIFT A	1.0326E-10
SWIFT B	1.0326E-10
SWIFT C	1.0326E-10
SWIFT D	1.0326E-10
SWIFT E	1.0326E-10
SWIFT F	1.0326E-10
SWIFT G	7.9343E-10



**TYPICAL TOWNHOME LOT SPLIT
AFTER CONSTRUCTION**

VICINITY MAP
SEC. 3-12-25

NOTE: AREAS "A", "B", "C", "D", "E" AND "F" SHALL BE SUBJECT TO A RIGHT-OF-WAY MAINTENANCE

AREA "A" DETAIL
SCALE: 1" = 40'

AREA "B" DETAIL
SCALE: 1" = 40'

AREA "C" DETAIL
SCALE: 1" = 40'

CONCRETE IF SIZE MAJOR

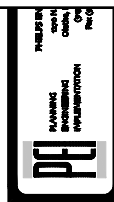
AREA "D" DETAIL.

SCALE: 1" = 40'

5 PARALLEL PARKING STALLS

33

Item B. Section VI, Item



OWNER/DEVELOPER OF RECORD: _____

HUNT MIDWEST REAL ESTATE DEVELOPMENT INC.
ATTN: JONATHAN BERKE
1881 MAIN ST STE 200,
KANSAS CITY, MO 64108
(816) 459-4231
JBERKE@HUNTMIDWEST.COM

ENGINEER / APPLICANT:

ATTN: JUD CLAUSSIN, PE
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155

33