

# CITY OF MISSION PLANNING COMMISSION

## AGENDA

March 28, 2022

7:00 PM

**Powell Community Center, 6200 Martway Street**

- I. Call to Order
- II. Approval of [Minutes from the February 28, 2022 Meeting](#)
- III. New Business
  1. **Public Hearing – Case # 22-05 Approval of Special Use Permit for Bickford at Mission Springs**
    - Staff Report
    - Applicant's Submission
  2. **Public Hearing – Case # 22-06 Approval of Preliminary and Final Plat for Bickford at Mission Springs**
    - Staff Report
    - Preliminary Plat
    - Final Plat
  3. **Case # 22-08 Mohawk Park Site Improvements**
    - Staff Report
    - Applicant's Submission (Mission Parks and Recreation Department)
- IV. Old Business
- V. Planning Commission Comments
- VI. Staff Updates

*Questions concerning this meeting may be addressed to staff contact, Karie Kneller, City Planner, at (913) 676-8366 or [kkneller@missionks.org](mailto:kkneller@missionks.org).*

**NEW BUSINESS AGENDA ITEM: 1**

**PROJECT NUMBER / TITLE:** Case #22-05 – Special Use Permit for Bickford at Mission Springs

**REQUEST:** Special Use Permit Renewal

**LOCATION:** 5350 West 61<sup>st</sup> Place  
Mission, KS 66202  
Property ID: KF251209-2010

**APPLICANT:** Propco, LLC  
600 3<sup>rd</sup> Avenue, 21st Floor  
New York, NY 10016

**STAFF CONTACT:** Karie Kneller, City Planner

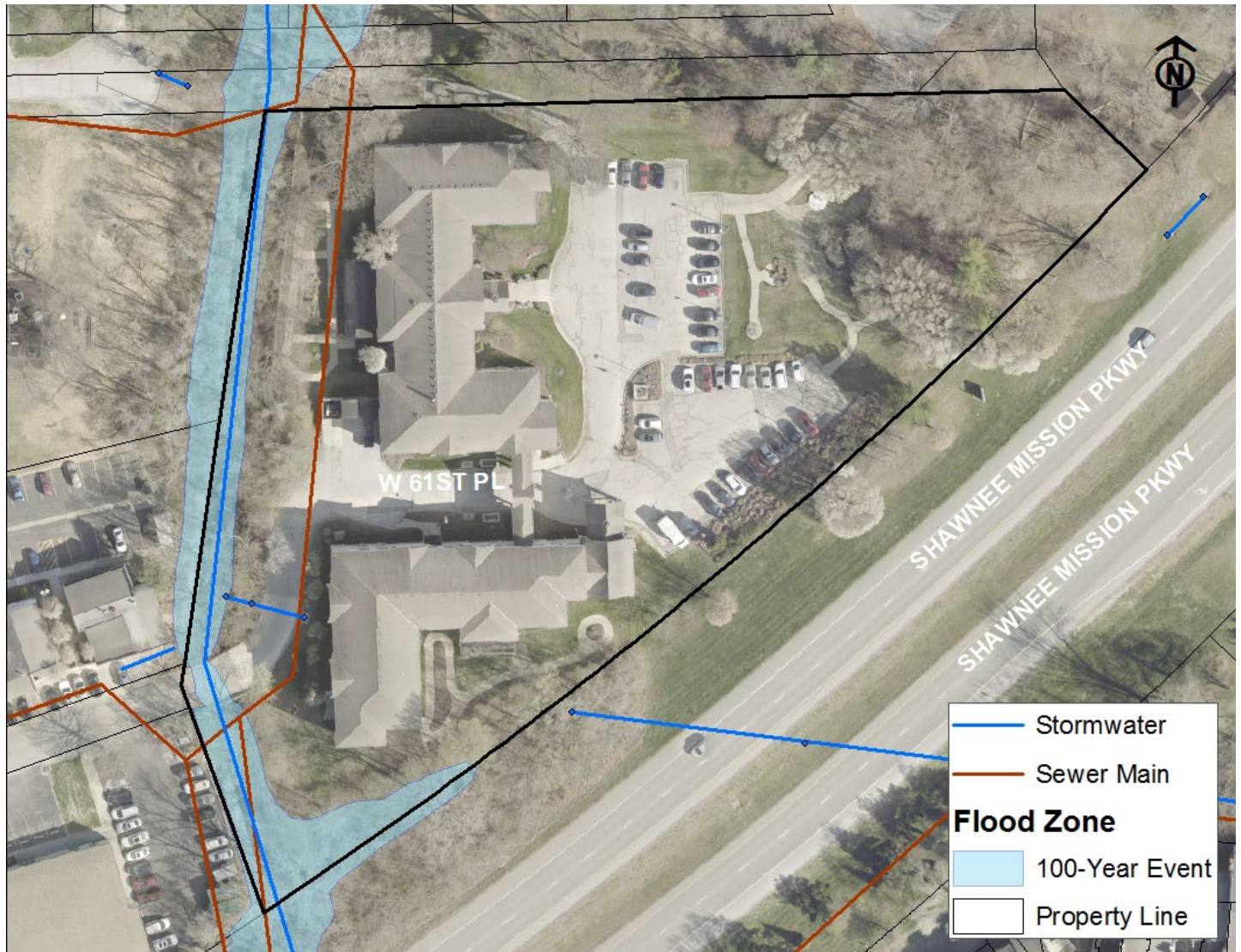
**NOTICE PUBLICATION DATE** March 8, 2022 - The Legal Record

**PUBLIC HEARING:** March 28, 2022 - Planning Commission



## Property Information:

The subject property, an assisted living and memory care facility, is located at 5350 West 61<sup>st</sup> Place, north of Shawnee Mission Parkway and between 61<sup>st</sup> Place and Rock Creek Lane, just east of Nall Avenue. Primary vehicular ingress and egress is on 61<sup>st</sup> Place, with a fire access road and gate on the east at Rock Creek Lane. There is a utility access road that connects to the northwest corner of the parking lot that leads to the back of the property and City-owned property for utility access. The total land area of the property is 165,881 square feet (3.8 acres). There are two buildings on the site, connected by an elevated walkway. Building 1, a two-story structure erected in 1996, has a footprint of approximately 16,000 square feet. Building 2, a three-story structure erected in 1997, has a footprint of approximately 12,000 square feet for a total of approximately 28,000 square feet of land area, which consists of about 17% of the total property. Surface parking for about 50 vehicles consists of approximately 17,777 square feet of the property area, or about 11%, and contains a landscaped island. Service access is located on the west side of the property behind Building 1.



A small, channeled creek that runs under 61<sup>st</sup> Place and empties into Rock Creek to the north encroaches onto the western edge of the property by about 60 feet in the southwest corner during a 100-year flood event, which comes within 26 feet of the most southern edge of Building 2 according to FEMA Flood Insurance Rate Maps (FIRMs). Habitable structures are not in the 100-year flood plain. A stormwater inlet captures runoff from the neighborhood to the southeast across Shawnee Mission Parkway and carries it under the road to the floodway and stream on the southern area of the subject property. The entire south and west side of the property is heavily treed with a variety of deciduous species, which buffers the stream and provides additional protection against flood risk for the property. The eastern portion of the property is also heavily treed and contains a short walking path adjacent to the fire access road.

This subject property is zoned “CP-O” – Planned Office Building District. It is adjacent to zones CP-O, CP-1, and R-1 which include Countryside Christian Church and office buildings on the west, and it is bordered by a residential neighborhood to the north and east.

The property is well-maintained, and the facility is a well-established operation that is an asset to the community and surrounding area. It is screened from adjacent residential, office, and religious institutions by roughly extensive tree cover. It is currently Mission’s only assisted living facility with skilled nursing capacity.

**Project Background:**

In November 1995, prior to construction of the first building, the City approved a Special Use Permit under Ordinance 927 for the property to be used as an assisted living facility. Assisted living facilities are not listed as a permitted use in CP-O. However, assisted living and memory care facilities (nursing homes) may operate in any zoning district with a Special Use Permit. The future land use map in the Comprehensive Plan designates this property as medium-density residential.

In January 2022, a Bickford employee contacted City Staff and requested verification that the property did not have any zoning or code violations, as the property was being sold. The employee shared a letter drafted by Planning Staff in November 2011, which confirmed the CP-O zoning code and Special Use Permit granted by Ordinance 927 for an assisted living facility. Current Planning Staff reviewed the ordinance and discovered that the Special Use Permit expired in November 2020. The current property owners and the City were not aware of the permit’s expiration until that time. Staff also discovered that the property had not been platted at the time of construction.

The property has remained unplatted since before it was developed. The City requested that the property owner record a final plat with the Johnson County Register of Deeds. The Preliminary Plat and Final Plat will be addressed further in Case #22-06.

**Permit Review:**

Under Article III, “Special Use Permits” in the City of Mission municipal code, the following stipulations apply:

- Nursing homes (assisted living facilities) are allowed in all districts
- §440.140(E) “Criteria for Considering Applications”
  - The character of the neighborhood and extent that the use would be in harmony with nearby properties
  - The extent to which approval would detrimentally affect nearby properties
  - Relative benefit to public welfare by retaining applicable restrictions compared to the destruction of the value of the property or hardship to the owner with denying the request
  - The Comprehensive Plan
  - The extent to which utilities and public services are adequate
  - The extent that the use creates excessive pollution or environmental harm
  - The extent to which there is a need for the use in the community
  - The economic impact of the use on the community
  - The ability of the applicant to satisfy any requirements imposed

- The recommendation of professional staff

It is Staff's interpretation that a Special Use Permit renewal for the continued use of the property as an assisted living facility meets all applicable criteria in Article III, §440.140. The facility and its surrounding property is harmonious with nearby properties and does not detrimentally affect public health or property values. The use is consistent with the Comprehensive Plan as medium-density residential adjacent to office, low-density residential, and public uses as part of encouraged mixed-use and has adequate access to utilities and public services. Excessive pollution or environmental harm have not been reported to Staff's knowledge, and the operation has not negatively impacted the community economically. The applicant has thus far met all requirements imposed by the City and other regulatory bodies. The assisted living facility is a benefit to public welfare and denying the application could impose a hardship to the property owner.

Under §445.210 of the City's municipal code, Special Use Permits may be for a specified time period or continual except as provided in §445.230, which states the following:

- If a use is discontinued by a period of time more than six months, the special use permit shall expire.

And,

- Revocation of a Special Use Permit may be granted if any of the following conditions are met:
  - Non-compliance with any applicable requirement
  - Non-compliance with any special conditions imposed at the time of approval
  - Violation of any provisions of the Code
  - Where conditions of the neighborhood have changed to the extent that approval would be unwarranted
  - Violation of any State or Federal law or regulation

It is Staff's interpretation that a Special Use Permit renewal for the continued use of the property as an assisted living facility does not meet any of the stipulations for revocation in §445.210, and therefore would likewise not meet the stipulations for application denial. The property has been used continuously as an assisted living facility since it was developed in 1996. The property has not in the past, nor is it currently in violation of any Local, State, or Federal regulations.

### **Recommendation:**

Staff recommends that the Planning Commission recommend approval to the City Council of Case #22-05 for issuance of a Special Use Permit for the operation of a nursing home at 5350 W. 61<sup>st</sup> Place, with the following conditions:

### **Conditions of Approval:**

1. The Special Use Permit shall be permanent until such time as the use of the facility changes.
2. The Special Use Permit shall become void if the facility is vacant for six months or more.
3. The facility shall remain compliant with all local, State, and Federal laws and regulations including proper licensing to operate as an assisted living facility and provide copies of such licenses to the City of Mission.
4. The applicant shall provide the City of Mission with any inspection reports from the State of Kansas and shall provide documentation of all license renewals
5. Fire ingress and egress access from the west at 61<sup>st</sup> Place and from the northeast at the drive access to Rock Creek Lane shall remain and be maintained in adequate condition that fire apparatus has sufficient clearance for entry onto and throughout the property.

6. Fire Department access via the northeast fire access drive gate shall be granted at all times.
7. All screening and buffers to surrounding properties, including all landscaping elements, are maintained by the property owner or owner's agent.
8. A Final Plat will be approved by the Planning Commission and City Council and recorded with the Johnson County Register of Deeds within three months of receiving the Special Use Permit.

**Planning Commission Action:**

This item will be considered by the Planning Commission at their March 28, 2022 meeting.

**City Council Action:**

This item will be considered by the City Council at their April 20, 2022 meeting.



Community Development Department  
 6090 Woodson Street  
 Mission, KS 66202  
 Phone: (913) 676-8360  
 Fax: (913) 722-1415

Permit # \_\_\_\_ - \_\_\_\_

**Development Application**

Applicant Name: Lawrence Cohen	Company: 5350 W. 61st Pl. PROPCO, LLC
Address: 600 Third Avenue, 21st Floor	
City/State/Zip: New York, NY 10016	
Telephone: 332.322.1991	
Email: lcohen@trustwellliving.com	
Property Owner Name: NHI-Bickford RE, LLC	Company:
Address: c/o National Health Investors, Inc., 222 Robert Rose Drive	
City/State/Zip: Murfreesboro, TN 37129	
Telephone: 913.254.2230	
Email: donna.moss@bickfordseniorliving.com	
Firm Preparing Application: Husch Blackwell LLP	Company:
Address: 4801 Main St., Ste. 1000	
City/State/Zip: Kansas City, MO 64112	
Telephone: 816.678.8320	
Email: will.nulton@huschblackwell.com	
*All correspondence on this application should be sent to (check one) <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Firm	
<b>Application Type</b>	
Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Site Plan <input type="checkbox"/> SUP <input checked="" type="checkbox"/> Lot Split <input type="checkbox"/> Other (Specify): _____	
<b>Description of Request</b>	
Please provide a brief description of the request: To renew the special use permit granted by Ordinance No. 0927 in December 1995 (attached hereto) to allow the property to continue to be used as an assisted living center.	

Project Details

General Location or Address of Property: 5350 W. 61st Place

Present zoning of property: CPO

Present use of property: Assisted living center

Agreement to Pay Expenses

Applicant intends to file an application with the Community Development Department of the City of Mission, Kansas (City). As a result of the filing of said application, City may incur certain expenses, such as but not limited to publication costs, consulting fee, attorney fee, and court reporter fees. Applicant hereby agrees to be responsible for and to reimburse City for all cost incurred by City as a result of said application. Said costs shall be paid within ten (10) days of the receipt of any bill submitted by City to Applicant. It is understood that no requests granted by City or any of its commissions will be effective until all costs have been paid. Costs will be owed whether or not Applicant obtains the relief requested in the application.

Affidavit of Ownership and/or Authorization of Agent

I, Lawrence Cohen certify that I am the owner or contract purchaser of the subject property. I give my permission for the undersigned to act as my agent on behalf of the application hereby being submitted.

X Lawrence Cohen Date 2/8/2022
Signature (Owner)

X Date
Signature (Owner's Agent)

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

File Fee: \$
Total:

Receipt #
Notes:

Meeting Date
PC CC
Date Notices Sent
Date Published
Decision



**CITY OF MISSION, KANSAS**

**ORDINANCE NO. 927**

**AN ORDINANCE AUTHORIZING CERTAIN PROPERTY WITHIN THE CITY OF MISSION KANSAS TO BE USED FOR OR OCCUPIED BY A SPECIAL USE.**

**WHEREAS**, an application for a **Special Use Permit** has heretofore been made to occupy or use property located at 5125 Rock Creek Lane to be used for the following use or uses: **Assisted Living Center**.

**WHEREAS**, said property is currently zoned District CPO wherein such uses are not permitted; and

**WHEREAS**, notice of said application was duly given as required by law by publication and mailing; and

**WHEREAS**, a public hearing was held pursuant to law before the City Planning Commission of the City of Mission, and the recommendation of said Planning Commission was acted upon by the Governing Body of the City of Mission as required by law:

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION KANSAS:**

Section 1. That the said property described as:

9-12-25 SW 1/4 SW EX 1.16 AC EX 8.66 AC TAKEN IN HWY EX.57 AC EX .74 AC EX 1.06 AC FOR HWY & EX 1.79 AC & EX 3.36 AC & EX 1.59 ACS M/L & EXTR A 10.85 AC M/L & EX TR B 3.91 AC M/L & EX .98 ACS & EX .055 AC M/L 3.815 ACS M/L.

may be occupied or used for the above described special use or uses subject to these conditions and requirements:

- 1. NONE**

Section 2. That this **Special Use Permit** shall terminate on **November 22, 2020** but may be renewed in accordance with Chapter 16-220 of the Mission Zoning Ordinance.

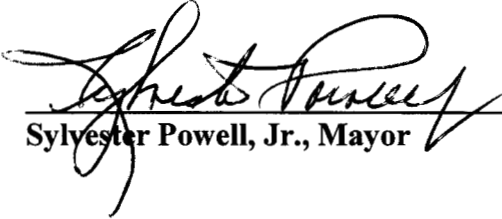
Section 3. That the occupancy or use allowed by this **Special Use Permit** shall be assigned to the applicant, Mark Parkinson, agent.

Section 4. That the approval of this **Special Use Permit** shall not change the zoning currently assigned to the property by the Official Zoning Map.

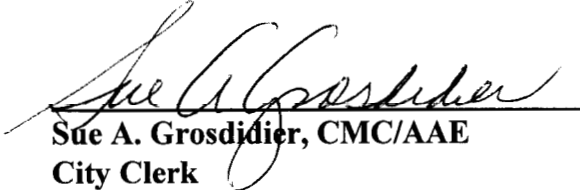
Section 5. This Ordinance shall take effect and be enforced from and after its adoption and publication according to law.

**Passed by the City Council this 13th day of December 1995.**

**Approved by the Mayor this 13th day of December, 1995.**

  
\_\_\_\_\_  
Sylvester Powell, Jr., Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sue A. Grosdidier, CMC/AAE  
City Clerk



January 21, 2022

Transmitted Via Email

Donna Moss  
Finance Coordinator  
Bickford at Mission Springs  
5350 West 61<sup>st</sup> Place  
Mission, KS 66205  
[donna.moss@bickfordseniorliving.com](mailto:donna.moss@bickfordseniorliving.com)

Re: Zoning Verification Letter – Bickford at Mission Springs

Dear Donna Moss:

This letter is in response to your request for zoning verification of the property located at 5350 West 61<sup>st</sup> Place - Bickford at Mission Springs - in the City of Mission, Kansas.

General information about the property is as follows:

Parcel #1	Property Tax ID: KF251209-2010
	Land Area: 3.8 acres
Property Ownership:	NHI-Bickford Re LLC
Improvements:	None
Land Use:	Assisted Living Facility for Senior Adults

This property is currently zoned CP-O. Section CP-O, of the Mission Municipal Code provides the following: Permitted land use in zone CP-O does not permit assisted living facilities.

However, a Special Use Permit (SUP) was issued to the property for the current land use in December 1995. The operation existed under this long-standing SUP until the SUP expired in November 2020, which came to the attention of City Staff on January 20, 2022. The use of an assisted living facility in this zone shall only exist under an SUP.

There are no other outstanding zoning violations on this property, nor are there any building code or nuisance violations. As such, *it will be Staff's recommendation to the Planning Commission for the approval of the SUP after an application is submitted.* Staff does not foresee issues that would prevent reissuance of the SUP. Staff is also aware that the property will be under new ownership, contingent upon such factors as this zoning verification letter. Upon the sale of the property, the City requires that the new owner(s) submit an SUP application, which will be heard by the Planning Commission during the next appropriate Planning Commission Hearing. There is no fee for the SUP, but approval must be granted first by the Planning Commission and then City Council before it can be issued.

If there are any questions concerning this matter, please feel free to contact me at 913-676-8366 or [kkneller@missionks.org](mailto:kkneller@missionks.org).

Sincerely,

Karie Kneller,

*Karie Kneller* 1/21/2022

Cc: Brian Scott, Deputy City Administrator  
Jim Brown, Building Official  
Rebecca Brown, Neighborhood Services Officer  
Audrey McClanahan, City Clerk

**NEW BUSINESS AGENDA ITEM:** 2

**PROJECT NUMBER / TITLE:** Case #22-06 – Bickford at Mission Springs Preliminary/Final Plat

**REQUEST:** Approval of a Preliminary and Final Plat

**LOCATION:** 5350 West 61<sup>st</sup> Place  
Mission, KS 66202  
Property ID: KF251209-2010

**APPLICANT:** Propco, LLC  
600 3<sup>rd</sup> Avenue, 21st Floor  
New York, NY 10016

**STAFF CONTACT:** Karie Kneller, City Planner

**PUBLICATION DATE:** March 8, 2022 - The Legal Record

**PUBLIC HEARING:** March 28, 2022 - Planning Commission



**Property Information:**

The subject property, an assisted living and memory care facility, is located at 5350 West 61<sup>st</sup> Place, north of Shawnee Mission Parkway and between 61<sup>st</sup> Place and Rock Creek Lane, just east of Nall Avenue. There are two existing structures on the site, connected by an elevated walkway. Primary vehicular ingress and egress is on 61<sup>st</sup> Place, with a fire access road and gate on the east at Rock Creek Lane. There is a utility access road that connects to the northwest corner of the parking lot that leads to the back of the property. The property is zoned "CP-O" Planned Office Building District. Assisted living facilities (nursing homes) are permitted in all zoning districts with a special use permit. Surrounding properties are zoned and used as follows:

- West: "CP-1" Planned Restricted Business District; "C-O" Office Building District: offices and place of worship
- North and East: "R-1" Single-family Residential District: single-family homes
- South: N/A: Shawnee Mission Parkway/Highway 56 ROW

A small, channeled creek that runs under 61<sup>st</sup> Place and empties into Rock Creek to the north encroaches onto the western edge of the property by about 60 feet in the southwest corner during a 100-year flood event according to FEMA Flood Insurance Rate Maps (FIRMs). Habitable structures are not in the 100-year flood plain. A stormwater inlet captures runoff from the neighborhood to the southeast across Shawnee Mission Parkway and carries it under the road to the floodway and stream on the southern area of the subject property.

**Project Background:**

The property has remained unplatted since before it was developed. The City requested that a preliminary and final plat be submitted with the Special Use Permit application. If approved, the final plat will be recorded with the Johnson County Register of Deeds. The current owner, NHI-Bickford Real Estate LLC, is selling the property to TL Acquisition, LLC, based in New York, which plans to continue operations as an assisted living and memory care facility. The sale of property to new ownership is contingent upon the approval of the plat and Special Use Permit to continue existing operations.

**Code Review – Consideration of Preliminary Plats:**

Mission municipal code at §440.220 states that Preliminary Plats shall be approved by the Planning Commission if it determines that:

1. The proposed preliminary plat conforms to the requirements of this Title, the applicable zoning district regulations and any other applicable provisions of this Code, subject only to acceptable rule exceptions.

It is Staff's determination that the proposed plat is in conformance.

2. The subdivision or platting represents an overall development pattern that is consistent with the Master Plan and the Official Street Map.

It is Staff's determination that the plat represents a development pattern already established and supported by the Comprehensive Plan.

3. The plat contains a sound, well-conceived parcel and land subdivision layout which is consistent with good land planning and site engineering design principles.

It is Staff's determination that the plat supports good land planning and allows for future redevelopment in compliance with adopted standards.

4. The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

It is Staff's determination that the plat does not propose any changes to curb cuts or intersections.

5. All submission requirements have been satisfied.

All the requirements of 440.220-Submission of Preliminary Plats have been satisfied.

### **Code Review – Consideration of Final Plats:**

Mission municipal code at §440.260 states that Final Plats shall be approved by the Planning Commission if it determines that:

1. The final plat substantially conforms to the approved preliminary plat and rule exceptions granted thereto.

The final plat matches the preliminary plat as submitted with this application.

2. The plat conforms to all applicable requirements of this Code, subject only to approved rule exceptions.

Code requirements are described below. The proposed plat is in conformance.

3. All submission requirements have been satisfied.

All of the requirements of 440.250-Submission of Final Plats have been satisfied.

4. Approval of a final plat shall require the affirmative vote of a majority of the membership of the Planning Commission.

### **Analysis:**

The Preliminary and Final Plats with this application consist of one lot and two tracts.

Lot: total area is 182,516 square feet (4.19 acres)

Tract 1: area is 180,162 square feet (4.14 acres)

Tract 2: area is 2,133 square feet (.05 acres)

Right-of-Way (ROW): The existing 25' ROW on the northern portion of the property shall remain as access for road purposes if the City plans road connection from 61<sup>st</sup> Street to Rock Creek Lane in the future.

Easements: The easements proposed in the plat are areas dedicated to the City and/or responsible agency(s) for access to construct and/or repair public utilities such as stormwater, sanitary sewer, electrical, and other utilities.

Zone CP-O of the Mission Municipal Code does not contain lot area restrictions. Generally, under §455.100 of the Mission Municipal Code, a typical subdivision at the time of an original plat shall exercise good design and layout, that good planning principles are followed, efficient use of land, and natural assets such as trees and topography be retained wherever practical.

The above dimensions and designations are in accordance with the ordinances set forth in the Mission Municipal Code.

### **Recommended Conditions of Approval:**

Staff recommends the following conditions of approval:

1. Access easement shall be dedicated in the Final Plat for ingress/egress at the northeast corner of the property as secondary emergency access; this should be submitted as a revision to Staff as soon as possible for final approval.

### **Planning Commission Action:**

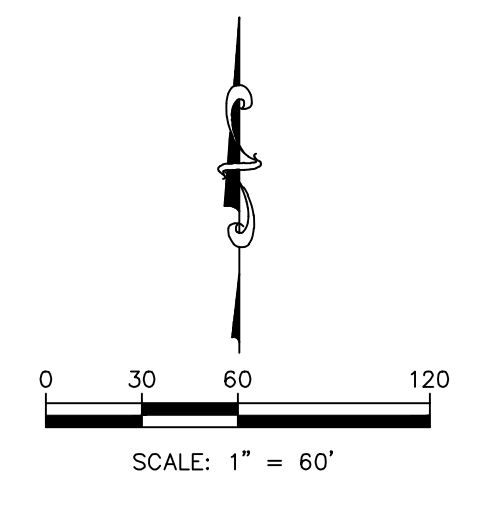
This item will be considered by the Planning Commission at their March 28, 2022 meeting.

### **City Council Action:**

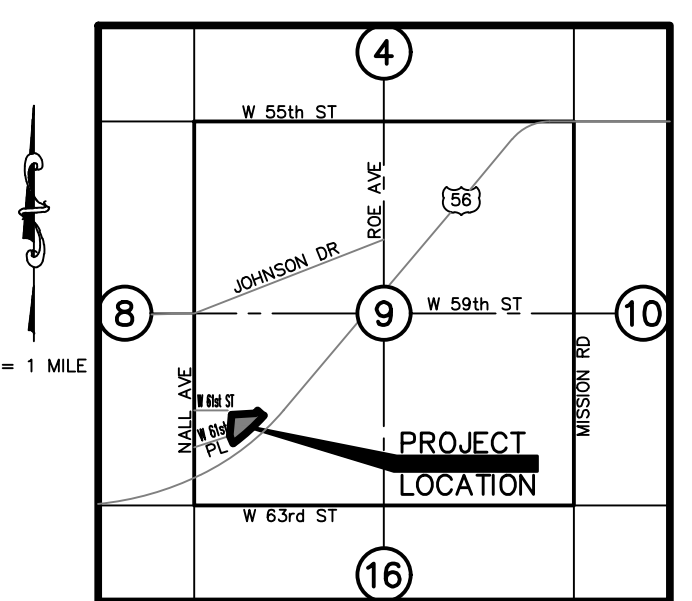
This item will be considered by the City Council at their April 20, 2022 meeting.

# PRELIMINARY PLAT OF BICKFORD AT MISSION SPRINGS

SW 1/4, SEC. 09, T12S, R25W  
MISSION, JOHNSON COUNTY, KANSAS



**POINT OF COMMENCEMENT**  
TRACT 1  
3" BRASS DISK IN MONUMENT BOX  
NORTHWEST CORNER OF SOUTHWEST  
QUARTER OF SEC. 9, T12S-R25E.  
PER SECTION CORNER REPT BY SCOTT D.  
CONFER, PLS1249, DATED APRIL 9, 2021.



**OWNER**  
NHI-BICKFORD RE, LLC  
222 ROBERT ROSE DR  
MURFREESBORO, TN 37129

**PREPARED BY:**  
CONTACT: MARTIN T. ARLING  
KAW VALLEY ENGINEERING  
8040 N. OAK TRWY  
TELEPHONE: 816-468-5858  
E-MAIL: arling@kveeng.com

**SECTION VICINITY MAP**  
SEC. 9 - T12S - R25E  
CITY OF MISSION, KANSAS

**BOUNDARY DESCRIPTION:**

**TRACT 1:**  
ALL THAT PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89° 20' 02" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 509.78 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT;  
THENCE SOUTH 6° 44' 56" WEST, A DISTANCE OF 379.74 FEET; THENCE SOUTH 21° 22' 03" EAST, A DISTANCE OF 147.10 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 56, AS NOW ESTABLISHED; THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 56, SAID LINE BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3679.83 FEET, A DISTANCE OF 801.73 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89° 20' 02" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 616.06 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD AND HIGHWAY.

**EXCEPT THEREFROM:**  
ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 56, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,679.83 FEET, A CENTRAL ANGLE OF 1° 03' 32" AND WHOSE INITIAL TANGENT BEARS SOUTH 42° 45' 15" WEST, AN ARC DISTANCE OF 68.00 FEET; THENCE NORTH 46° 53' 55" WEST, A DISTANCE OF 70.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 09' EAST ALONG SAID SOUTH LINE, A DISTANCE OF 97.97 FEET TO THE POINT OF BEGINNING.

**TRACT 2:**  
ALL THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 56, AS NOW ESTABLISHED; THENCE SOUTH 89° 09' WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 97.97 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89° 09' WEST ALONG THE SOUTH LINE OF THE SAID NORTH HALF, A DISTANCE OF 90.23 FEET TO THE PROLONGATION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROCK CREEK LANE AS ESTABLISHED BY THE RECORDED PLAT OF MISSION VILLAGE, A SUBDIVISION OF LAND NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS; THENCE NORTH 39° 25' 03" EAST ALONG SAID SOUTHEASTERLY PROLONGATION, A DISTANCE OF 62.75 FEET, THENCE SOUTH 46° 53' 55" EAST, A DISTANCE OF 23.26 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF LOT 97, BLOCK 3, OF SAID RECORDED PLAT OF SAID MISSION VILLAGE, SAID POINT BEING ON A CURVE AT A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25 FEET; THENCE CONTINUING SOUTH 46° 53' 55" EAST, A DISTANCE OF 45.73 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD AND HIGHWAY.

CONTAINS 4.19 ACREAGE MORE OR LESS.

**APPROVALS:**

APPROVED BY: THE CITY COUNCIL OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SOLLIE FLORA, MAYOR

ATTEST: AUDREY McLANAHAN, CITY CLERK

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MIKE LEE, PLANNING COMMISSION CHAIRMAN

AUDREY McLANAHAN, PLANNING COMMISSION SECRETARY

**PROPOSED LOT 1**  
4.19 ACRES

**EXISTING 3-STORY STUCCO BUILDING**  
15,090 SQ.FT.

**EXISTING 3-STORY STUCCO BUILDING**  
11,486 SQ.FT.

**LIDO VILLAS CERT OF SUR CONDO PHASE II BLDG 1:11 UNITS 20-29**

**LIDO VILLAS CERT OF SUR CONDO PHASE II BLDG 1:12 UNITS 30-37**

**LEGEND**

△ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	○ BENCHMARK (BM)
● MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	○ CLEANOUT
○ 1/2" x 24" REBAR W/LS 214F CAP SET	○ DECIDUOUS TREE W/ SIZE
(M) MEASURED	○ GATE POST
(D) DEEDED	B/B BACK OF CURB TO BACK OF CURB
	ROW RIGHT OF WAY
--- TREELINE	
--- EXISTING CONTOURS, 5 FOOT INTERVALS	
--- FLOODPLAIN	

**EXISTING AND PROPOSED USE:**  
SENIOR RESIDENCE

**EASEMENT DEDICATION:**  
A DRAINAGE EASEMENT FOR THE FLOOD HAZARD SHALL BE DEDICATED.

**LIQUID WASTE:**  
LIQUID WASTES ARE ROUTED TO THE EXISTING JOHNSON COUNTY WASTEWATER SANITARY SEWER.

**FLOOD STATEMENT:**  
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", NON-SHADED, AND ZONE "X" STRIPED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MISSION, MAP NUMBER 20091C0024G, EFFECTIVE ON 08/03/2009

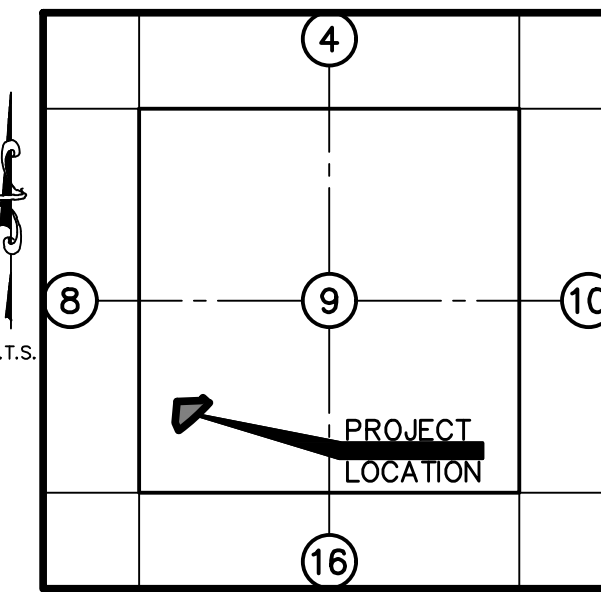
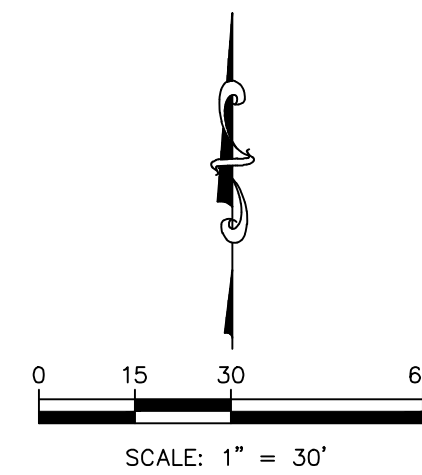
0   03/04/22   INITIAL ISSUE	JNG   MTA
PROJECT NO. 82154395	DRAWN BY JNG
CHECKED BY MTA	CFN 4395PLAT
SHEET 1 OF 1	
<p>MARTIN T. ARLING ARLING@KVEENG.COM</p>	
<p>PROJECT: BICKFORD AT MISSION SPRINGS 5350 W. 61ST PLACE MISSION, KS. 66205</p>	
<p>PREPARED FOR: TRUSTWELL LIVING, LLC 603 3RD AVENUE NEW YORK, NY 10016</p>	
<p>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22</p>	

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

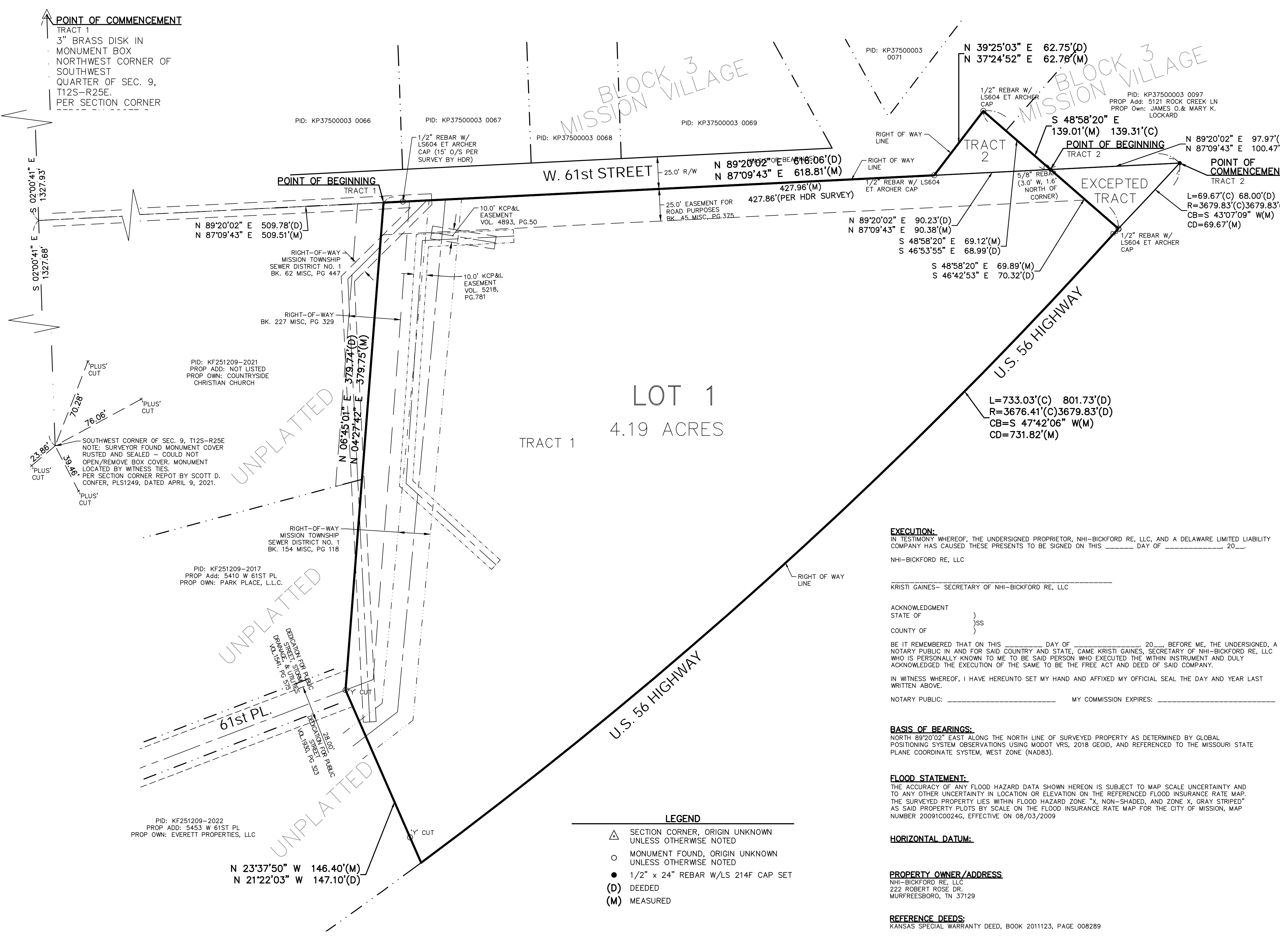


# FINAL PLAT OF BICKFORD AT MISSION SPRINGS

SW 1/4, SEC. 09, T12S, R25W  
MISSION, JOHNSON COUNTY, KANSAS



SECTION VICINITY MAP  
SEC. 9 - T12S - R25E  
CITY OF MISSION, KANSAS



**BOUNDARY DESCRIPTION:**  
TRACT 1:  
ALL THAT PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89° 20' 02" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 509.78 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE SOUTH 61° 44' 56" WEST, A DISTANCE OF 579.74 FEET, THENCE SOUTH 21° 22' 03" EAST, A DISTANCE OF 147.10 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 56, AS NOW ESTABLISHED; THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 56, SAID LINE BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3679.83 FEET, A DISTANCE OF 801.73 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89° 20' 02" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 616.06 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD AND HIGHWAY.

EXCEPT THEREFROM:  
ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 56, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,679.83 FEET, A CENTRAL ANGLE OF 1° 03' 32" AND WHOSE INITIAL TANGENT BEARS SOUTH 42° 45' 15" WEST, AN ARC DISTANCE OF 68.00 FEET; THENCE NORTH 46° 53' 55" WEST, A DISTANCE OF 70.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 09' EAST ALONG THE SAID SOUTH LINE, A DISTANCE OF 97.97 FEET TO THE POINT OF BEGINNING.

**DEDICATIONS:**  
THE UNDERSIGNED PROPRIETOR AND THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, SHALL HEREAFTER BE KNOWN AS "BICKFORD AT MISSION SPRINGS".  
THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE FOR PUBLIC USE ALL LAND DESCRIBED ON THIS PLAT AS STREETS OR PUBLIC WAYS NOT HERETOFORE DEDICATED. ACCEPTANCE FOR THE DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES DESCRIBED ON THIS PLAT IS FOR THE SOLE PURPOSE OF MAINTAINING RIGHT-OF-WAY, AND DOES NOT CONSTITUTE ACCEPTANCE OF ANY TERMS OR CONDITIONS SET FORTH IN ANY AGREEMENT NOT SHOWN ON THIS PLAT.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT, THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE CITY OF MISSION, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MISSION, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE, AND AUTHORIZE THE LOCATION OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAIN FACILITIES, UPON, OVER, UNDER, AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF MISSION, KANSAS.

**APPROVALS:**  
APPROVED BY: THE CITY COUNCIL OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
SOLLIE FLORA, MAYOR  
ATTEST: AUDREY McCLANAHAN, CITY CLERK

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, JOHNSON COUNTY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
MIKE LEE, PLANNING COMMISSION CHAIRMAN  
AUDREY McCLANAHAN, PLANNING COMMISSION SECRETARY

**SURVEYOR'S CERTIFICATION:**  
I, JASON R. LOADER, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET OR EXCEED THE STANDARDS OF PRACTICE APPROVED BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS FOR TOPOGRAPHIC SURVEYS AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.  
THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2022.  
DATE OF PLAT OR MAP: FEBRUARY 4, 2022.

**EXECUTION:**  
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR, NHI-BICKFORD RE, LLC, AND A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
NHI-BICKFORD RE, LLC  
KRISTI GAINES- SECRETARY OF NHI-BICKFORD RE, LLC

**ACKNOWLEDGMENT**  
STATE OF }  
COUNTY OF }  
BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTRY AND STATE, CAME KRISTI GAINES, SECRETARY OF NHI-BICKFORD RE, LLC WHO IS PERSONALLY KNOWN TO ME TO BE SAID PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID COMPANY.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.  
NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**BASIS OF BEARINGS:**  
NORTH 89°20'02" EAST ALONG THE NORTH LINE OF SURVEYED PROPERTY AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, 2018 GEOID, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

**FLOOD STATEMENT:**  
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED, AND ZONE X, GRAY STRIPED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MISSION, MAP NUMBER 20091C0024G, EFFECTIVE ON 08/03/2009.

**HORIZONTAL DATUM:**

**PROPERTY OWNER/ADDRESS**  
NHI-BICKFORD RE, LLC  
222 ROBERT ROSE DR.  
MURFREESBORO, TN 37129

**REFERENCE DEEDS:**  
KANSAS SPECIAL WARRANTY DEED, BOOK 2011123, PAGE 008289

- LEGEND**
- △ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
  - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
  - 1/2" x 24" REBAR W/LS 214F CAP SET
  - (D) DEEDED
  - (M) MEASURED

N 23°37'50" W 146.40'(M)  
N 21°22'03" W 147.10'(D)

03/04/22 INITIAL ISSUE

PROJECT NO. 82154395  
DRAWN BY JNG  
CHECKED BY MTA  
DATE 03/04/22 4:55:37 PM  
SHEET 1 OF 1

8040 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64118  
PH. (816) 468-5858 | FAX (816) 468-6651  
kcv@kveneng.com | www.kveneng.com

**KAW VALLEY ENGINEERING**

PROJECT: BICKFORD AT MISSION SPRINGS  
5350 W. 61ST PLACE  
MISSION, KS. 66205

PREPARED FOR: TRUSTWELL LIVING, LLC  
603 3RD AVENUE  
NEW YORK, NY 10016

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22

JASON R. LOADER  
1462  
loader@kveneng.com

**NEW BUSINESS AGENDA ITEM: 3**

**PROJECT NUMBER / TITLE:** Case #22-08 – Mohawk Park Site Plan Improvements

**REQUEST:** Approval of Site Plan Improvements

**LOCATION:** 6649 Lamar Avenue  
Mission, KS 66202  
Property ID: KP22500008 0006

**APPLICANT:** City of Mission Parks and Recreation  
6200 Martway Street  
Mission, KS 66202

**STAFF CONTACT:** Karie Kneller, City Planner



## Property Information:

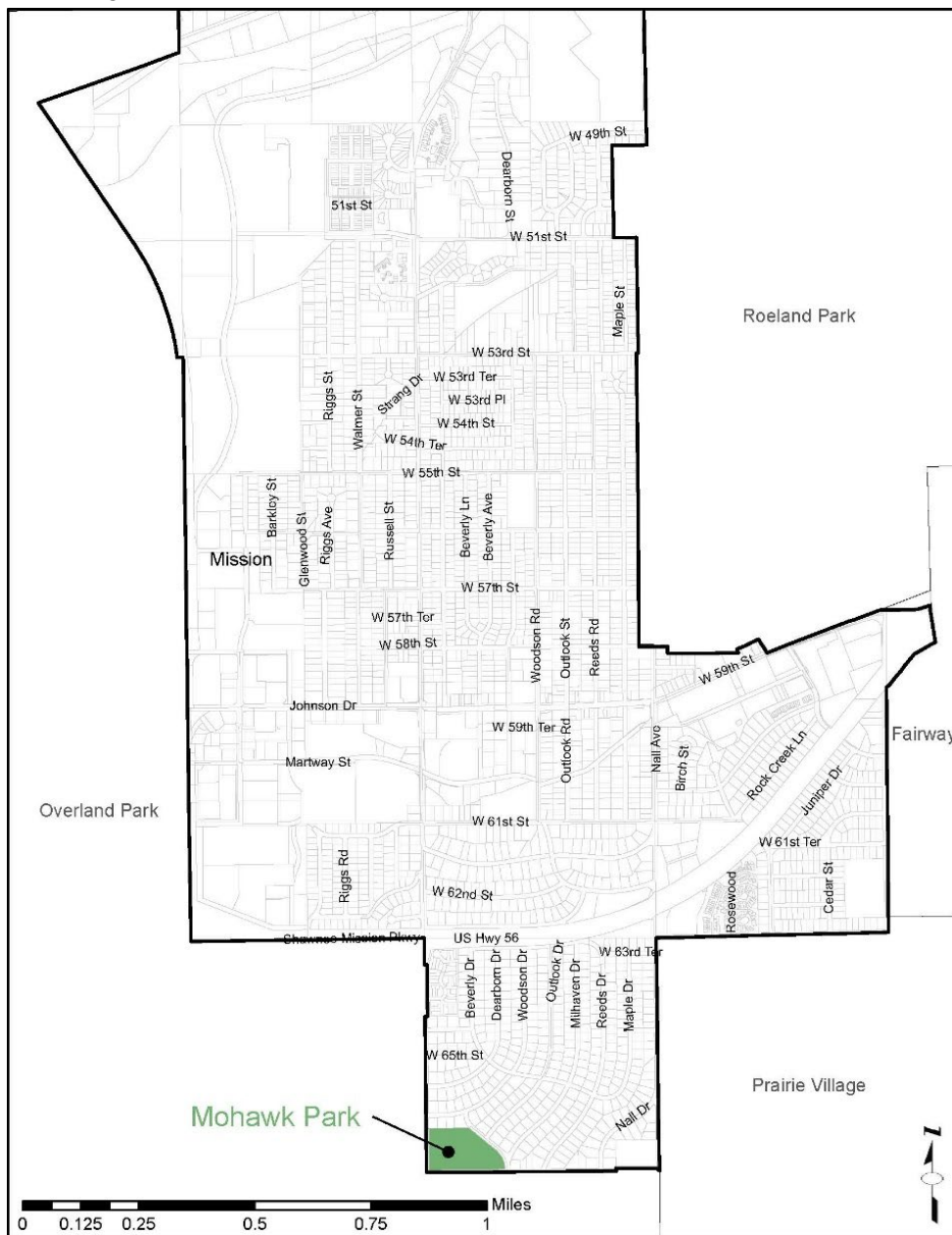


Figure 1 City of Mission and Mohawk Park



Figure 2. Aerial photograph (1996)

The subject property, Mohawk Park is owned by the City of Mission and managed by the Parks and Recreation Department. It is located at 6649 Lamar Avenue, on the northeast corner of 67<sup>th</sup> Street and Lamar Avenue. The parcel is also bounded by Horton Drive on the east and residential properties on the north. It is located at the southernmost border of Mission, with the boundary of Overland Park across 67<sup>th</sup> Street to the south and Lamar to the west (Figure 1).

The subject property is the site of the former Mohawk Elementary School (Figure 2), which was closed in 1979 due to declining enrollment. It was utilized by the Shawnee Mission School District for administrative offices and the Center for International Studies until the early 2000's when the building was demolished and the property was sold to the City of Mission for a park.

The property and surrounding neighborhood is zoned “R-1” Single-Family Residential District and Mohawk Park is enveloped by residential single-family homes. The Millhaven neighborhood in Mission is adjacent to the property on the northeast. The Walmer, Southmoor Gardens, and Highland Plains neighborhoods in Overland Park are adjacent to the west and south of the property (Figure 3).



Figure 3 Mohawk Park and surrounding neighborhoods

**Current Site Conditions:** The terrain is relatively flat, with the highest point in the northwest and water runoff generally draining to the west and south. There is a gradual 10-foot elevation change across the almost 8-acre site. Currently, some minor pooling during heavy rain events occurs at the northwest corner of the property in the open grassy area. Existing stormwater inlets at the northwest and southern borders of the property capture stormwater runoff from the site. The site has access to water, sewer, and electrical utilities (Figure 4).

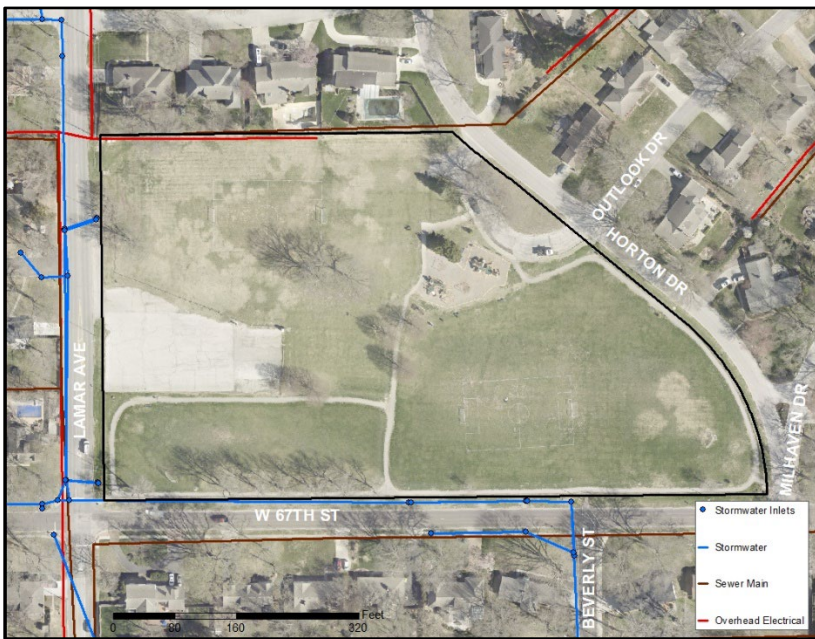


Figure 4 Utilities

The site is currently developed with an existing parking lot on the west, walking trails, and a playground located generally in the northeast quadrant, adjacent to a circle drive. Approximately 16% of the site is impervious surface. 84% of the parcel is open space.

The total land area is approximately 340,708 square feet (7.8 acres). There are no existing buildings constructed on the site. Two soccer fields exist in the northwest and southeast quadrants. Approximately 21,000 square feet of surface parking on the western edge of the property remains from when the school existed and can accommodate up to about 50 cars. Playground equipment adjacent to a circle drive in the northeast quadrant of the property connects with a network of walking paths throughout the site. However, ADA access to the trail network from parking areas is limited.

## **Project Background:**

The City adopted the [Mission Parks and Recreation Master Plan in 2018](#). The plan recommends several improvements for Mission's parks, including new signage for all the parks, which were installed in 2020, and new facility improvements in each of the parks. The Mission Parks and Recreation Department contracted SFS Architects to begin master planning improvements for each of the City's primary parks including Mohawk, Broadmoor, and Waterworks. Mohawk Park is the first of the three to move from plan to implementation. Improvements are funded by a 3/8<sup>th</sup> cent sales tax for Parks and Recreation and a Land Water Conservation Grant Mission received late last year.

Proposed improvements include a public use shelter and public restrooms to encourage efficient use of the playing fields and current programs, with new sidewalk connection from the proposed facilities to the existing park trails. The Plan also calls for a storage facility as part of the shelter, water fountains, irrigation, and furnishings. Demolition of the existing parking lot on the west side of the property and construction of a new parking lot on the south along 67<sup>th</sup> Street with existing additional parallel parking in the half circle drive is proposed as an alternate bid if the budget for the project allows. Otherwise, the existing parking lot will remain as it is.

## **Plan Review:**

### ***Mission Comprehensive Plan (2007)***

The [Comprehensive Plan](#) recommends preserving open green spaces in Mission and maintaining existing parks and recreation facilities. These amenities promote neighborhood stability, public health and safety, provide outdoor recreation opportunities as well as visual enjoyment, and promote environmental benefits such as carbon capture, air and water purification, and wildlife habitat. The City has committed to the maintenance and enhancement of its existing parklands. The Plan also calls for sustainability practices and building standards for facilities that align with Leadership in Energy and Environmental Design (LEED) principles and practices.

### ***Parks and Recreation Master Plan (2018)***

The Parks and Recreation Master Plan recommends implementing the following improvements for Mohawk Park that are included in this proposal:

- Redesign Mohawk Park in a way that reconfigures the playing fields to allow for the same programs, but in a more efficient manner (high priority)
- Design and construct a permanent shelter that includes restrooms, a storage facility, and water fountain stations (medium priority)
- Replace and expand existing site furnishings (medium priority).
- Incorporate irrigation for field improvements (low priority).

## ***Project Proposal***

The site improvement plan consists of two alternatives: a Base Bid and an Alternative Bid.

### ***Base Bid:***

The base bid retains the existing parking lot and adds a new restroom facility and public shelter pavilion at a central location on the site with connections to the existing trail and sidewalk network. The base bid does not include improvements to the existing parking lot, except that two parking stalls will be striped for ADA access and a concrete sidewalk will be constructed to connect with the existing walking trail. Additional ADA ramps will be constructed; one from the circle drive to the existing sidewalk and one at both south connections to the street network.

The restroom facility, a 683 square foot structure, consists of three uni-sex units which contain toilet facilities, sinks, and changing tables. An additional handwashing station and water fountains are proposed on the exterior wall. Low-flow water fixtures and countertops with recycled content will be included. The structure is designed with a metal seam shed roof, “wood look” aluminum batten details, and CMU exterior walls with prefinished steel vertical structural posts.

The public shelter pavilion will be a 2,100 square foot open-air structure with space for up to 16 moveable picnic-style tables. The structure is designed with a metal seam butterfly roof, and consistent with the restroom, has aluminum “wood look” batten details, CMU walls, and prefinished steel vertical structural posts. The north side of the structure features an enclosed storage room for park maintenance equipment.

New LED lighting with occupancy sensors is proposed for the interior and exterior of both the restroom and shelter facilities. Both structures will also be constructed using insulated CMU sourced within a 100-mile radius. Specifications for the remainder of the building materials will be sourced within a 500-mile radius, if possible. The electrical configurations will be designed for future photovoltaic roof panels.

#### *Alternative Bid:*

The alternative bid includes the base bid proposed improvements. The alternative bid also proposes demolition of the existing parking lot and construction of a new parking lot on the south side of the property with a new entrance that aligns with north-south oriented Beverly Street across 67<sup>th</sup> Street. The new parking lot could accommodate 40 vehicles with two ADA spaces. The alternative bid also includes additional landscaping that would encourage stormwater runoff capture and containment from existing and new impervious surface. A combination of new trees and groundcover landscaping would contribute to the environmental and economic sustainability of the improvements by mitigating increased runoff and impact to stormwater infrastructure. The alternative bid is dependent upon available funding.

#### *General Assessment:*

Both alternatives will increase impervious surface from the existing conditions by approximately 8,500 to 9,200 square feet, respectively, but will largely preserve green space to minimize stormwater runoff and preserve open space. The proposed improvements will decrease impervious area by 1.7 acres (74,052 square feet) from the conditions before 2003 when the school and parking surfaces existed on the site.

The proposed structures conform with the Comprehensive Plan, Parks and Recreation Master Plan, and city-wide design guidelines, and will provide a modern architectural design aesthetic, using durable, low-maintenance materials. The size and location of the structures will have minimal impact on surrounding neighborhoods. The scale and design are consistent with single-family neighborhoods and encourages pedestrian activity with a pleasing visual aesthetic. The relocation of the parking lot, should that occur, will not significantly affect traffic patterns in and around the site, as the alternative lot size would be marginally smaller, and the entrance would be on a similar collector street.

The available funds limit the scope of improvements in the base bid. If more funding becomes available for improvements at Mohawk Park, a more in-depth plan for universal design features, including ADA accessible features should be evaluated. Additional sustainable and environmentally sound design systems such as photovoltaic roof panels and electric vehicle charging stations may be a consideration

#### **Recommendation:**

Staff recommends that the Planning Commission recommend approval to the City Council of Case #22-08 for site improvements at Mohawk Park.

#### **Recommended Conditions of Approval:**

1. Base bid approval is contingent upon ADA compliance in the existing parking lot, circle drive, and at

pedestrian connections.

2. A right-of-way permit will be required from the Cities of both Mission and Overland Park during the time construction drawings are submitted.
3. Details of grading plan that adequately address runoff issues shall be submitted with the Final Site Plan.
4. Prior to the Final Site Plan submittal, consultants shall submit plans to the Sustainability Commission for review against the Sustainability Scorecard.

**Planning Commission Action:**

This item will be considered by the Planning Commission at their March 28, 2022 meeting.

**City Council Action:**

This item will be considered by the City Council at their April 20, 2022 meeting.



CONCEPTUAL RENDERING

DRAWING INDEX

SITE PLAN REVIEW SUBMISSION

SURVEY

LANDSCAPE - BASE BID

- L100 - SITE LAYOUT PLAN
- L300 - GRADING PLAN
- L301 - GRADING PLAN ENLARGEMENT
- L302 - GRADING PLAN SLOPE ANALYSIS

CIVIL - BASE BID

- C101 - SITE UTILITY PLAN

LANDSCAPE - ALTERNATE

- SP101 - SITE DEMOLITION PLAN
- L100 - SITE LAYOUT PLAN
- L200 - SITE DETAILS
- L300 - GRADING PLAN
- L301 - GRADING PLAN ENLARGEMENT
- L302 - GRADING PLAN SLOPE ANALYSIS
- L400 - LANDSCAPE PLAN
- L500 - LANDSCAPE DETAILS

CIVIL - ALTERNATE

- C102 - SITE UTILITY PLAN

ARCHITECTURAL - BASE BID & ALTERNATE

- A101 - RESTROOM PLAN
- A102 - RESTROOM ELEVATIONS
- A103 - RESTROOM MATERIALS
- A111 - PAVILION PLAN
- A112 - PAVILION ELEVATIONS
- A113 - PAVILION MATERIALS

MEP - BASE BID & BID ALTERNATE

- MEP100 - SITE PLAN
- MEP101 - MEP SITE PHOTOMETRIC PLAN

- E101 - ELECTRICAL PLANS - LIGHTING
- E201 - ELECTRICAL PLANS - POWER
- E301 - ELECTRICAL SCHEDULES & DETAILS

PROJECT SCOPE

- BASE BID
- EXISTING PARKING TO REMAIN
  - PAVED WALKS
  - RESTROOM BUILDING
  - PAVILION
  - PLAZA

- BID ALTERNATE
- NEW PARKING LOT
  - PARKING LOT LIGHTING
  - RELOCATED PARK SIGN
  - PAVED WALKS
  - RESTROOM BUILDING
  - PAVILION
  - PLAZA

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE  
2100 CENTRAL, SUITE 31  
KANSAS CITY, MO 64108

O: 816.474.1397  
F: 816.421.8024

CIVIL:

SK DESIGN GROUP, INC.  
4600 COLLEGE BOULEVARD, SUITE 100  
OVERLAND PARK, KS 66211

O: 913.451.1818

LANDSCAPE ARCHITECT:

CONFLUENCE  
417 DELAWARE ST.  
KANSAS CITY, MO 64105

O: 816.531.7227

STRUCTURAL:

STAND STRUCTURAL ENGINEERING  
8234 ROBINSON ST.  
OVERLAND PARK, KS 66204

O: 913.214.2169

M/E/P/E ENGINEER:

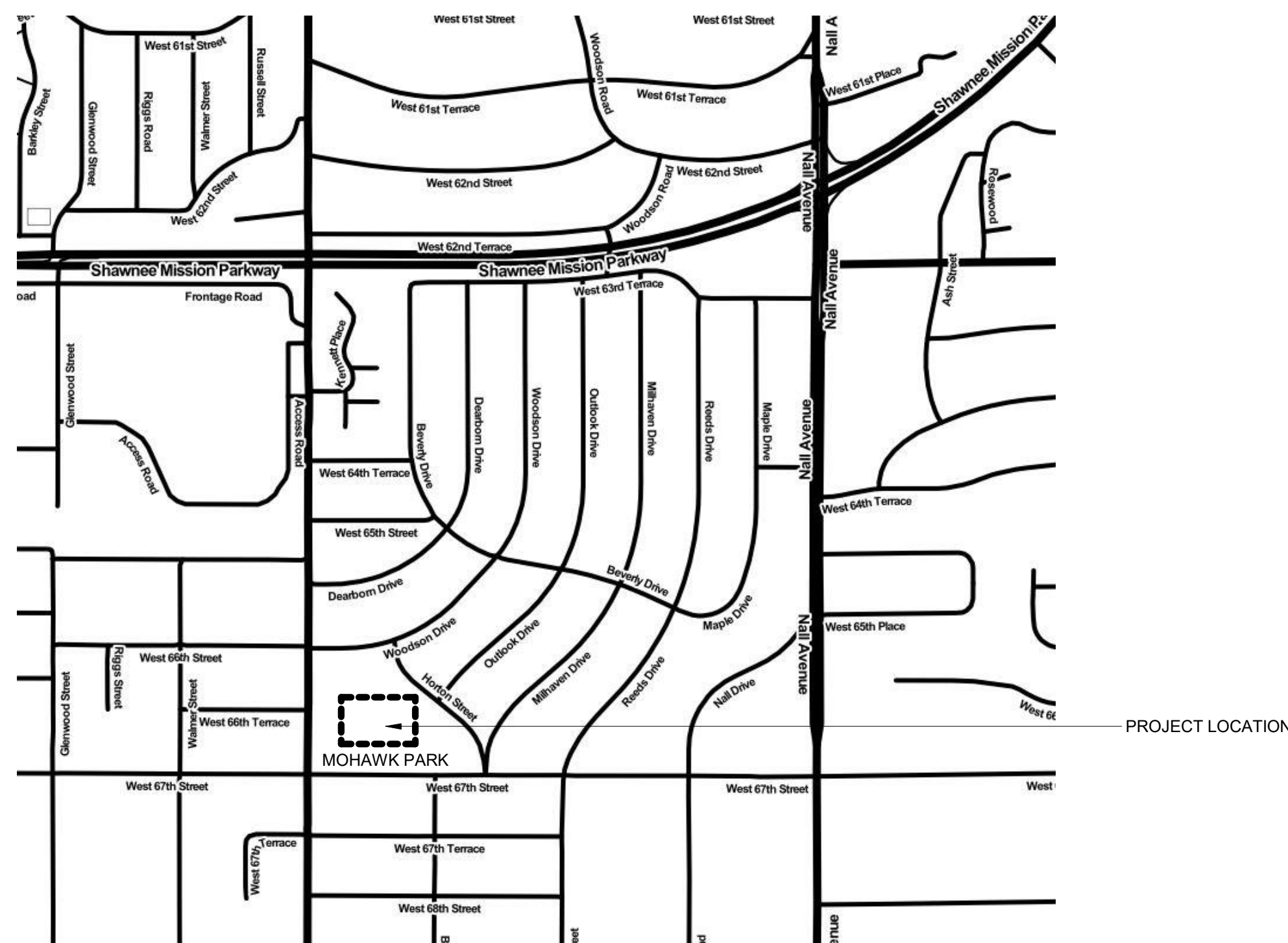
PKMR  
13300 W 98TH ST.  
LENEXA, KS 66215

O: 913.492.2400

OWNER:

CITY OF MISSION  
6090 WOODSON ST.  
MISSION, KS 66202

O: 913.676.8350



211108

3.11.2022

35% CD





**TOPOGRAPHIC SURVEY**

Mohawk Park  
14184.19 67th Street & Lamar Avenue  
Mission, Kansas 66202

**PREPARED FOR:**

Parks and Recreation  
City of Mission  
6200 Marway Street  
Mission, Kansas 66202

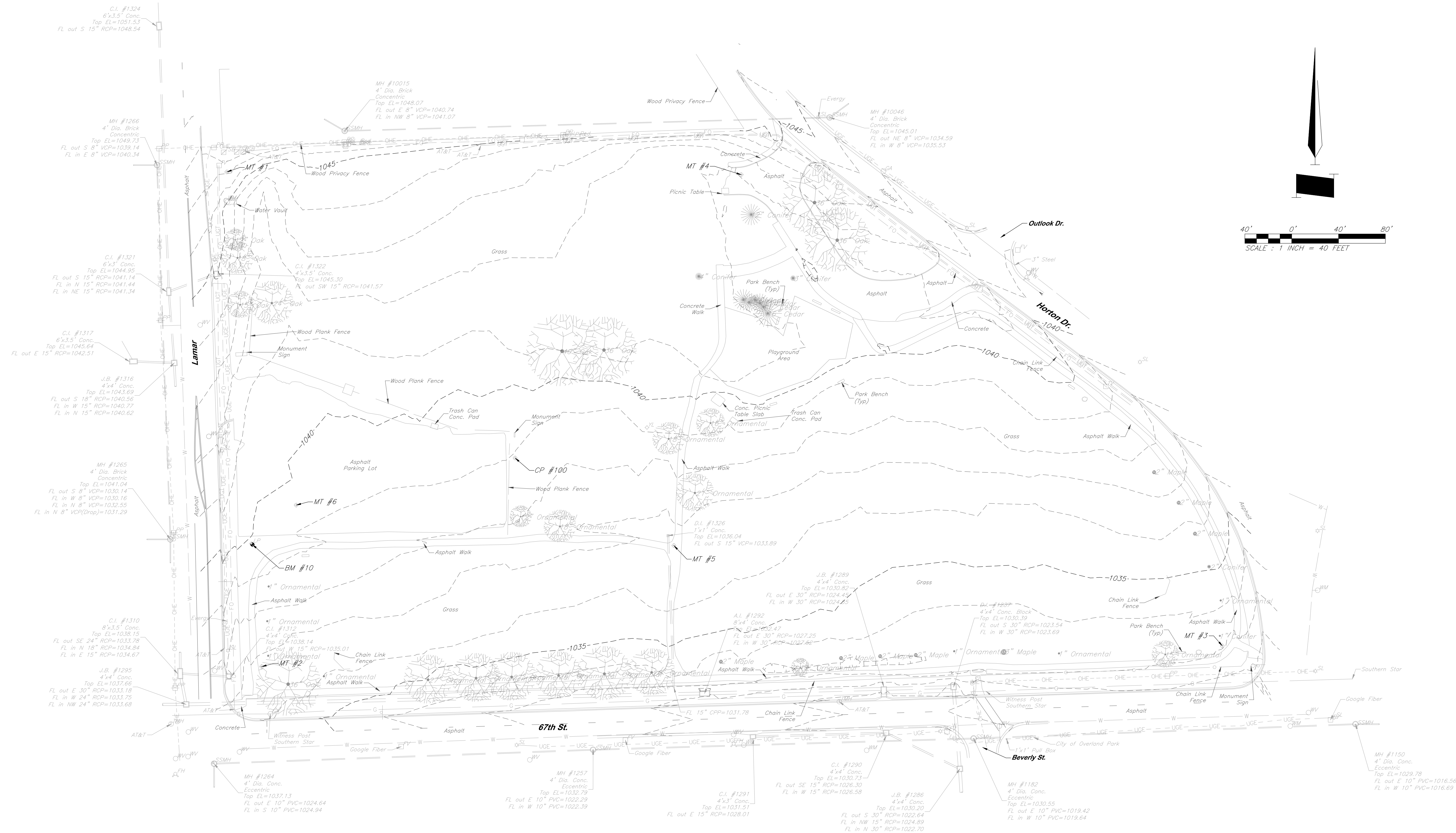
Attn: Penn Almoney

**REVISION**

PROJECT NUMBER  
14184.19  
DATE  
2/21/2022

DRAWN  
JMR  
REVIEWED  
MDL

SHEET NUMBER  
**1 OF 1**



**Control Note:**

14184.19 Mohawk Park - 67th and Lamar

Coordinates Shown Hereon:

Modified State Plane (Project Ground Coordinates), NAD83  
1501 - Kansas North, U.S. Feet  
Vertical - NAVD83, U.S. Feet

CAF = 0.9999211  
To get to State Plane:  
Coordinates x CAF = State Plane

CP #100 - Set 1/2" bar Near the Northeast Corner of Parking Lot of Mohawk Park

- Notes:**
- 23.09 feet North Northwest of Duplex Nail Top of Centerline of Wood Plank Fence Corner Post
  - 5.50 feet West Southwest of Duplex Nail Top of Centerline of Wood Plank Fence Corner Post
  - 8.45 feet West of East Edge of Asphalt Parking Lot
- Coordinates:**  
N: 263367.175  
E: 2262139.538  
EL: 1038.653

BM #10 - Set chiseled "+" cut Top Southeast of Corner Concrete, Base of Parking Light Pole at Southwest Corner of the West Parking Lot of Mohawk Park

**Coordinates:**  
N: 263393.318  
E: 2261915.234  
EL: 1041.201

MT #1 - Found 1/2" bar set at Northwest of Corner Property of Mohawk Park

- Notes:**
- 22.10 feet Northeast of Top Southeast Corner of most East Concrete Base of AT&T Splice Boxes
  - 14.25 feet North of Top Southeast Corner of most West Concrete Base of AT&T Splice Boxes
  - 5.84 feet West Northwest of Top Southeast Corner of most Southwest AT&T Telephone Vault
  - 28.30 feet South of Top Southeast Corner of Water Vault
- Coordinates:**  
N: 263611.339  
E: 2261893.430  
EL: 1047.214

MT #2 - Found 1/2" bar set Near the Southwest Corner of Park Property, Northeast Corner of Intersection of 67th and Lamar

- Notes:**
- 10.67 feet Northeast Near side of 1" Tree
  - 2.90 feet West of East Edge of Asphalt Walk
  - 29.57 feet South Southwest of Centerline of Gatepost at Walk
- Coordinates:**  
N: 263189.127  
E: 2261923.166  
EL: 1036.748

MT #3 - Found 1/2" bar set at Southeast Corner of Park Property, Northwest Corner of Intersection of 67th and Horton Drive

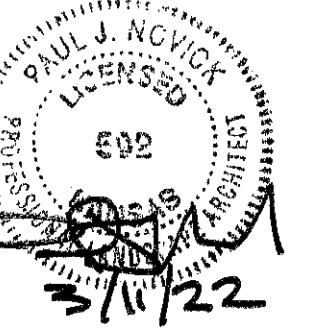
- Notes:**
- 9.08 feet North Northwest Near side of 1" Cedar Tree
  - 4.39 feet East of West Edge of Asphalt Walk
  - 23.27 feet East of Centerline of North most Chainlink Gate Post
  - 52.00 feet East of Centerline of Horton Drive
- Coordinates:**  
N: 263206.836  
E: 2262743.403  
EL: 1033.139

MT #4 - Found Mag and Shiner set at Northwest Corner of the East Parking Lot of Mohawk Park

- Notes:**
- 11.15 feet Northwest of Back of Curb at End of Concrete Walk
  - 10.50 feet West of West Edge of Asphalt Parking Lot
  - 75.00 feet East of Centerline of Horton Drive
- Coordinates:**  
N: 263608.993  
E: 2262332.634  
EL: 1040.876

**LEGEND**

⊕	Control Point/GPS Station	⊕	Fire Hydrant
⊙	Bench mark	⊕	Water Meter
⊕	Power Pole	⊕	Water Valve
⊕	Street Light	⊕	Tree Coniferous
⊕	Parking Light	⊕	Tree Deciduous
⊕	Telephone Splice Box	⊕	Bush
⊕	Telephone Manhole	---	Over Head Electric
⊕	Telephone Vault	---	Gas Line
⊕	Telephone Pedestal	---	Underground Electric
⊕	Fiber Vault	---	Underground Telephone
⊕	Anode Test Lead/Station	---	Fiber Optic Line
⊕	Sanitary Sewer Manhole	---	Water Line
⊕	Sign		



NOT FOR CONSTRUCTION

MARK DATE DESCRIPTION

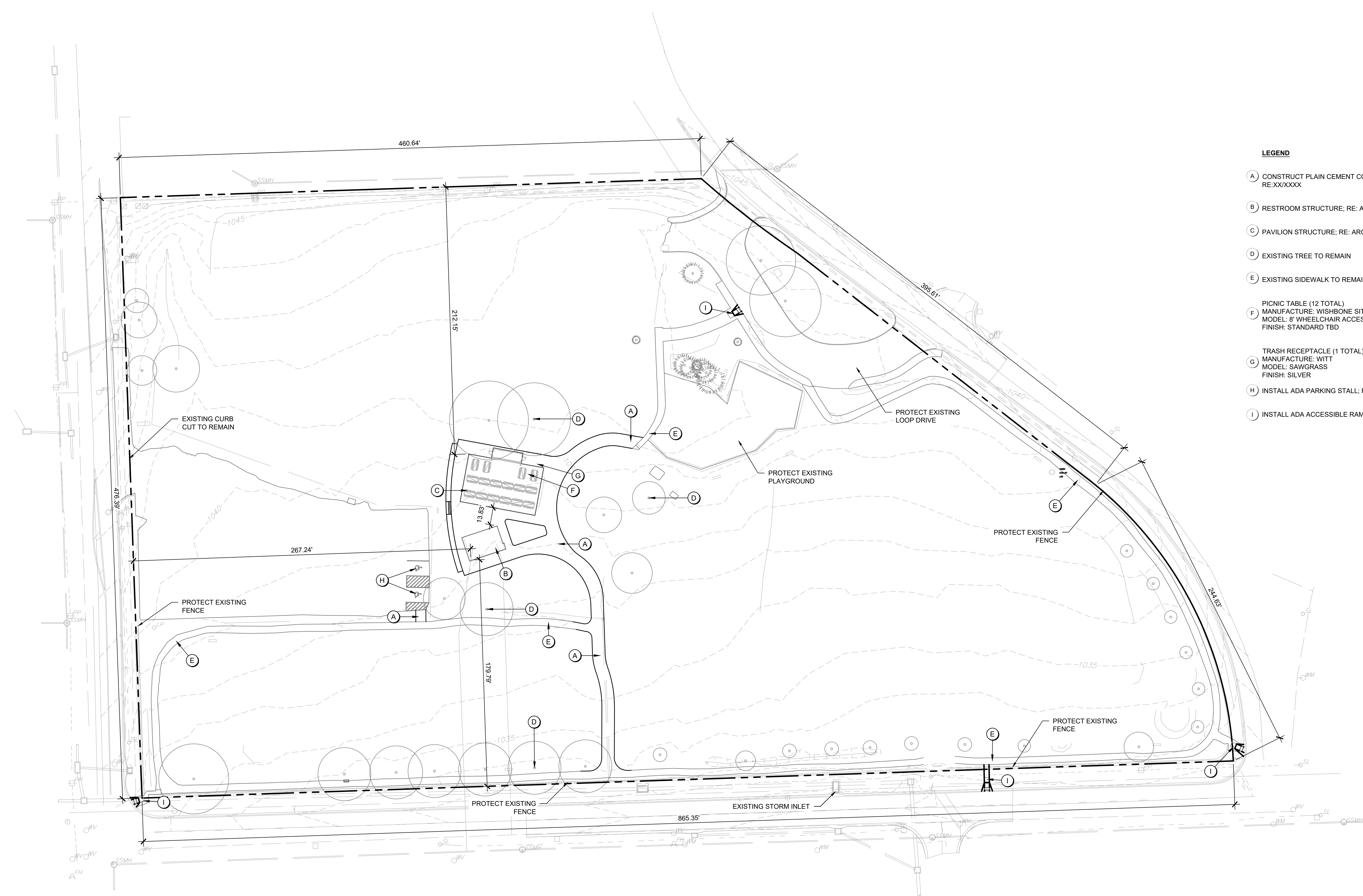
MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
 ISSUED FOR: 35% CDS  
 ISSUE DATE: 03.11.2022  
 © 2022 SFS ARCHITECTURE  
 LAYOUT PLAN

L100

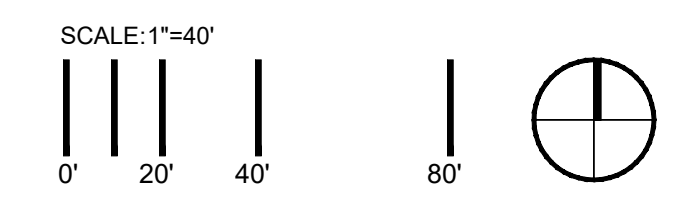
1 2 3 4 5

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- LEGEND**
- A CONSTRUCT PLAIN CEMENT CONCRETE SIDEWALK; RE:XX/XXXX
  - B RESTROOM STRUCTURE; RE: ARCH.
  - C PAVILION STRUCTURE; RE: ARCH.
  - D EXISTING TREE TO REMAIN
  - E EXISTING SIDEWALK TO REMAIN
  - F PICNIC TABLE (12 TOTAL)  
MANUFACTURE: WISHBONE SITE FURNISHINGS  
MODEL: 8' WHEELCHAIR ACCESSIBLE PARKER PICNIC TABLE  
FINISH: STANDARD TBD
  - G TRASH RECEPTACLE (1 TOTAL)  
MANUFACTURE: WITT  
MODEL: SAWGRASS  
FINISH: SILVER
  - H INSTALL ADA PARKING STALL; RE:XX/XXXX
  - I INSTALL ADA ACCESSIBLE RAMP; RE:XX/XXXX

01 L100 LAYOUT PLAN



BASE BID

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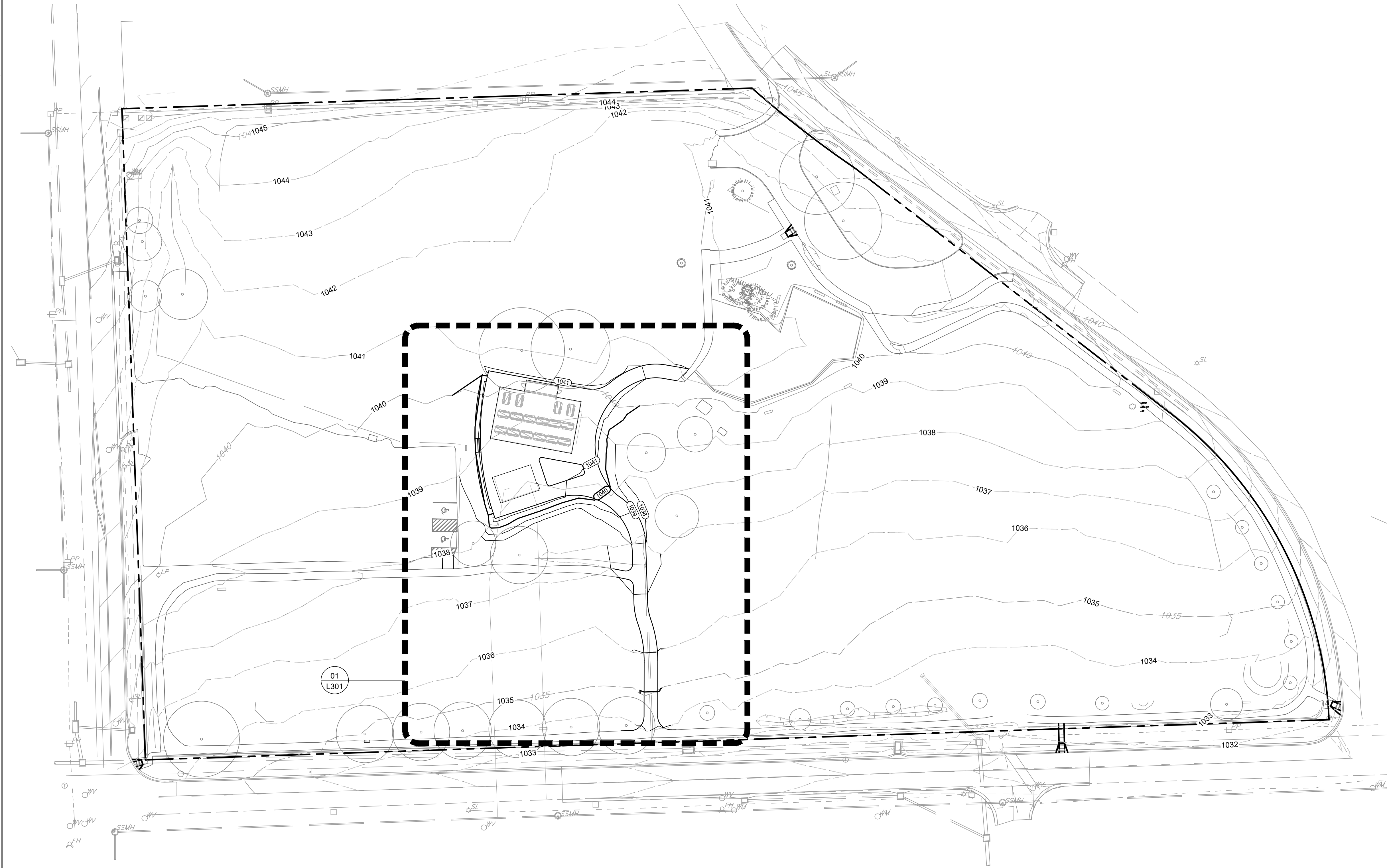
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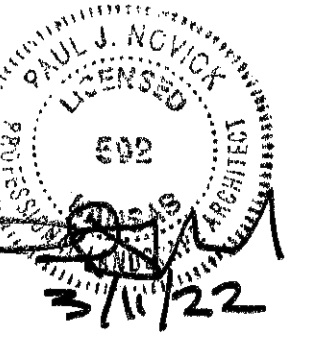


01  
L300 GRADING PLAN

SCALE: 1"=40'



**BASE BID**



NOT FOR CONSTRUCTION

**MOHAWK PARK**

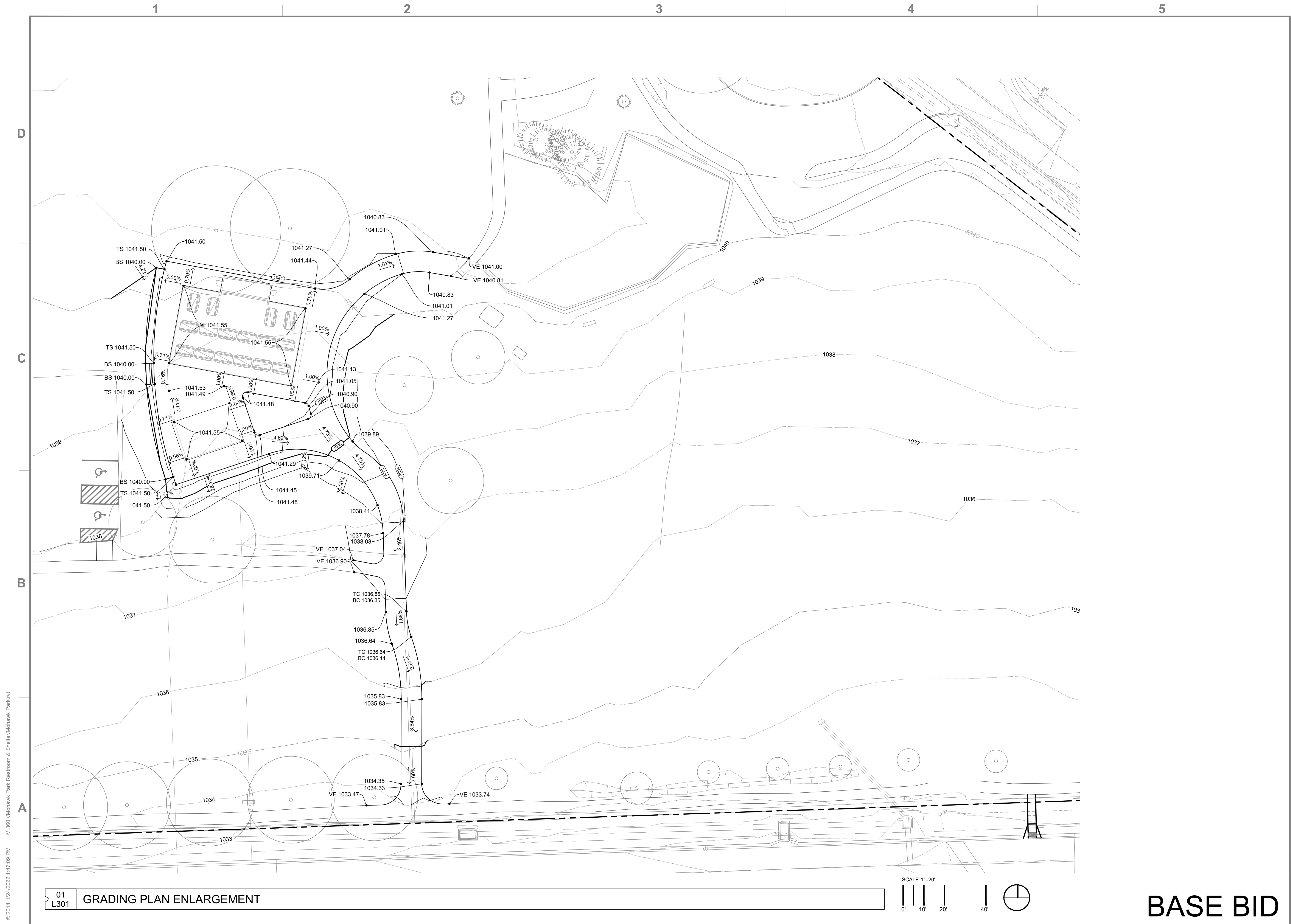
City of Mission, Kansas

MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
 ISSUED FOR: 35% CDS  
 ISSUE DATE: 03.11.2022  
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**GRADING PLAN**

**L300**



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01 GRADING PLAN ENLARGEMENT  
L301

SCALE: 1"=20'  
0' 10' 20' 40'

BASE BID

sfs architecture  
2100 Central St. Suite 311 Kansas City, MO 64108  
(816) 774-1397 (P) 816 421 8024 www.sfsarch.com

CONFLUENCE



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MOHAWK PARK  
City of Mission, Kansas  
MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
ISSUED FOR: 35% CDS  
ISSUE DATE: 03.11.2022  
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GRADING PLAN ENLARGEMENT

L301

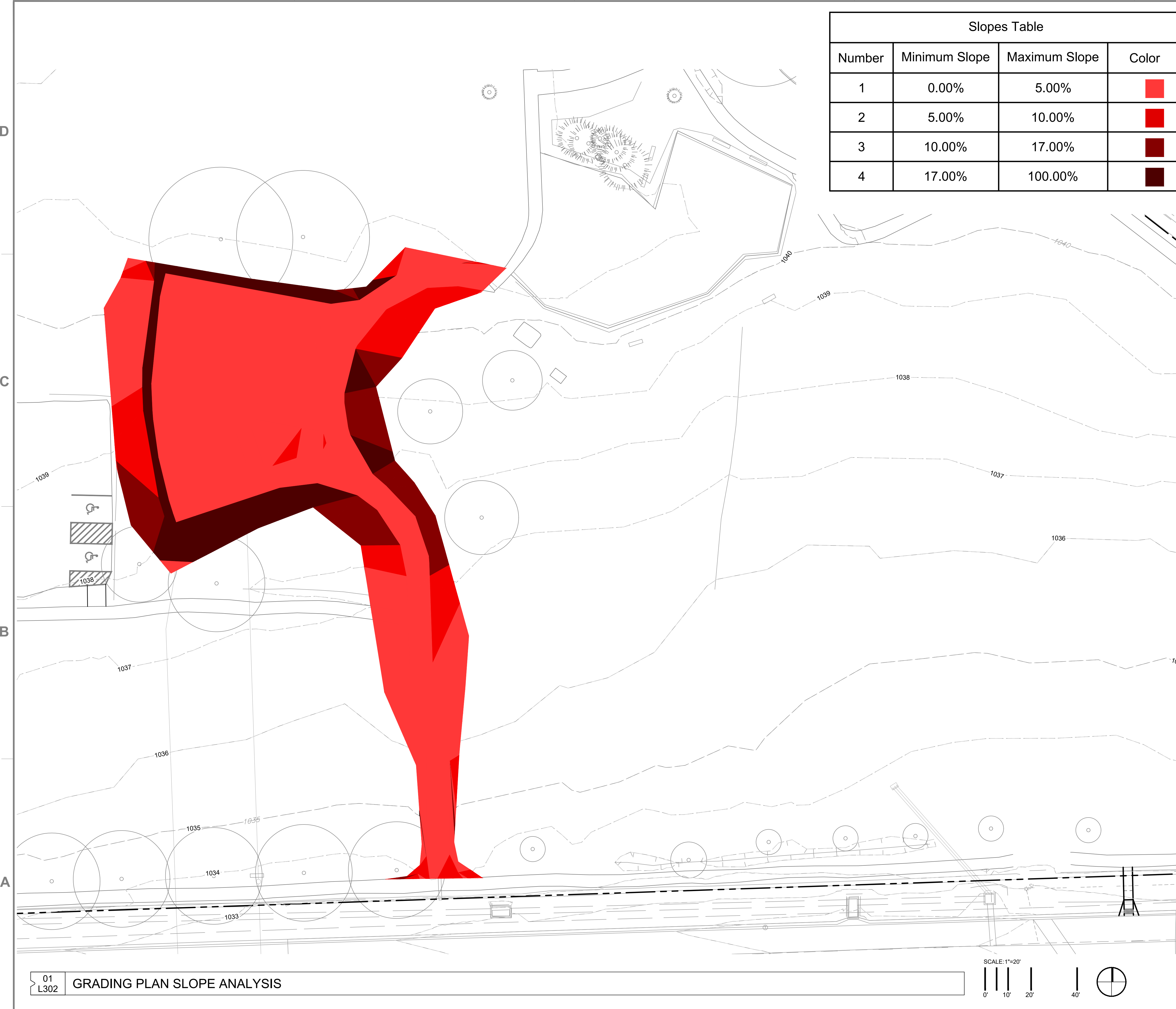
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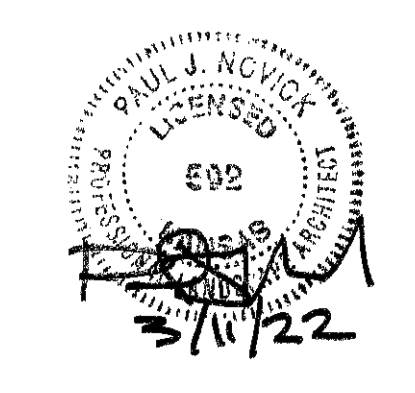
5



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	Light Red
2	5.00%	10.00%	Red
3	10.00%	17.00%	Dark Red
4	17.00%	100.00%	Very Dark Red



CONFLUENCE



NOT FOR CONSTRUCTION

MOHAWK PARK

City of Mission, Kansas

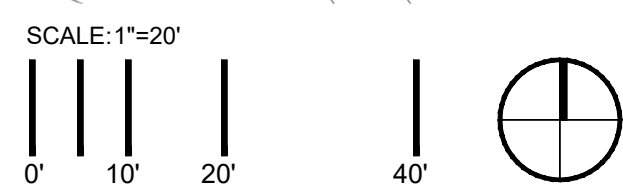
MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
 ISSUED FOR: 35% CDS  
 ISSUE DATE: 03.11.2022  
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 GRADING PLAN  
 SLOPE ANALYSIS

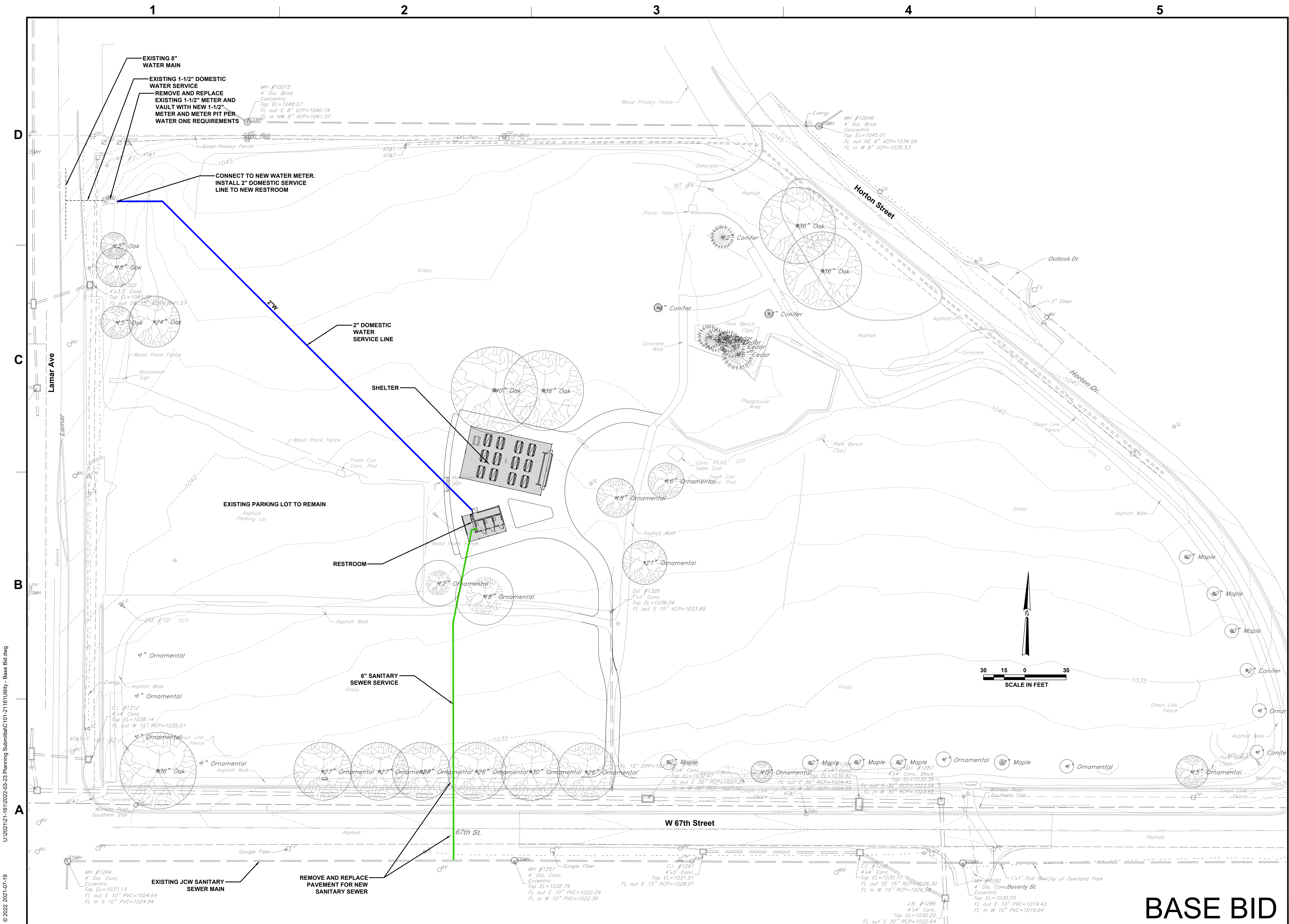
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01 GRADING PLAN SLOPE ANALYSIS  
 L302



BASE BID

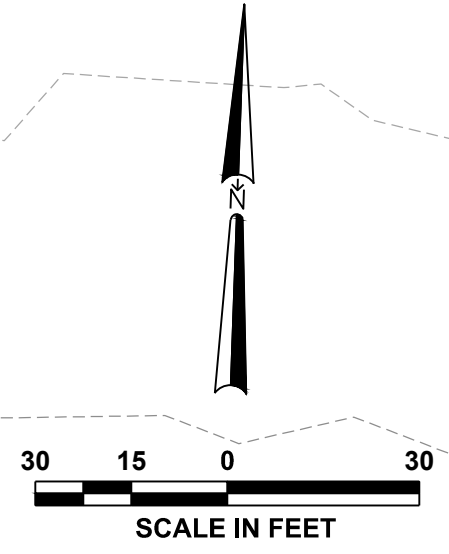
L302



U:\2021\101-161\2022\03-23 Planning Submittal\C101-01-21161 Utility - Base Bid.dwg  
 © 2022 2021-07-19



**BASE BID**



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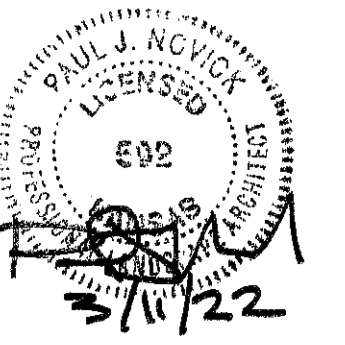
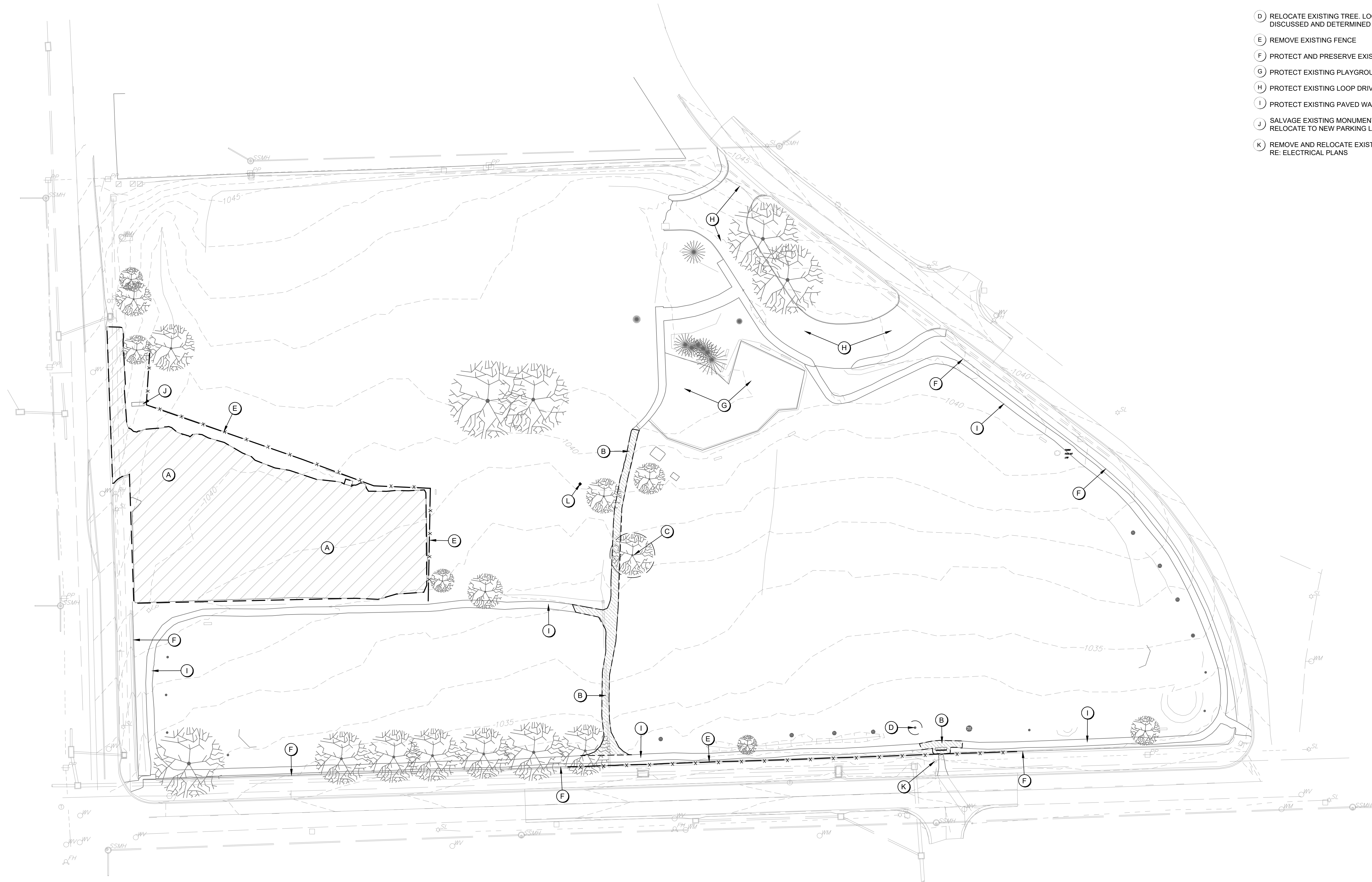
C

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LEGEND

- (A) REMOVE EXISTING ASPHALT PARKING LOT
- (B) REMOVE EXISTING ASPHALT WALK
- (C) REMOVE EXISTING TREE AND STUMP
- (D) RELOCATE EXISTING TREE. LOCATION TO BE DISCUSSED AND DETERMINED WITH OWNER.
- (E) REMOVE EXISTING FENCE
- (F) PROTECT AND PRESERVE EXISTING FENCE
- (G) PROTECT EXISTING PLAYGROUND EQUIPMENT
- (H) PROTECT EXISTING LOOP DRIVE
- (I) PROTECT EXISTING PAVED WALK
- (J) SALVAGE EXISTING MONUMENT SIGN AND RELOCATE TO NEW PARKING LOT
- (K) REMOVE AND RELOCATE EXISTING LIGHT POLE; RE: ELECTRICAL PLANS



NOT FOR CONSTRUCTION

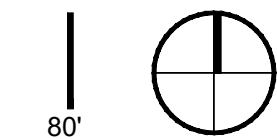
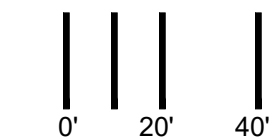
MOHAWK PARK  
 City of Mission, Kansas  
 MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
 ISSUED FOR: 35% CDS  
 ISSUE DATE: 03.11.2022  
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 DEMOLITION PLAN

01 SP100 DEMOLITION PLAN

SCALE: 1"=40'



ALTERNATE BID

SP100

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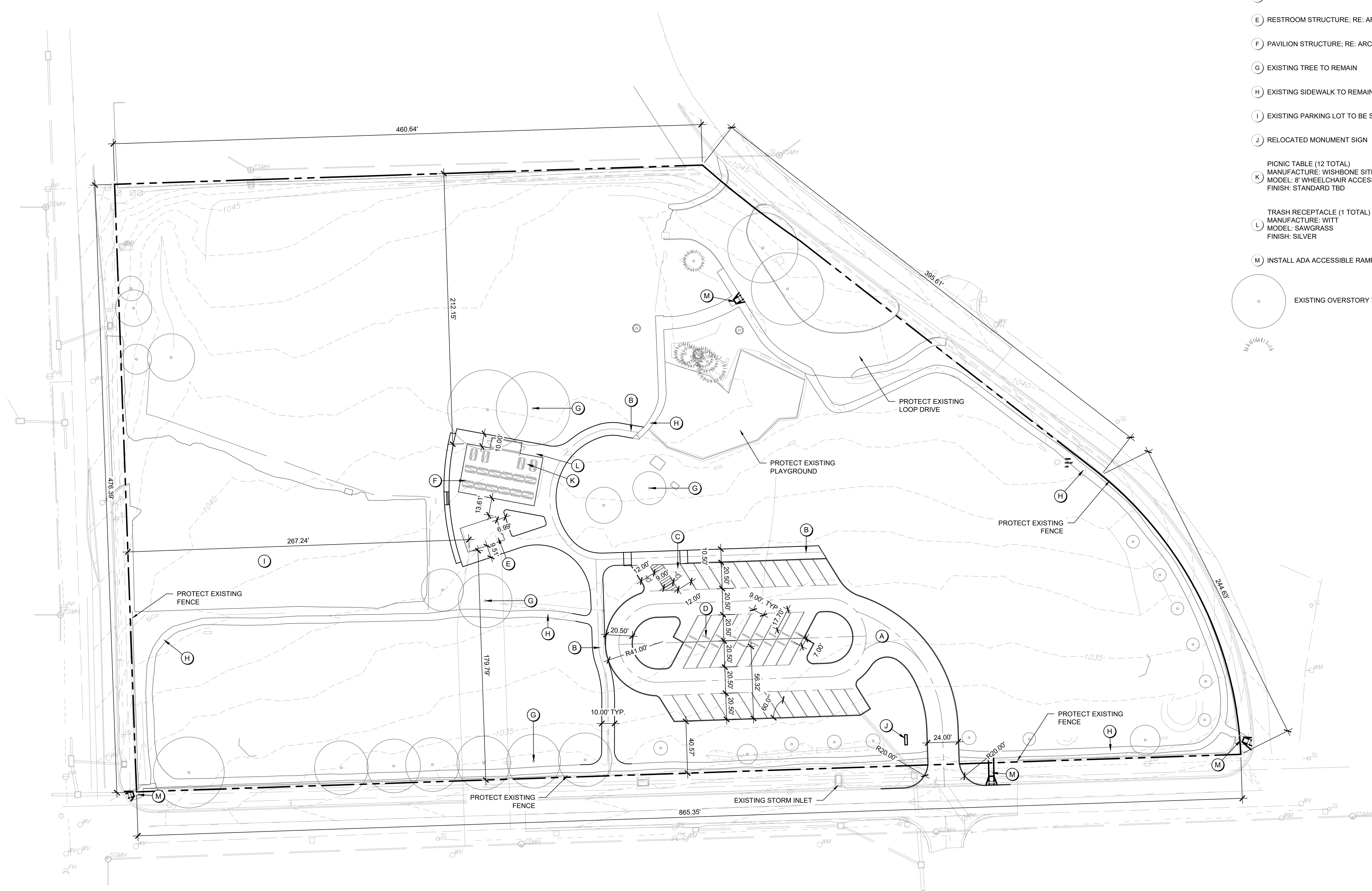
B

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PARKING COUNTS  
48 PARKING STALLS WITH 2 ADA STALLS

LEGEND

- (A) CONSTRUCT ASPHALT PARKING LOT; RE:XX/XXXX
  - (B) CONSTRUCT PLAIN CEMENT CONCRETE SIDEWALK; RE:XX/XXXX
  - (C) INSTALL ADA PARKING STALL; RE:XX/XXXX
  - (D) INSTALL CONCRETE CURBSTOP; RE:XX/XXXX
  - (E) RESTROOM STRUCTURE; RE: ARCH.
  - (F) PAVILION STRUCTURE; RE: ARCH.
  - (G) EXISTING TREE TO REMAIN
  - (H) EXISTING SIDEWALK TO REMAIN
  - (I) EXISTING PARKING LOT TO BE SEEDED
  - (J) RELOCATED MONUMENT SIGN
  - (K) PICNIC TABLE (12 TOTAL)  
MANUFACTURE: WISHBONE SITE FURNISHINGS  
MODEL: 8' WHEELCHAIR ACCESSIBLE PARKER PICNIC TABLE  
FINISH: STANDARD TBD
  - (L) TRASH RECEPTACLE (1 TOTAL)  
MANUFACTURE: WITT  
MODEL: SAWGRASS  
FINISH: SILVER
  - (M) INSTALL ADA ACCESSIBLE RAMP; RE:XX/XXXX
- (O) EXISTING OVERSTORY TREE (TO REMAIN)



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MOHAWK PARK  
City of Mission, Kansas  
MISSION, KS

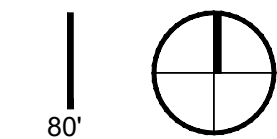
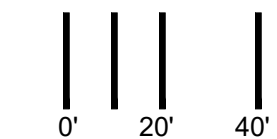
MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
ISSUED FOR: 35% CDS  
ISSUE DATE: 03.11.2022  
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LAYOUT PLAN

L100

01 L100 LAYOUT PLAN

SCALE: 1"=40'



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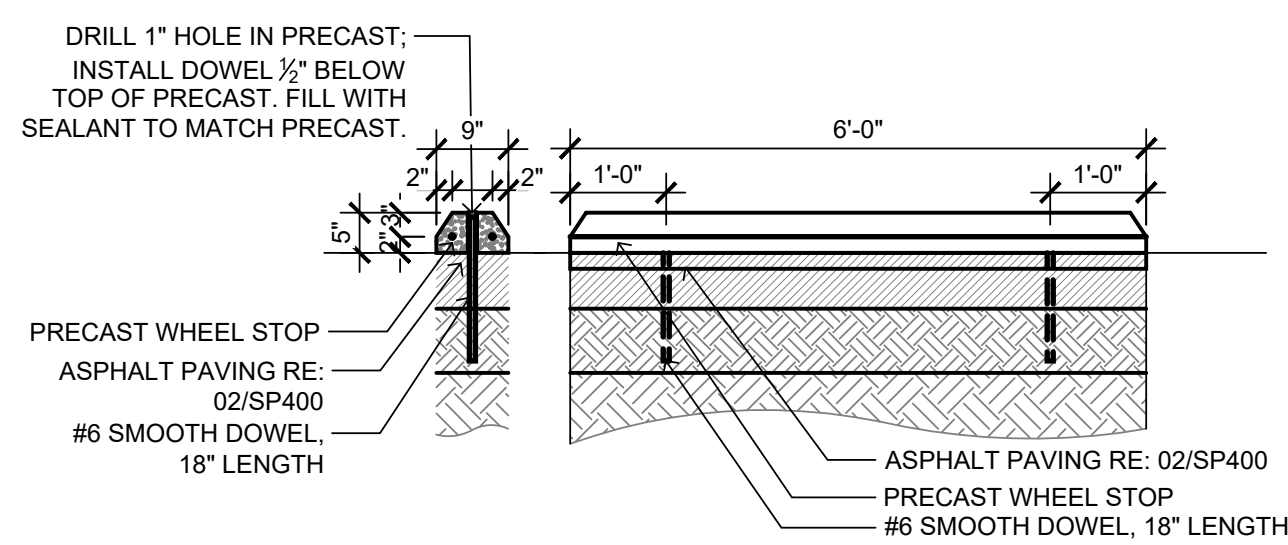
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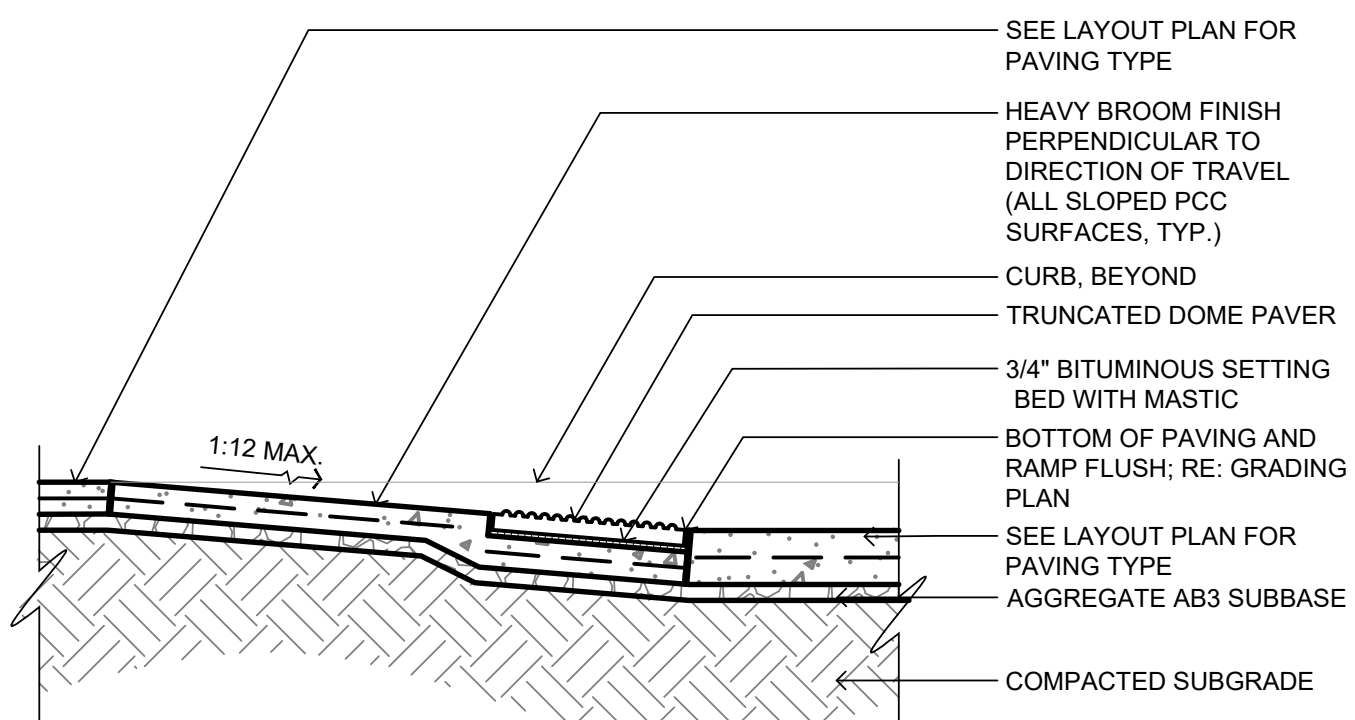
5

**NOTES:**  
SUBMIT CUT SHEET OF PRECAST WHEEL STOP FOR APPROVAL.



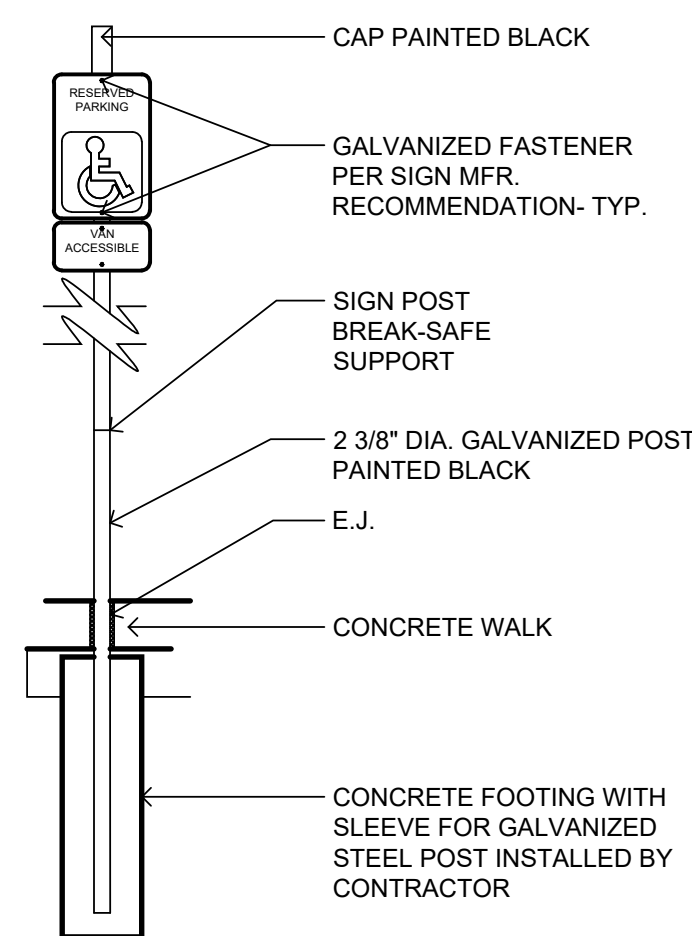
08 L200 WHEELSTOP, TYP. N.T.S.

**NOTE:**  
1. DETECTABLE WARNING PAVERS: CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING SYSTEM, 24" X 36" SIZE, GREY, BY ADA SOLUTIONS. WEBSITE: <http://adatile.reachlocal.net/> PHONE: 888.406.2368.  
2. SUBMIT SAMPLE OF DETECTABLE WARNING PAVER FOR REVIEW AND APPROVAL.  
3. LAYOUT TO MEET ALL CURRENT ADA REQUIREMENTS.  
4. ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515)222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

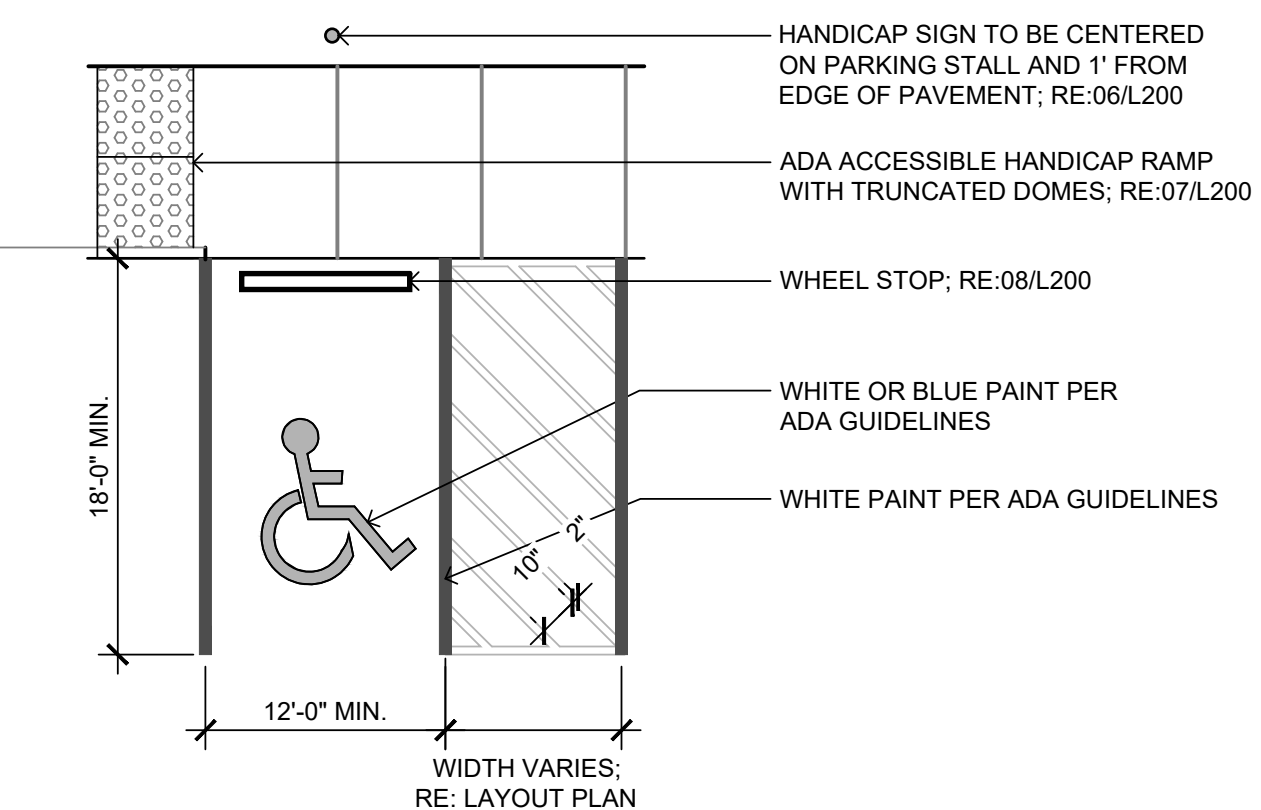


07 L200 SECTION: ADA RAMP N.T.S.

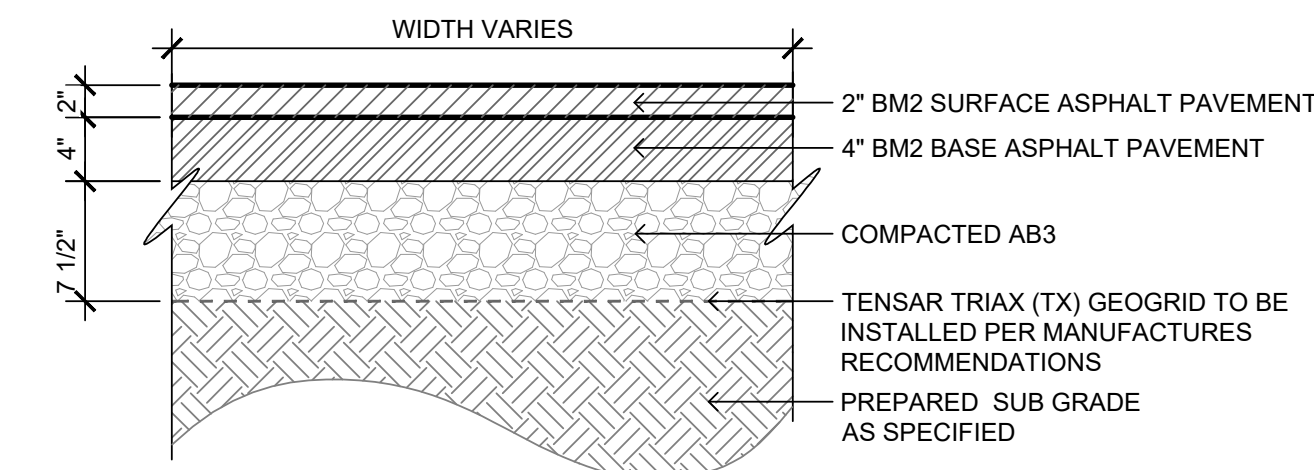
**NOTES:**  
1. SIGNS TO CONFORM TO MUTCD STANDARDS  
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.  
3. SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.  
4. SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.  
5. SIGN 1 TO FOLLOW AT SIGN 2 LOCATIONS.



06 L200 ADA HANDICAP SIGN N.T.S.

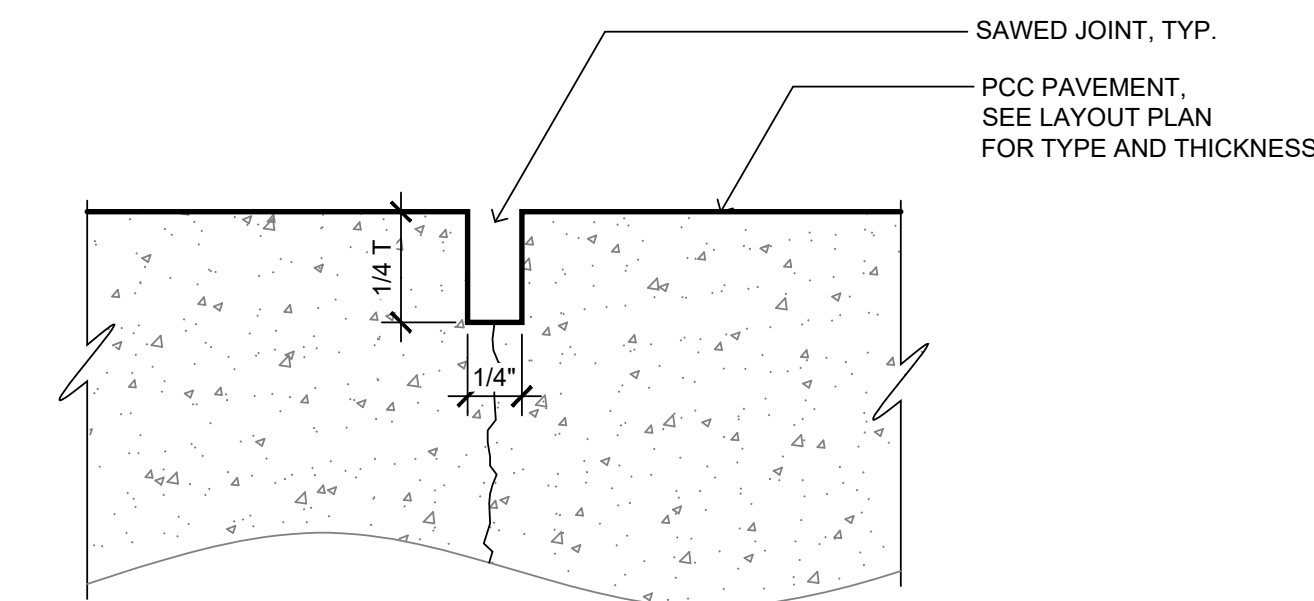


05 L200 PLAN: ADA PARKING STALL N.T.S.



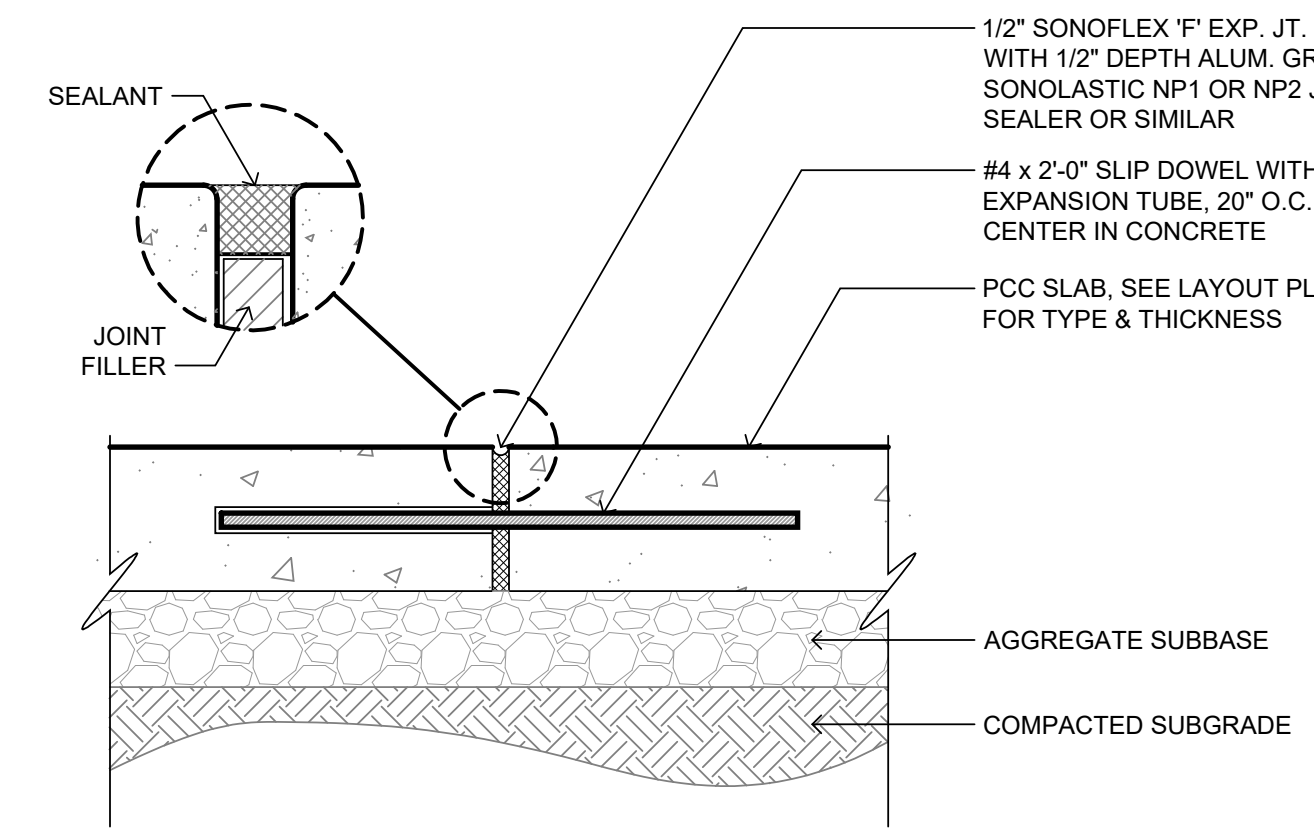
**NOTE:**  
1. CROSS SLOPE NOT TO EXCEED 2.0%.

04 L200 ASPHALT PAVING N.T.S.

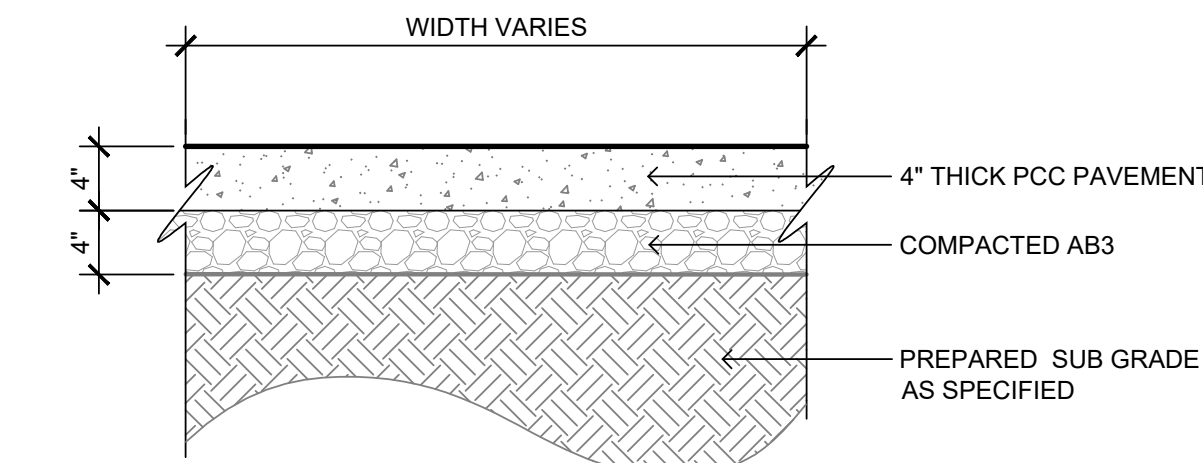


**NOTE:** T = SLAB THICKNESS

03 L200 SAW CUT JOINT, TYP. N.T.S.



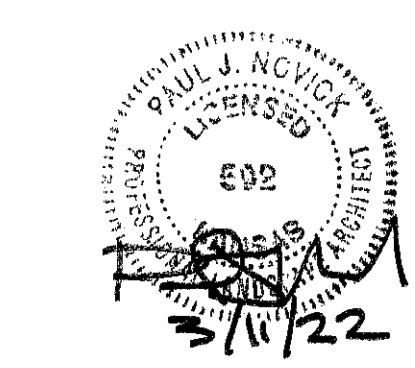
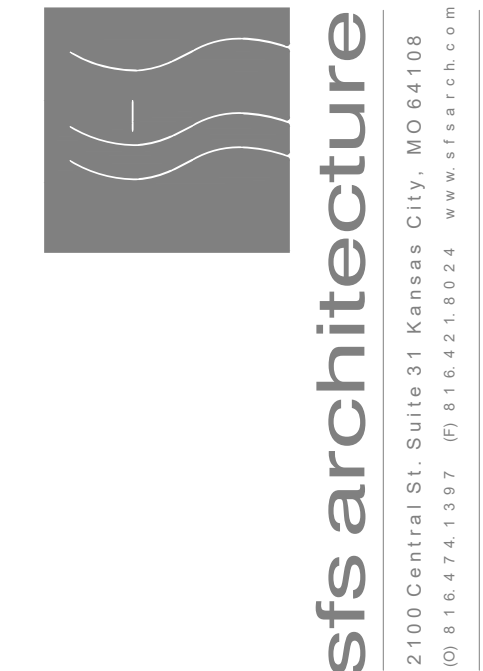
02 L200 EXPANSION JOINT WITH SLIP DOWEL N.T.S.



**NOTES:**  
1. CROSS SLOPE NOT TO EXCEED 2.0%.  
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.

01 L200 4" THICK PCC PAVING N.T.S.

# ALTERNATE BID



NOT FOR CONSTRUCTION

MOHAWK PARK  
City of Mission, Kansas  
MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
ISSUED FOR: 35% CDS  
ISSUE DATE: 03.11.2022  
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SITE DETAILS  
L200

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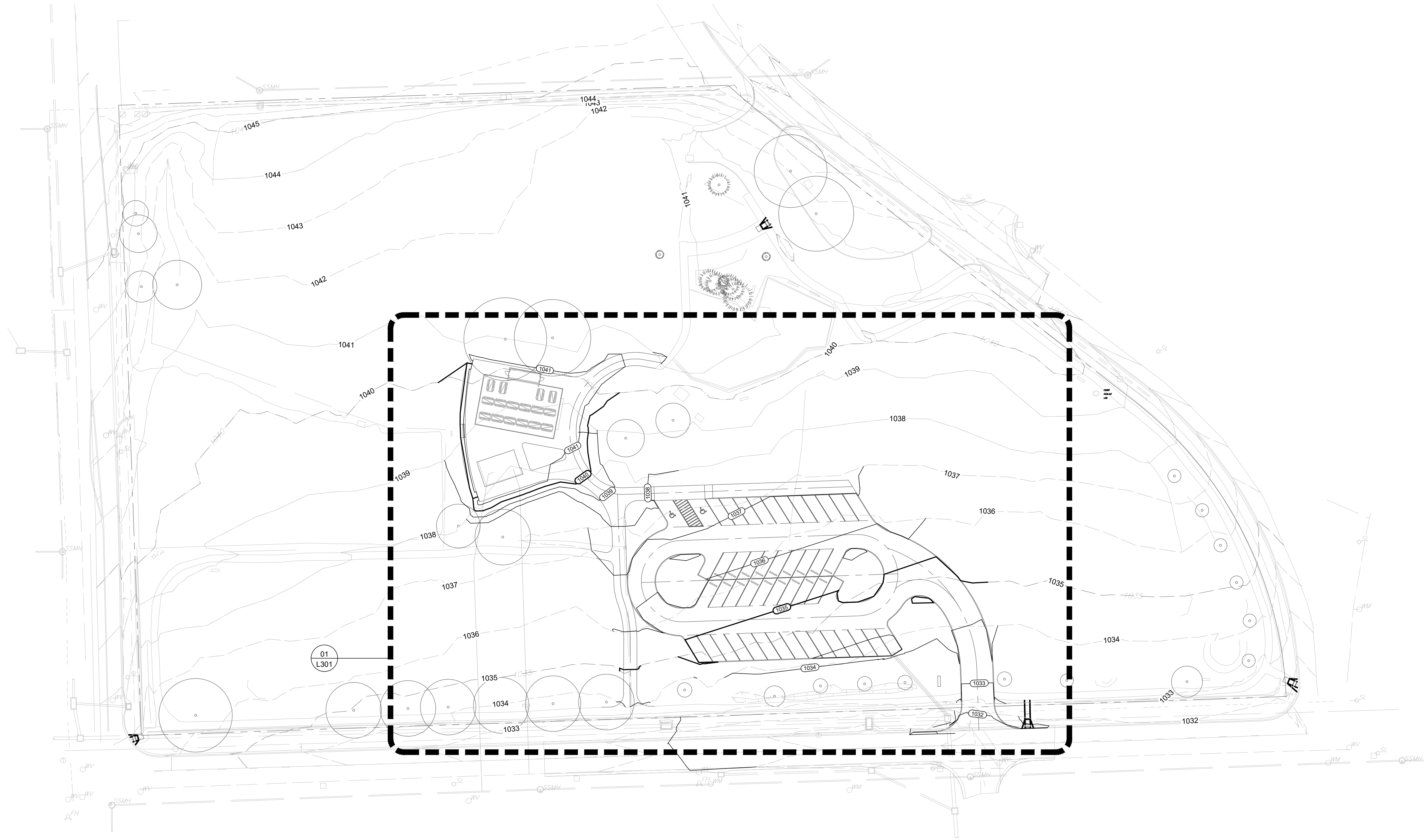
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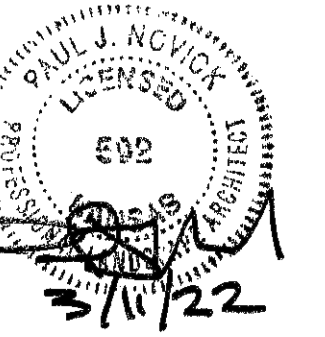
01 GRADING PLAN  
L300

SCALE: 1"=40'



ALTERNATE BID

CONFLUENCE



NOT FOR CONSTRUCTION

MOHAWK PARK

City of Mission, Kansas

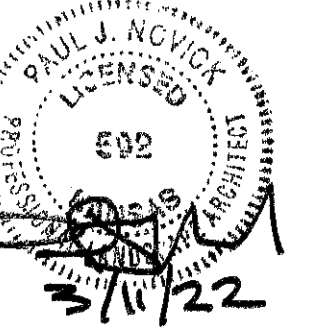
MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
ISSUED FOR: 35% CDS  
ISSUE DATE: 03.11.2022  
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GRADING PLAN

L300

CONFLUENCE



NOT FOR CONSTRUCTION

MOHAWK PARK

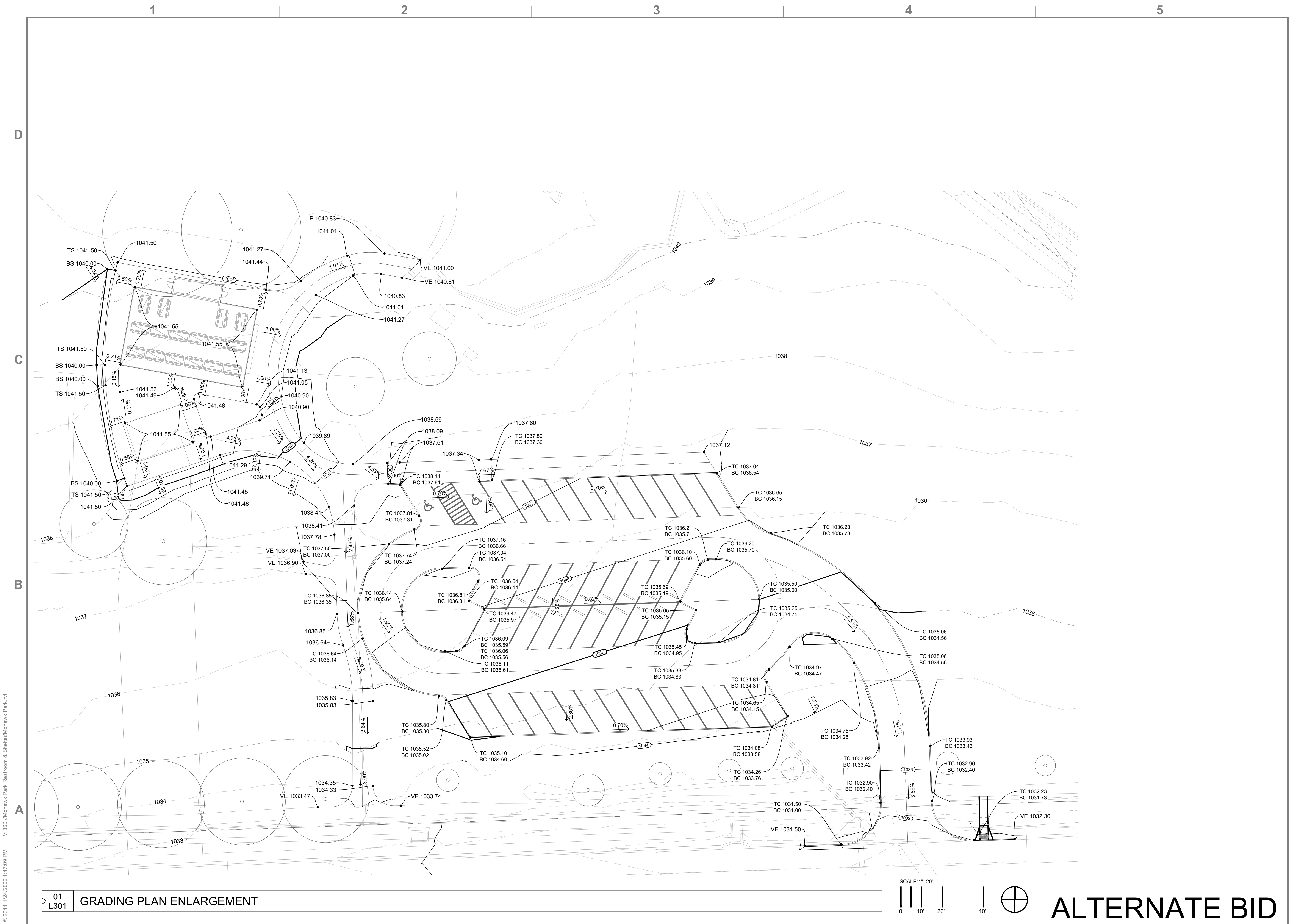
City of Mission, Kansas

MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
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 GRADING PLAN  
 ENLARGEMENT

L301



01 GRADING PLAN ENLARGEMENT



ALTERNATE BID

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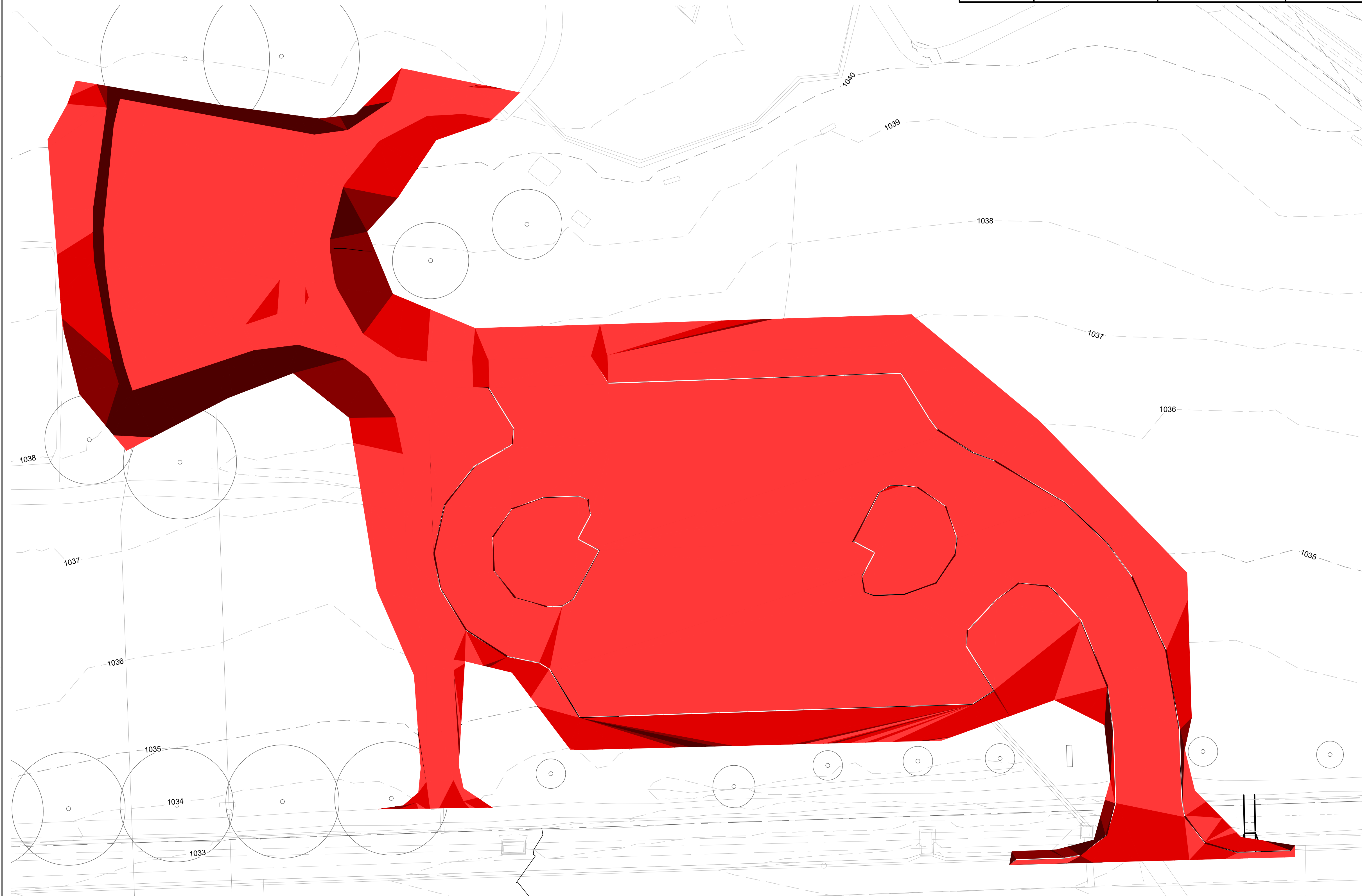
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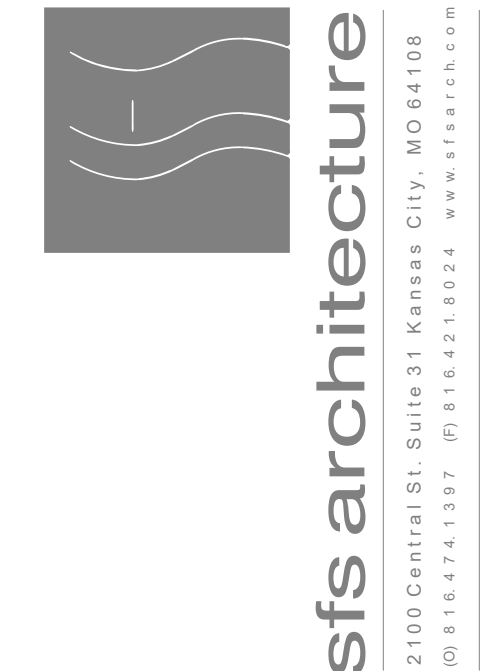
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	
2	5.00%	10.00%	
3	10.00%	17.00%	
4	17.00%	100.00%	



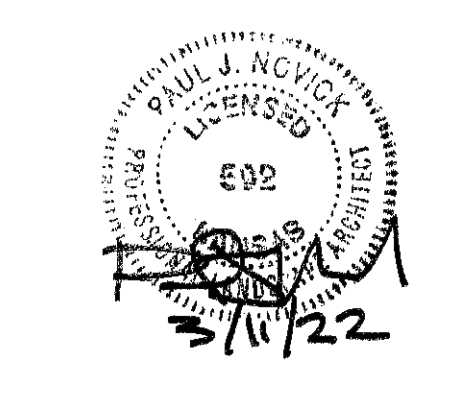
SCALE: 1"=20'



ALTERNATE BID



CONFLUENCE



NOT FOR CONSTRUCTION

MOHAWK PARK  
 City of Mission, Kansas  
 MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
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 GRADING PLAN  
 SLOPE ANALYSIS

L302

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01 GRADING PLAN SLOPE ANALYSIS  
L302

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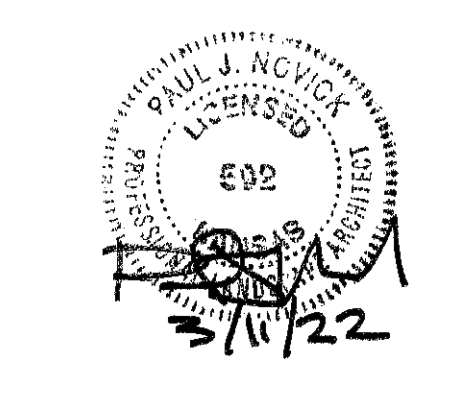
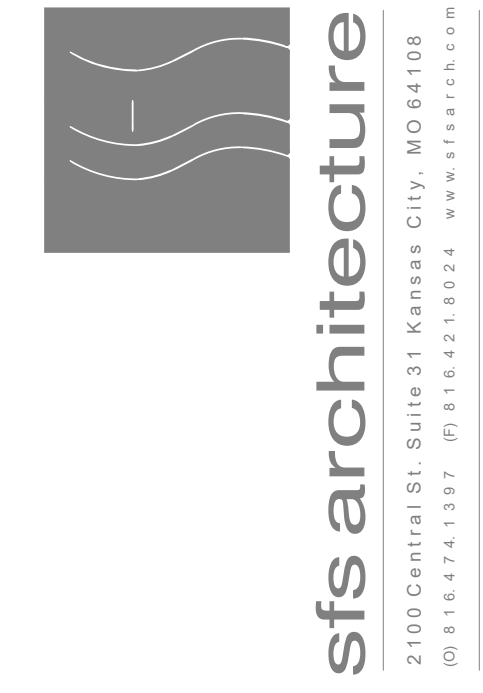
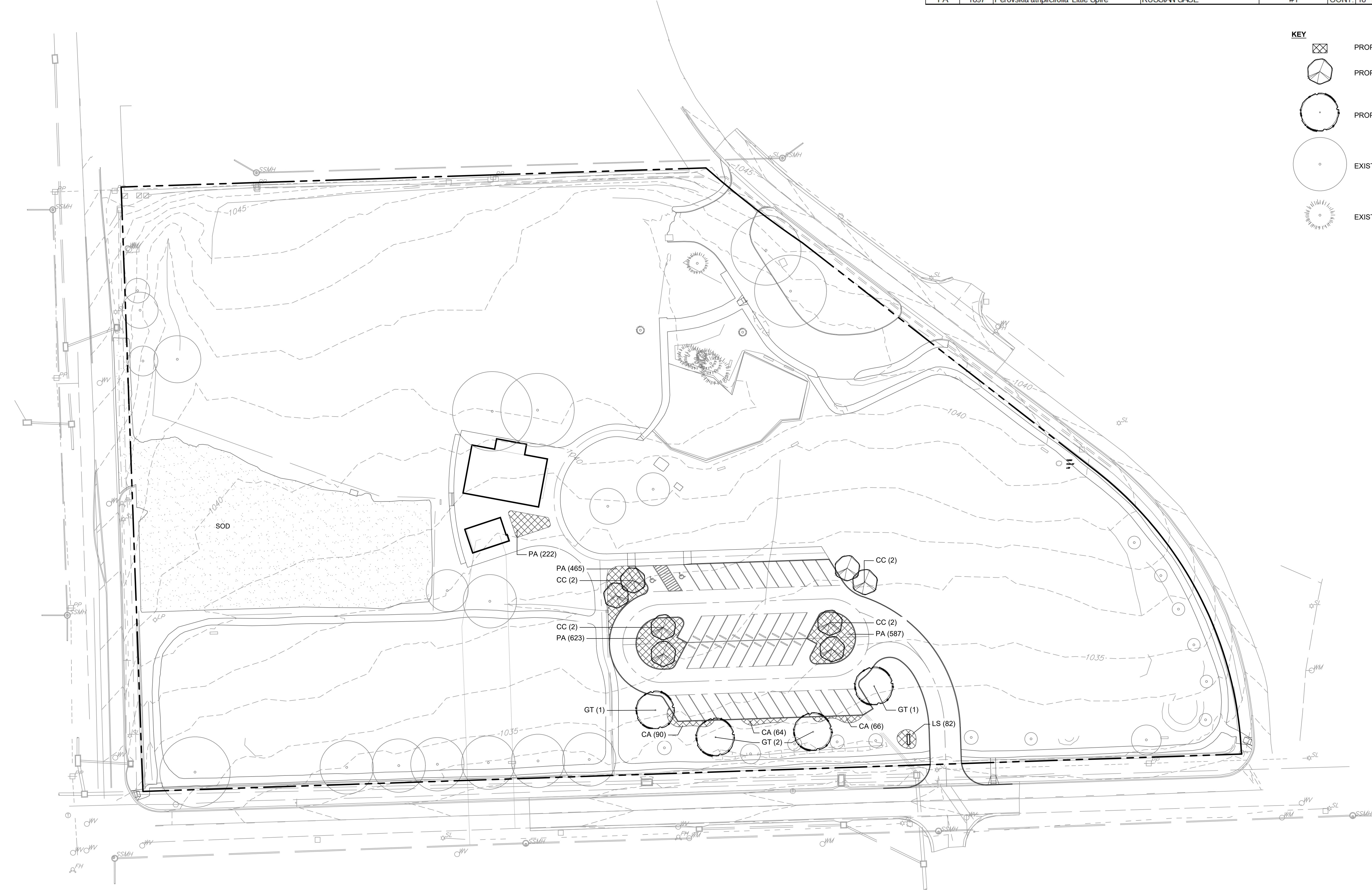
4

5

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ANTICIPATED PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
<b>OVERSTORY TREES</b>						
GT	4	<i>Gleditsia triacanthos</i>	HONEY LOCUST	8' HT - 1.5" CAL.	B&B	THORNLESS
<b>UNDERSTORY TREES</b>						
CC	8	<i>Cercis canadensis</i>	EASTERN REDBUD	8' HT - 1.5" CAL.	B&B	TREE FORM - SINGLE STEM
<b>PERENNIALS</b>						
CA	220	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	18" TRIANGULAR SPACING
EF	82	<i>Euonymus fortunei</i> 'Coloratus'	PURPLE WINTERCREEPER	#1	CONT.	18" TRIANGULAR SPACING
PA	1897	<i>Perovskia atriplicifolia</i> 'Little Spire'	RUSSIAN SAGE	#1	CONT.	18" TRIANGULAR SPACING

- KEY**
- PROPOSED PERENNIALS
  - PROPOSED UNDERSTORY TREE
  - PROPOSED OVERSTORY TREE
  - EXISTING OVERSTORY TREE
  - EXISTING EVERGREEN TREE



NOT FOR CONSTRUCTION

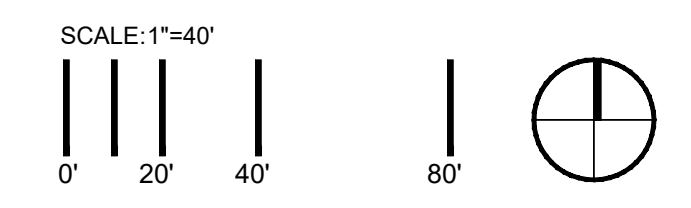
**MOHAWK PARK**  
City of Mission, Kansas  
MISSION, KS

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
ISSUED FOR: 35% CDS  
ISSUE DATE: 03.11.2022  
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LANDSCAPE PLAN  
(BID ALTERNATE)

**L400**

01 LANDSCAPE PLAN  
L400



**ALTERNATE BID**

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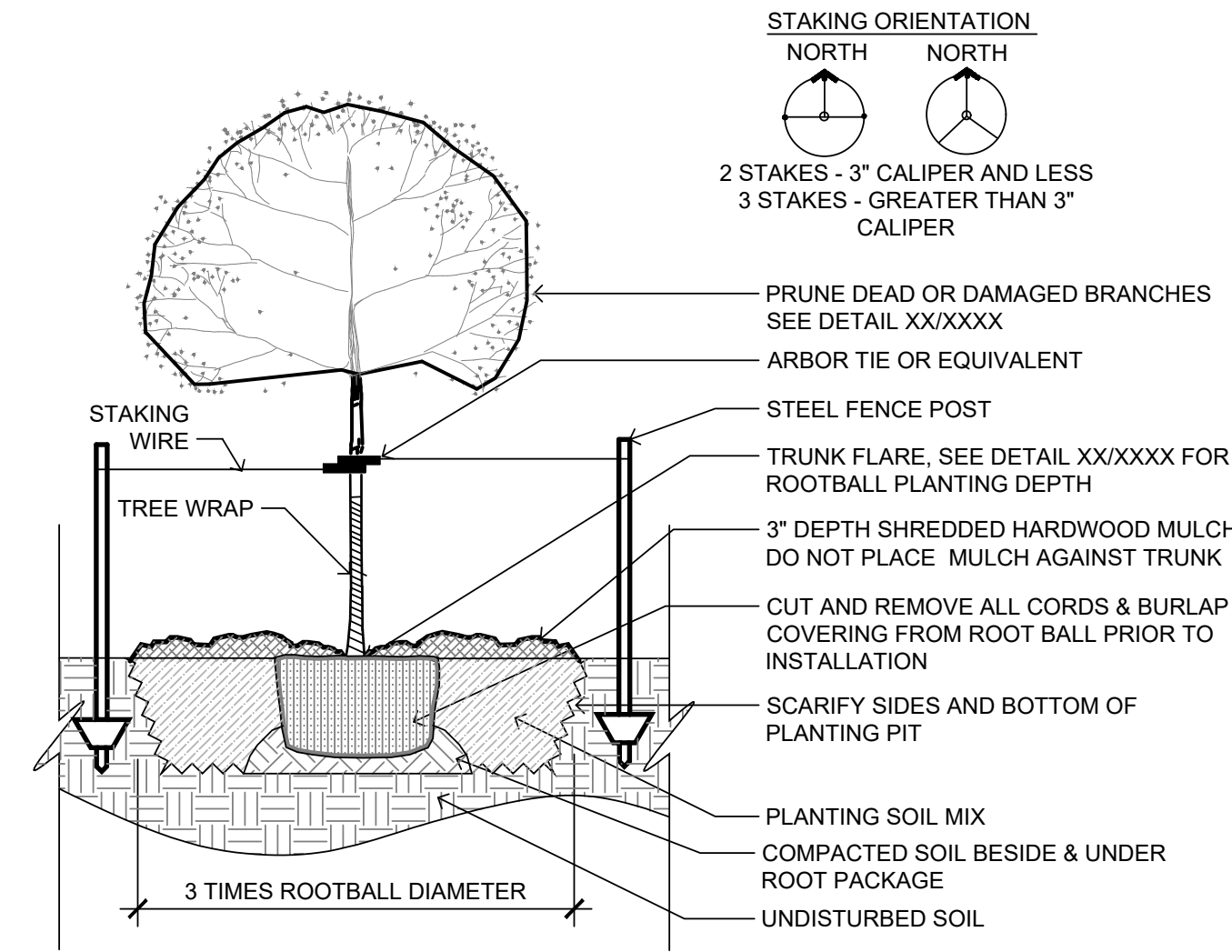
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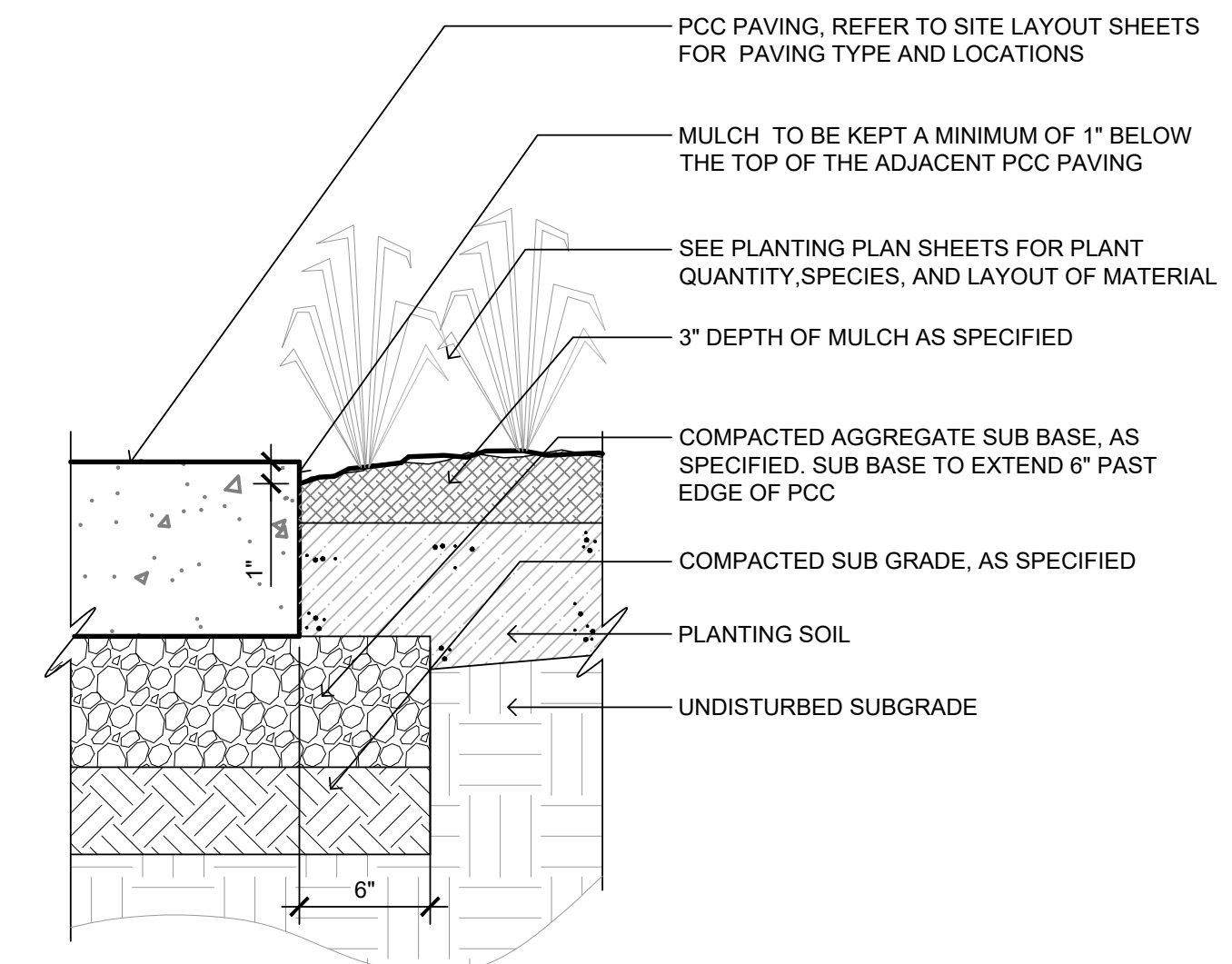
C

B

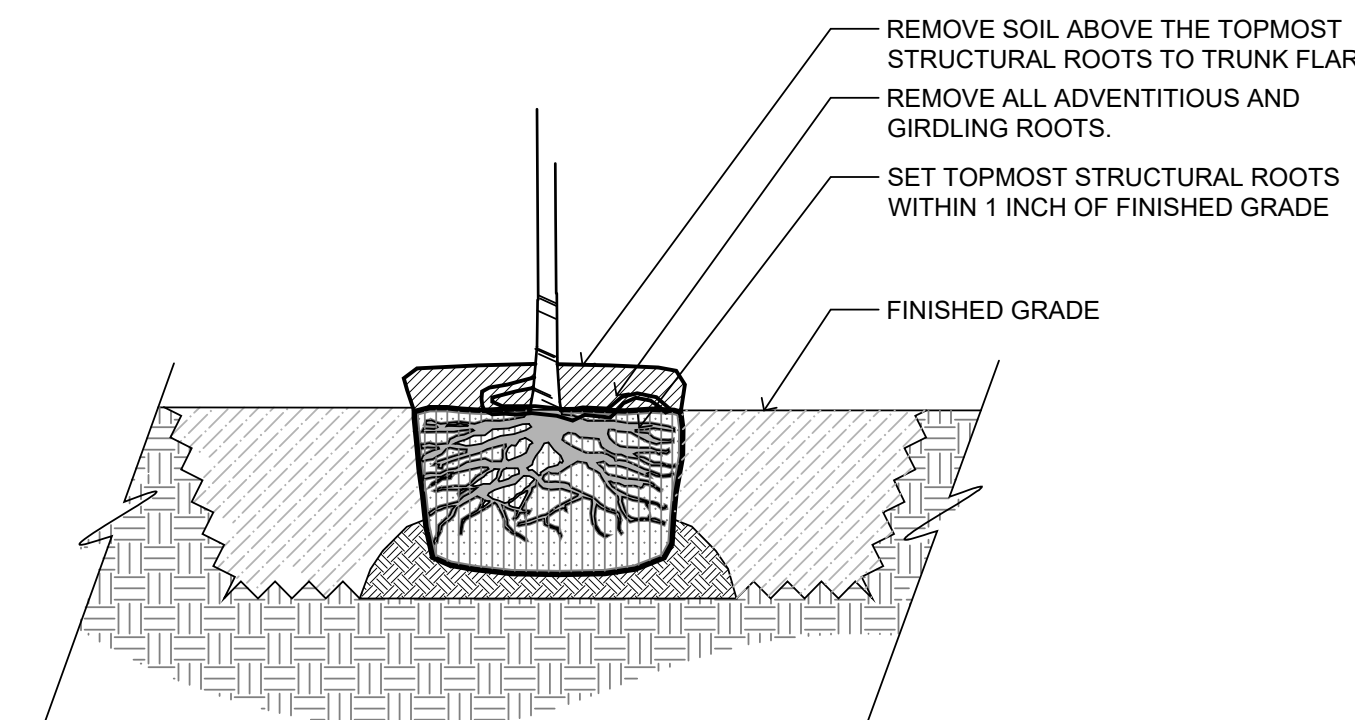
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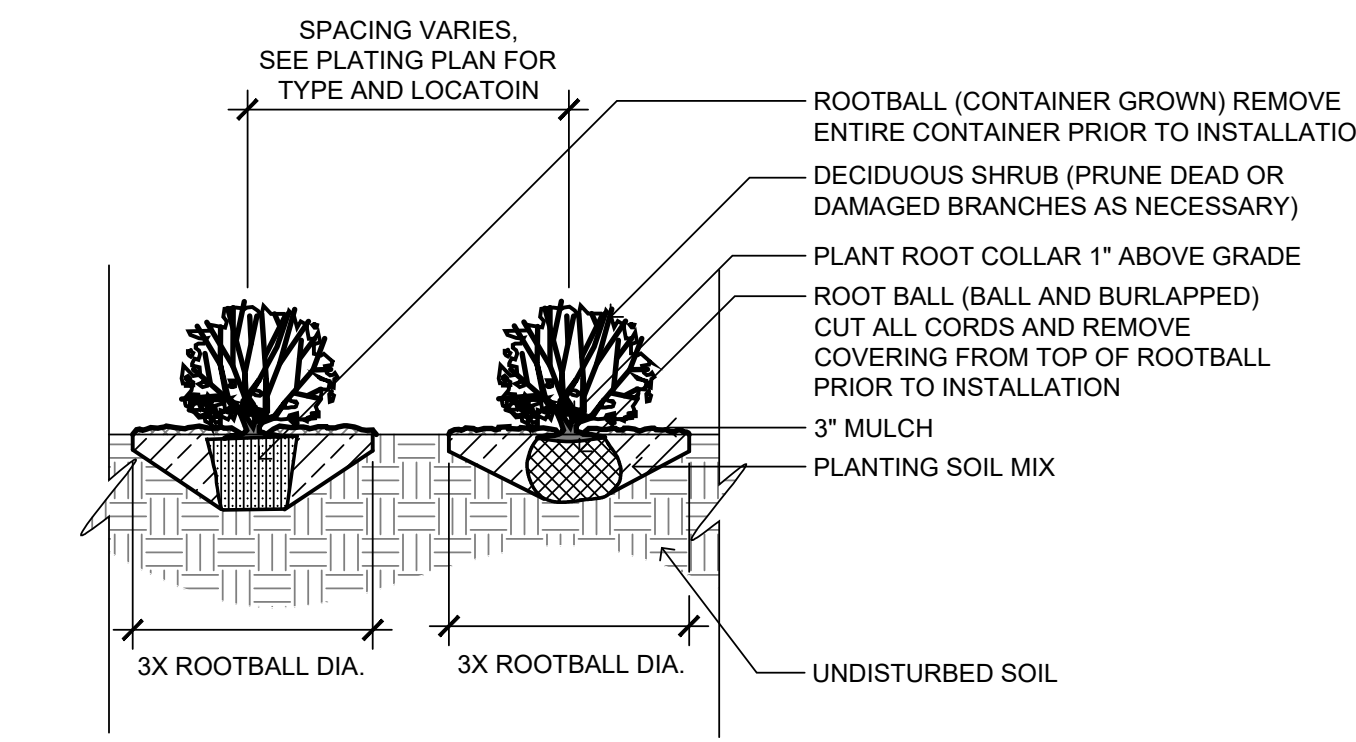
06 L500 TREE PLANTING, TYP.



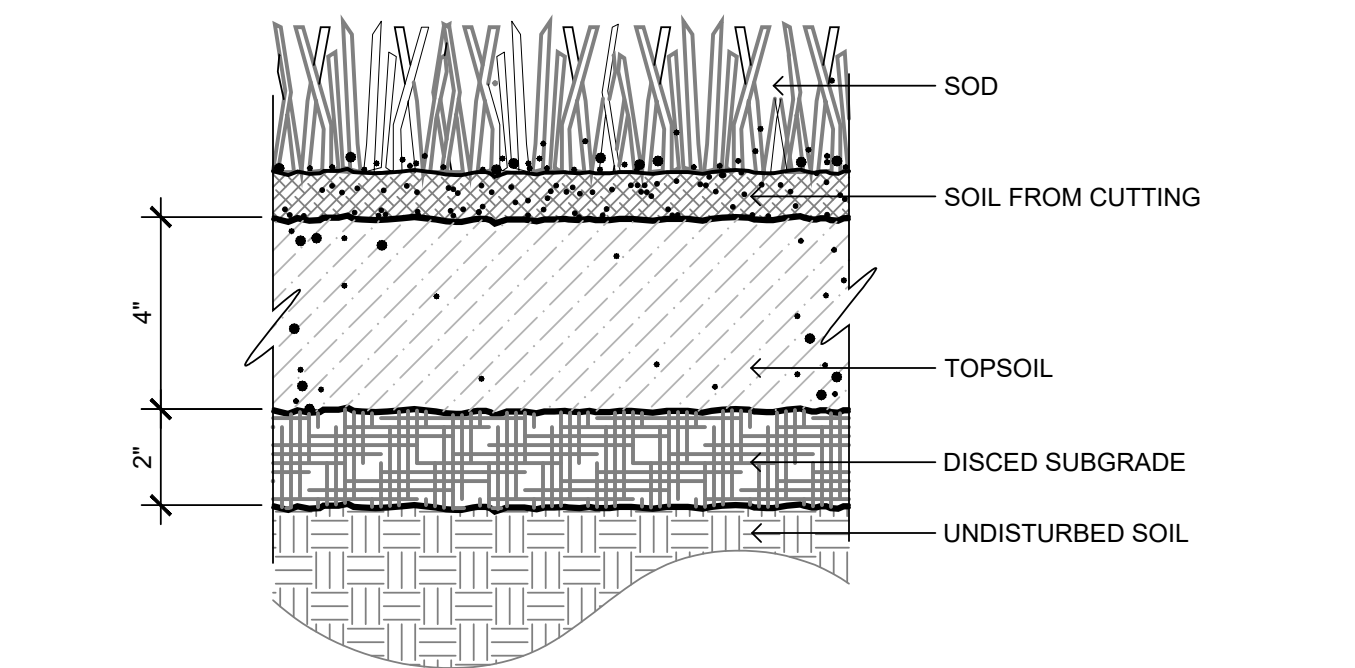
03 L500 PLANTING BED AT PCC PAVING (TYP.) N.T.S.



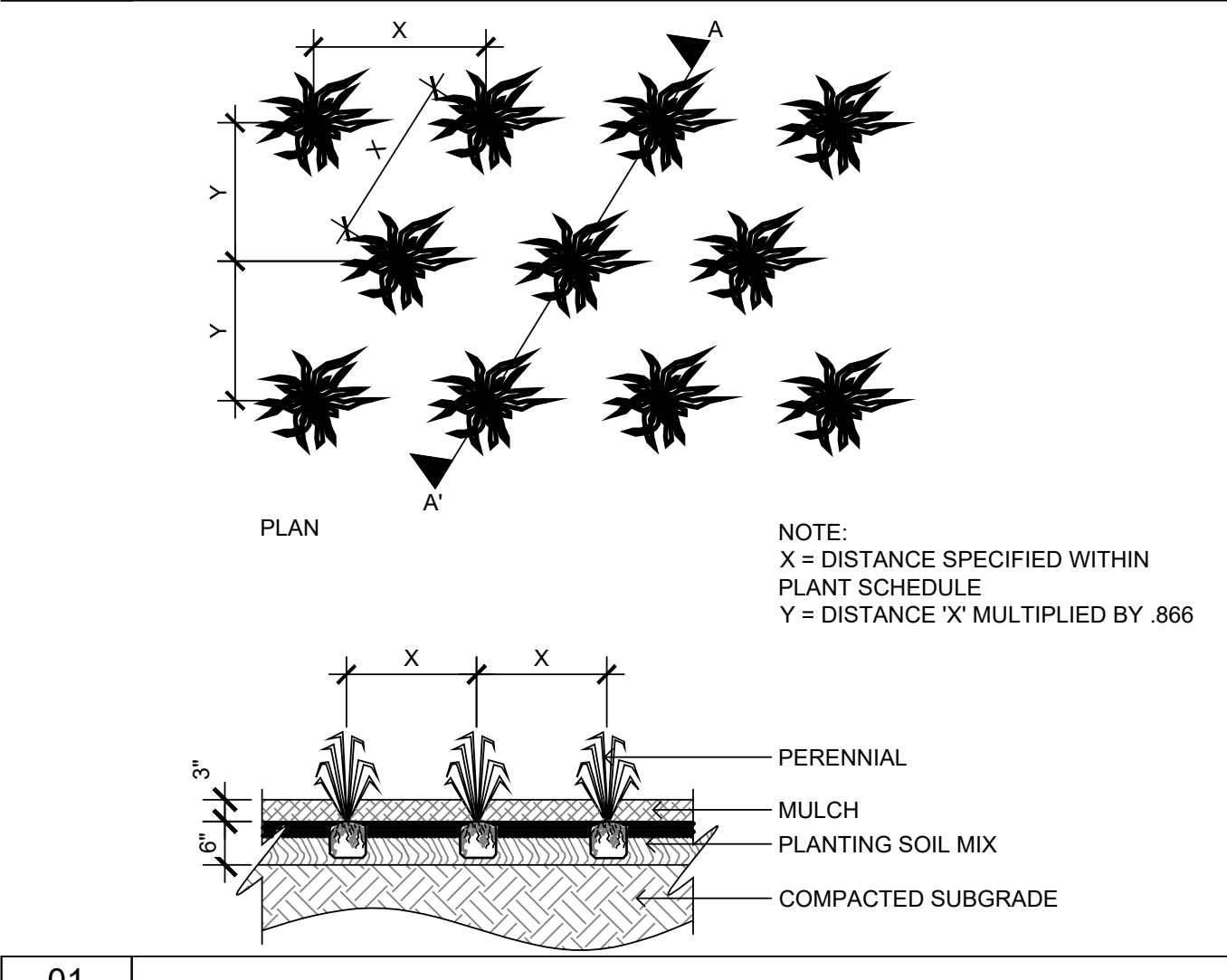
05 L500 ROOTBALL, TYP.



02 L500 PERENNIAL PLANT SPACING N.T.S.



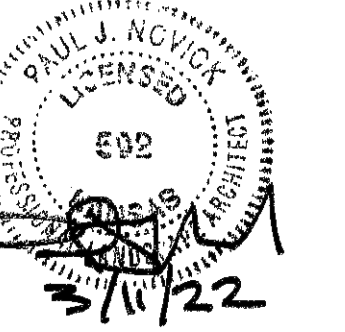
04 L500 SOD PLANTING, TYP.



01 L500 SECTION / PLAN: PERENNIAL PLANTING (TYP.)

ALTERNATE BID

CONFLUENCE



NOT FOR CONSTRUCTION

MOHAWK PARK

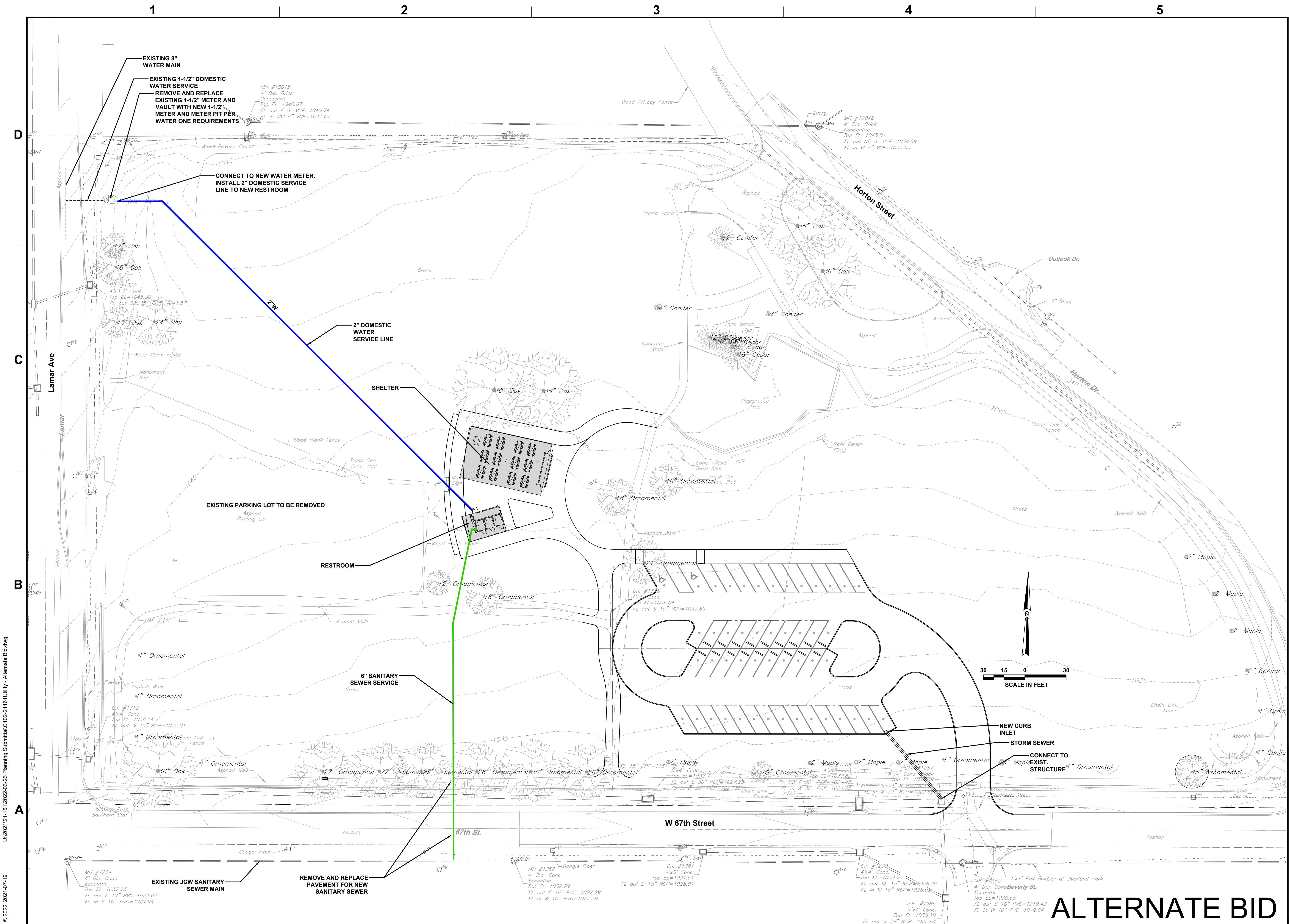
City of Mission, Kansas

MISSION, KS

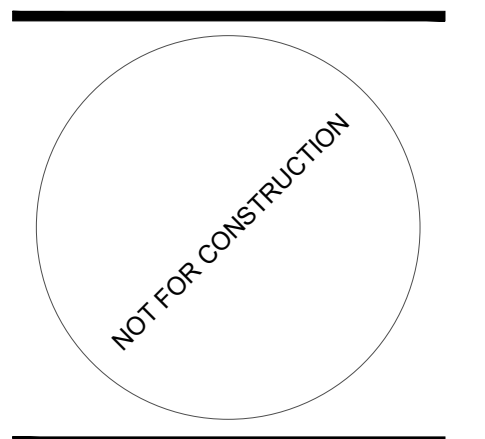
MARK	DATE	DESCRIPTION

SFS PROJECT NO: 211108  
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 ISSUE DATE: 03.11.2022  
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 LANDSCAPE DETAILS

L500



U:\2021\01-16\102022-03-23 Planning Submittal\C102-21161 Utility - Alternate Bid.dwg  
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**MOHAWK PARK**  
 City of Mission, Kansas  
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SFS PROJECT NO: 211108  
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**SITE UTILITY PLAN**  
**ALTERNATE BID**

**C102**

**ALTERNATE BID**

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FLOOR PLAN SYMBOLS

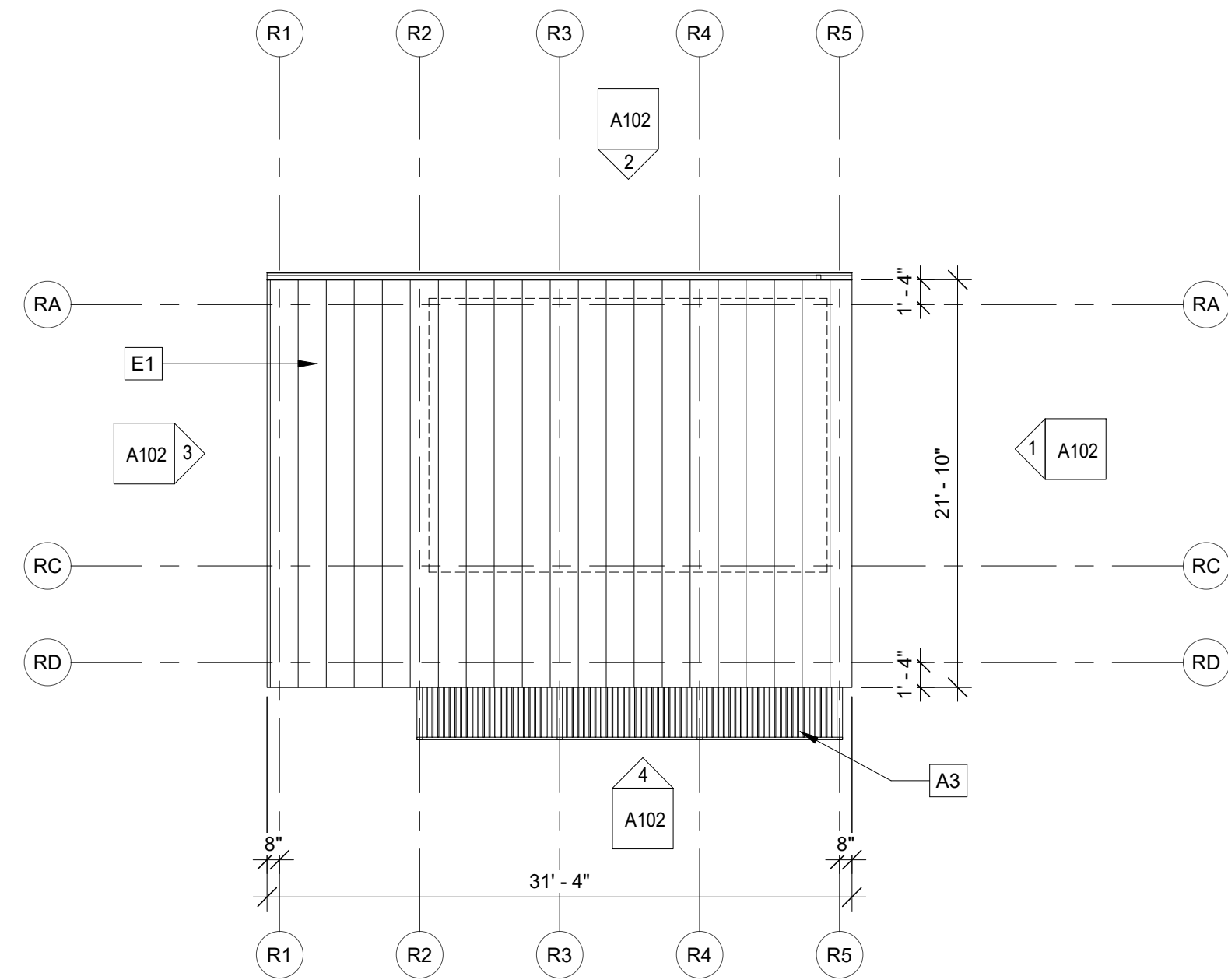
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- ROOM NAME**  
#### ROOM NAME AND NUMBER
- CENTER LINE
- MATCH LINE
- 101 DOOR INDICATION TAG
- PARTITION TYPE
- WINDOW TYPES
- PLAN KEYNOTES
- SPOT ELEVATION
- DRAWING REVISION
- NEW GRID IDENTIFIER
- EXISTING GRID IDENTIFIER

GENERAL NOTES - FLOOR PLAN

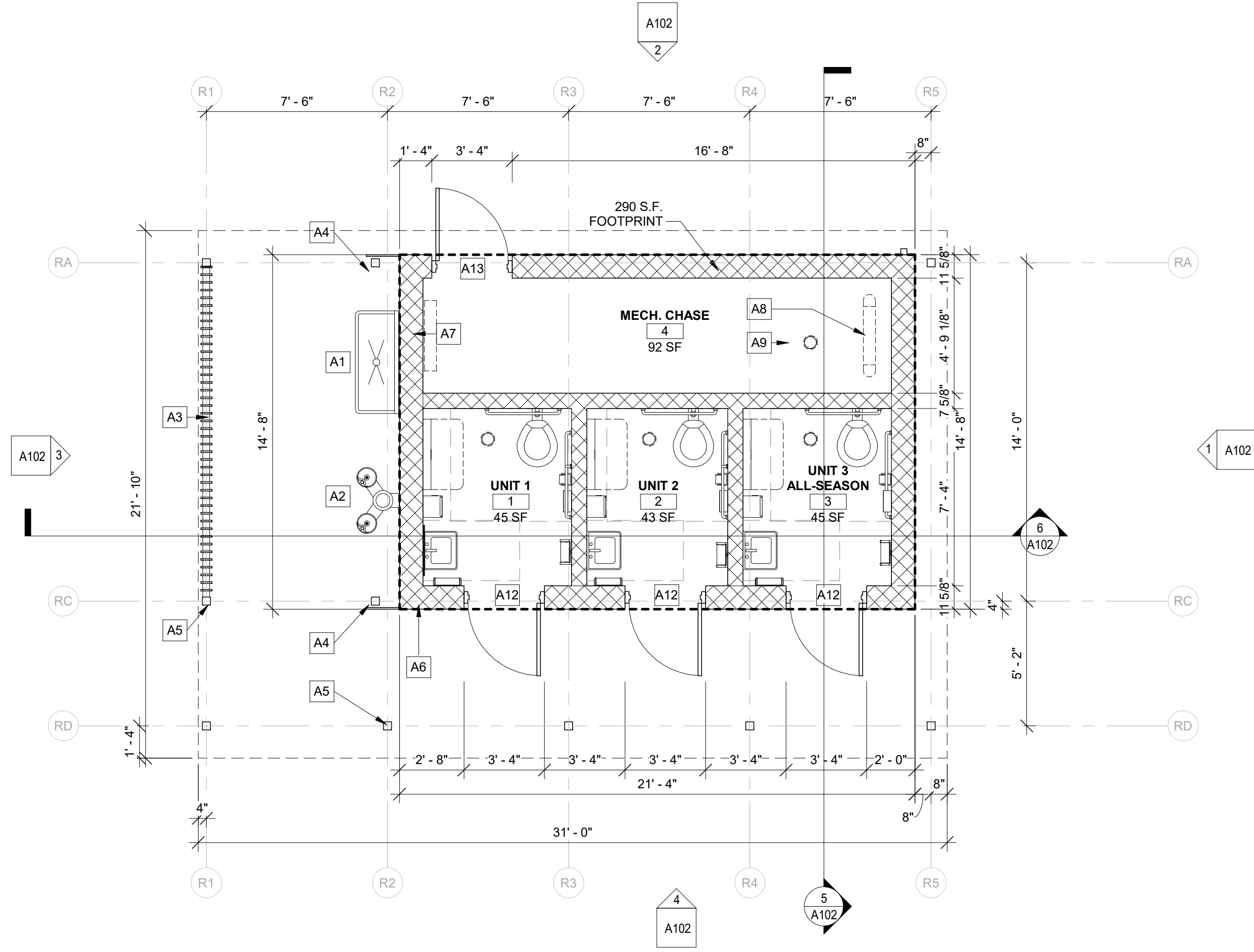
1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSION PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
2. CONTRACTOR TO VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
3. PROVIDE A MINIMUM OF 3/4" FIRE-RETARDANT TREATED WOOD BLOCKING OR 18 GA. MINIMUM STEEL PLATE BLOCKING AS REQUIRED WITHIN STEEL STUD FRAMED PARTITIONS FOR SECURE AND PROPER ATTACHMENT OF NEW WORK, INCLUDING BUT NOT LIMITED TO AV EQUIPMENT, MILLWORK, VISUAL DISPLAY SURFACES, SIGNAGE, AND FURNISHINGS WHERE INDICATED ON PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, AND DETAIL SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. INDICATED CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
5. WHERE CONDUIT, PIPES, DUCTS, ETC. ARE INDICATED TO BE INSTALLED IN EXISTING WALLS AND NO FURRING IS SHOWN, THE WALLS SHALL BE NEATLY CHASED, CONDUITS, ETC. INSTALLED, AND WALLS PATCHED TO MATCH EXISTING. IN AREAS OF NEW PARTITIONS WHERE CONDUITS, DUCTS, PIPING, ETC. PASS THROUGH FINISHED SPACES, ROUTE WITHIN PARTITION CONSTRUCTION.
6. (### ####) INDICATES REFERENCED SPECIFICATIONS FOR PRODUCTS AND MATERIALS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PROJECT MANUAL.

LEGEND - KEYNOTES

Key Value	Keynote Text
A1	EXTERIOR 2-FAUCET HANDWASHING SINK
A2	VANDAL-RESISTANT DRINKING FOUNTAIN & BOTTLE FILLER
A3	ALUMINUM "WOOD-LOOK" BATTENS
A4	ALUMINUM "WOOD-LOOK" SCREEN
A5	GALVANIZED STEEL STRUCTURE
A6	DECORATIVE CMU W/ INTEGRAL INSULATION
A7	ELECTRICAL PANEL
A8	BACKFLOW PREVENTER
A9	FLOOR DRAIN, TYP.
A12	HOLLOW-METAL DOOR FRAME W/ ADJUSTABLE TIME LOCK
A13	HOLLOW-METAL DOOR FRAME W/ KEY LOCK
E1	STANDING SEAM METAL ROOF



2 RESTROOM - Roof Plan  
A101/ 1/8" = 1'-0"



1 RESTROOM - Floor Plan  
A101/ 1/4" = 1'-0"



MOHAWK PARK

City of Mission, Kansas

MISSION, KS

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**RESTROOM PLAN**

A101





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SFS PROJECT NO: 211108  
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**RESTROOM ELEVATIONS**

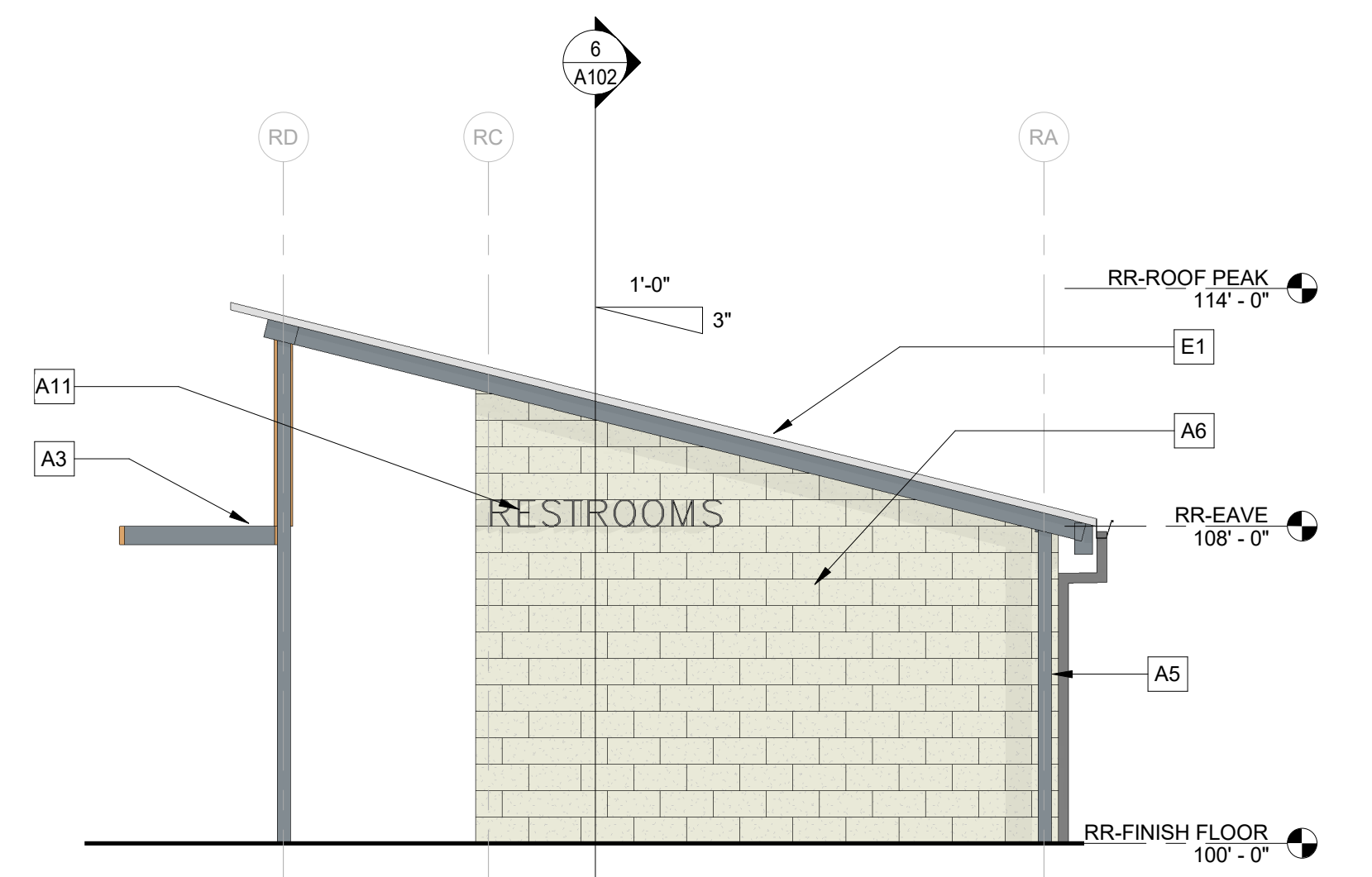
**A102**

**EXTERIOR ELEVATION LEGEND**

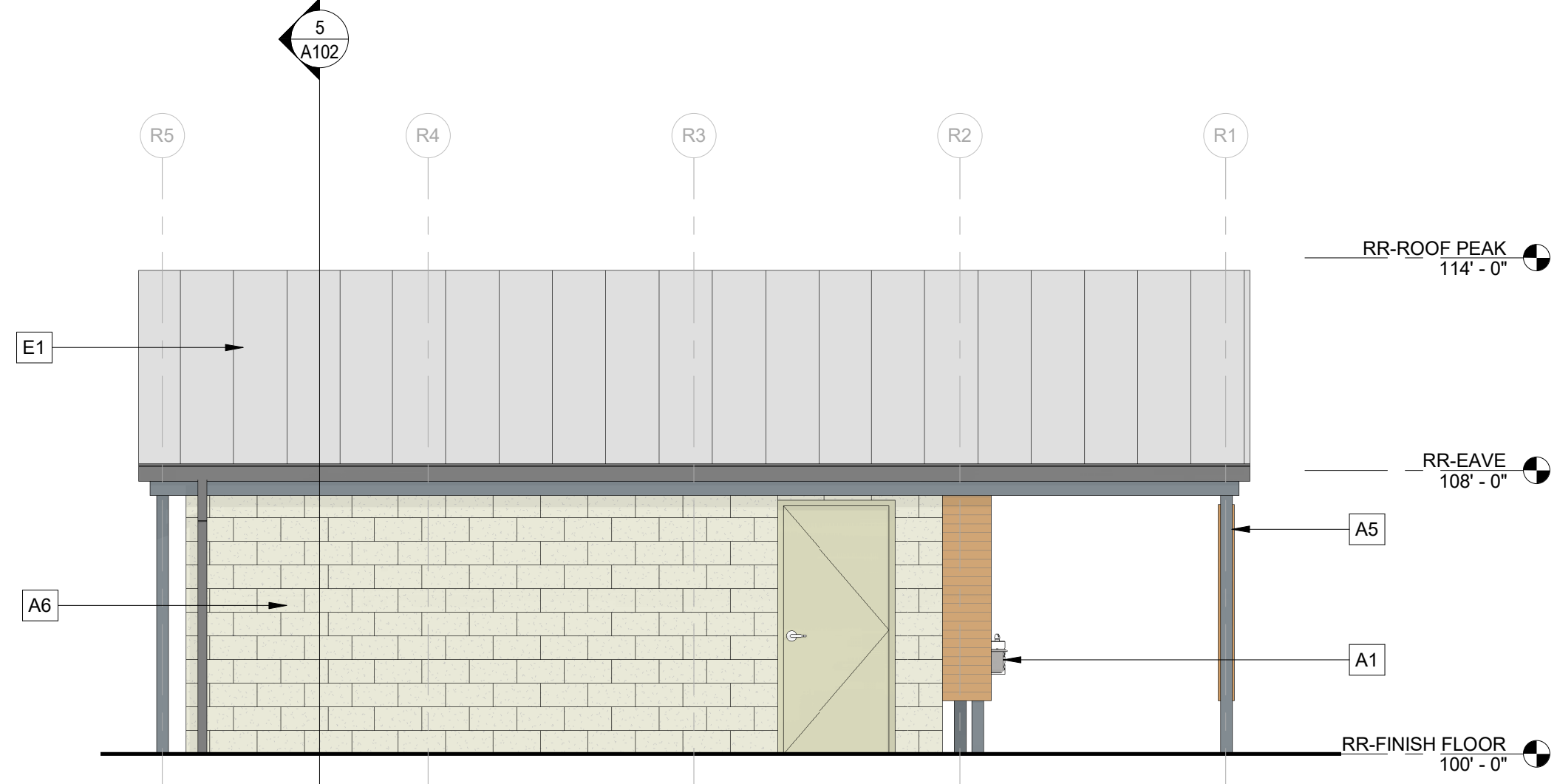
- WINDOW TYPE
- ELEVATION KEYNOTE
- SPOT ELEVATION
- SYMBOLS - EXTERIOR ELEVATIONS  
1/8" = 1'-0"

**LEGEND - KEYNOTES**

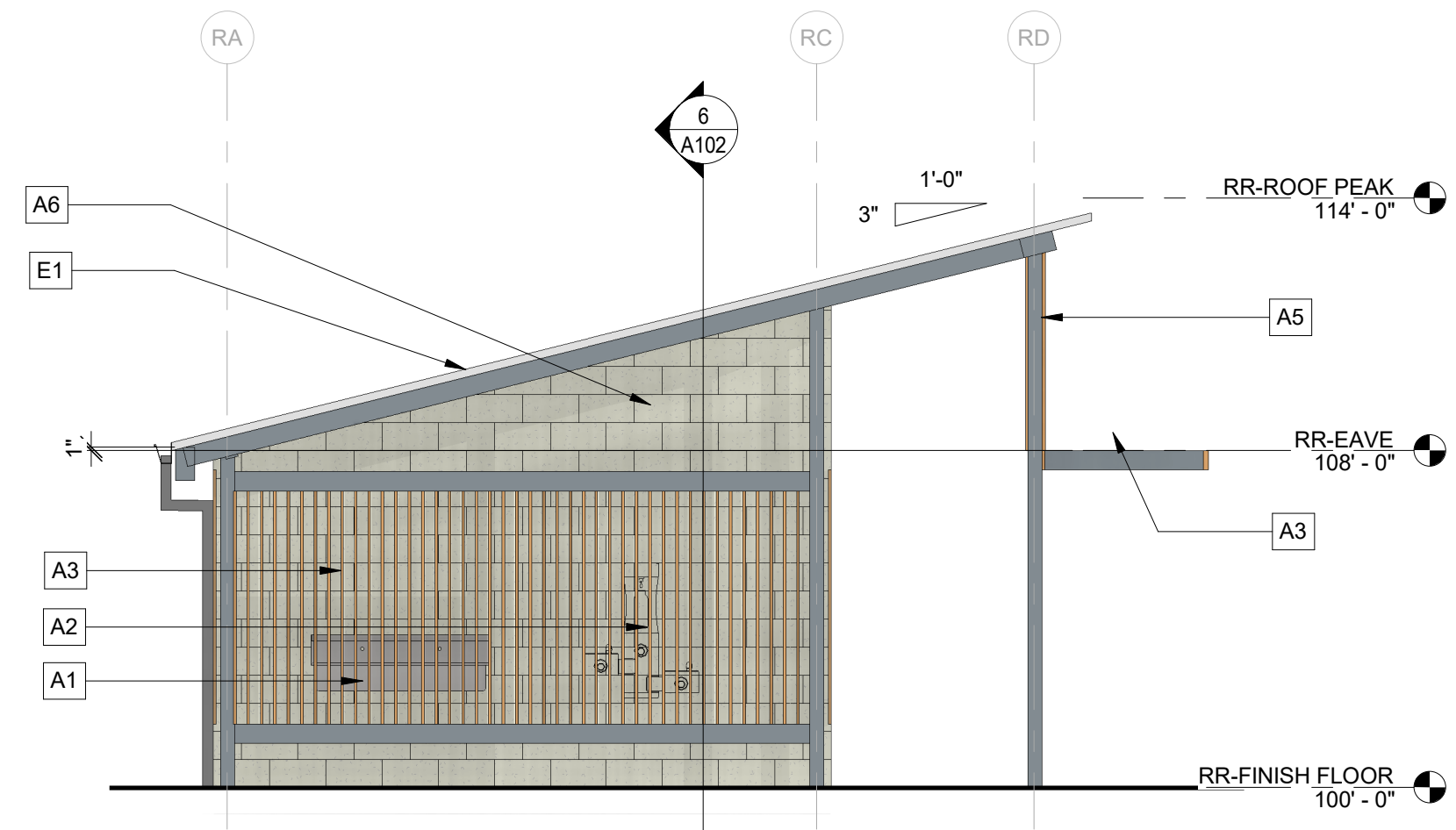
Key Value	Keynote Text
A1	EXTERIOR 2-FAUCET HANDWASHING SINK
A2	VANDAL-RESISTANT DRINKING FOUNTAIN & BOTTLE FILLER
A3	ALUMINUM "WOOD-LOOK" BATTENS
A5	GALVANIZED STEEL STRUCTURE
A6	DECORATIVE CMU W/ INTEGRAL INSULATION
A11	SIGNAGE
E1	STANDING SEAM METAL ROOF
E2	T&G WOOD DECKING



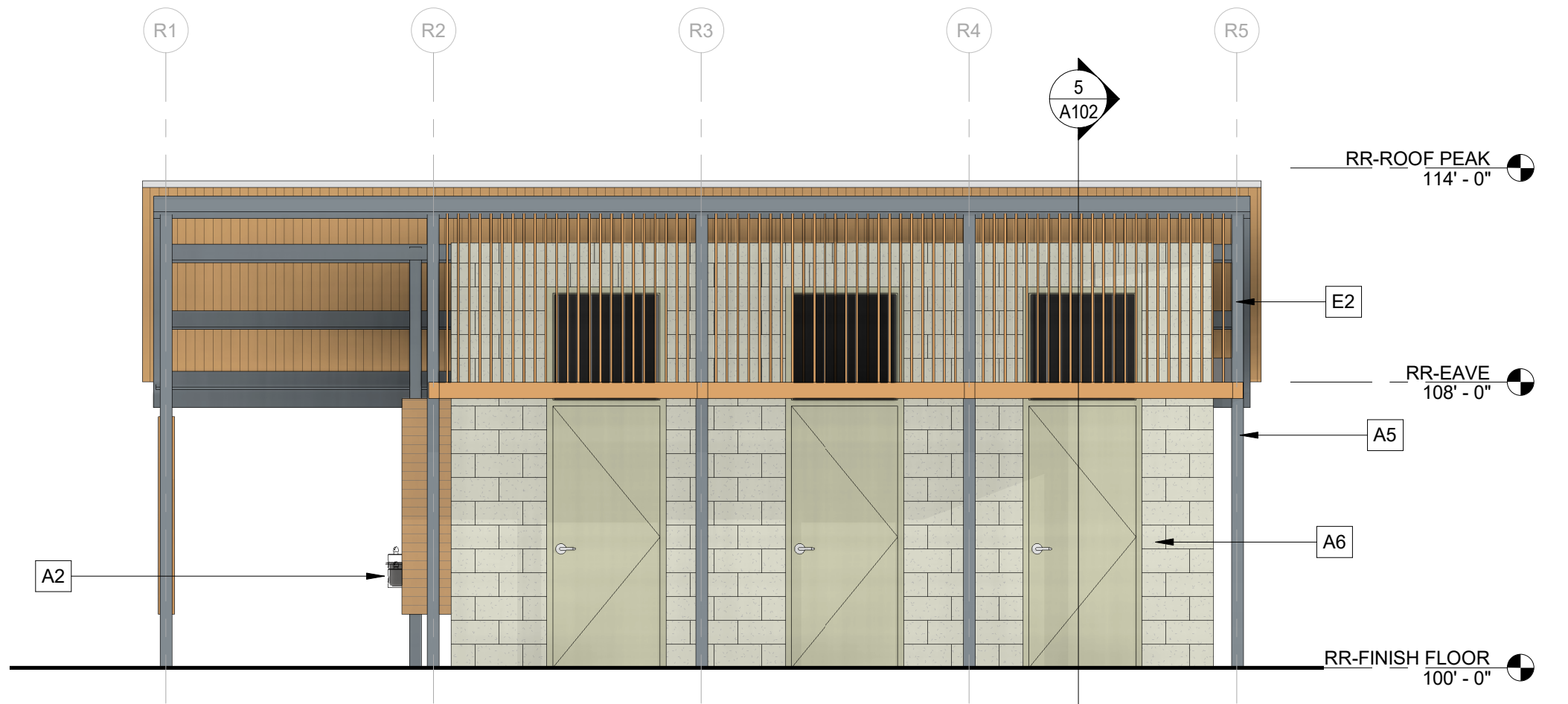
1 VERANDA - EXTERIOR ELEVATION - EAST  
 A102/ 1/4" = 1'-0"



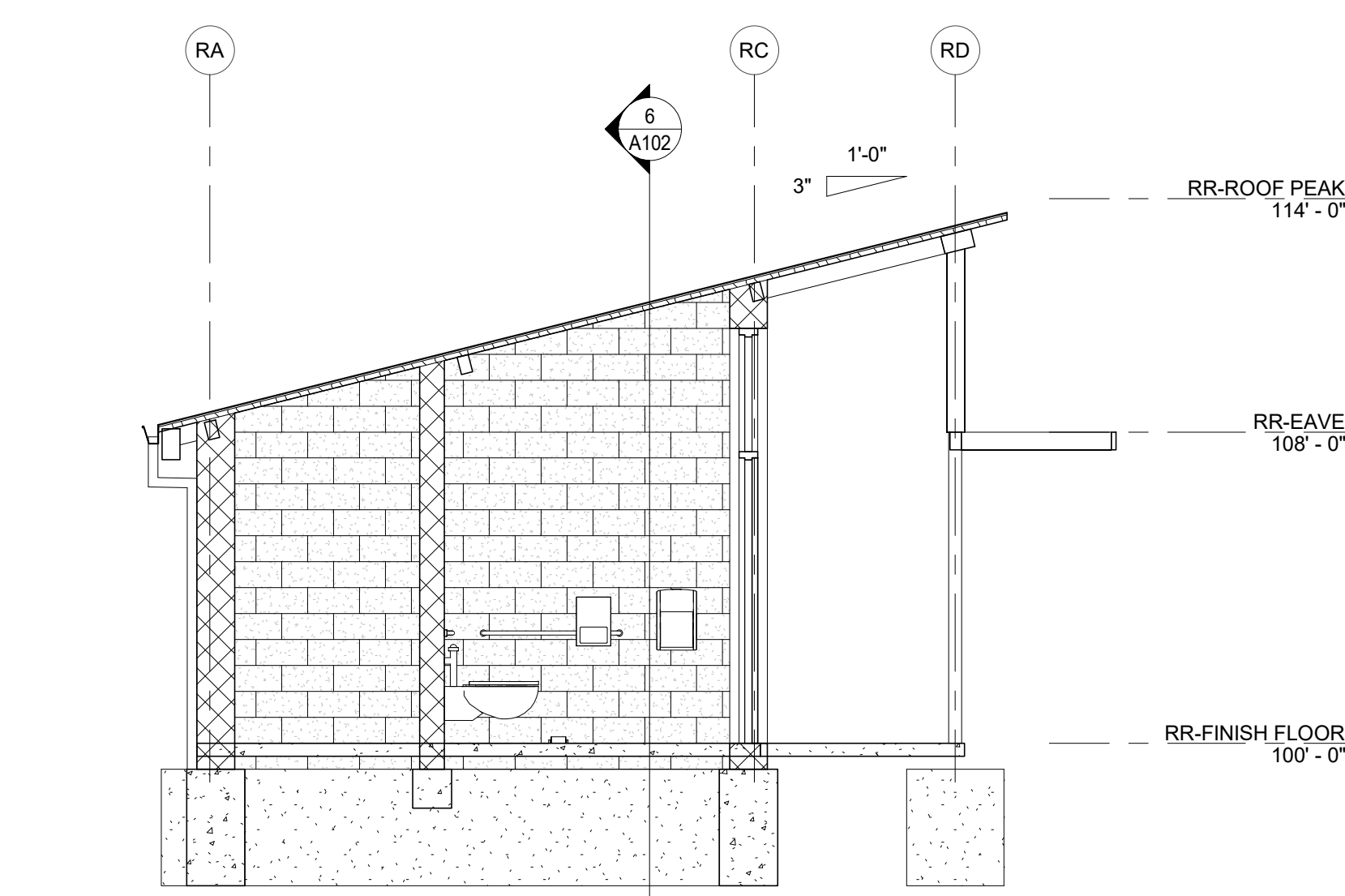
2 VERANDA - EXTERIOR ELEVATION - NORTH  
 A102/ 1/4" = 1'-0"



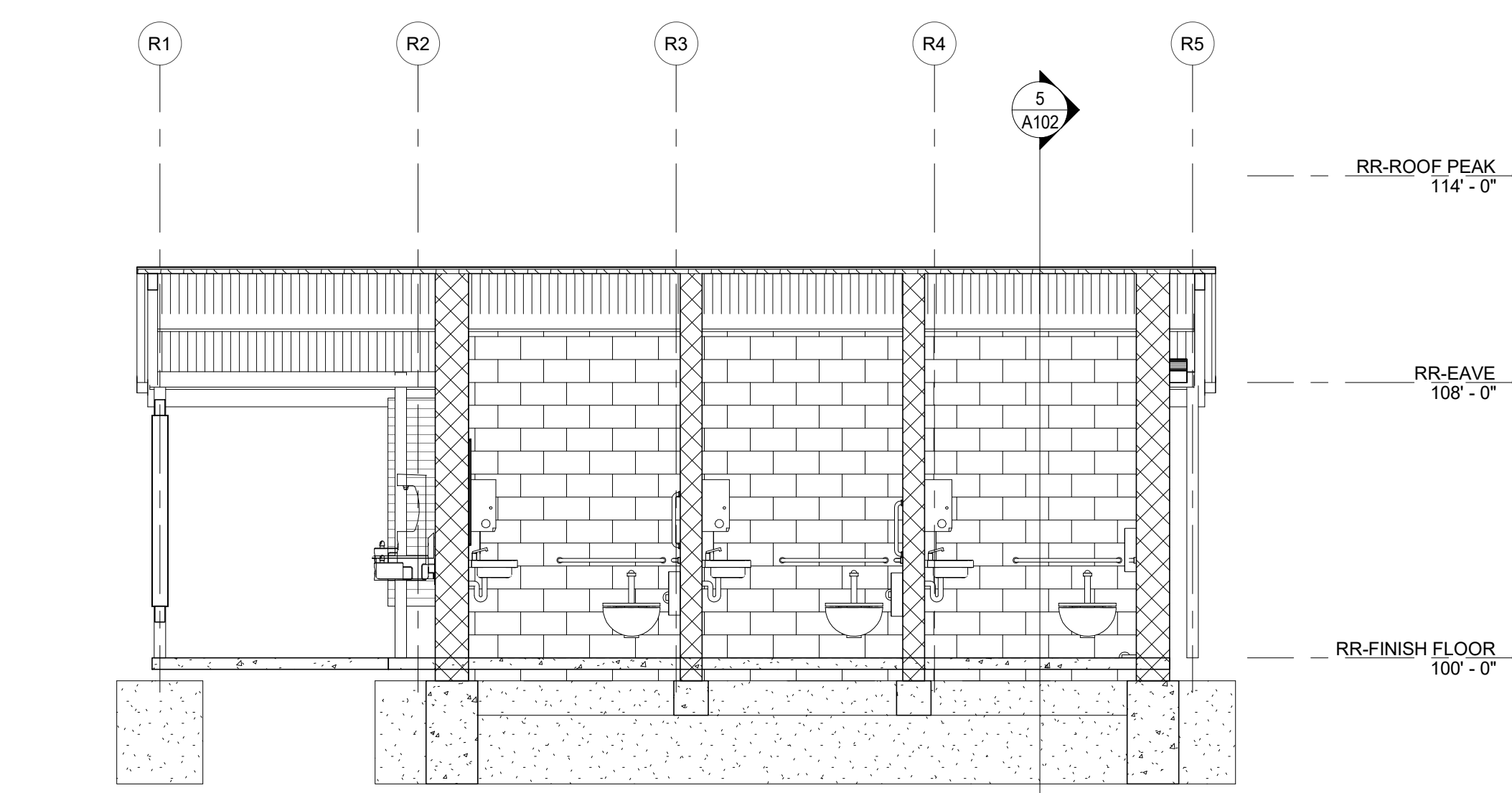
3 VERANDA - EXTERIOR ELEVATION - WEST  
 A102/ 1/4" = 1'-0"



4 VERANDA - EXTERIOR ELEVATION - SOUTH  
 A102/ 1/4" = 1'-0"



5 Section - N/S  
 A102/ 1/4" = 1'-0"



6 Section - E/W  
 A102/ 1/4" = 1'-0"

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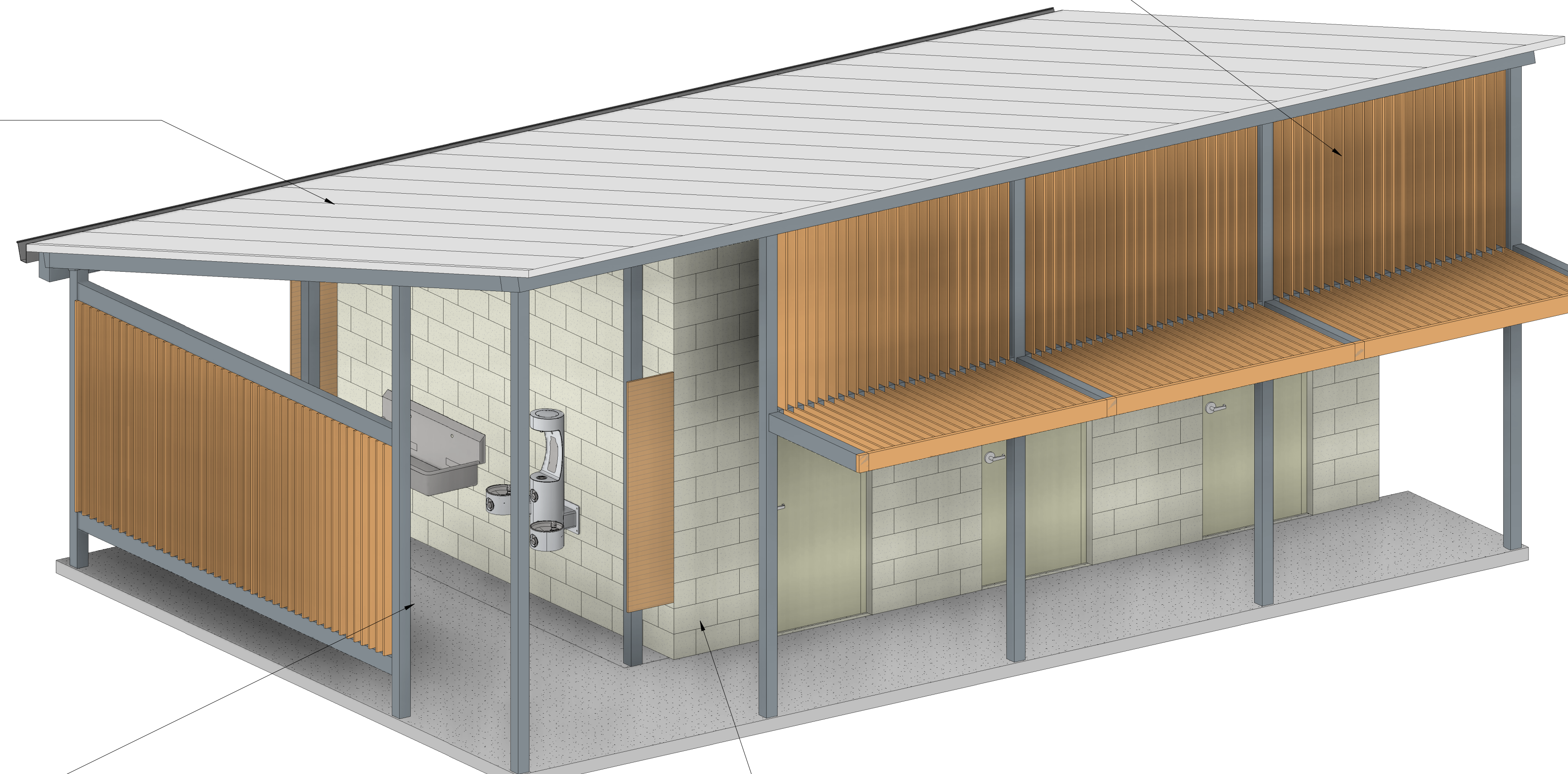


STANDING SEAM METAL ROOF



"WOOD LOOK" ALUMINUM PERGOLA/BATTENS

C



B



PREFINISHED STEEL STRUCTURE

A

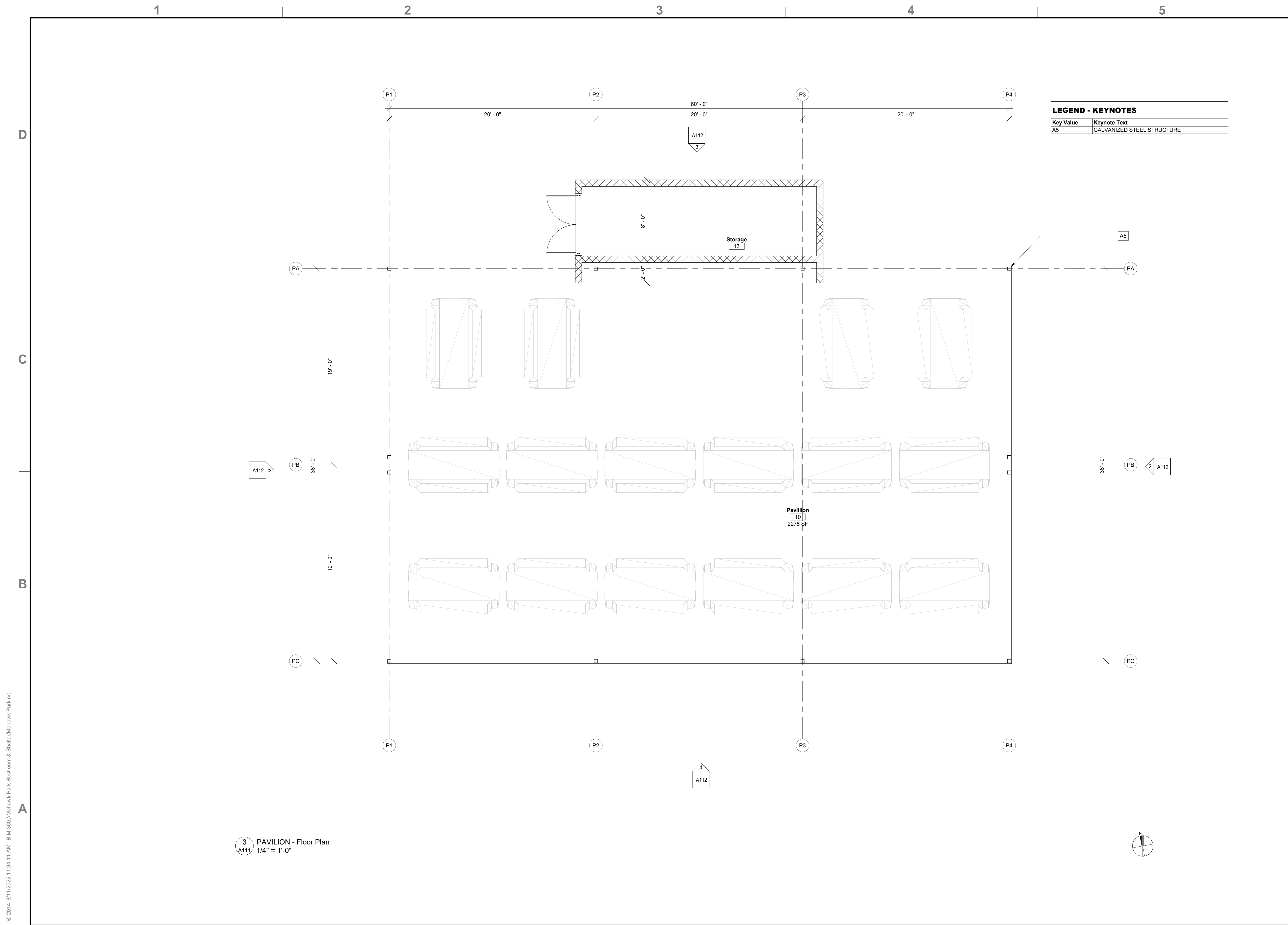


BURNISHED CMU EXTERIOR



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RESTROOM MATERIALS



© 2014 3/11/2022 11:34:11 AM BIM 360://Mohawk Park Restroom & Shelter/Mohawk Park.rvt



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City of Mission, Kansas

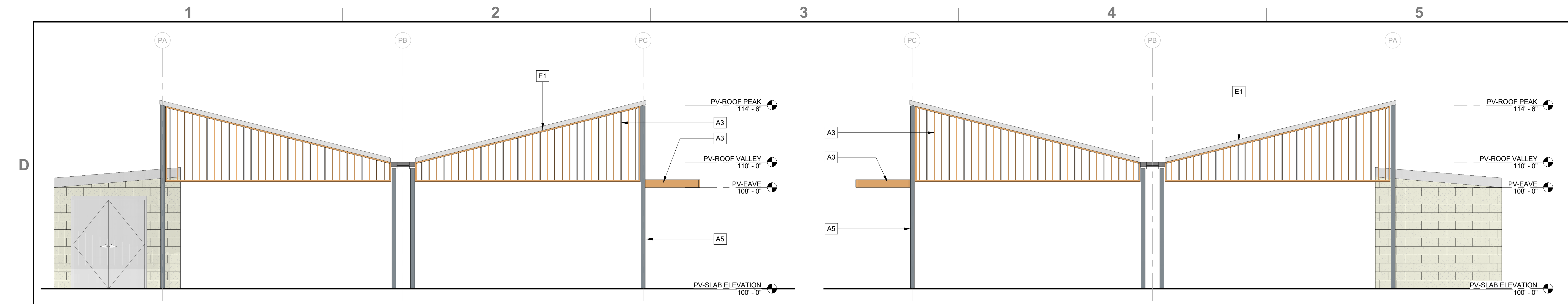
MISSION, KS

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SFS PROJECT NO: 211108  
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ISSUE DATE: 3.11.2022  
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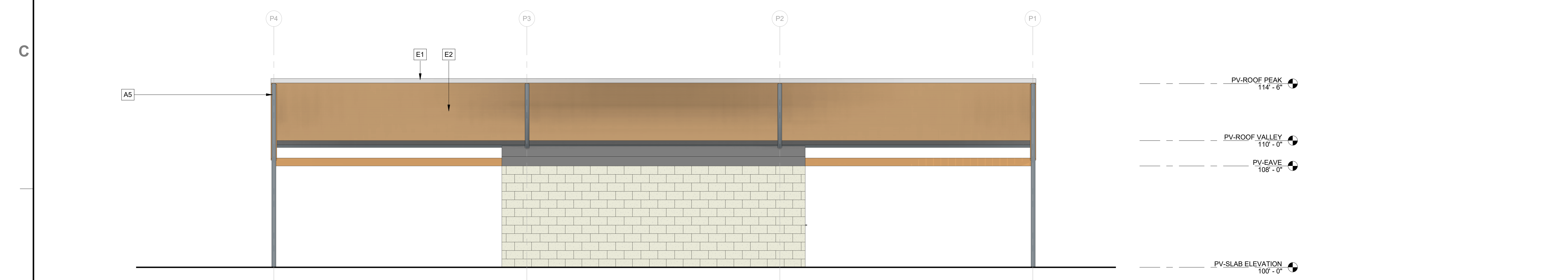
**PAVILION**

**A111**

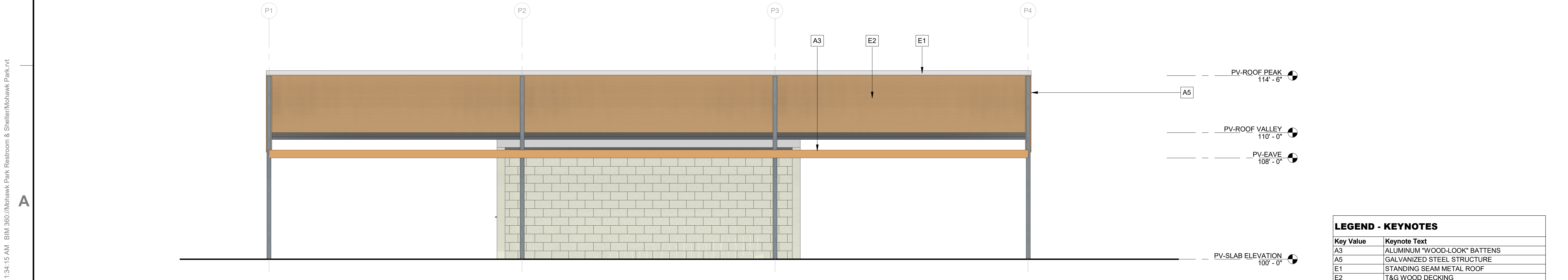


5 PAVILION - WEST ELEVATION  
A112 1/4" = 1'-0"

2 PAVILION - EAST ELEVATION  
A112 1/4" = 1'-0"



3 PAVILION - NORTH ELEVATION  
A112 1/4" = 1'-0"



4 PAVILION - SOUTH ELEVATION  
A112 1/4" = 1'-0"

**LEGEND - KEYNOTES**

Key Value	Keynote Text
A3	ALUMINUM "WOOD-LOOK" BATTENS
A5	GALVANIZED STEEL STRUCTURE
E1	STANDING SEAM METAL ROOF
E2	T&G WOOD DECKING



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**PAVILION ELEVATIONS**

**A112**

1

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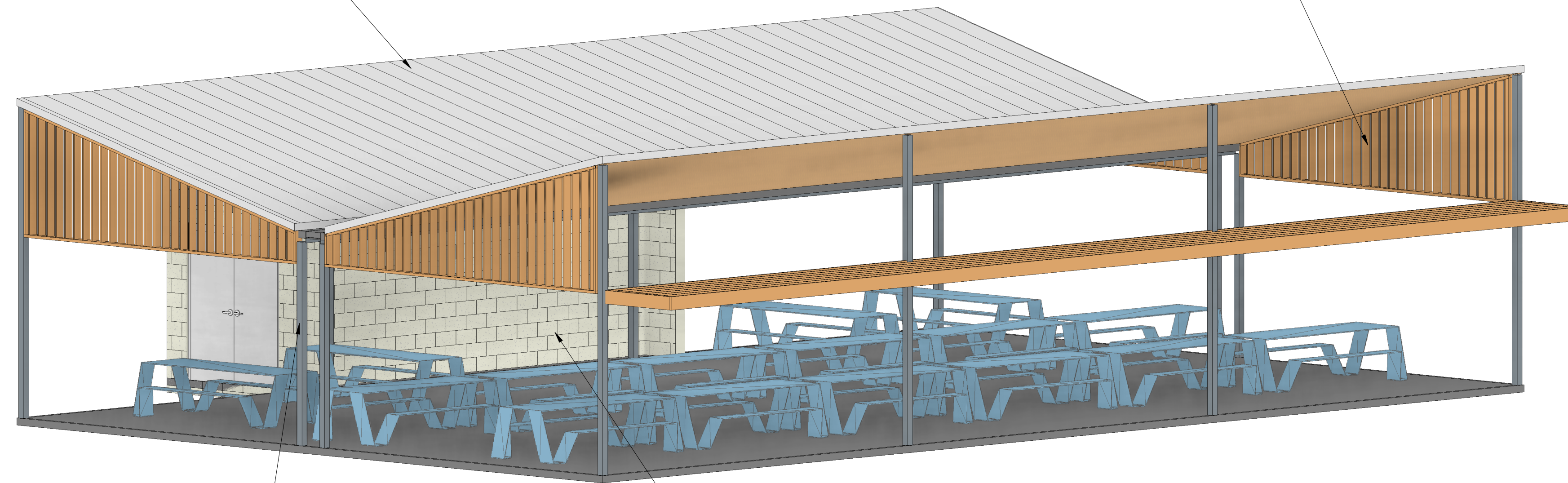
5



STANDING SEAM METAL ROOF



"WOOD LOOK" ALUMINUM PERGOLA/BATTENS



PREFINISHED STEEL STRUCTURE



BURNISHED CMU EXTERIOR

D

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B

A

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**MOHAWK PARK**

City of Mission, Kansas

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**PAVILION MATERIALS**

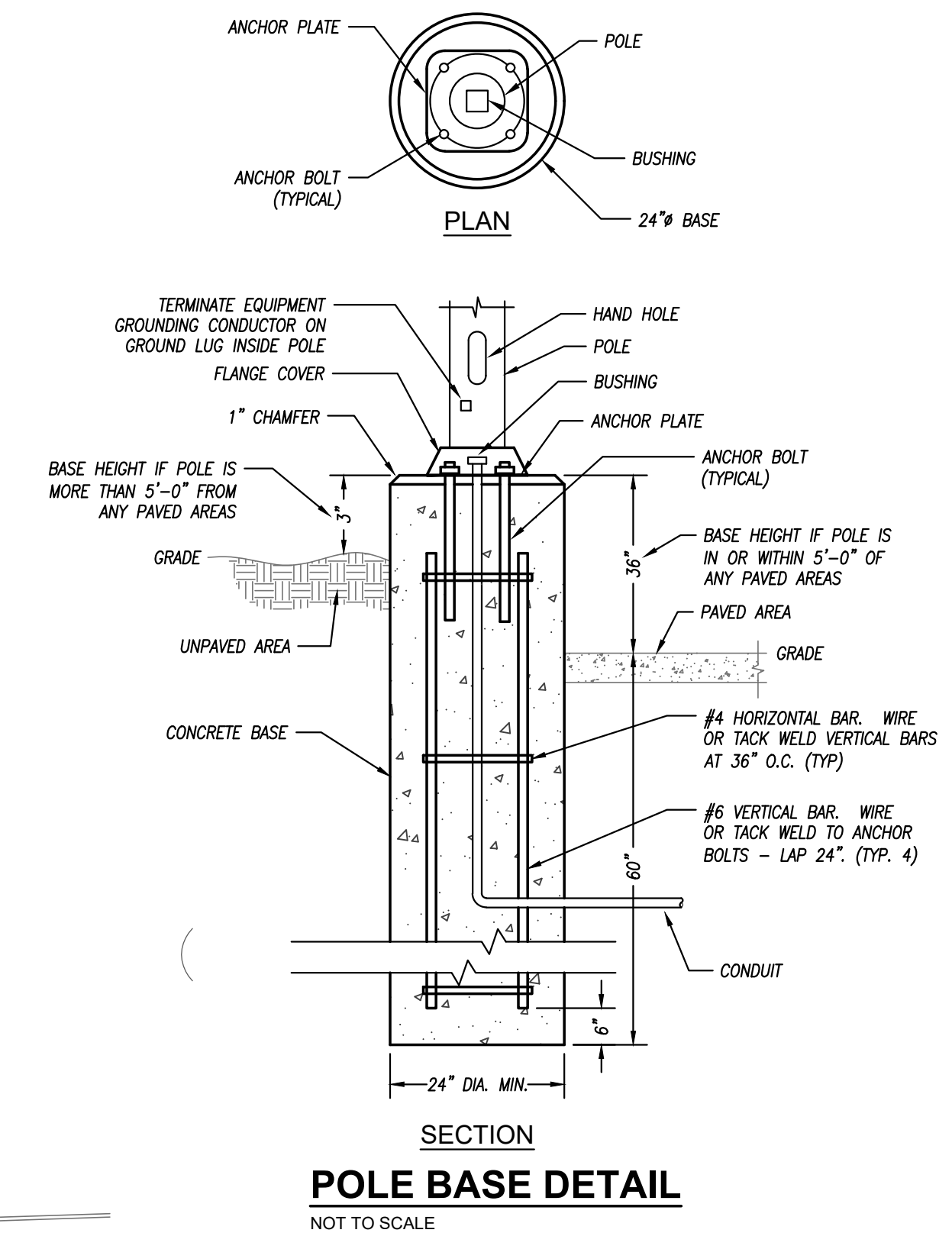
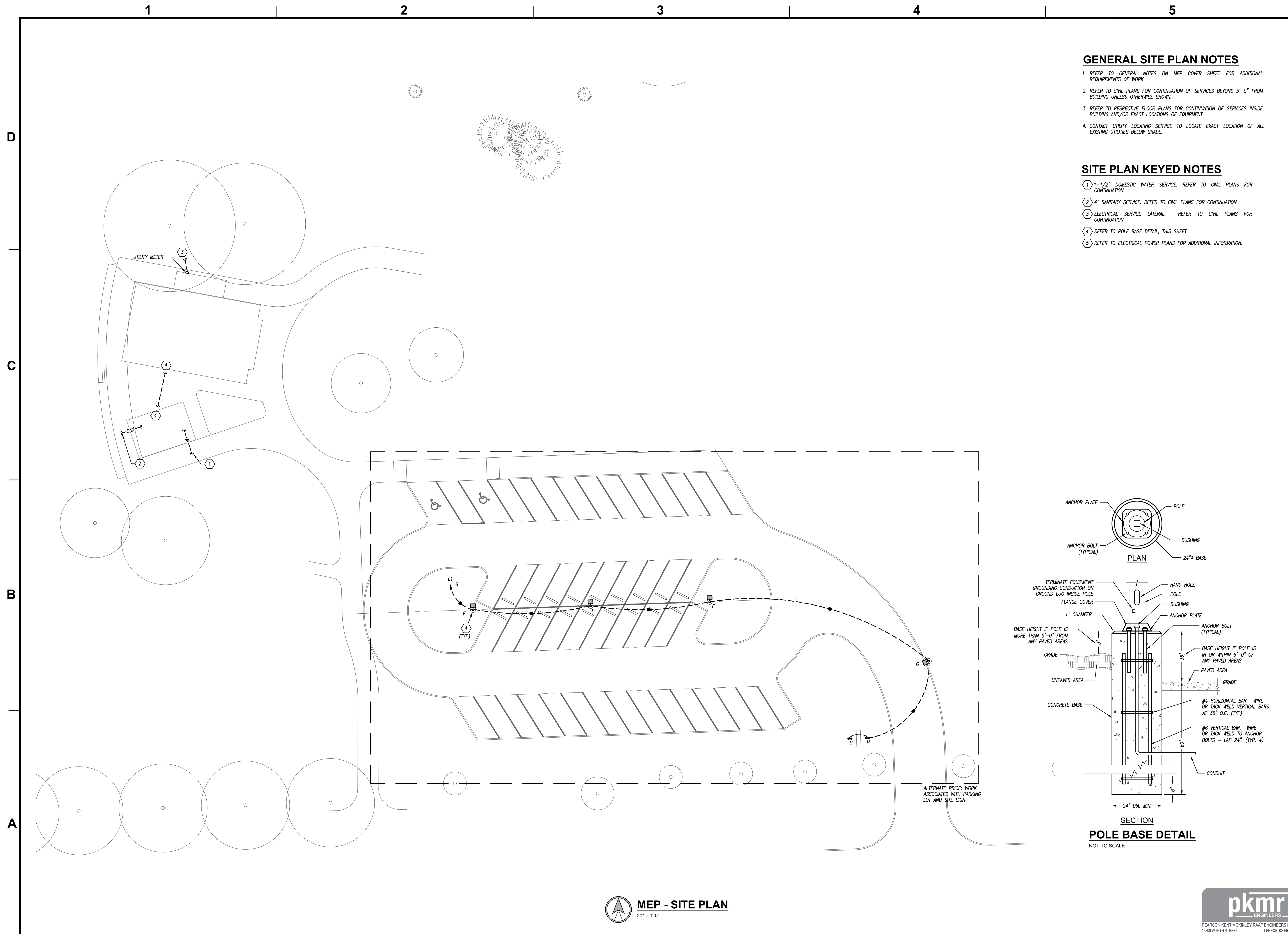
**A113**

**GENERAL SITE PLAN NOTES**

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

**SITE PLAN KEYED NOTES**

- ① 1-1/2" DOMESTIC WATER SERVICE. REFER TO CIVIL PLANS FOR CONTINUATION.
- ② 4" SANITARY SERVICE. REFER TO CIVIL PLANS FOR CONTINUATION.
- ③ ELECTRICAL SERVICE LATERAL. REFER TO CIVIL PLANS FOR CONTINUATION.
- ④ REFER TO POLE BASE DETAIL, THIS SHEET.
- ⑤ REFER TO ELECTRICAL POWER PLANS FOR ADDITIONAL INFORMATION.



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**MOHAWK PARK**

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**MEP - SITE PLAN**

**pkmr**  
 ENGINEERS  
 PEARSON KENT MCKINLEY RAAF ENGINEERS LLC  
 1330 W 96TH STREET  
 LENEXA, KS 66215  
 913.492.2400  
 WWW.PKMR.COM

Project Catalog # Type Prepared by Notes Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
Mounting Details page 3
Optical Distributions page 4
Product Specifications page 4
Energy and Performance Data page 4
Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
Efficacy up to 156 lumens per watt
Options to meet Buy American and other domestic preference requirements

Dimensional Details

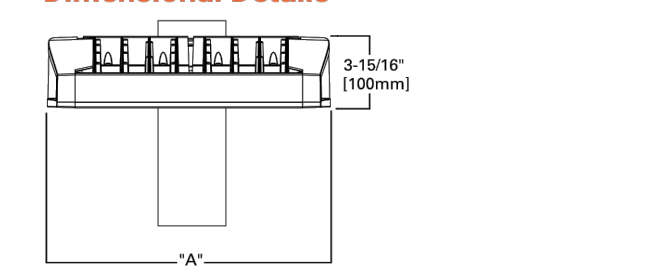


Table with 5 columns: Number of Light Squares, 'A' Width, 'T' Standard Arm Length, 'T' Extended Arm Length, 'T' Quick Mount Extended Arm Length, 'T' Quick Mount Extended Arm Length. Rows include 1-4, 5-6, 7-8, and 9-10 light squares.

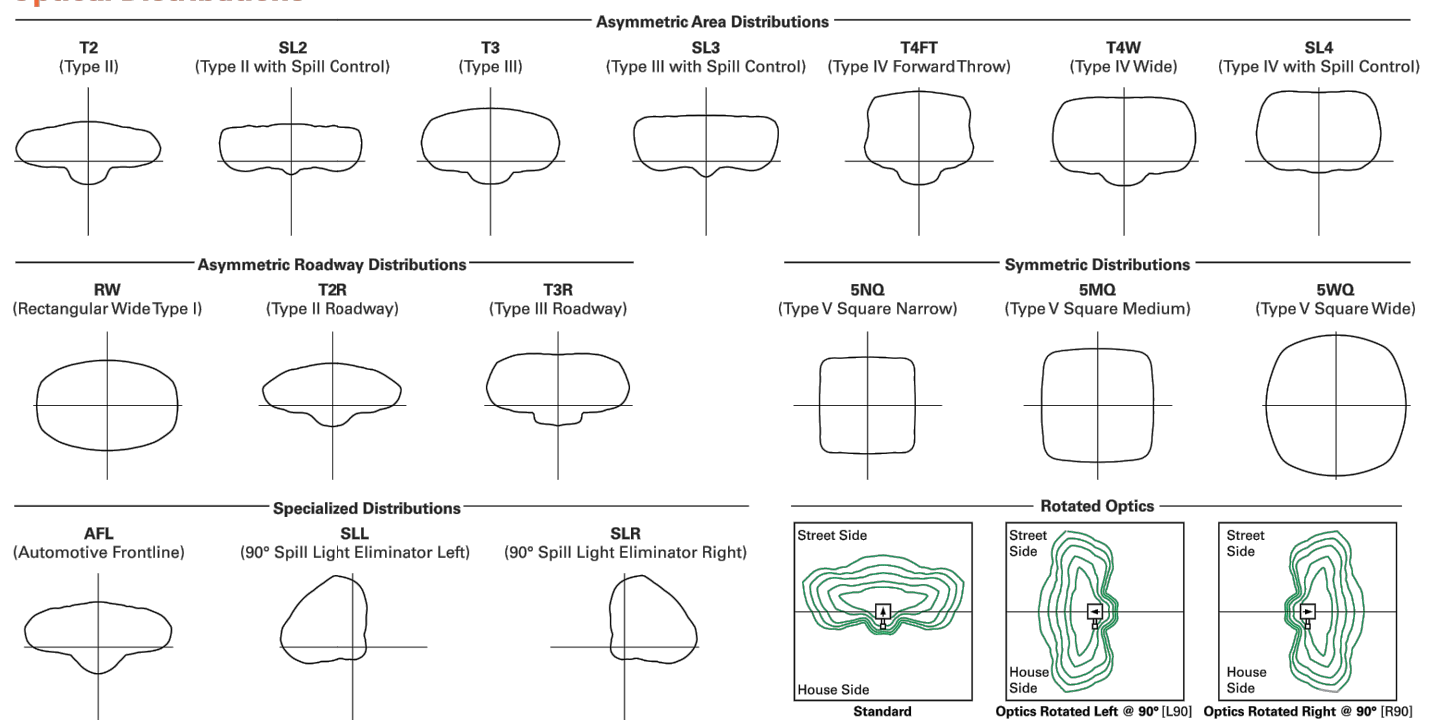
NOTE: For arm selection requirements and additional line art, see Mounting Details section.



PSS000205N page 1 October 20, 2021 9:54 AM

McGraw-Edison GLEON Galleon

Optical Distributions



Product Specifications

- Construction: Extruded aluminum driver enclosure, Heavy-wall, die-cast aluminum end caps, Die-cast aluminum heat sinks, Patent pending interlocking housing and heat sink.
Optics: Patented, high-efficiency injection-molded AccULED Optics technology, 16 optical distributions, 3 shielding options including HSS, QRS and PFS, IDA Certified (3000K CCT and warmer only).
Electrical: LED drivers are mounted to removable tray.
assembly for ease of maintenance: Standard with 0-10V dimming, Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge, Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.
Mounting: Standard extruded arm includes internal bolt guides and round pole adapter, Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table.
Finish: Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness, Heat sink is powder coated black, RAL and custom color matches available, Coastal Construction (CC) option available.
Warranty: Five year warranty.

Energy and Performance Data

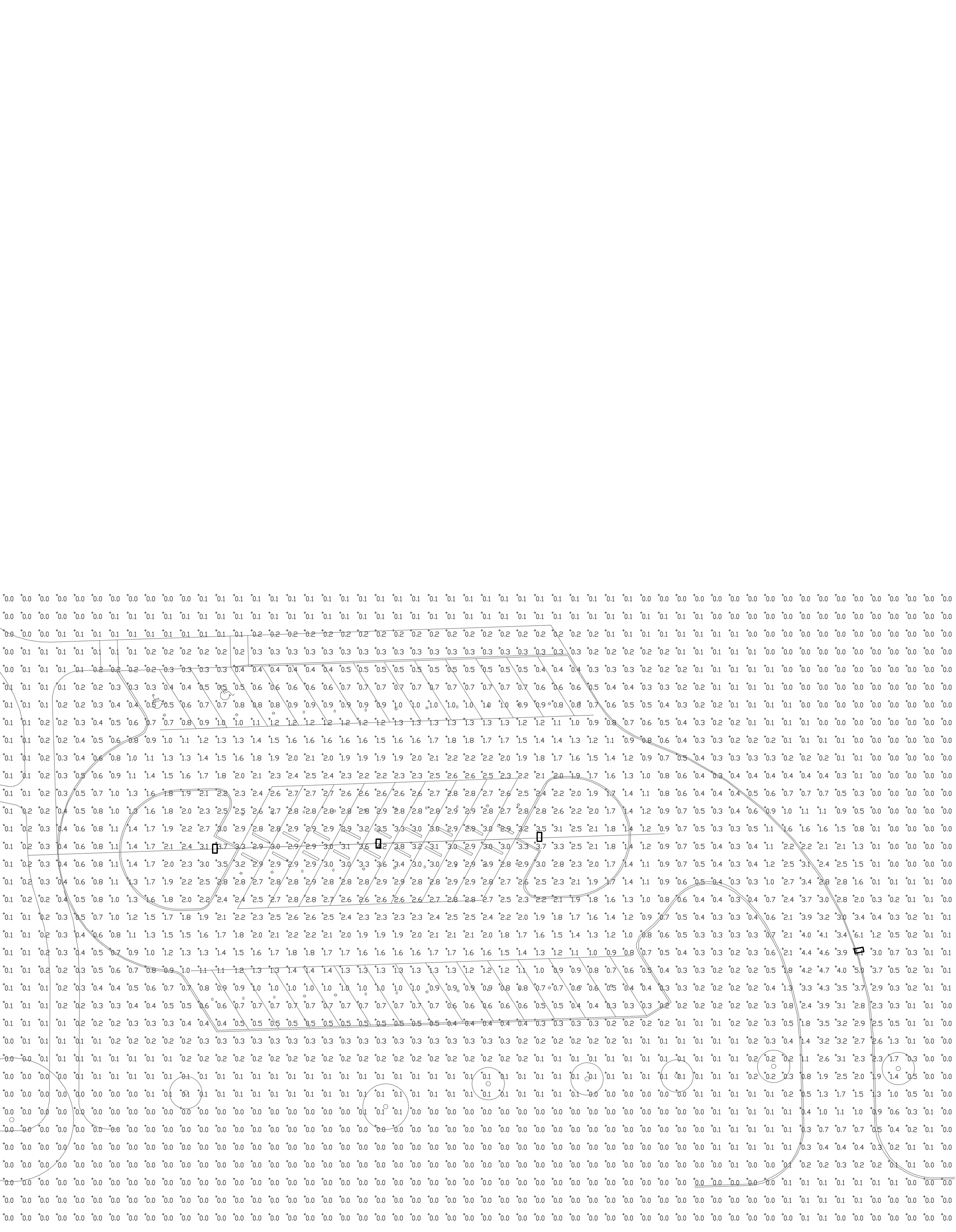
Table with 5 columns: Drive Current, Ambient Temperature, 25,000 hours, 50,000 hours, 60,000 hours, 100,000 hours, Theoretical L70 hours. Rows include Up to 1A and 1.2A.

Table with 2 columns: Ambient Temperature, Lumen Multiplier. Rows include 0°C, 10°C, 25°C, 40°C, 50°C.

View GLEON IES files



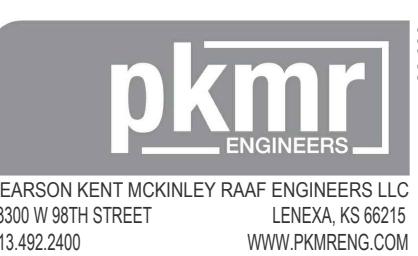
PSS000205N page 4 October 20, 2021 9:54 AM



MEP - SITE PHOTOMETRIC PLAN 20" = 1'-0"

ALTERNATE PRICE: WORK ASSOCIATED WITH PARKING LOT AND SITE SIGN

PARKING STATION PHOTOMETRICS table with columns: METHOD, HUMAN, WYMAN, ANGLE.



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Table with 3 columns: MARK, DATE, DESCRIPTION.

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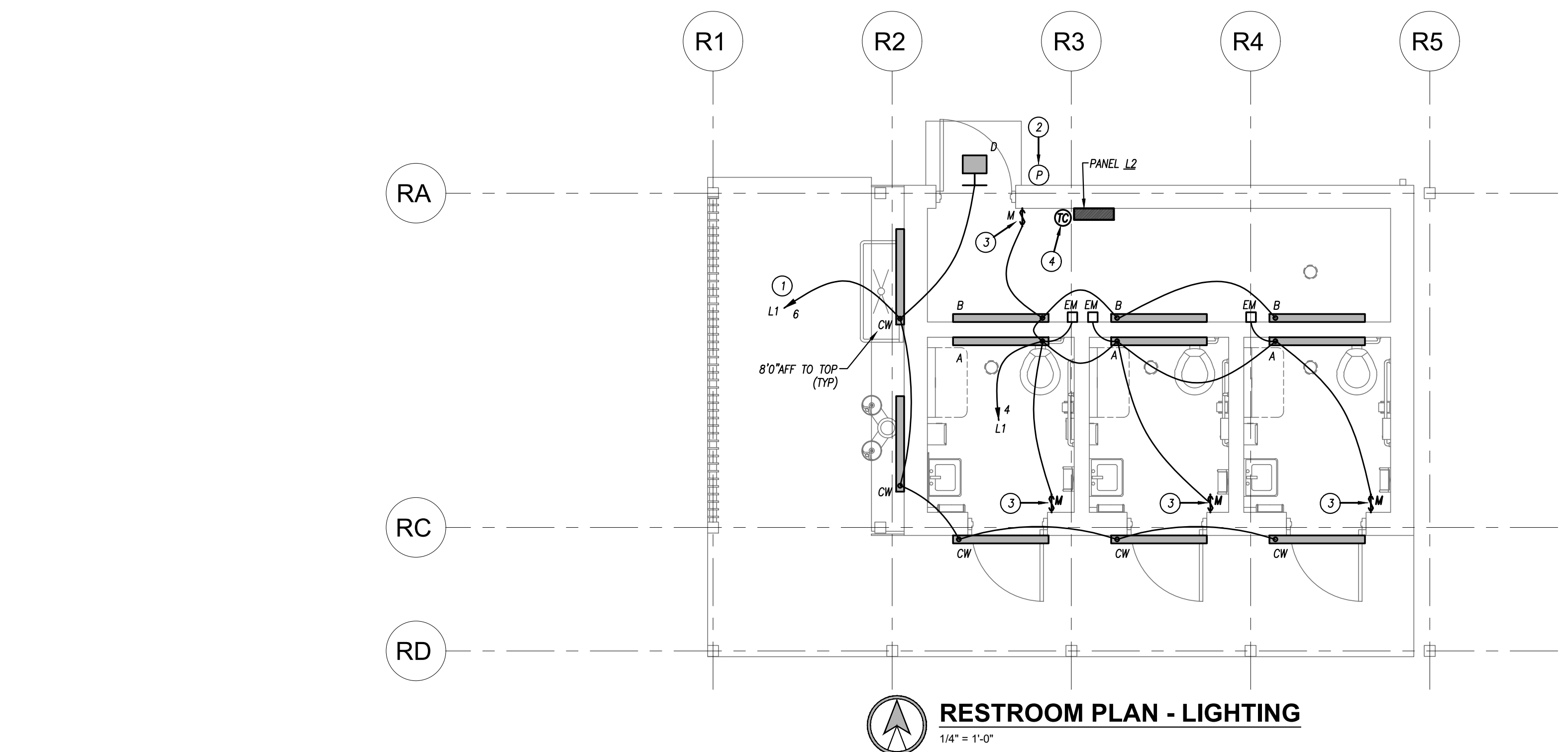
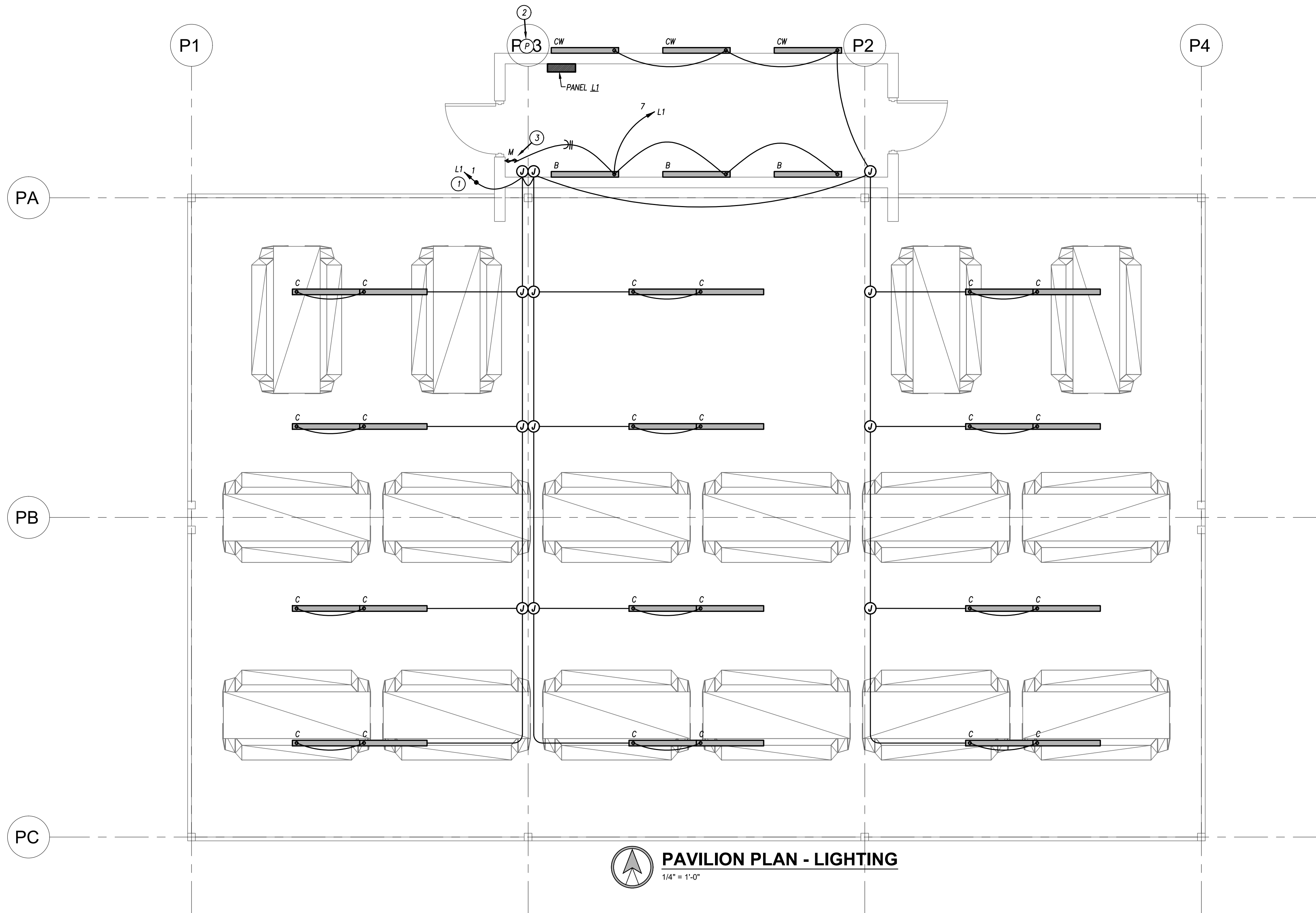
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A



### GENERAL LIGHTING NOTES

- REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
- LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.
- ALL CIRCUITING SHOWN ON THIS PLAN IS DIAGRAMMATIC.
  - ALL FIXTURES SHALL BE FED FROM JUNCTION BOXES WITH LIGHT FIXTURE WHIPS (<math>\leq 6'</math>). DAISSY-CHAINING OF FIXTURES IS NOT ALLOWED.
  - SWITCH BOX LOCATIONS SHALL BE WIRED SO THAT A NEUTRAL WIRE IS AVAILABLE AT THE SWITCH BOX LOCATION, EITHER IN THE BOX OR AVAILABLE TO BE ADDED VIA RACEWAY OR AN ACCESSIBLE WALL CAVITY. ETC.) SHALL NOT BE IN A SINGLE BOX.
  - WALL SWITCHES FOR SEPARATE LOAD TYPES (EM/NORMAL, 120/277V, ETC.) SHALL NOT BE IN A SINGLE BOX.
  - REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

### LIGHTING PLAN KEYED NOTES

- ROUTE CIRCUIT TO HOMERUN PANEL VIA PHOTOCELL.
- PHOTOCELL: TORK 120V, 1,800W STEM MOUNT OR EQUAL. ORIENT TO NORTH.
- WALL SWITCH VACANCY SENSOR: PASSIVE INFRARED, 120/277V, WALL SWITCH DECORA STYLE SENSOR, (WATSTOPPER PW-101, OR EQUAL)
- TIMECLOCK: DPST ELECTRONIC TIMER, 7 DAYS, ONE CHANNEL TORK EW SERIES OR EQUAL.
- ROUTE CIRCUIT THROUGH TIMECLOCK THEN HOMERUN.

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**MOHAWK PARK**

City of Mission, Kansas

MISSION, KS

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**ELECTRICAL PLANS - LIGHTING**

**E101**



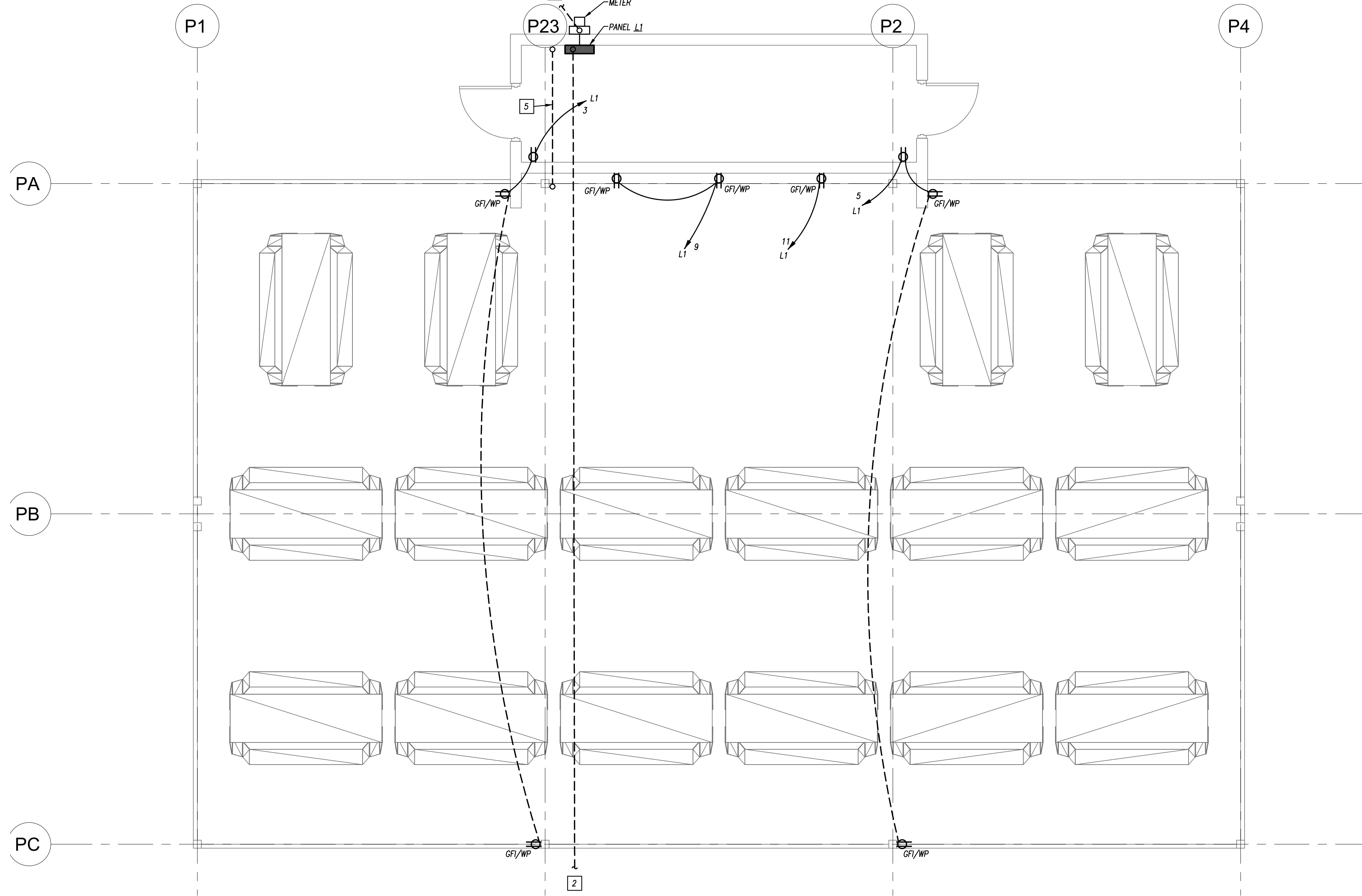
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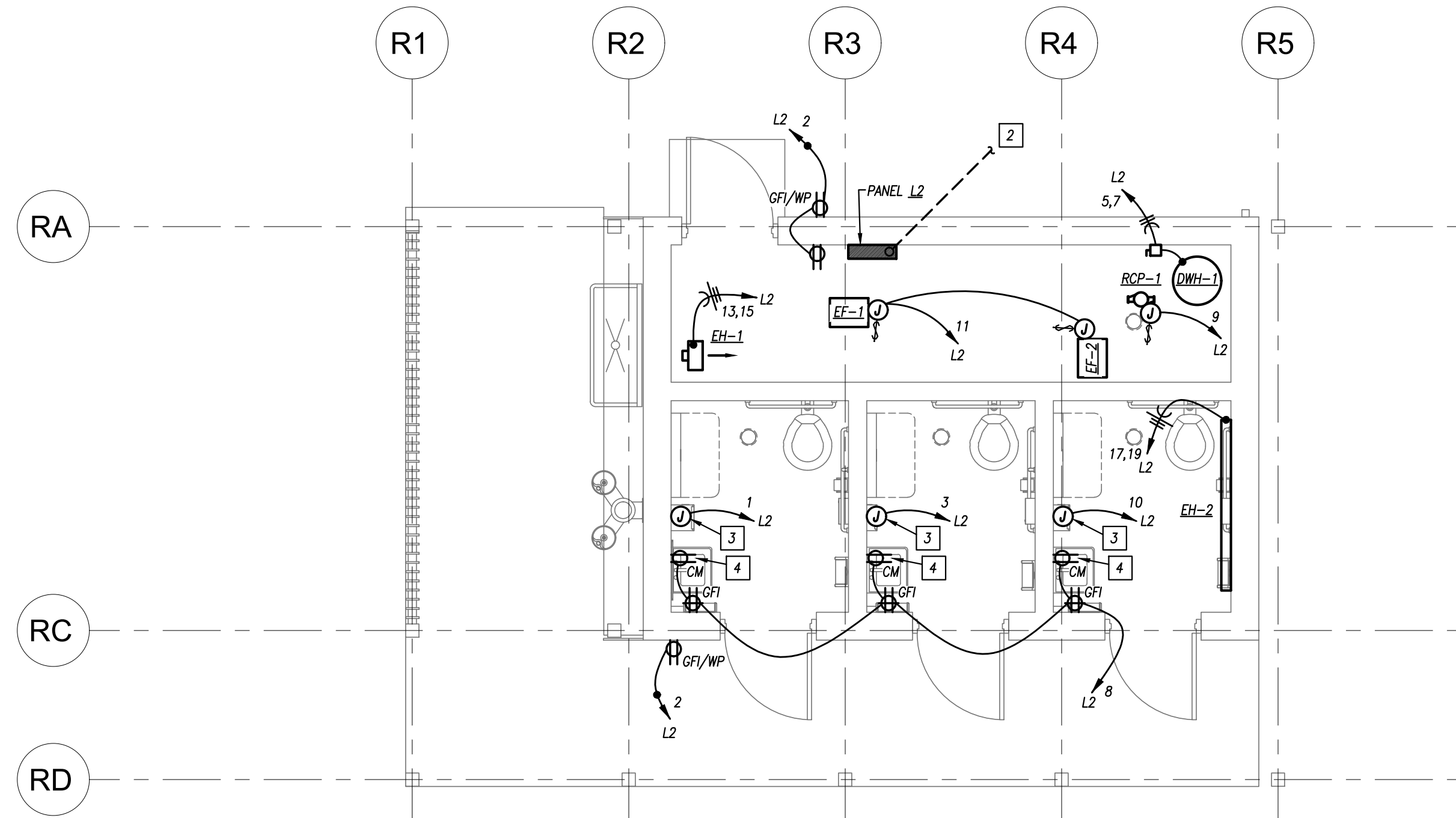
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**PAVILION PLAN - POWER**  
1/4" = 1'-0"



**RESTROOM PLAN - POWER**  
1/4" = 1'-0"

**GENERAL POWER NOTES**

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL LOCATIONS/REQUIREMENTS FOR RECEPTACLES, INCLUDING GFI, WEATHER-RESISTANT, HOSPITAL-GRADE, AND TAMPER-RESISTANT RECEPTACLES.
4. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
5. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

**POWER PLAN KEYED NOTES**

- 1 REFER TO SITE CIVIL PLAN FOR CONTINUATION.
- 2 PANEL L2 FEEDER. REFER TO MEP SITE PLAN AND ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- 3 PROVIDE ELECTRICAL CONNECTION TO ELECTRIC HAND DRYER.
- 4 PROVIDE RECEPTACLE MOUNTED JUST BELOW SINK TO SERVE HANDS FREE LAV FAUCET AND SOAP DISPENSER. COORDINATE WITH SUBMITTED PLUG IN LOW VOLTAGE POWER SUPPLIES TO CONFIRM THAT THEY CAN BOTH PLUG INTO A SINGLE DUPLEX RECEPTACLE.
- 5 PROVIDE 1-1/4" CONDUIT ROUTED TO ABOVE ROOF AND CAPPED FOR FUTURE PV SYSTEM BY OTHERS.

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**MOHAWK PARK**

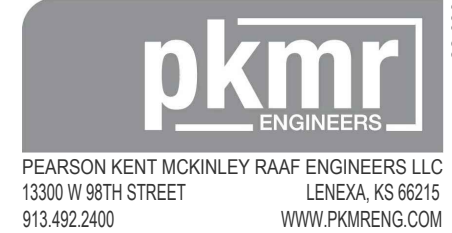
City of Mission, Kansas

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**ELECTRICAL PLANS - POWER**



**E201**



PRELIMINARY  
STORM DRAINAGE REPORT

for

**Mohawk Park  
6649 Lamar Ave  
Mission, KS 66202**

**SK Project No. 21-161**

**March 4, 2021**  
*revised March 9, 2021*

**Containing Pages:**  
*See Table of Contents*

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## **Mohawk Park Restroom and Shelter Improvements**

**6649 Lamar Ave, Mission, Kansas**

### **Preliminary Storm Water Report**

**March 4, 2022**

*Revised 3/9/2022*

#### **Project Description**

The project is located at 6649 Lamar Avenue at the NE corner of 67<sup>th</sup> Street and Lamar (See Exhibit 1). The site is located within the Northeast Quarter of Section 17 Township 12S and Range 25E (See Exhibit 2) and is in the Brush Creek Watershed. The project generally consists of removal of the construction of a new restroom and shelter building at Mohawk Park. The project also includes new sidewalk connections to the existing park trails.

#### **Methodology**

Time of Concentration was calculated using APWA Section 5602.5 Rainfall Intensity. The Rational Method was used to calculate the peak rates of runoff for existing and proposed conditions. The Type II rainfall distribution was used to determine the flows for the 10%. A CN value of 74 ( $C = 0.30$ ) was used for grassed areas and a CN value of 98 ( $C = 0.90$ ) was used for impervious surfaces.

#### **Federal Emergency Management Agency**

From the Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) information, no part of the project property is within the FEMA 100-year flood plain. (See Exhibit 3)

#### **Soils**

From information obtained from the SCS Soil Survey of Johnson County, Kansas, the site soils consist of Sharpsburg - Urban land, upland 4 to 8 percent slopes (See Exhibit 4).

The USDA Soil Survey lists the Urban land, upland 4 to 8 percent slopes as Runoff class: Medium. The USDA soil survey lists the soils in Hydrological Soil Group C, which generally have very slow infiltration rates when thoroughly wet and consist of soils which impede infiltration of water.

#### **Existing Conditions**

The existing 7.82 acre park is currently developed with an existing parking lot, trails, and a playground. The 7.82 area has an overall "C" value of 0.39, CN value of 77.8, and is 15.7% impervious (See Exhibit 5). Runoff from the entire site generally drains from north to south and is collected by area and curb inlets along the north side of 67<sup>th</sup> Street. The existing storm sewers along 67<sup>th</sup> Street flow east to Beverly Street and then flow south along Beverly Street.

## **Proposed Conditions**

In the Base Bid condition the proposed 7.82 acre site will have an overall “C” value of 0.41, CN value of 78.4, and will be 18.2% impervious. The proposed redevelopment results in a 8,500 square-foot increase in impervious area increase from the existing condition (See Exhibit 6 and Table 1). In the base bid the existing parking lot will remain in place and the new shelter and restroom will be constructed to the east of the parking lot.

In the Alternate Bid condition the proposed 7.82 acre site will have an overall “C” value of 0.41, CN value of 78.4, and will be 18.4% impervious. The proposed redevelopment results in a 9,200 square-foot increase in impervious area increase from the existing condition (See Exhibit 6 and Table 1). In the alternate bid the existing parking lot will be demolished and a new parking lot will be constructed along the south side of the site with a new driveway entrance across from Beverly Street.

The stormwater discharge from the site will increase for both the base bid and the alternate bid conditions (see Table 2) from the current existing condition to the proposed condition.

The flow will increase by 0.7 cfs from 13.9 cfs to 14.6 cfs for the 1-year storm.

The flow will increase by 1.0 cfs from 19.1 cfs to 20.1 cfs for the 10-year storm.

The flow will increase by 1.7 cfs from 33.8 cfs to 35.5 cfs for the 100-year storm.

The site will continue to slope from north to south and will be collected by storm sewers along 67<sup>th</sup> Street.

## **2003 Conditions**

In 2003 a school existed on the site. At that time the existing 7.82 acre park was developed with the school building, additional parking lots, trails, and a playground. The 7.82 area had an overall “C” value of 0.54, CN value of 83.7, and was 40.3% impervious (See Exhibit 8 and Table 1). The impervious area on site in 2003 was approximately 3.15 acres. After 2003 the school building and the parking lots associated with the school were demolished and the impervious area on site was reduced to the current existing conditions. Demolition of the existing school and parking lot reduced the impervious area on-site by 1.92 acres to the current existing conditions.

## **Summary**

The proposed improvements for the site, consisting of the construction of a new restroom and shelter building will increase the impervious area of the site by 8,500 square feet and 9,200 square feet for the base bid and alternate bid conditions respectively. The general flow characteristics and patterns of the site will not be changed.

While the proposed improvements will increase the impervious area from the currently existing condition, there will still be an overall decrease in impervious area from the 2003 condition on site. The proposed improvements will represent a 1.71 acre decrease in impervious area from the 2003 condition.

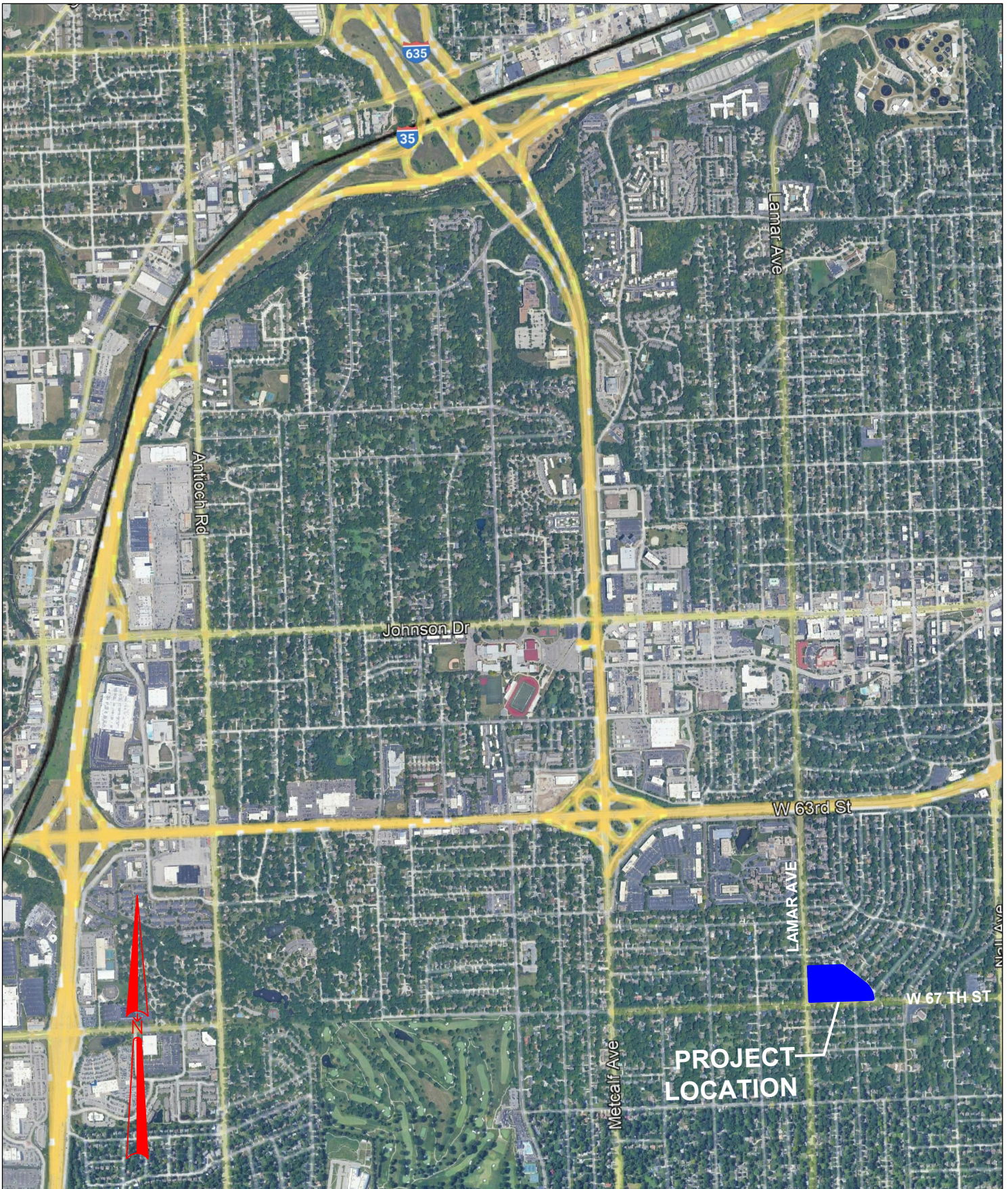
The existing downstream storm sewer that crosses 67<sup>th</sup> Street has capacity to carry the 10-year runoff from the site. The 10-year flow is 1.96 feet below the top of the junction box north of 67<sup>th</sup> Street noted as structure A2 in Table 3. The 25-year flow will surcharge 0.13 above the top of junction box structure A2 north of 67<sup>th</sup> Street (see Table 3).

### **Conclusions and Recommendations**

The proposed improvements will result in an increase in impervious area of 8,500 square feet and 9,200 square feet for the base bid and alternate bid conditions respectively from the currently existing conditions. However, the proposed improvements will still represent a 1.71 acre decrease in impervious area from the 2003 condition when the school existed on the site. The existing downstream storm sewer that crosses 67<sup>th</sup> Street has capacity to carry the 10-year runoff within the enclosed storm sewer system that crosses 67<sup>th</sup> Street. Stormwater detention and Best Management Practices have not been included in the proposed site improvements.

## **EXHIBITS**





4600 College Boulevard,  
 Suite 100  
 Overland Park, Kansas 66211  
 Tel: 913-451-1818  
 Fax: 913-451-7599

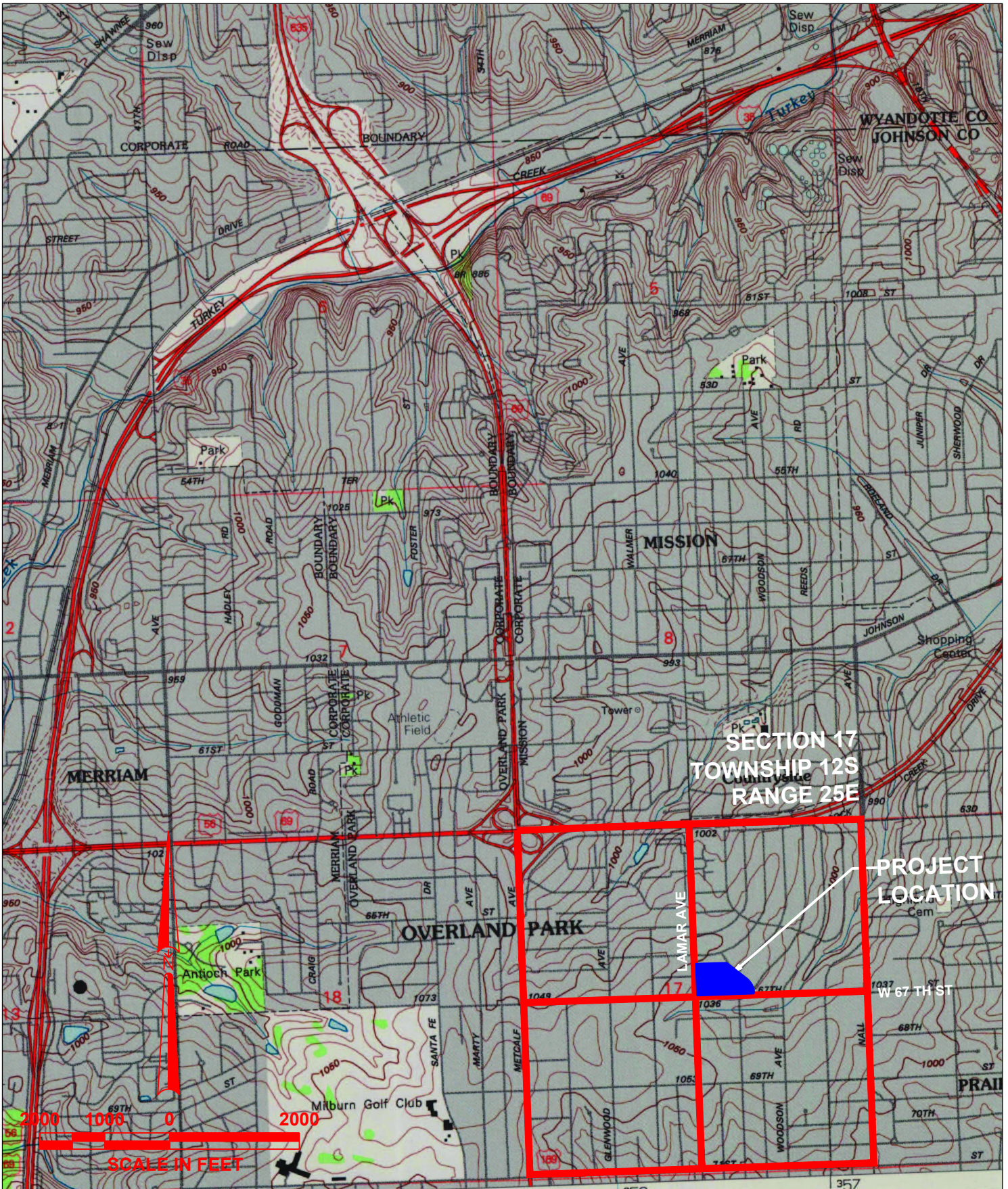
## Location MAP

**Mohawk Park improvements**  
**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**1**

MARCH 2022



4600 College Boulevard,  
 Suite 100  
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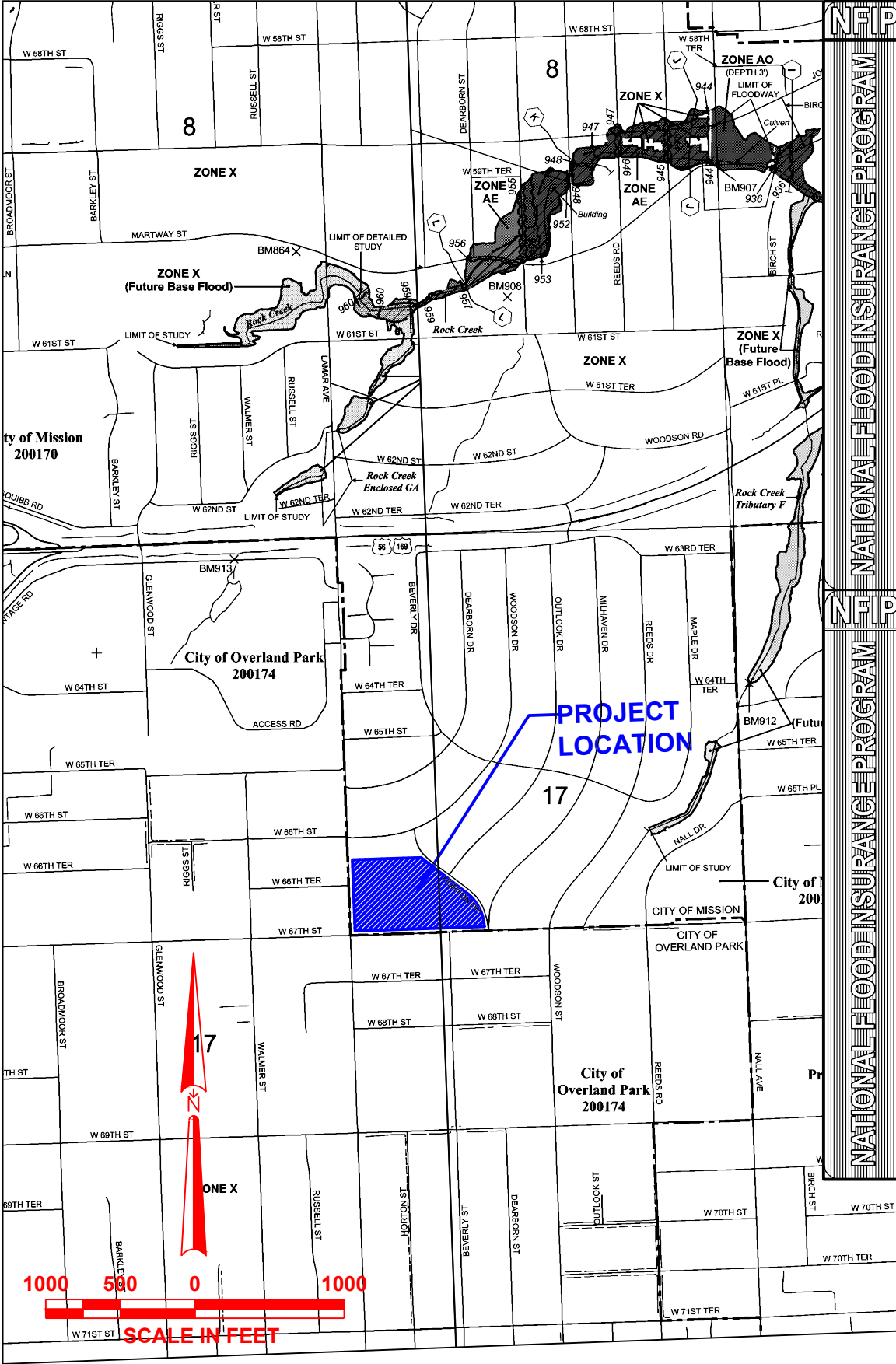
**USGS MAP**

**Mohawk Park improvements**  
**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**2**

MARCH 2022



**PANEL 0023G**

**FIRM**  
FLOOD INSURANCE RATE MAP

**JOHNSON COUNTY,  
KANSAS  
AND INCORPORATED AREAS**

**PANEL 23 OF 161**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**


COMMUNITY	NUMBER	PANEL	SUFFIX
MERRIAM, CITY OF	200169	0023	G
MISSION, CITY OF	200170	0023	G
OVERLAND PARK, CITY OF	200174	0023	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER  
20091C0023G**

**MAP REVISED  
AUGUST 3, 2009**

Federal Emergency Management Agency



**PANEL 0024G**

**FIRM**  
FLOOD INSURANCE RATE MAP

**JOHNSON COUNTY,  
KANSAS  
AND INCORPORATED AREAS**

**PANEL 24 OF 161**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**


COMMUNITY	NUMBER	PANEL	SUFFIX
FAIRWAY, CITY OF	205185	0024	G
MISSION HILLS, CITY OF	200171	0024	G
MISSION, CITY OF	200170	0024	G
OVERLAND PARK, CITY OF	200174	0024	G
PRAIRIE VILLAGE, CITY OF	200175	0024	G
ROELAND PARK, CITY OF	200176	0024	G

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**MAP NUMBER  
20091C0024G**

**MAP REVISED  
AUGUST 3, 2009**

Federal Emergency Management Agency




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**FEMA MAP**

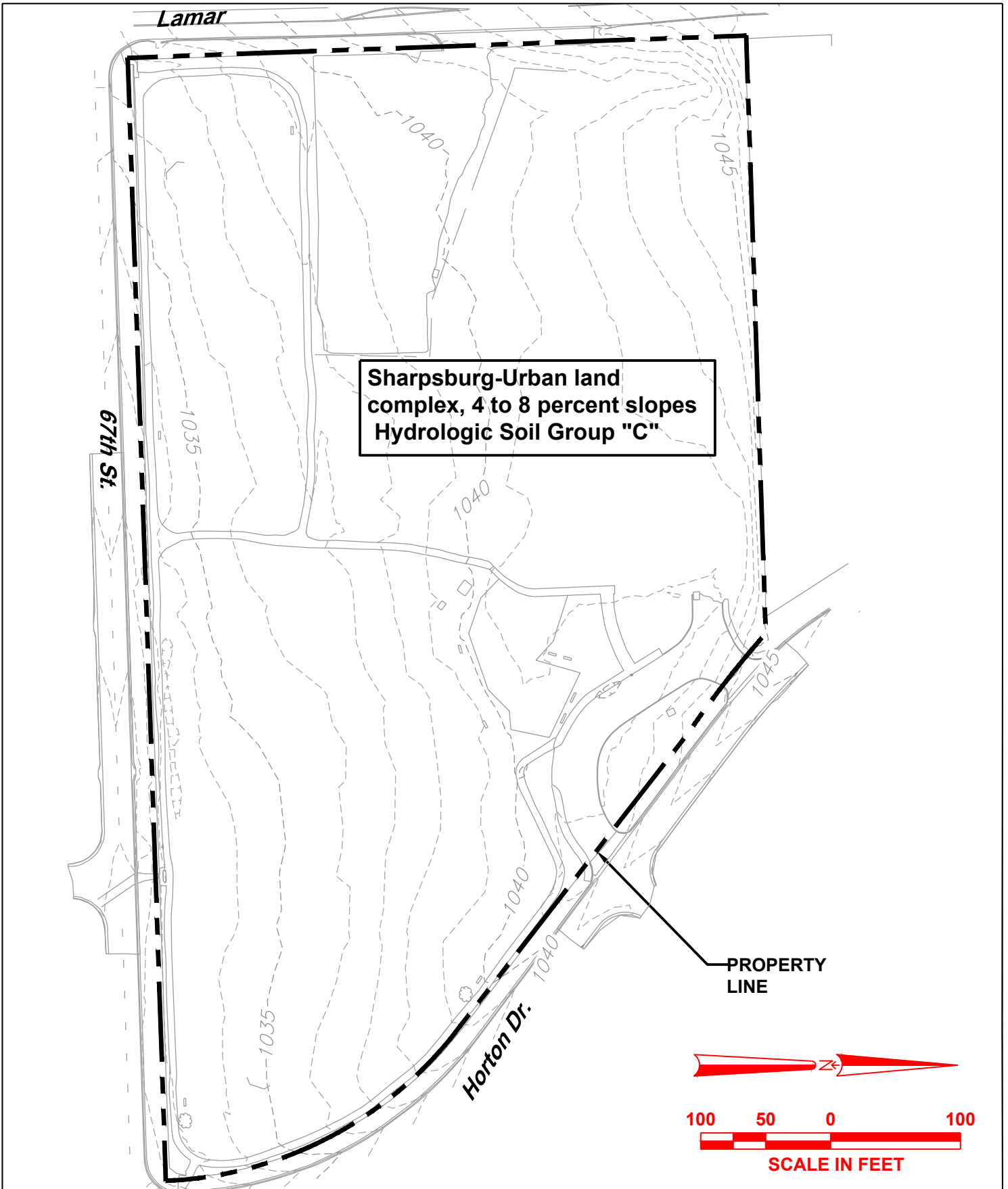
**Mohawk Park improvements**

**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**3**

MARCH 2022



**Sharnsburg-Urban land complex, 4 to 8 percent slopes  
Hydrologic Soil Group "C"**

PROPERTY LINE



SCALE IN FEET



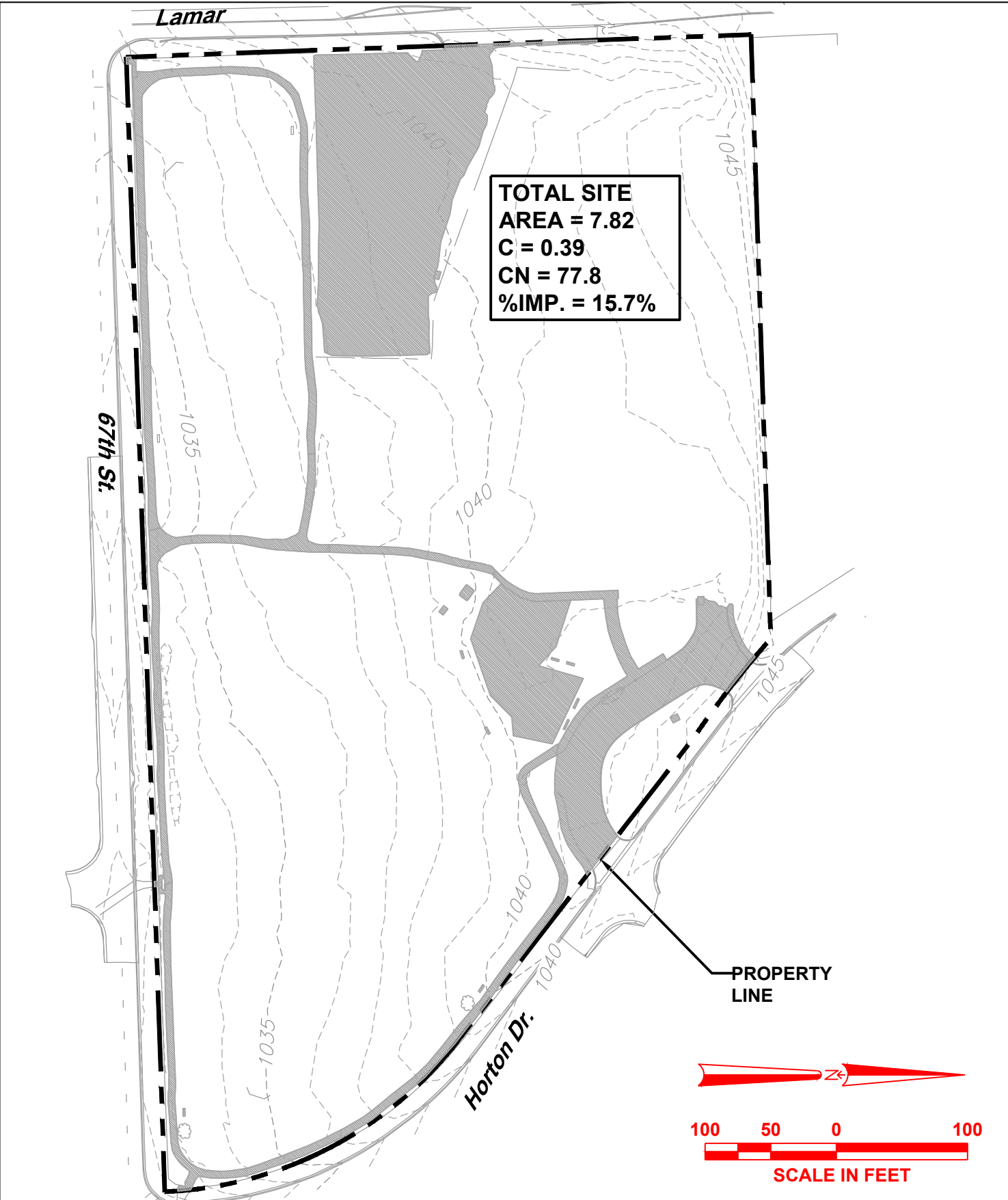
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**Soil MAP**

**Mohawk Park improvements  
Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT  
4**

MARCH 2022



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**Existing Conditions**

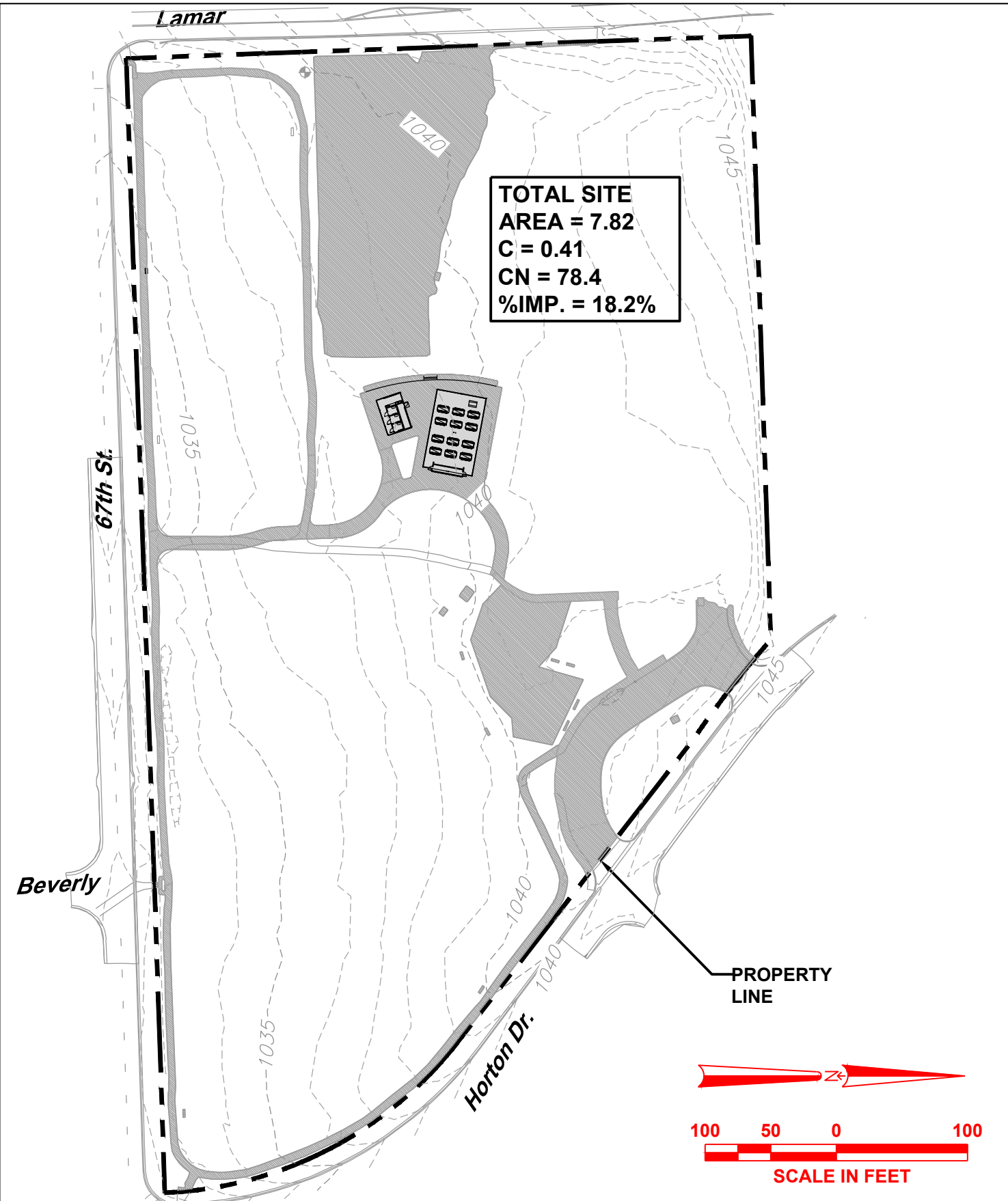
**Mohawk Park improvements**

**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**5**

MARCH 2022



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**Proposed Conditions-Base Bid**

**Mohawk Park improvements**

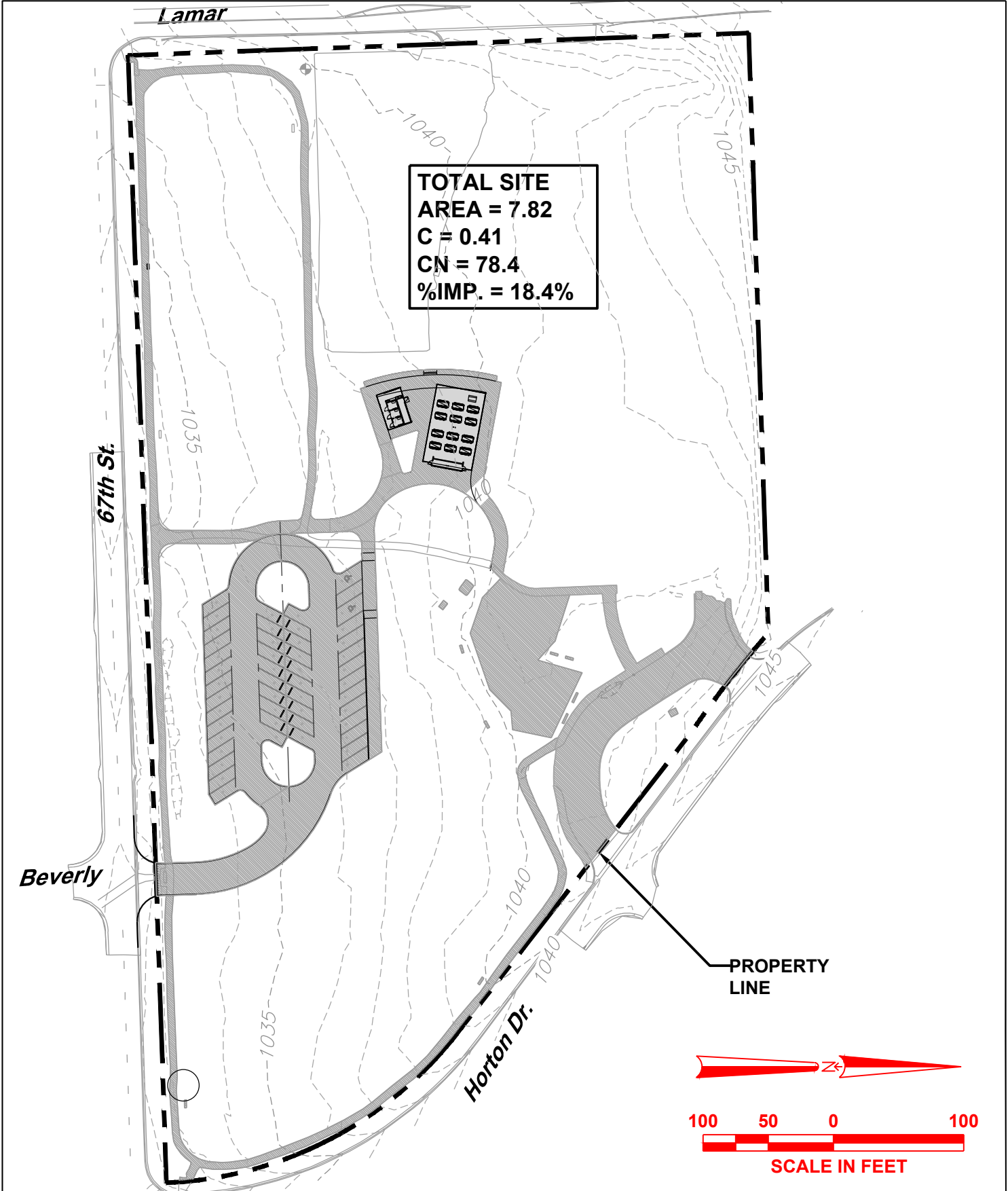
**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**6**

MARCH 2022

**TOTAL SITE  
AREA = 7.82  
C = 0.41  
CN = 78.4  
%IMP. = 18.4%**



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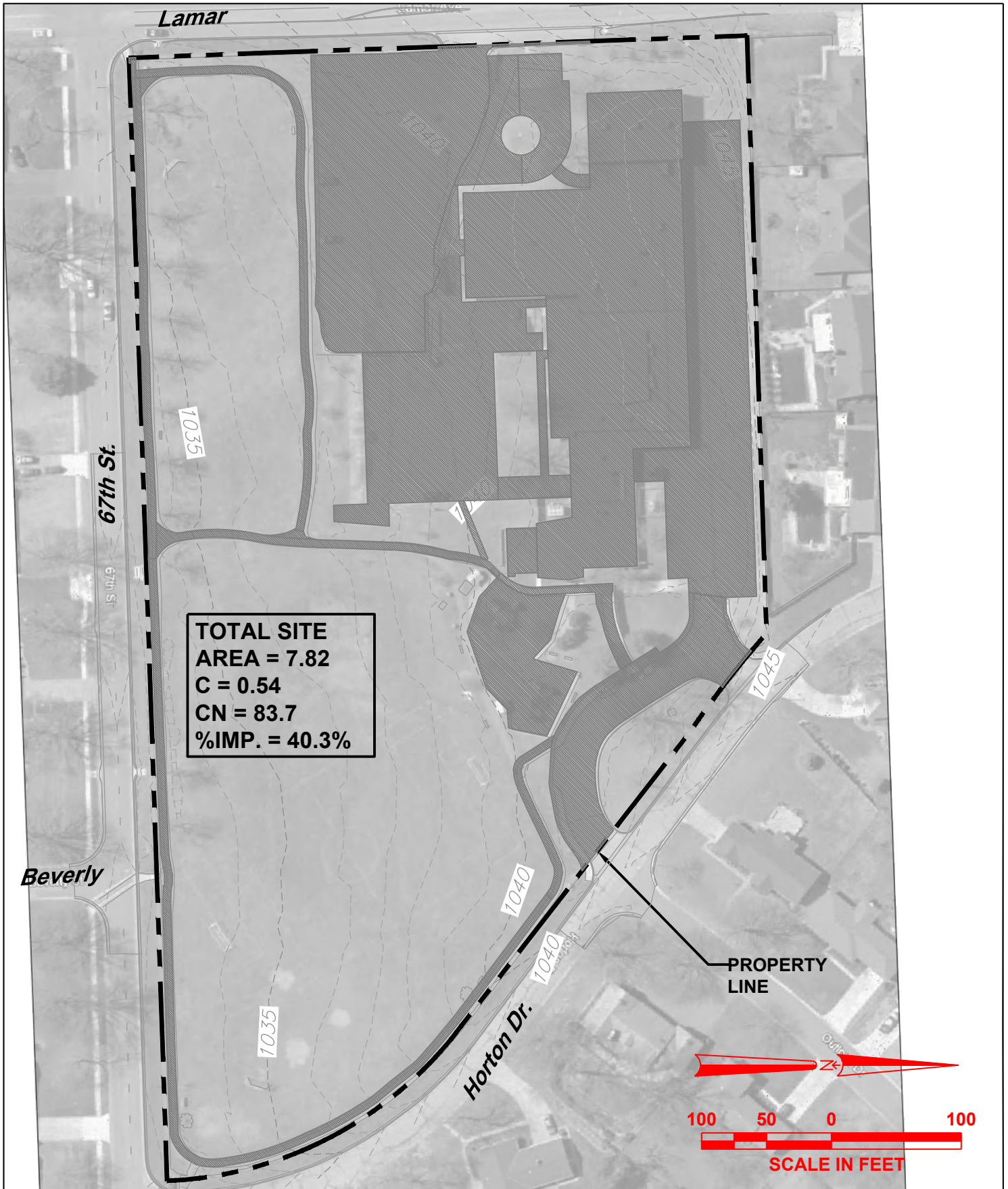
**Proposed Conditions-Alternate Bid**

**Mohawk Park improvements  
Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**

**7**

MARCH 2022



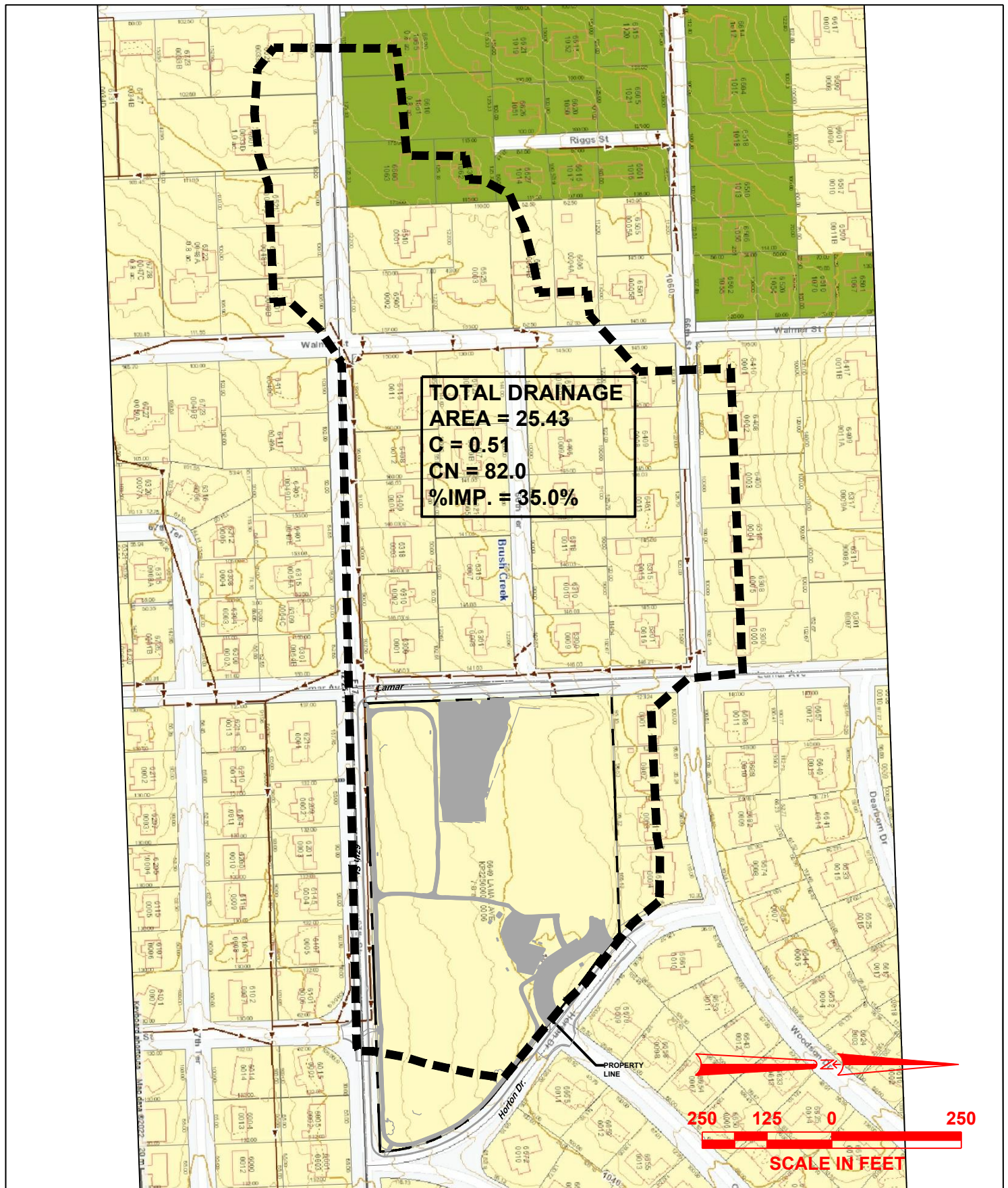
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**2003 Conditions**  
**Mohawk Park improvements**  
**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**  
**8**

MARCH 2022





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**Drainage Area Map**  
**Mohawk Park improvements**  
**Mohawk Park CITY OF Shawnee, Kansas**

**EXHIBIT**  
**9**

MARCH 2022

## **TABLES AND CALCULATIONS**

**Table 1**

<b>Project:</b>		<b>Mohawk Park Restroom and Shelter Improvements</b>					<b>Pervious. CN=</b>		<b>74</b>
<b>Date:</b>		<b>3/4/2022</b>					<b>Imperv. CN =</b>		<b>98</b>
<b>Job # :</b>		<b>21-161</b>					<b>Pervious. C=</b>		<b>0.30</b>
<b>Description:</b>		<b>Impervious Area Calculation</b>					<b>Imperv. C =</b>		<b>0.90</b>
<b>Site Conditions</b>	<b>Total Sub Area acres</b>	<b>Pervious Area acres</b>	<b>Impervious Area acres</b>	<b>Impervious %</b>	<b>Pervious %</b>	<b>Composite C</b>	<b>Composite CN</b>	<b>Impervious %</b>	
<b>Existing Site (2003 Impervious Areas)</b>	<b>7.82</b>	<b>4.67</b>	<b>3.15</b>	<b>40.27</b>	<b>59.73</b>	<b>0.54</b>	<b>83.7</b>	<b>40.3</b>	
<b>Existing Site (Current Impervious Areas)</b>	<b>7.82</b>	<b>6.59</b>	<b>1.23</b>	<b>15.70</b>	<b>84.30</b>	<b>0.39</b>	<b>77.8</b>	<b>15.7</b>	
<b>Phase 1 Base Bid Impervious Area</b>	<b>7.82</b>	<b>6.40</b>	<b>1.42</b>	<b>18.18</b>	<b>81.82</b>	<b>0.41</b>	<b>78.4</b>	<b>18.2</b>	
<b>Phase 1 Alternate Bid Impervious Area</b>	<b>7.82</b>	<b>6.38</b>	<b>1.44</b>	<b>18.40</b>	<b>81.60</b>	<b>0.41</b>	<b>78.4</b>	<b>18.4</b>	

**Table 2**

<b>Description:</b>		<b>1 - Year</b>	<b>Site Storm Calculations</b>		
<b>Return Period</b>			<b>1</b>		
<b>Antecedent Precipitation</b>			<b>1</b>		
<b>Q=CIAK</b>					
<b>Site Conditions</b>	<b>Cumulative Area (acres)</b>	<b>Cumulative C</b>	<b>Tc Cumulative (min)</b>	<b>I -1 (in/hr)</b>	<b>Q -1 (cfs)</b>
<b>Existing Site (Current Impervious Areas)</b>	<b>7.82</b>	<b>0.39</b>	<b>9.1</b>	<b>4.56</b>	<b>13.9</b>
<b>Phase 1 Alternate Bid Impervious Area</b>	<b>7.82</b>	<b>0.41</b>	<b>9.1</b>	<b>4.56</b>	<b>14.6</b>
<b>Description: 10 - Year Site Storm Calculations</b>					
<b>Return Period 10</b>					
<b>Antecedent Precipitation 1</b>					
<b>Q=CIAK</b>					
<b>Site Conditions</b>	<b>Cumulative Area (acres)</b>	<b>Cumulative C</b>	<b>Tc Cumulative (min)</b>	<b>I -1 (in/hr)</b>	<b>Q -1 (cfs)</b>
<b>Existing Site (Current Impervious Areas)</b>	<b>7.82</b>	<b>0.39</b>	<b>9.1</b>	<b>6.27</b>	<b>19.1</b>
<b>Phase 1 Alternate Bid Impervious Area</b>	<b>7.82</b>	<b>0.41</b>	<b>9.1</b>	<b>6.27</b>	<b>20.1</b>
<b>Description: 100 - Year Site Storm Calculations</b>					
<b>Return Period 100</b>					
<b>Antecedent Precipitation 1.25</b>					
<b>Q=CIAK</b>					
<b>Site Conditions</b>	<b>Cumulative Area (acres)</b>	<b>Cumulative C</b>	<b>Tc Cumulative (min)</b>	<b>I -1 (in/hr)</b>	<b>Q -1 (cfs)</b>
<b>Existing Site (Current Impervious Areas)</b>	<b>7.82</b>	<b>0.39</b>	<b>9.1</b>	<b>8.86</b>	<b>33.8</b>
<b>Phase 1 Alternate Bid Impervious Area</b>	<b>7.82</b>	<b>0.41</b>	<b>9.1</b>	<b>8.86</b>	<b>35.5</b>

**TABLE 2**

Table 3

Description: <b>Site Storm Sewer Headwater Calculation</b> Return Period: 10 Antecedent Precipitation: 1 Q=CIAK																
Line	Area (acres)	C	TC (min)	I-10 (in/hr)	Q-10 (cfs)	Upstream Flow line Elevation	Downstream Flow line Elevation	Length (Feet)	Slope (%)	n	Diameter (inches)	Headwater Elevation	Top Elevation	Manning Capacity (cfs)	Full Flow Velocity (ft/sec)	Manning Velocity (ft/sec)
A2 - A1	25.43	0.51	15.0	5.18	67.15	1023.54	1022.70	66.03	1.27	0.013	30	1028.43	1030.39	46.4	13.7	9.5
<b>Structure</b>										<b>Headwater</b>						
A2		HEADWATER		1.96	BELOW TOP		1028.43									
Description: <b>Site Storm Sewer Headwater Calculation</b> Return Period: 25 Antecedent Precipitation: 1.1 Q=CIAK																
Line	Area (acres)	C	TC (min)	I-10 (in/hr)	Q-10 (cfs)	Upstream Flow line Elevation	Downstream Flow line Elevation	Length (Feet)	Slope (%)	n	Diameter (inches)	Headwater Elevation	Top Elevation	Manning Capacity (cfs)	Full Flow Velocity (ft/sec)	Manning Velocity (ft/sec)
A2 - A1	25.43	0.51	15.0	6.01	85.68	1023.54	1022.70	66.03	1.27	0.013	30	1030.52	1030.39	46.4	17.5	9.5
<b>Structure</b>										<b>Headwater</b>						
A2		SURCHARGE		0.13	ABOVE TOP		1030.52									

TABLE 3