



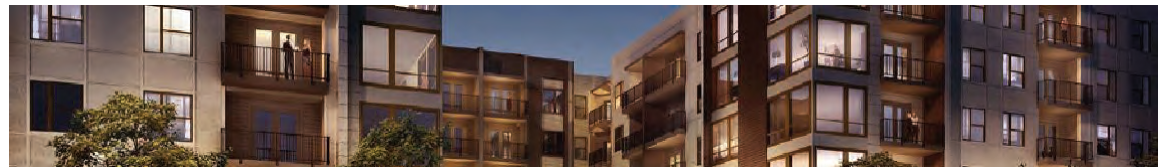
SHOP



DINE



LIVE



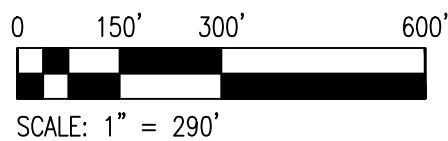
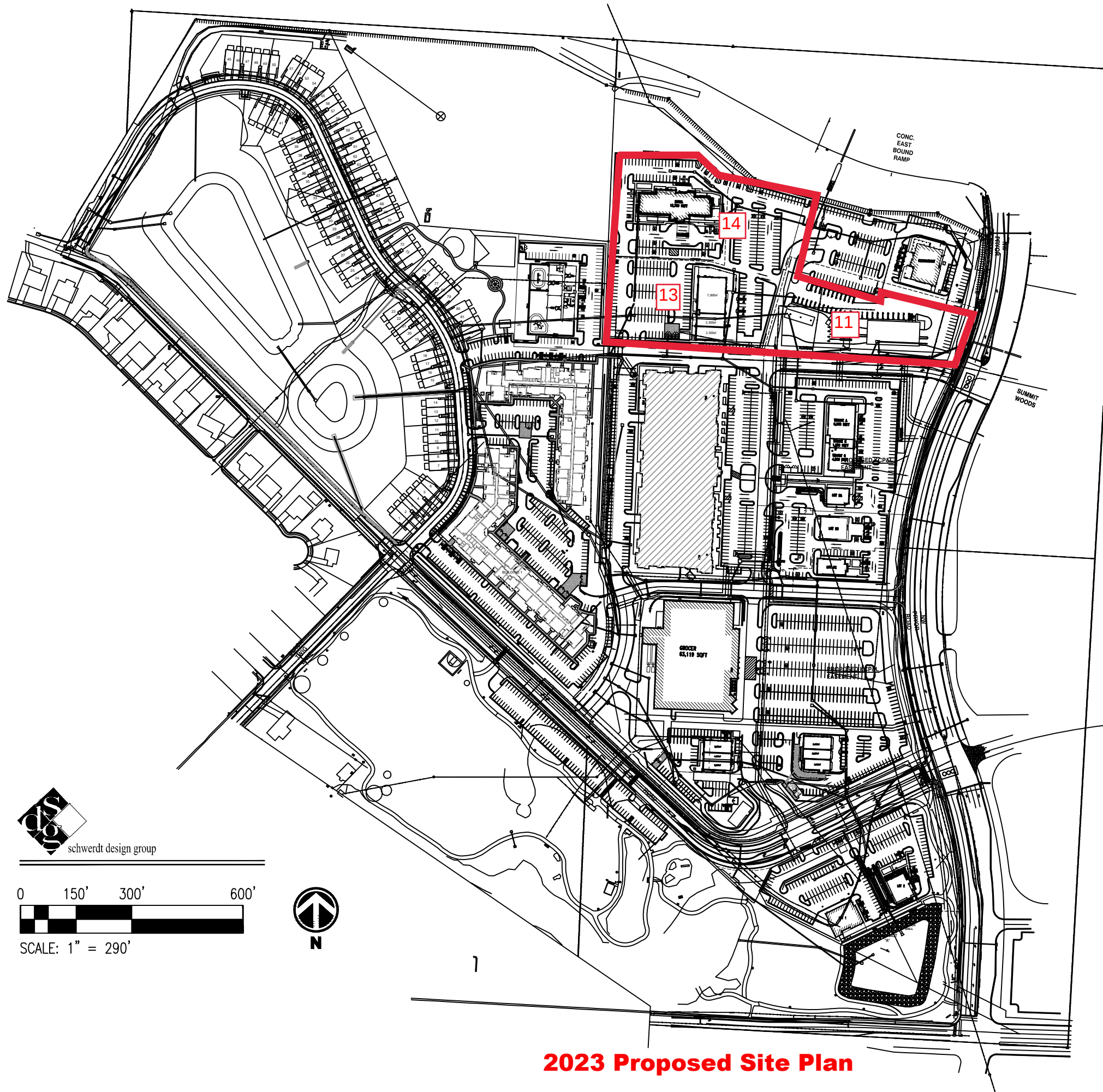
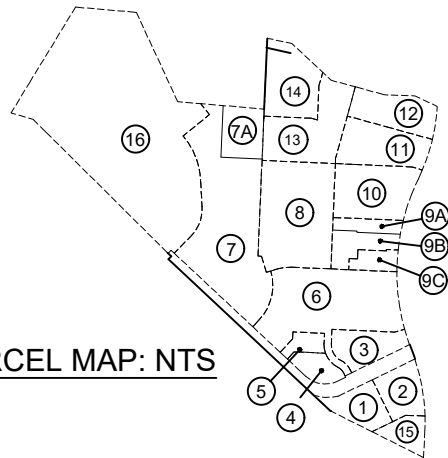
PLAY



EXPERIENCE



PARCEL MAP: NTS



2023 Proposed Site Plan

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DATE: 8/4/2023 6:43:49 PM
DRAWN BY: Author



EXTERIOR MATERIALS	
	BRICK VENEER (DARK GREY) COLOR: COAL CREEK STYLE / MORTAR: TBD MANUFACTURER: MUTUAL MATERIALS
	BRICK VENEER (LIGHT GREY) COLOR: HARBOR MIST STYLE / MORTAR: TBD MANUFACTURER: MUTUAL MATERIALS
	METAL PANEL COLOR: COPPER PENNY STYLE: REVEAL PANEL MANUFACTURER: PAC CLAD
	WOOD / FIBER CEMENT SIDING COLOR: TBD STYLE: CEDAR PLANK MANUFACTURER: JAMES HARDIE
	PRE-FINISHED METAL COLOR: MATTE BLACK STEEL STYLE: TBD MANUFACTURER: PAC CLAD
	EIFS - MAIN (CHARCOAL) COLOR: ANTHRACITE COAL STYLE: 152 MANUFACTURER: DRYVIT
	EIFS - ACCENT (LIGHT GREY) COLOR: GULL GRAY STYLE: 131 MANUFACTURER: DRYVIT
	STEEL CANOPIES COLOR: BLACK STYLE: LUMISHADE MANUFACTURER: MAPES
	METAL FENCING COLOR: TRAFFIC BLACK & STYLE: CHESTNUT STYLE: AL. PLANK & COMP. POST: PALM SHIELD MANUFACTURER: PALM SHIELD

* DARK BRONZE FOR ALUMINUM STOREFRONTS, FLASHINGS / COPINGS, DOWNSPOUTS & SCUPPERS

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PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 00/00/00

CORE & SHELL BUILDING

STREETS OF WEST PRYOR LOT 13

1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES

PROGRESS PRINT ONLY

SHEET TITLE

EXTERIOR ELEVATIONS RENDERED

PROJECT NUMBER

235008

SHEET NUMBER

A-901



Site Plan

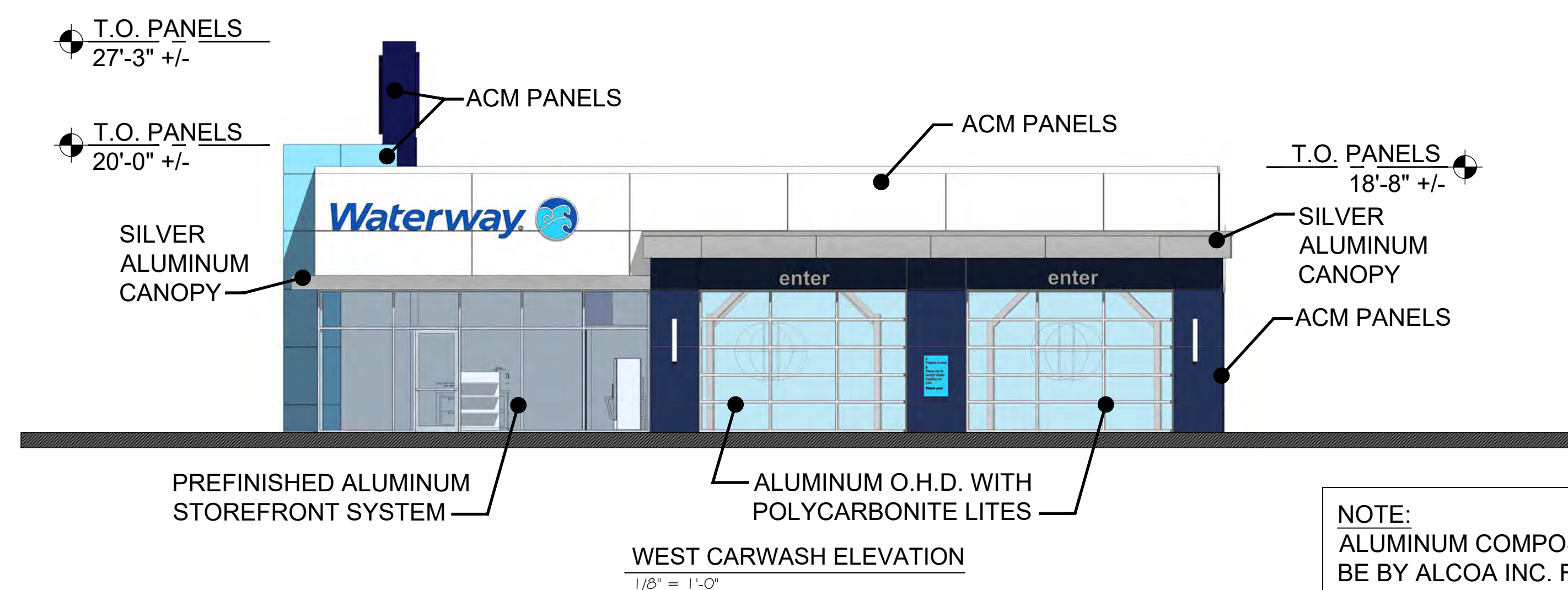
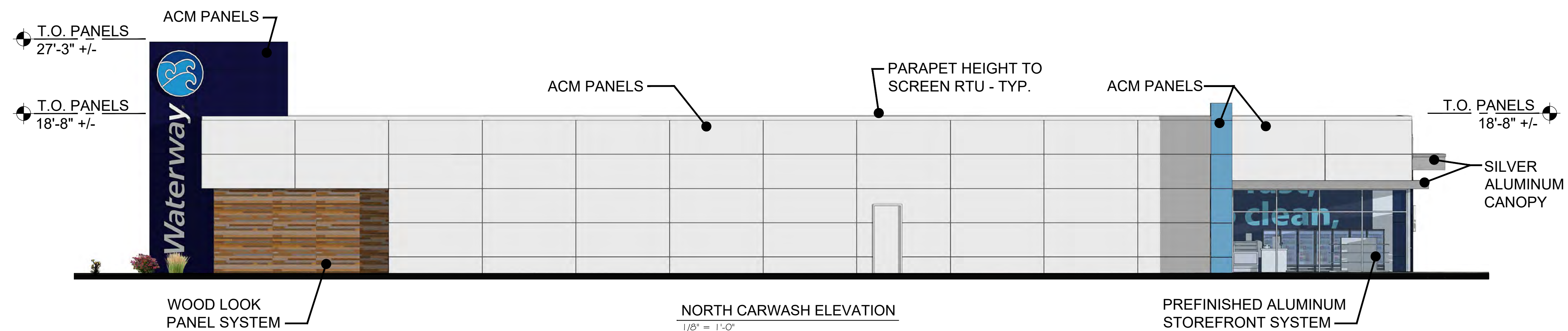


View 1

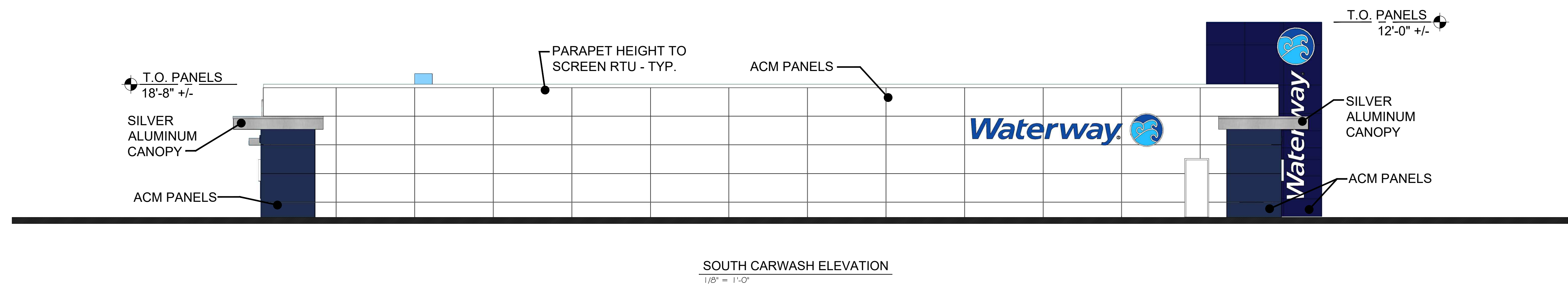
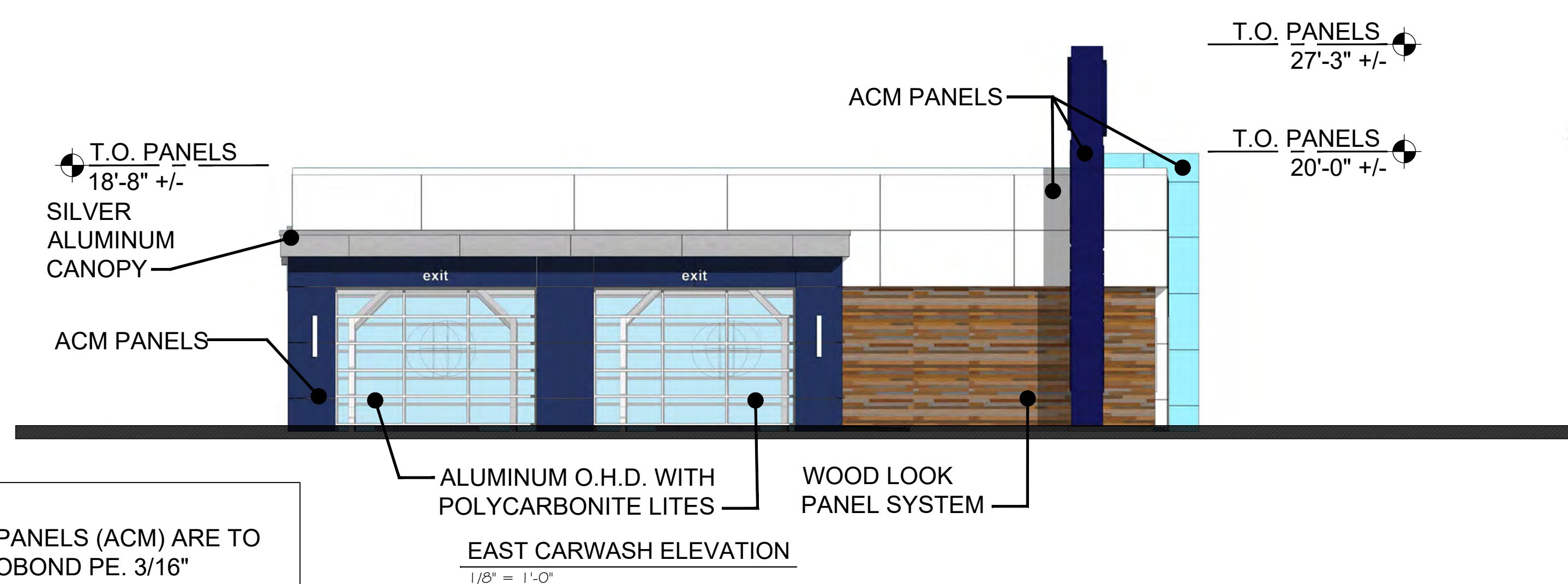


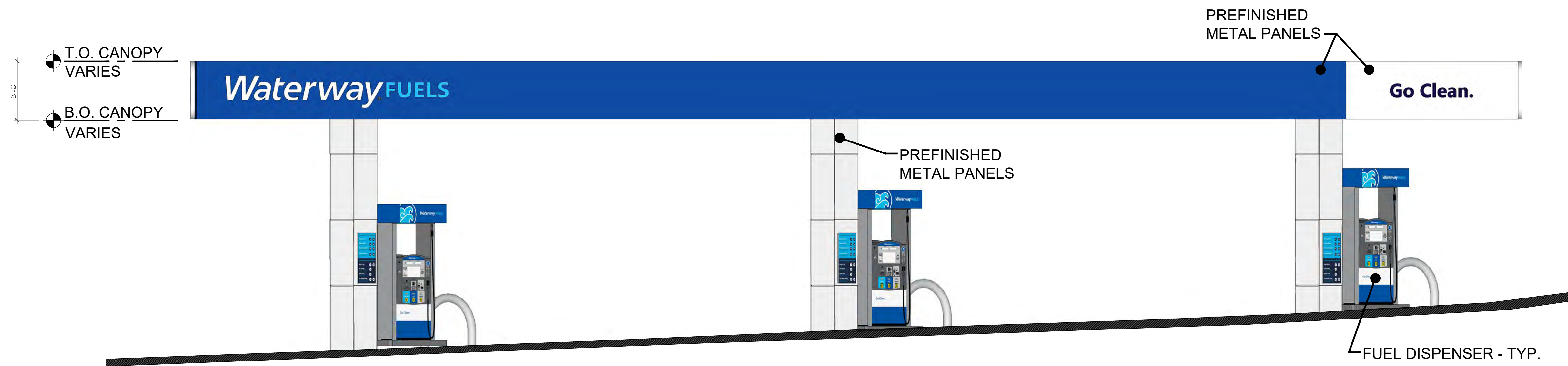


View 2

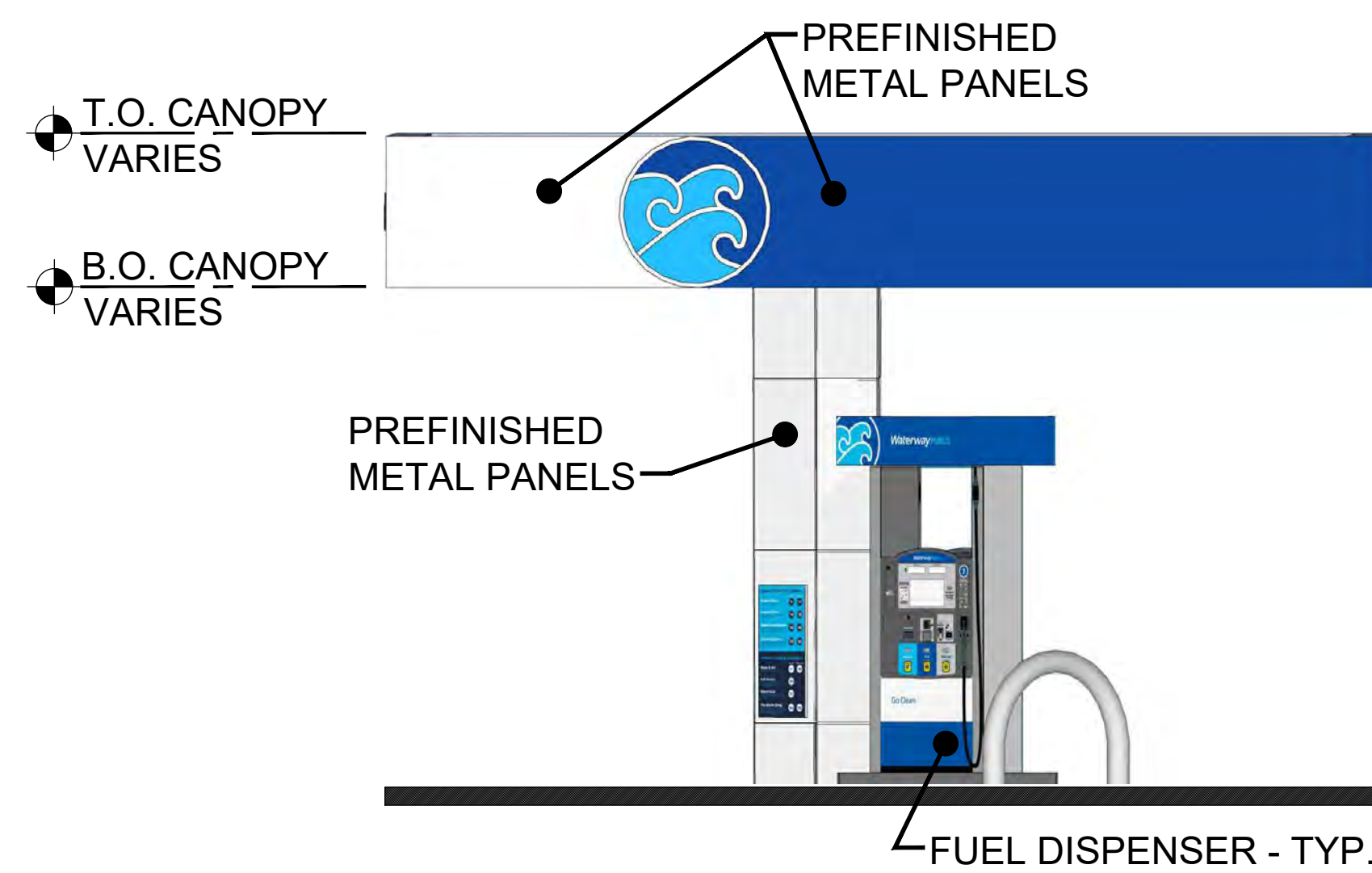


NOTE:
ALUMINUM COMPOSITE PANELS (ACM) ARE TO BE BY ALCOA INC. REYNOBOND PE. 3/16" PANELS WITH 3-COAT FLUOREPOLYMER FINISH.

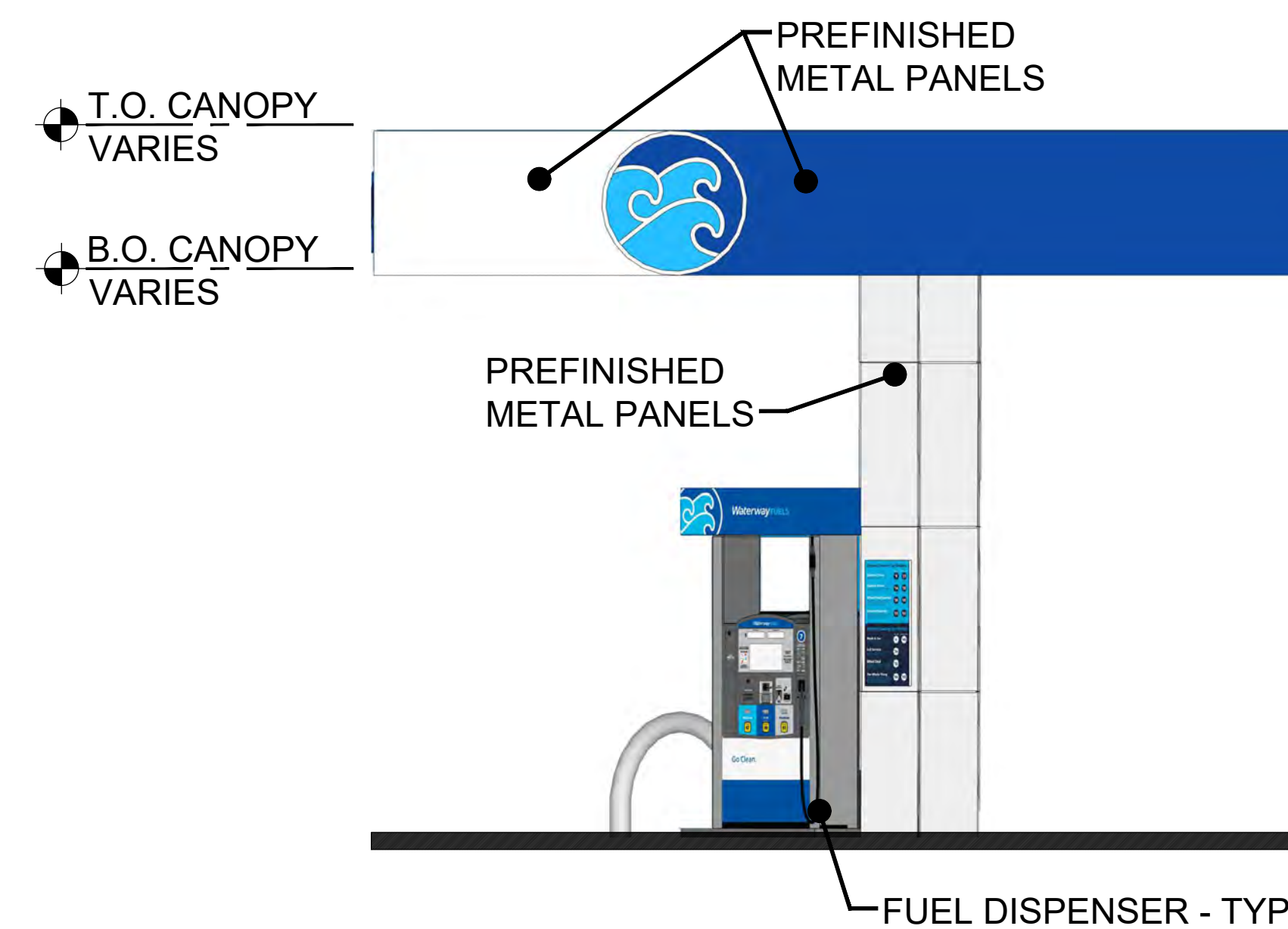




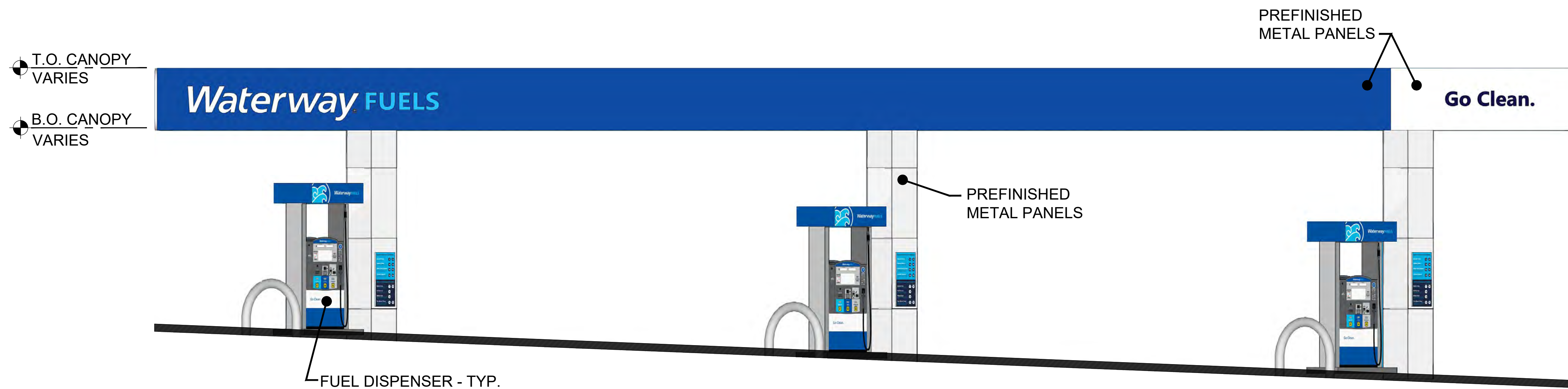
NORTH FUEL CANOPY ELEVATION
3/8" = 1'-0"



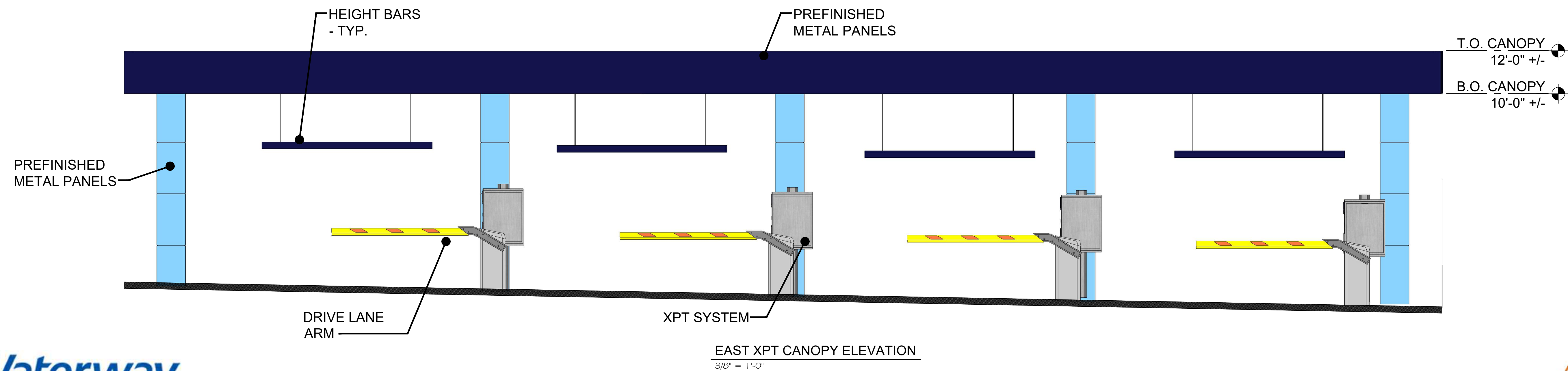
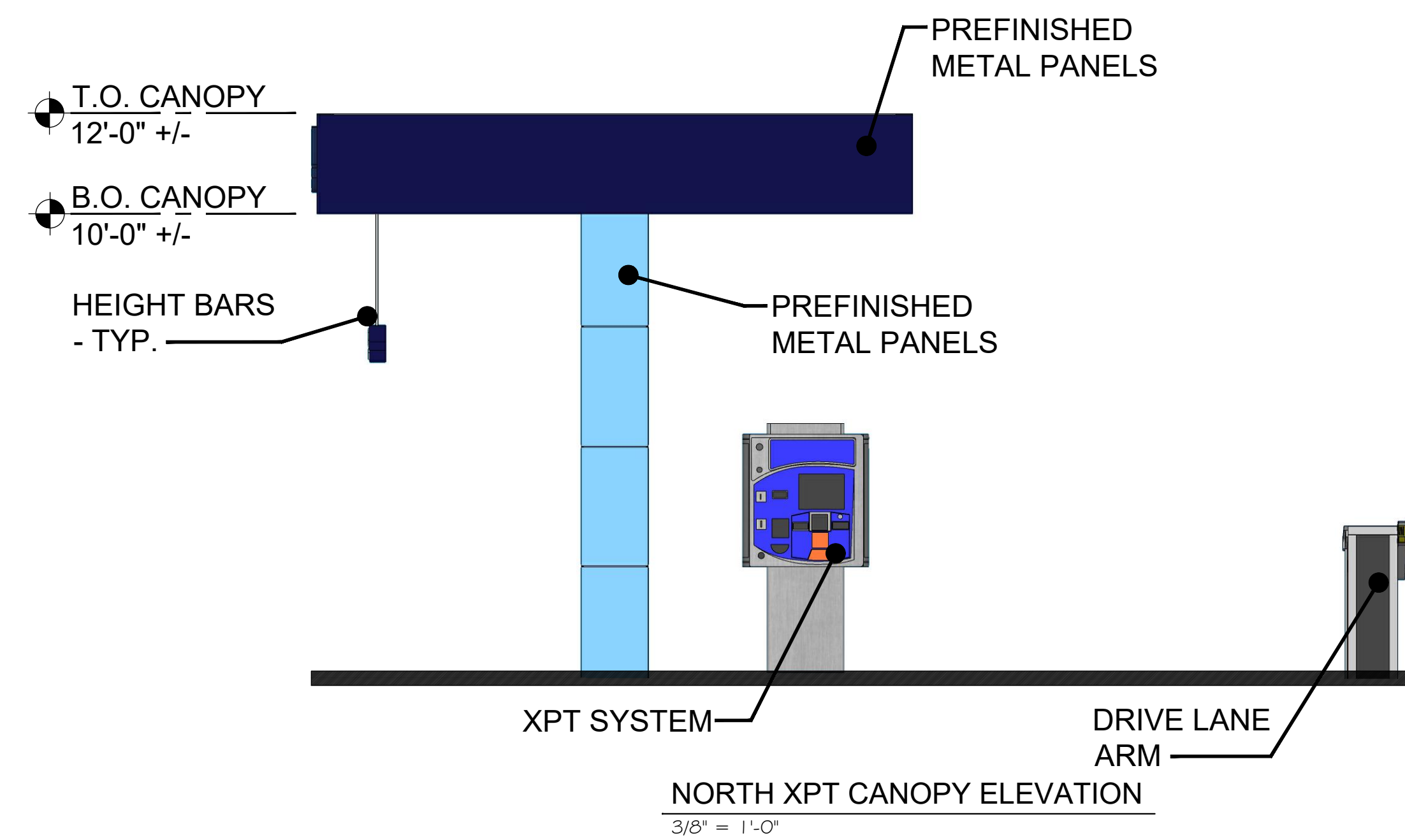
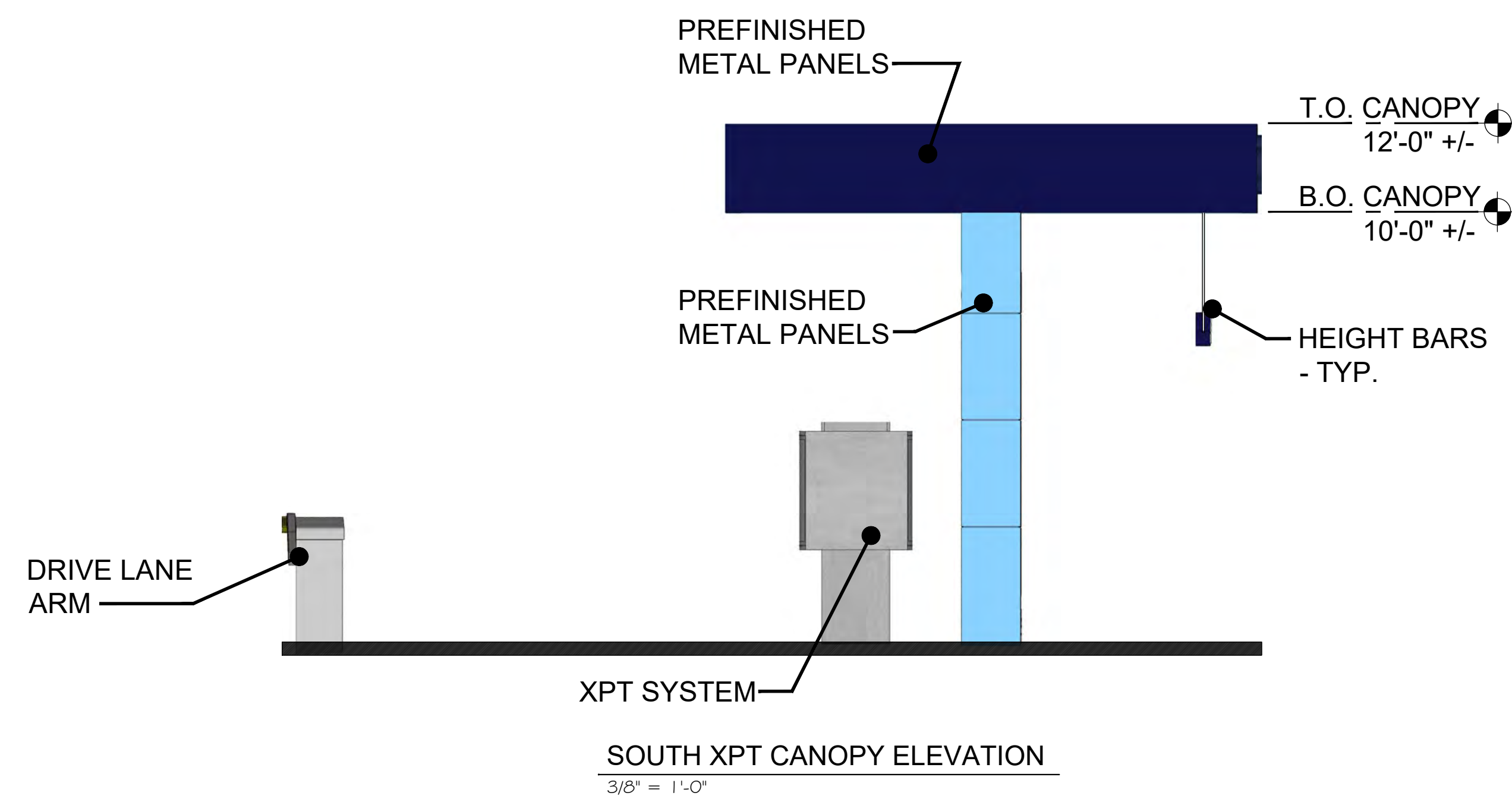
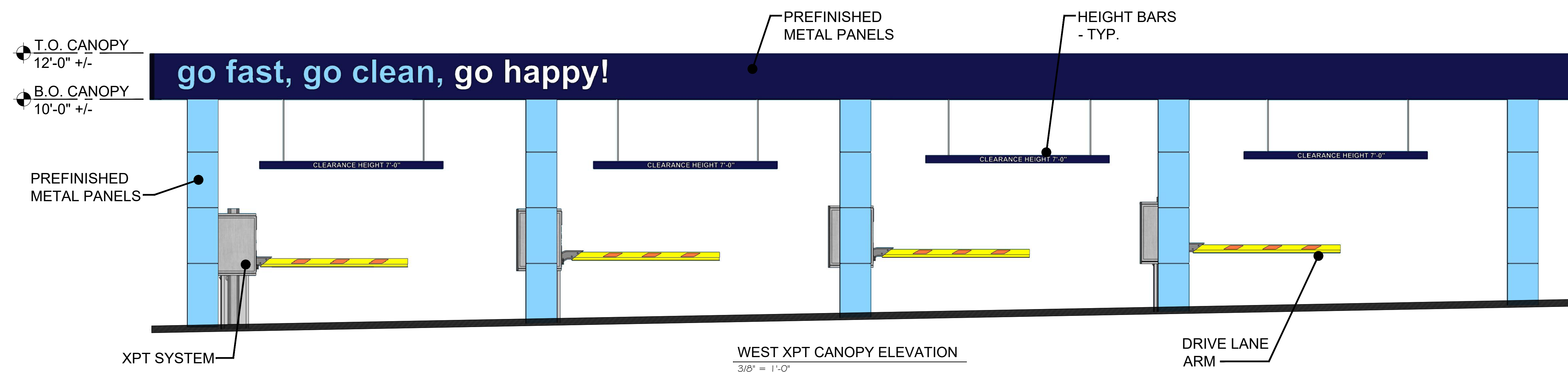
WEST FUEL CANOPY ELEVATION
3/8" = 1'-0"



EAST FUEL CANOPY ELEVATION
3/8" = 1'-0"

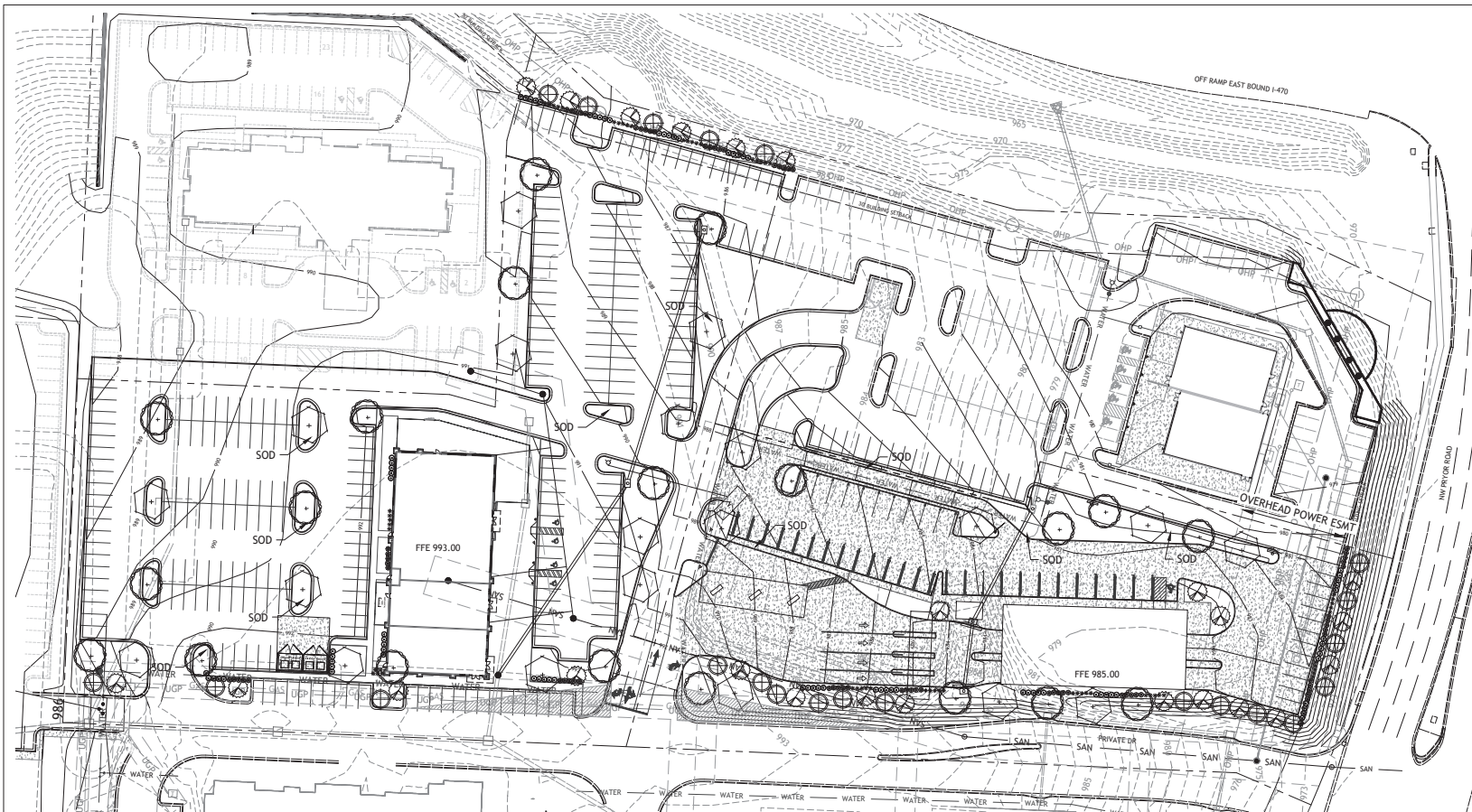


SOUTH FUEL CANOPY ELEVATION
3/8" = 1'-0"



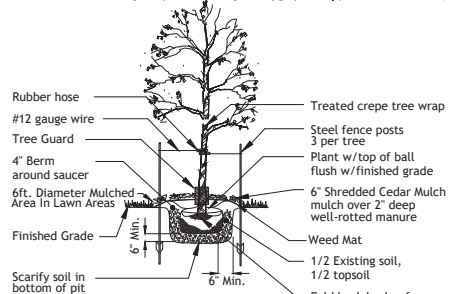
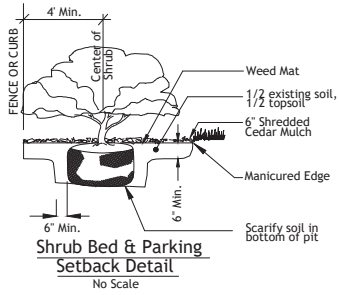
Streets of West Pryor
Development Uses Comparison
August 24, 2023

		Development Agreement Plan		Revised Plan	
Original Lot #	New Lot #	Use	Square Footage	Use	Square Footage
1	1	Restaurant (Sit-Down)	6,500	Restaurant (Sit-Down)	5,500
2	2	Restaurant (Sit-Down)	6,500	Restaurant (Sit-Down)	3,360
3	3	Restaurant Drive-Thru or Retail	5,500	Restaurant / Drive-Thru	4,550
				Retail	2,257
4	5	Medical Office	6,500	Medical Office	6,000
4A	4	Restaurant - Drive-Thru Only	707	Restaurant - Drive-Thru Only	800
5	6	Grocery	63,119	Grocery	63,119
7	8	Retail Restaurant	10,000 5,000	Retail Restaurant	14,535 7,325
8	9	Restaurant (Two-Tenants) or Retail	7,500	Restaurant	2,500
				Retail	1,850
				Retail	5,973
9	10	Restaurant (Two-Tenants) or Retail	9,500	Restaurant	10,648
				Retail	1,600
10	11	Restaurant	7,500	Retail	7,500
10A	12	Restaurant (Sit-Down)	7,500	Restaurant (Sit-Down)	7,000
11	13	Restaurant (Sit-Down)	7,500	Restaurant (Sit-Down)	12,000
12	14	Hotel (105 rooms)		Hotel (90 rooms)	
TOTAL RESTAURANT			41,207		53,683
TOTAL RETAIL			95,619		96,834
TOTAL OFFICE			6,500		6,000
TOTAL			143,326		156,517

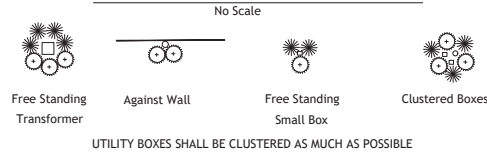


LANDSCAPE NOTES
 CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
 Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
 No plant material substitutions are allowed without Landscape Architect or Owner approval.
 Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
 Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
 Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
 All plant material shall be specimen quality stock as determined in the American Standards for Nursery Stock published by The American Association of Nurserymen. Free of plant diseases and pest, of typical growth of the species and bearing a healthy, normal root system.
 Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
 All shrub beds within lawn areas to receive a manicured edge.
 All shrub beds shall be mulched with 3" of shredded cedar mulch.
 All soil areas to be fertilized is sodded with a Turf-Type-Tall Fescue seed blend.
 All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.
IRRIGATION NOTE
 1. SUCCESSFUL LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN THAT COMPLETS WITH MINIMUM IRRIGATION REQUIREMENTS, AND INSTALLATION OF AN IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER BEFORE STARTING ANY INSTALLATION.
 2. IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ZONE FOR FOUNTAIN.
 3. IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TENSORHUNT SUPPORT PRIOR TO BUILDING CONSTRUCTION.
 4. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED.
IRRIGATION NOTE
 CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS

LOT 11		133'
PRYOR ROAD	REQUIRED:	
STREET TREES 1/30'	=	4
SHRUBS 12/40'	=	39
PROVIDED:		
ORNAMENTALS	=	40
SHRUBS	=	7
PRIVATE OR (SOUTH)		527'
STREET TREES 1/30'	REQUIRED:	
SHRUBS 1/20'	=	18
SHRUBS 1/20'	=	26
PROVIDED:		
ORNAMENTALS	=	18
SHRUBS	=	30
INTERIOR PARKING		
TOTAL PARKING SURFACE	=	27,575 SF
REQUIRED		
5% LANDSCAPE AREA	=	1,378 SF
PROVIDED	=	5,771 SF
OPEN SPACE TREES		101,661 SF
OPEN SPACE	REQUIRED:	
TREES 1 / 5,000SF	=	20
SHRUBS 2 / 5,000SF	=	41
PROVIDED		
SHADE TREES	=	9
ORNAMENTALS	=	11
SHRUBS	=	30
LOT 13		216'
470 HWY	REQUIRED:	
STREET TREES 1/30'	=	7
SHRUBS 1/20'	=	11
PROVIDED:		
ORNAMENTALS	=	11
SHRUBS	=	60
PRIVATE OR (SOUTH)		425'
STREET TREES 1/30'	REQUIRED:	
SHRUBS 1/20'	=	14
SHRUBS 1/20'	=	21
PROVIDED:		
SHADE	=	7
ORNAMENTALS	=	7
SHRUBS	=	30
INTERIOR PARKING		
TOTAL PARKING SURFACE	=	80,928 SF
REQUIRED		
5% LANDSCAPE AREA	=	4,046 SF
PROVIDED	=	5,530 SF
OPEN SPACE TREES		30,819 SF
OPEN SPACE	REQUIRED:	
TREES 1 / 5,000SF	=	6
SHRUBS 2 / 5,000SF	=	12
PROVIDED		
SHADE TREES	=	17
SHRUBS	=	20



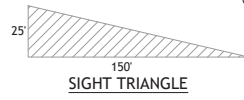
Typical Utility Box Screening Details



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	20	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	24	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
	22	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3" cal	BB	As Shown

Shrub List		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
Symbol							
	—	80	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	40.c.
	—	70	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	40.c.
	—	60	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	40.c.



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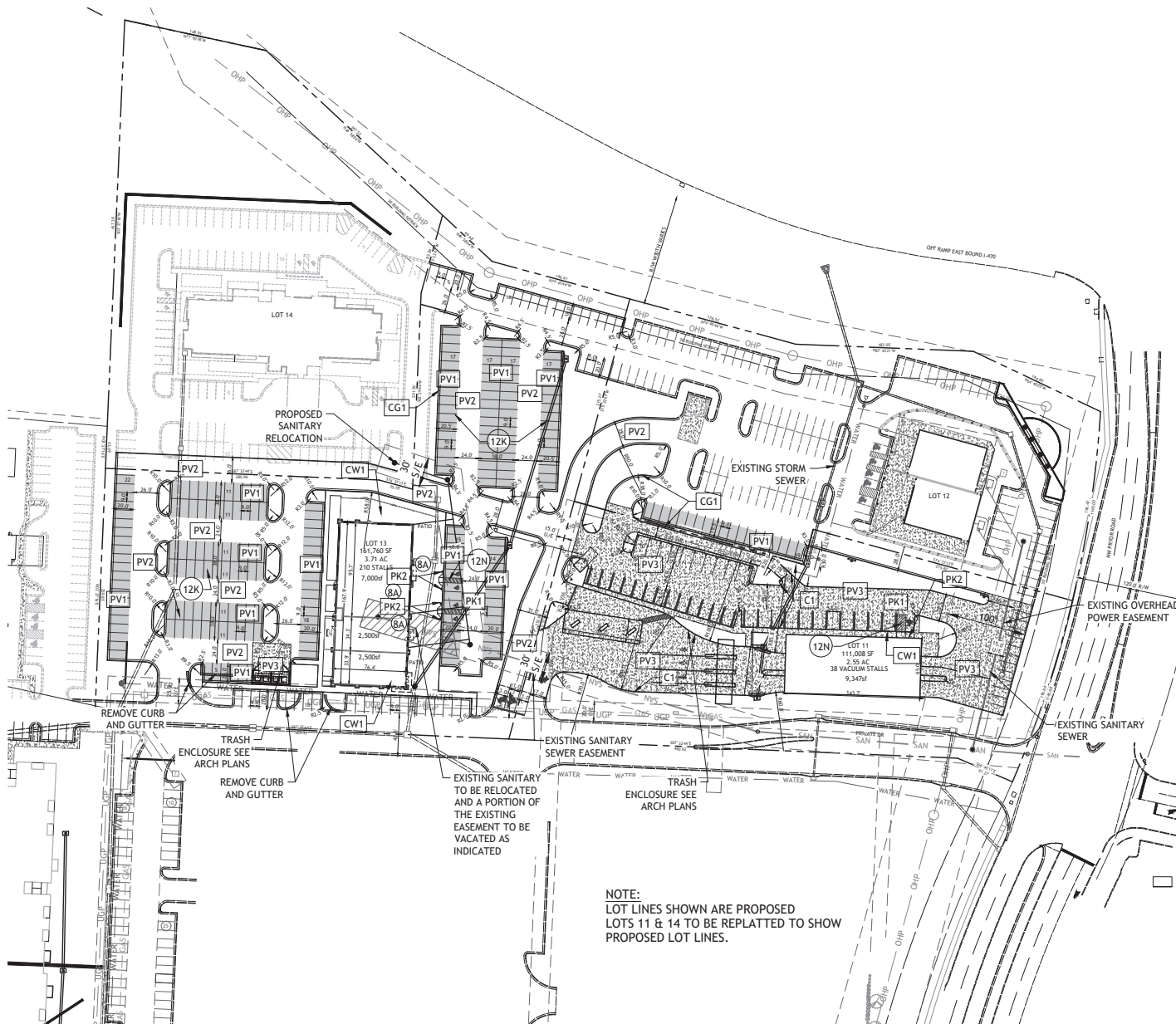
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Revisions

LOT 11 & 13 OF WEST PRYOR
 LEES SUMMIT, MISSOURI

sheet
C6.0
 Civil
 LANDSCAPE PLAN
 9 JUNE 2023



SITE DATA

LOT 11	
TOTAL SITE	2.55ac (111,008sf)
PAVEMENT AREA	79,820sf
BUILDING	9,347sf
TOTAL	89,167sf
OPEN SPACE	21,841sf (19.6%)
PARKING REQUIRED	8
1/EMPLOYEE	
PROVIDED	14 + 35 VACUUMS
FAR	0.084

SITE DATA

LOT 13	
TOTAL SITE	3.71ac (161,760sf)
PAVEMENT AREA	118,941sf
BUILDING	12,000sf
TOTAL	130,941sf
OPEN SPACE	30,819sf (19.1%)
PARKING REQUIRED	168
14/1000sf	
PROVIDED	210
FAR	0.074

- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
 - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - SG-1 BOLLARD DETAIL
 - C1 STRAIGHT BACK CURB
 - TYPE B CURB AND GUTTER
 - CW1 CURB WALK AT BUILDING
 - PV1 REGULAR DUTY PAVEMENT
 - PV2 HEAVY DUTY ASPHALT PAVEMENT
 - PV3 HEAVY DUTY CONCRETE PAVEMENT
 - CW2 SIDEWALK
- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS)
 - TM 2160 LEAD FREE OR APPROVED EQUAL
 - 12N 4" YELLOW STRIPES 3'-0" O.C.



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Revisions

**LOT 11 & 13 OF
 WEST PRYOR**
 LEES SUMMIT, MISSOURI



Site Plan



View 1





View 2



View 3



View 4



View 5



View 6



View 7



View 8