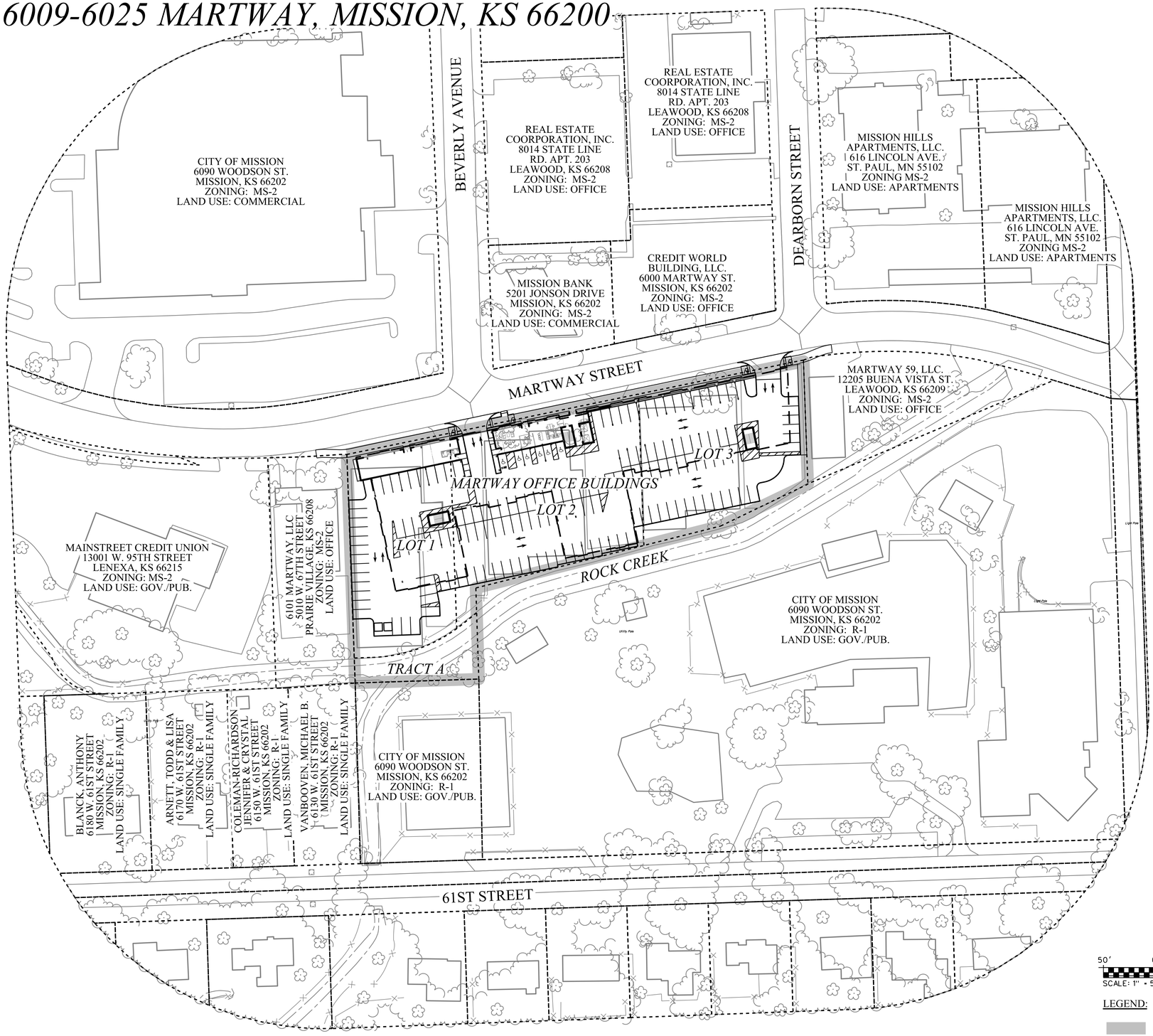
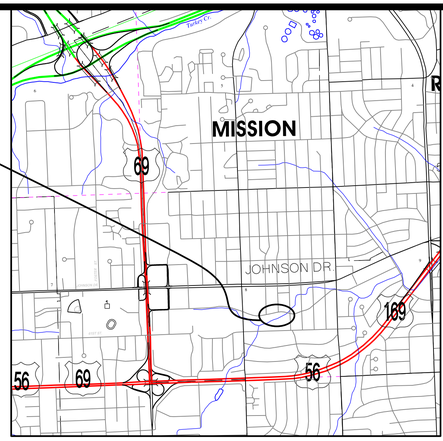
MARTWAY MIXED USE

PRELIMINARY DEVELOPMENT PLAN

6009-6025 MARTWAY, MISSION, KS 66200





VICINITY MAP:

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 OF MARTWAY OFFICE BUILDINGS A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPLE MERIDIAN IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS.

SITE DEVELOPMENT SUMMARY TABLE

EXISTING ZONING:

MS-2

LAND AREA:

1.767 ACRES OR 76,971 SQUARE FEET MORE OR LESS

LAND USE:

EXISTING:

OFFICE

PROPOSED:

A MIXED USE DEVELOPMENT WITH A 5-STORY APARTMENT COMPLEX WITH COMMERCIAL SPACE AND PARKING DECK ON THE FIRST FLOOR

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT: 3-STORY/45'-0"
PROPOSED BUILDING HEIGHT: 5-STORY/67'-0"

BUILDING FLOOR AREA:

FIRST FLOOR:	3,491 S.F.
SECOND FLOOR:	38,977 S.F.
THIRD FLOOR:	38,977 S.F.
FOURTH FLOOR:	38,977 S.F.
FIFTH FLOOR:	38,977 S.F.
TOTAL FLOOR AREA	159,399 S.F.

FLOOR AREA RATIO

2.07

PARKING SUMMARY

PROPOSED PARKING RATIO: 0.79

PARKING SUMMARY TABLE		
BUILDING USE	SPECIFIC USE REQUIREMENT	SPACE REQUIREMENT
COMMERCIAL SPACE	4 SPACES PER 1000 S.F. x 3491 S.F.	14 SPACES
EFFICIENCY APARTMENTS	1 SPACE PER UNIT x 24 UNITS	24 SPACES
ONE BEDROOM APARTMENTS	1 SPACE PER UNIT x 93 UNITS	93 SPACES
TWO BEDROOM APARTMENTS	2 SPACES PER UNIT x 40 UNITS	80 SPACES
	TOTAL SPACES REQUIRED	**210 SPACES**
	TOTAL SPACES PROVIDED	****166 SPACES**

**** 6 ACCESSIBLE SPACES WITH 1 VAN SPACE HAS BEEN PROVIDED**

OWNER:

MARTWAY OFFICE WORKS, LLC
423 DELAWARE STREET, STE. 102
KANSAS CITY, MO 64105

ARCHITECT:

CLOCKWORK
423 DELAWARE STREET STE. 102
KANSAS CITY, MO 64105

DEVELOPER:

MARTWAY OFFICE WORKS, LLC
423 DELAWARE STREET, STE. 102
KANSAS CITY, MO 64105

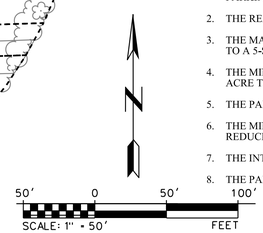
ENGINEER/LANDSCAPE ARCHITECT /SURVEYOR/PLANNER:

CFS ENGINEERS, P.A.
1421 E. 104TH STREET, SUITE 100
KANSAS CITY, MO 64131

REQUESTED DEVIATIONS

THE DEVELOPER REQUESTS THE FOLLOWING DEVIATIONS TO THE CITY OF MISSION'S MUNICIPAL CODE:

1. THE ONSITE PARKING SPACE REQUIREMENT BE REDUCED FROM 210 SPACES TO 166 SPACES AS LONG AS THE ADDITIONAL 44 SPACES ARE OBTAINED IN AN OFF-SITE PARKING AGREEMENT.
2. THE REAR YARD SETBACK REQUIREMENT BE REDUCED FROM 25' TO A 0' SETBACK.
3. THE MAXIMUM BUILDING HEIGHT REQUIREMENT BE RAISED FROM A 3-STORY 45 FOOT TO A 5-STORY 67 FOOT MAXIMUM BUILDING HEIGHT.
4. THE MINIMUM LOT AREA PER MULTI-FAMILY DWELLING BE RAISED FROM 35 UNITS PER ACRE TO 88.64 UNITS PER ACRE.
5. THE PARKING LOT SETBACK BE REDUCED FROM 6' TO 0'.
6. THE MINIMUM GREEN SPACE BUFFER BETWEEN PARKING AND INTERIOR LOT LINES BE REDUCED FROM 4' TO 0'.
7. THE INTERIOR PARKING LOT TREE REQUIREMENTS.
8. THE PARKING LOT INTERIOR OPEN SPACE REQUIREMENT.



LEGEND:

LIMITS OF DEVELOPMENT

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LUCAS W. WILLIAMS LICENSED 20382 9/15/17 KANSAS PROFESSIONAL ENGINEER

LUCAS W. WILLIAMS - ENGINEER
KS PE # 20382

Martway Mixed Use

6009 - 6045 Martway
Mission, KS 64202

rev	issue	date
	PRELIM. DEV. PLAN SUBMITTAL	07.12.2017
	FINAL DEV. PLAN SUBMITTAL	09.15.2017

16.05.Martway

C100

OVERALL SITE PLAN

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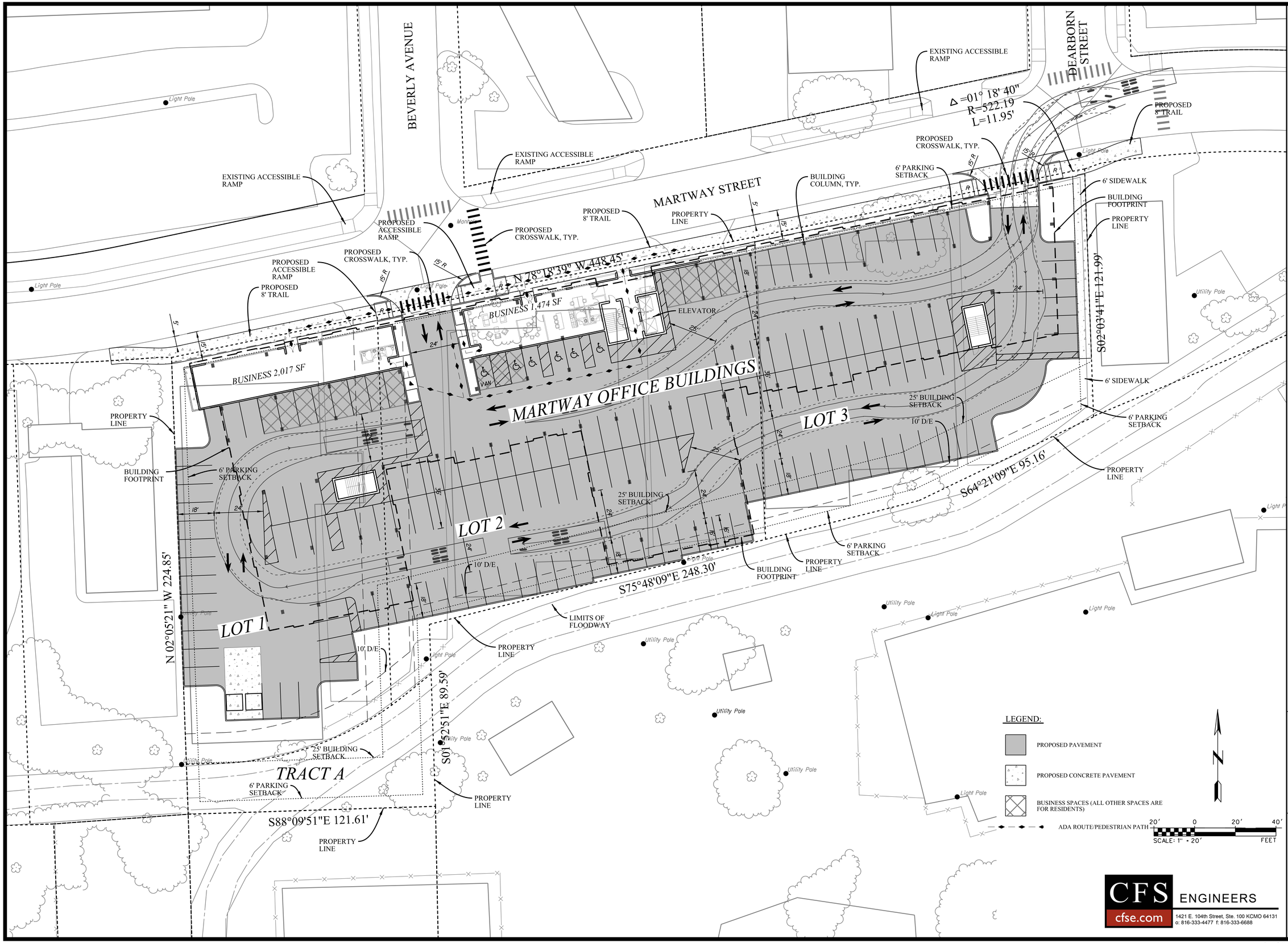

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SITE PLAN

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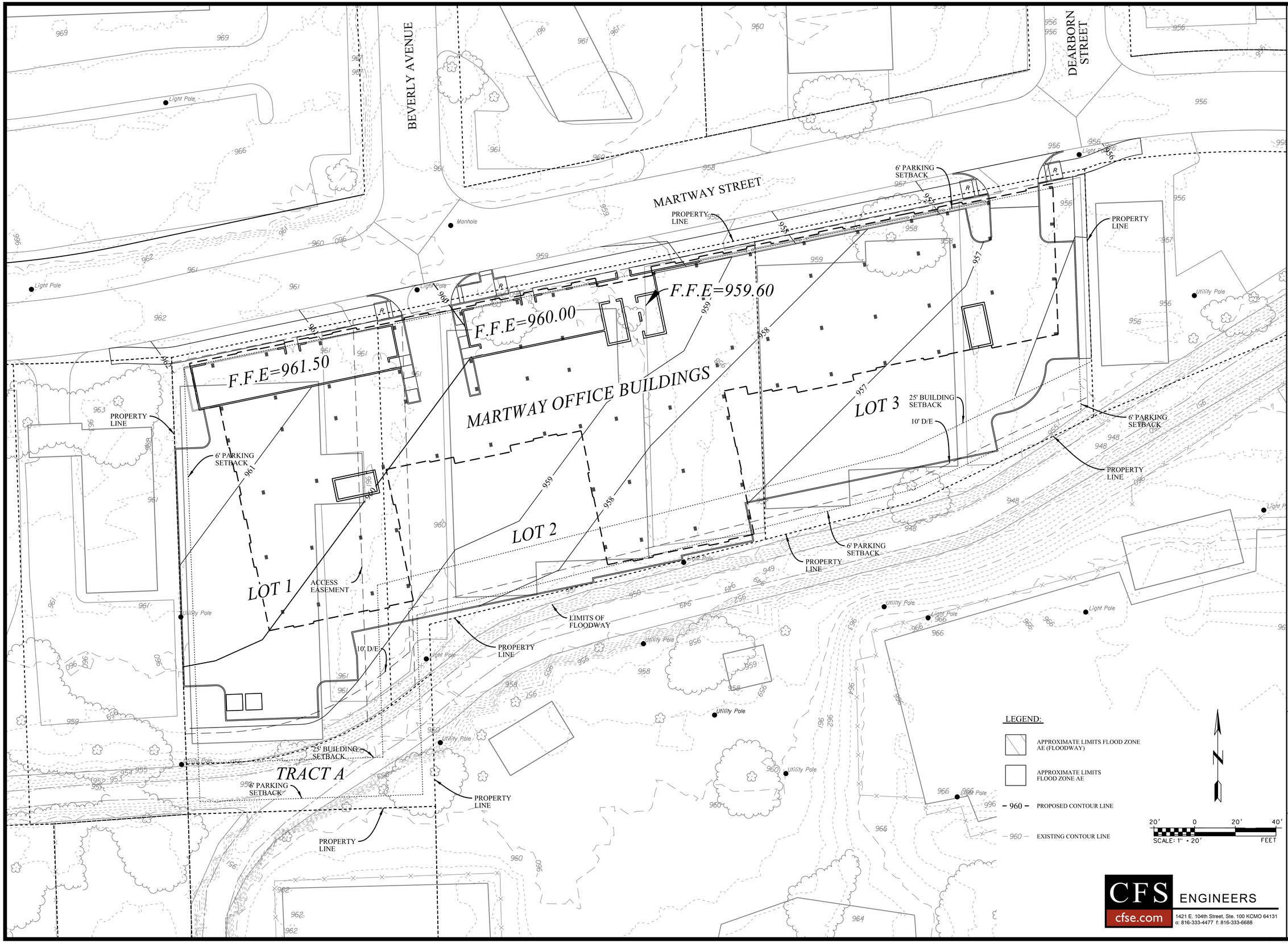

LEGEND:

- APPROXIMATE LIMITS FLOOD ZONE AE (FLOODWAY)
- APPROXIMATE LIMITS FLOOD ZONE AE
- 960 — PROPOSED CONTOUR LINE
- 960 — EXISTING CONTOUR LINE

N

20' 0 20' 40'
SCALE: 1" = 20' FEET

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Martway Mixed Use

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Mission, KS 64202

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16.05.Martway

C200

GRADING PLAN

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BEVERLY AVENUE

DEARBORN STREET

MARTWAY STREET

Light Pole

Manhole

Utility Pole

PROPERTY LINE

MARTWAY OFFICE BUILDINGS

LOT 1

LOT 2

LOT 3

TRACT A

LIMITS OF FLOODWAY

LEGEND:

EXISTING APPROXIMATE LIMITS FLOOD ZONE AE (FLOODWAY)

EXISTING APPROXIMATE LIMITS FLOOD ZONE AE

CUT = 1,837 CUBIC YARDS

FILL = 137 CUBIC YARDS

N

20' 0 20' 40'

SCALE: 1" = 20' FEET

COMPENSATORY VOLUME:

CUT IN 100 YR FLOODPLAIN = 177 CUBIC YARDS

FILL IN 100 YR FLOODPLAIN = 36 CUBIC YARDS

COMPENSATORY VOLUME = 0 CUBIC YARDS

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LUCAS W. WILLIAMS - ENGINEER
KS PE # 20382

Martway Mixed Use

6009 - 6045 Martway
Mission, KS 64202

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CUT & FILL PLAN

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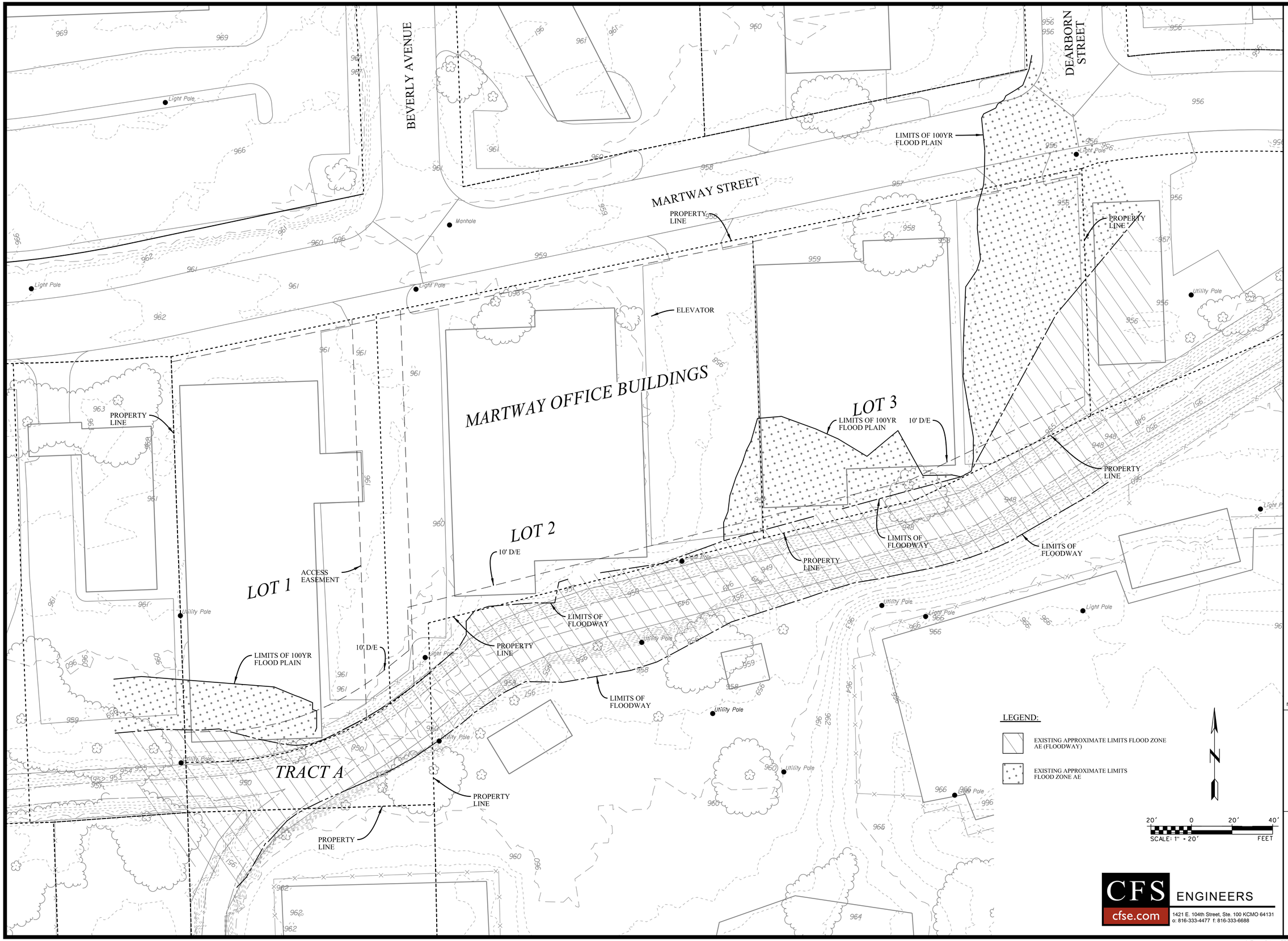

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C202

EXISTING FLOOD PLAIN PLAN

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BEVERLY AVENUE

DEARBORN STREET

MARTWAY STREET

MARTWAY OFFICE BUILDINGS

LOT 1

LOT 2

LOT 3

TRACT A

PROPERTY LINE

PROPOSED LIMITS OF 100YR FLOOD PLAIN

LIMITS OF FLOODWAY

10' D/E

ELEVATOR

BUSINESS
2,017 SF (NET)

BUSINESS
1,474 SF (net)

VAN

Light Pole

Manhole

Utility Pole

LEGEND:

PROPOSED APPROXIMATE LIMITS FLOOD ZONE AE (FLOODWAY)

PROPOSED APPROXIMATE LIMITS FLOOD ZONE AE

N

20' 0 20' 40'
SCALE: 1" = 20' FEET

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KS PE # 20382

Martway Mixed Use

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PROPOSED FLOOD PLAIN PLAN

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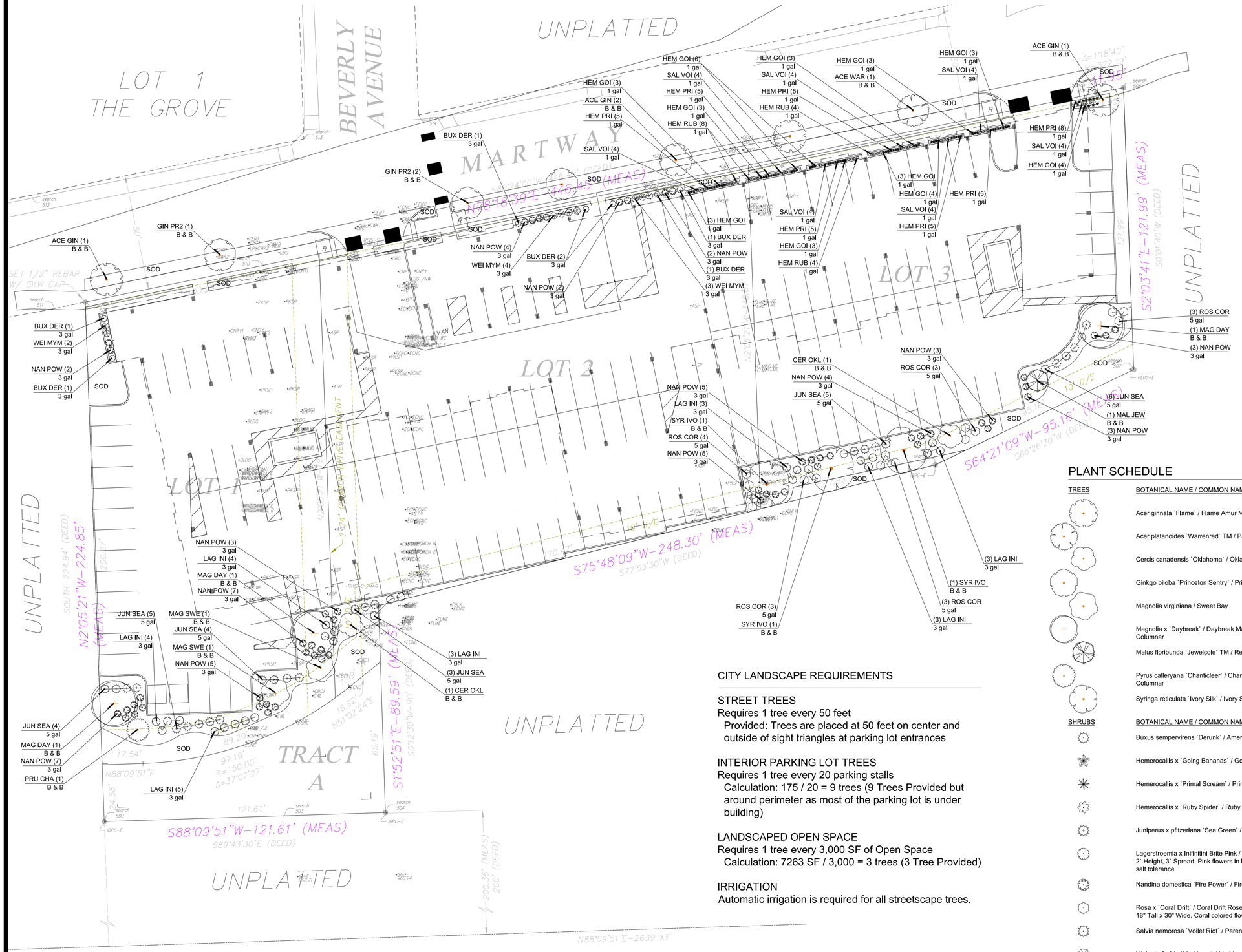

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer ginnala `Flame` / Flame Amur Maple	B & B	2"Cal	4
	Acer platanoides `Warrenred` TM / Pacific Sunset Maple	B & B	2"Cal	1
	Cercis canadensis `Oklahoma` / Oklahoma Redbud	B & B	2"Cal	2
	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B & B	2"Cal	3
	Magnolia virginiana / Sweet Bay	B & B	2"Cal	2
	Magnolia x `Daybreak` / Daybreak Magnolia Columnar	B & B	2"Cal	3
	Malus floribunda `Jewelcole` TM / Red Jewel Crabapple	B & B	2"Cal	1
	Pyrus calleryana `Chanticleer` / Chanticleer Pear Columnar	B & B	2"Cal	1
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	3"Cal	3

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	Buxus sempervirens `Derunk` / American Boxwood	3 gal	Container	7
	Hemerocallis x `Going Bananas` / Going Bananas Daylily	1 gal	Container	32
	Hemerocallis x `Primal Scream` / Primal Scream Daylily	1 gal	Container	33
	Hemerocallis x `Ruby Spider` / Ruby Spider Tiger Daylily	1 gal	Container	16
	Juniperus x pfitzeriana `Sea Green` / Sea Green Juniper	5 gal	Container	27
	Lagerstroemia x Inifinitini Brite Pink / InfinitiniTM Brite Pink Crapemyrtle 2` Helght, 3` Spread, Pink flowers In late April, Deer resistant, Moderate salt tolerance	3 gal	Container	22
	Nandina domestica `Fire Power` / Firepower Nandina	3 gal	Container	54
	Rosa x `Coral Drift` / Coral Drift Rose 18" Tall x 30" Wide, Coral colored flowers	5 gal	Container	16
	Salvia nemorosa `Voillet Riot` / Perenial Salvia	1 gal	Container	24
	Weigela florida `My Monet` / My Monet Weigela	3 gal	Container	9

CITY LANDSCAPE REQUIREMENTS

STREET TREES
Requires 1 tree every 50 feet
Provided: Trees are placed at 50 feet on center and outside of sight triangles at parking lot entrances

INTERIOR PARKING LOT TREES
Requires 1 tree every 20 parking stalls
Calculation: 175 / 20 = 9 trees (9 Trees Provided but around perimeter as most of the parking lot is under building)

LANDSCAPED OPEN SPACE
Requires 1 tree every 3,000 SF of Open Space
Calculation: 7263 SF / 3,000 = 3 trees (3 Tree Provided)

IRRIGATION
Automatic irrigation is required for all streetscape trees.

01 Landscape Plan
Scale 1" = 20'-0"

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JAMES E. SCHUESSLER JR. LICENSED 642 KANSAS LANDSCAPE ARCHITECT 12/12/17

2017-08-24 15:17

Mixed Use

Martway Mixed Use

6009 - 6045 Martway
Mission, KS 64202

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LANDSCAPE PLAN

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CHRISTIAN ARNOLD
LICENSED
5178
KANSAS
ARCHITECT

09.15.2017

Martway Mixed Use

6009 - 6045 Martway
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	REVISED PRELIM. PLAN SUBMITTAL	09.15.2017

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A100

FLOOR PLAN

01 Typical Floor Plan
Scale 1/8" = 1'-0"

TRUE NORTH

EXTERIOR ELEVATIONS GENERAL NOTES:

1. WE ARE SEEKING A DEVIATION TO ALLOW THE MAXIMUM BUILDING HEIGHT REQUIREMENT BE RAISED FROM A THREE STORY 45' TO A FIVE STORY 65' MAXIMUM BUILDING HEIGHT.
2. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE HIDDEN BY THE USE OF PARAPETS.

04 Elevation - South
Scale 1/16" = 1'-0"

MATERIAL LEGEND

GRAPHIC PATTERN	MATERIAL DESCRIPTION
	NICHIHA *'ILLUMINATION'* WALL PANEL VERT. RUNNING BOND 18"x72"
	NICHIHA *'ARCH. BLOCK'* WALL PANEL HORIZ. STACK BOND 18"x72"
	NICHIHA SIM. WOOD WALL PANEL (CEDAR) 6"x120"
	NICHIHA *'ILLUMINATION'* WALL PANEL VERT. RUNNING BOND 18"x72"

03 Elevation - West
Scale 1/16" = 1'-0"

02 Elevation - East
Scale 1/16" = 1'-0"

GLAZING & OPENNESS AREA CALCULATION
TOTAL GLAZING & OPENNESS AREA @ FIRST FLOOR = 3,762 SF
TOTAL FACADE AREA @ FIRST FLOOR = 6, 861 SF
TOTAL PERCENTAGE OF GLAZING AND OPENESS = 55%

01 Elevation - North
Scale 1/16" = 1'-0"

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CHRISTIAN ARNOLD LICENSED 5178 KANSAS ARCHITECT

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Martway Mixed Use

6009 - 6045 Martway
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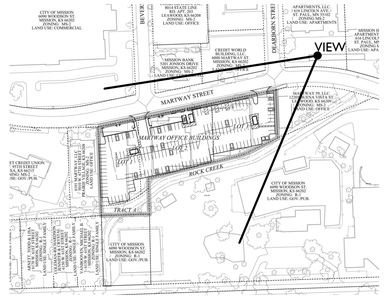
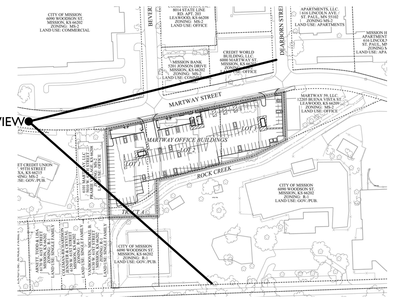
ELEVATIONS



02 Perspective View Looking Southwest
Scale N.T.S.



01 Perspective View Looking Southeast
Scale N.T.S.

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Martway Mixed Use

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Mission, KS 64202

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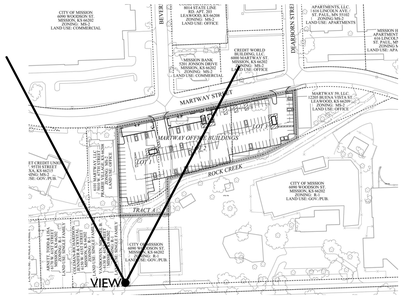
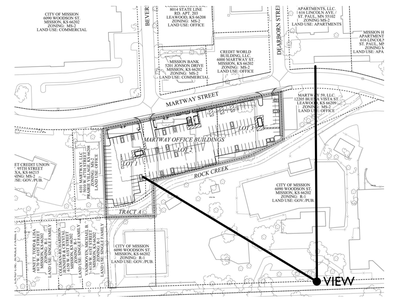
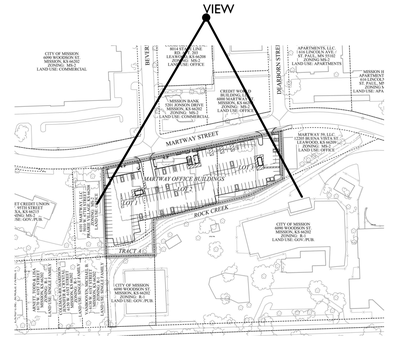
EXTERIOR RENDERINGS



03 View Looking North
Scale N.T.S.



02 View Looking Northwest
Scale N.T.S.



01 View Looking South
Scale N.T.S.

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EXTERIOR VIEWS