

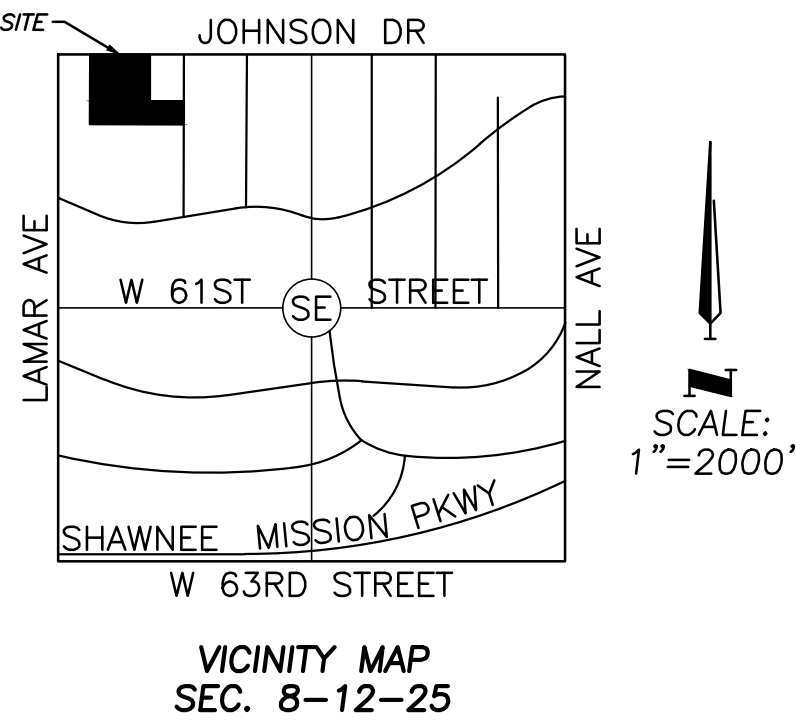
FINAL DEVELOPMENT  
PLAN  
MISSION TRAILS  
MISSION, KANSAS

CIVIL SHEET INDEX	
SHEET #	DESCRIPTION
C001	EXISTING CONDITIONS
C002	GENERAL LAYOUT
C003	SITE PLAN
C004	GRADING & UTILITY PLAN
C005	TURNING TEMPLATE

DESIGN PROFESSIONAL: SHAFER, KLINE, & WARREN INC.  
CONTACT NAME: MATTHEW KIST, P.E.  
ADDRESS: 11250 CORPORATE AVENUE  
LENEXA, KS 66219  
PHONE: 913.888.7800  
EMAIL: MATT.KIST@SKW-INC.COM

OWNER  
6201 JOHNSON INC.  
4520 MADISON AVE. APT. 300  
KANSAS CITY, MO 64111  
PHONE: (816) 268-2434

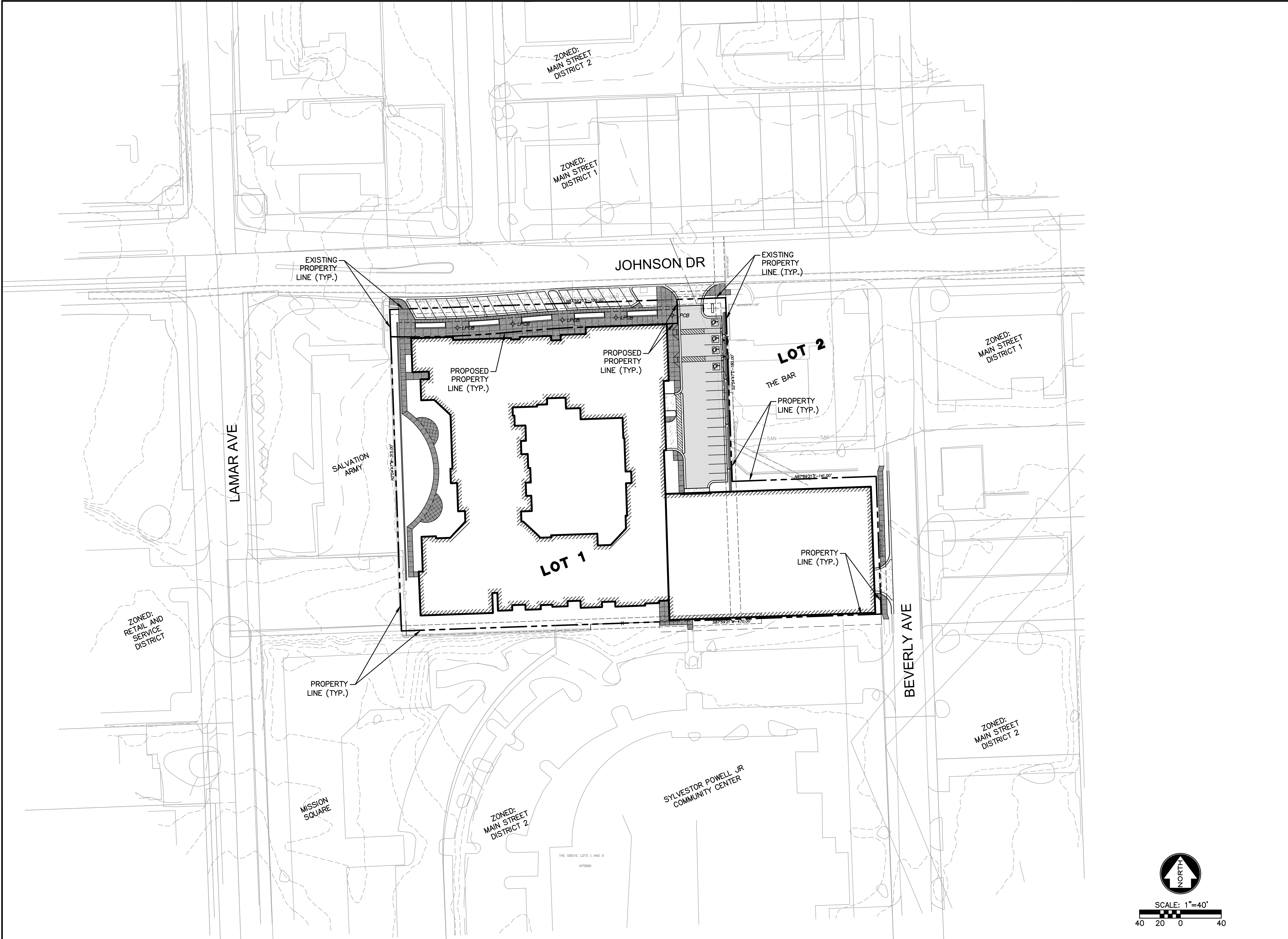
EXISTING LEGAL DESCRIPTION:  
PROPOSED LOT 1 OF DOWNTOWN MISSION, A  
SUBDIVISION IN THE NORTHWEST 1/4 OF THE  
SOUTHEAST QUARTER OF SECTION 8-12-25, IN  
THE CITY OF MISSION, JOHNSON COUNTY, KANSAS,  
CONTAINING 2.8161 ACRES MORE OR LESS.  
(FINAL PLAT BY OTHERS)



- DEMOLITION NOTES:
- IN GENERAL, ALL EXISTING FEATURES WITHIN THE SITE ARE TO BE REMOVED.







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project title

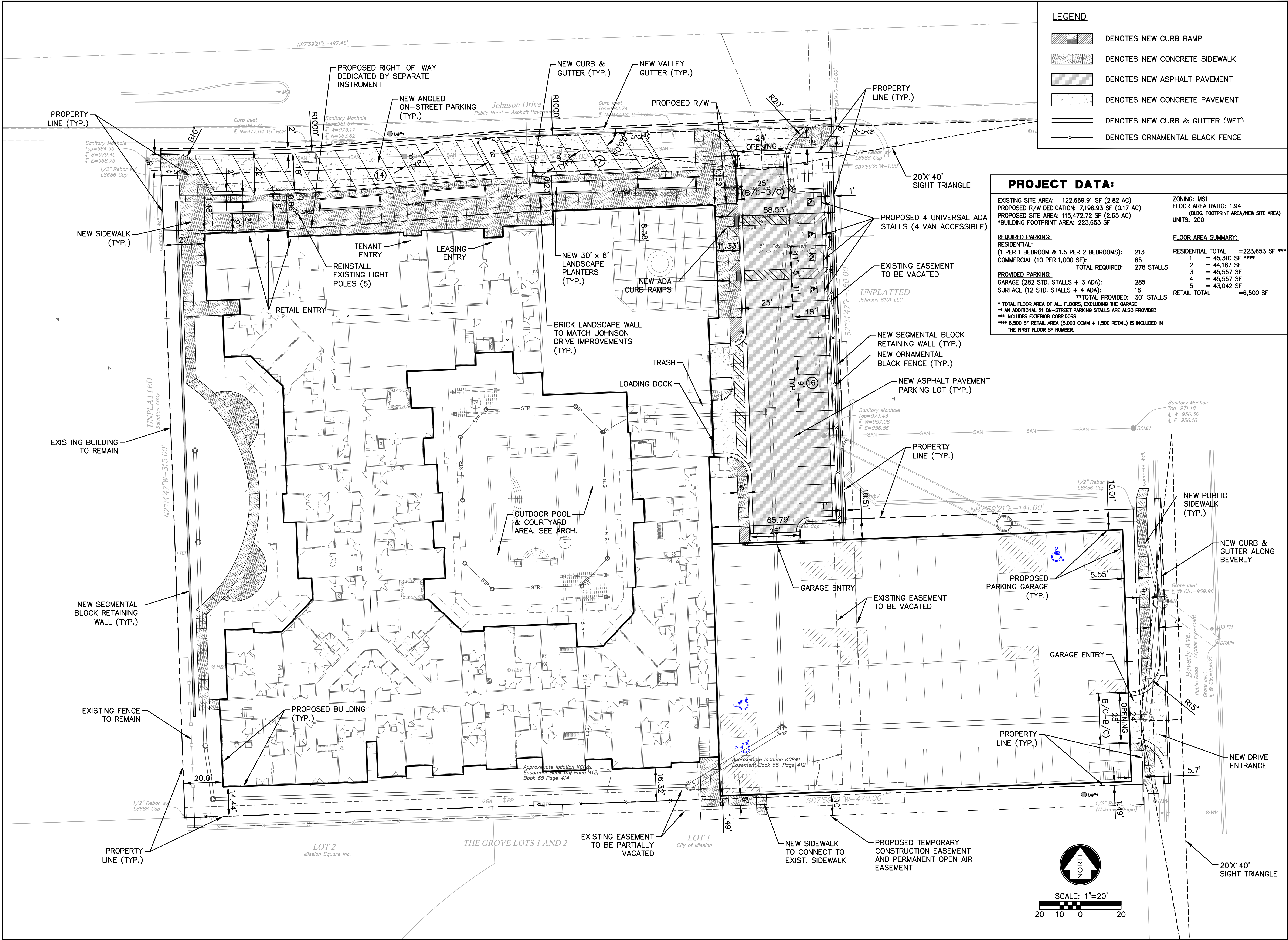
MISSION TRAILS  
JOHNSON DRIVE  
MISSION, KS

project number  
17042.001  
drawing issuance  
FDP SUBMITTAL 07.17.17  
drawing revisions  
No. Description: Date:

professional seal  
CIVIL ENGINEER  
**SKW**  
SHAUN K. KLINE, P.E. ARREN INC.  
1111 CORPORATE AVE.  
LENEXA, KS 66150  
P: 913.649.8181 F: 913.649.1275  
WWW.SKW-INC.COM

drawing title  
GENERAL LAYOUT  
drawing number  
**C002**





- LEGEND**
- DENOTES NEW CURB RAMP
  - DENOTES NEW CONCRETE SIDEWALK
  - DENOTES NEW ASPHALT PAVEMENT
  - DENOTES NEW CONCRETE PAVEMENT
  - DENOTES NEW CURB & GUTTER (WET)
  - DENOTES ORNAMENTAL BLACK FENCE

**PROJECT DATA:**

EXISTING SITE AREA: 122,669.91 SF (2.82 AC)	ZONING: MS1
PROPOSED R/W DEDICATION: 7,196.93 SF (0.17 AC)	FLOOR AREA RATIO: 1.94
PROPOSED SITE AREA: 115,472.72 SF (2.65 AC)	(BLDG. FOOTPRINT AREA/NEW SITE AREA)
*BUILDING FOOTPRINT AREA: 223,653 SF	UNITS: 200
<b>REQUIRED PARKING:</b>	
RESIDENTIAL:	FLOOR AREA SUMMARY:
(1 PER 1 BEDROOM & 1.5 PER 2 BEDROOMS): 213	RESIDENTIAL TOTAL = 223,653 SF ***
COMMERCIAL (10 PER 1,000 SF): 65	1 = 45,310 SF ****
TOTAL REQUIRED: 278 STALLS	2 = 44,187 SF
<b>PROVIDED PARKING:</b>	
GARAGE (282 STD. STALLS + 3 ADA): 285	3 = 45,557 SF
SURFACE (12 STD. STALLS + 4 ADA): 16	4 = 45,557 SF
TOTAL PROVIDED: 301 STALLS	5 = 43,042 SF
RETAIL TOTAL = 6,500 SF	
*** TOTAL FLOOR AREA OF ALL FLOORS, EXCLUDING THE GARAGE	
** AN ADDITIONAL 21 ON-STREET PARKING STALLS ARE ALSO PROVIDED	
*** INCLUDES EXTERIOR CORRIDORS	
**** 6,500 SF RETAIL AREA (5,000 COMM + 1,500 RETAIL) IS INCLUDED IN THE FIRST FLOOR SF NUMBER.	

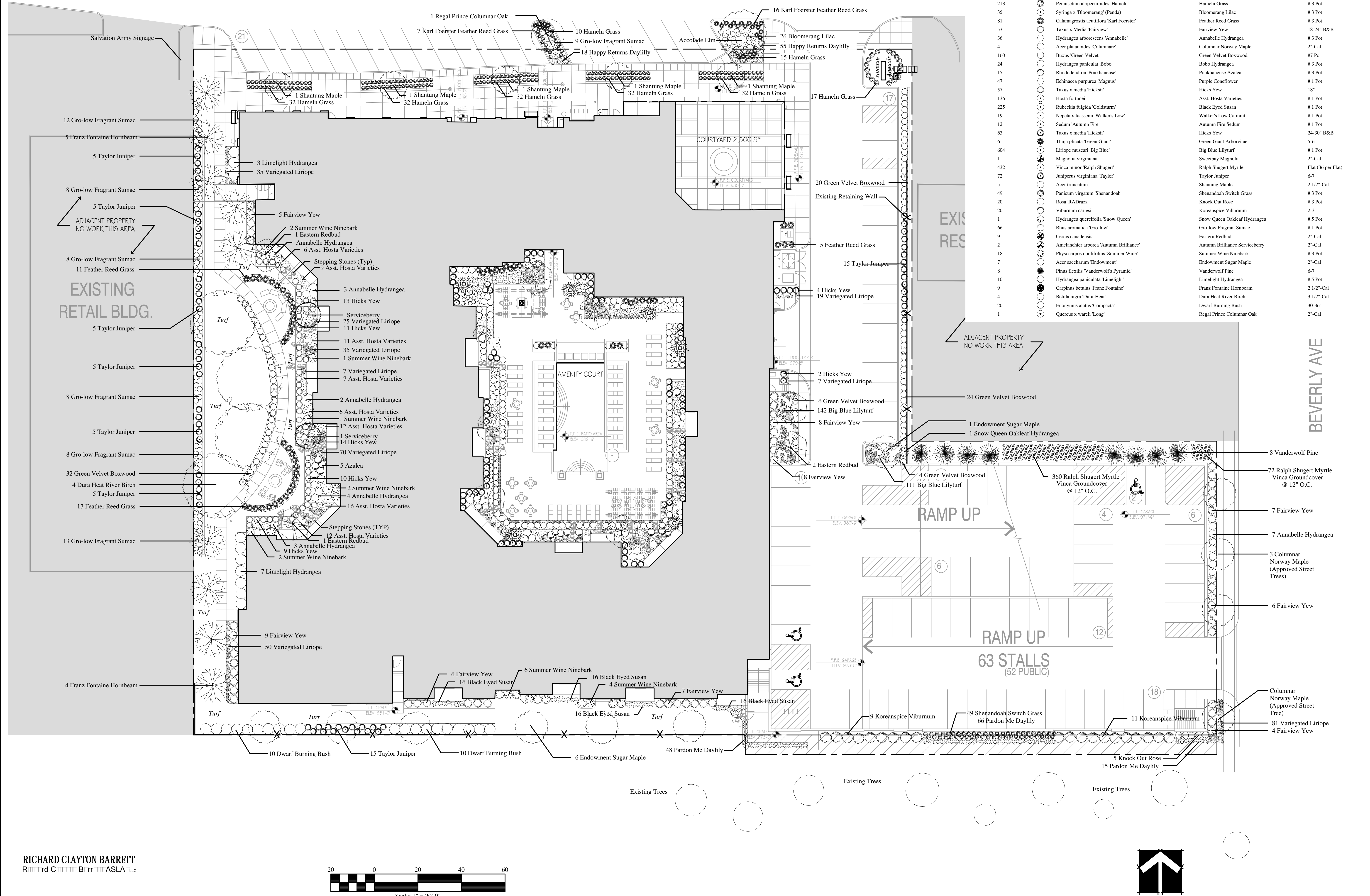






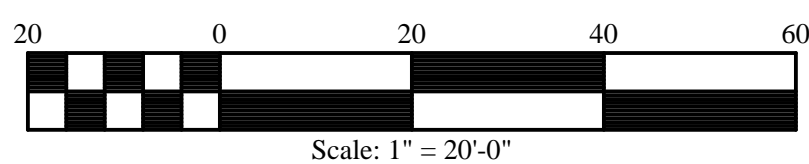






PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
129	○	Hemerocallis 'Pardon Me'	Pardon Me Daylily	# 1 Pot
587	○	Liriope muscari 'Variegata'	Variegated Liriope	# 1 Pot
73	○	Hemerocallis 'Happy Returns'	Happy Returns Daylily	# 1 Pot
1	○	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	2'-Cal
213	○	Pennisetum alopecuroides 'Hameln'	Hameln Grass	# 3 Pot
35	○	Syringa x 'Bloomerang' (Penda)	Bloomerang Lilac	# 3 Pot
81	○	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	# 3 Pot
53	○	Taxus x media 'Fairview'	Fairview Yew	18-24" B&B
36	○	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	# 3 Pot
4	○	Acer platanoides 'Columnare'	Columnar Norway Maple	2'-Cal
160	○	Buxus 'Green Velvet'	Green Velvet Boxwood	#7 Pot
24	○	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	# 3 Pot
15	○	Rhododendron 'Poukhanense'	Poukhanense Azalea	# 3 Pot
47	○	Echinacea purpurea 'Magnus'	Purple Coneflower	# 1 Pot
57	○	Taxus x media 'Hicksii'	Hicks Yew	18"
136	○	Hosta fortunei	Asst. Hosta Varieties	# 1 Pot
225	○	Rubecula fulgida 'Goldsturm'	Black Eyed Susan	# 1 Pot
19	○	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	# 1 Pot
12	○	Sedum 'Autumn Fire'	Autumn Fire Sedum	# 1 Pot
63	○	Taxus x media 'Hicksii'	Hicks Yew	24-30" B&B
6	○	Thuja plicata 'Green Giant'	Green Giant Arborvitae	5'-6'
604	○	Liriope muscari 'Big Blue'	Big Blue Liliyturf	# 1 Pot
1	○	Magnolia virginiana	Sweetbay Magnolia	2'-Cal
432	○	Vinca minor 'Ralph Shugert'	Ralph Shugert Myrtle	Flat (36 per Flat)
72	○	Juniperus virginiana 'Taylor'	Taylor Juniper	6-7'
5	○	Acer truncatum	Shantung Maple	2 1/2"-Cal
49	○	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	# 3 Pot
20	○	Rosa 'RADRAZZ'	Knock Out Rose	# 3 Pot
20	○	Viburnum carlesii	Koreanspice Viburnum	2-3'
1	○	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	# 5 Pot
66	○	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	# 1 Pot
9	○	Cercis canadensis	Eastern Redbud	2'-Cal
2	○	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Serviceberry	# 3 Pot
18	○	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	# 3 Pot
7	○	Acer saccharum 'Endowment'	Endowment Sugar Maple	2'-Cal
8	○	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	6-7'
10	○	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	# 5 Pot
9	○	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	3 1/2"-Cal
4	○	Betula nigra 'Dura-Heat'	Dura Heat River Birch	30-36"
20	○	Eionymus alatus 'Compacta'	Dwarf Burning Bush	2'-Cal
1	○	Quercus x wareii 'Long'	Regal Prince Columnar Oak	2'-Cal

RICHARD CLAYTON BARRETT  
Registered Professional Landscape Architect  
ASLA



North Arrow  
Overland Park, KS  
Project Address

## LANDSCAPE ARCHITECTURAL SITE PLAN

**kloverarchitects**  
incorporated

10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210  
PH: 913.649.8161 • FX: 913.649.1275 • www.klover.net

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REVISIONS SHALL be in this form of a revised set of drawings. REVISIONS SHALL be in this form of a revised set of drawings. REVISIONS SHALL be in this form of a revised set of drawings.

project title

MISSION TRAILS		
JOHNSON DRIVE MISSION, KS		
project number		
17042.001		
drawing issuance		
FDP SUBMITTAL 07.17.17		
drawing revisions		
No.	Description	Date
Resubmittal		8/11/17
Resubmittal		8/23/17

professional seal

drawing title  
LANDSCAPE PLAN




drawing number

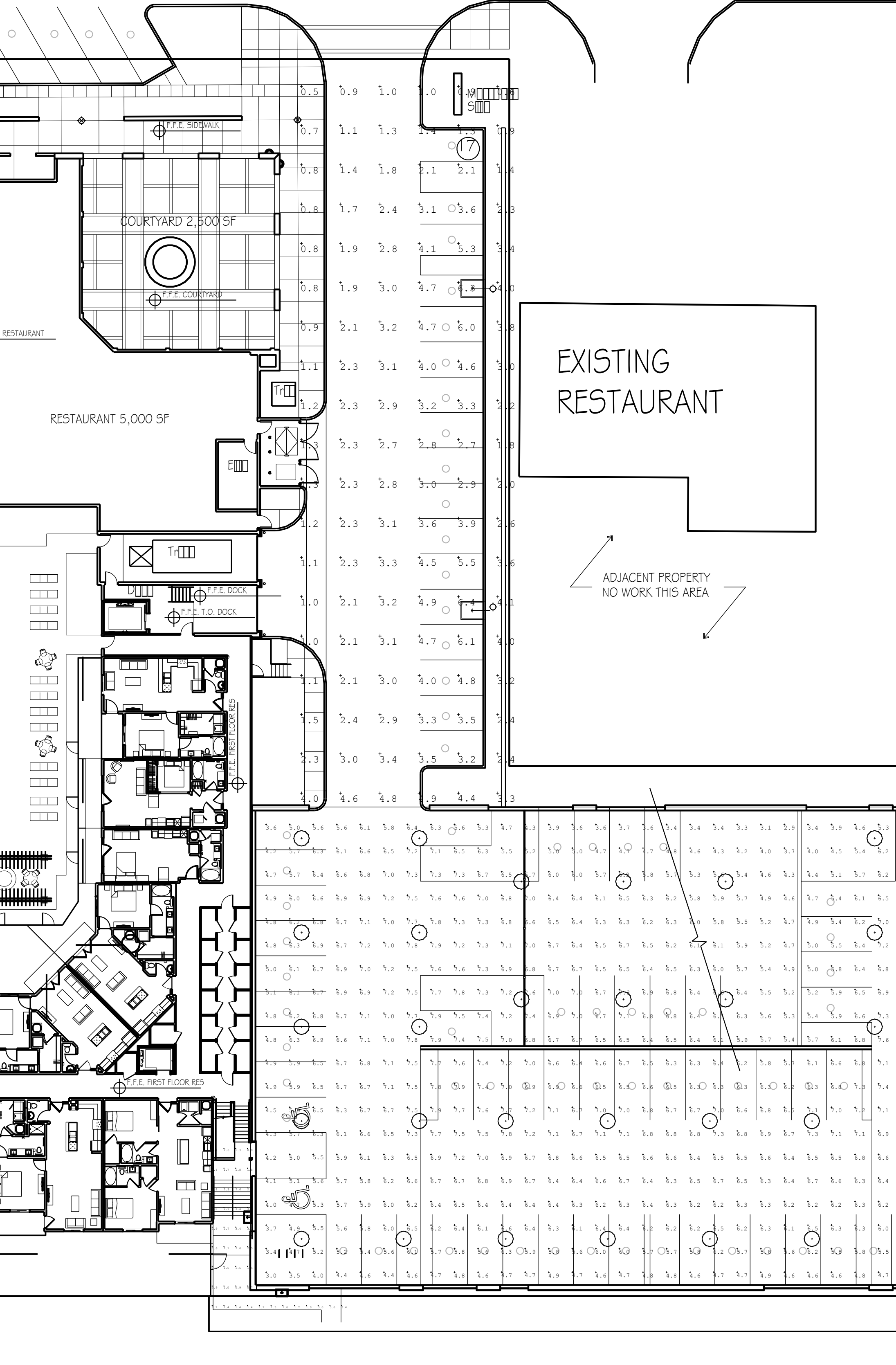
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	LT-7	SINGLE	N.A.	0.900	ECF-S-48L-1A-WW-G2-3/20' pole
	34	UFO-58WLED	SINGLE	N.A.	0.900	UFO-58WLED-UNIV-30
	8	104L-16L-530	SINGLE	N.A.	0.900	104L-16L-530-NW-G1-3
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
east garage sidewalk	Illuminance	Fc	2.23	4.5	0.7	3.19
level 1 garage	Illuminance	Fc	6.15	7.9	2.9	2.12
NW corner sidewalk	Illuminance	Fc	2.01	3.1	0.9	2.23
south garage sidewalk	Illuminance	Fc	1.98	3.6	0.7	2.83
surface parking	Illuminance	Fc	2.75	6.4	0.5	5.50



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MISSION TRAILS  
JOHNSON DRIVE  
MISSION, KS

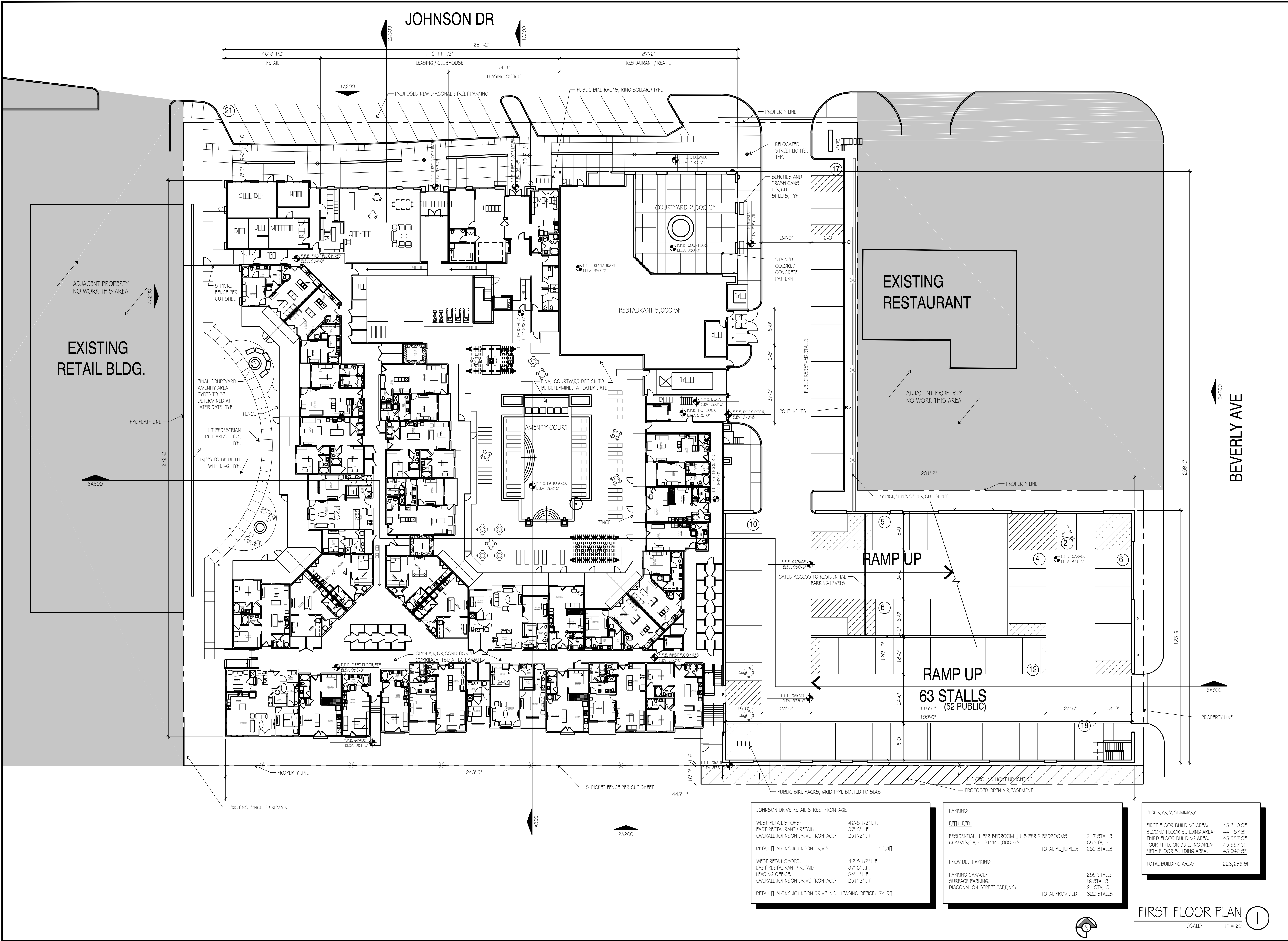
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FDP SUBMITTAL 07.17.17  
drawing revisions  
No. Description: Date:  
RESUBMITTAL 08/23/17

professionalseal

drawing title  
PHOTOMETRIC PLAN

drawing number  
00





JOHNSON DRIVE RETAIL STREET FRONTAGE		
WEST RETAIL SHOPS:	46'-8 1/2" L.F.	
EAST RESTAURANT / RETAIL:	87'-6" L.F.	
OVERALL JOHNSON DRIVE FRONTAGE:	251'-2" L.F.	
RETAIL $\square$ ALONG JOHNSON DRIVE:	53.4 $\square$	
WEST RETAIL SHOPS:	46'-8 1/2" L.F.	
EAST RESTAURANT / RETAIL:	87'-6" L.F.	
LEASING OFFICE:	54'-1" L.F.	
OVERALL JOHNSON DRIVE FRONTAGE:	251'-2" L.F.	
RETAIL $\square$ ALONG JOHNSON DRIVE INCL. LEASING OFFICE:	74.9 $\square$	

PARKING:		
REQUIRED:		
RESIDENTIAL: 1 PER BEDROOM $\square$ 1.5 PER 2 BEDROOMS:	217 STALLS	
COMMERCIAL: 1.0 PER 1,000 SF:	65 STALLS	
TOTAL REQUIRED:	282 STALLS	
PROVIDED PARKING:		
PARKING GARAGE:	285 STALLS	
SURFACE PARKING:	16 STALLS	
DIAGONAL ON-STREET PARKING:	21 STALLS	
TOTAL PROVIDED:	322 STALLS	

FLOOR AREA SUMMARY	
FIRST FLOOR BUILDING AREA:	45,310 SF
SECOND FLOOR BUILDING AREA:	44,187 SF
THIRD FLOOR BUILDING AREA:	45,557 SF
FOURTH FLOOR BUILDING AREA:	45,557 SF
FIFTH FLOOR BUILDING AREA:	43,042 SF
TOTAL BUILDING AREA:	223,653 SF

FIRST FLOOR PLAN 1  
SCALE: 1" = 20'



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JOHNSON DRIVE  
MISSION, KS

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17042.001

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professional seal

drawing title  
ARCHITECTURAL  
FLOOR PLAN

drawing number  
A 0



JOHNSON DR

EXISTING  
RETAIL BLDG.

ADJACENT PROPERTY  
NO WORK THIS AREA

PROPERTY LINE

RETAIL ENTRANCES

RESTAURANT 5,000 SF

COURTYARD 2,500 SF

AMENITY COURT

EXISTING  
RESTAURANT

ADJACENT PROPERTY  
NO WORK THIS AREA

BEVERLY AVE

RAMP UP

RAMP UP  
63 STALLS  
(52 PUBLIC)

PUBLIC RESERVED STALLS

PROPOSED OPEN AIR EASEMENT

ACCESS TO SYLVESTER POWELL COMMUNITY CENTER

- BUILDING CIRCULATION
- INTERNAL SITE CIRCULATION
- PUBLIC / RIGHT OF WAY CIRCULATION



PEDESTRIAN CIRCULATION PLAN

SCALE: 1" = 20'

1

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CIRCULATION PLAN  
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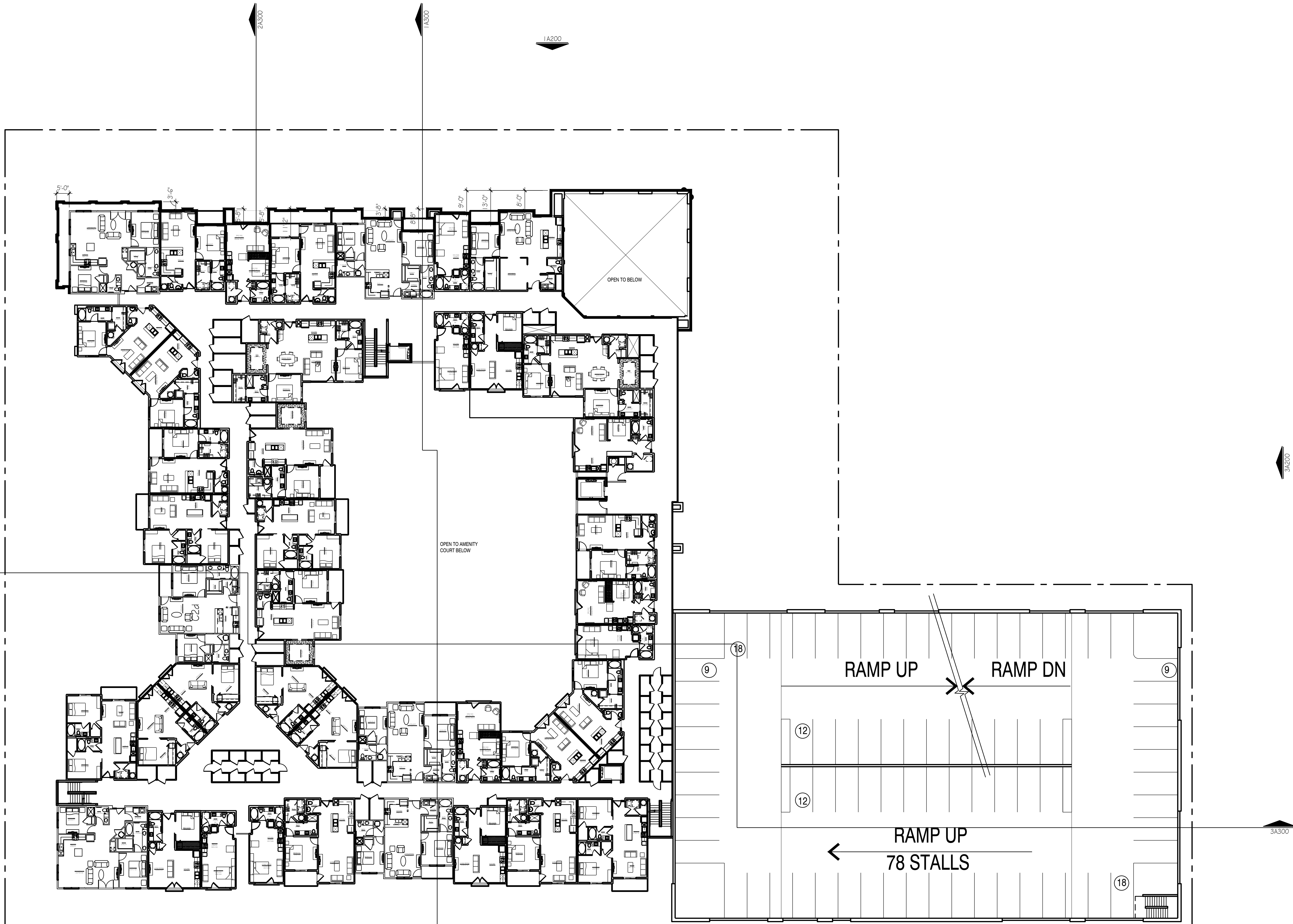
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ARCHITECTURAL  
FLOOR PLAN  
drawing number

A 0



FLOOR AREA SUMMARY

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SECOND FLOOR BUILDING AREA:	44,187 SF
THIRD FLOOR BUILDING AREA:	45,557 SF
FOURTH FLOOR BUILDING AREA:	45,557 SF
FIFTH FLOOR BUILDING AREA:	43,042 SF

TOTAL BUILDING AREA: 223,653 SF



SECOND FLOOR PLAN 1  
SCALE: 1" = 20'



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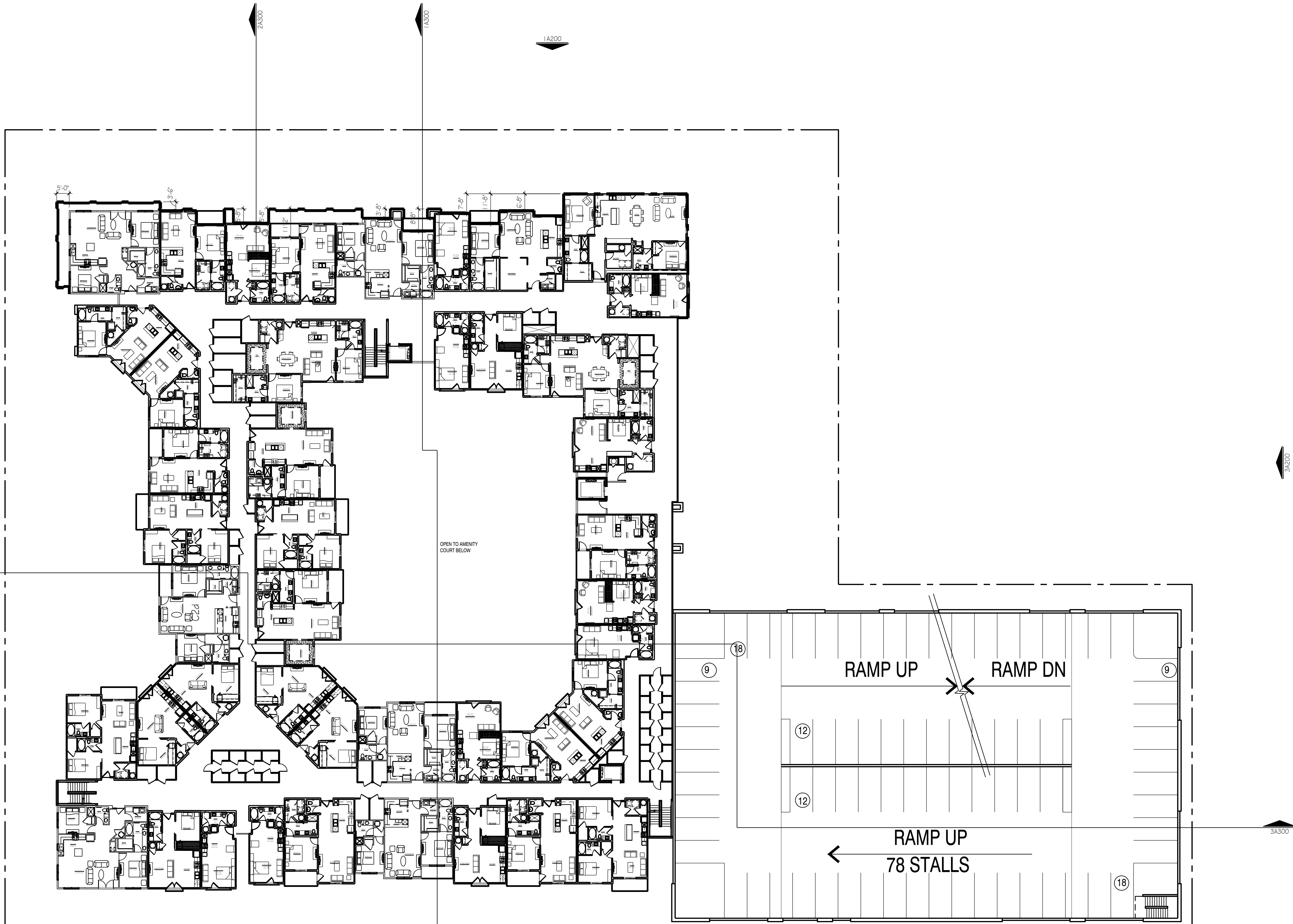
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ARCHITECTURAL  
FLOOR PLAN  
drawing number

A 30



FLOOR AREA SUMMARY

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FIFTH FLOOR BUILDING AREA: 43,042 SF

TOTAL BUILDING AREA: 223,653 SF

THIRD FLOOR PLAN  
SCALE: 1" = 20'





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**RELATED DOCUMENTS:** This Drawing is a single component of a integrated set of Construction Documents. General and Supplemental Conditions of the Contract, General Requirements, Specifications or other Drawings may affect the Work described. Failure to review or integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

Dimensions shown are in millimetres unless otherwise indicated.

project title

MISSION TRAILS

JOHNSON DRIVE  
MISSION, KS

project number

17042.00

drawing issuance

FDP SUBMITTAL 07.17.17

drawing revisions:

No.	Description:	Date:
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RESUBMITTAL 08/23/17

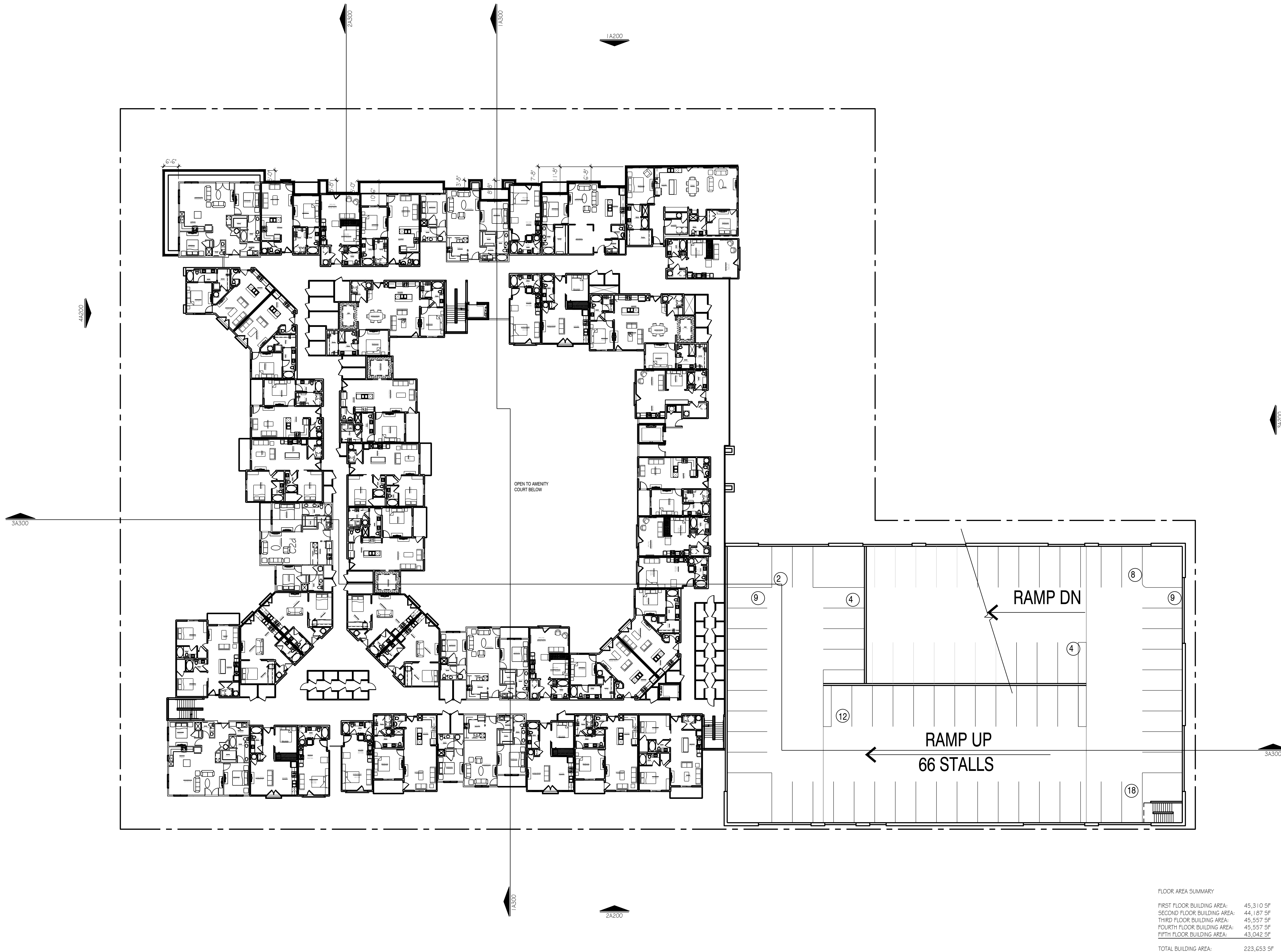
professional seal

drawing title

ARCHITECTURAL  
FLOOR PLAN

drawing number

A   O



FLOOR AREA SUMMARY

FIRST FLOOR BUILDING AREA: 45,310 SF  
SECOND FLOOR BUILDING AREA: 44,187 SF  
THIRD FLOOR BUILDING AREA: 45,557 SF  
FOURTH FLOOR BUILDING AREA: 45,557 SF  
FIFTH FLOOR BUILDING AREA: 43,042 SF

TOTAL BUILDING AREA: 223,653 SF



FOURTH FLOOR PLAN

SCALE: 1" = 20'







p r o j e c t t i t l e

JOHNSON DRIVE  
MISSION, KS

RESUBMITTAL 08/23/17

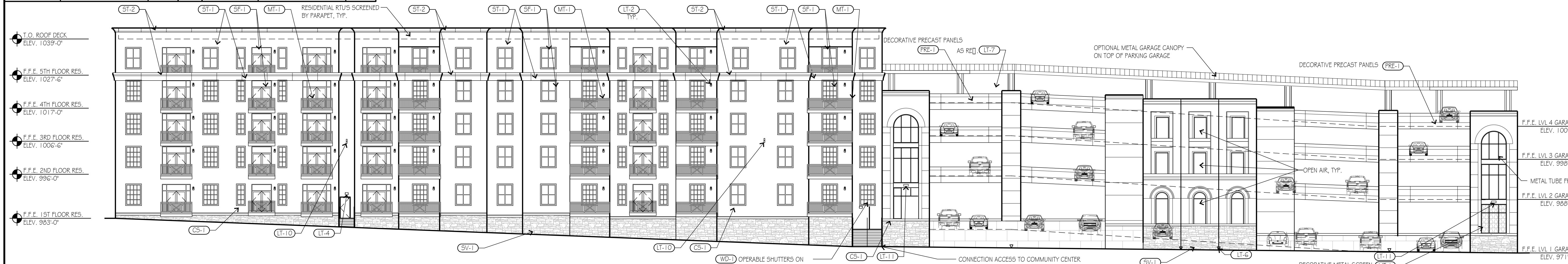
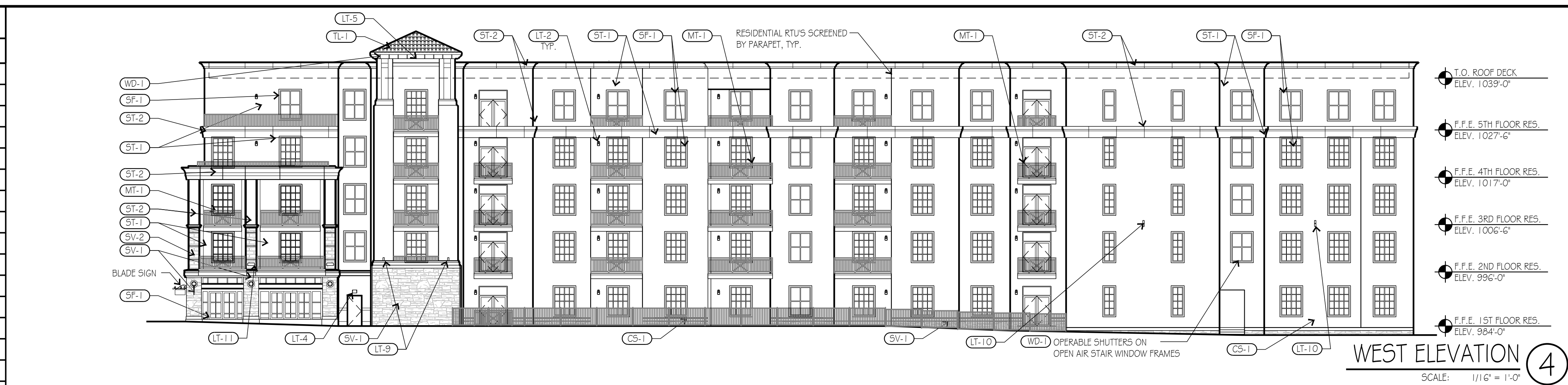
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SCALE: 1" = 20'





FINISH SCHEDULE			□ FINAL MATERIAL COLORS AND TEXTURES TO BE DECIDED AT TIME OF FACADE MOCK-UP BY OWNER AND CITY	
SYMBOL	MATERIAL	MANUFACTURER	COLOR	TEXTURE / FINISH
C5-1	CAST STONE	MIDWEST CAST STONE	25 AC	SANDBLAST
ST-1	STUCCO	DRYVIT - ACRYLIC FINISH	OYSTER SHELL #456	FREESTYLE
ST-2	STUCCO	DRYVIT - ACRYLIC FINISH	ALMOND #462	FREESTYLE
MT-1	ALUMINUM	KAWNEER	DARK BRONZE	CLEAR
PRE-1	PRECAST PANEL	TBD	ACID WASH - LIMESTONE	ACID WASH
PT-1	PAINT	SHERWIN WILLIAMS	TO MATCH WD-1	TBD
SF-1	GLAZING	KAWNEER	CLEAR	MULLIONS TO MATCH MT-1
SV-1	STONE VENEER	NATURAL STONE VENEERS	BROOKWOOD / ASPEN	LOW PROFILE SPLIT FACE
SV-2	STONE VENEER	GLEN GERY - CREATIVE MINES	JUTE	CRAFT CHISELED RECTANGLE
WD-1	SYNTHETIC WOOD	FAUX WOOD BEAMS	WALNUT	WALNUT
TL-1	CONC. SPANISH ROOF TILE	BORAL	RUSTIC NEWPORT	RUSTIC NEWPORT
TL-2	MOSAIC SPANISH TILE	TBD	SPANISH PATTERNED	SMOOTH ACRYLIC FINISH
LT-1	WALL SCONCE	ELK LIGHTING	HAZELNUT BRONZE / AMBER	BURLINGTON JUNCTION 2-WAY
LT-1 OPT A	WALL SCONCE	HINKLEY LIGHTING	BRONZE	2579AR-LED
LT-2	WALL SCONCE	ACCLAIM LIGHTING	MATTE BLACK	2202BK
LT-3	HANGING LANTERN	SAVOY HOUSE LIGHTS	BRONZE	5-1242-56 -DAYTON
LT-4	WALL PACK	EATON	BRONZE	INVUE ENC
LT-5	DOWNLIGHT	CREE	BRONZE	5K6
LT-6	BULLET LIGHT	ORBIT INDUSTRIES INC	BRONZE	1B151
LT-7	SITE □ AREA LIGHT	PHILLIPS	BRONZE	ECF-5 (GARDCO ECOFORM)
LT-8	LANDSCAPE BOLLARD	KICHLER	BRONZE	1581 / A2T30R
LT-9	UP LIGHT	LUMASCAPE	BLACK POWDER COAT	L5201 LED HAKEA
LT-10	UP DOWN LIGHT	LUMASCAPE	BLACK POWDER COAT	L5121 LED CASSIA
LT-11	WALL SCONCE	PHILLIPS - GARDCO	BRONZE	104L-16L-530
LT-12	GARAGE LIGHT	ILP	BRONZE	UFO-58WLED-GARAGE



**kloverarchitects**  
i n c o r p o r a t e d

10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210  
ph: 913.649.8181 • fx: 913.649.1275 • [www.klover.net](http://www.klover.net)

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JOHNSON DRIVE  
MISSION, KS

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drawing title

ARCHITECTURAL  
ELEVATIONS

drawing number

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