



# FINAL DEVELOPMENT PLANS

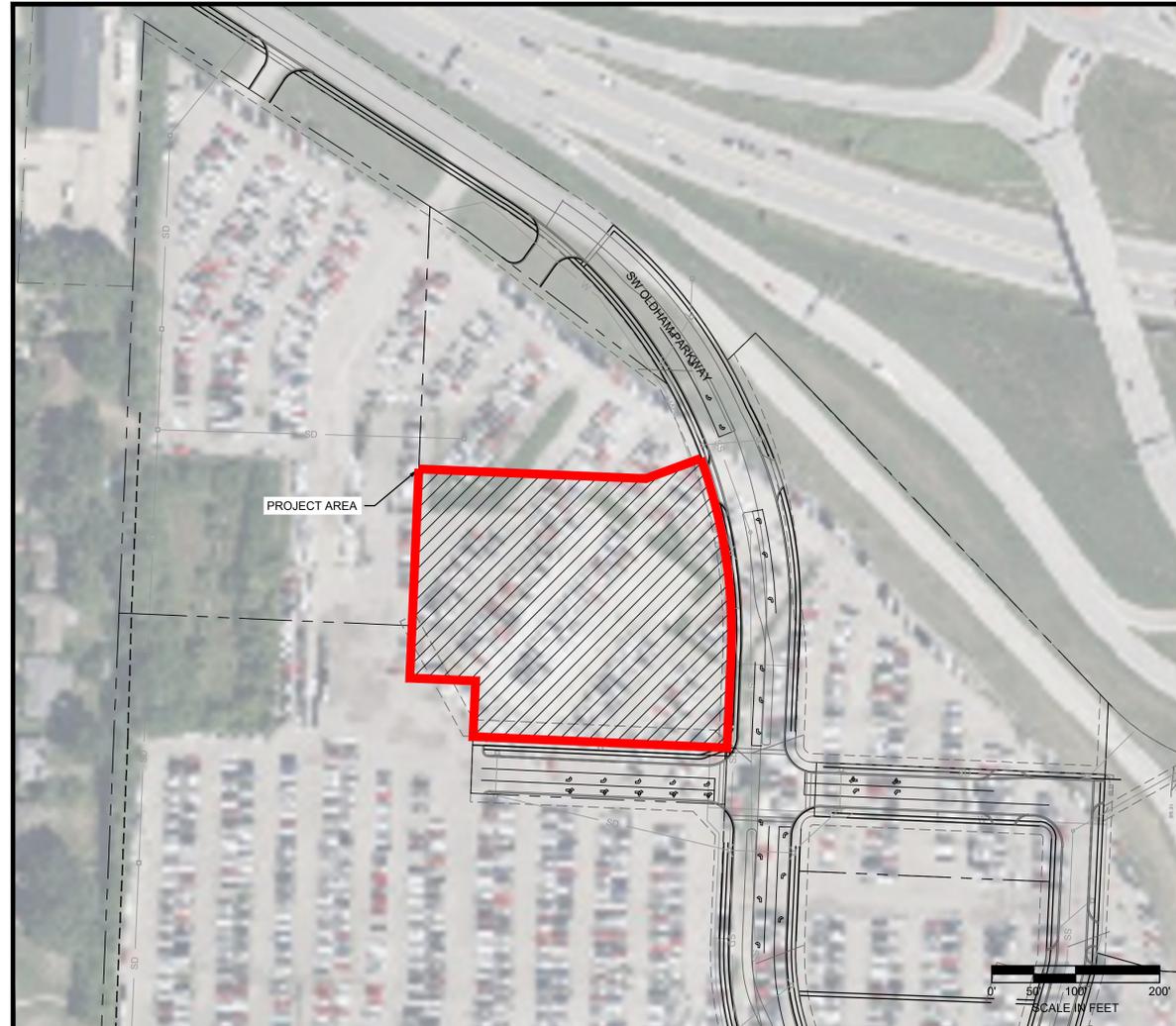
## FIVE-FOUR RESTAURANT SW OLDHAM PARKWAY

### SECTION 7, TOWNSHIP 47N, RANGE 33W IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

#### PROJECT TEAM & UTILITY CONTACT LIST

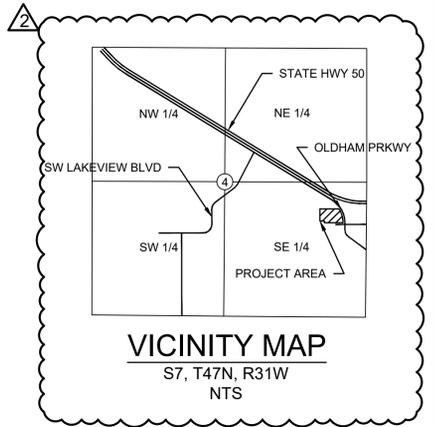
PROPERTY OWNER/DEVELOPER	UTILITY SERVICE NUMBERS
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ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: DAN GOODWIN PHONE: 816.791.7530 EMAIL: dgoodwin@olsson.com	NAME: LEE'S SUMMIT WATER SERVICES PHONE: 816.969.1940
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**PROJECT AREA MAP**

S7, T47N, R31W

PROPERTY DESCRIPTION  
LOT 4 OF OLDHAM VILLAGE, 1ST PLAT



**VICINITY MAP**  
S7, T47N, R31W  
NTS

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#### LAND USE TABLE

SIZE OF BUILDING = 9,969 SF
LOT AREA = 2.67 ACRES
REQUIRED PARKING = 140 STALLS
PROPOSED PARKING = 166 STALLS
IMPERVIOUS COVERAGE = 89,263 SF
FLOOR TO AREA RATIO = 9.0%



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REV. NO.	DATE	DESCRIPTION
1	10/09/25	REVISION PER CITY COMMENTS
2	10/28/25	REVISION PER CITY COMMENTS
3	11/07/25	ISSUED FOR BID
4	11/11/25	REVISION PER CITY COMMENTS
5	10/28/26	ISSUED FOR CONSTRUCTION
6	03/10/26	CCD#3

2025

REVISIONS

TITLE SHEET  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
designed by: DG  
project no.: 024-02510  
date: 2025.10.15

SHEET  
C100



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		CD043	

REVISIONS

2025

GENERAL NOTES  
SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
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### GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS, ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

### REFERENCES

- ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.
- THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER INCLUDING ALL CURRENT ADDENDUMS. THE STANDARDS AND SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.
- UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
  - ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
  - ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
  - ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
  - ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

### EXISTING CONDITIONS

- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
- EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

### CONSTRUCTION

- THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
- THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
- IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
  - THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER. CONTRACTOR SHALL REMOVE EXCESS STRIPPINGS AND EXCESS EXCAVATION WITHIN 30 DAYS OF COMPLETION OF GRADING OPERATIONS.
  - AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE SUBGRADE SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
  - FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS.
  - TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
  - CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.
- THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
- THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

### SHOP DRAWINGS

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
  - ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
  - ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
  - ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
  - CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
  - ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
- SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
  - ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
  - ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
  - ALL SITE FENCING AND RAILING INCLUDING ANY GATES.
  - ALL LANDSCAPE AND RETAINING WALLS.
  - ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

### EROSION CONTROL NOTES

- CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET, THE SWPPP, OR ANY RELATED PLAN SET AS A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS AND INSTALLING ANY ADDITIONAL CONTROLS AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF HOURS OF NOTICE (VERBAL OR WRITTEN).
- CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION. AREAS DISTURBED BY DEVICE REMOVAL SHALL BE IMMEDIATELY STABILIZED. SEED BLENDS OR SOD SHALL MATCH WHAT WAS USED IN AREAS SURROUNDING DISTURBANCE.
- PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.

### DEMOLITION NOTES

- PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
- THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
- THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
- SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
- ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
- ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
- ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
- ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

### SITE NOTES

- ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
- INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
- ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, ASPHALT PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MODOT.
- ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MODOT.
- CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO LANDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
  - CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
  - CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO 1/4" THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
  - CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
  - ISOLATION JOINTS PLACED WHERE THE PAVEMENT ADJUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES; CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
  - ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
- ACCESSIBLE PARKING
  - STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
  - ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
  - STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.
- PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT AND ENGINEER. THE INSTALLED PAVEMENT IS ALLOWED TO AGE AS RECOMMENDED BY THE MANUFACTURER (MINIMUM OF 24 HOURS), AND THE PAVEMENT SURFACE HAS BEEN SWEEP AND CLEANED.

- PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.
- CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF CITY CODES AND ORDINANCES.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF CITY CODES AND ORDINANCES. USE FLAT BLACK, WHITE, OR YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS, UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1992 WITH DRYING TIME OF LESS THAN 45 MINUTES.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

### GRADING NOTES

- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE. SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)

### STORM SEWER NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
- STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
- PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

### SANITARY SEWER NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
- SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
- PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
- TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
- SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
  - MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
  - AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
  - VACUUM TEST OF ALL MANHOLES.
- GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

### WATER NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
- COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.
- WATER PIPE TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- ALL PRIVATE WATER LINES SHALL BE A MINIMUM OF 48 INCHES AND MAXIMUM OF 60 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.
- IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
- ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
- TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

### DRY UTILITY PLAN NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND AND WITHIN CONDUIT UNLESS OTHERWISE SPECIFIED IN THESE PLANS. IF NOT SPECIFIED, ALL CONDUIT SHALL BE IN CONFORMANCE WITH UTILITY OWNER STANDARDS AND SPECIFICATIONS.
- TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS, IF SHOWN AT ALL, ARE SUGGESTED ALIGNMENTS ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AS REQUIRED BY MEP AND RELATED PLANS AS WELL AS SERVICE PROVIDER PRIOR TO PAVEMENT INSTALLATION.
- ALL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE AND SIZED PER MEP PLANS OR AS NOTED. CONDUIT SHALL BE SUFFICIENTLY FLEXIBLE TO ALLOW IT TO CONFORM TO MINOR CHANGES IN TRENCH DIRECTION OR ELEVATION. ALL OTHER BENDS SHALL BE MADE USING PRE-FORMED SWEEPS.



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**SITE PLAN LEGEND**

- SEE EXISTING CONDITIONS LEGEND ON SHEET C300
-  STANDARD DUTY PAVEMENT
  -  HEAVY DUTY PAVEMENT
  -  PCC SIDEWALK
  -  CG-1 CURB & GUTTER (SEE DETAIL SHEET C702)
  -  CG-1 DRY CURB & GUTTER (SEE DETAIL SHEET C702)

**KEYNOTES**

- 01 ADA ACCESSIBLE RAMP. SEE DETAILS ON SHEETS C502
- 02 ADA ACCESSIBLE PARKING. SEE DETAILS ON SHEET C501
- 03 WHEEL STOP. SEE DETAILS ON SHEET C704
- 04 PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS

**NOTES**

FEMA FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NUMBER 29095C0419G EFFECTIVE 1/20/2017 CLASSIFIES THE FIVE FOUR PROPERTY AS A 'ZONE X' AREA



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GOODWIN  
PROFESSIONAL ENGINEER

REV. NO.	DATE	DESCRIPTION
1	10/09/25	REVISION PER CITY COMMENTS
2	10/28/25	REVISION PER CITY COMMENTS
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4	11/11/25	REVISION PER CITY COMMENTS
5	10/28/26	ISSUED FOR CONSTRUCTION
5	03/10/26	CCD#3

BY \_\_\_\_\_

SITE PLAN  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY

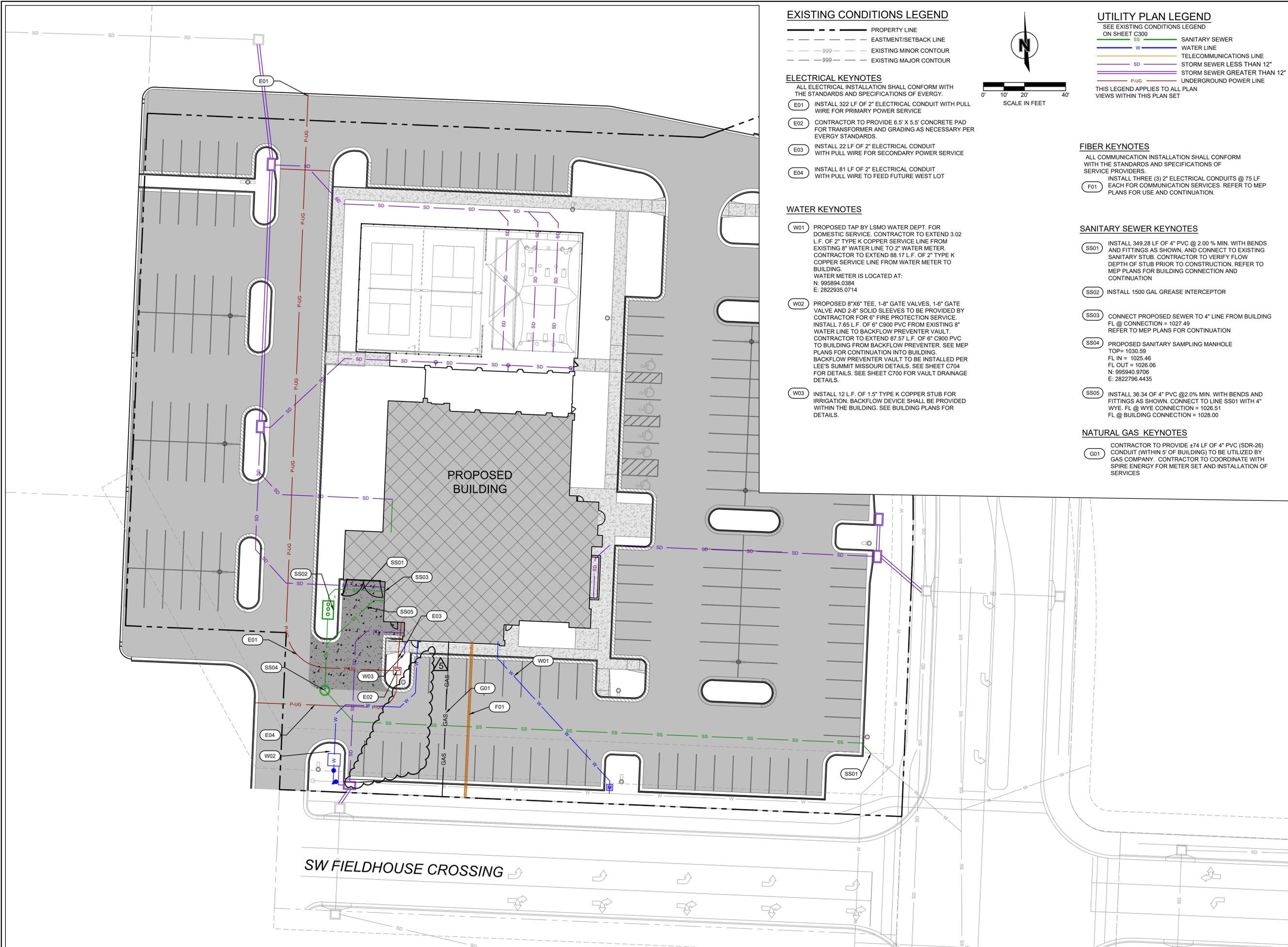
2025

LEES SUMMIT, MISSOURI

drawn by: OS/GS  
 designed by: DG  
 project no.: 024-02510  
 date: 2025.10.15

**SHEET C400**

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**EXISTING CONDITIONS LEGEND**

- PROPERTY LINE
- EASTMENT/SETBACK LINE
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR

**ELECTRICAL KEYNOTES**

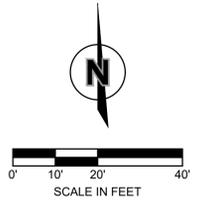
- ALL ELECTRICAL INSTALLATION SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS OF EVERGY.
- (E01) INSTALL 322 LF OF 2" ELECTRICAL CONDUIT WITH PULL WIRE FOR PRIMARY POWER SERVICE
  - (E02) CONTRACTOR TO PROVIDE 6.5' X 5.5' CONCRETE PAD FOR TRANSFORMER AND GRADING AS NECESSARY PER EVERGY STANDARDS.
  - (E03) INSTALL 22 LF OF 2" ELECTRICAL CONDUIT WITH PULL WIRE FOR SECONDARY POWER SERVICE
  - (E04) INSTALL 81 LF OF 2" ELECTRICAL CONDUIT WITH PULL WIRE TO FEED FUTURE WEST LOT

**WATER KEYNOTES**

- (W01) PROPOSED TAP BY LSMO WATER DEPT. FOR DOMESTIC SERVICE. CONTRACTOR TO EXTEND 3.02 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM EXISTING 8" WATER LINE TO 2" WATER METER. CONTRACTOR TO EXTEND 88.17 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM WATER METER TO BUILDING. WATER METER IS LOCATED AT:  
N: 995894.0384  
E: 2822935.0714
- (W02) PROPOSED 8"x6" TEE, 1-8" GATE VALVES, 1-6" GATE VALVE AND 2-8" SOLID SLEEVES TO BE PROVIDED BY CONTRACTOR FOR 6" FIRE PROTECTION SERVICE. INSTALL 7.65 L.F. OF 6" C900 PVC FROM EXISTING 8" WATER LINE TO BACKFLOW PREVENTER VAULT. CONTRACTOR TO EXTEND 87.57 L.F. OF 6" C900 PVC TO BUILDING FROM BACKFLOW PREVENTER. SEE MEP PLANS FOR CONTINUATION INTO BUILDING. BACKFLOW PREVENTER VAULT TO BE INSTALLED PER LEE'S SUMMIT MISSOURI DETAILS. SEE SHEET C704 FOR DETAILS. SEE SHEET C700 FOR VAULT DRAINAGE DETAILS.
- (W03) INSTALL 12 L.F. OF 1.5" TYPE K COPPER STUB FOR IRRIGATION. BACKFLOW DEVICE SHALL BE PROVIDED WITHIN THE BUILDING. SEE BUILDING PLANS FOR DETAILS.

**UTILITY PLAN LEGEND**

- SEE EXISTING CONDITIONS LEGEND ON SHEET C300
- SS SANITARY SEWER
  - W WATER LINE
  - TELECOMMUNICATIONS LINE
  - SD STORM SEWER LESS THAN 12"
  - STORM SEWER GREATER THAN 12"
  - P-UG UNDERGROUND POWER LINE
- THIS LEGEND APPLIES TO ALL PLAN VIEWS WITHIN THIS PLAN SET



**FIBER KEYNOTES**

- ALL COMMUNICATION INSTALLATION SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS OF SERVICE PROVIDERS.
- (F01) INSTALL THREE (3) 2" ELECTRICAL CONDUITS @ 75 LF EACH FOR COMMUNICATION SERVICES. REFER TO MEP PLANS FOR USE AND CONTINUATION.

**SANITARY SEWER KEYNOTES**

- (SS01) INSTALL 349.28 LF OF 4" PVC @ 2.00% MIN. WITH BENDS AND FITTINGS AS SHOWN, AND CONNECT TO EXISTING SANITARY STUB. CONTRACTOR TO VERIFY FLOW DEPTH OF STUB PRIOR TO CONSTRUCTION. REFER TO MEP PLANS FOR BUILDING CONNECTION AND CONTINUATION
- (SS02) INSTALL 1500 GAL GREASE INTERCEPTOR
- (SS03) CONNECT PROPOSED SEWER TO 4" LINE FROM BUILDING FL @ CONNECTION = 1027.49 REFER TO MEP PLANS FOR CONTINUATION
- (SS04) PROPOSED SANITARY SAMPLING MANHOLE  
TOP = 1030.59  
FL IN = 1025.46  
FL OUT = 1026.06  
N: 995940.9706  
E: 2822796.4435
- (SS05) INSTALL 36.34 OF 4" PVC @ 2.0% MIN. WITH BENDS AND FITTINGS AS SHOWN. CONNECT TO LINE SS01 WITH 4" WYE. FL @ WYE CONNECTION = 1026.51 FL @ BUILDING CONNECTION = 1028.00

**NATURAL GAS KEYNOTES**

- (G01) CONTRACTOR TO PROVIDE ±74 LF OF 4" PVC (SDR-26) CONDUIT (WITHIN 5' OF BUILDING) TO BE UTILIZED BY GAS COMPANY. CONTRACTOR TO COORDINATE WITH SPIRE ENERGY FOR METER SET AND INSTALLATION OF SERVICES



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STATE OF MISSOURI  
DANIEL GOODWIN  
Professional Engineer  
NUMBER PE-202000041  
EXPIRES 12/31/2028

REV. NO.	DATE	DESCRIPTION
1	10/09/25	REVISION PER CITY COMMENTS
2	10/28/25	REVISION PER CITY COMMENTS
4	11/07/25	ISSUED FOR BID
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BY: \_\_\_\_\_

DATE: \_\_\_\_\_

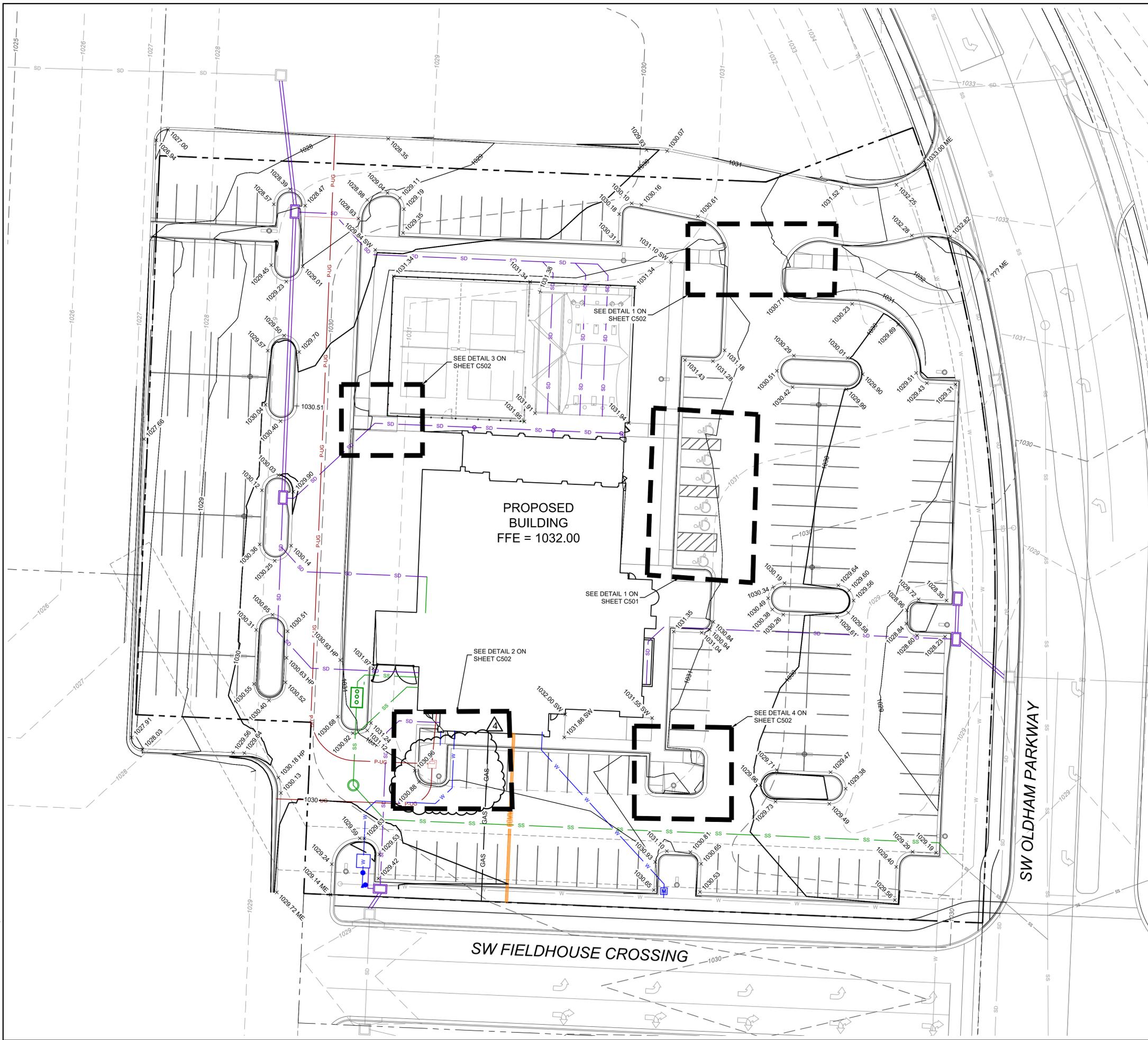
2025

UTILITY PLAN  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
designed by: DG  
project no.: 024-02510  
date: 2025.10.15

SHEET  
C401

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**GRADING LEGEND**

SEE EXISTING CONDITIONS LEGEND ON SHEET C300

- 830 --- EXISTING MINOR CONTOUR
- 830 --- EXISTING MAJOR CONTOUR
- - - 830 - - - PROPOSED MINOR CONTOUR
- 830 — PROPOSED MAJOR CONTOUR

**SPOT ELEVATION LEGEND**

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.

- ME MATCH EXISTING ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- SW SIDEWALK ELEVATION
- BC BACK OF CURB ELEVATION





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STATE OF MISSOURI

**DANIEL GOODWIN**

NUMBER  
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PROFESSIONAL ENGINEER

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GRADING PLAN

SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT

301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

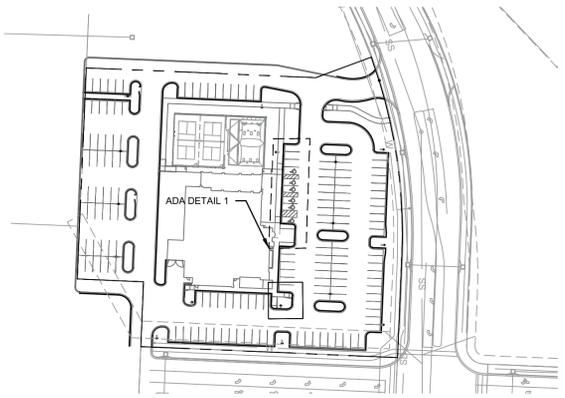
drawn by: OS/GS

designed by: DG

project no.: 024-02510

date: 2025.10.15

**SHEET C500**



LOCATION MAP

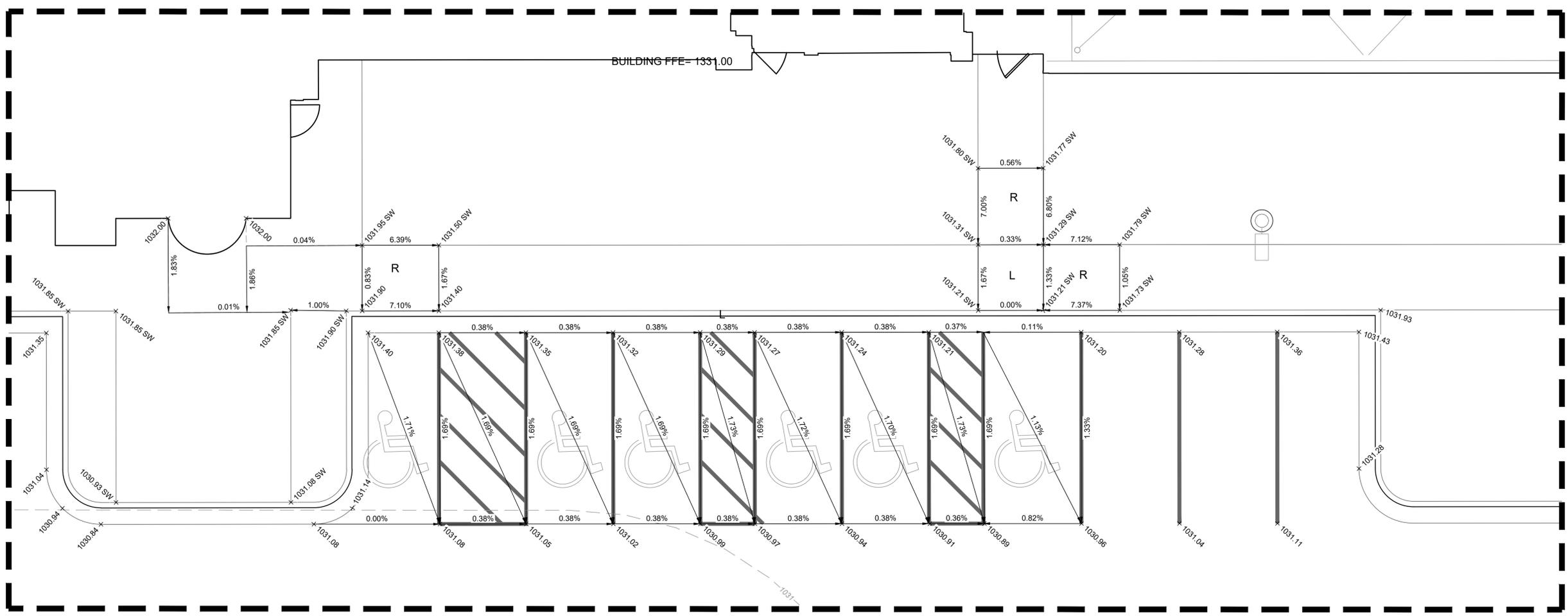
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- — — — — PROPERTY LINE
- - - - - 830 - EXISTING MINOR CONTOUR
- - - - - 830 - EXISTING MAJOR CONTOUR
- — — — — 830 - PROPOSED MINOR CONTOUR
- — — — — 830 - PROPOSED MAJOR CONTOUR
- - - - - GRADE BREAK

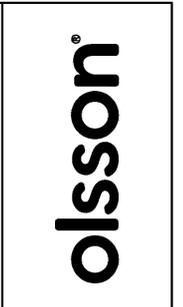
**SPOT ELEVATION LEGEND**

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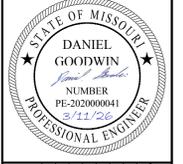
- ME MATCH EXISTING ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- SW SIDEWALK ELEVATION



ADA DETAIL 1



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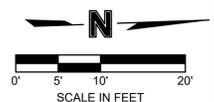


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5	10/28/26	ISSUED FOR CONSTRUCTION
5	03/10/2026	CCD#3

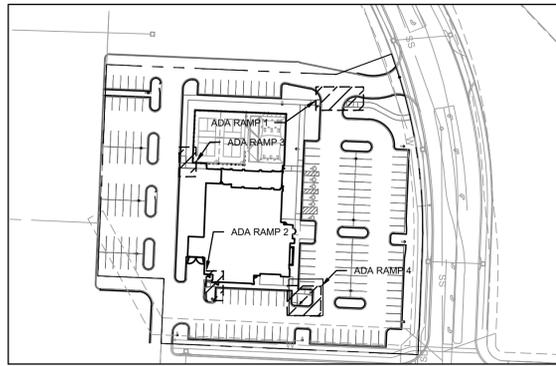
ACCESSIBLE PARKING AND GRADING DETAIL  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
designed by: DG  
project no.: 024-02510  
date: 2025.10.15

SHEET  
C501



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LOCATION MAP

**GRADING LEGEND**

- — — — — PROPERTY LINE
- - - - - 830 - EXISTING MINOR CONTOUR
- - - - - 830 - EXISTING MAJOR CONTOUR
- — — — — 830 - PROPOSED MINOR CONTOUR
- — — — — 830 - PROPOSED MAJOR CONTOUR

**LEGEND**

- - - - - GRADE BREAK

**SPOT ELEVATION LEGEND**

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.

- ME MATCH EXISTING ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- SW SIDEWALK ELEVATION
- BC BACK OF CURB ELEVATION



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6	03/10/2026	CCD#3

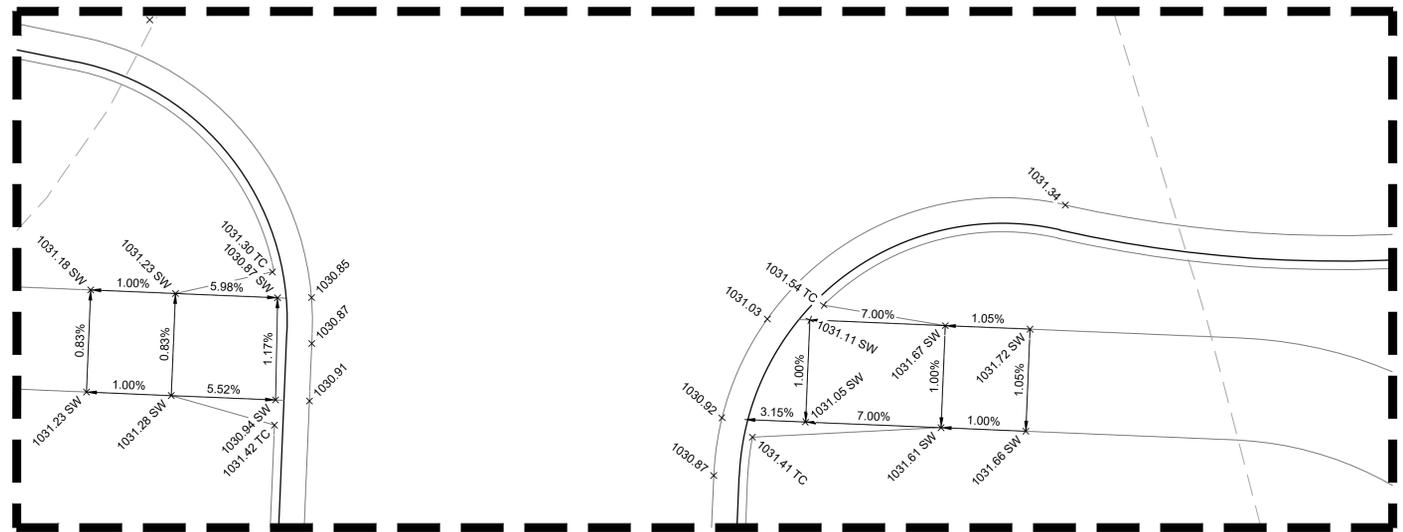
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ADA RAMP GRADING DETAILS  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

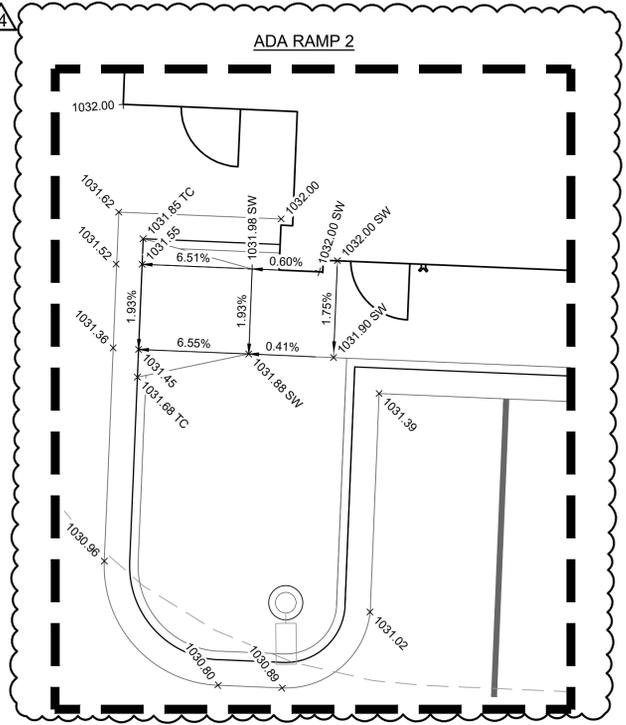
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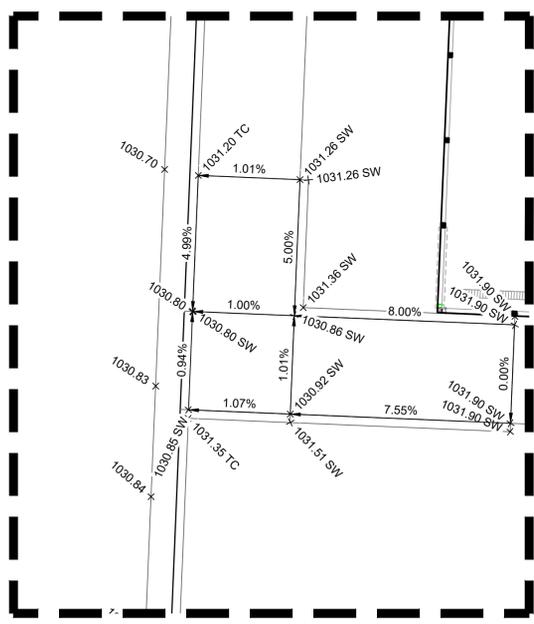
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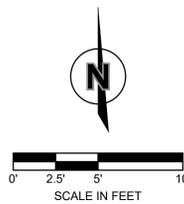
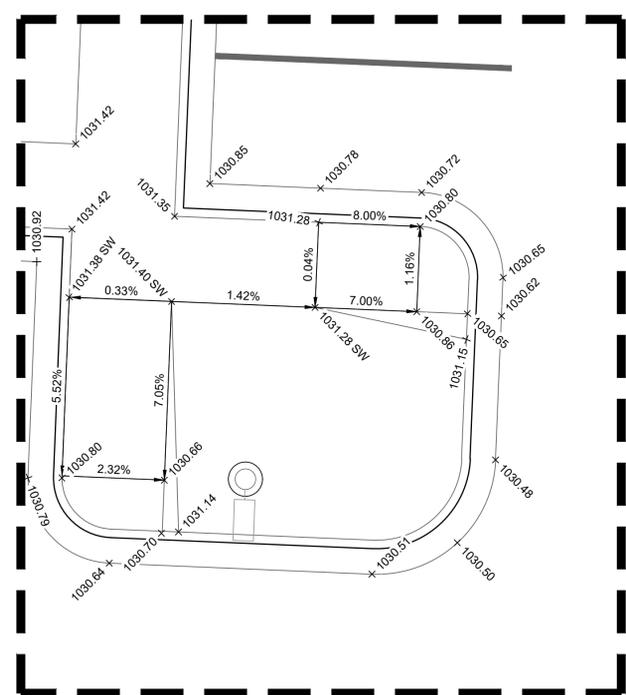
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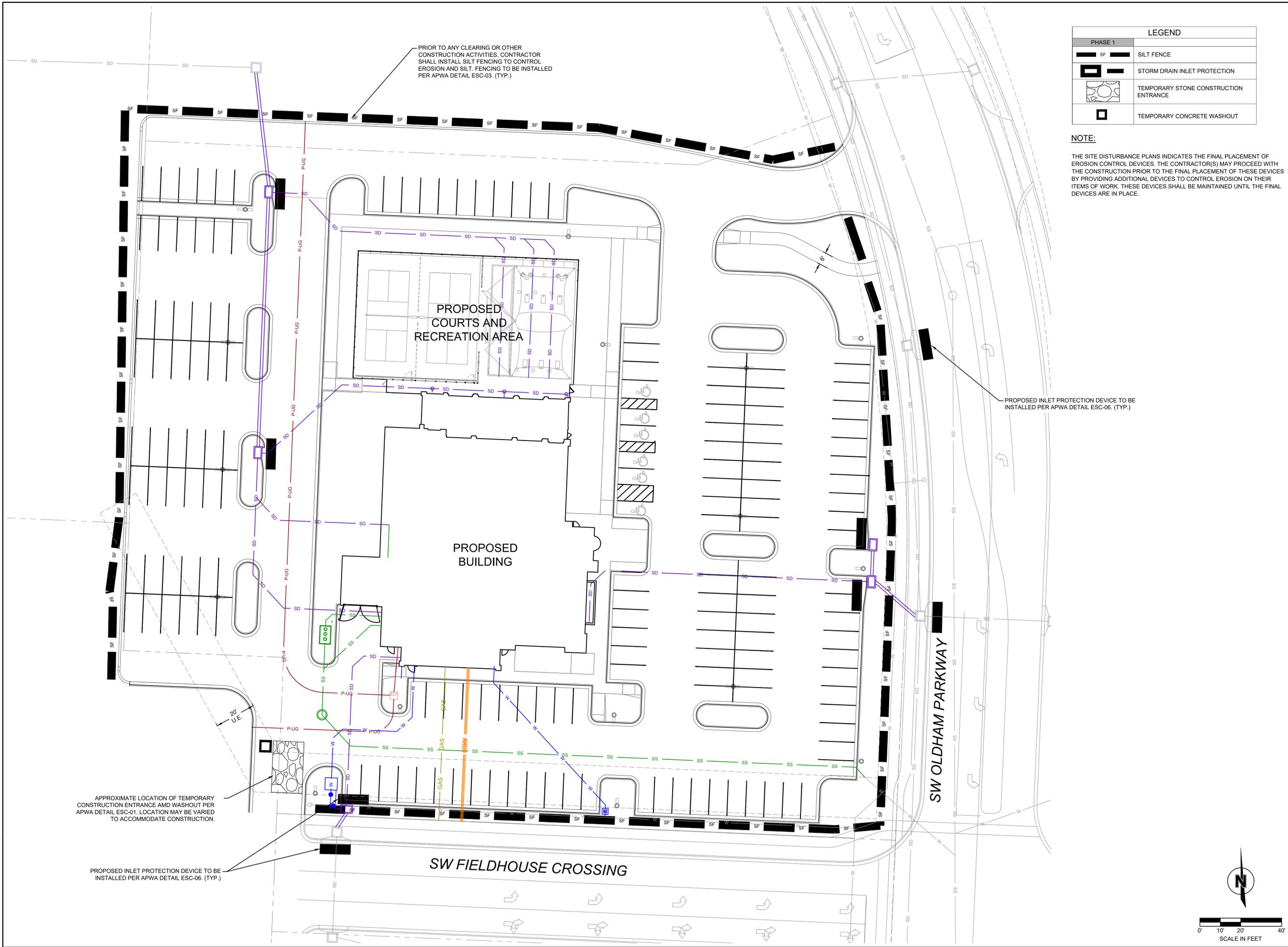


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LEGEND	
PHASE 1	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TEMPORARY CONCRETE WASHOUT

**NOTE:**

THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

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EROSION CONTROL PLAN  
 FINAL DEVELOPMENT PLAN  
 FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY

BY: \_\_\_\_\_

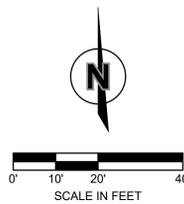
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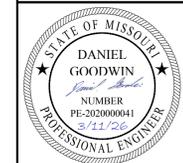
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LEE'S SUMMIT, MISSOURI

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 designed by: DG  
 project no.: 024-02510  
 date: 2025.10.15

SHEET  
 C503



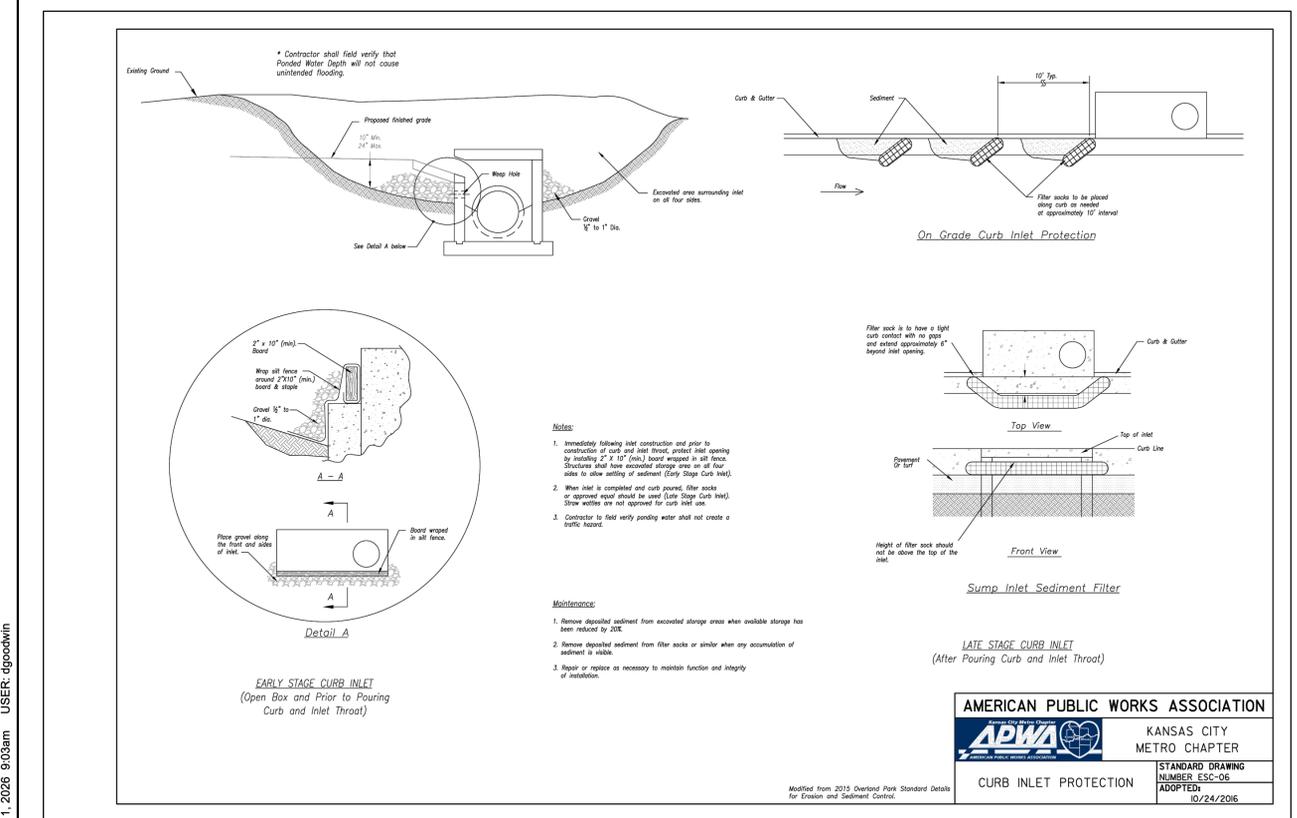
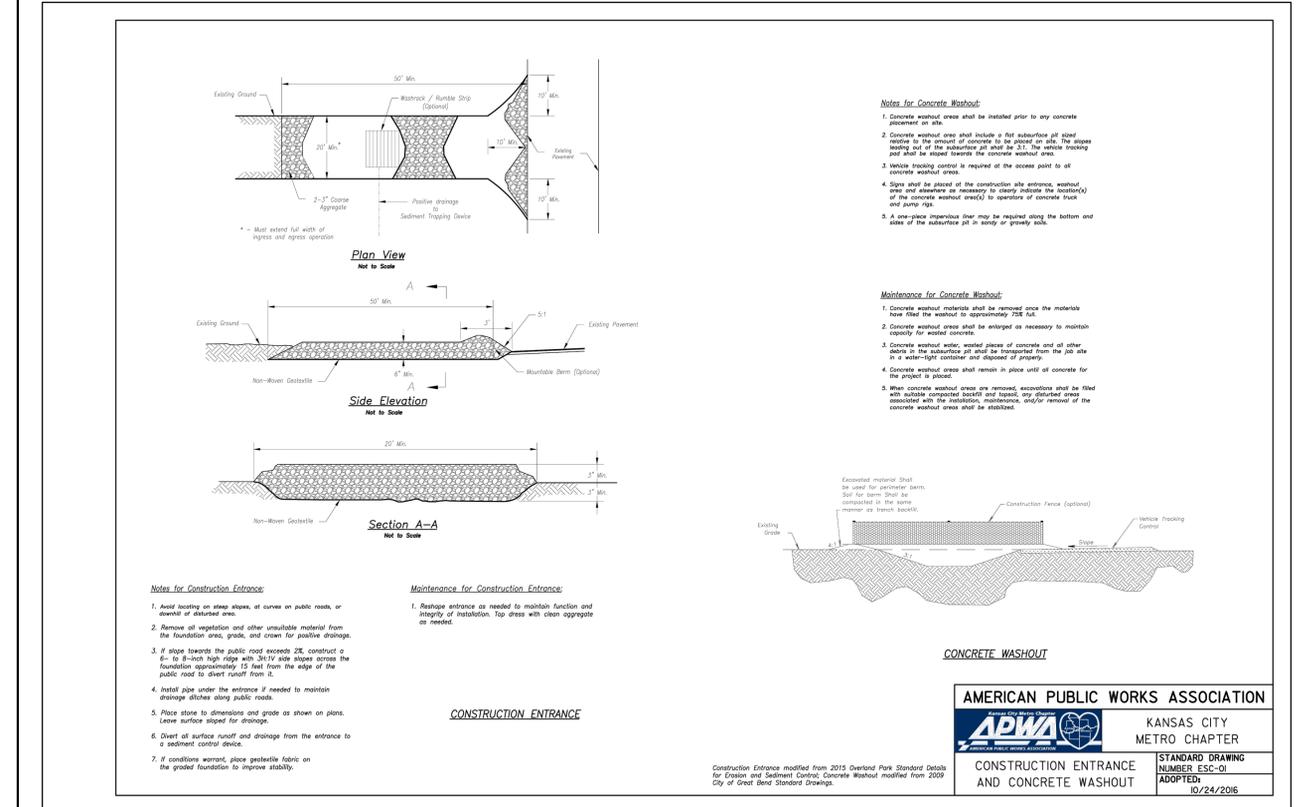
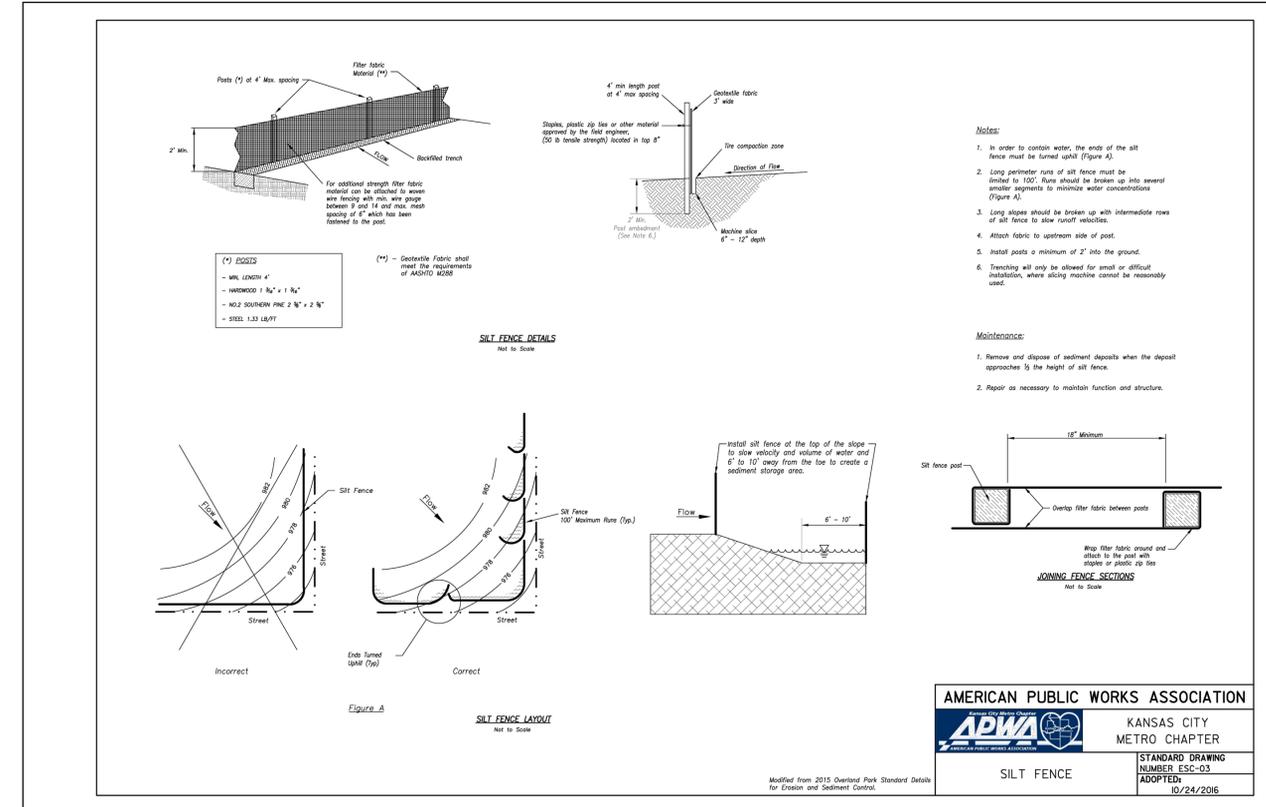


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1	10/08/2015	REVISION PER CITY COMMENTS
2	10/28/2015	REVISION PER CITY COMMENTS
4	11/07/15	ISSUED FOR BID
5	11/17/15	REVISION PER CITY COMMENTS
6	10/26/16	ISSUED FOR CONSTRUCTION
7	03/10/2016	CCD#43

REV. NO.	DATE	DESCRIPTION
1	10/08/2015	REVISION PER CITY COMMENTS
2	10/28/2015	REVISION PER CITY COMMENTS
4	11/07/15	ISSUED FOR BID
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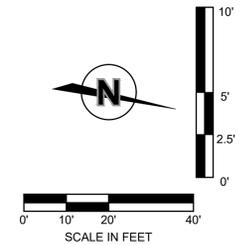
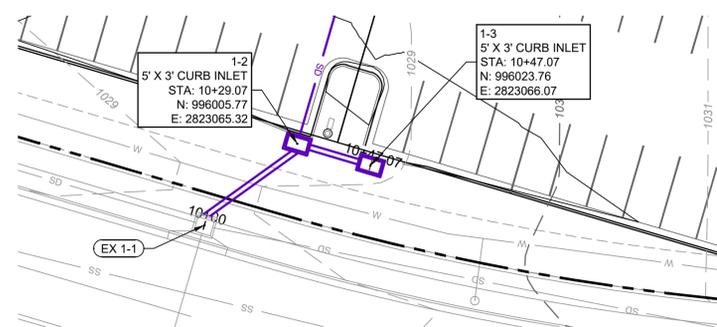
EROSION CONTROL DETAILS  
FINAL DEVELOPMENT PLAN  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
designed by: DG  
project no.: 024-02510  
date: 2025.10.15

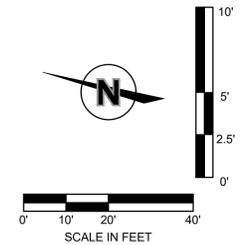
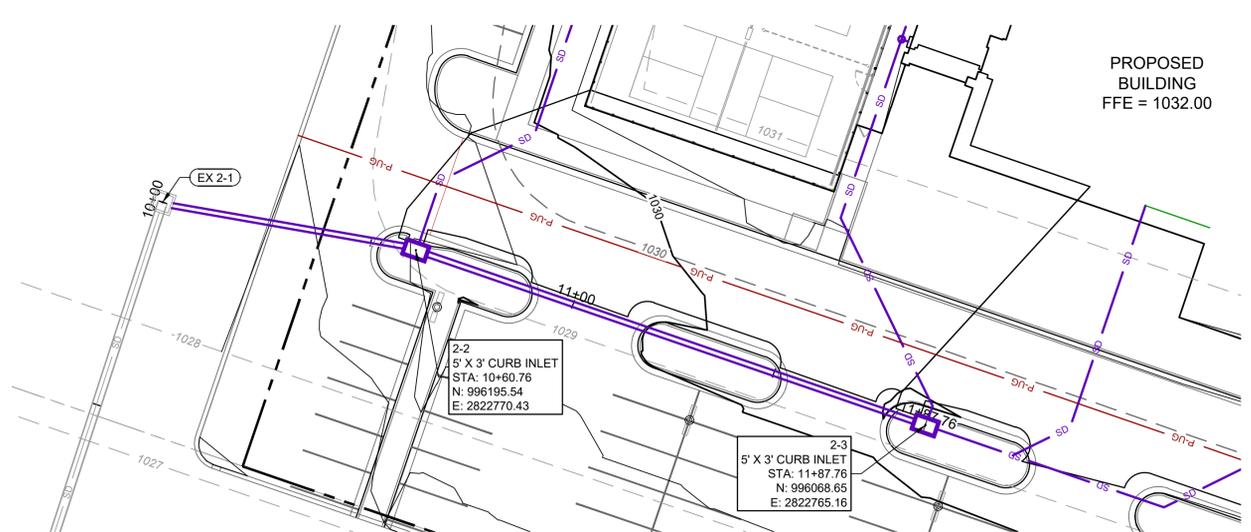
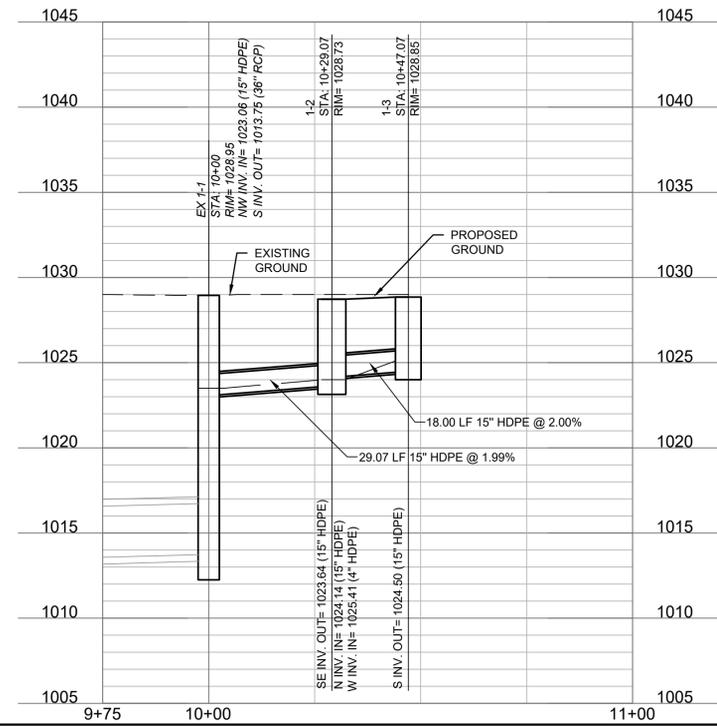


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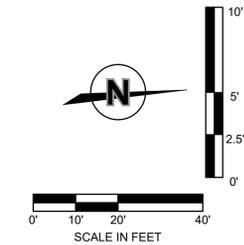
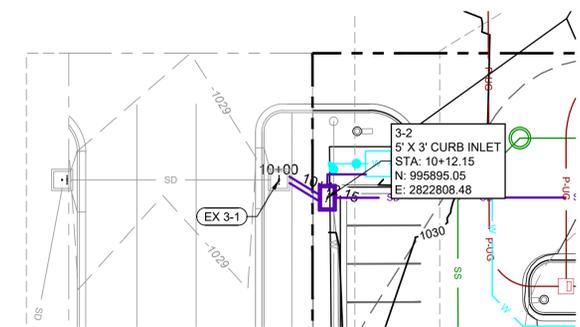
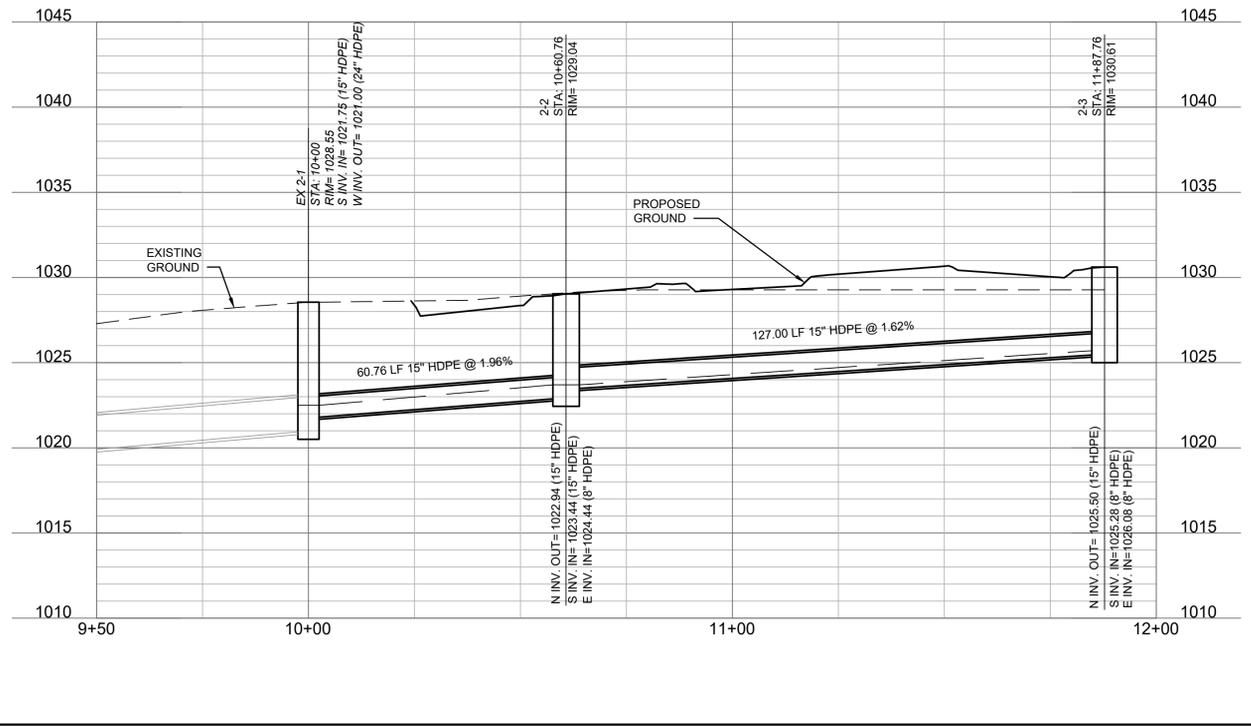
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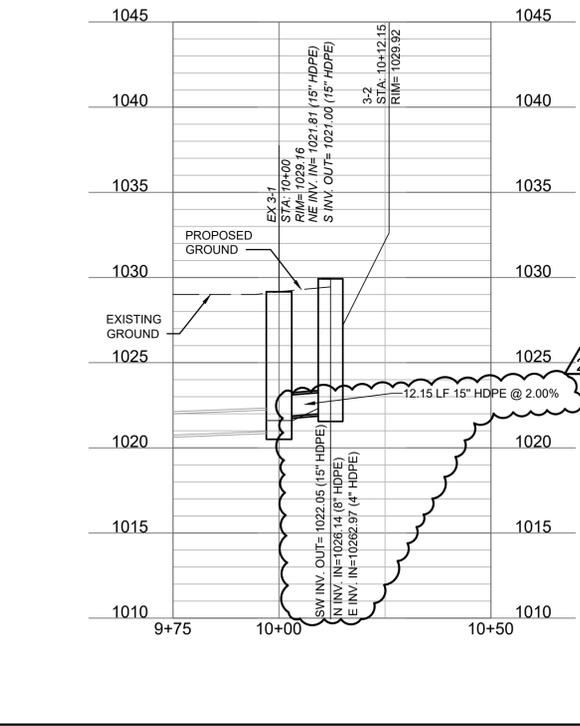
STORM LINE 1 (9+75 - 11+00)



STORM LINE 2 (9+50 - 12+00)



STORM LINE 3 (9+75 - 10+50)



**STORM SEWER LEGEND**

- SD PROPOSED STORM SEWER (LESS THAN 12" DIA.)
- PROPOSED STORM SEWER (MORE THAN 12" DIA.)



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1	10/09/25	REVISION PER CITY COMMENTS
2	10/28/25	REVISION PER CITY COMMENTS
3	11/07/25	ISSUED FOR BID
4	11/17/25	REVISION PER CITY COMMENTS
5	10/28/26	ISSUED FOR CONSTRUCTION
6	03/10/2026	CCD#3

BY: \_\_\_\_\_

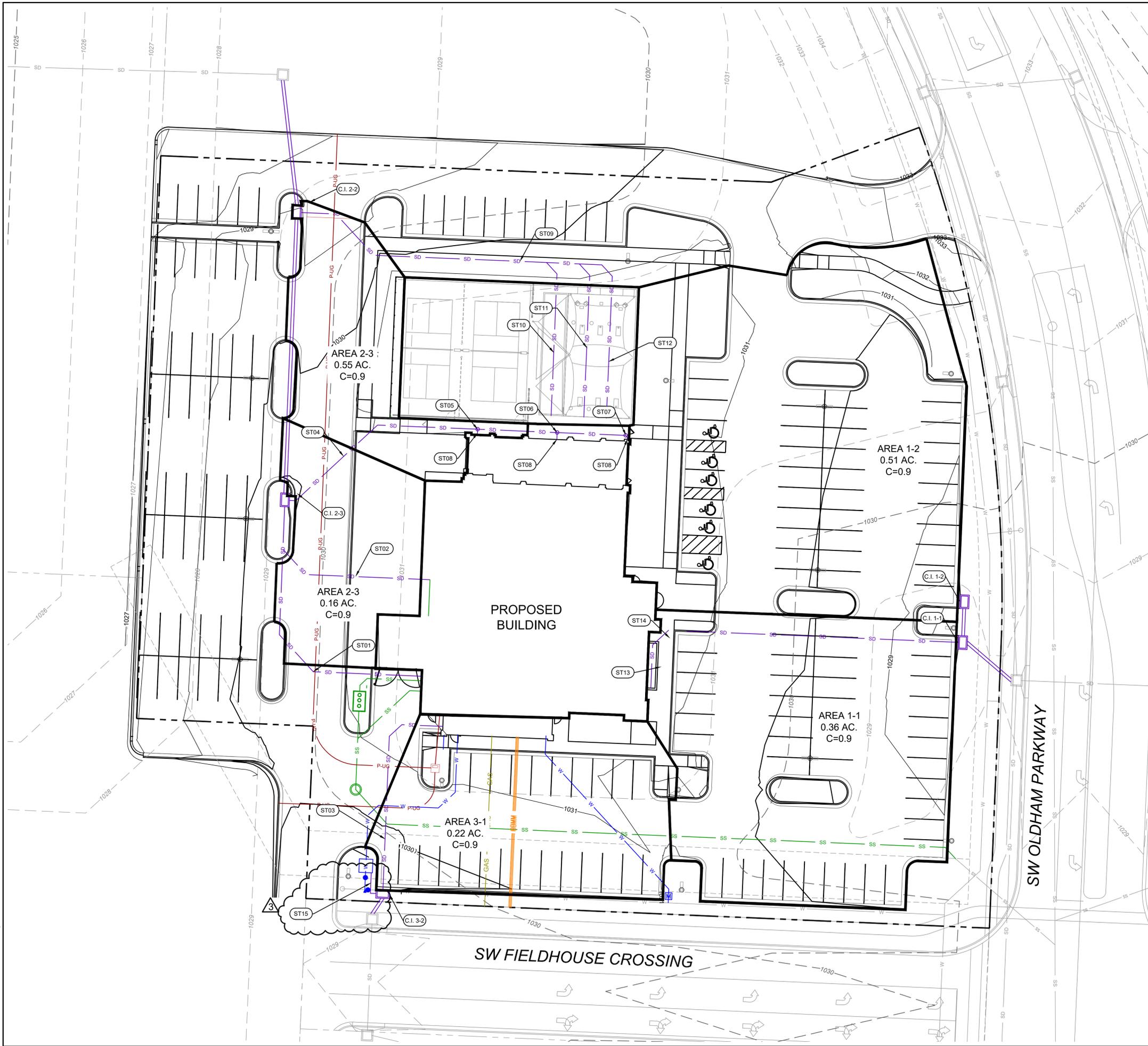
2025

STORM PLAN & PROFILES  
 SITE DEVELOPMENT PLANS  
 FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY  
 LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
 designed by: DG  
 project no.: 024-02510  
 date: 2025.10.15

SHEET  
 C600

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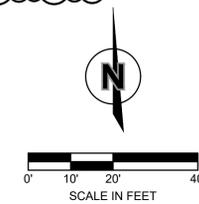


**DRAINAGE LEGEND**

- - - 830 - - - EXISTING MINOR CONTOUR
- - - 830 - - - EXISTING MAJOR CONTOUR
- 830 — PROPOSED MINOR CONTOUR
- 830 — PROPOSED MAJOR CONTOUR
- 830 — PROPOSED DRAINAGE AREA

**STORM SEWER KEYNOTES**

- ST01 INSTALL 126.70 LF OF 6" HDPE. INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE. CONNECT DOWNSTREAM INTO STRUCTURE 2-3. SLOPE @ 2.00% FL UP 1028.61 FL DOWN 1026.08
- ST02 INSTALL APPROXIMATELY 70.04 LF OF 8" HDPE. CONNECT TO ROOF DRAIN DOWNSPOUTS. WYE INTO ST01. SLOPE @ 2.00% MIN FL UP 1027.00 FL DOWN 1026.46
- ST03 INSTALL APPROXIMATELY 93.18 LF OF 6" HDPE. INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE. CONNECT TO ROOF DRAIN DOWNSPOUTS. CONNECT DOWNSTREAM INTO 3-2. SLOPE @ 2.00% MIN FL UP 1028.00 FL DOWN 1026.14
- ST04 INSTALL APPROXIMATELY 160.39 LF OF 8" HDPE. CONNECT DOWNSTREAM INTO 2-3. SLOPE @ 2.00% FL UP 1029.29 FL DOWN 1026.13
- ST05 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE INLET. TOP = 1031.90 FL IN (S) = 1029.00 (6" HDPE) FL IN (E) = 1027.90 (8" HDPE) FL OUT (W) = 1027.90 (8" HDPE)
- ST06 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE INLET. TOP = 1031.90 FL IN (S) = 1029.00 (6" HDPE) FL IN (E) = 1028.50 (8" HDPE) FL OUT (W) = 1028.50 (8" HDPE)
- ST07 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE INLET. TOP = 1031.90 FL IN (S) = 1029.50 (6" HDPE) FL OUT (W) = 1029.29 (8" HDPE)
- ST08 INSTALL DOWNSPOUT BOOT AND APPROX 2' OF 6" HDPE. CONNECT TO NYLOPLAST DRAIN BASIN
- ST09 INSTALL APPROXIMATELY 141.11 LF OF 8" HDPE. CONNECT DOWNSTREAM INTO 2-2. SLOPE @ 2.00% FL UP = 1027.21 FL DOWN = 1024.44
- ST10 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE. CONNECT DOWNSTREAM INTO ST09 WITH WYE. SLOPE @ 2.00% FL UP = 1028.11 FL DOWN = 1026.72
- ST11 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE. CONNECT DOWNSTREAM INTO ST09 WITH WYE. SLOPE @ 2.00% FL UP = 1028.40 FL DOWN = 1027.02
- ST12 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE. CONNECT DOWNSTREAM INTO ST09 WITH WYE. SLOPE @ 2.00% FL UP = 1028.60 FL DOWN = 1027.21
- ST13 INSTALL APPROXIMATELY 18.79 LF OF 4" PERFORATED PIPE. CONNECT DOWNSTREAM INTO ST14 WITH 45° BEND. SLOPE @ 3.00% FL UP = 1030.00 FL DOWN = 1029.43
- ST14 INSTALL APPROXIMATELY 139.99 LF OF 4" PERFORATED PIPE. CONNECT DOWNSTREAM INTO INLET 1-1. SLOPE @ 3.00% FL UP = 1029.43 FL DOWN = 1025.41
- ST15 INSTALL APPROXIMATELY 11.80 LF OF 4" PVC PIPE. CONNECT DOWNSTREAM INTO INLET 3-2. SLOPE @ 2.00% FL UP = 1023.11 FL DOWN = 1023.02





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5	10/28/26	ISSUED FOR CONSTRUCTION
6	03/10/2026	CCD43

BY	DATE	REVISIONS
	2025	

**DRAINAGE PLAN**

**SITE DEVELOPMENT PLANS**

**FIVE-FOUR RESTAURANT**

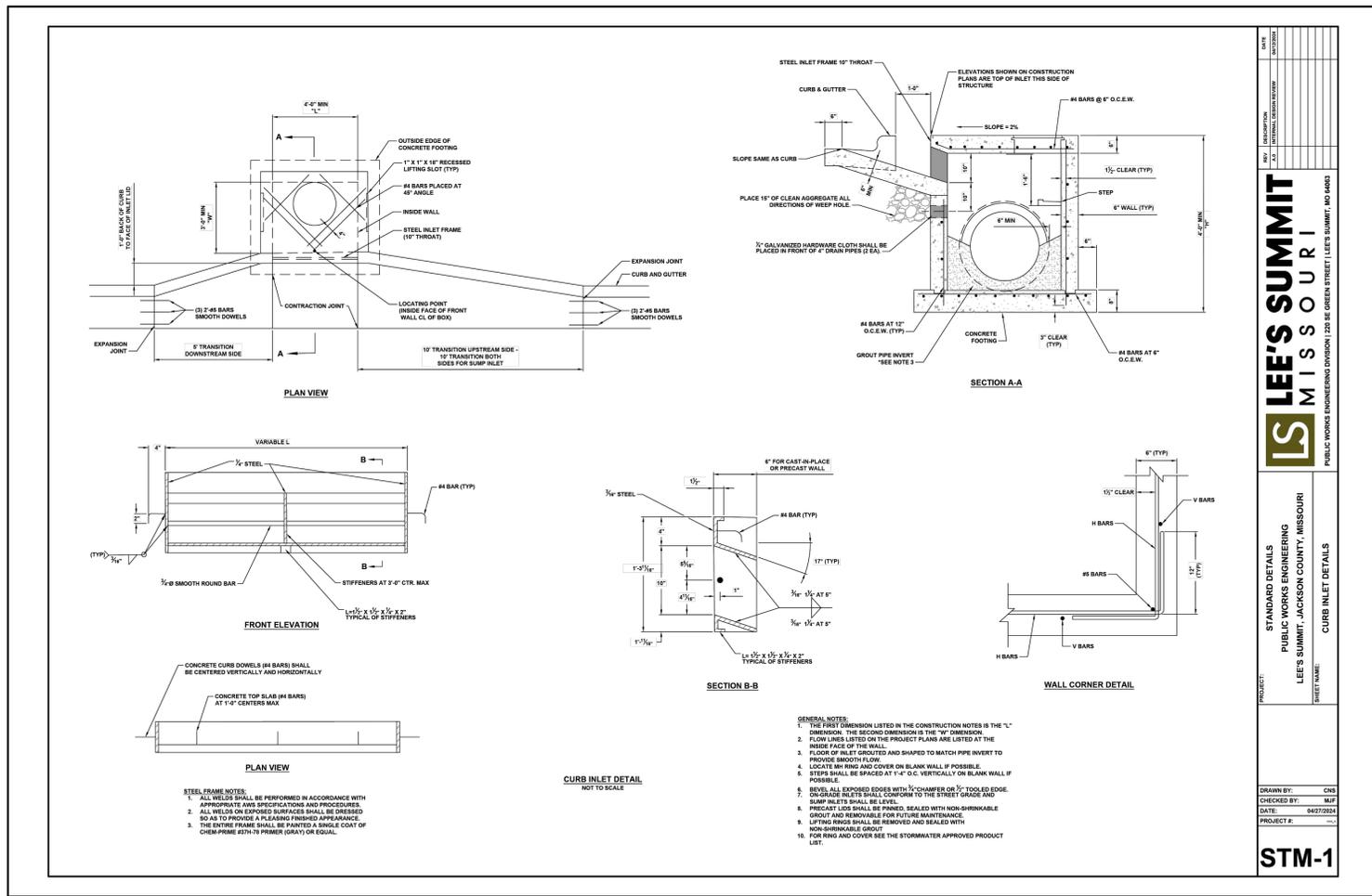
**301 SW OLDHAM PARKWAY**

LEE'S SUMMIT, MISSOURI

drawn by: OS/GS  
 designed by: DG  
 project no.: 024-02510  
 date: 2025.10.15

**SHEET C700**

Connection	Connection Type	From	To	Upstream Cover Elevation (US-ft)	Max. US Water Elevation (US-ft)	Max. Flow Depth (US-ft)	Discharge Volume (ft³)	Max. Velocity (ft/s)	Flow / Capacity	Max. Flow (ft³/s)	Status	HGL Up (US-ft)	HGL Down (US-ft)
2-1 to 1	Pipe	EX 2-1	1	1028.6	1021.6	0.6	3398.5	7.7	0.16	5.473	OK	1021.6	1013.6
2-2 to 2-1	Pipe	2-2	EX 2-1	1029.1	1023.7	0.7	3401.7	7.3	0.61	5.560	OK	1023.7	1022.5
2-3 to 2-2	Pipe	2-3	2-2	1030.4	1025.7	0.7	2518.6	5.7	0.5	4.164	OK	1025.7	1023.7
1-1 to 1-0	Pipe	EX 1-1	5	1028.9	1014.6	0.8	4960.6	5.4	0.15	8.134	OK	1014.6	1013.0
1-2 to 1-1	Pipe	1-2	EX 1-1	1029.0	1024.0	0.6	4962.6	13.8	0.22	8.254	OK	1024.0	1023.5
1-3 to 1-2	Pipe	1-3	1-2	1029.0	1025.1	0.5	2805.9	10.1	0.33	4.668	OK	1025.1	1024.0
3-1 to 3-0	Pipe	EX 3-1	9	1029.2	1021.6	0.6	1526.9	4.6	0.39	2.521	OK	1021.6	1021.0
3-2 to 3-1	Pipe	3-2	EX 3-1	1030.0	1022.4	0.5	1527.8	5.7	0.13	2.540	OK	1022.4	1021.6



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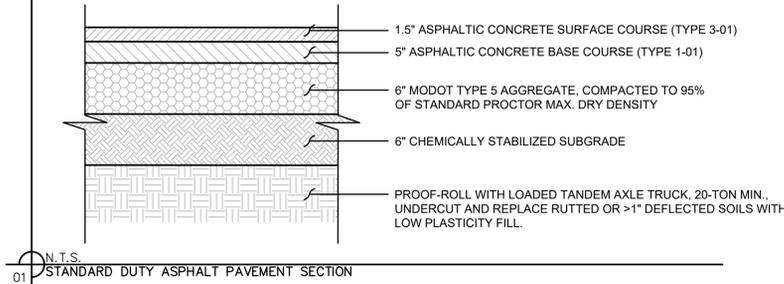
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1	10/08/25	REVISION PER CITY COMMENTS
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3	11/07/25	ISSUED FOR BID
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6	03/10/2026	CCD#43

DRAINAGE TABLES  
SITE DEVELOPMENT PLANS  
FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

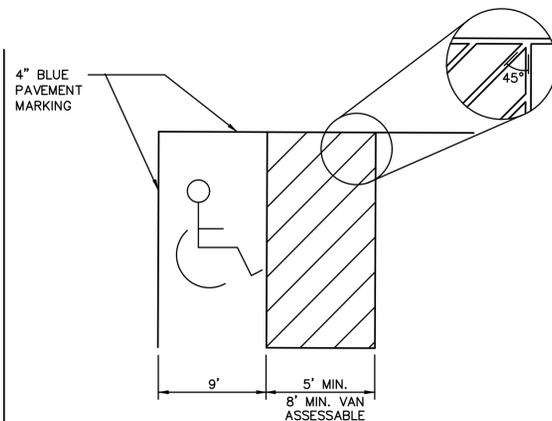
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designed by: DG  
project no.: 024-02510  
date: 2025.10.15

SHEET  
C701

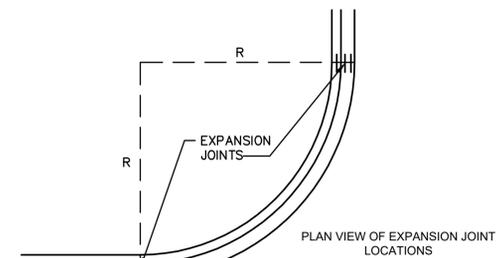
- NOTES:  
 1. ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT EDITION.  
 2. ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS AND OTHER PAVEMENTS IN THE RIGHT-OF-WAY SHALL CONFORM TO THE KCMMB SPECIFICATION.



01 N.T.S. STANDARD DUTY ASPHALT PAVEMENT SECTION

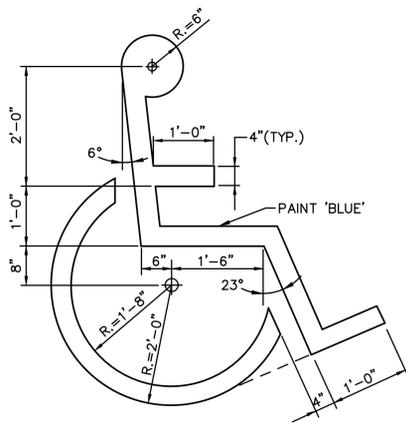


05 N.T.S. ACCESSIBLE STRIPING DETAIL



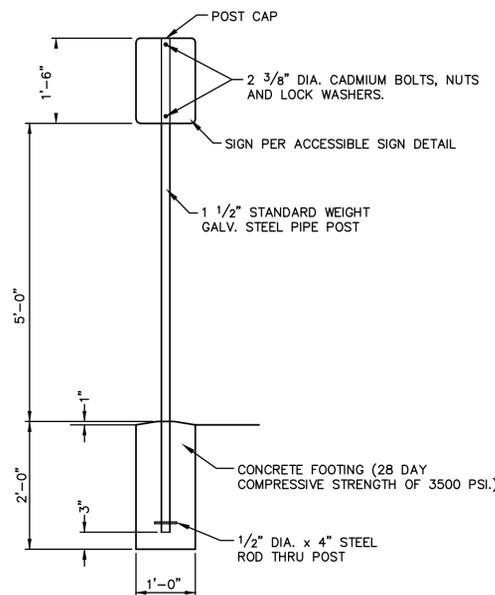
- NOTES:  
 1. 3/4\"/>

07 N.T.S. EXPANSION JOINT PLACEMENT DETAIL

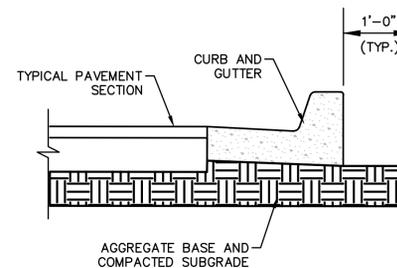


NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

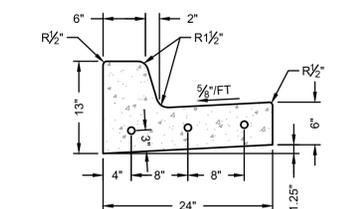
02 N.T.S. ACCESSIBLE PARKING SYMBOL



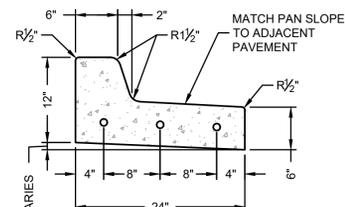
06 N.T.S. ACCESSIBLE SIGNAGE DETAIL



08 N.T.S. PAVING DETAIL



STRAIGHT BACK CURB & GUTTER NOT TO SCALE



STRAIGHT BACK DRY CURB & GUTTER NOT TO SCALE

10 N.T.S. PAVING DETAIL



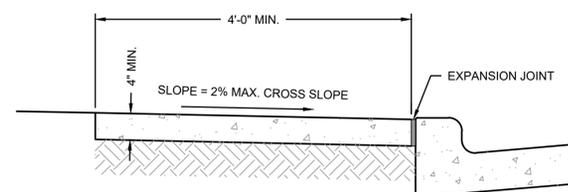
COLORS  
 LEGEND AND BORDER - GREEN  
 WHITE SYMBOL ON BLUE BACKGROUND  
 BACKGROUND - WHITE  
 (R7-8)



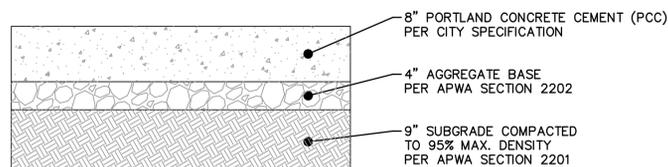
6"x12"

NOTE:  
 EVERY ACCESSIBLE PARKING SPACE REQUIRED BY THIS SECTION SHALL BE IDENTIFIED BY A SIGN, MOUNTED ON A POLE OR OTHER STRUCTURE, LOCATED BETWEEN 36-IN (3-FT) AND 60-IN (5-FT) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN, AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL BE AT LEAST 12" X 18" IN AREA AND MEET THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS REFERENCED IN SECTION 29-381 OF THE LEE'S SUMMIT GENERAL CODE OF ORDINANCES.

03 N.T.S. ACCESSIBLE SIGN DETAIL



04 N.T.S. STANDARD CONCRETE WALK



HEAVY DUTY PAVEMENT NOT TO SCALE

09 N.T.S. TYPICAL PAVEMENT JOINT DETAILS

1 TRANSVERSE CONTRACTION JOINT

2 LONG CONTRACTION/CONSTRUCTION JOINT

3 TRANSVERSE CONSTRUCTION JOINT

4 TRANSVERSE ISOLATION JOINT

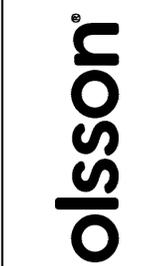
5 LONG CONSTRUCTION JOINT (CURB & GUTTER)

TABLE

POST TRANSVERSE JOINT	DOWEL BAR	DOWEL BAR	ISOLATION JOINT	ISOLATION JOINT	ISOLATION JOINT
SPACING (FT)	TYPE	SIZE	TYPE	SIZE	SIZE
8'	N/A	#3 x 30"	N/A	30" CTR.	12" x 12"
12'	12" x 12"	#3 x 30"	12" CTR.	30" CTR.	12" x 12"
15'	15" x 15"	#3 x 30"	15" CTR.	30" CTR.	12" x 12"
20'	20" x 20"	#3 x 30"	20" CTR.	30" CTR.	12" x 12"

GENERAL NOTES:  
 - THE MAIN PORTION OF ALL JOINTS AND THE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE PORTION OF THE PAVEMENT AND PARALLEL TO THE JOINT.  
 - DOWEL BARS SHALL BE PLACED AT A POINT FROM LONGITUDINAL JOINTS TO THE JOINT LINE BEING EQUAL TO 1/4 OF THE JOINT SPACING.  
 - DOWEL BARS SHALL BE PLACED AT A POINT FROM LONGITUDINAL JOINTS TO THE JOINT LINE BEING EQUAL TO 1/4 OF THE JOINT SPACING.  
 - DOWEL BARS SHALL BE PLACED AT A POINT FROM LONGITUDINAL JOINTS TO THE JOINT LINE BEING EQUAL TO 1/4 OF THE JOINT SPACING.  
 - DOWEL BARS SHALL BE PLACED AT A POINT FROM LONGITUDINAL JOINTS TO THE JOINT LINE BEING EQUAL TO 1/4 OF THE JOINT SPACING.  
 - DOWEL BARS SHALL BE PLACED AT A POINT FROM LONGITUDINAL JOINTS TO THE JOINT LINE BEING EQUAL TO 1/4 OF THE JOINT SPACING.

GEN-10



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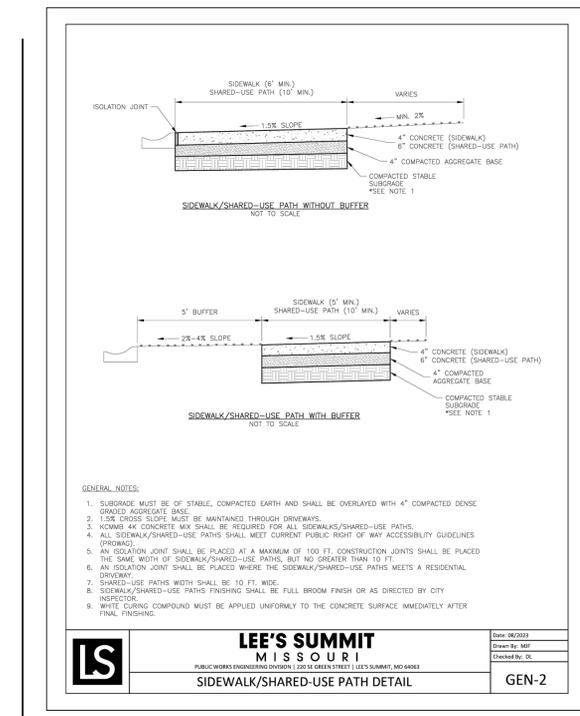
REV. NO.	DATE	DESCRIPTION
1	10/08/25	REVISION PER CITY COMMENTS
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5	10/28/26	ISSUED FOR CONSTRUCTION
6	03/10/26	CCD#3

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT NO.: 024-02510  
 DATE: 2025.10.15

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N.T.S.  
 10 CURB AND GUTTER

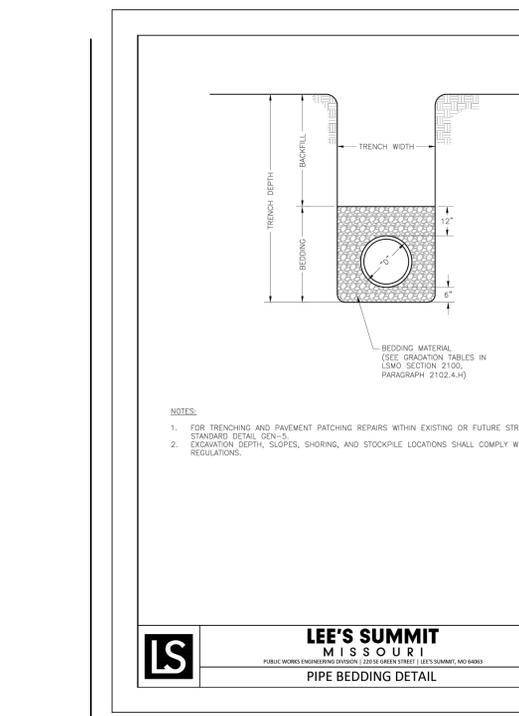


STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 CURB & GUTTER DETAIL

Drawn By: MP  
 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-4

N.T.S.  
 13 ADA RAMP

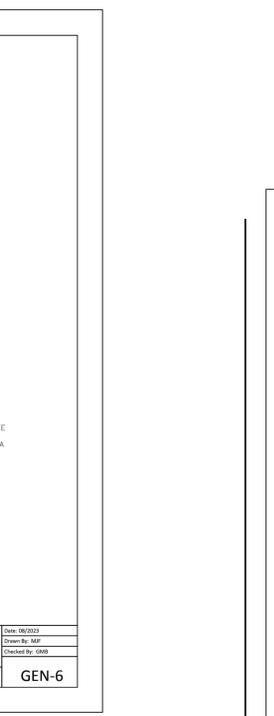


STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 ADA RAMP RETROFIT DETAIL

Drawn By: MP  
 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-3A

N.T.S.  
 11 SIDEWALK

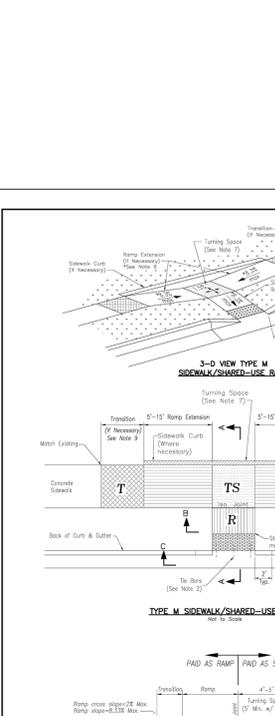


STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 ADA RAMP RETROFIT DETAIL

Drawn By: MP  
 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-3B

N.T.S.  
 12 PIPE BEDDING

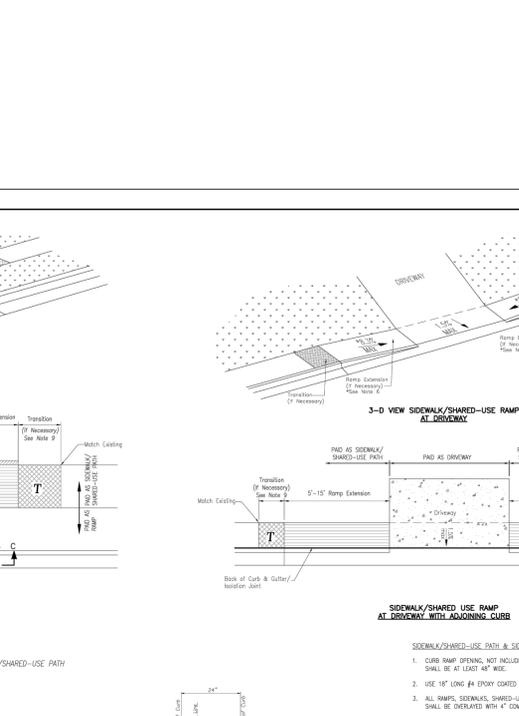


STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 ADA RAMP RETROFIT DETAIL

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 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-6

N.T.S.  
 14 ADA RAMP

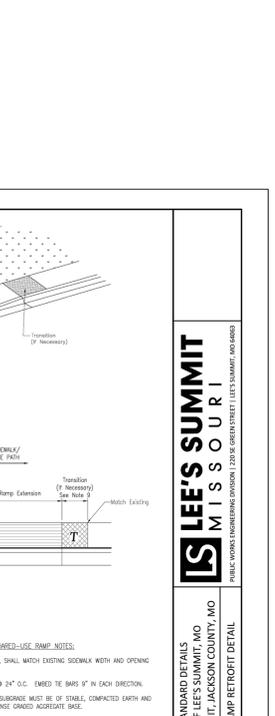


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 CITY OF LEE'S SUMMIT, MO  
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Drawn By: MP  
 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-3B

N.T.S.  
 15 SIDEWALK

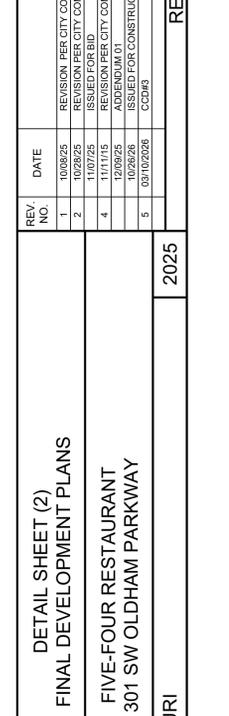


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 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-3B

N.T.S.  
 16 SIDEWALK



STANDARD DETAILS  
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 LEE'S SUMMIT, JACKSON COUNTY, MO  
 ADA RAMP RETROFIT DETAIL

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 Created By: MP  
 Date: 06/2023  
 Title: #

GEN-3B

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STATE OF MISSOURI  
 DANIEL GOODWIN  
 PROFESSIONAL ENGINEER  
 NUMBER PE-2020000041  
 EXPIRES 12/31/2026

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6	03/10/26	CC043

BY

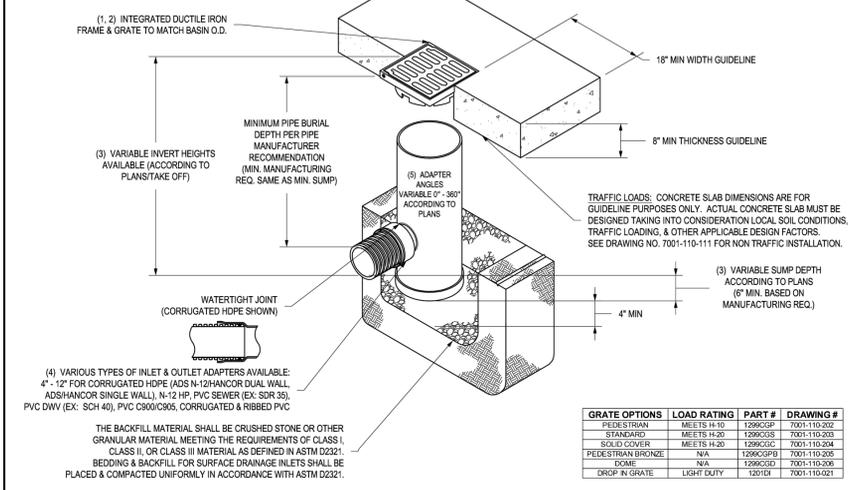
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 FINAL DEVELOPMENT PLANS  
 FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY  
 LEE'S SUMMIT, MISSOURI

2025

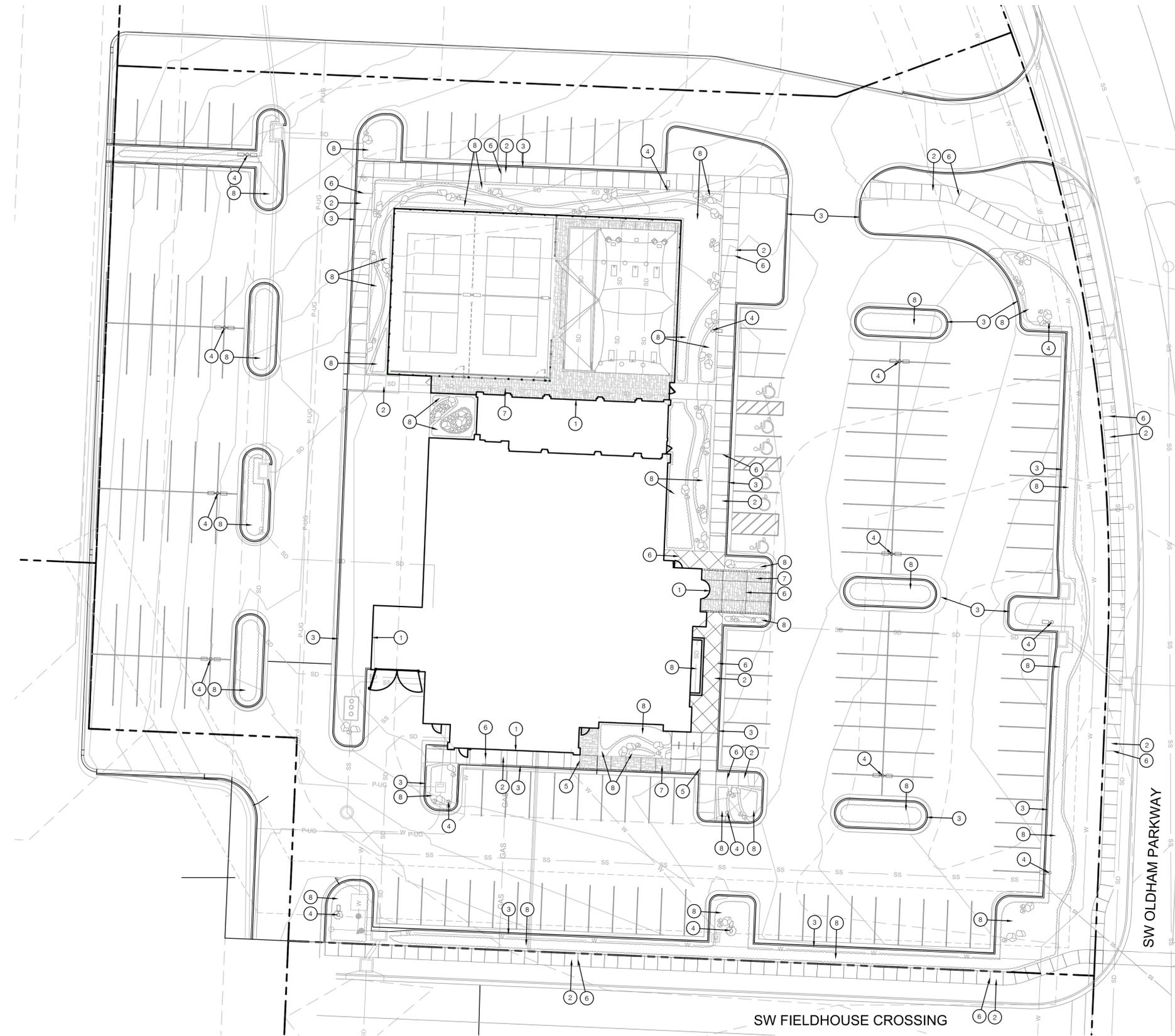
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SHEET  
 C703

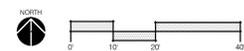
**NYLOPLAST 12" DRAIN BASIN: 2812AG \_\_ X**



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**1 HARDSCAPE PLAN**



**HARDSCAPE GENERAL NOTES:**

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL NOTIFY MISSOURI ONE CALL (811) BEFORE THE START OF ANY EXCAVATION WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
5. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.
10. CONTRACTOR SHALL TAKE CARE TO CREATE SMOOTH UNIFORM FINISH GRADES IN ALL AREAS.
11. SLOPES SHALL BE MADE WITH A 4 TO 1 MAXIMUM GRADE FOR MAINTENANCE PURPOSES, UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL MATCH GRADES AT EXISTING IMPROVEMENTS.
13. ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE RING COVERS, AND OTHER UTILITY APPURTENANCES TO MATCH FINISH GRADE ELEVATIONS.
15. TURF & SHRUB BED AREAS SHALL BE GRADED AS NECESSARY TO ALLOW A 2% SLOPE TO INLET LOCATIONS AND SWALES.
16. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL MEET SLOPE REQUIREMENTS PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE 2012 TAS STANDARDS FOR ACCESSIBLE DESIGN, AND INTERNATIONAL BUILDING CODE IN CURRENT USAGE. MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE FOR SIDEWALKS.
17. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL HAVE A MINIMUM OF A 1% SLOPE. LANDSCAPE BEDS AND TURF AREAS SHALL HAVE A MINIMUM OF A 2% SLOPE.
18. CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4" AND A MAXIMUM OF 1/2" ARE ALLOWED WITH A BEVELED SLOPE NOT STEEPER THAN 1:2.

**HARDSCAPE LEGEND:**

- RIGHT OF WAY / PROPERTY LINE
- [Pattern] INTEGRAL COLOR STAMPED CONCRETE
- [Pattern] PLANTING BED; REF: LANDSCAPE PLANS

**HARDSCAPE PLAN NOTES:**

- 1 BUILDING FACADE ; REF: ARCHITECTURAL PLANS
- 2 SIDEWALK; REF: CIVIL PLANS
- 3 CONCRETE CURB; REF: CIVIL PLANS
- 4 LIGHT POLE; REF: ELECTRICAL PLANS
- 5 EXPANSION JOINT; REF: 2/L190 & CIVIL PLANS
- 6 CONTROL JOINT; REF: 2/L190 CIVIL PLANS
- 7 CONSTRUCT INTEGRAL COLOR CONCRETE; REF: 1/L190
- 8 PLANTING BED; REF: LANDSCAPE PLANS



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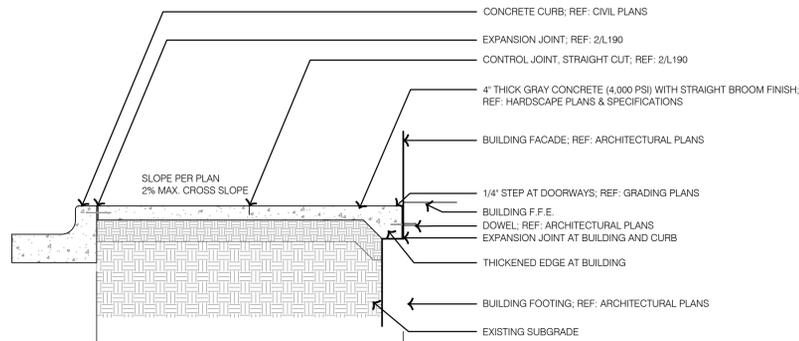
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		CS/P4	

HARDSCAPE PLAN	2025
FINAL DEVELOPMENT PLAN SUBMITTAL	
SHAW HOFSTRA FIVE-FOUR RESTAURANT	
301 SW OLDHAM PARKWAY	
LEE'S SUMMIT, MISSOURI	

drawn by: \_\_\_\_\_ LB  
 designed by: \_\_\_\_\_ CC  
 project no.: 024-02510  
 date: 9/2/2025

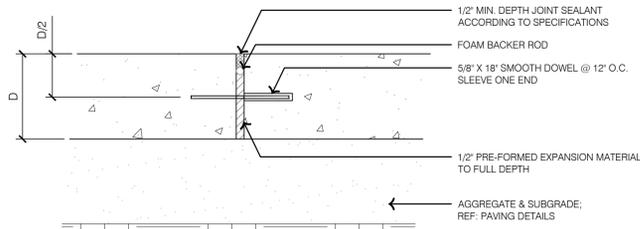
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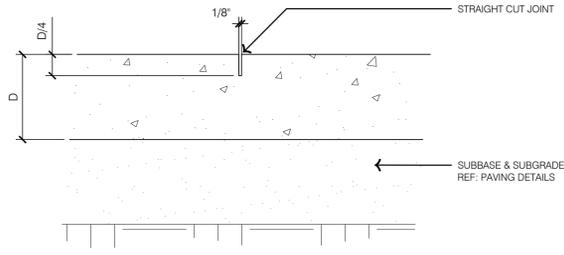
**NOTES:**

1. EXPANSION JOINTS SHALL BE PLACED AT RADIAL POINTS AND WHERE SIDEWALKS & PEDESTRIAN CONCRETE PAVING ABUTS CONCRETE CURB, DRIVEWAYS AND SIMILAR STRUCTURES. JOINTS TO BE PLACED AT INTERVALS WITH NOT MORE THAN 100' CENTERS.
2. THE PEDESTRIAN CONCRETE PAVING SURFACE SHALL BE MARKED OFF AS SHOWN ON PLANS BY CONTROL JOINTS.
3. REFERENCE HARDSCAPE PLANS FOR JOINTING.
4. MEDIUM BROOM FINISH SHALL BE PERPENDICULAR TO BUILDING FACADE.
5. REFER TO GEOTECHNICAL REPORT AND ALL ADDENDA FOR ADDITIONAL INFORMATION.

**1 TYPICAL INTERGRAL CONCRETE PAVEMENT**



EXPANSION JOINT DETAIL



CONTROL JOINT DETAIL - STRAIGHT CUT

**2 TYPICAL CONCRETE JOINTS**



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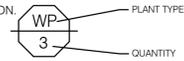
HARDSCAPE DETAILS FINAL DEVELOPMENT PLAN SUBMITTAL	2025
SHAW HOFSTRA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY	
LEE'S SUMMIT, MISSOURI	

drawn by: LB  
 designed by: CC  
 project no.: 024-02510  
 date: 9/2/2025

LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSCAPE REQUIREMENTS			
SITE ZONED: PMIX			
TOTAL PROPERTY: 2.67 ACRES (116,245 SQ FT)			
<b>STREET FRONTAGE TREES:</b>			
SEC. 8.790.A.1	ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE		
<u>SW OLDHAM PARKWAY</u>			
TOTAL STREET FRONTAGE = 354 FEET			
	354 / 30 = 12 TREES	12 TREES	18 TREES
<u>SW FIELDHOUSE DRIVE</u>			
TOTAL STREET FRONTAGE = 303 FEET			
	303 / 30 = 10 TREES	10 TREES	10 TREES
SEC. 8.790.A.3	ONE (1) SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE		
<u>SW OLDHAM PARKWAY</u>			
TOTAL STREET FRONTAGE = 354 FEET			
	354 / 20 = 18 SHRUBS	18 SHRUBS	79 SHRUBS
<u>SW FIELDHOUSE DRIVE</u>			
TOTAL STREET FRONTAGE = 303 FEET			
	303 / 20 = 15 SHRUBS	15 SHRUBS	111 SHRUBS
<b>LANDSCAPE TOTALS</b>		<b>22 TREES</b>	<b>28 TREES</b>
		<b>33 SHRUBS</b>	<b>190 SHRUBS</b>
<b>OPEN YARD AREAS:</b>			
SEC. 8.790.B.1	THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIRMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA.		
TOTAL LOT AREA = 166,245 SQFT			
	166,743 - 12,502 (BUILDING) = 103,743		
	103,743 / 5,000 X 2 = 42 SHRUBS	42 SHRUBS	224 SHRUBS
SEC. 8.790.B.3	IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES		
TOTAL LOT AREA = 166,245			
	166,743 - 12,502 (BUILDING) = 103,743		
	103,743 / 5,000 = 21 TREES	21 TREES	27 TREES
<b>LANDSCAPE TOTALS</b>		<b>42 SHRUBS</b>	<b>224 SHRUBS</b>
		<b>21 TREES</b>	<b>22 TREES</b>
<b>PARKING LOT LANDSCAPING AND TREES</b>			
SEC. 8.810.A	LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST 5 PERCENT OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS.		
TOTAL PARKING LOT AREA = 50,026 SQFT			
	50,026 X 5% = 2,501 SQFT	2,501 SQFT	6,195 SQFT
	SHRUBS		286 SHRUBS
	TREES		13 TREES
<b>LANDSCAPE TOTALS</b>		<b>2,501 SQFT</b>	<b>6,352 SQFT</b>
<b>SCREENING, PARKING LOT</b>			
SEC. 8.820.C.1	PLANTED ONLY: A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN GROWING SEASONS.		
<u>SW OLDHAM PARKWAY</u>			
TOTAL STREET FRONTAGE = 354 FEET			
	354 / 40 x 12 = 18 SHRUBS	106 SHRUBS	101 SHRUBS
<u>SW FIELDHOUSE DRIVE</u>			
TOTAL STREET FRONTAGE = 303 FEET			
	303 / 40 x 12 = 15 SHRUBS	90 SHRUBS	108 SHRUBS
<b>LANDSCAPE TOTALS</b>		<b>196 SHRUBS</b>	<b>209 SHRUBS</b>

## LANDSCAPE GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
- DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:  
 -ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.  
 -ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.  
 -ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
- ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
- ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
- PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
- PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
- ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
- PLANT KEY DESCRIPTION



\*NOTE:  
 SCREENING, PARKING LOT NUMBERS  
 ARE EQUIVALENT TO STREET  
 FRONTAGE SHRUBS CALCULATIONS  
 AND ARE SHOWN FOR REFERENCE  
 AND NOT FINAL QUANTITY.



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GENERAL LANDSCAPE INFORMATION  
 FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY

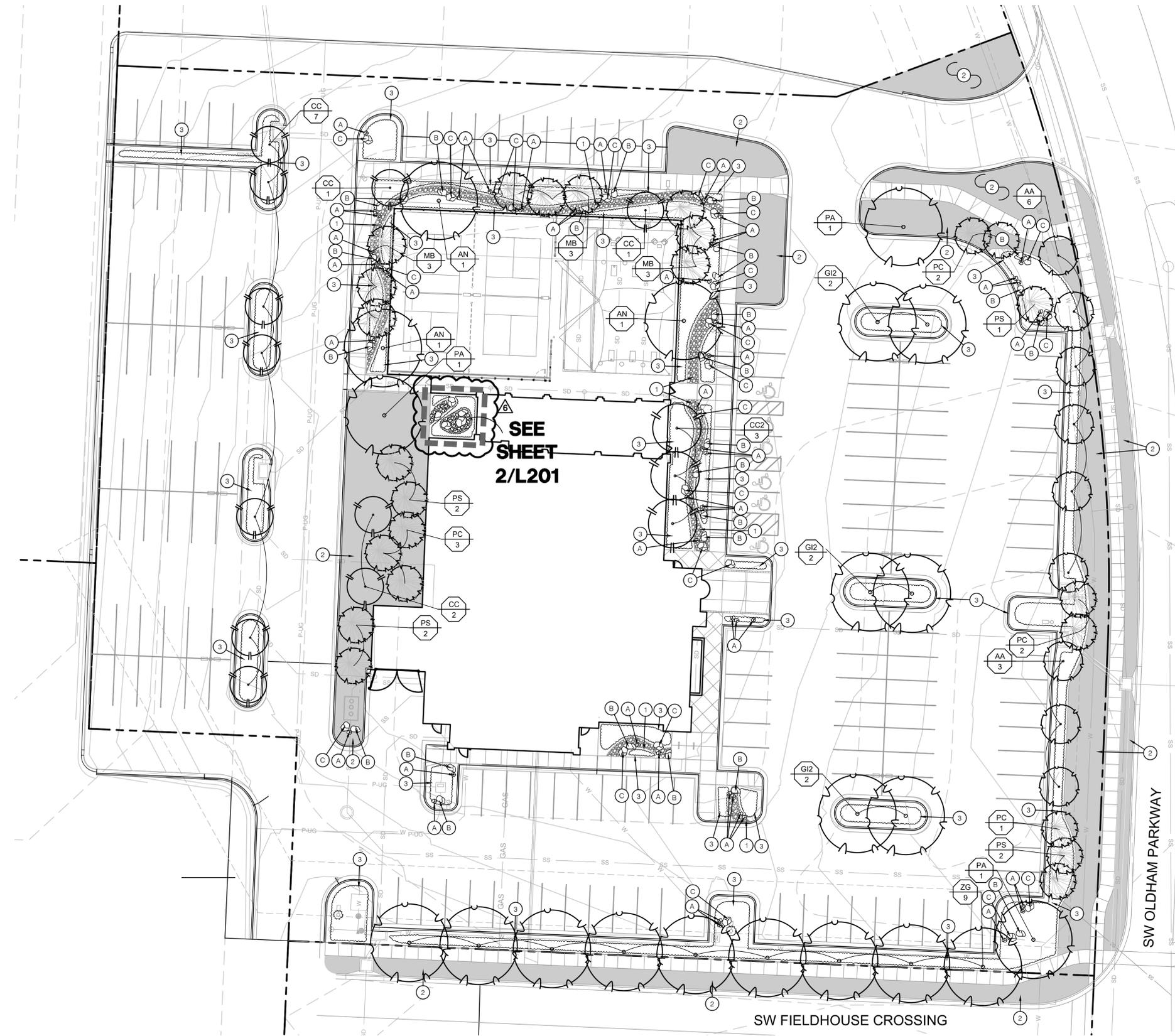
LEE'S SUMMIT, MISSOURI

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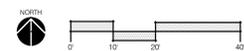
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 designed by: \_\_\_\_\_ CC  
 project no.: 024-02510  
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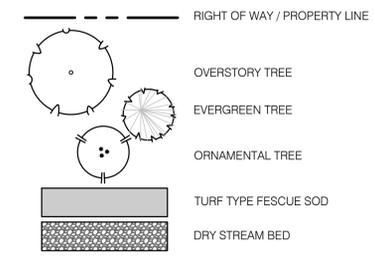
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1 LANDSCAPE PLAN



**LANDSCAPE LEGEND:**



**LANDSCAPE OVERSTORY PLAN NOTES:**

- 1 DRY STREAM BED; REF: 6/L290
- 2 AREA TO BE SODDED WITH TURF TYPE FESCUE SOD; REF: SPECIFICATIONS
- 3 PLANTING BED WITH HARDWOOD MULCH UNLESS NOTED; REF: LANDSCAPE GENERAL NOTES, UNDERSTORY PLANS AND DETAILS

**OVERSTORY PLANT SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<b>EVERGREEN TREES</b>					
MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKENS BEAUTY SOUTHERN MAGNOLIA	2" CAL	B&B	9
PC	PICEA PUNGENS 'COLORADO SPRUCE'	COLORADO SPRUCE	6" - 8" HT. MIN.	B&B	8
PS	PINUS STROBUS	WHITE PINE	6" - 8" HT. MIN.	B&B	7
<b>ORNAMENTAL TREES</b>					
CC	CERIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B	11
CC2	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE DOGWOOD	2" CAL	B&B	3
<b>OVERSTORY TREES</b>					
AN	ACER SACHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	2" CAL	B&B	3
AA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL	B&B	9
GI2	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	2" CAL	B&B	6
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CAL	B&B	3
ZG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL	B&B	9

**BOULDER SCHEDULE**

NOTE: NATIVE WEATHERED LIMESTONE BOULDERS TO BE HAND SELECTED BY LANDSCAPE ARCHITECT. STONES TO BE FREE OF CRACKS OR FISSURES.  
 COLOR = NATURAL PALE YELLOW, BEIGE, GOLD  
 TEXTURE = SMOOTH, ROUNDED, NON-SAWCUT

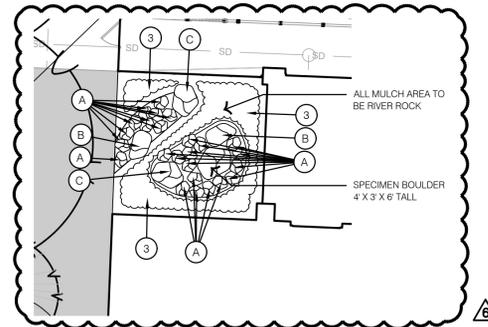
- A 12" X 18" X 12" HT
- B 24" X 36" X 18" HT
- C 36" X 48" X 24" HT

STONE DISTRIBUTOR: CONTACT TJ JACKSON, STURGIS MATERIALS, 550 S. PACKARD STREET, KANSAS CITY, KS PH: 913-371-7757

**DRY STREAM BED NOTES**

1. DELIVER APPROVED BOULDERS TO SITE FOR FINAL FIELD PLACEMENT BY LANDSCAPE ARCHITECT.
2. PLACE BOULDERS WITH LANDSCAPE ARCHITECT ON SITE FOR FINAL ARRANGEMENT AND DIRECTION BY LANDSCAPE ARCHITECT.
3. PLACE BOULDERS PRIOR TO LANDSCAPE PLANTING & SIDEWALK CONSTRUCTION.
4. CONTRACTOR SHALL PLACE EXPANSION JOINT BETWEEN BOULDER AND CONCRETE PAVEMENT.

CONTRACTOR SHALL PLACE WASHED RIVER ROCK COBBLE AT A RATE OF:  
 75% TO BE 2"-4" DIA. RIVER JACK  
 25% TO BE 4"-10" DIA. RIVER JACKS  
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2 LANDSCAPE PLAN

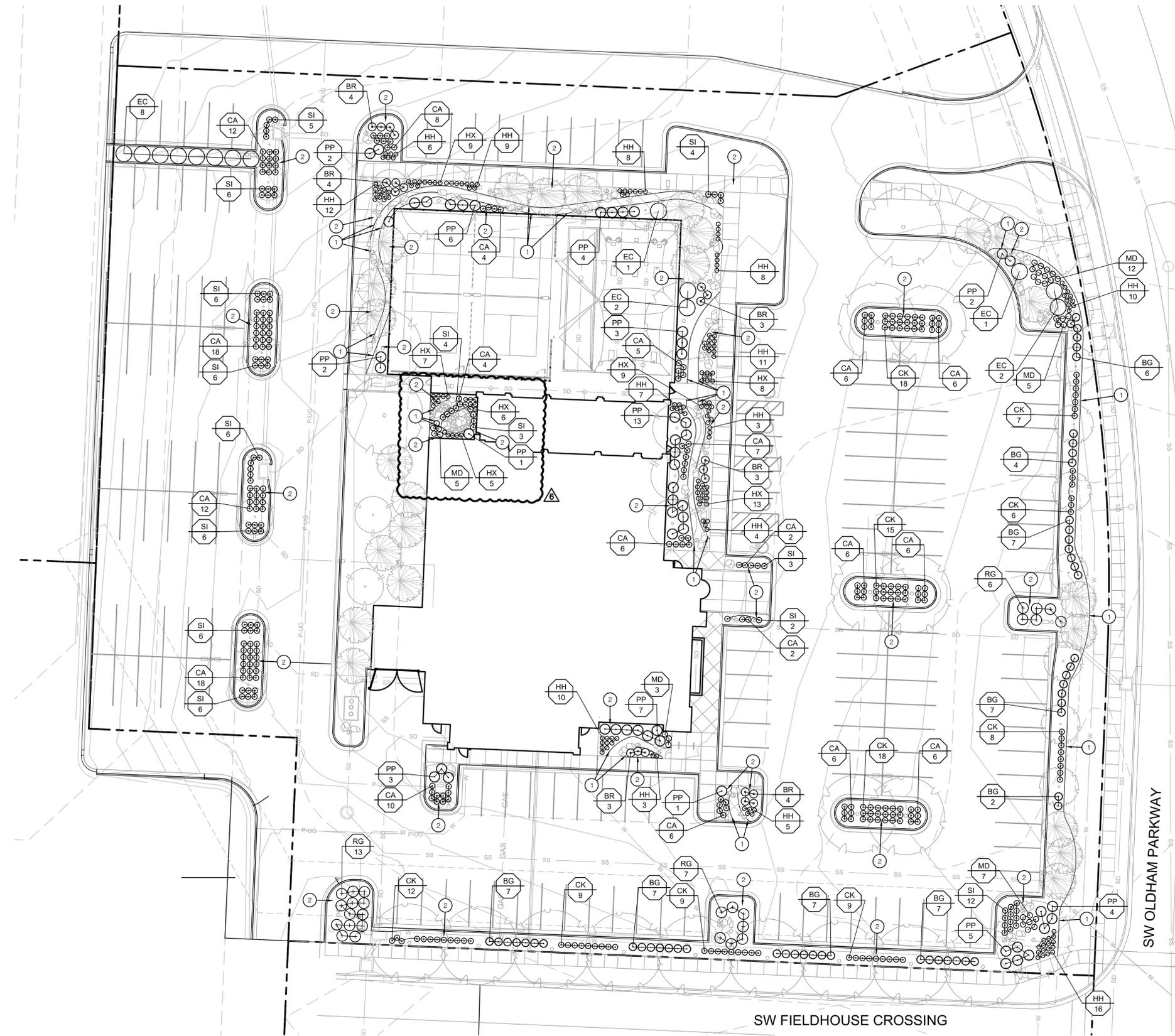


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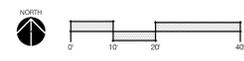
LANDSCAPE PLAN  
 FINAL DEVELOPMENT PLAN SUBMITTAL  
 SHAW HOFSTRA FIVE-FOUR RESTAURANT  
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 LEE'S SUMMIT, MISSOURI

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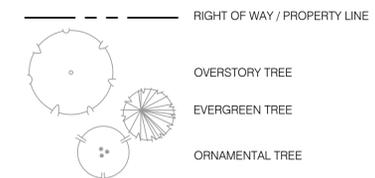
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1 LANDSCAPE PLAN



LANDSCAPE LEGEND:



LANDSCAPE UNDERSTORY PLAN NOTES

- 1 METAL BED EDGE; REF: S/L290
- 2 PLANTING BED WITH HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS

UNDERSTORY PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
<b>DECIDUOUS SHRUBS</b>					
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL	CONT.	111
EC	ELCONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL	CONT.	14
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	CONT.	26
<b>EVERGREEN SHRUBS</b>					
BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	CONT.	54
PP	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL	CONT.	53
<b>ORNAMENTAL GRASSES</b>					
CA	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL	CONT.	150
MD	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	3 GAL	CONT.	32
<b>PERENNIALS</b>					
BR	BAPTISIA AUSTRALIS	FALSE BLUE INDIGO	1 GAL	CONT.	21
HH	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT.	112
HX	HYLOTELEPHUM X 'HERBSTFREUDE'	AUTUMN JOY STONECROP	1 GAL	CONT.	37
SI	SALVIA 'YANGI' LITTLE SPIRE	LITTLE SPIRE RUSSIAN SAGE	1 GAL	CONT.	75

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6	03/12/2026	CSPP

LANDSCAPE PLAN  
 FINAL DEVELOPMENT PLAN SUBMITTAL  
 SHAW HOFSTRA FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY  
 LEE'S SUMMIT, MISSOURI  
 2025

drawn by: LB  
 designed by: CC  
 project no.: 024-02510  
 date: 9/2/2025

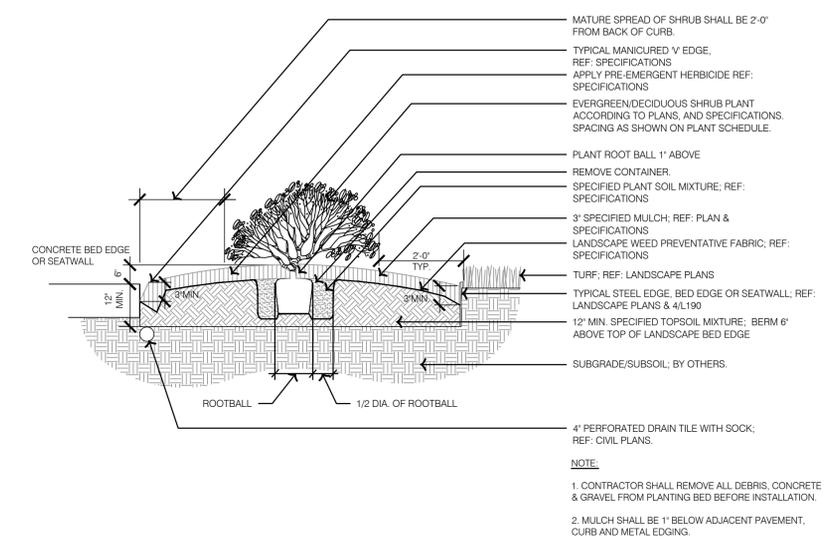
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REVISIONS

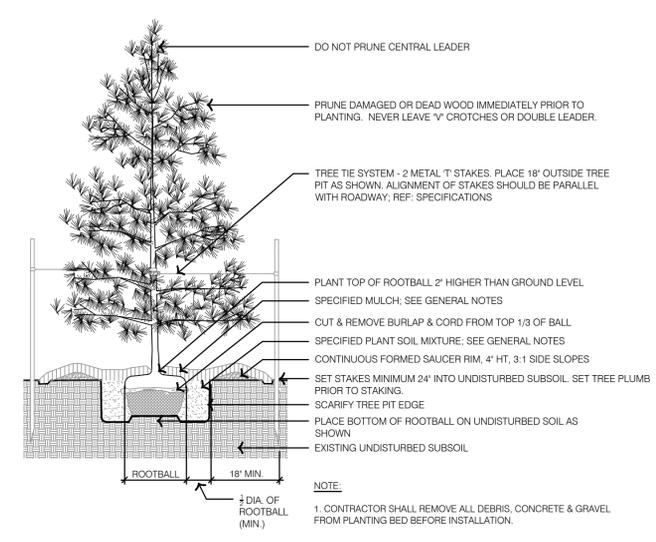
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LANDSCAPE DETAILS  
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SHAW HOFSTRA FIVE-FOUR RESTAURANT  
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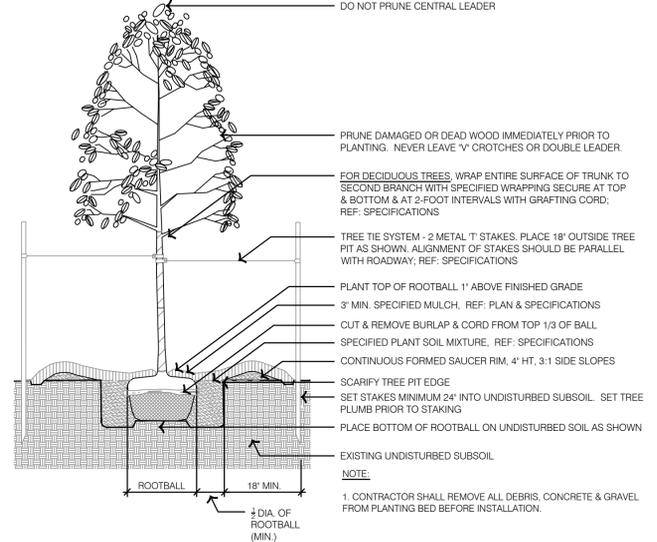
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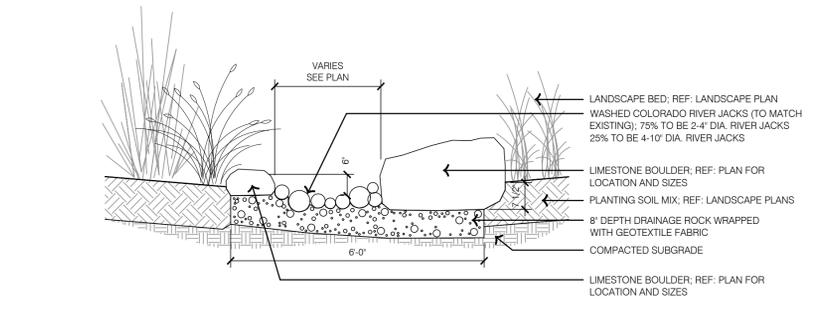
3 TYPICAL SHRUB PLANTING



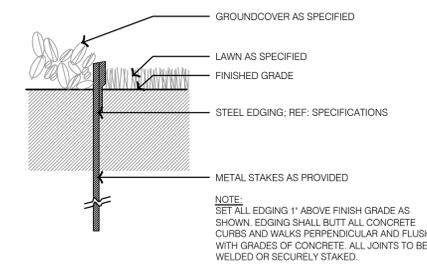
2 TYPICAL EVERGREEN TREE PLANTING



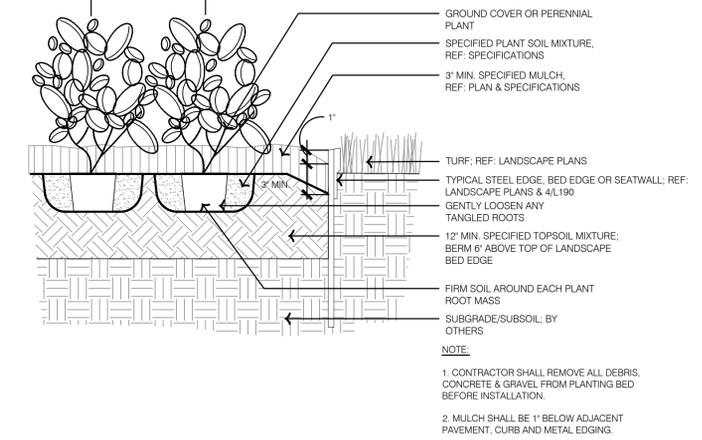
1 TYPICAL DECIDUOUS TREE PLANTING



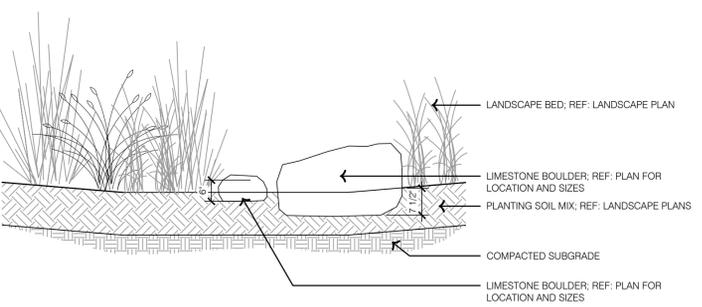
6 TYPICAL DRY STREAM BED



5 TYPICAL METAL BED EDGE



4 TYPICAL GROUNDCOVER AND PERENNIAL PLANTING

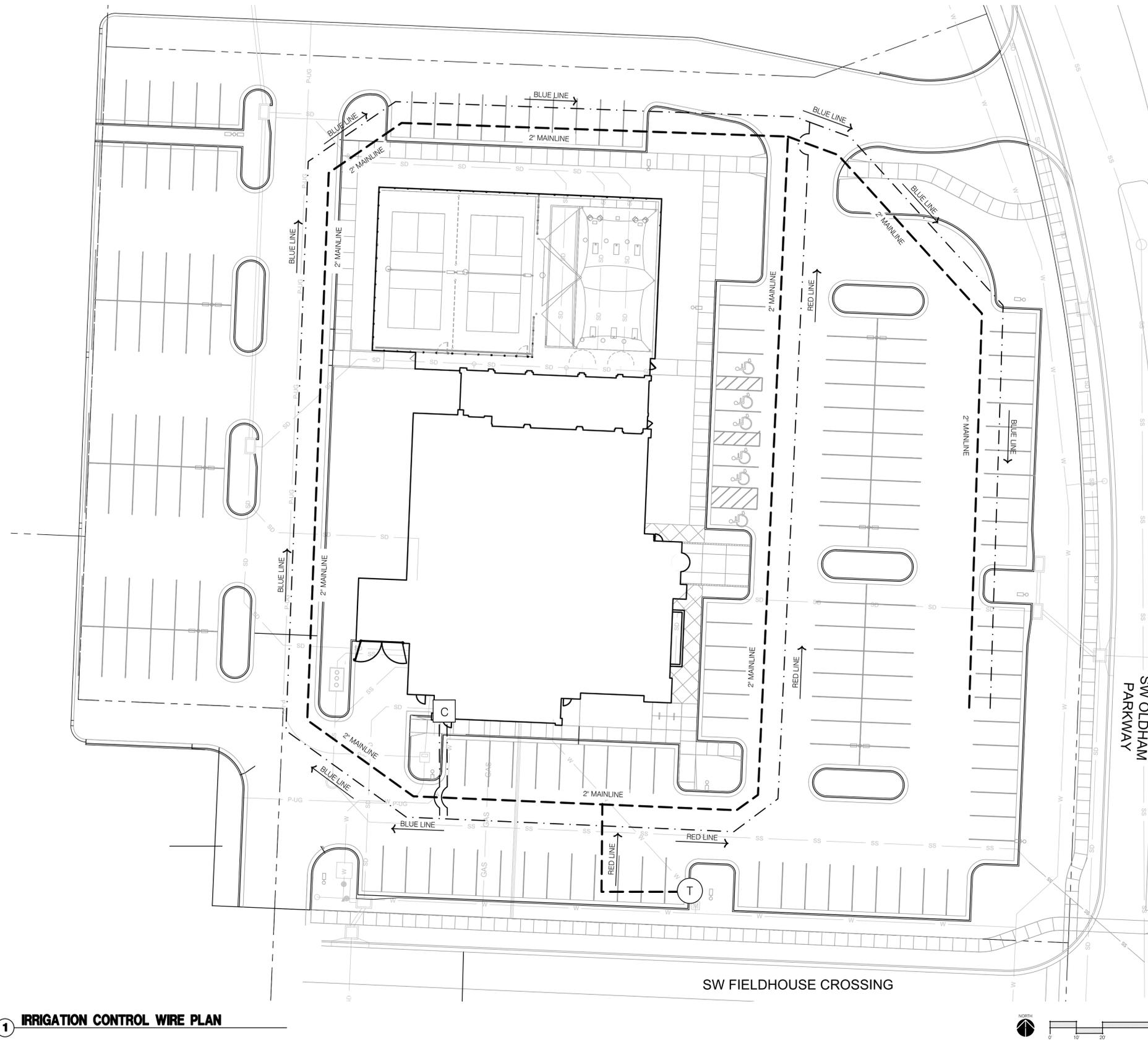


7 TYPICAL BOULDER DETAIL

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**1 IRRIGATION CONTROL WIRE PLAN**



**IRRIGATION GENERAL NOTES:**

1. THIS DESIGN IS SHOWN IN A DIAGRAMMATIC FORM. ALL COMPONENTS ARE SHOWN FOR THE PURPOSE OF CLARIFICATION AND LEGIBILITY. ALL WORK SHALL CONFORM TO SPECIFICATIONS AND DETAILS INCLUDED IN THIS PACKAGE. IRRIGATION MAINLINE, LATERALS, CONTROL VALVES, SUB-METER, BACKFLOW PREVENTER AND OTHER IRRIGATION CONTROL EQUIPMENT SHALL BE INSTALLED IN LANDSCAPE BEDS OR TURF AREAS UNLESS CONTAINED IN PVC SLEEVING UNDER PAVEMENT OR OTHER HARDSCAPE AS INDICATED ON PLANS.
2. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
3. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
4. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AT ALL TAP LOCATIONS PRIOR TO THE INSTALLATION OF ANY COMPONENTS OF THE IRRIGATION SYSTEM. NOTIFY LANDSCAPE ARCHITECT IF THE MINIMUM REQUIREMENTS FOR FLOW AND PRESSURE NOTED IN THE IRRIGATION SCHEDULES CAN NOT BE MET.
5. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES AND SPECIFICATIONS FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
6. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
7. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
8. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR RESPONSIBLE TO COORDINATE 110 ELECTRICAL SERVICE FOR CONTROLLER WITH BUILDING GENERAL CONTRACTOR. POWER SUPPLY CONNECTION BY IRRIGATION CONTRACTOR.
10. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL PPS-DIAL PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 5 PSI FROM OPERATION PSI AS STATED IN THE CONTROLLER SCHEDULES FOR EACH ZONE.
11. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
12. CONTRACTOR SHALL PLACE ALL ZONE CONTROL VALVES AND QUICK COUPLER VALVES IN LANDSCAPE BEDS, AS POSSIBLE. PLACE VALVE BOXES A MINIMUM OF 1'-0" FROM ANY PAVEMENT AND PARALLEL TO PAVEMENT EDGE. GROUPED VALVES TO BE EQUALLY SPACED.
13. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
14. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
15. ALL SPRINKLER HEADS AND TURF ROTORS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, RETAINING WALLS, BUILDINGS OR THE PLAZA AREAS.
16. THE IRRIGATION SYSTEM IS DESIGNED TO BE DRAINED AND BLOWN OUT WITH PRESSURIZED AIR PRIOR TO FREEZING TEMPERATURES IN FALL/WINTER. THE CONTRACTOR SHALL DRAIN AND BLOW OUT THE SYSTEM AS NECESSARY UNTIL SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BLOW OUT THE SYSTEM AND INSTRUCT THE OWNER ON THE PROCEDURES FOR THE FIRST FALL/WINTER FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
17. THE CONTRACTOR SHALL PRESSURIZE AND MAKE OPERATIONAL THE SYSTEM IN THE SPRING. AFTER ALL CHANCES OF FREEZING TEMPERATURES PASSES. UNTIL NOTICE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL ALSO PRESSURIZE AND MAKE THE SYSTEM OPERATIONAL AND INSTRUCT THE OWNER ON PROCEDURES FOR THE FIRST SPRING FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
18. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
19. ALL IRRIGATION EQUIPMENT INCLUDING VALVES, MAINLINES AND LATERALS SHALL BE LOCATED ON THE OWNER'S PROPERTY.

**IRRIGATION OVERALL PLAN LEGEND:**

- RIGHT OF WAY / PROPERTY LINE
- POTABLE WATER SERVICE LINE
- MAINLINE, SIZE AS SHOWN
- TWO-WIRE PATH LINE
- ⊙ IRRIGATION POINT OF CONNECTION
- IRRIGATION CONTROLLER



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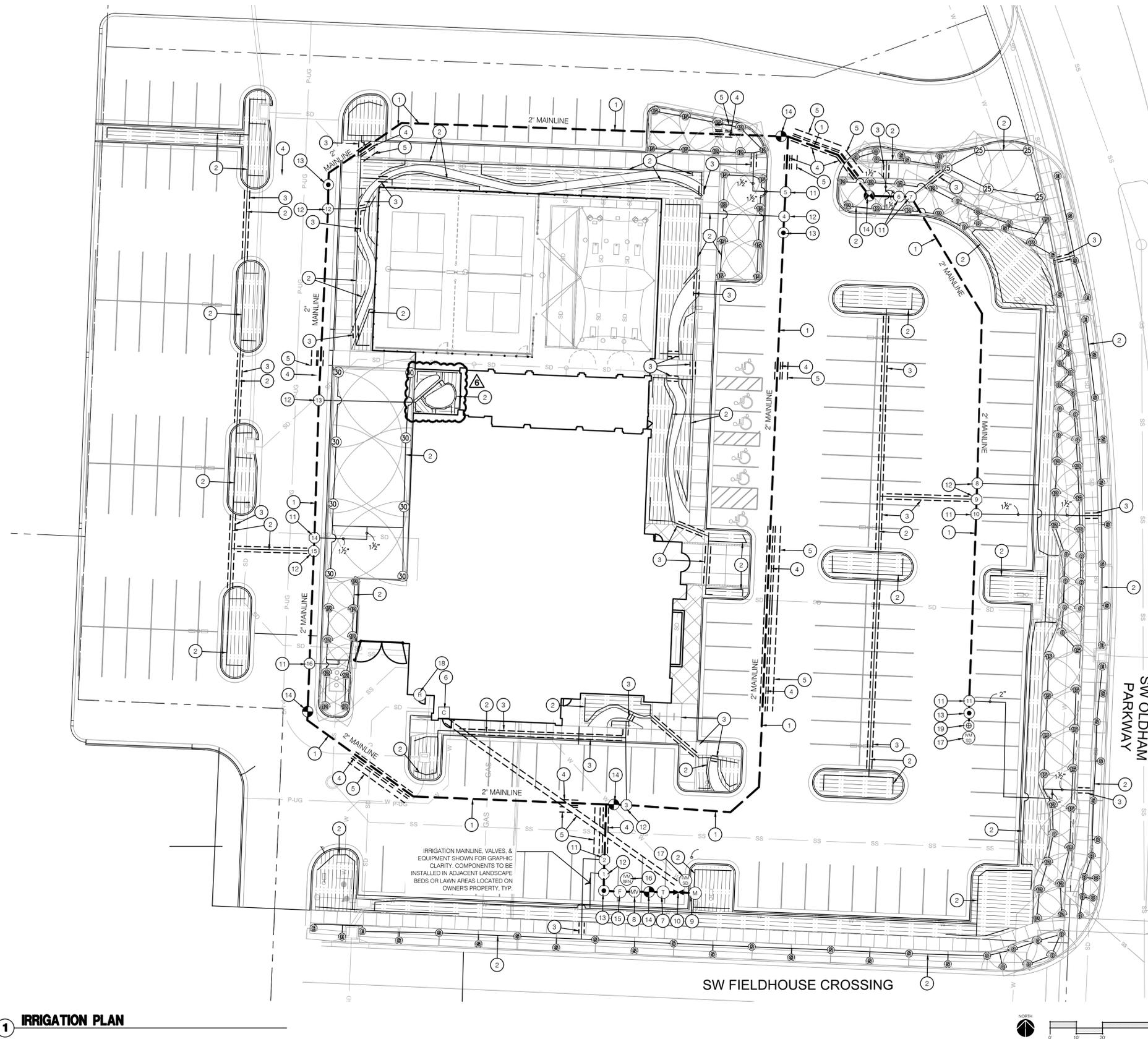
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IRRIGATION CONTROL WIRE PLAN FINAL DEVELOPMENT PLAN SUBMITTAL	2025
SHAW HOFSTRA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY	
LEE'S SUMMIT, MISSOURI	

drawn by: LB  
 designed by: CC  
 project no.: 024-02510  
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**1 IRRIGATION PLAN**



**IRRIGATION LEGEND:**

- RIGHT OF WAY / PROPERTY LINE
- ROTOR HEAD; REF: 1/L390
- FULL CIRCLE SPRAY HEAD; REF: 2/L390
- ◐ HALF CIRCLE SPRAY HEAD; REF: 2/L390
- ◑ ONE THIRD CIRCLE SPRAY HEAD; REF: 2/L390
- ◒ QUARTER CIRCLE SPRAY HEAD; REF: 2/L390
- SIDE STRIP SPRAY HEAD; REF: 2/L390
- END STRIP SPRAY HEAD; REF: 2/L390
- POTABLE WATER SERVICE LINE
- MAINLINE, SIZE AS SHOWN; REF: 5/L391
- LATERAL PIPE, SIZE AS SHOWN; REF: 5/L391
- LANDSCAPE DRIPLINE; REF: 3, 4, 5, 6, 7 & 9/L390
- SCHEDULE 40 PVC SLEEVE
- Ⓜ IRRIGATION WATER METER; REF: ARCHITECTURAL PLANS
- Ⓝ BACKFLOW PREVENTER; REF: ARCHITECTURAL PLANS
- Ⓣ IRRIGATION POINT OF CONNECTION
- Ⓜ MASTER CONTROL VALVE
- Ⓜ ZONE CONTROL VALVE
- Ⓜ MANUAL GATE VALVE
- Ⓜ QUICK COUPLER VALVE
- Ⓜ FLOW SENSOR
- Ⓜ AUTOMATIC CONTROLLER
- Ⓜ RAIN/FREEZE SENSOR
- Ⓜ IVM SURGE DEVICE
- Ⓜ IVM SENSOR DEVICE
- Ⓜ MAINLINE / CONTROL WIRE TERMINUS

**IRRIGATION PLAN NOTES:**

- 1 POTABLE WATER IRRIGATION MAINLINES TO BE 2" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391
- 2 POTABLE WATER IRRIGATION LATERALS TO BE 1" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391
- 3 POTABLE WATER IRRIGATION LATERALS SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
- 4 POTABLE WATER IRRIGATION MAINLINE SLEEVES SHALL BE 6" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
- 5 IRRIGATION CONTROL WIRE SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
- 6 IRRIGATION CONTROLLER SHALL BE RAIN BIRD ESP-LXIVM MODULAR SERIES WALL MOUNTED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ELECTRICAL SERVICE TO THE CONTROLLER LOCATION IS TO BE COORDINATED BY THE GENERAL CONTRACTOR AND PROVIDED BY ELECTRICAL CONTRACTOR. POWER HOOK-UP TO THE CONTROLLER BY IRRIGATION CONTRACTOR. INSTALL CONTROLLER PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS; REF: 7/L391
- 7 IRRIGATION POINT OF CONNECTION. IRRIGATION CONTRACTOR SHALL CONNECT IRRIGATION MAINLINE TO WATER SUPPLY AS REQUIRED BY ALL CITY, COUNTY, OR STATE REGULATIONS. IRRIGATION TAP SHALL OCCUR AFTER METER AND BACKFLOW PREVENTER PROVIDED BY GENERAL CONTRACTOR; REF: 6/L391
- 8 2" RAIN BIRD MODEL MASTER VALVE CONNECTED TO POTABLE IRRIGATION MAINLINE AFTER IRRIGATION POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER; REF: 10/L390
- 9 IRRIGATION WATER METER; REF: SPECIFICATIONS
- 10 BACKFLOW PREVENTER; REF: 6/L391
- 11 RAIN BIRD PE-IVM MODEL CONTROL VALVE TO BE USED ON ALL POTABLE WATER IRRIGATION MAINLINES. REFERENCE IRRIGATION SCHEDULE FOR SIZE, FLOW, AND PRESSURE REQUIREMENTS; REF: 8/L390
- 12 RAIN BIRD XCZ-100-IVM-Q DRIP CONTROL VALVE TO BE USED ON ALL POTABLE WATER IRRIGATION MAINLINES; REF: 9/L390
- 13 QUICK COUPLER VALVE LOCATED ON POTABLE WATER SHALL BE RAIN BIRD 44RC WITH YELLOW CAP LOCATED IN 10" ROUND VALVE BOX; REF: 2/L391
- 14 INSTALL MANUAL GATE VALVE IN LOCATIONS INDICATED ON IRRIGATION MAINLINES. MANUAL GATE VALVE TO MATCH SIZE OF MAINLINE PIPE; REF: 4/L391
- 15 RAIN BIRD SERIES FLOW SENSOR, PER SPECIFICATIONS; REF: 12/L390 & 1/L391
- 16 IVM SENSOR DEVICE; REF: 6/L391
- 17 SURGE PROTECTOR. RAIN BIRD IVM-SD LINE SURGE PROTECTION PER SPECIFICATIONS; REF: 11/L390
- 18 RAIN BIRD RAIN/FREEZE SENSOR. INSTALLED PER SPECIFICATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT; REF: 6/L391.
- 19 IRRIGATION SYSTEM 2-WIRE COMMUNICATION TERMINUS. IRRIGATION CONTRACTOR SHALL TERMINATE MAINLINE AND CONTROL WIRE IN VALVE BOX. MAINLINE SHALL TERMINATE WITH MANUAL DRAIN VALVE. CONTROL WIRE SHALL TERMINATE WITH FIVE FEET OF CONTROL WIRE COILED IN VALVE BOX.

IRRIGATION MAINLINE, VALVES, & EQUIPMENT SHOWN FOR GRAPHIC CLARITY. COMPONENTS TO BE INSTALLED IN ADJACENT LANDSCAPE BEDS OR LAWN AREAS LOCATED ON OWNERS PROPERTY, TYP.





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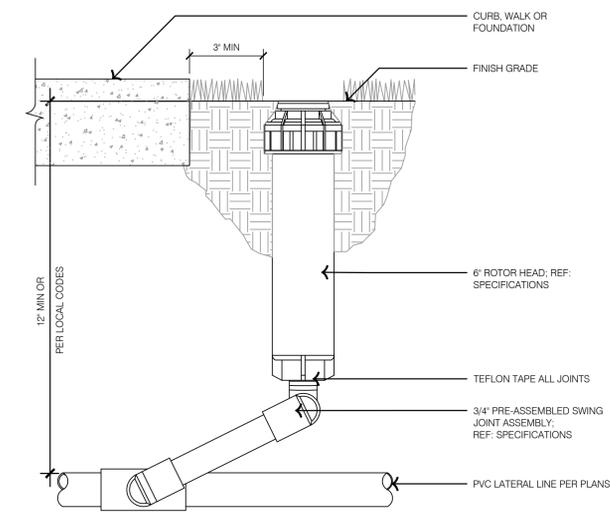
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IRRIGATION PLAN  
 FINAL DEVELOPMENT PLAN SUBMITTAL  
 SHAW HOFSTRA FIVE-FOUR RESTAURANT  
 301 SW OLDHAM PARKWAY  
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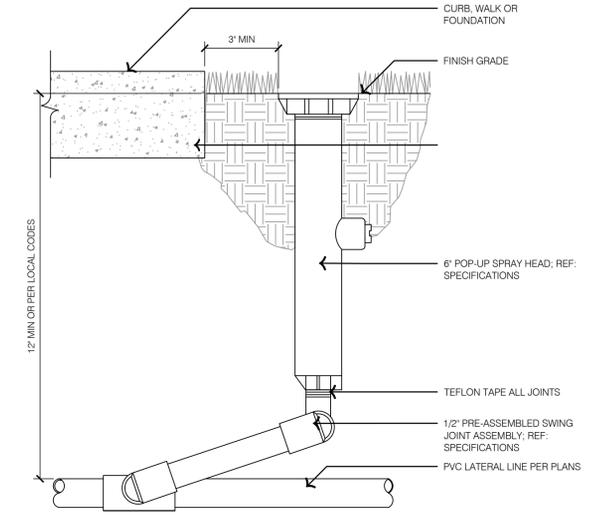
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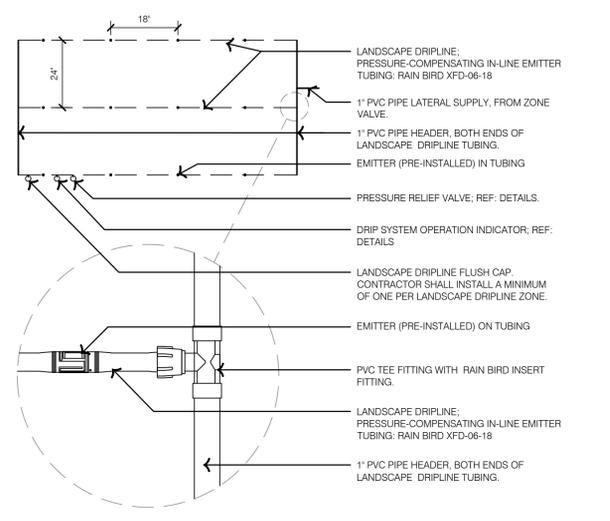
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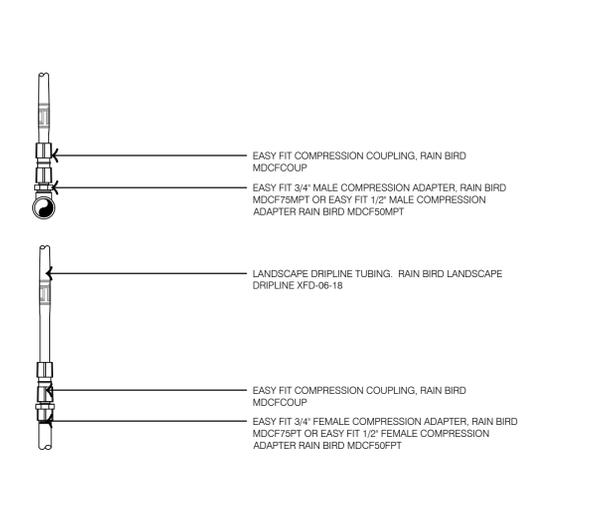
**1 6 INCH POP-UP ROTOR HEAD - POTABLE WATER**



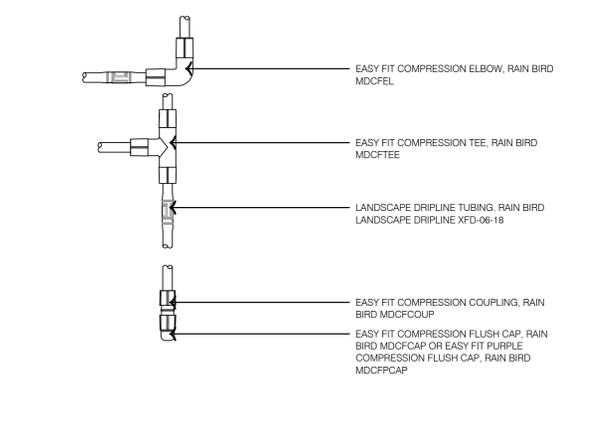
**2 6 INCH POP-UP SPRAY HEAD - POTABLE WATER**



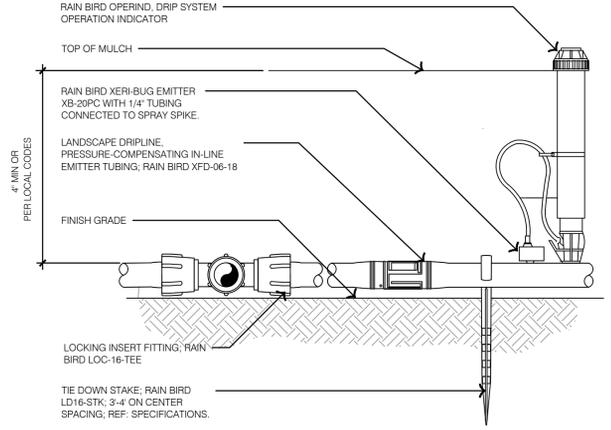
**3 LANDSCAPE DRIPLINE LAYOUT TYPICAL - POTABLE WATER**



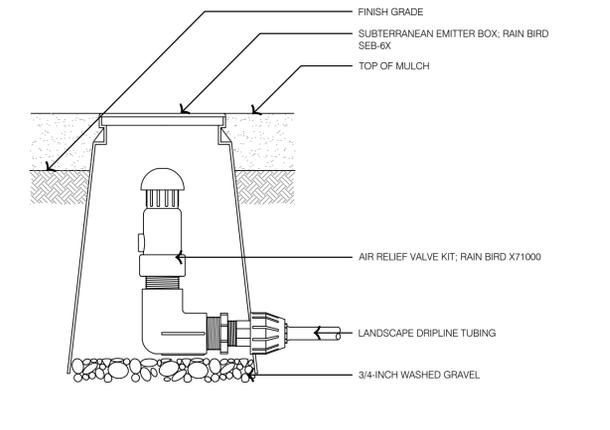
**4 LANDSCAPE DRIPLINE EASY FIT COMPRESSION ADAPTERS POTABLE WATER**



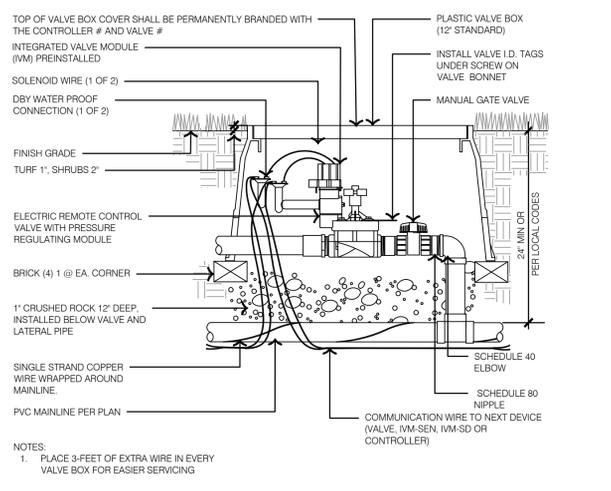
**5 LANDSCAPE DRIPLINE EASY FIT COMPRESSION FITTING POTABLE WATER**



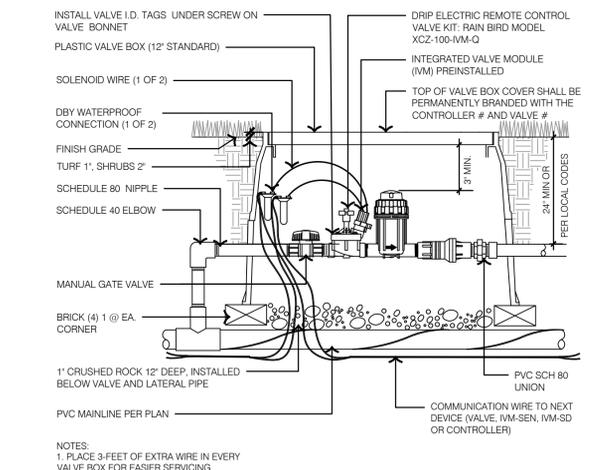
**6 LANDSCAPE DRIPLINE CONNECTION - POTABLE WATER**



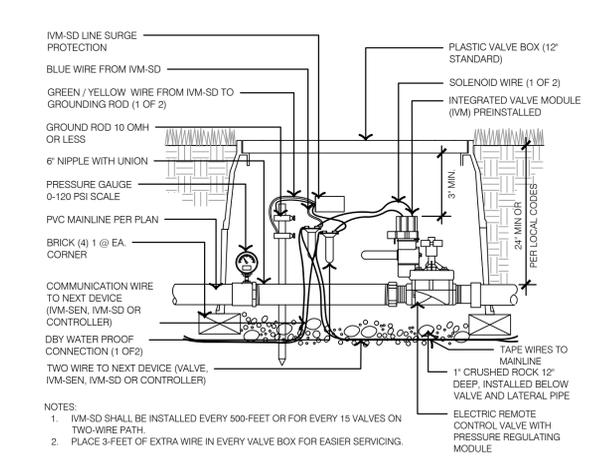
**7 LANDSCAPE DRIPLINE AIR VALVE KIT - POTABLE WATER**



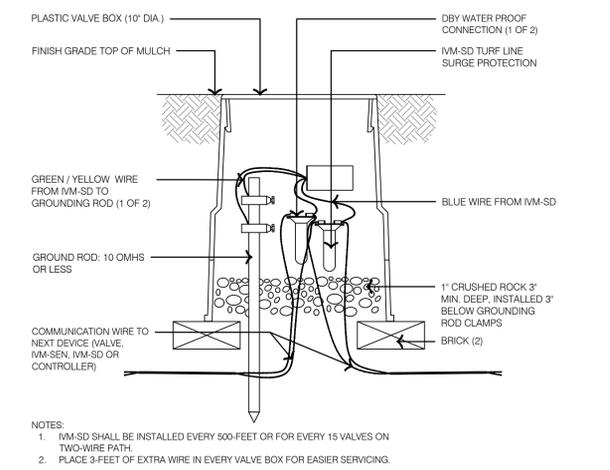
**8 REMOTE CONTROL VALVE - POTABLE WATER**



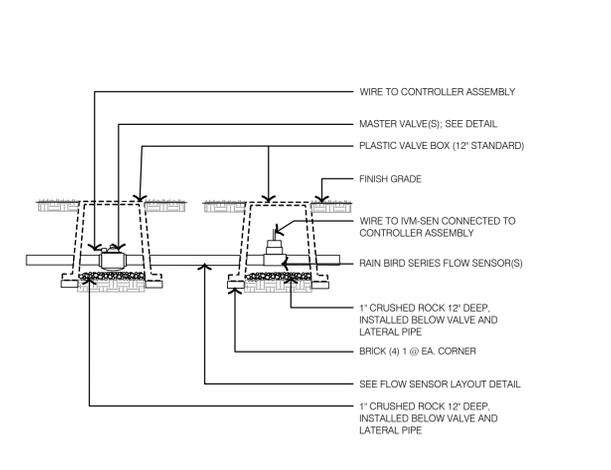
**9 DRIP REMOTE CONTROL VALVE - POTABLE WATER**



**10 MASTER VALVE - POTABLE WATER**



**11 LINE SURGE PROTECTION**



**12 MASTER VALVE & FLOW SENSOR TYPICAL - POTABLE WATER**

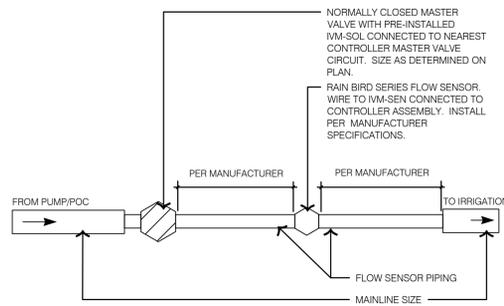
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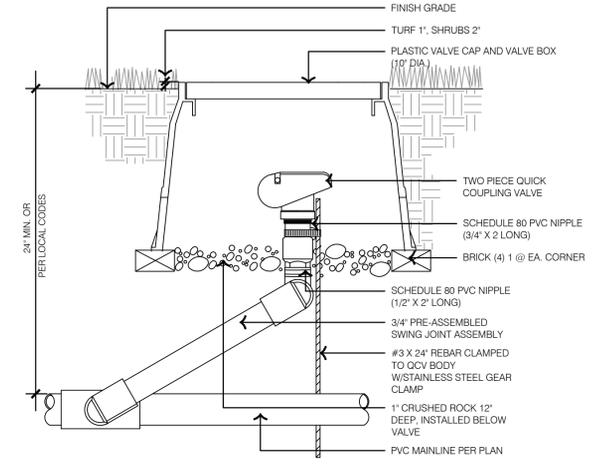
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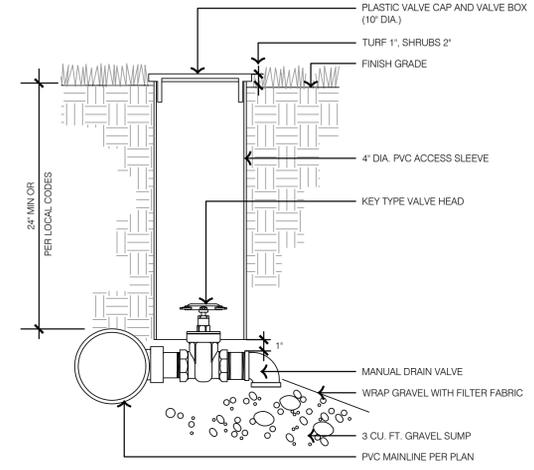


FLOW SENSOR	SIZE	FLOW SENSOR PIPING SIZE
RAIN BIRD FS100P	1"	1" PIPE
RAIN BIRD FS150P	1 1/2"	1 1/2" PIPE
RAIN BIRD FS200P	2"	2" PIPE
RAIN BIRD FS300P	3"	3" PIPE
RAIN BIRD FS400P	4"	4" PIPE

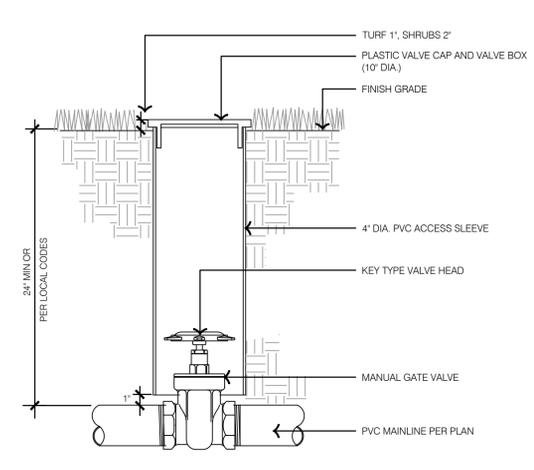
**1 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER**



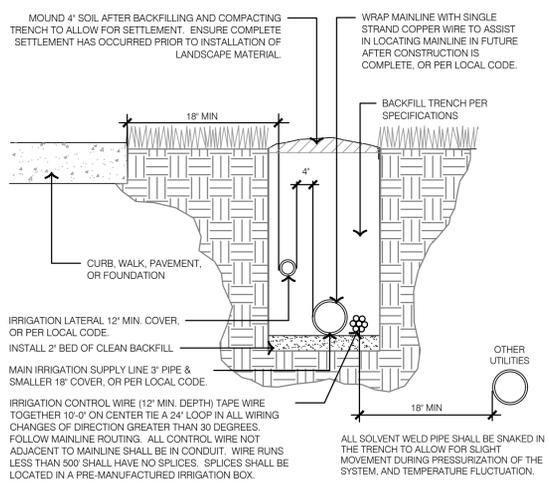
**2 QUICK COUPLER VALVE - POTABLE WATER**



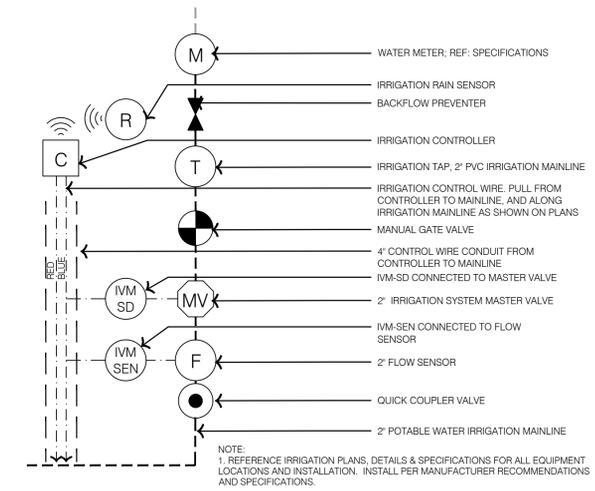
**3 MANUAL DRAIN VALVE - POTABLE WATER**



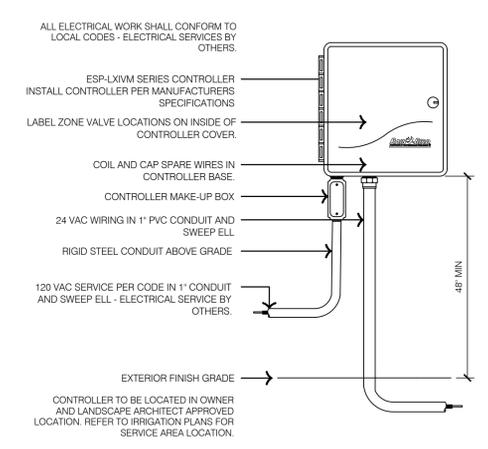
**4 MANUAL GATE VALVE**



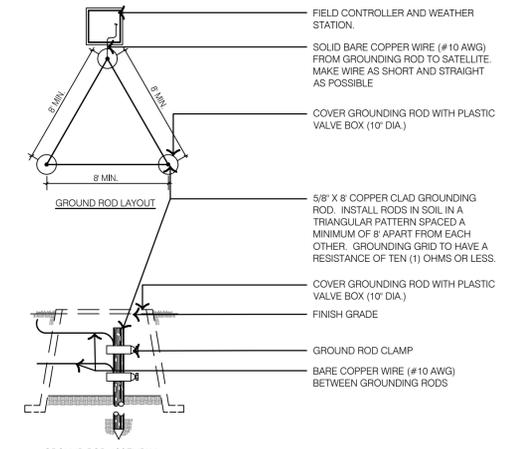
**5 TRENCHING DETAILS - POTABLE WATER**



**6 TAP LAYOUT - POTABLE WATER**



**7 WALL MOUNTED AUTOMATIC IRRIGATION CONTROLLER**



**8 CONTROLLER GROUNDING GRID**

### VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	DESIGN PSI	COLOR
1	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	11.8	1,772 LF	40	RED
2	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	25.26	25	30	RED
3	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	3.69	394.1 LF	40	RED
4	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	7.67	1,152 LF	40	RED
5	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	23.02	17	30	RED
6	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	26.97	29	30	BLUE
7	RAIN BIRD PEB-IVM	1"	TURF ROTOR	7.34	5	45	BLUE
8	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	9.83	1,588 LF	40	BLUE
9	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	4.47	635.9 LF	40	BLUE
10	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	33.05	34	30	BLUE
11	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	33.77	28	30	BLUE
12	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	9.04	1,431 LF	40	BLUE
13	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	0.82	123.1 LF	40	BLUE
14	RAIN BIRD PEB-IVM	1"	TURF ROTOR	7.44	5	45	BLUE
15	RAIN BIRD XCZ-100-IVMO	1"	AREA FOR DRIPLINE	7	1,051 LF	40	BLUE
16	RAIN BIRD PEB-IVM	1"	TURF SPRAY	10.19	9	30	BLUE

### CRITICAL ANALYSIS

Generated: 2026-03-11 13:25

P.O.C. NUMBER: 01  
Water Source Information:

Flow Available:  
Water Meter Size: 2"  
Flow Available: 120 GPM

Pressure Available:  
Static Pressure at POC: 75 PSI \*\*  
Elevation Change: 0.00 ft  
Service Line Size: 3"  
Length of Service Line: 0 ft  
Pressure Available: 75 PSI

DESIGN ANALYSIS:  
Maximum Station Flow: 33.77 GPM  
Flow Available at POC: 120 GPM  
Residual Flow Available: 86.23 GPM

Critical Station: 1  
Design Pressure: 40 PSI  
Friction Loss: 0.99 PSI  
Fittings Loss: 0.1 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 14.8 PSI  
Pressure Req. at Critical Station: 55.9 PSI  
Loss for Fittings: 0 PSI  
Loss for Main Line: 0.04 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 12.0 PSI  
Loss for Master Valve: 0.88 PSI  
Loss for Water Meter: 0.4 PSI  
Critical Station Pressure at POC: 69.2 PSI  
Critical Station Pressure: 26 PSI  
Residual Pressure Available: 5.75 PSI

\*\*NOTE:  
1. PRESSURE AVAILABLE IS ESTIMATED CONTRACTOR TO VERIFY PRESSURE AVAILABLE PER IRRIGATION GENERAL NOTE #4

REV. NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY EDP RE-SUBMITTAL	
2	11/07/2025	ISSUE FOR BID	
3	11/10/2025	REVISION PER CITY COMMENTS	
4	12/08/2025	ADDENDUM 1	
5	01/16/2026	ISSUED FOR CONSTRUCTION	
6	03/12/2026	CSFP	

IRRIGATION DETAILS  
FINAL DEVELOPMENT PLAN SUBMITTAL  
SHAW HOFSTRA FIVE-FOUR RESTAURANT  
301 SW OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI  
2025

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