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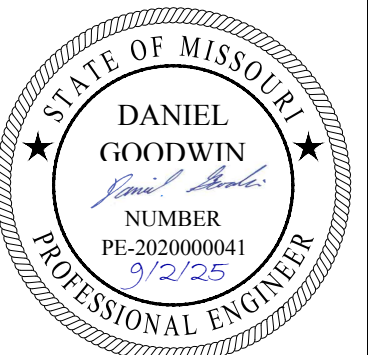
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C401	UTILITY PLAN
C500	GRADING PLAN
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A5	ARCHITECTURE BUILDING ELEVATIONS
A6	TRASH ENCLOSURE
E402	SITE PHOTOMETRIC
E403	SITE PHOTOMETRIC DETAILS



PROPERTY DESCRIPTION
A PORTION OF ADESA LOTS, 1 2 & 3 (EX PT TAKEN FOR ROW)

SIZE OF BUILDING = 9,969 SF LOT AREA = 2.50 ACRES
REQUIRED PARKING = 140 STALLS PROPOSED PARKING = 166 STALLS
IMPERVIOUS COVERAGE = 89,263 SF
FLOOR TO AREA RATIO = 9.0%

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TITLE SHEET SITE DEVELOPMENT PLANS	
FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY	
LEE'S SUMMIT, MISSOURI	2025

drawn by: OS/GS
designed by: DG
project no.: 024-02510
date: 2025.07.30

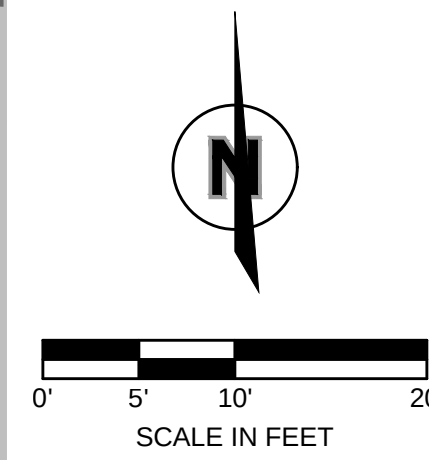
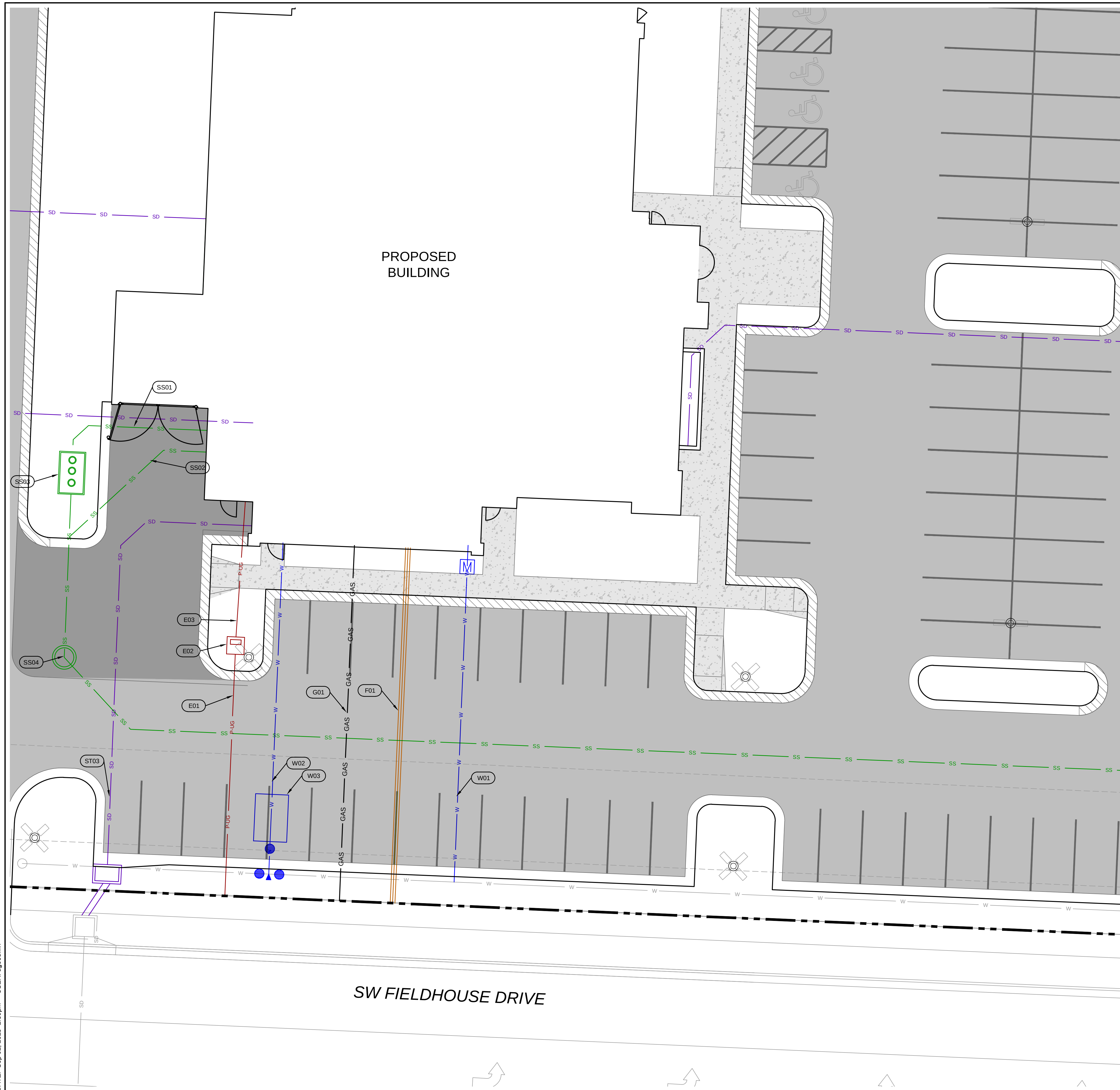
SHEET
C100



THIS LEGEND APPLIES TO ALL PLAN
VIEWS WITHIN THIS PLAN SET



drawn by: OS/GS
designed by: DG
project no.: 024-02510
date: 2025.07.30



UTILITY PLAN LEGEND

SEE EXISTING CONDITIONS LEGEND
ON SHEET C300

ON STREET	SS	SANITARY SEWER
	W	WATER LINE
		TELECOMMUNICATIONS LINE
	SD	STORM SEWER LESS THAN 12"
		STORM SEWER GREATER THAN 12"
	P-UG	UNDERGROUND POWER LINE

EXISTING CONDITIONS LEGEND

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

THIS LEGEND APPLIES TO ALL PLAN
VIEWS WITHIN THIS PLAN SET

STORM SEWER KEYNOTES

- ST01** INSTALL 143.64 LF OF 8" HDPE.
INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE
CONNECTING INTO 2-3.
SLOPE @ 2.00%
FL UP 1028.15
FL DOWN 1025.28

ST02 INSTALL APPROXIMATELY 65.1 LF OF 8" HDPE.
CONNECT TO ROOF DRAIN DOWNSPOUTS. WYE INTO ST01.
SLOPE @ 2.28%
FL UP 1027.00
FL DOWN 1025.55

ST03 INSTALL APPROXIMATELY 102.40 LF OF 8" HDPE.
INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE.
CONNECTING INTO 3-2.
SLOPE @ 3.00%
FL UP 1027.00
FL DOWN 1022.80

SANITARY SEWER KEYNOTES

- SS01** INSTALL 398.53 LF OF 4" PVC @ 2.00 % MIN. WITH BENDS AND FITTINGS AS SHOWN, AND CONNECT TO EXISTING MAIN WITH TAP AND SADDLE. 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 = 1026.57
REFER TO MEP PLANS FOR CONTINUATION
- SS04** PROPOSED SANITARY SAMPLING MANHOLE
TOP= 1030.59
FL IN = 1025.46
FL OUT = 1026.06
N: 9995940.8351
E: 2822799.3927

ELECTRICAL KEYNOTES

ALL ELECTRICAL INSTALLATION SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS OF EVERY.

- | | |
|-----|---|
| E01 | INSTALL 52 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 ENERGY STANDARDS. |
| E03 | INSTALL 29 LF OF 2" ELECTRICAL CONDUIT WITH PULL WIRE FOR SECONDARY POWER SERVICE |

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.

WATER KEYNOTES

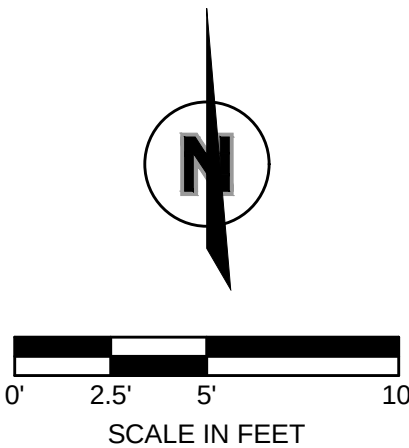
- PROPOSED TAP BY LSMO WATER DEPT. FOR DOMESTIC SERVICE. CONTRACTOR TO EXTEND 65.17 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM EXISTING 8" WATER LINE TO 2" WATER METER. CONTRACTOR TO EXTEND 4.69 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM WATER METER TO BUILDING.
- WATER METER IS LOCATED AT:
N: 999534.4777
E: 2803289.2573
- PROPOSED 8"x6" TEE, 2-8" GATE VALVES, 1-6" GATE VALVE AND 2-8" SOLID SLEEVES TO BE PROVIDED BY CONTRACTOR FOR 8" FIRE PROTECTION SERVICE. CONTRACTOR TO INSTALL GATE VALVE 2' BEHIND DOUBLE CHECK DETECTOR BACKFLOW PREVENTER AND EXTEND 53.18 L.F. OF 6" C900 PVC FROM EXISTING 8" WATER LINE TO BUILDING WITH 45 DEGREE BENDS.
- CONTRACTOR TO INSTALL DOUBLE CHECK DETECTOR BACKFLOW PREVENTER INSIDE VAULT PER LEE'S SUMMIT MISSOURI DETAILS. SEE DETAIL ON SHEET C013 FOR DESIGN AND DRAINAGE INFORMATION.

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



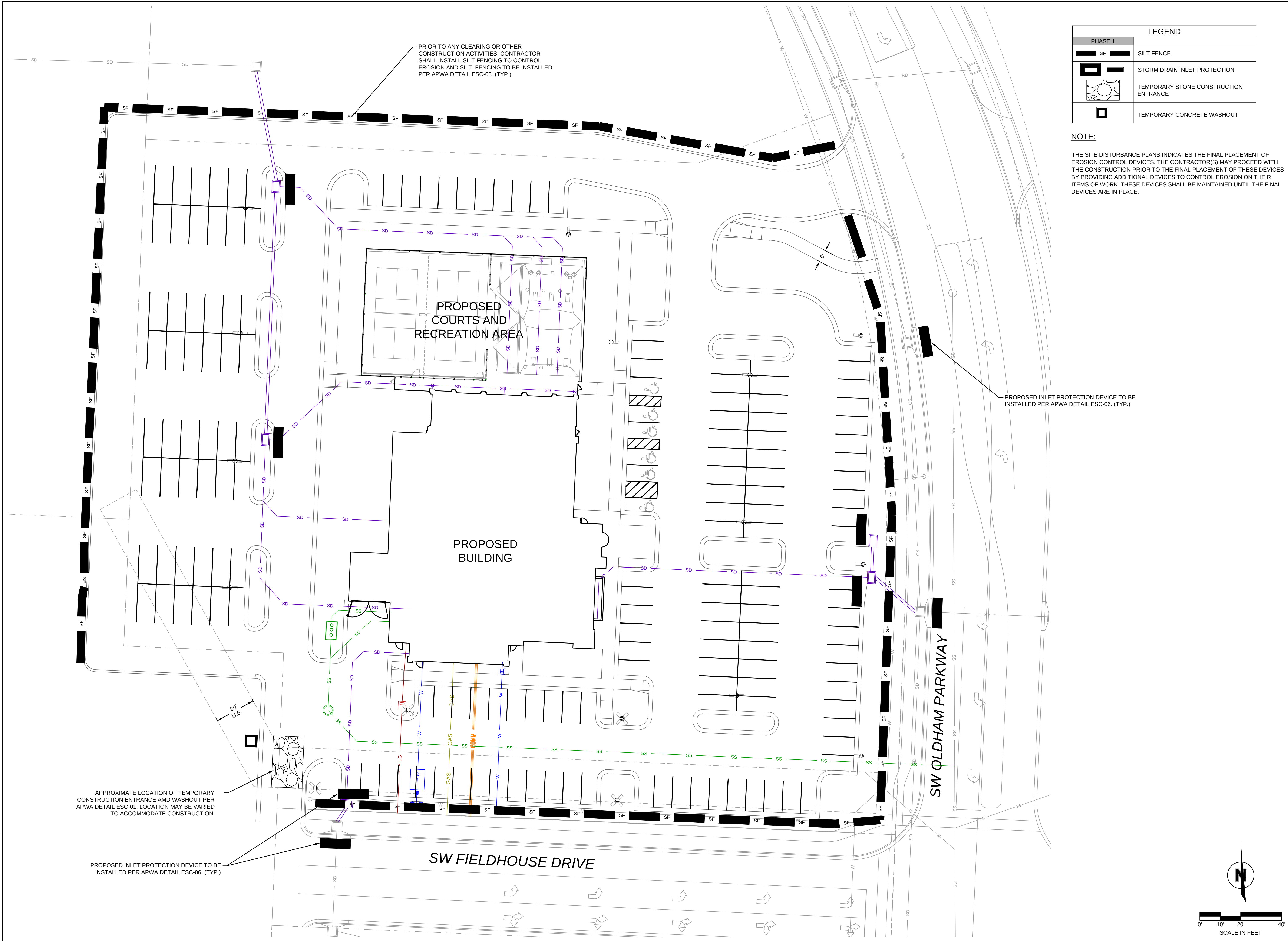
ADA RAMP 1



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

drawn by: OS/GS
 designed by: DC
 project no.: 024-02510
 date: 2025.07.30

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DATE: Sep 02, 2025 2:42pm USER: dgoodwin



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STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER
PE-2020000041
07/2/25

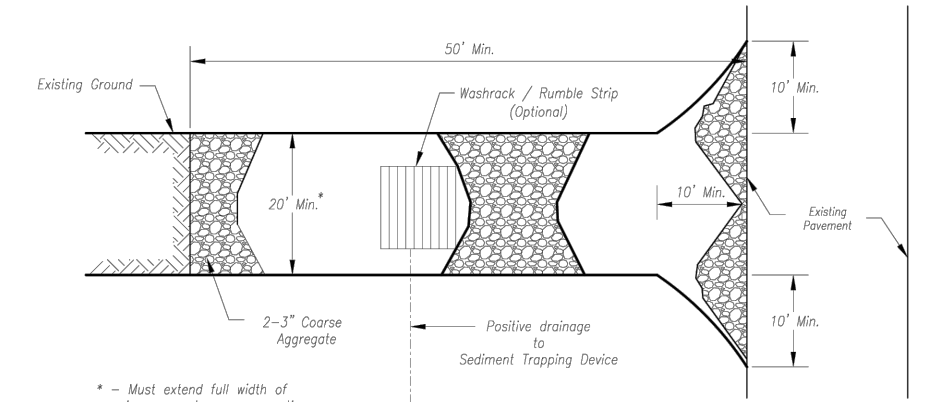
BY
DESCRIPTION
DATE
REV. NO.

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

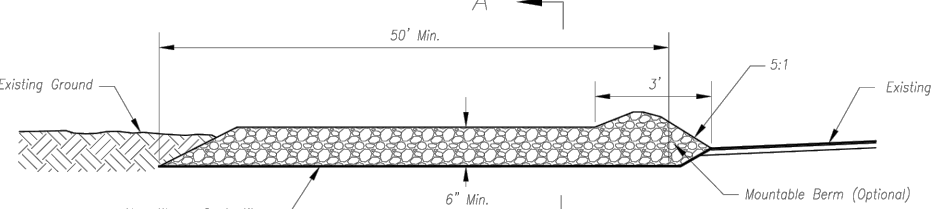
2025

drawn by: OS/GS
designed by: DG
project no.: 024-02510
date: 2025.07.30

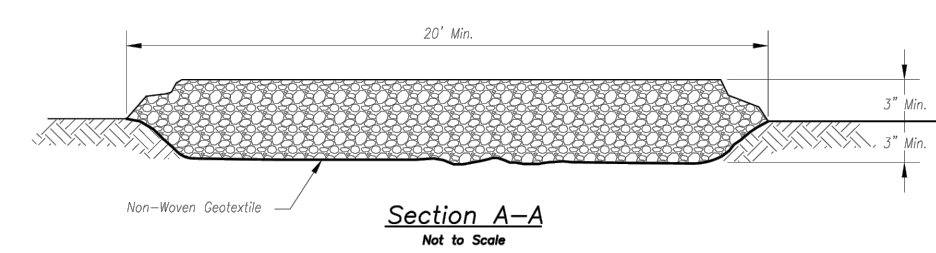
SHEET
C503



Plan View
Not to Scale



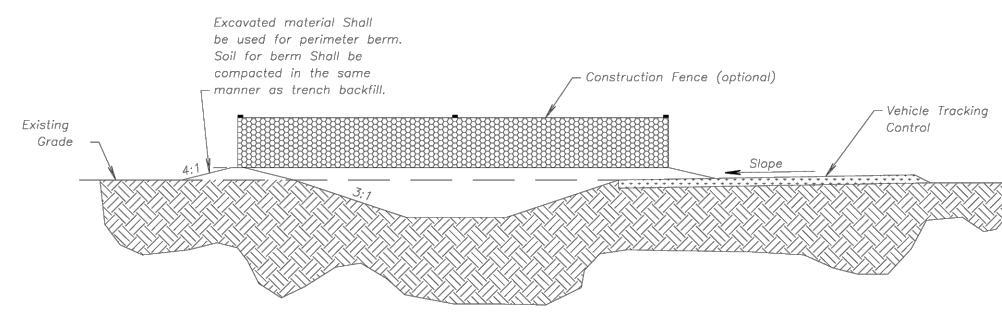
Side Elevation
Not to Scale



Section A-A
Not to Scale

- Notes for Concrete Washout:**
1. Concrete washout areas shall be installed prior to any concrete placement on site.
 2. Concrete washout areas shall include a flat subbase pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subbase pit shall be 2:1. The vehicle tracking zone shall be 10' wide from the concrete washout area.
 3. Vehicle tracking control is required at the access point to all concrete washout areas.
 4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
 5. A one-piece impervious liner may be required along the bottom and sides of the subbase pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:**
1. Concrete washout materials shall be removed once the materials flow from the washout to approximately 75% full.
 2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
 3. Concrete washout areas shall be cleaned of concrete and all other debris in the subbase pit shall be transported from the job site in a water-tight container and disposed of properly.
 4. Concrete washout areas shall remain in place until all concrete for the project is placed.
 5. When concrete washout areas are removed, excavations shall be filled with suitable compacted soil and topped, any drainage areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be established.



CONCRETE WASHOUT

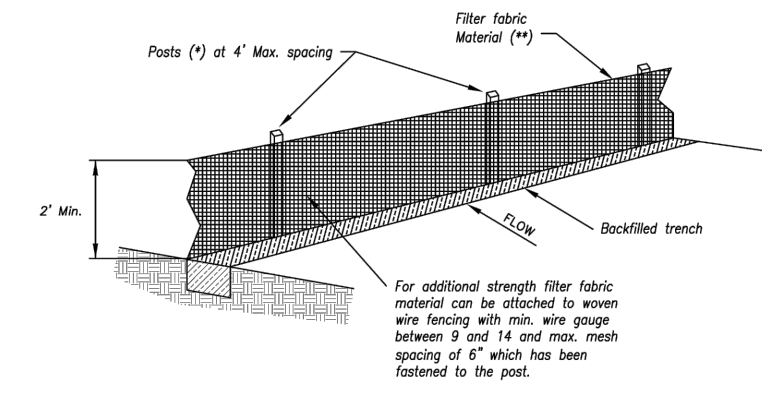
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED 10/24/2016

- Notes for Construction Entrance:**
1. Avoid locating on steep slopes, at curves on public roads, or downhill at disturbed area.
 2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
 3. If slope towards the public road exceeds 2%, construct a 6- to 10-inch high ridge with 30:1 or side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
 4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
 5. Place slope to dimensions and grade as shown on plans. Leave surface sloped for drainage.
 6. Divert all surface runoff and drainage from the entrance to a sediment control device.
 7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

- Maintenance for Construction Entrance:**
1. Reshape entrance as needed to maintain function and integrity of installation. Top areas with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control. Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



- (*) EGGS**
- MIN. LENGTH 4'
 - HARDWOOD 1 1/2" x 1 1/2"
 - NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
 - STEEL 1.33 LB/FT

(*) - Geotextile Fabric shall meet the requirements of ASD/ISO M288

SILT FENCE DETAILS

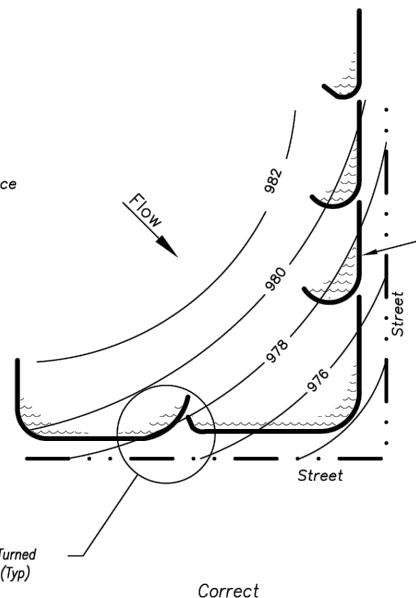
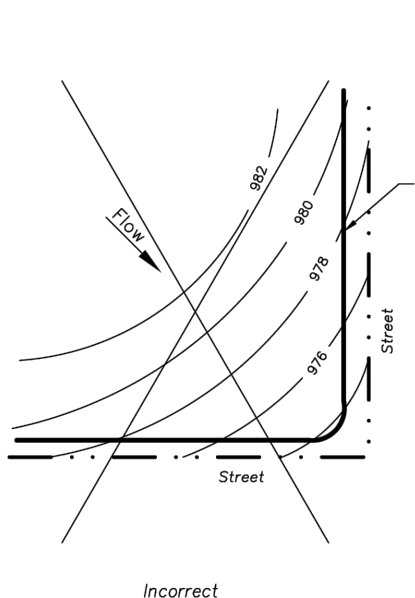
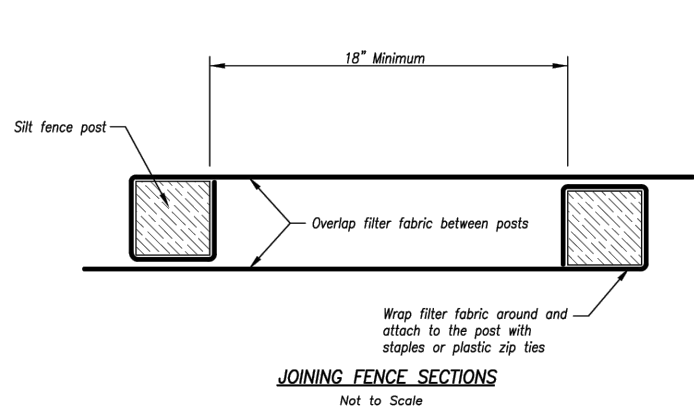
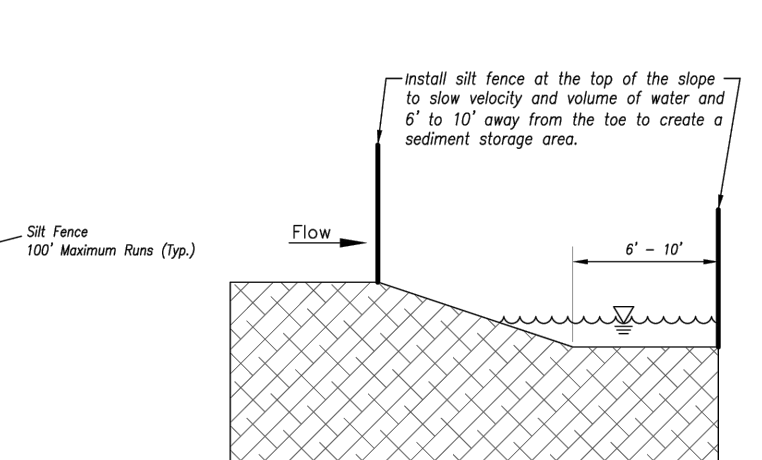


Figure A

SILT FENCE LAYOUT

Not to Scale



JOINING FENCE SECTIONS

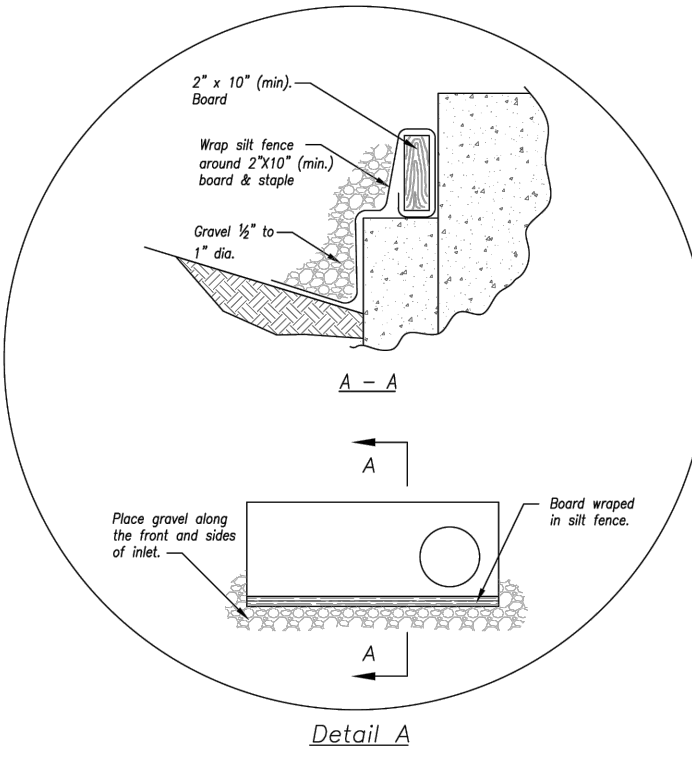
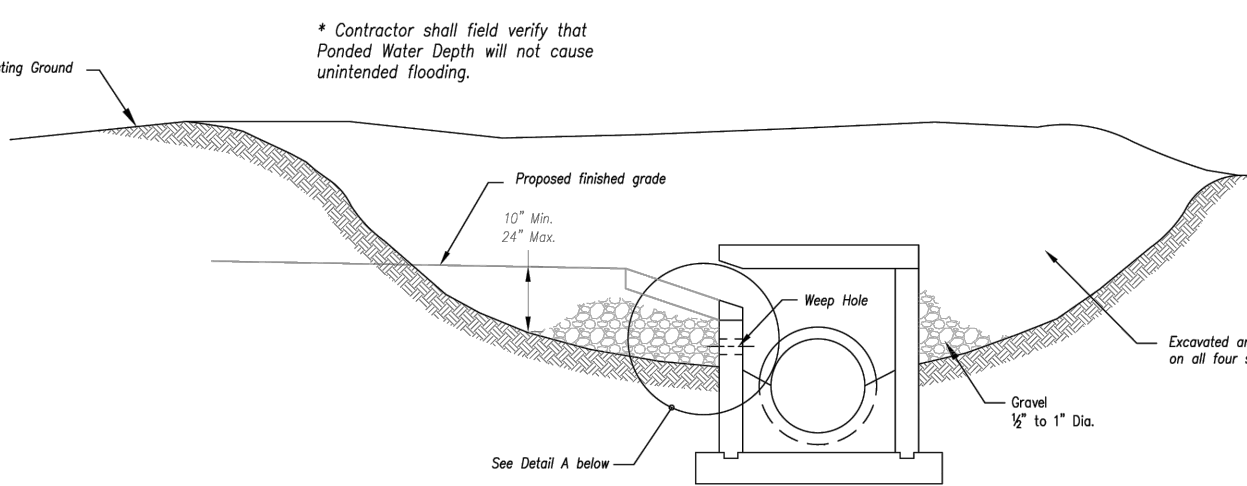
Not to Scale

- Notes:**
1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 2. Long perimeter runs of silt fence must be limited to 150'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
 3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
 4. Attach fabric to upstream side of post.
 5. Install posts a minimum of 2' into the ground.
 6. Trenching will only be allowed for small or difficult installation, where staking machines cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED 10/24/2016

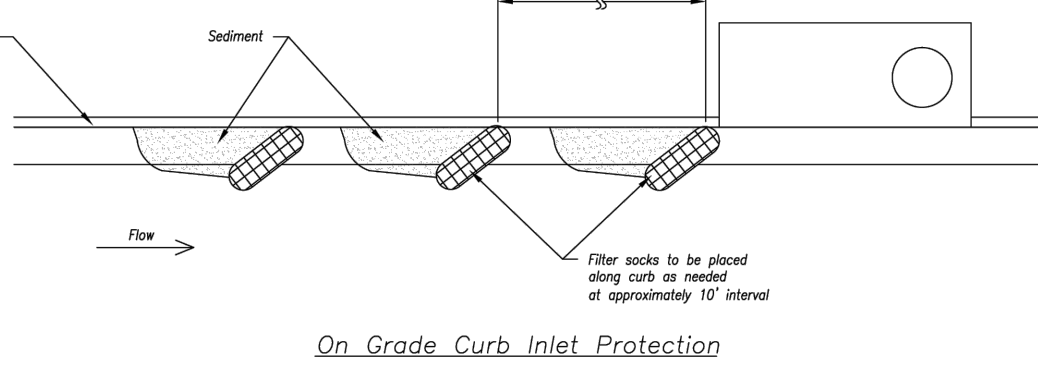


EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

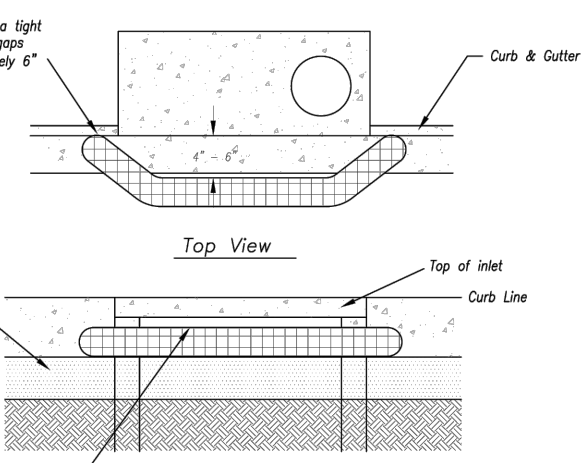
- Notes:**
1. Immediately following inlet construction and prior to construction of curb and inlet throat, install inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Stakeholders shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
 2. When inlet is completed and curb poured, filter socks or approved silt fence should be used (Late Stage Curb Inlet). Stone wallies are not approved for curb inlet use.
 3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



On Grade Curb Inlet Protection



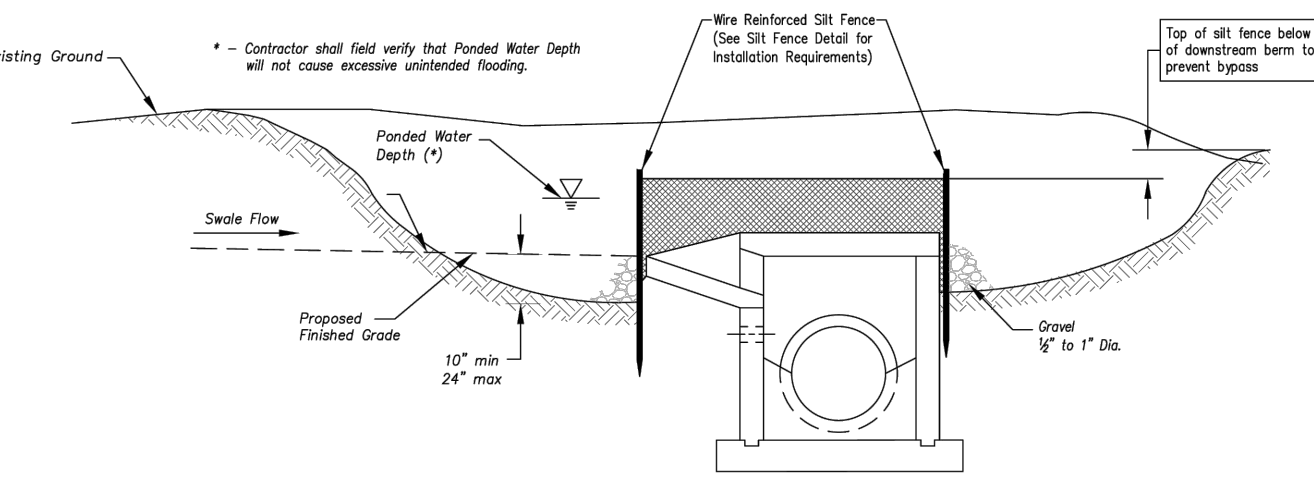
Sump Inlet Sediment Filter

LATE STAGE CURB INLET

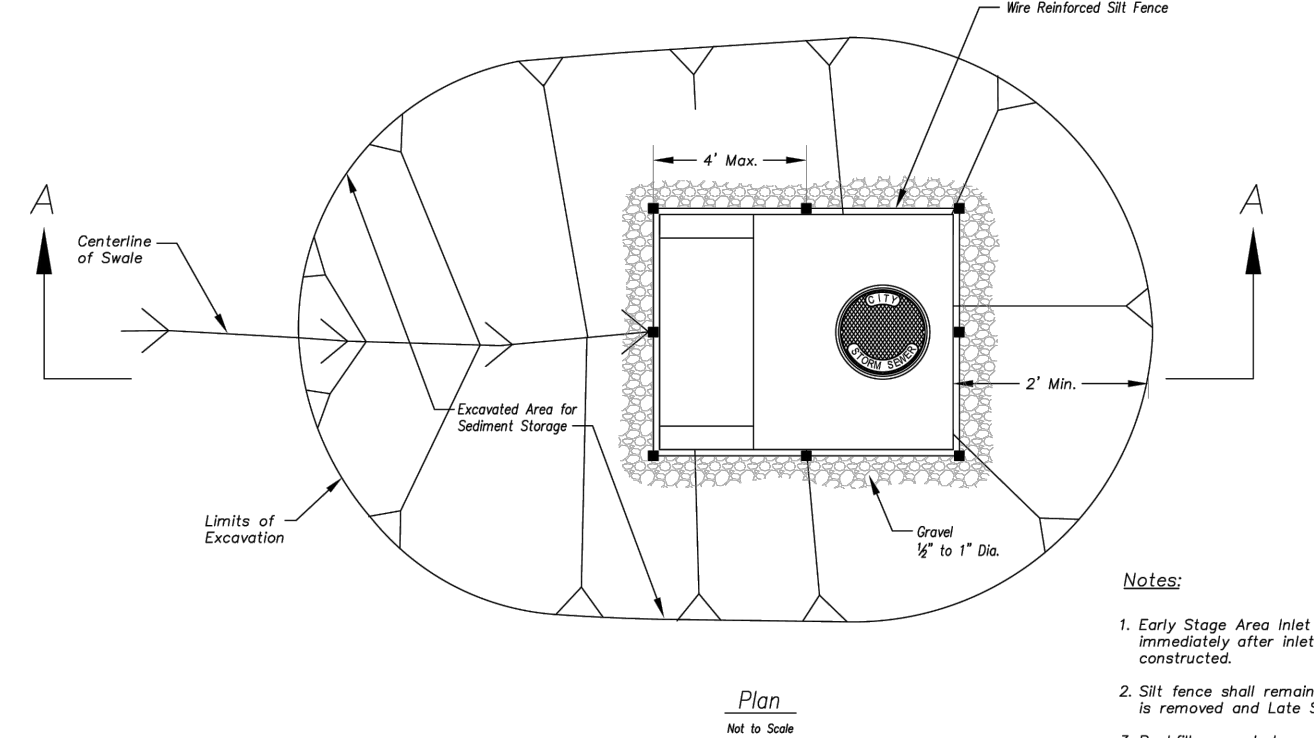
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

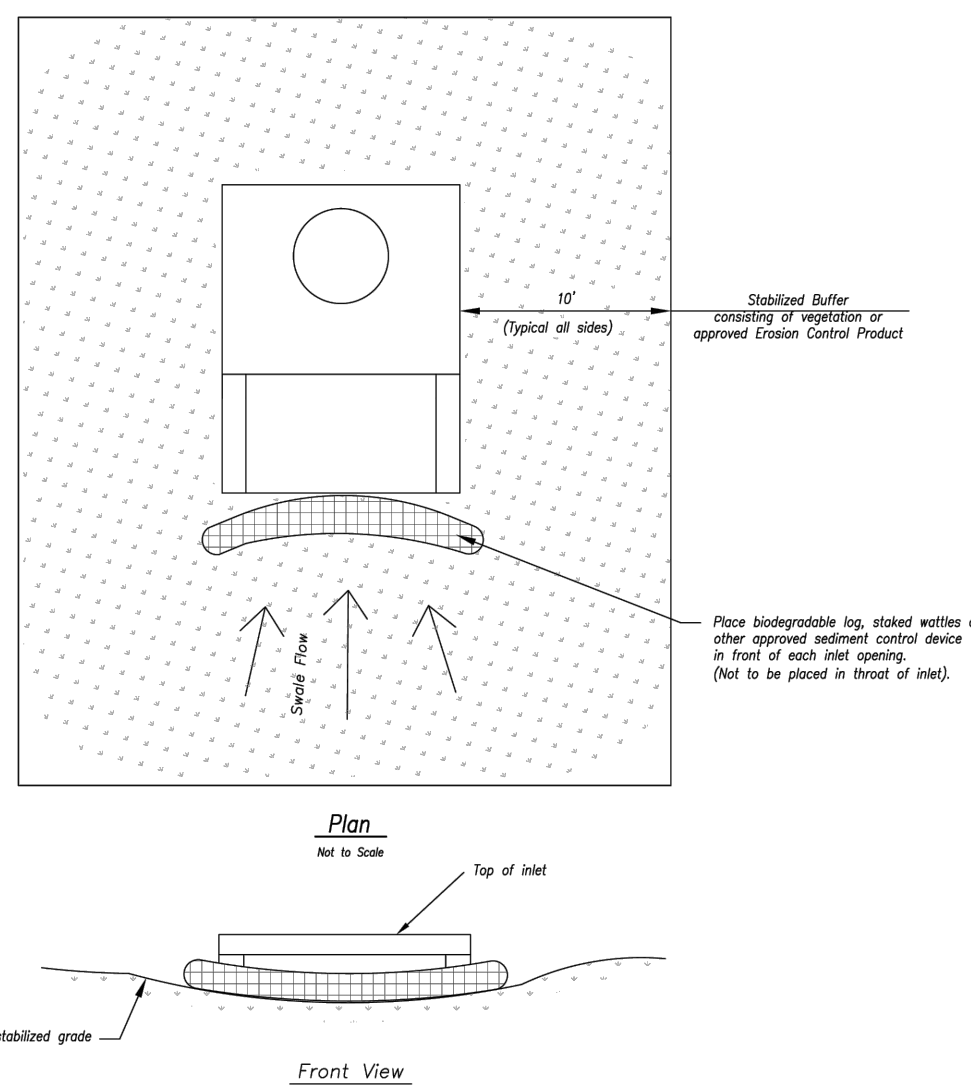


Section A-A



EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

- Notes:**
1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
 2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
 3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
 4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



LATE STAGE AREA INLET

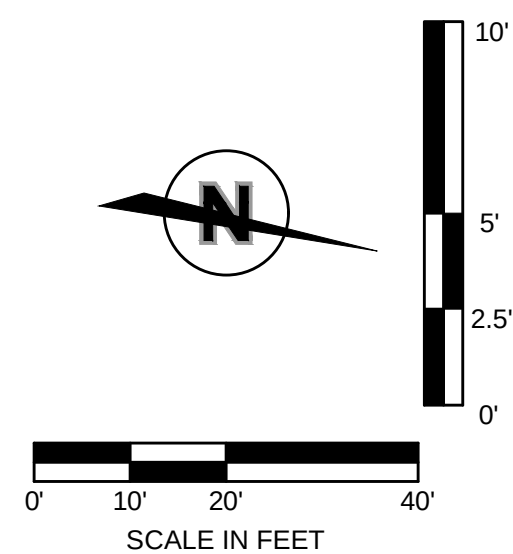
(Area inlets at final grade and existing inlets)

Maintenance:

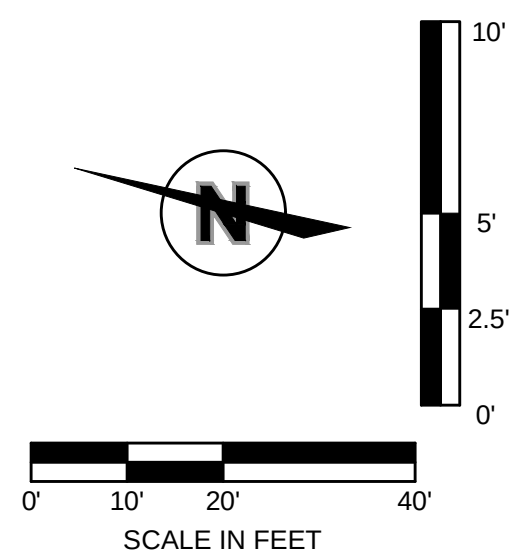
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED 10/24/2016

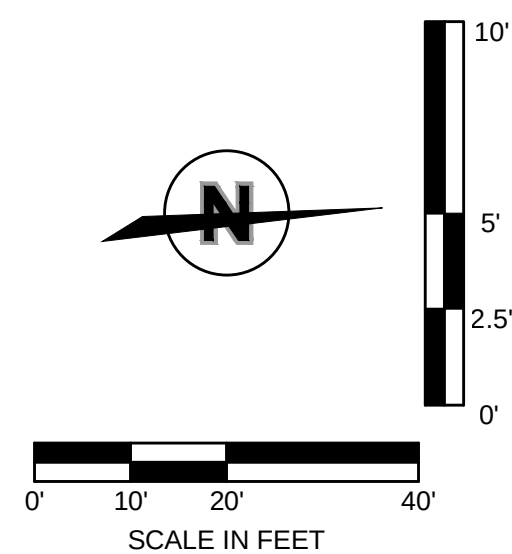
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



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



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



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



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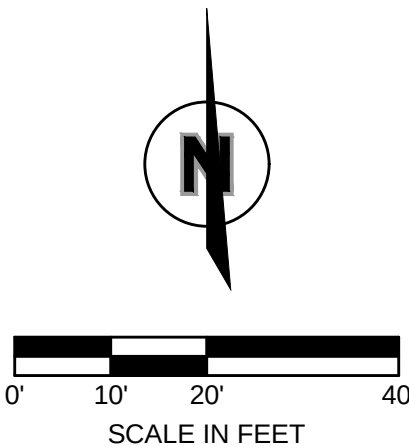


DRAINAGE LEGEND

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

STORM SEWER KEYNOTES

- ST01 INSTALL 143.64 LF OF 6" HDPE. INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE CONNECT DOWNSTREAM INTO STRUCTURE 2-3. SLOPE @ 2.00% FL UP 1028.15 FL DOWN 1025.28
- ST02 INSTALL APPROXIMATELY 65.1 LF OF 8" HDPE. CONNECT TO ROOF DRAIN DOWNSPOUTS. WYE INTO ST01. SLOPE @ 1.81% FL UP 1027.00 FL DOWN 1025.82
- ST03 INSTALL APPROXIMATELY 102.40 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 1022.97
- ST04 INSTALL APPROXIMATELY 160.39 LF OF 8" HDPE. CONNECT DOWNSTREAM INTO 3-2. SLOPE @ 2.00% FL UP 1029.29 FL DOWN 1026.08
- ST05 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE INLET
TOP =
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 =
FL IN (S) = 1029.00 (6" HDPE)
FL IN (E) = 1028.60 (8" HDPE)
FL OUT (W) = 1028.60 (8"HDPE)
- ST07 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE INLET
TOP =
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 142.60 LF OF 8" HDPE. CONNECT DOWNSTREAM INTO 2-2. SLOPE @ 2.00% FL UP = 1027.79 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 = 1028.18 FL DOWN = 1026.80
- ST11 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE CONNECT DOWNSTREAM INTO ST09 WITH WYE SLOPE @ 2.00% FL UP = 1028.47 FL DOWN = 1027.09
- ST12 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE CONNECT DOWNSTREAM INTO ST09 WITH WYE SLOPE @ 2.00% FL UP = 1028.67 FL DOWN = 1027.29
- 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 A-2 SLOPE @ 3.00% FL UP = 1029.43 FL DOWN = 1025.41



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Missouri COA #001592

STATE OF MISSOURI
DANIEL
GOODWIN
Professional Engineer
NUMBER
PE-2020000041
3/2/25

BY

DESCRIPTION

DATE

REV. NO.

2025

DRAINAGE PLAN
SITE DEVELOPMENT PLANS

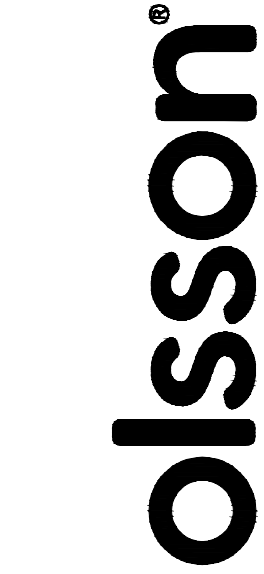
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

drawn by: OS/GS
designed by: DG
project no.: 024-02510
date: 2025.07.30

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	1014.6
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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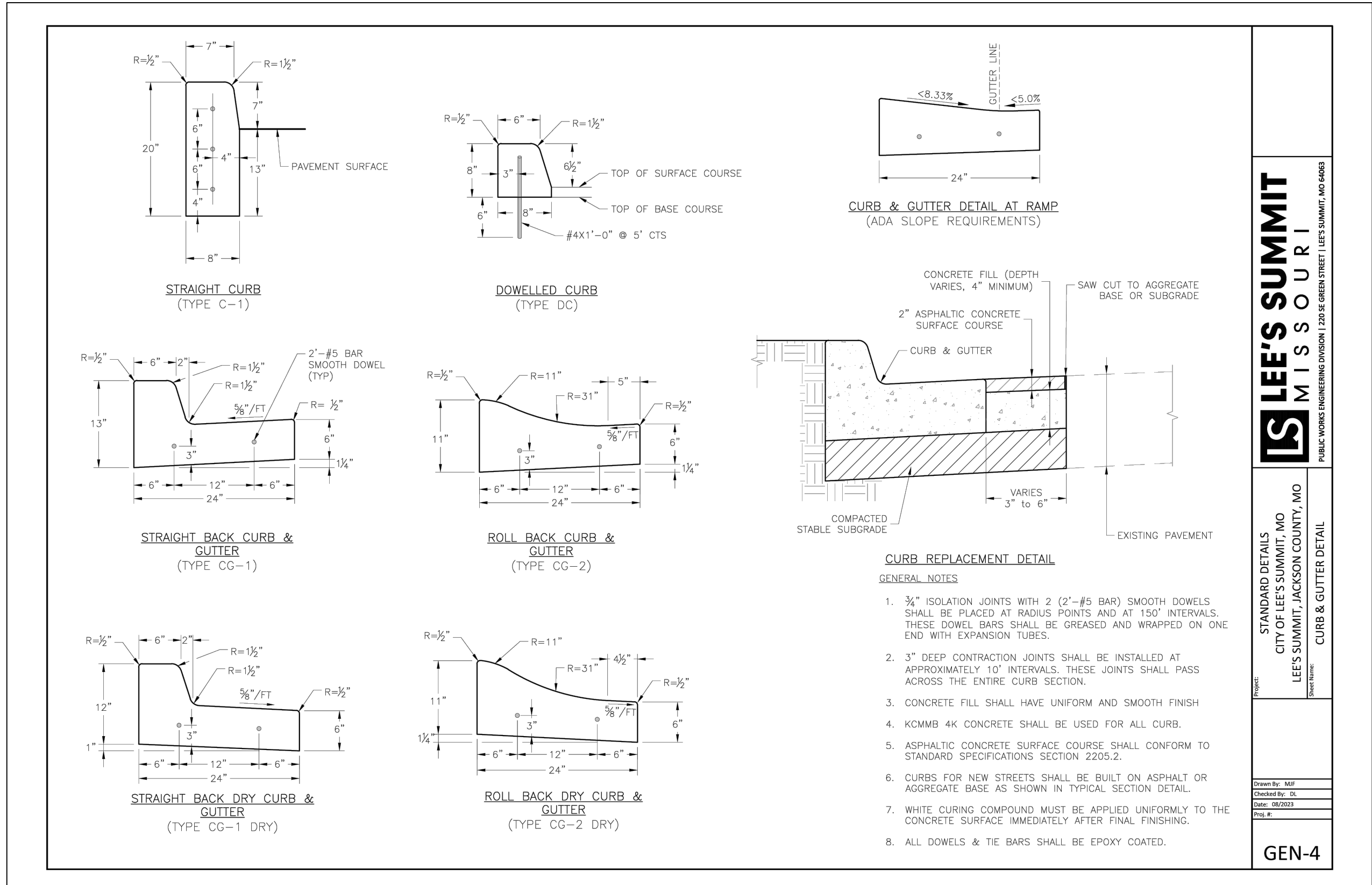
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DRAINAGE TABLES SITE DEVELOPMENT PLANS FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY LEE'S SUMMIT, MISSOURI	2025
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drawn by: OS/GS
designed by: DG
project no.: 024-02510
date: 2025.07.30

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10 N.T.S.
CURB AND GUTTER

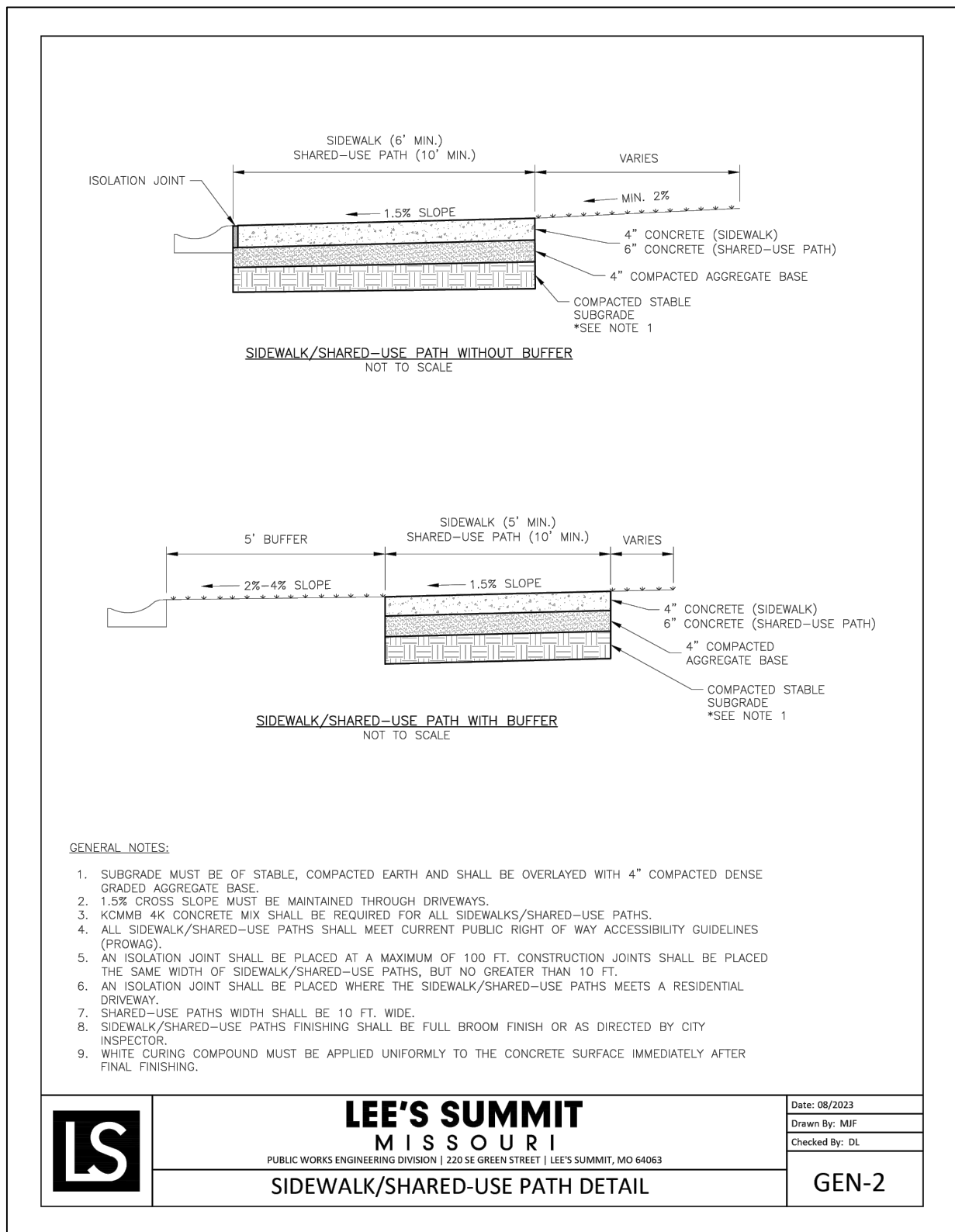


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 230 S. GREEN STREET | LEE'S SUMMIT, MO 64116

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

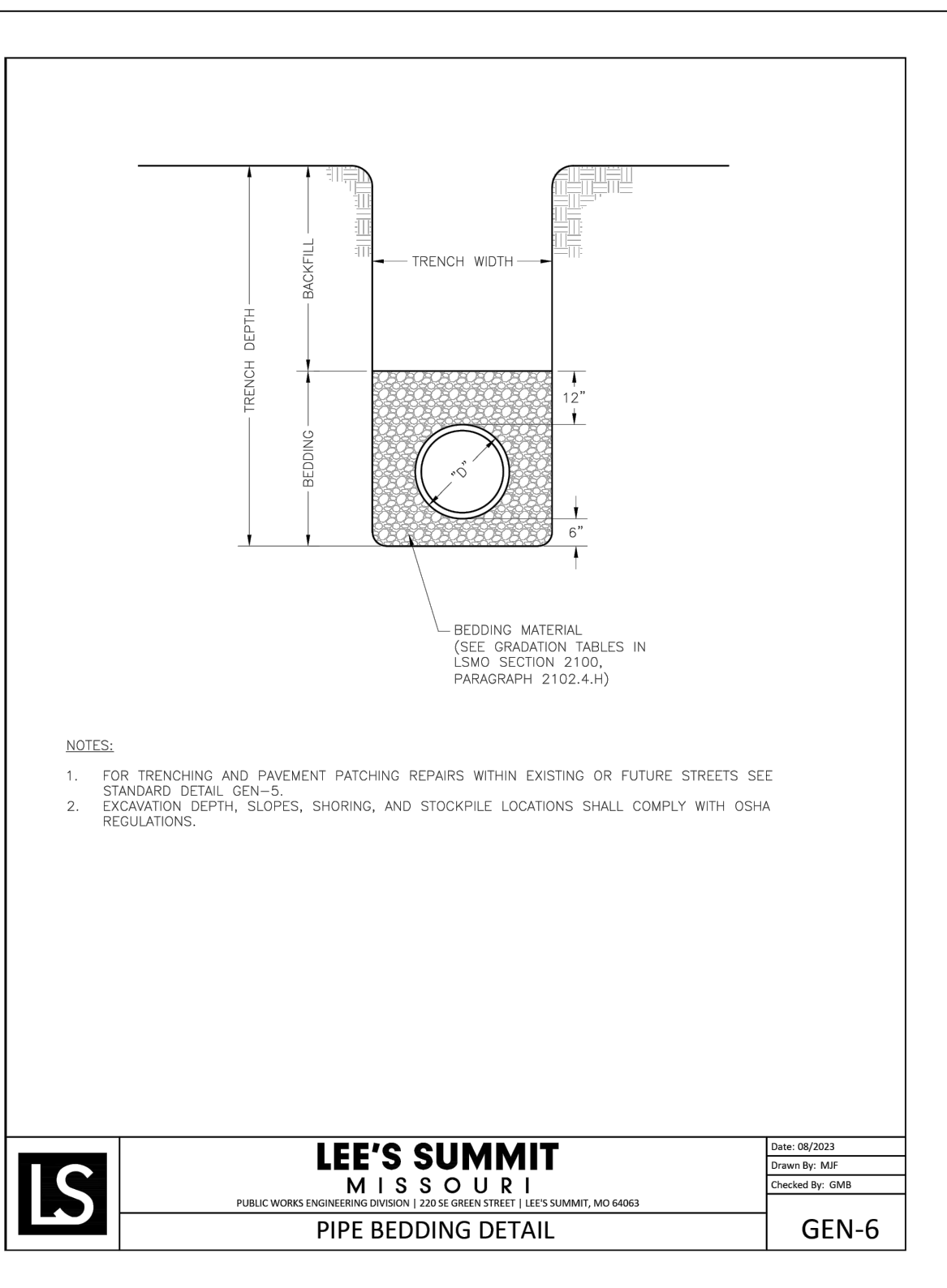
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11 N.T.S.
SIDEWALK



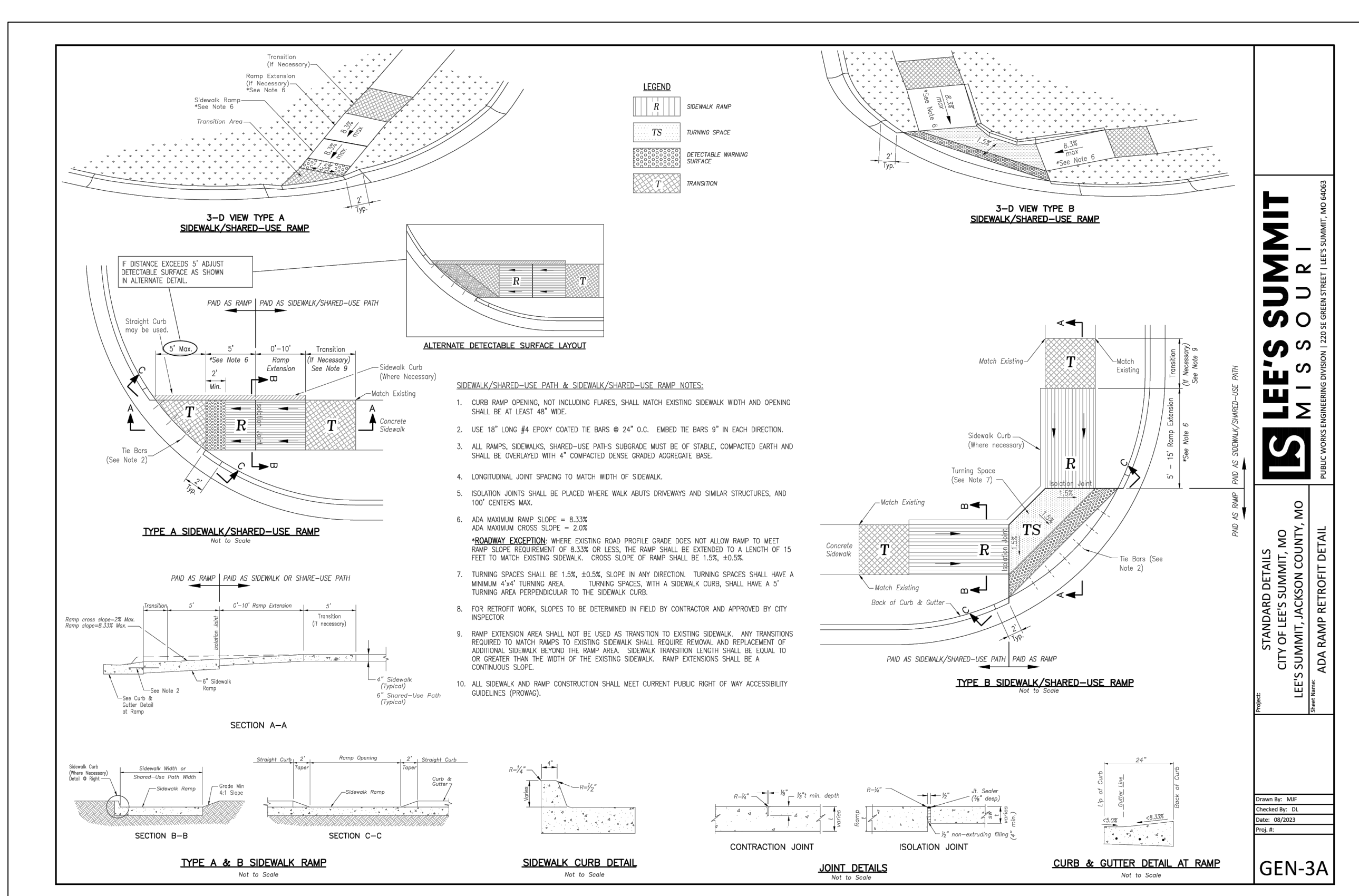
GEN-2

12 N.T.S.
PIPE BEDDING



GEN-6

14 N.T.S.
ADA RAMPS



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 230 S. GREEN STREET | LEE'S SUMMIT, MO 64116

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

GEN-3A

DETAIL SHEET (2)
FINAL 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: 2025.07.30

SHEET
C703

REV. NO. DATE DESCRIPTION

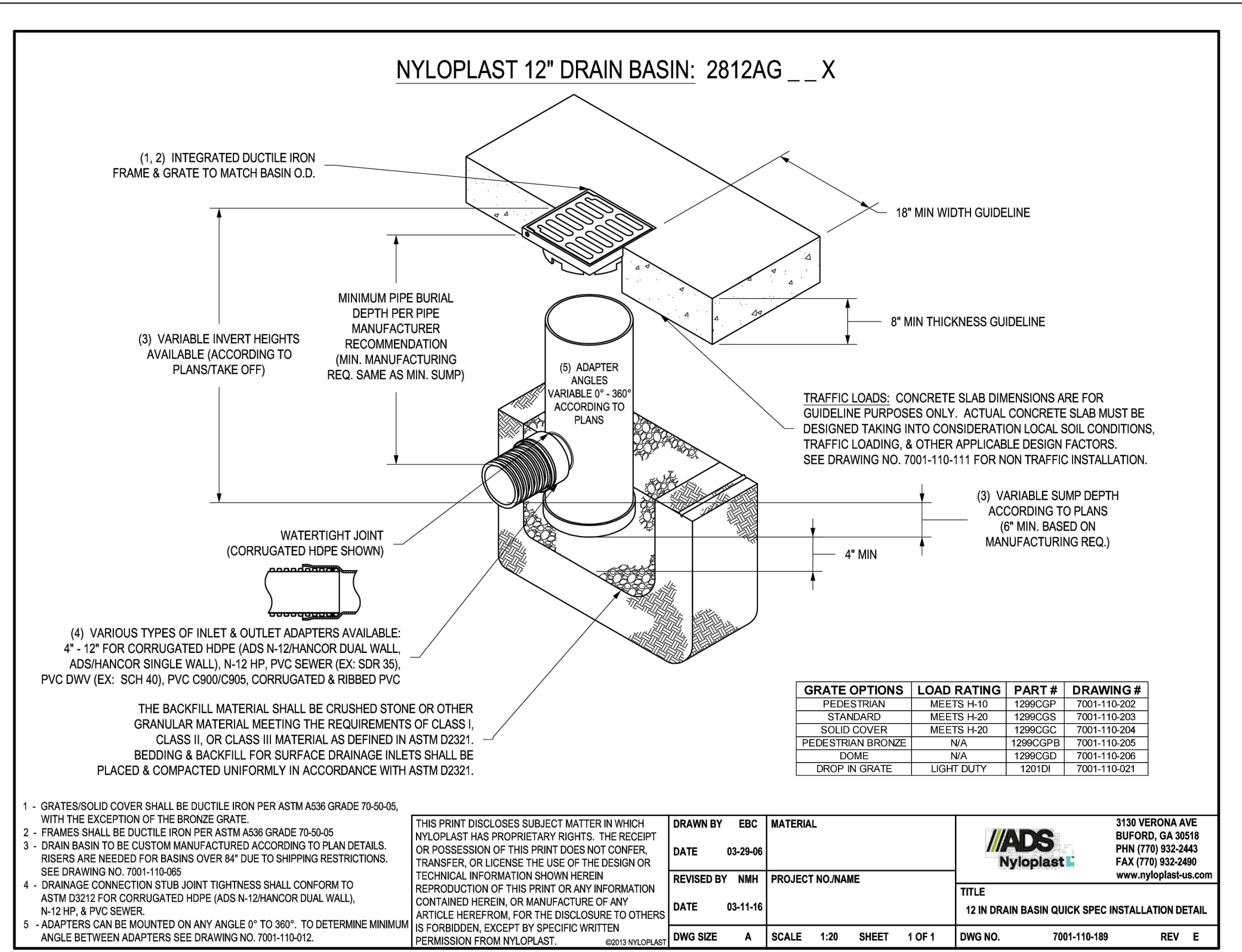
REVISIONS

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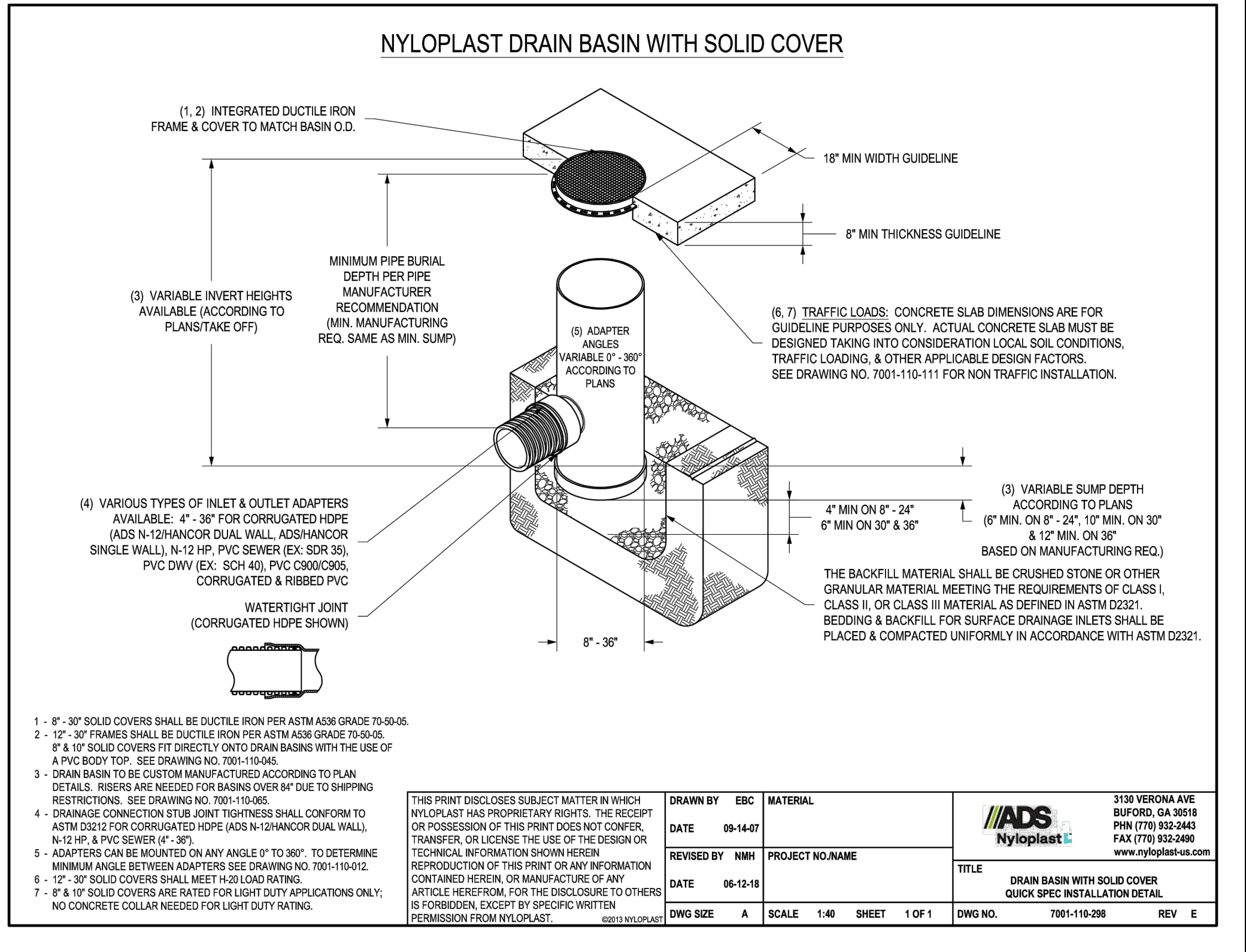
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STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER PE-202000041
07/25

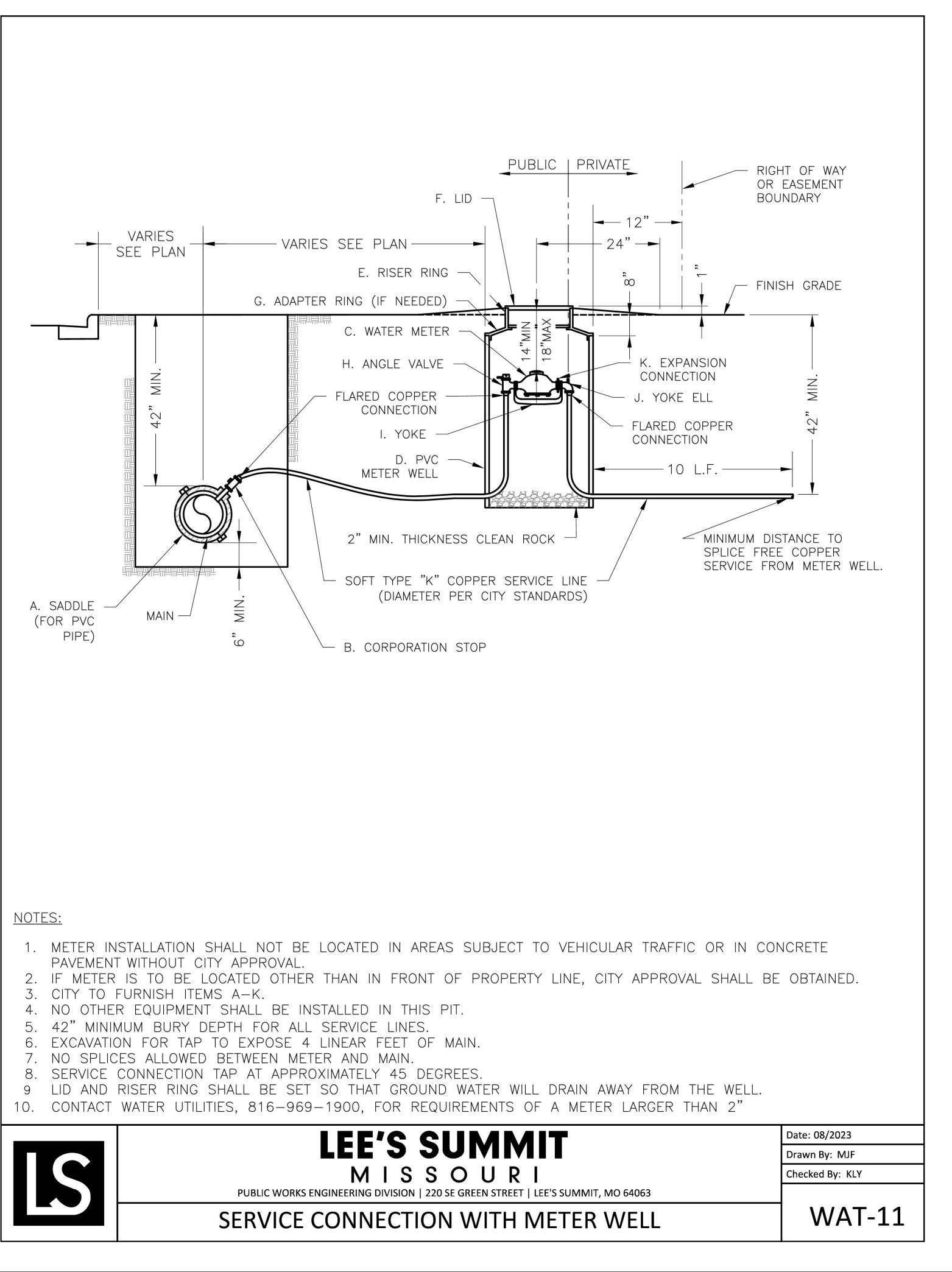
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15 NYLOPLAST 12" DRAIN BASIN WITH GRATE



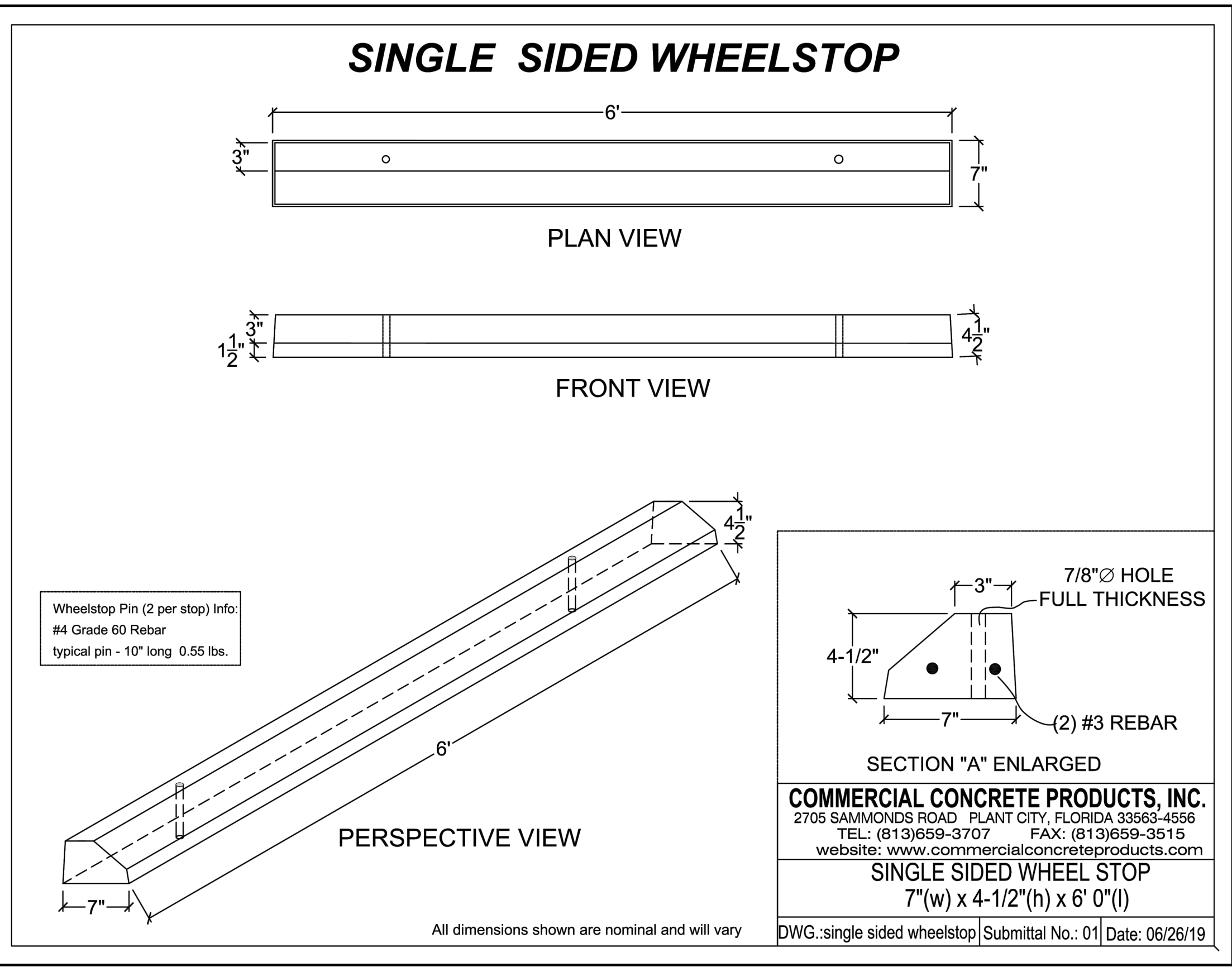
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16 NYLOPLAST DRAIN BASIN WITH SOLID COVER



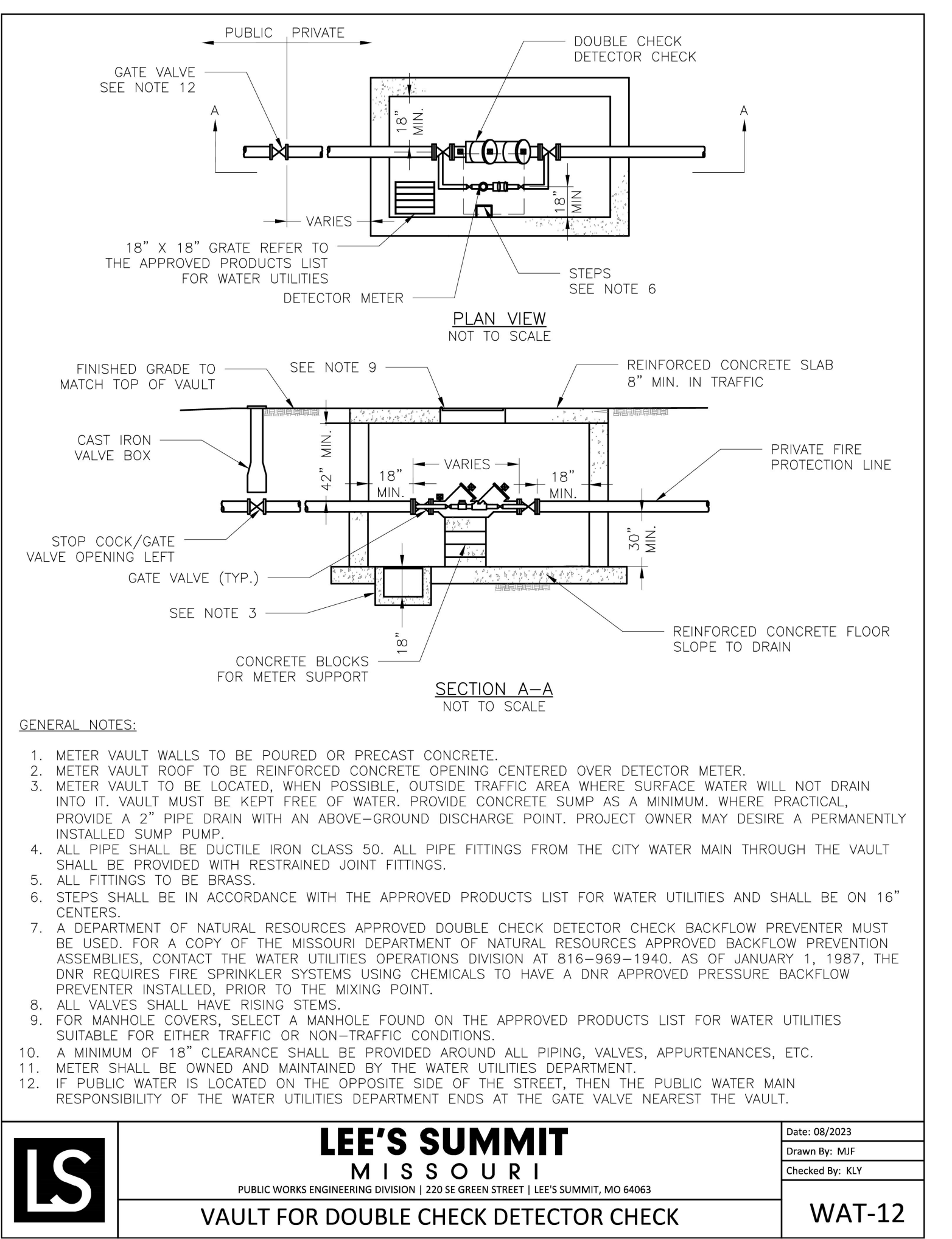
N.T.S.
16 NYLOPLAST DRAIN BASIN WITH SOLID COVER



N.T.S.
17 WATER METER CONNECTION



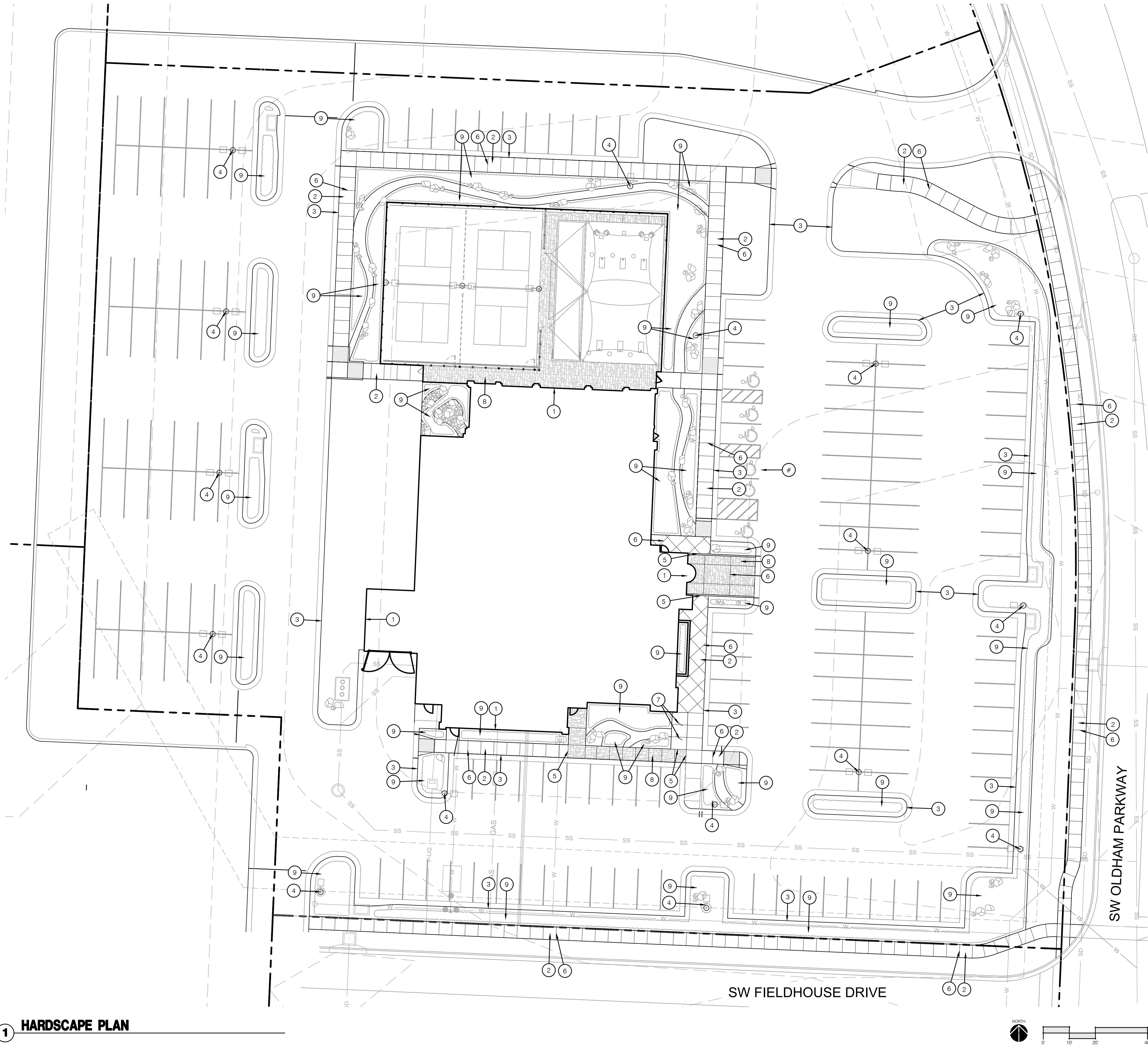
N.T.S.
19 WHEEL STOP DETAIL



N.T.S.
18 VAULT FOR DOUBLE CHECK DETECTOR

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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-INTERUPTION 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, MAN-HOLE 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 INSTALL BIKE RACKS; REF: ARCHITECTURAL PLANS
- 8 CONSTRUCT INTEGRAL COLOR CONCRETE; REF: 1/L190
- 9 PLANTING BED; REF: LANDSCAPE PLANS

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STATE OF MISSOURI
CHRISTOPHER CAHALAN
ARCHITECT
NUMBER 01-207025722
09-02-2025

BY

DESCRIPTION

DATE

REV. NO.

REVISIONS

HARDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

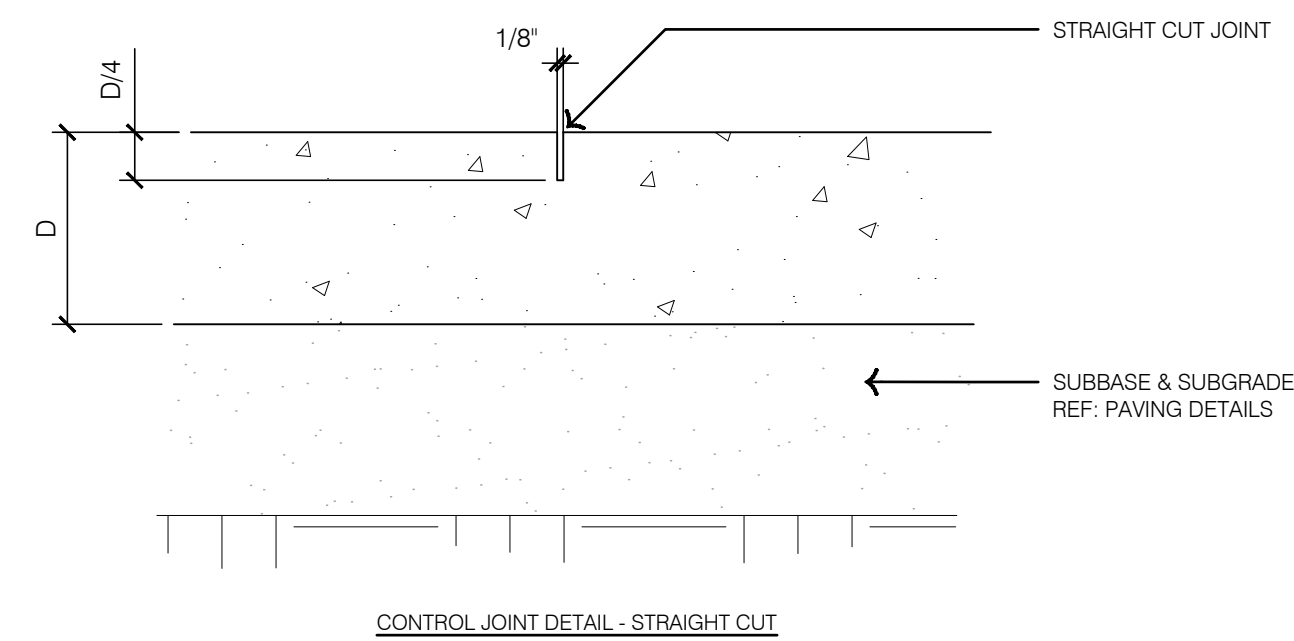
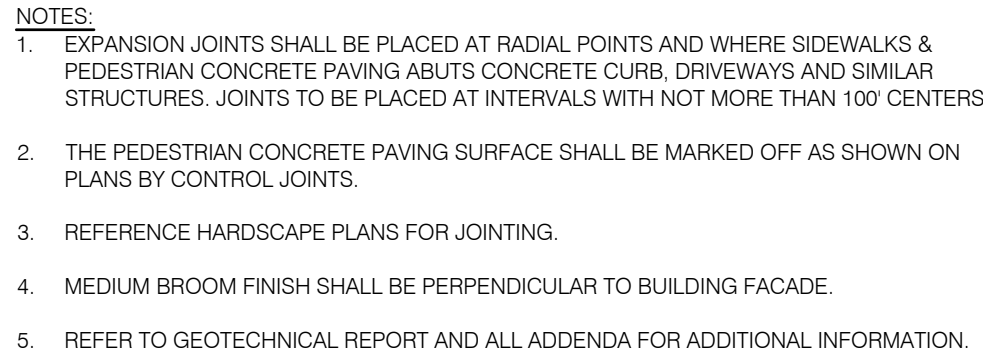
SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

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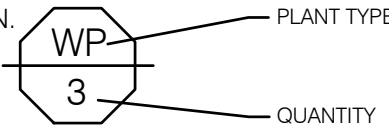


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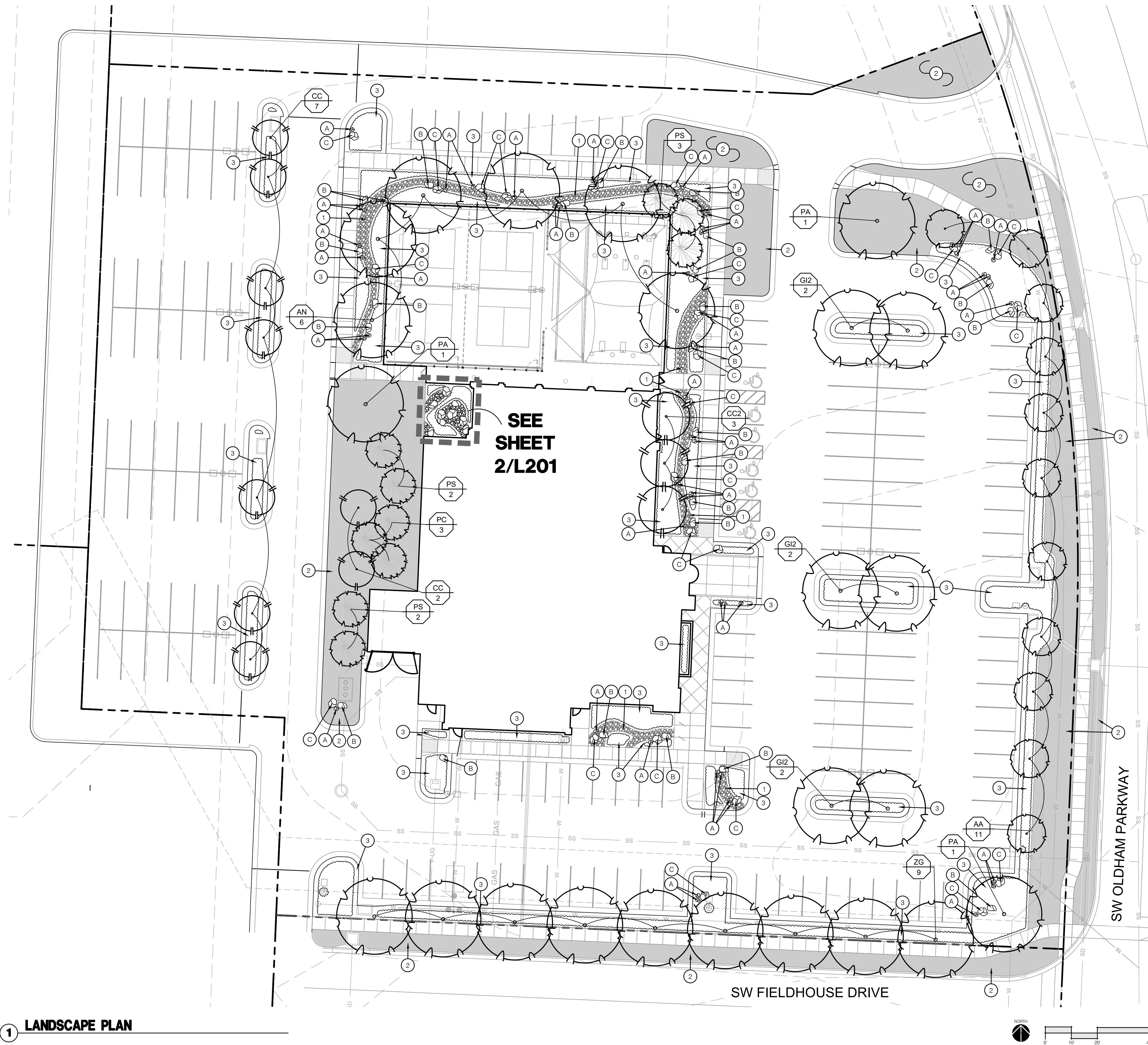
LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSCAPE REQUIREMENTS			
SITE ZONED: PMIX			
TOTAL PROPERTY: 2.67 ACRES (116,245 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790.A.1	ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE		
	<u>SW OLDHAM PARKWAY</u>		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 30 = 12 TREES	12 TREES	12 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	110 SHRUBS
	<u>SW FIELDHOUSE DRIVE</u>		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 20 = 15 SHRUBS	15 SHRUBS	110 SHRUBS
LANDSCAPE TOTALS		22 TREES	22 TREES
		33 SHRUBS	220 SHRUBS
OPEN YARD AREAS:			
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	129 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	19 TREES
LANDSCAPE TOTALS		42 SHRUBS	129 SHRUBS
		21 TREES	19 TREES
PARKING LOT LANDSCAPING AND TREES			
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	5,342 SQFT
	SHRUBS		224 SHRUBS
	TREES		13 TREES
LANDSCAPE TOTALS		2,501 SQFT	5,342 SQFT
SCREENING, PARKING LOT			
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	110 SHRUBS
	<u>SW FIELDHOUSE DRIVE</u>		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 40 X 12 = 15 SHRUBS	90 SHRUBS	110 SHRUBS
LANDSCAPE TOTALS		196 SHRUBS	220 SHRUBS

LANDSCAPE GENERAL NOTES:

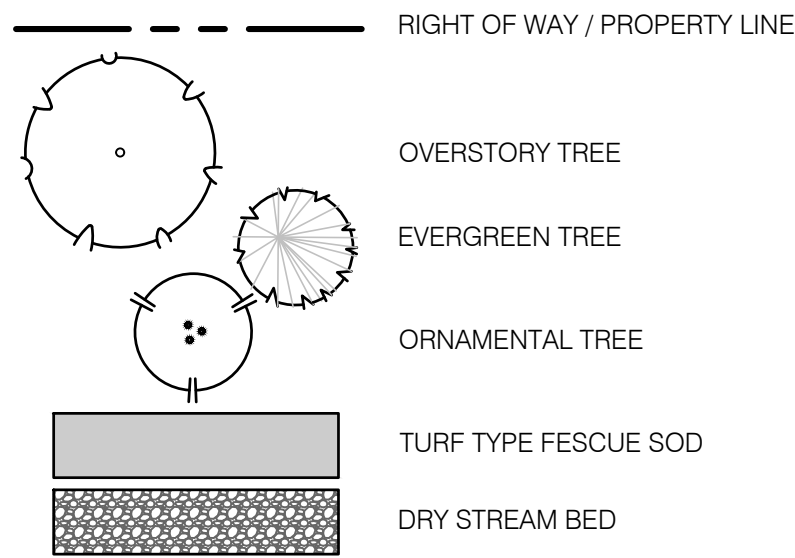
1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION 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.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. 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.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. 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 PLANT 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.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. 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.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. 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.
15. 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.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. 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.
18. PLANT KEY DESCRIPTION:  PLANT TYPE



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
EVERGREEN TREES					
TPC	PICEA PUNGENS	COLORADO SPRUCE	6'-8" HT. MIN.	B&B	3
TPS	PINUS STROBUS	WHITE PINE	6'-8" HT. MIN.	B&B	7
ORNAMENTAL TREES					
CCC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B	9
CCC2	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE DOGWOOD	2" CAL	B&B	3
OVERSTORY TREES					
AN	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	2" CAL	B&B	6
AA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG'S FREEMAN MAPLE	2" CAL	B&B	11
GU	QUERCUS THUNBERGII 'NORMIS'	THORNLESS HONEY LOCUST	2" CAL	B&B	3
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CAL	B&B	3
ZG	ZELEKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELEKOVA	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

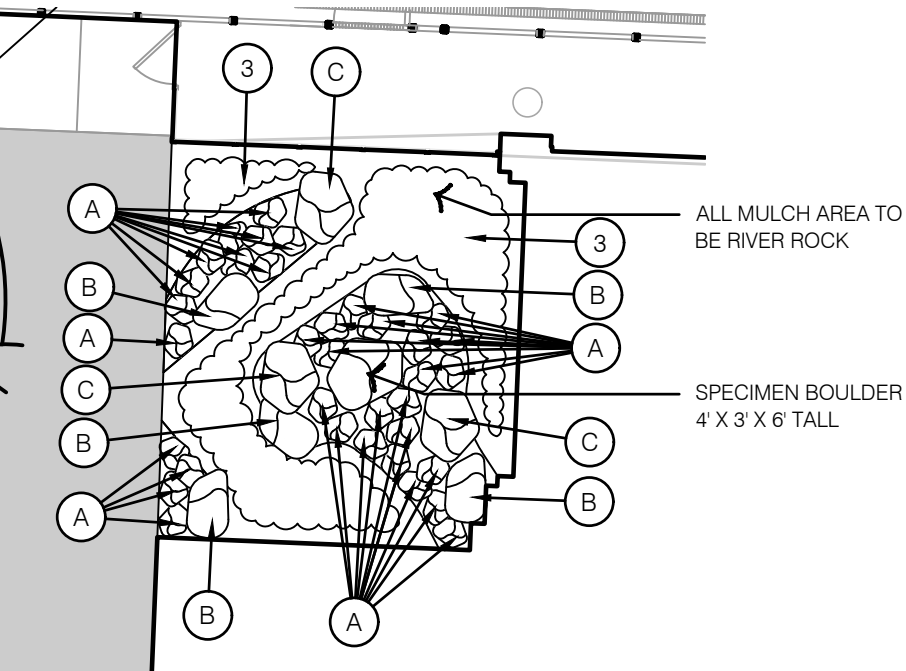
-  (A) 12" X 18" X 12" HT
 (B) 24" X 36" X 18" HT
 (C) 36" X 48" X 24" HT

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

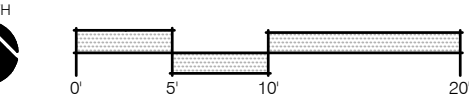
DRY STREAM BED NOTES

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



LANDSCAPE PLAN

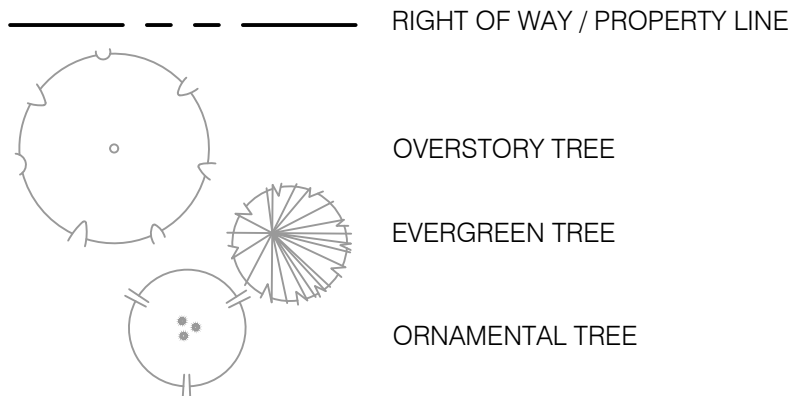


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1 LANDSCAPE PLAN



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	PLNT. HT.	QTY
DECIDUOUS SHRUBS						
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL	CONT.		126
EC	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL	CONT.		7
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	CONT.		27
EVERGREEN SHRUBS						
BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	CONT.		57
PP	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL	CONT.		66
TS2	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 GAL	CONT.	6' - 8' HT. MIN.	7
ORNAMENTAL GRASSES						
CA	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL	CONT.		141
MD	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	3 GAL	CONT.		37
PERENNIALS						
BR	BAPTISIA AUSTRALIS	FALSE BLUE INDIGO	1 GAL	CONT.		44
HH	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT.		164
HX	HYLOTELEPHIUM X 'HERBSTFREUDE'	AUTUMN JOY STONECROP	1 GAL	CONT.		75
SI	SALVIA 'YANGII' 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	CONT.		75

olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

STATE OF MISSOURI
CHRISTOPHER CAHALAN
LANDSCAPE ARCHITECT
NUMBER 024-02510
09-02-2025

BY: [Signature]
DATE: [Blank]
REV. NO.: [Blank]

DESCRIPTION: [Blank]

REVISIONS: [Blank]

2025

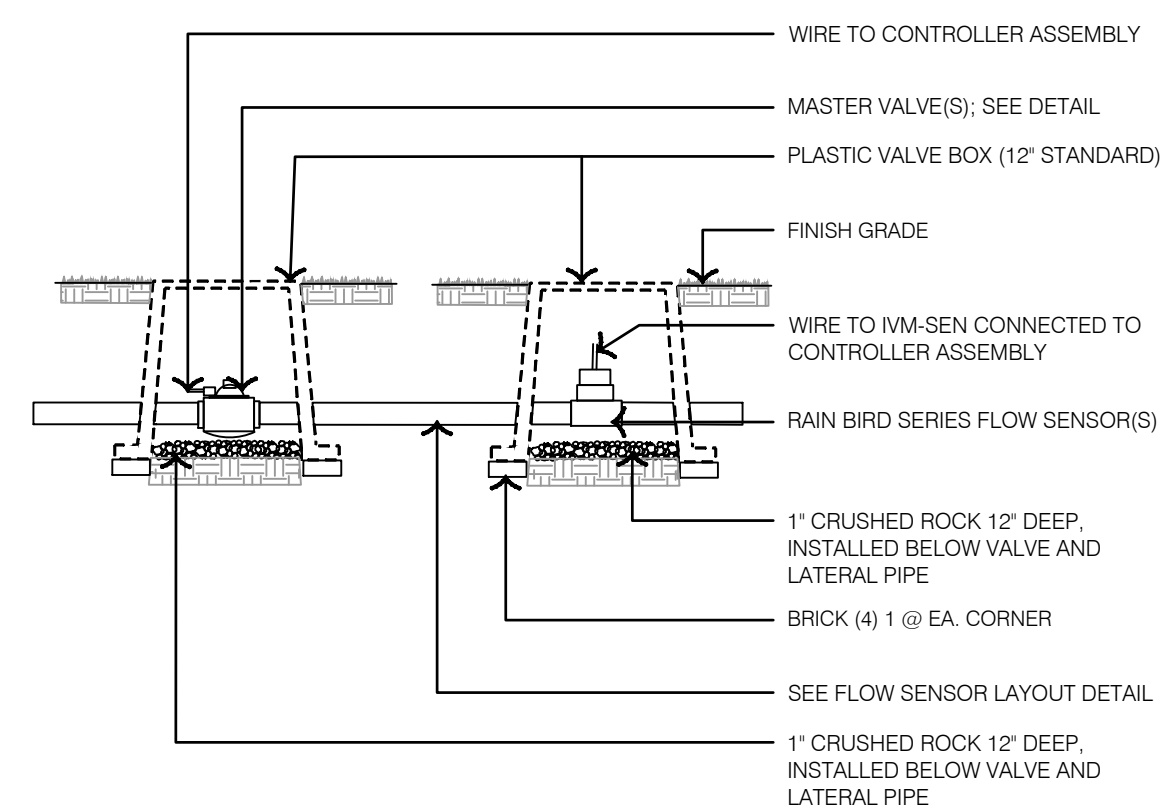
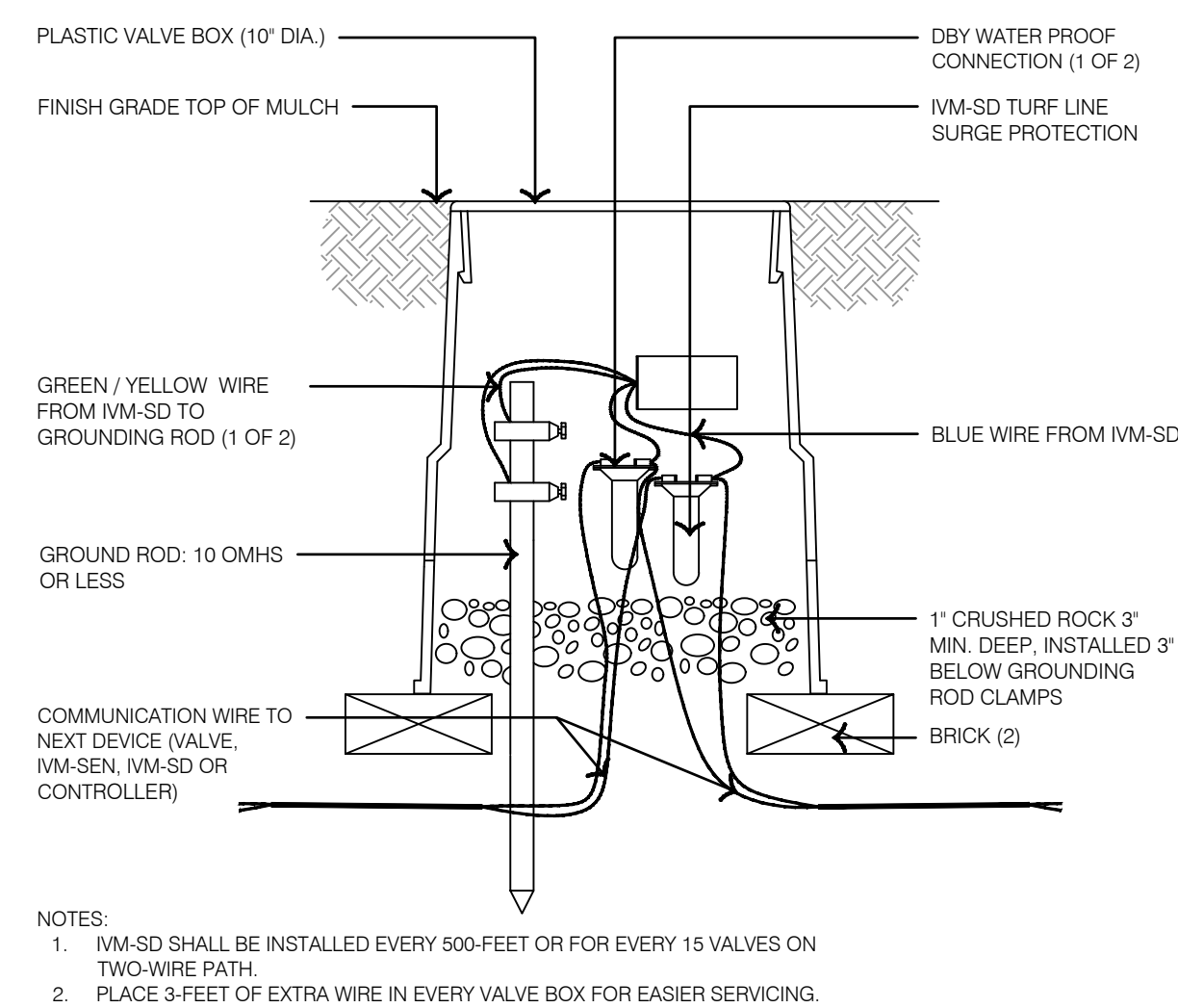
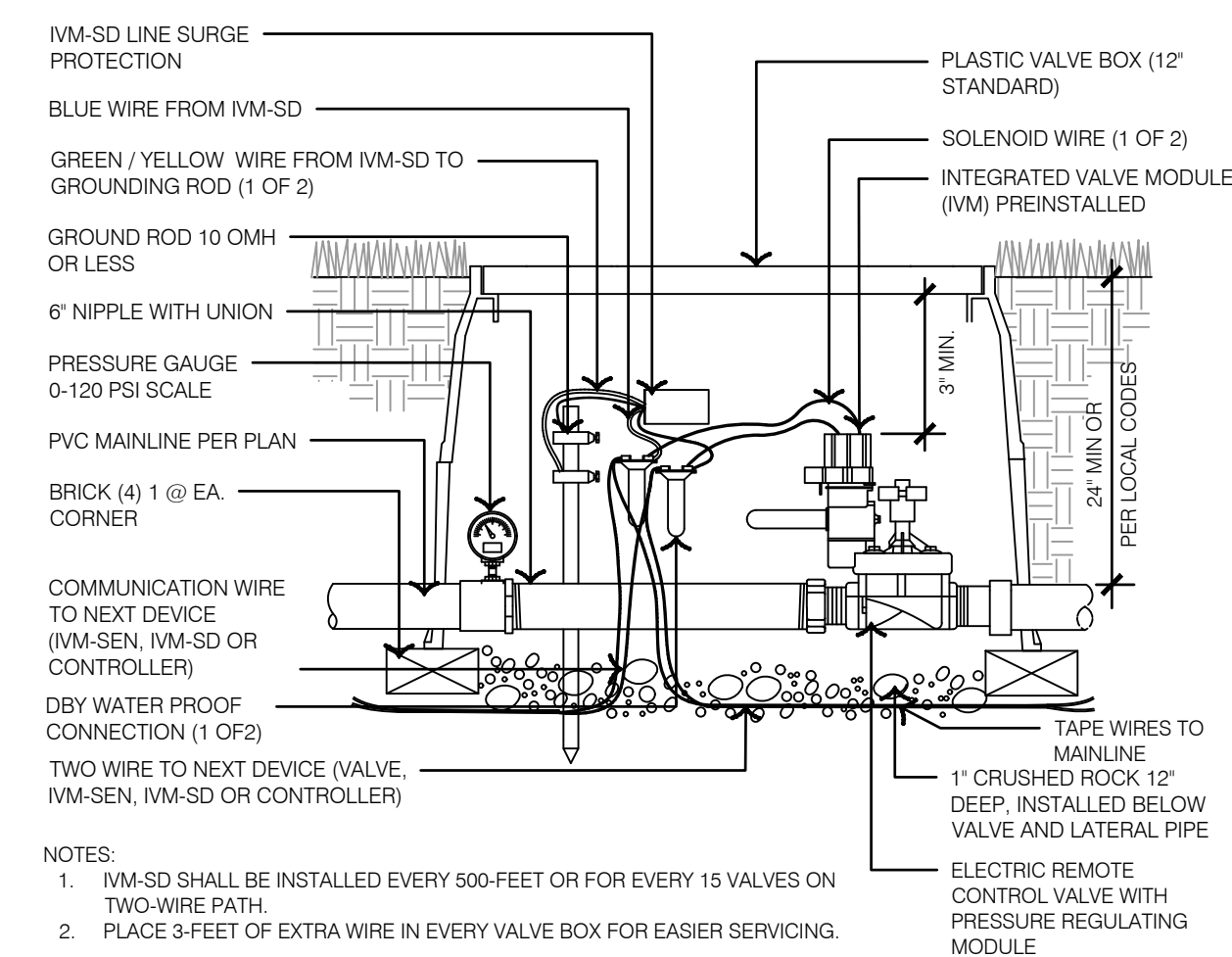
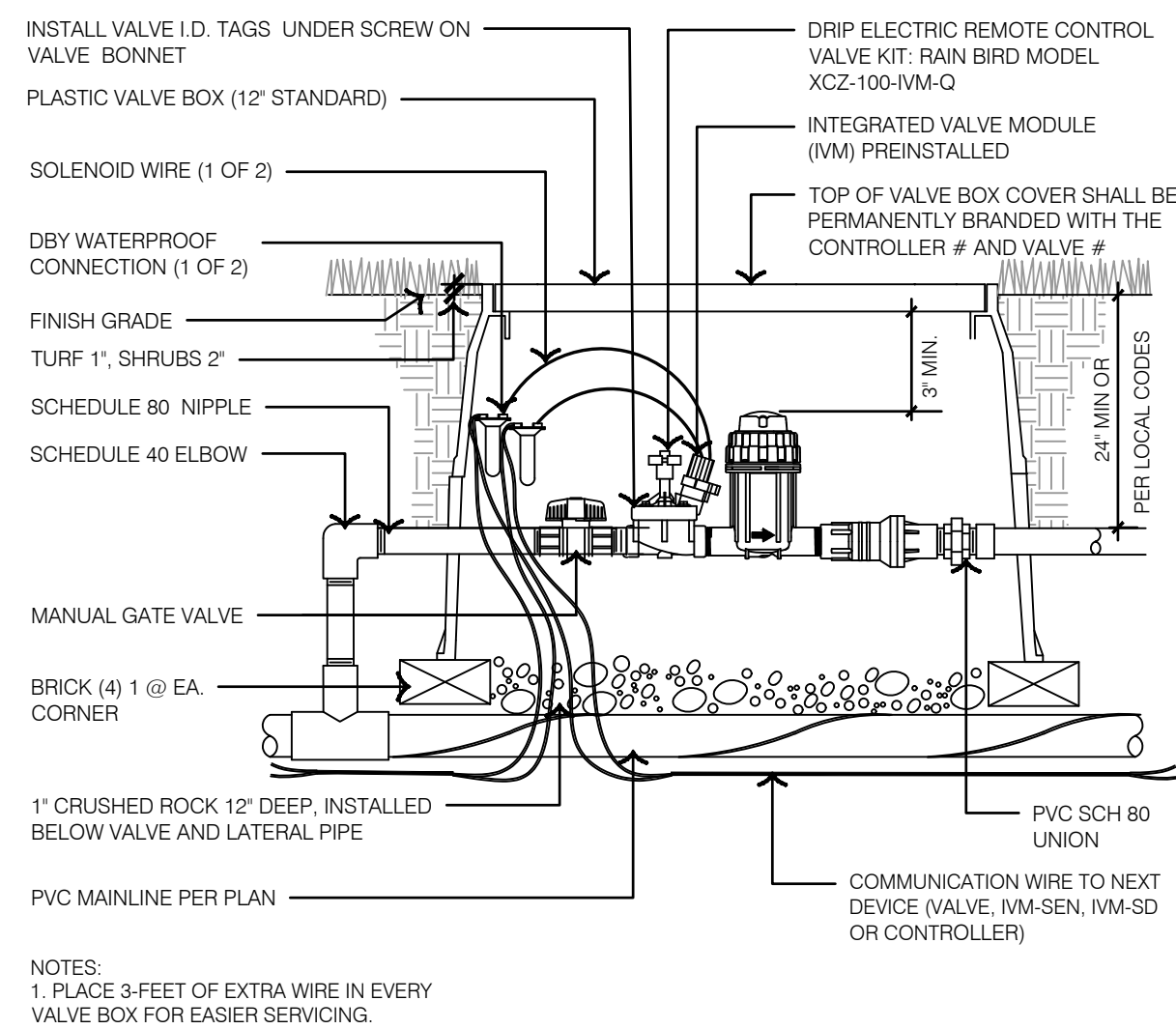
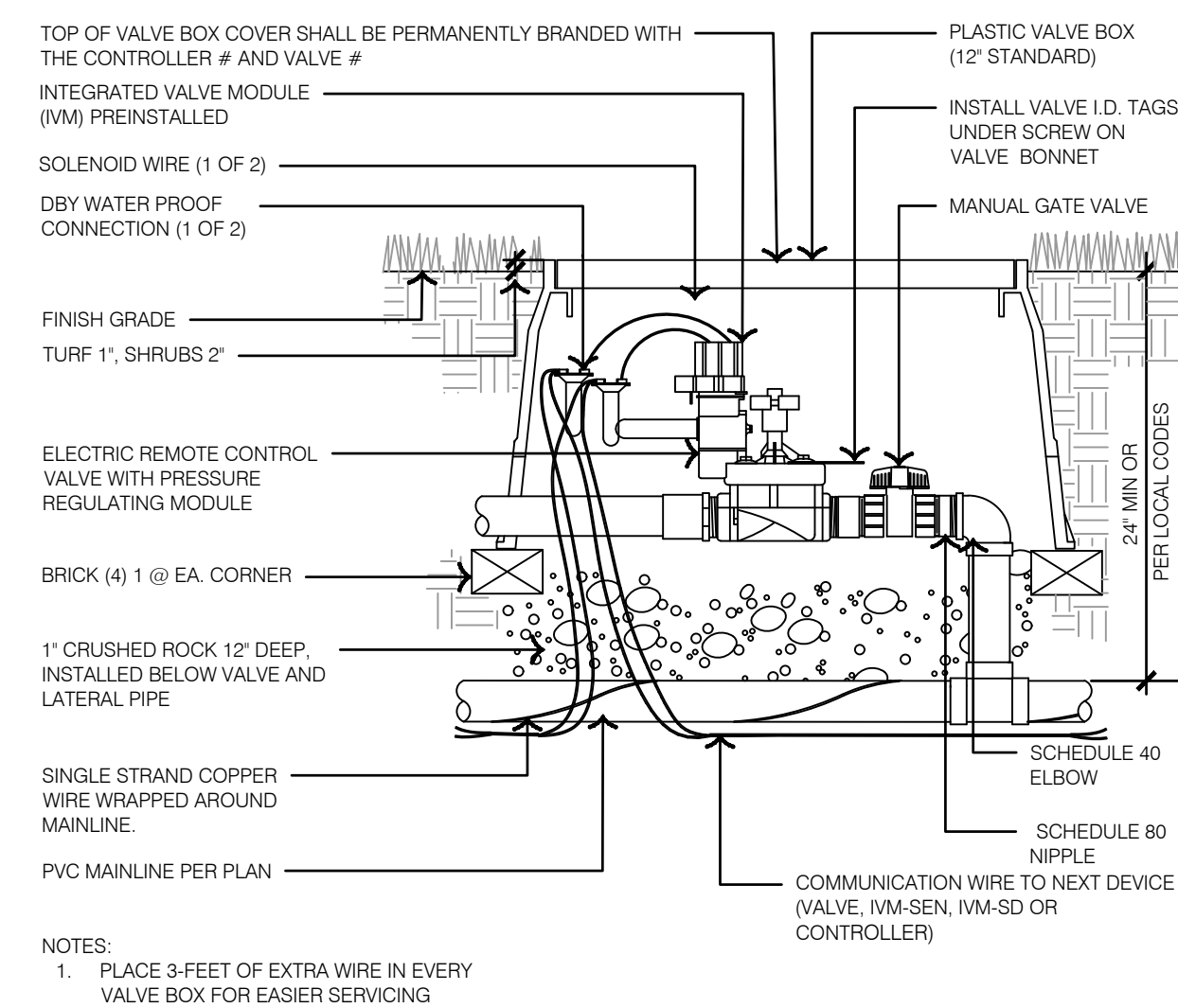
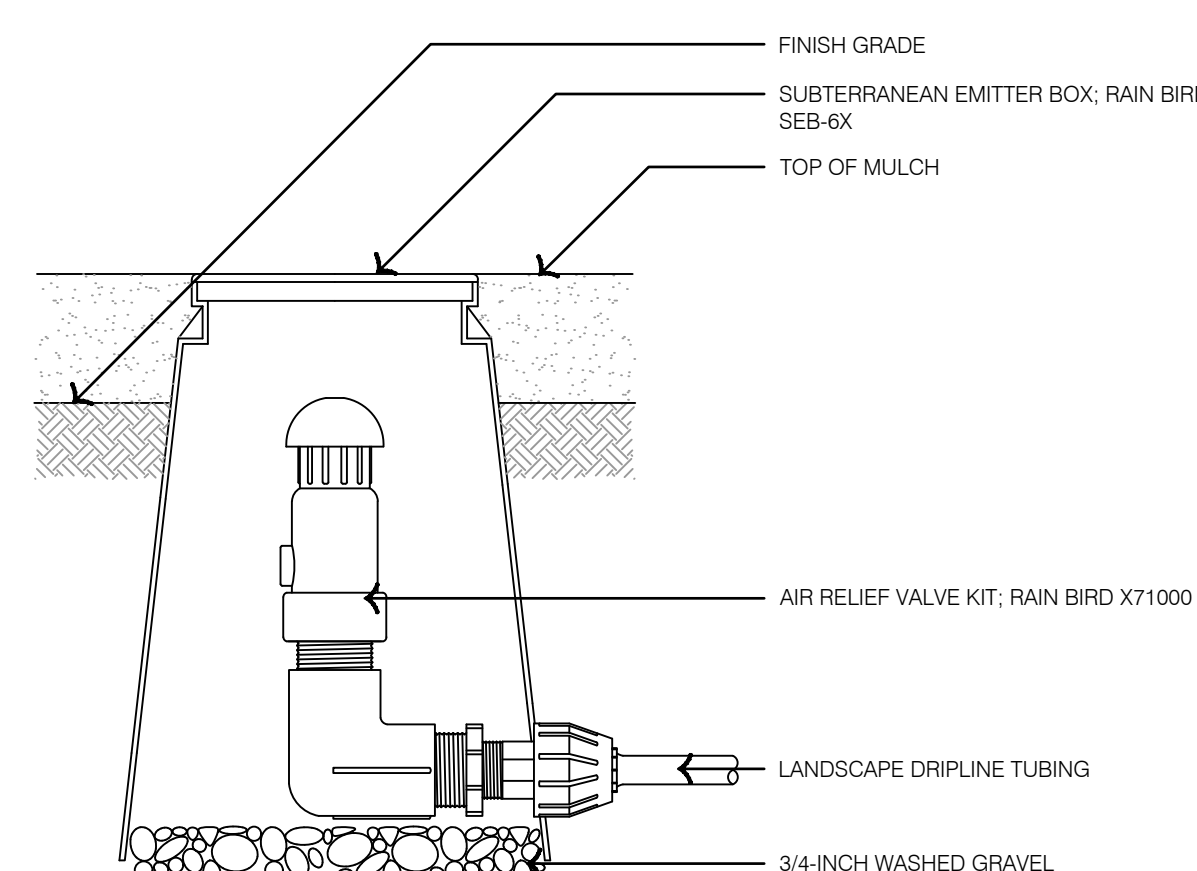
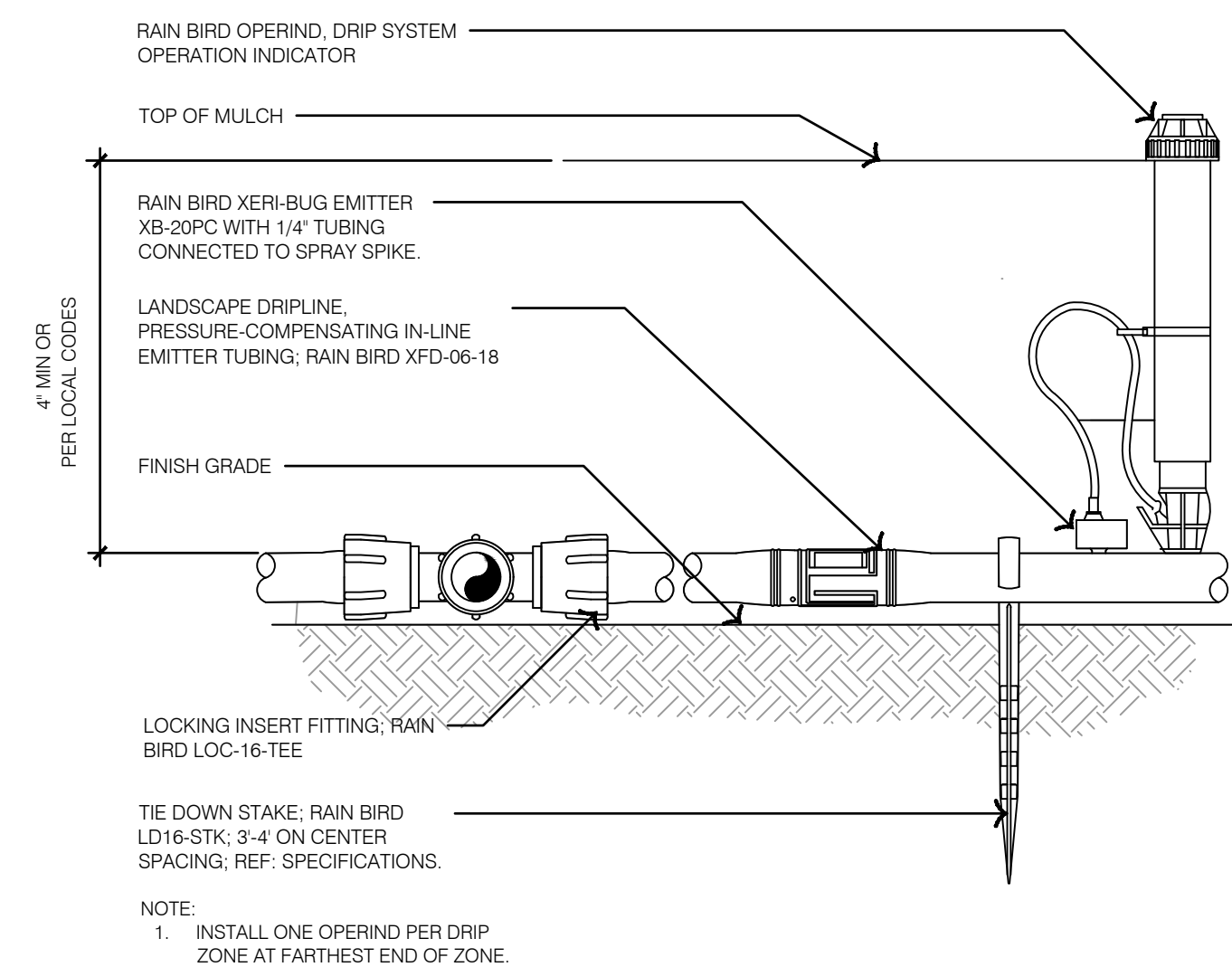
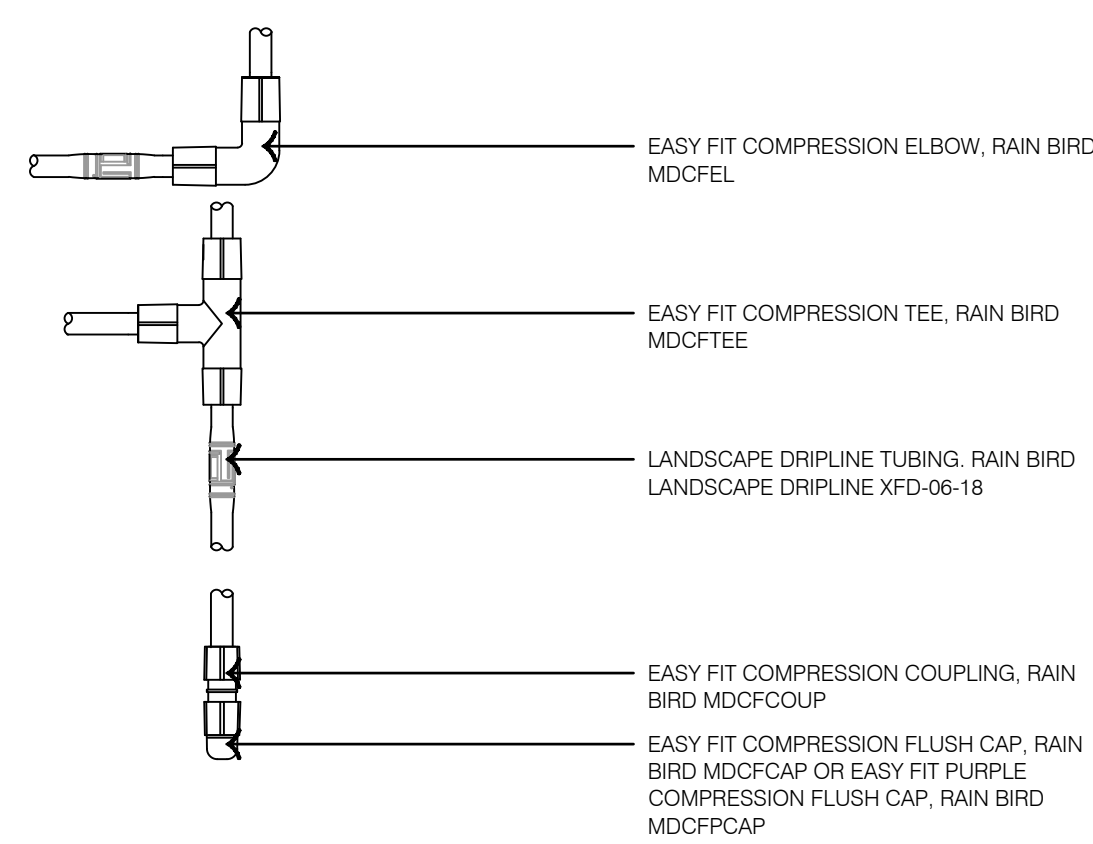
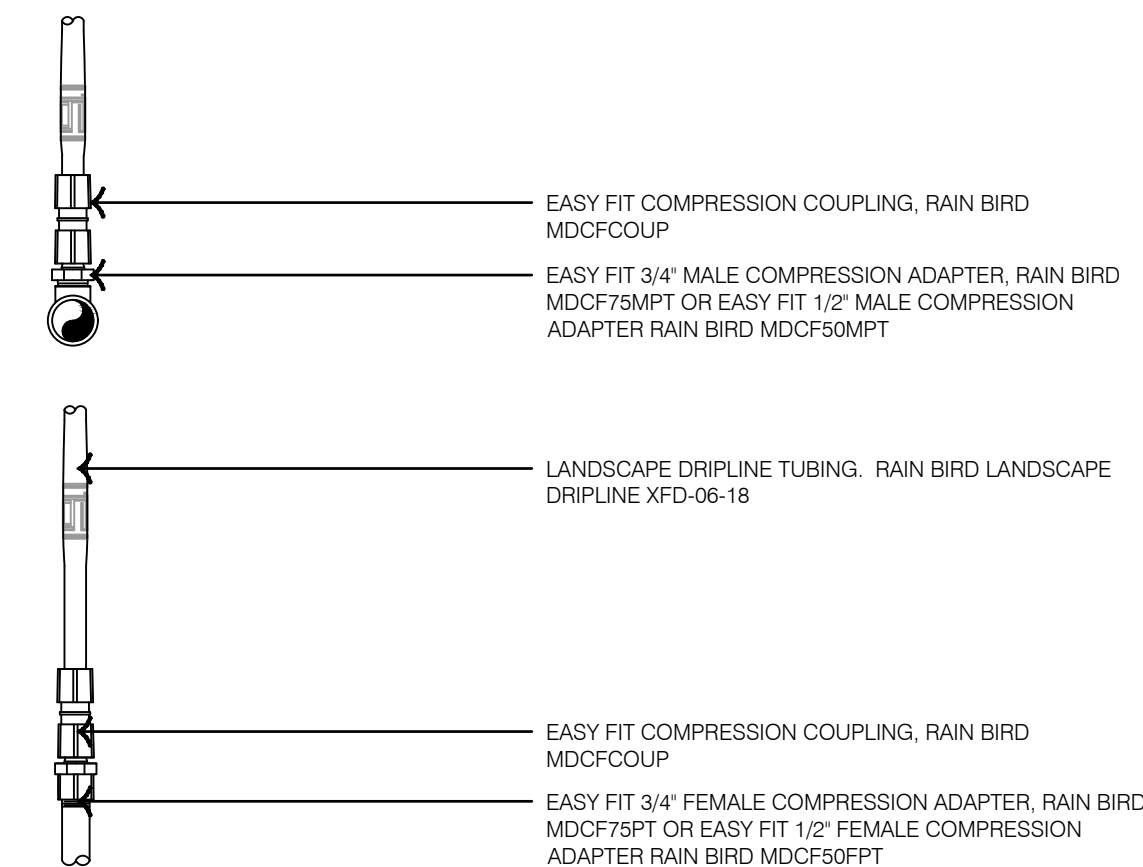
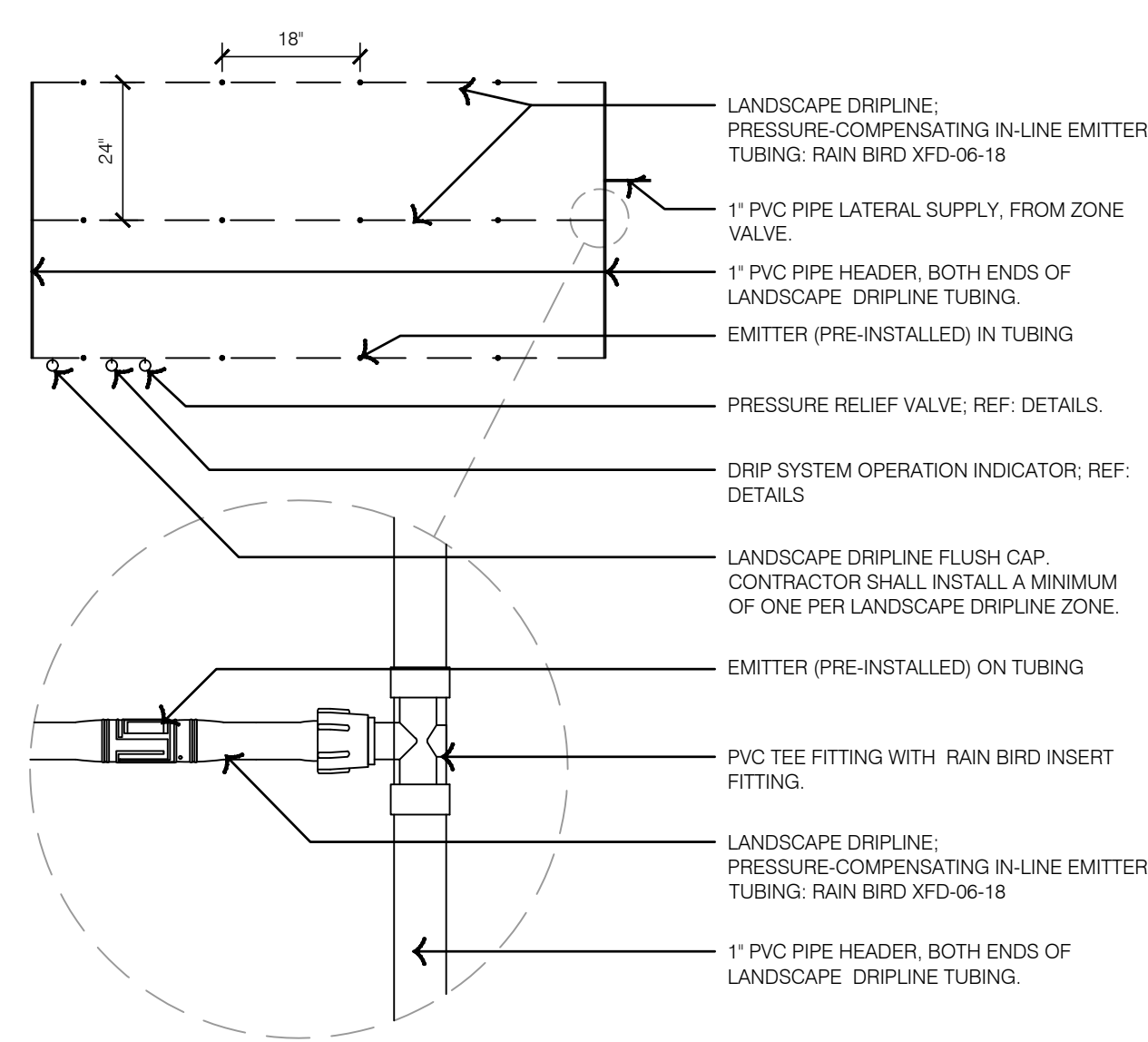
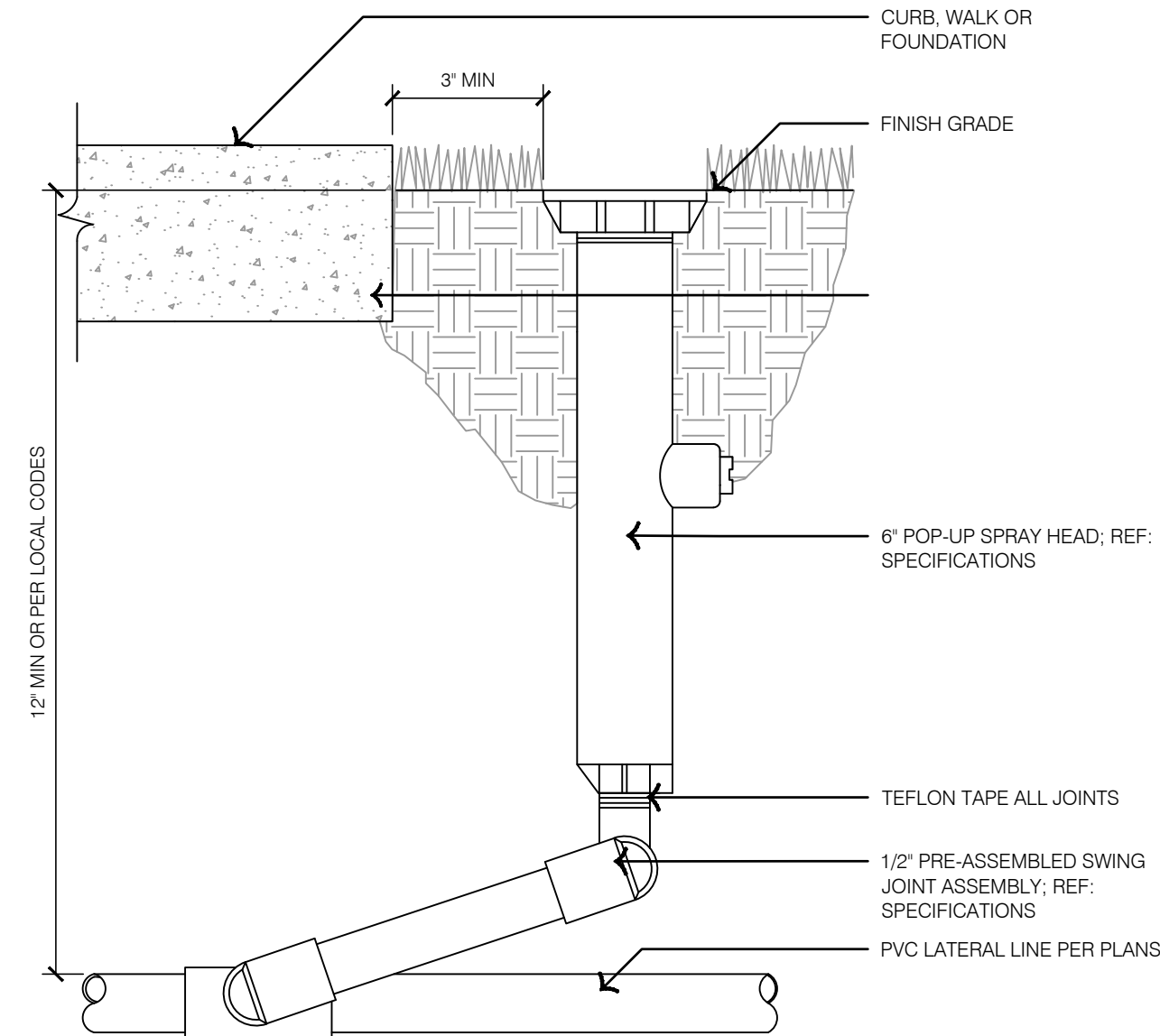
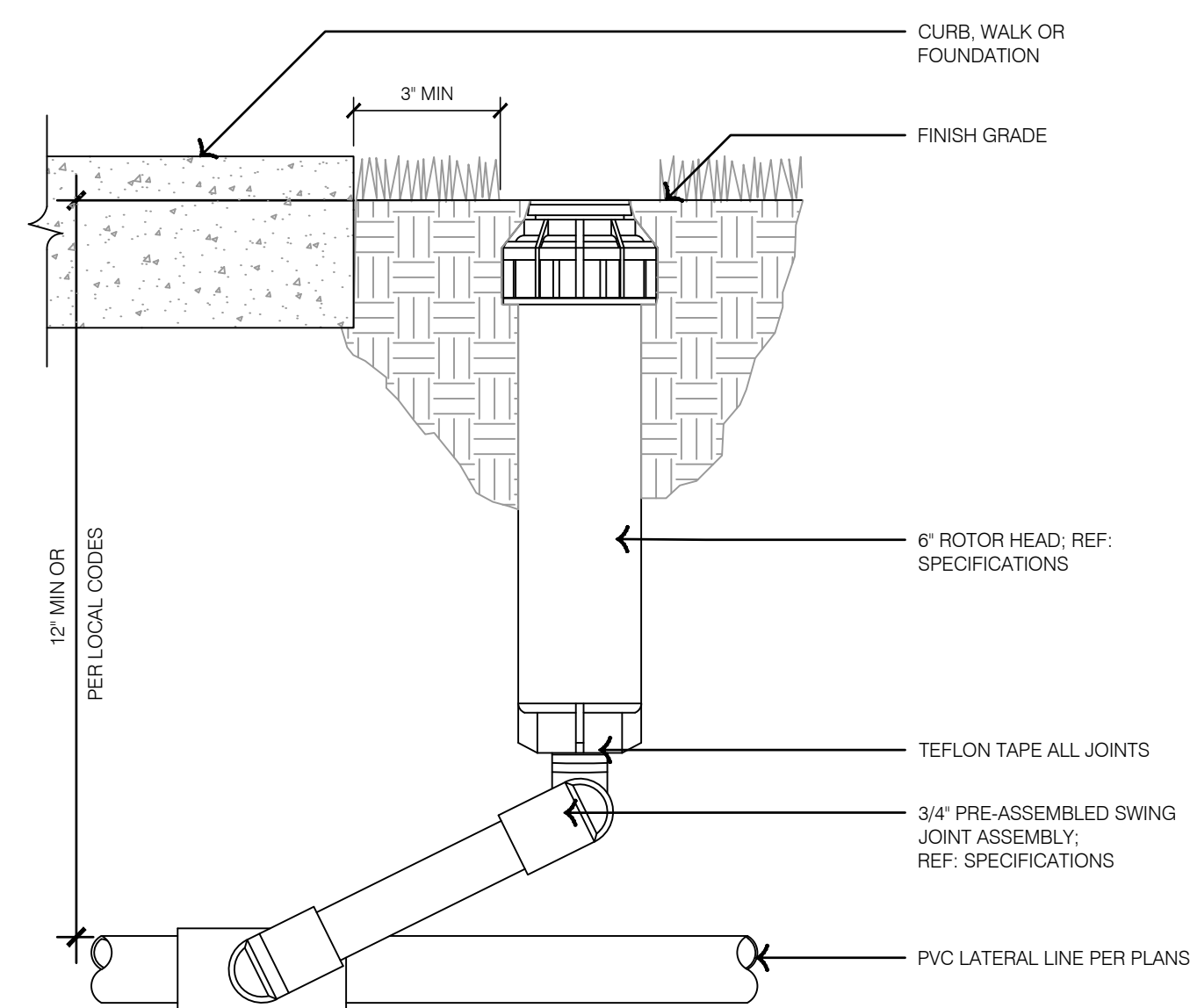
LANDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

SHEET
L202



4

3

2

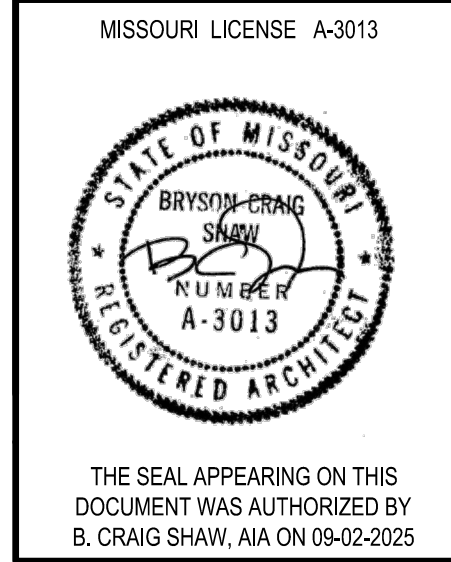
1

D

C

B

A



FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
Lee's Summit, Missouri



SHAW HOFSTRA + ASSOCIATES
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KANSAS CITY, MISSOURI 64108
P: 816.421.0505
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	FINAL DEVELOPMENT PLAN	09-02-2025

SHAW HOFSTRA + ASSOCIATES

SHEET 24x36

PROTOTYPE
EXTERIOR FINISHES

A1

BUILDING INFORMATION

BUILDING:
OCCUPANCY USE GROUP:
CONSTRUCTION TYPE:
BUILDING IS FULLY SPRINKLED

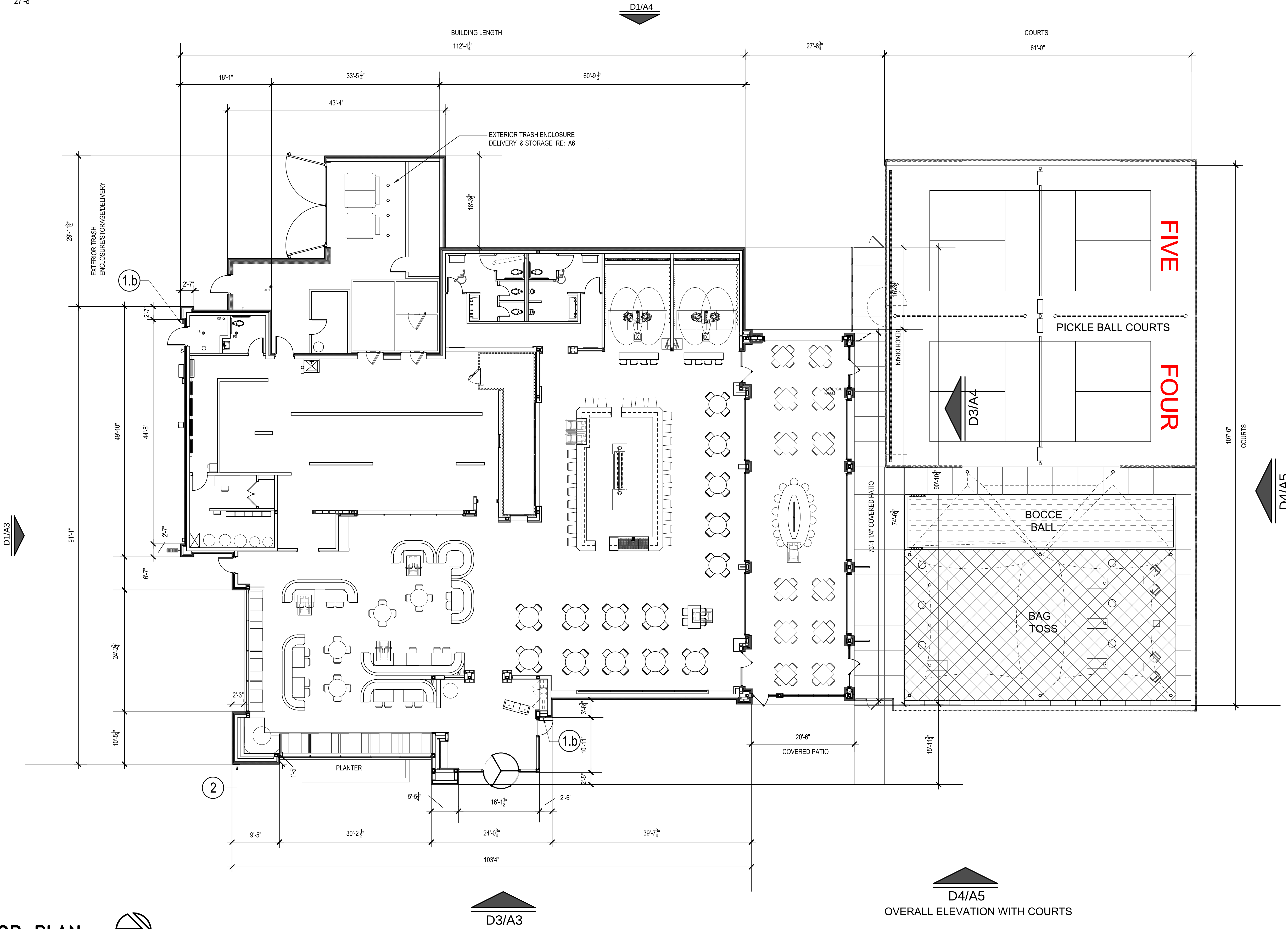
A2 - ASSEMBLY
TYPE VB

BUILDING HEIGHT:
1 STORY - 24'-2" ABOVE BAR AND 21'-6" ABOVE
DINING AND BACK OF HOUSE

HEIGHT AT ENTRY TOWER:
27'-8"

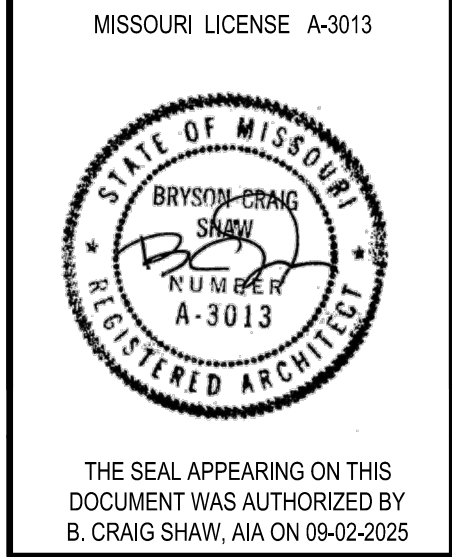
GROSS SQ FT CALCULATIONS	
BUILDING:	9,969 SQ FT
CONDITIONED SPACE	
EXTERIOR COVERED PATIO:	1,447 SQ FT
NON-CONDITIONED SPACE	
EXTERIOR TRASH/DELIVERY/ STORAGE:	1,209 SQ FT
EXTERIOR RECREATIONAL COURTS AREA:	6,836 SQ FT

- KEY NOTES
- 1a KNOX BOX - (SURFACE MOUNTED) AT DOOR TO FIRE RISER ROOM - ELEVATION
- 1b KNOX BOX - (RECESSED) AT SWING DOOR TO ENTRY - ELEVATION
- 2 ADDRESS NUMBERS - SHOWN ON NORTH ELEVATION C4 / 19 AND SPECIFICATIONS



BUILDING FLOOR PLAN

1' = 10'-0"



FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
Lee's Summit, Missouri



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FINAL DEVELOPMENT PLAN	09-02-2025

SHEET 24/06

FLOOR PLAN
WITH COURTS

A2

KEY NOTES

- 1 Stone Veneer
2 Large Format Tile to Simulate Stone
3 Cast Stone Cap
4 Brick- Modular Standard Face Brick
5 Accent Brick- Standard Face Brick
6 Cast Stone Accents, 2" thick, 8" x 4"
7 EIFS with metal rain screen
8 Entry Tower Metal Wall at Roof
9 Sunshade Band w/ louvers over doors & windows
10 Precast Column Cap
11 Garage Door w/ Store Front System Above
12 Parapet Cap
13 Glazed Curtain Wall System
14 Glazed Storefront System
15 Sign 1
16 Sheet Metal Column Wrap to match
Curtain Wall System
17 Ring Toss Game
18 Sign 4
19 Door & Frame
20 Trash Enclosure Gates & Post
21 Roof Overflow- Scupper

- Coronado Stone Products
Virginia Tile, American Olean Merit- 12 x 24
Texas Building Products
Yankee Hill Brick
Cloud Ceramics
Texas Building Products
6" panel width, 2" maximum gap between panels
W/ LED light behind on smooth stucco
Pre-Finished Aluminum
Pre-fabricated
Pre-fabricated
Pre-finished metal
Kawneer- 1600 2 Wall System
Kawneer- Trifab 601T Framing System
Wall Mounted
Blade Sign for Express To Go
FRP Door Finish Anodized Aluminum Frame
Steel- Powder Coated
Pre-finished Metal

- Pro Ledge Huron Amerimix 50/50
Color: Cool Beige - mortar Amerimix 50/50
Color: Taupe - mortar Amerimix 50/50
Medium iron spot, smooth - mortar Amerimix Light Maroon
Ebony iron spot, smooth - mortar Amerimix Dark Black
Color: Taupe
Knotwood Alum panel- wood look
Color: Blackbutt
Stucco, color to match: SW 6071 Popular Gray
Kynar Dark Anodized Bronze
Kynar Finish- Dark Anodized Bronze
SW 6258 Tricom Black, Powercoat
Dark Anodized Bronze
Dark Anodized Bronze, tinted glass
Dark Anodized Bronze, tinted glass
Black
SW 6258 Tricorn Black
Dark Anodized Bronze

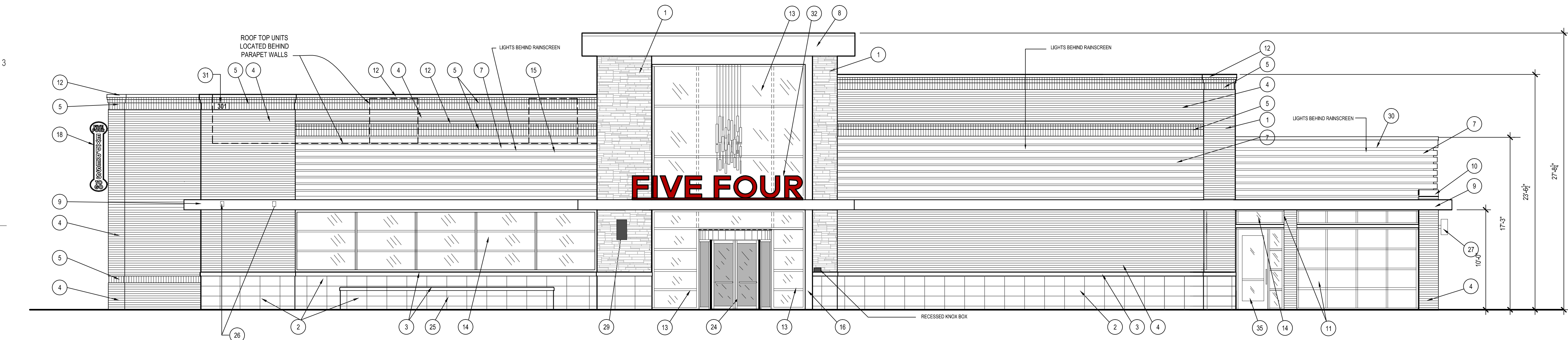
- 22 Firepit base
23 Firepit Top
24 Revolving Door, 84" X 96"
25 Planter- Stone Veneer on CMU
26 Accent Down Lights on Wall Behind
Sunshade Band
27 Exterior Light
28 Column Wrapped in Break Metal
29 Exterior Accent Light
30 Coping for roof over covered patio
31 Address Numbers
32 Sign
33 Roof Drain & Downspout
35 Aluminum Exterior Door
36 Festoon Lights
37 Top of Roof Shown Beyond
38 Ring Toss Game, by owner

- Madera Stone, 6' x 8"
Granite
Boom Edam, Manual Assist
Coronado Stone Products
Down Light
Decorative Wall Sconce
Pre-finished Metal
6" Pre-finished Metal
Illuminated Block Letters
Pre-finished metal

- Gray Goose Leather, Polished
Dark Anodized Bronze
Color: Pro Ledge Huron
Dark Anodized Bronze
Dark Anodized Bronze
Dark Anodized Bronze
See General Note #7

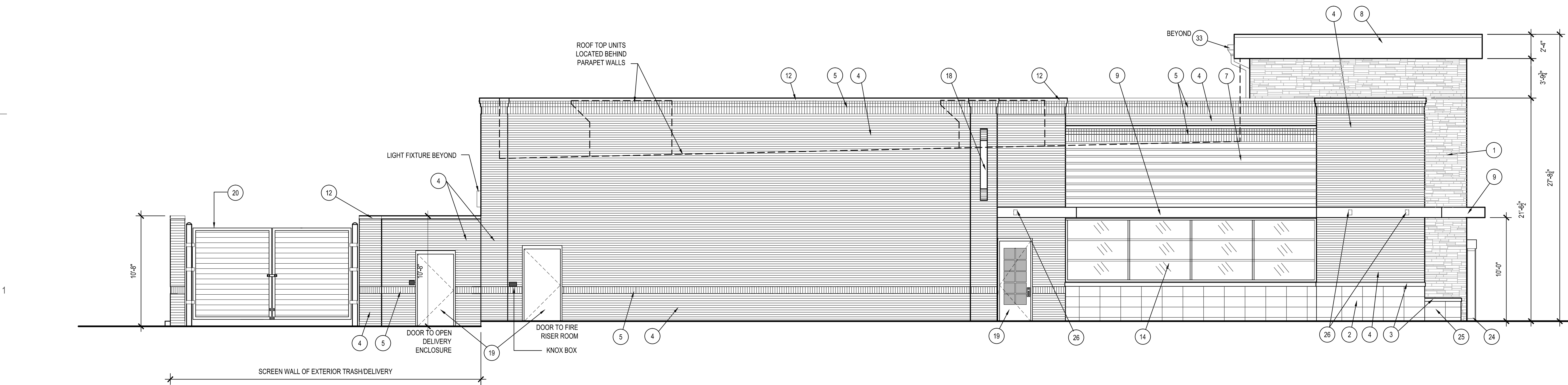
GENERAL NOTES:

1. SIGNAGE TO BE PERMITTED UNDER SEPARATE PERMIT
2. ADDRESS ON BUILDING BRICK SOLDIER COURSE FACADE,
ADDRESS NUMBER: ????, SIZE 6" X 3/4" THICKNESS, FONT:
HELvetica BOLD, MOUNTING: PLAIN, COLOR:
BRUSHED/NATURAL SATIN (TO CONTRAST WITH BUILDING
FINISH)



D3 FRONT ELEVATION

3/16" = 1'-0"



D1 SIDE ELEVATION

3/16" = 1'-0"

MISSOURI LICENSE A-3013



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY B. CRAIG SHAW, AIA ON 09-02-2025

FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
Lee's Summit, Missouri



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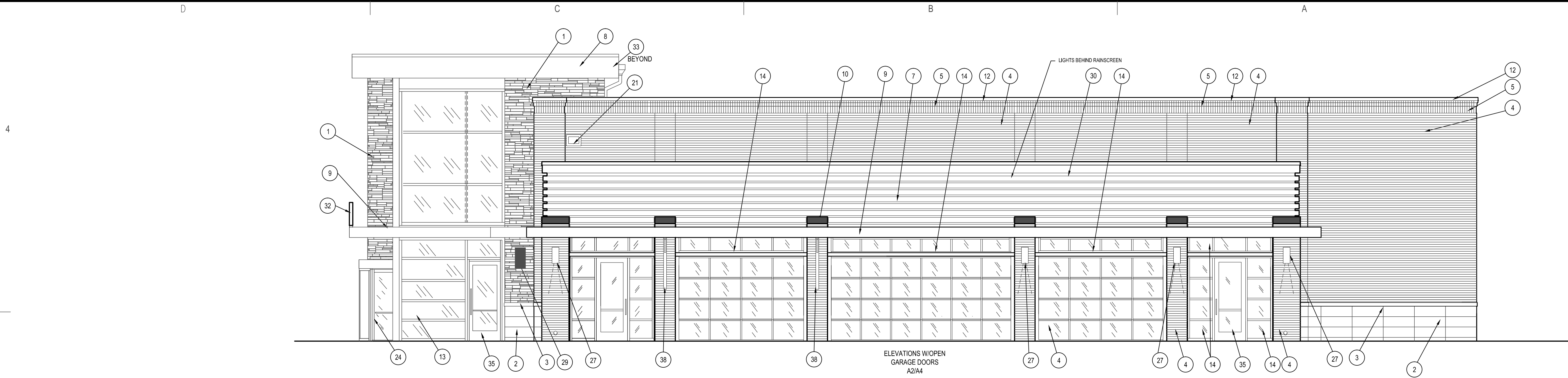
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FINAL DEVELOPMENT PLAN	DATE 09-02-2025

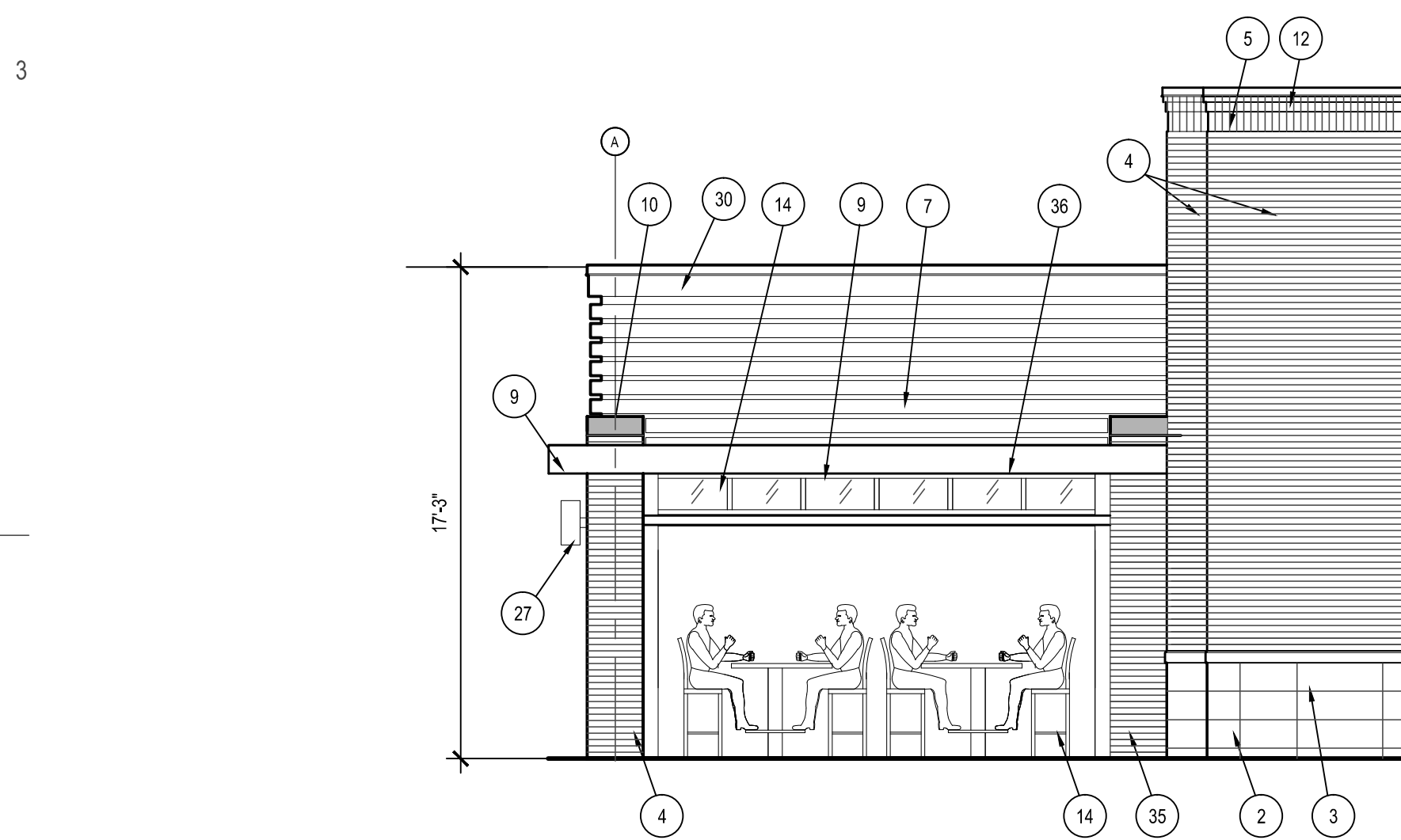
SHEET 24/36

BUILDING
ELEVATIONS

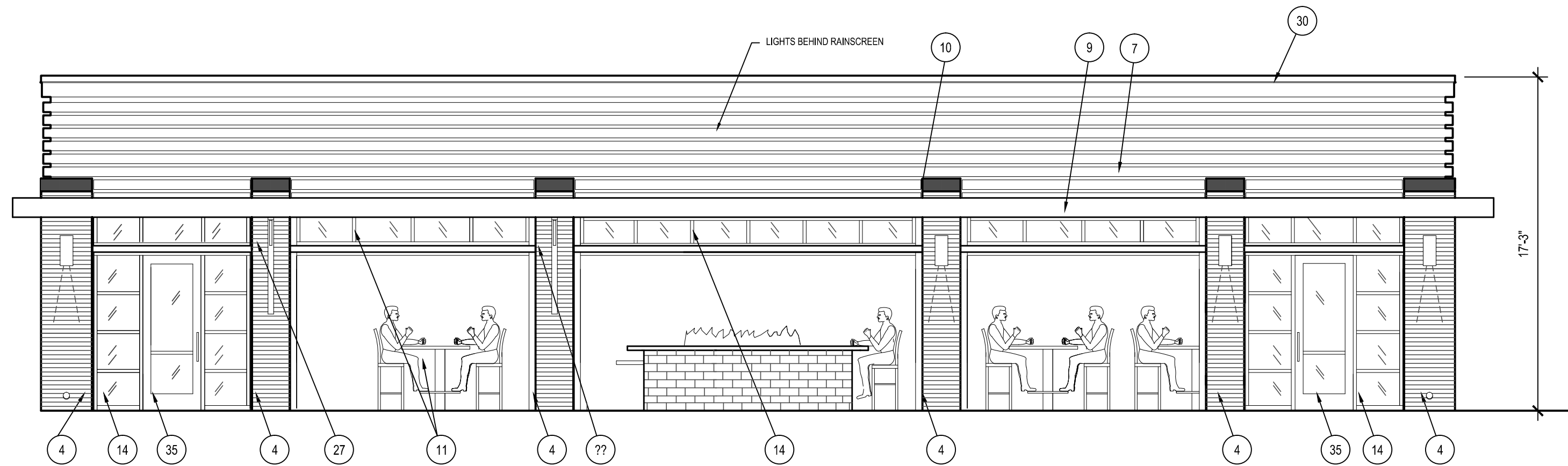
A3



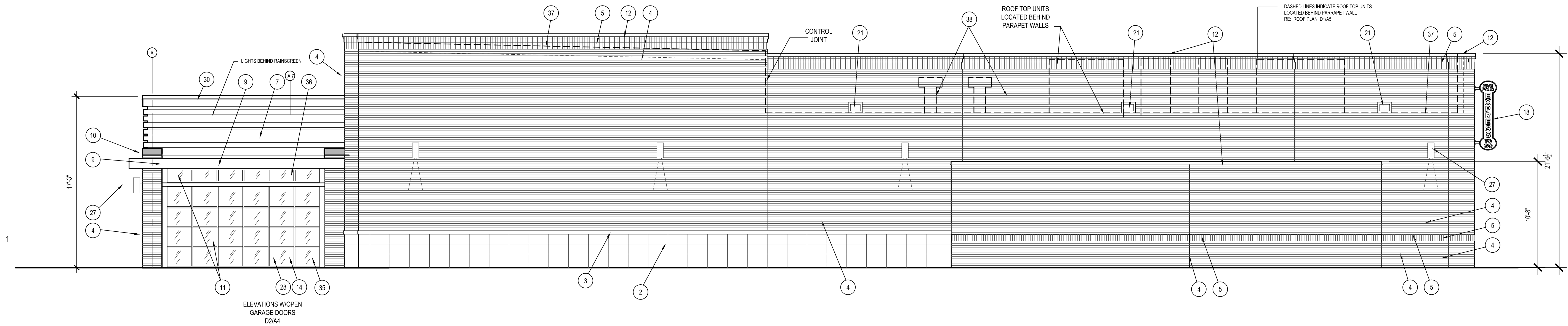
D3 ELEVATION
3/16" = 1'-0"



D2 ELEVATION
3/16" = 1'-0"



A2 ELEVATION
3/16" = 1'-0"



D1 ELEVATION
3/16" = 1'-0"

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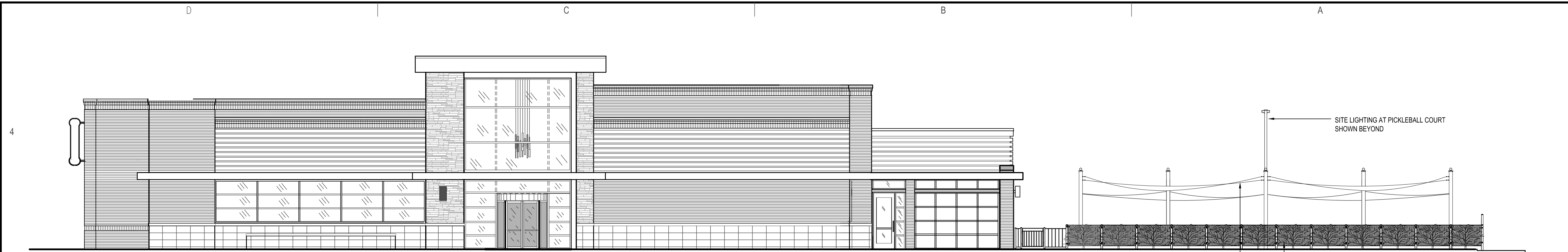
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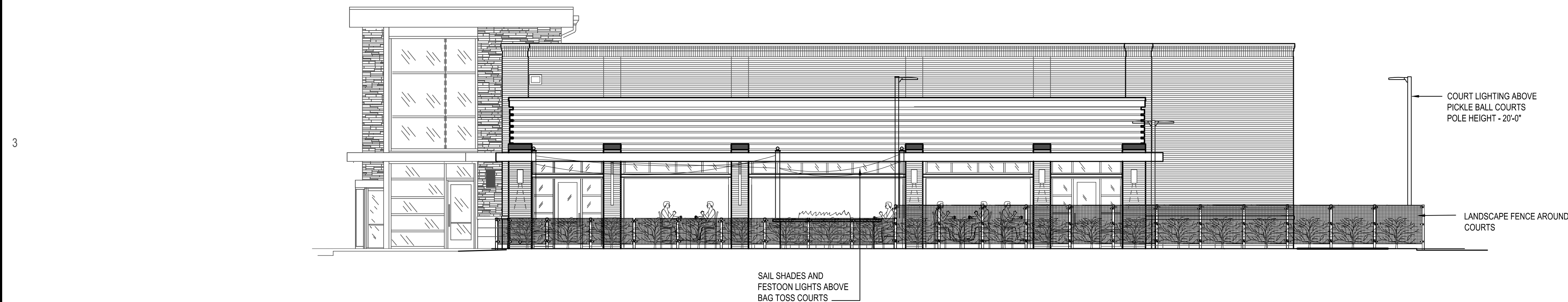
SHEET 24/36

BUILDING ELEVATIONS

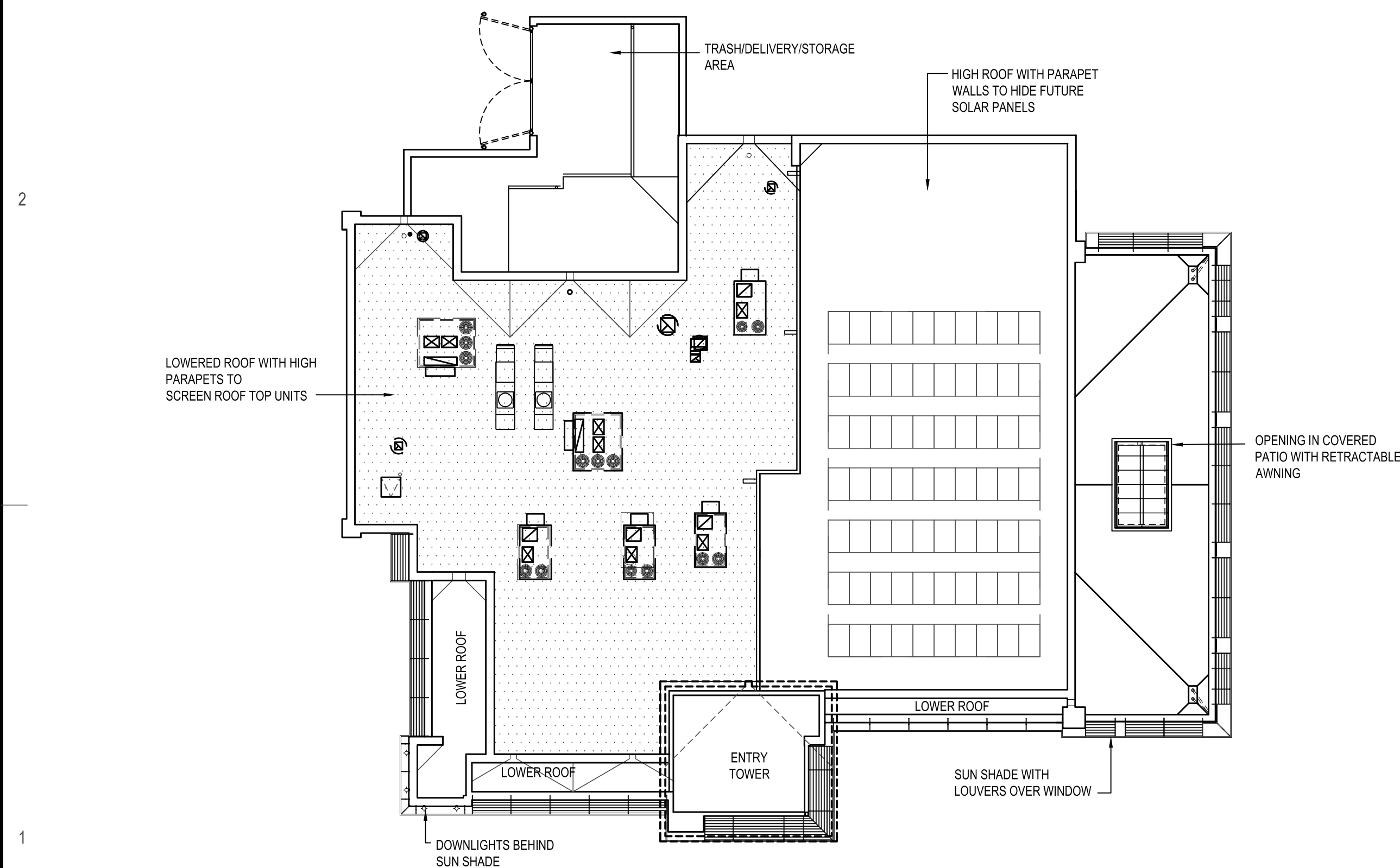
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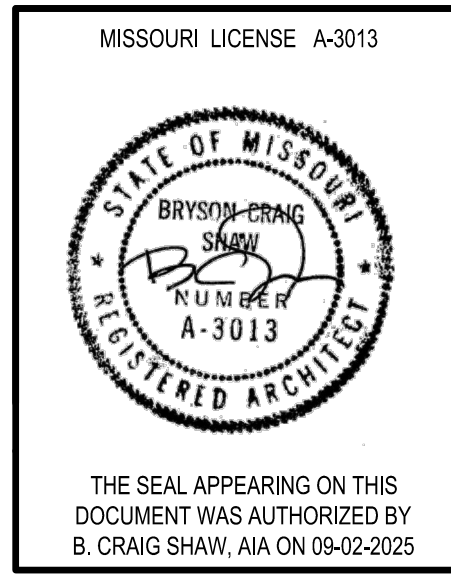
D4 OVERALL EAST ELEVATION
1/8" = 1'-0"



D4 OVERALL NORTH ELEV
1/8" = 1'-0"



D1 ROOF PLAN
1/16" = 1'-0"



FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
Lee's Summit, Missouri

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SHEET 24/06
**OVERALL ELEV
& ROOF PLAN**
A5

FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
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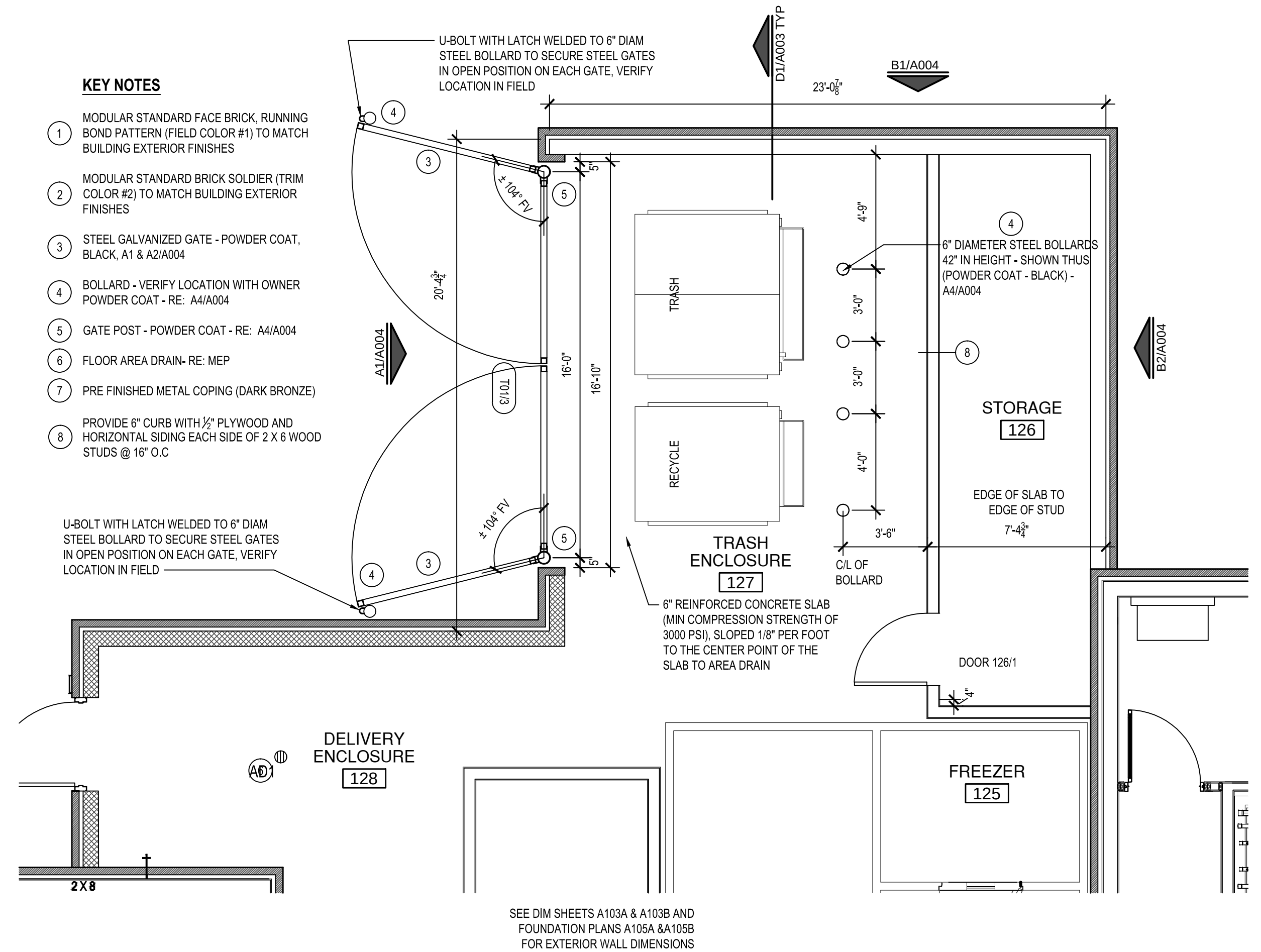
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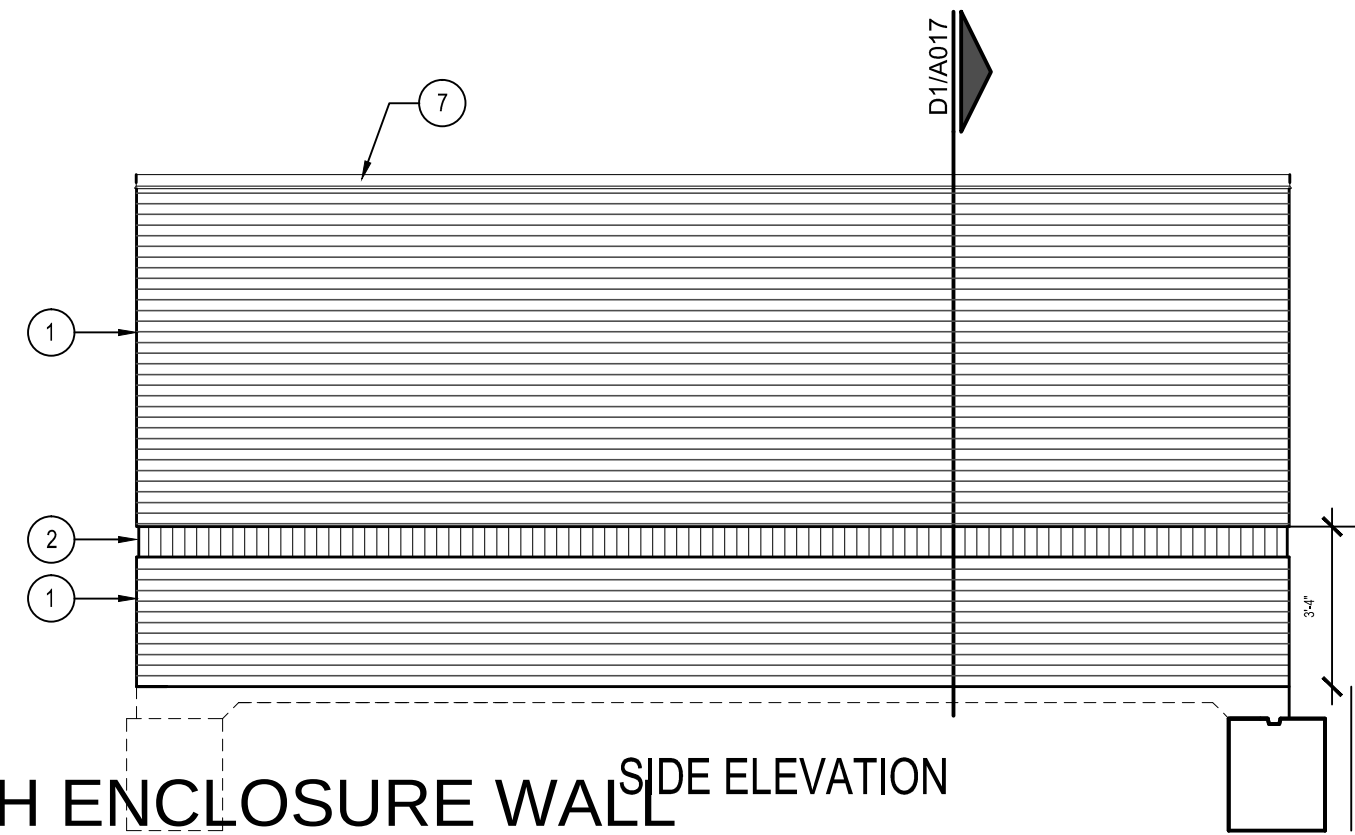
HEET 24x36

TRASH
ENCLOSURE

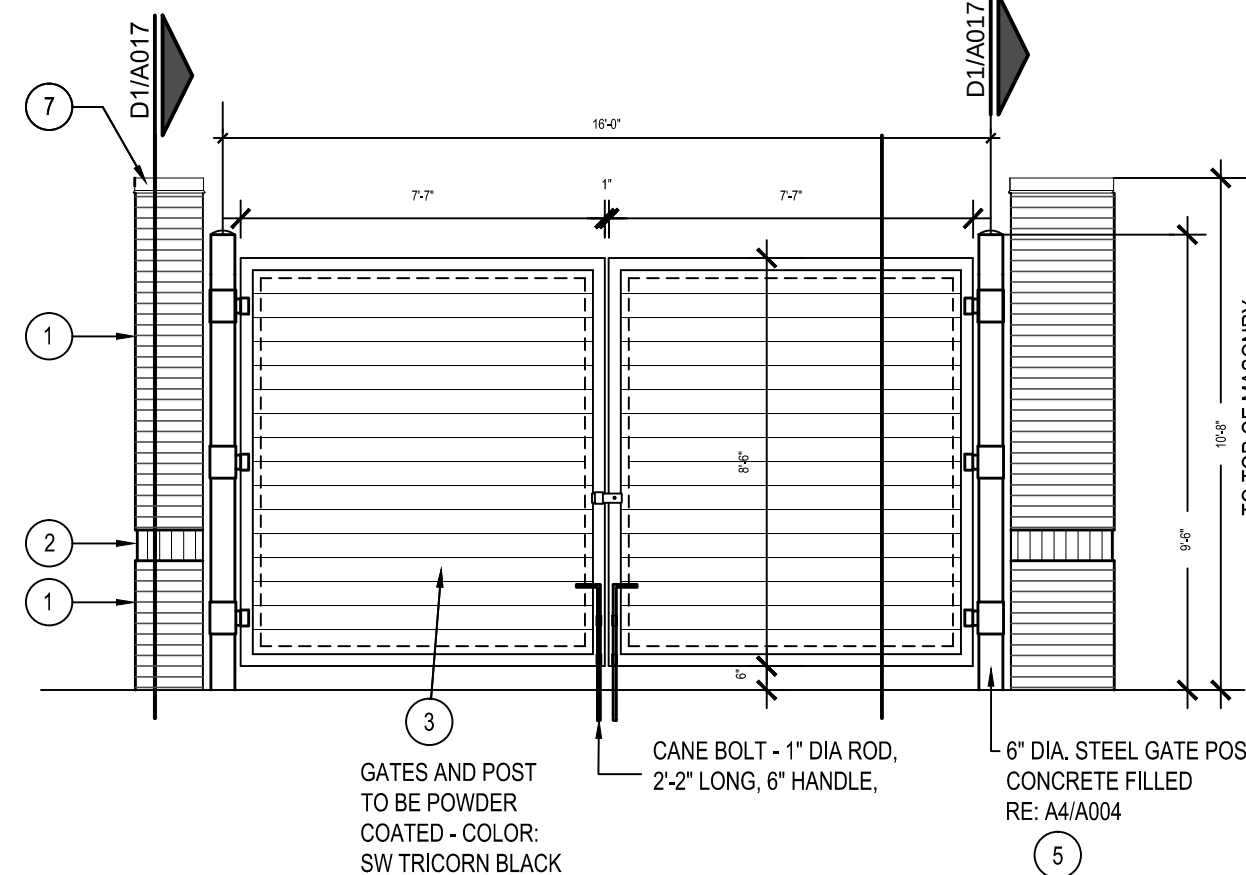
A6



SEE DIM SHEETS A103A & A103B AND
FOUNDATION PLANS A105A & A105B
FOR EXTERIOR WALL DIMENSIONS



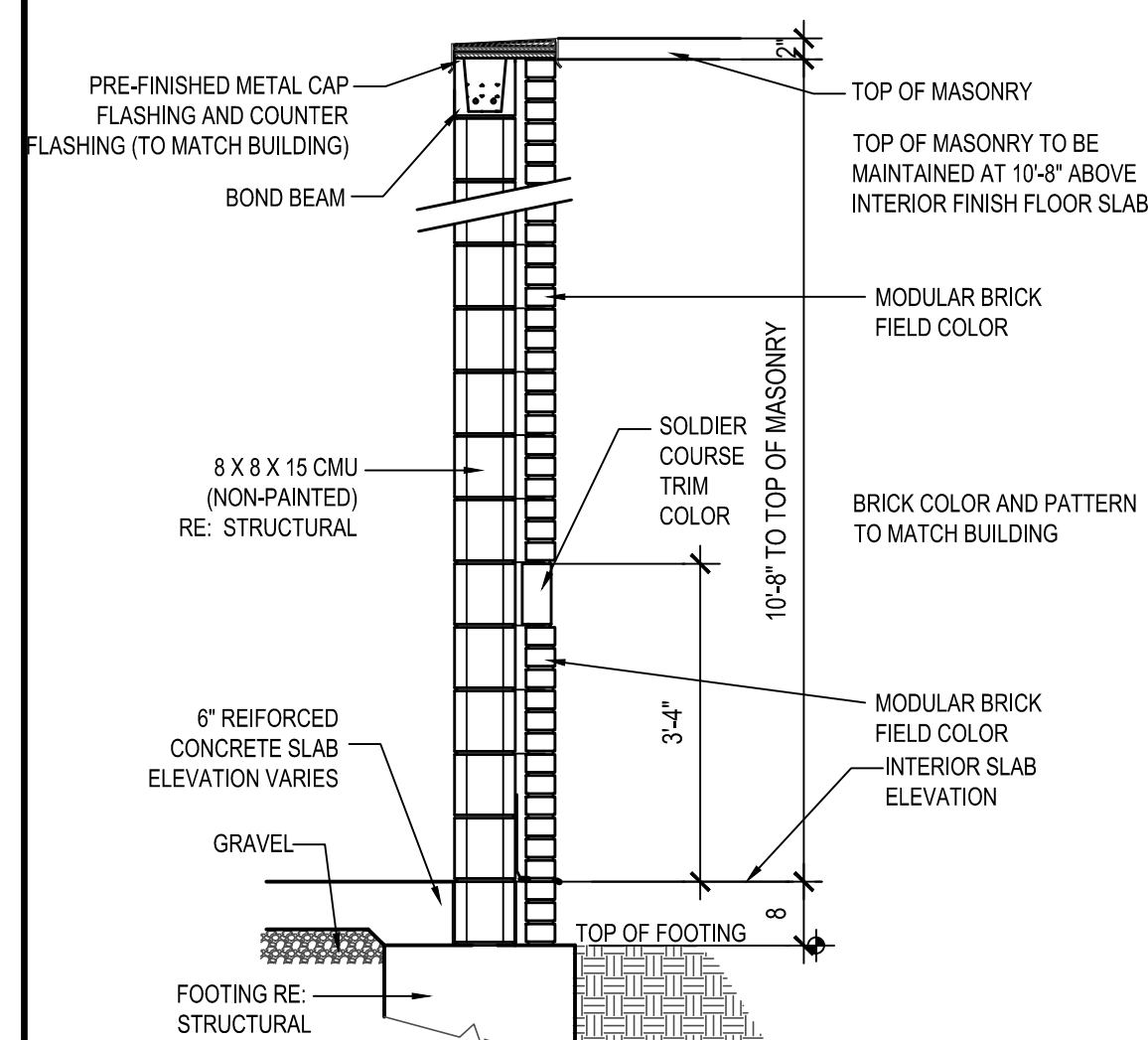
D2 TRASH ENCLOSURE WALL^{SL}

$$1/4" = 1'-0"$$


D1 GATE ELEVATION

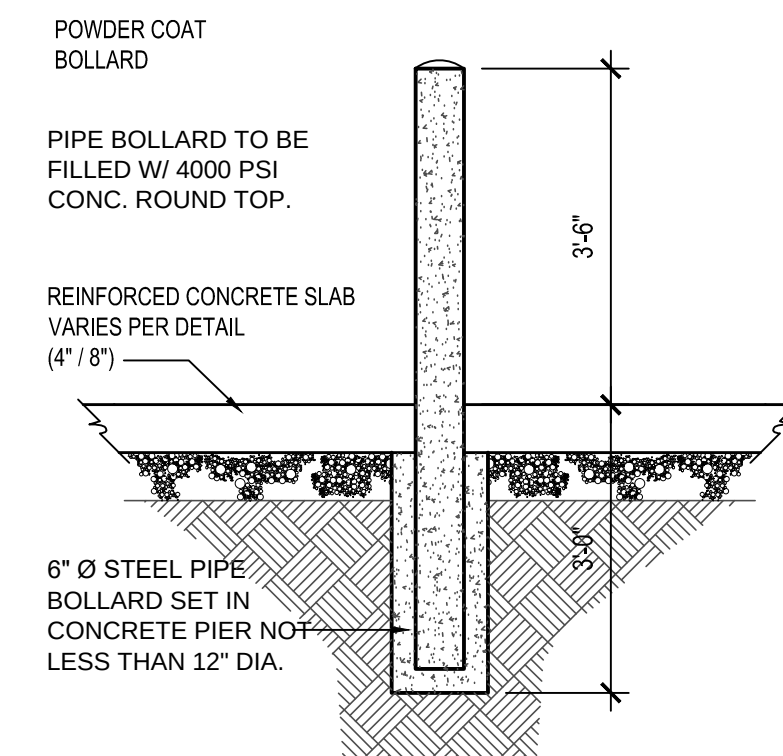
1/4" = 1'-0"

B2 NOT USED

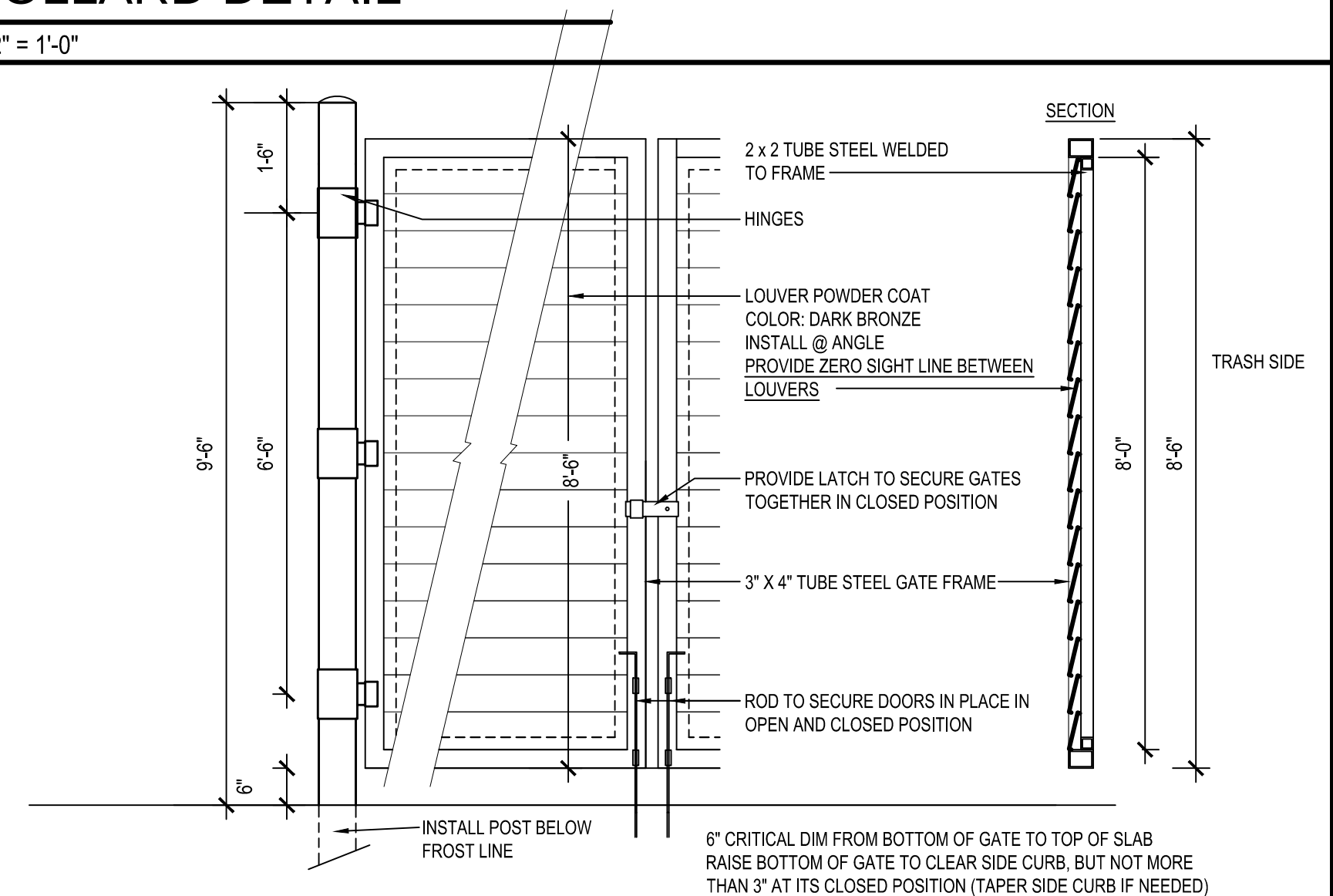


B1 WALL SECTION

1/2" = 1'-0"

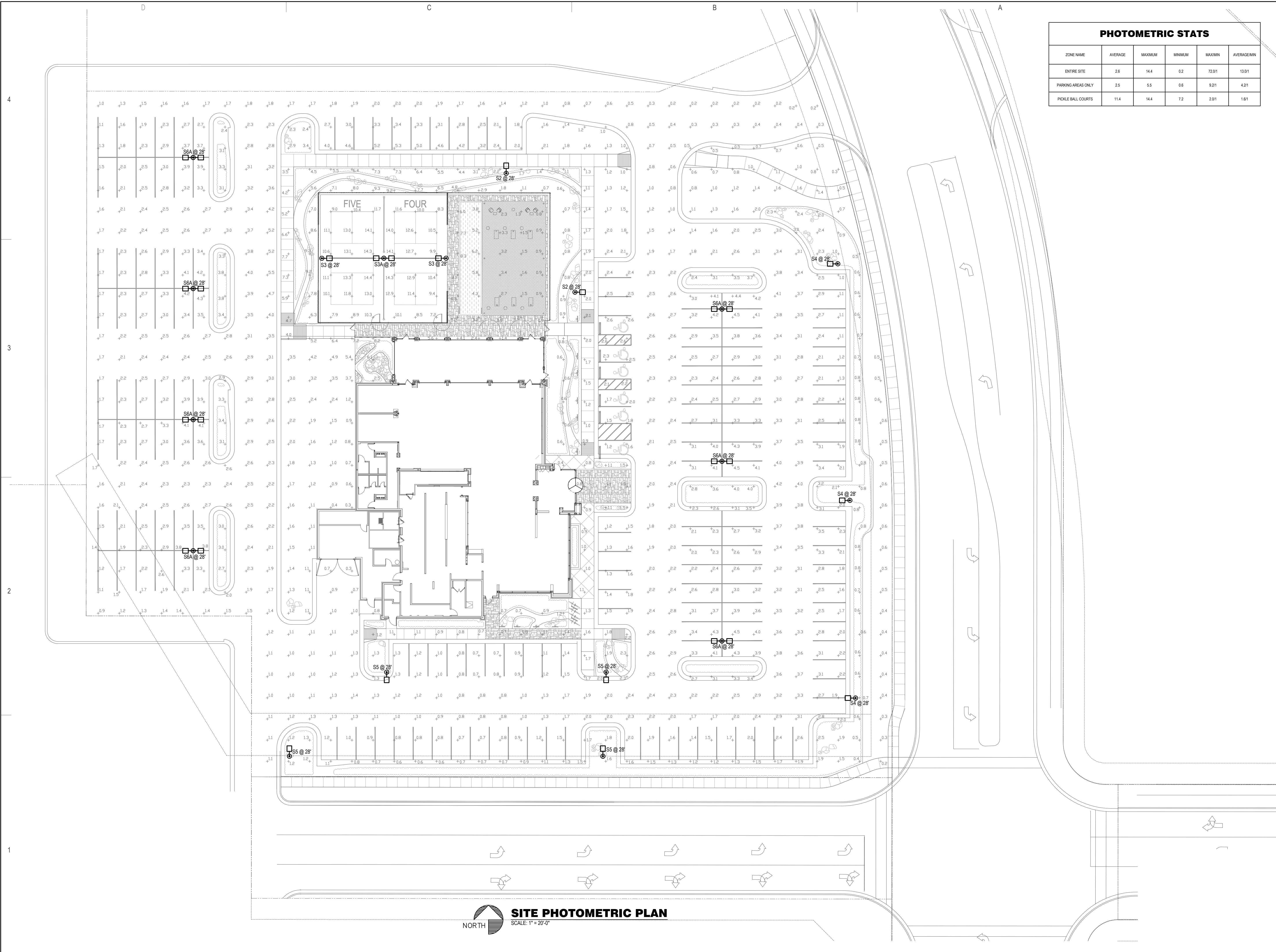


A2 BOLLARD DETAIL

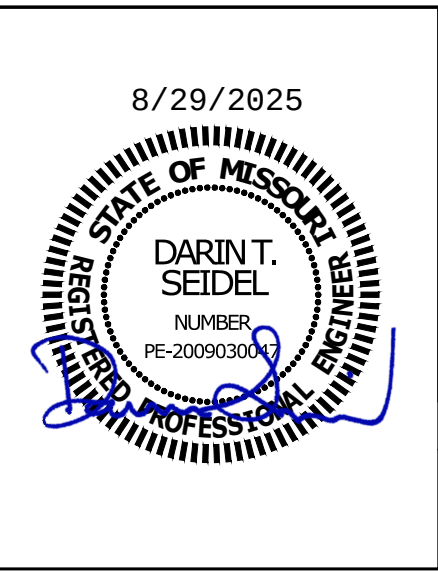
$$1/2'' = 1'-0''$$


A1 GATE DETAIL

1/2" = 1'-0"



PHOTOMETRIC STATS					
ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAXMIN	AVERAGE MIN
ENTIRE SITE	2.6	14.4	0.2	72.01	13.01
PARKING AREAS ONLY	2.5	5.5	0.6	9.21	4.21
PICKLE BALL COURTS	11.4	14.4	7.2	2.01	1.61



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BC PROJECT #: 24808
MISSOURI PE COA #200903029
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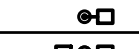
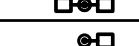
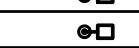
SHEET 24/36
SITE
PHOTOMETRIC
PLAN
E402

4

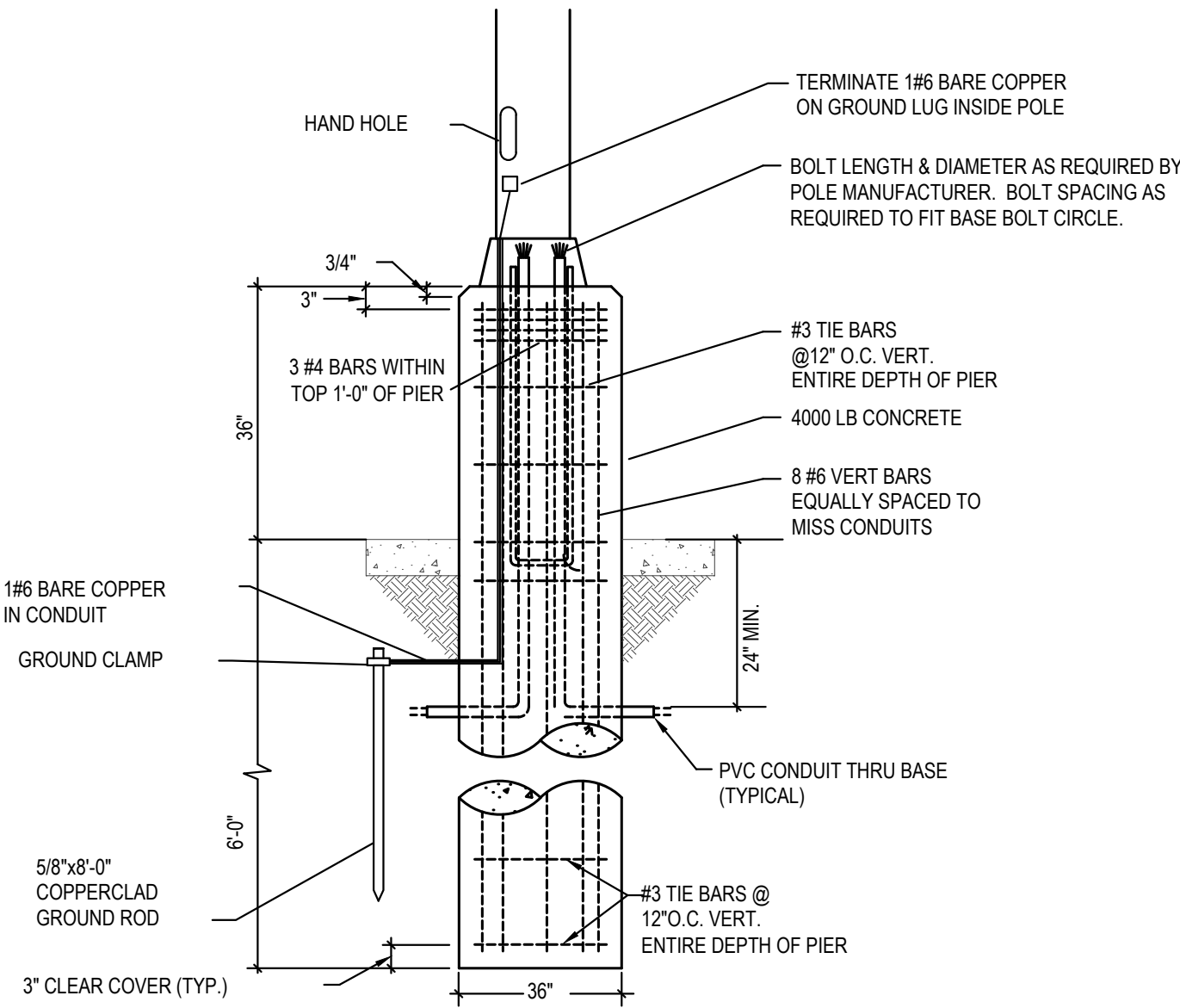
3

2

1

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	S2	SINGLE	MRM-LED-09L-SIL-2-30-70CRI-IL
	2	S3	SINGLE	MRM-LED-30L-SIL-3-30-70CRI
	1	S3A	BACK-BACK	(2) MRM-LED-30L-SIL-3-30-70CRI
	3	S4	SINGLE	MRM-LED-18L-SIL-4-30-70CRI-IL
	4	S5	SINGLE	MRM-LED-09L-SIL-5W-30-70CRI
	7	S6A	BACK-BACK	(2) MRM-LED-12L-SIL-FT-30-70CRI

FIXTURE MOUNTING HEIGHT OF 28' - 25' POLE AND 3' BASE



POLE FOUNDATION DETAIL
SCALE: NONE



Catalog # : _____ Project : _____ Type : _____
Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light





OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering GuidePerformancePhotometricsDimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +35°C.
- Power factor: > .90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ Blue wireless control system, with technology partner Silvar, incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K CCT or warmer color temperature selection and fixed mounting arms / non-adjustable brackets.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,916,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
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FINAL DEVELOPMENT PLAN	9-3-2025
SUBMITTAL	

SHEET 24/36

SITE
PHOTOMETRICS
DETAILS
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