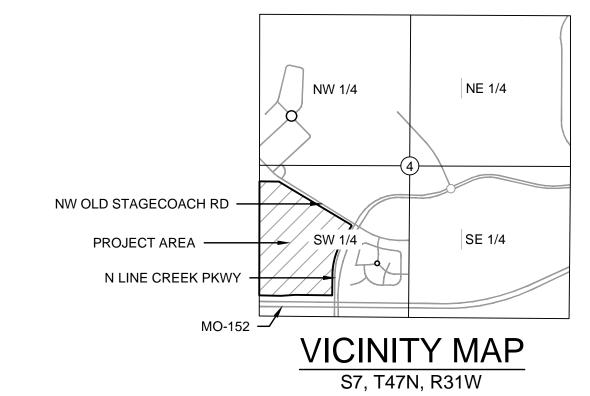


THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS
OF THE SENATE BILL NUMBER 583, 78TH GENERAL
ASSEMBLY OF THE STATE OF MISSOURI. THE BILL
REQUIRES THAT ANY PERSON OR FIRM DOING
EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY
AFTER GIVING NOTICE TO, & OBTAINING INFORMATION
FROM, UTILITY COMPANIES. STATE LAW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

# FINAL DEVELOPMENT PLANS

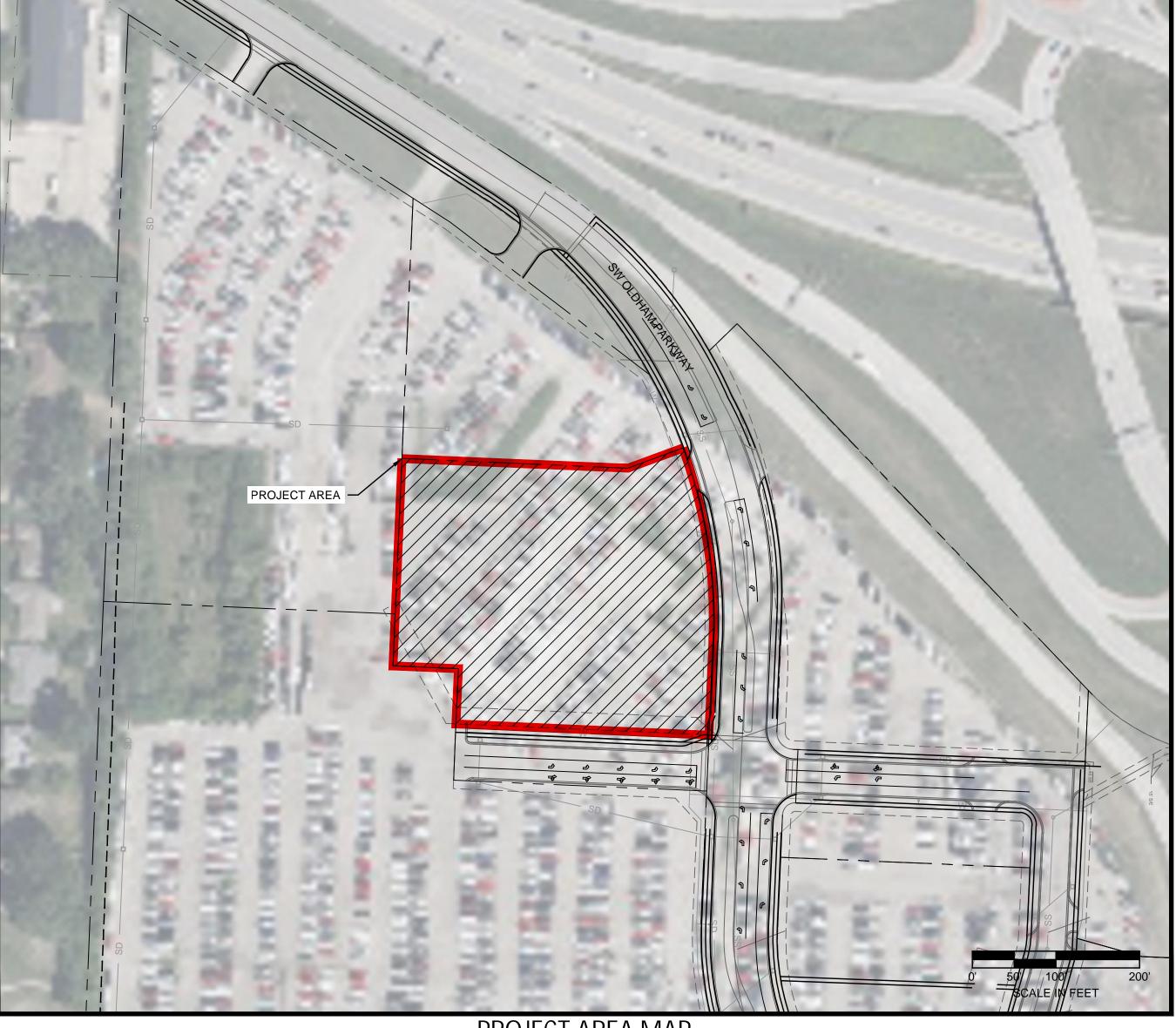
FIVE-FOUR RESTAURANT
SW OLDHAM PARKWAY
SECTION 7, TOWNSHIP 47N, RANGE 33W
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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	†

SITE PHOTOMETRIC DETAILS

PROJECT TEAM & UTILITY CONTACT L	<u> </u>
PROPERTY OWNER/DEVELOPER	UTILITY SERVICE NUMBERS
KELLAN RESTAURANT MANAGEMENT, INC.	NAME: LEE'S SUMMIT PUBLIC WORKS
ATTN: MICHAEL NORSWORTHY 1425 SWIFT ST. STE. 200 NORTH KANSAS CITY, MO	PHONE: 816.969.1800
64116	
	NAME: LEE'S SUMMIT WATER SERVICES PHONE: 816.969.1940
ENGINEER	FITONE: 810.909.1940
OLSSON 1301 BURLINGTON, SUITE 100	NAME: SPIRE
NORTH KANSAS CITY, MO 64116	PHONE: 314.342.0500
CONTACT: DAN GOODWIN	NAME: ATOT
PHONE: 816.791.7530	NAME: AT&T PHONE: 800.286.8313
EMAIL: dgoodwin@olsson.com	FITONE. 800.200.8313
	NAME: EVERGY
LANDSCAPE ARCHITECT	PHONE: 816.471.5275
OLSSON 1914 MAIN CERET	NAME: ODEOTOLINA
1814 MAIN STREET KANSAS CITY, MO 64108	NAME: SPECTRUM PHONE: 877.772.2253
PHONE: 816-842-8844	FITONE. 011.112.2233
EMAIL: ccahalan@olsson.com	NAME: GOOGLE FIBER
	PHONE: 877.454.6959



PROJECT AREA MAP

S7, T47N, R33W

PROPERTY DESCRIPTION

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

#### LAND USE TABLE

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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Missouri COA #001592

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GOODWIN
NUMBER
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ВУ								
DESCRIPTION	FINAL DEVELOPMENT PLAN							REVISIONS
DATE	8/15/2025							
REV. NO.	-							
							1 0 0	2025

SITE DEVELOPMENT PLANS
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

n by: OS/G:
ned by: DC

#### **GENERAL NOTES**

- 1. 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 2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE FOR INFORMATION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
- 3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12.PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION

#### REFERENCES

- 1. ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.
- 2. 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.
- 3. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY;
- A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI. B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST
- SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION
- OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES..
- E. 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.
- 4. 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**

- 1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
- 2. 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 4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
- 3. 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

- 1. 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.
- NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
- 3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
- A. 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.
- B. 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.
- C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS. D. 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.
- E. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.
- 4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND
- 5. 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.
- 6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

#### SHOP DRAWINGS

- 1. 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:
- A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS,
- CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO; B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING. HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
- C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO:
- D. 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.
- E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
- 2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
- A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT. B. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT. C. ALL SITE FENCING AND RAILING INCLUDING ANY GATES.
- E. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

#### **EROSION CONTROL NOTES**

D. ALL LANDSCAPE AND RETAINING WALLS.

- 1. 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.
- 2. 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.
- 3. 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).
- STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- 5. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
- 6. 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.
- 7. 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**

- 1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
- 2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
- 3. 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.
- 4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED
- 5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
- 6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
- 7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
- 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.
- 2. 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.
- 3 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
- 4. 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.
- 5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS): A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT
- GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER). B. 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.
- C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
- D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS 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.
- E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT **SEALANT MATERIAL**
- 6. ACCESSIBLE PARKING
- A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES. B. 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. C. 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.
- 7. 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 SWEPT AND CLEANED.
- 8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
- 9. 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.
- 10. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF CITY CODES AND ORDINANCES.
- 11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF CITY CODES AND ORDINANCES. USE FLAT BLACK, 8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED 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-1952 WITH DRYING TIME OF LESS THAN 45 9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN
- 12. 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**

- 1. 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.
- 2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- 3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- 4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)

#### STORM SEWER NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- 2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 3. 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.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM
- 5. 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
- 6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ 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.
- 8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED 7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

#### SANITARY SEWER NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- 2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 3. 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.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
- 5. 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.
- 6. 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.
- 7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
- 8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
- 9. 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 A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED. B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
- 10. 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

C. VACUUM TEST OF ALL MANHOLES.

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- 2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
- 3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
- 4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF
- 5. 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.
- 6. 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.
- 7. 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.
- AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
- PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
- 10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

#### DRY UTILITY PLAN NOTES

- 1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
- 2. 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.
- 3. 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.
- 4. 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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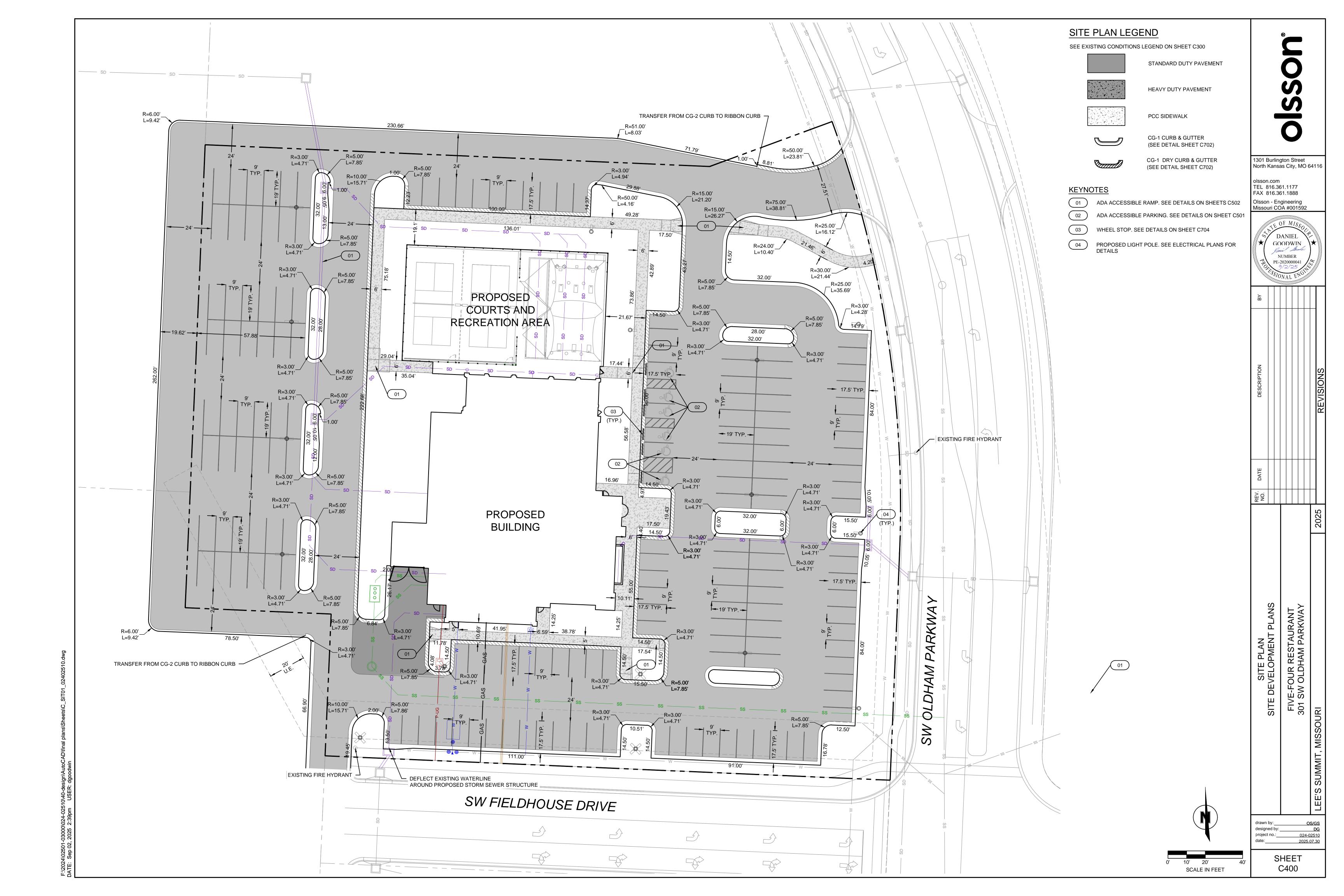
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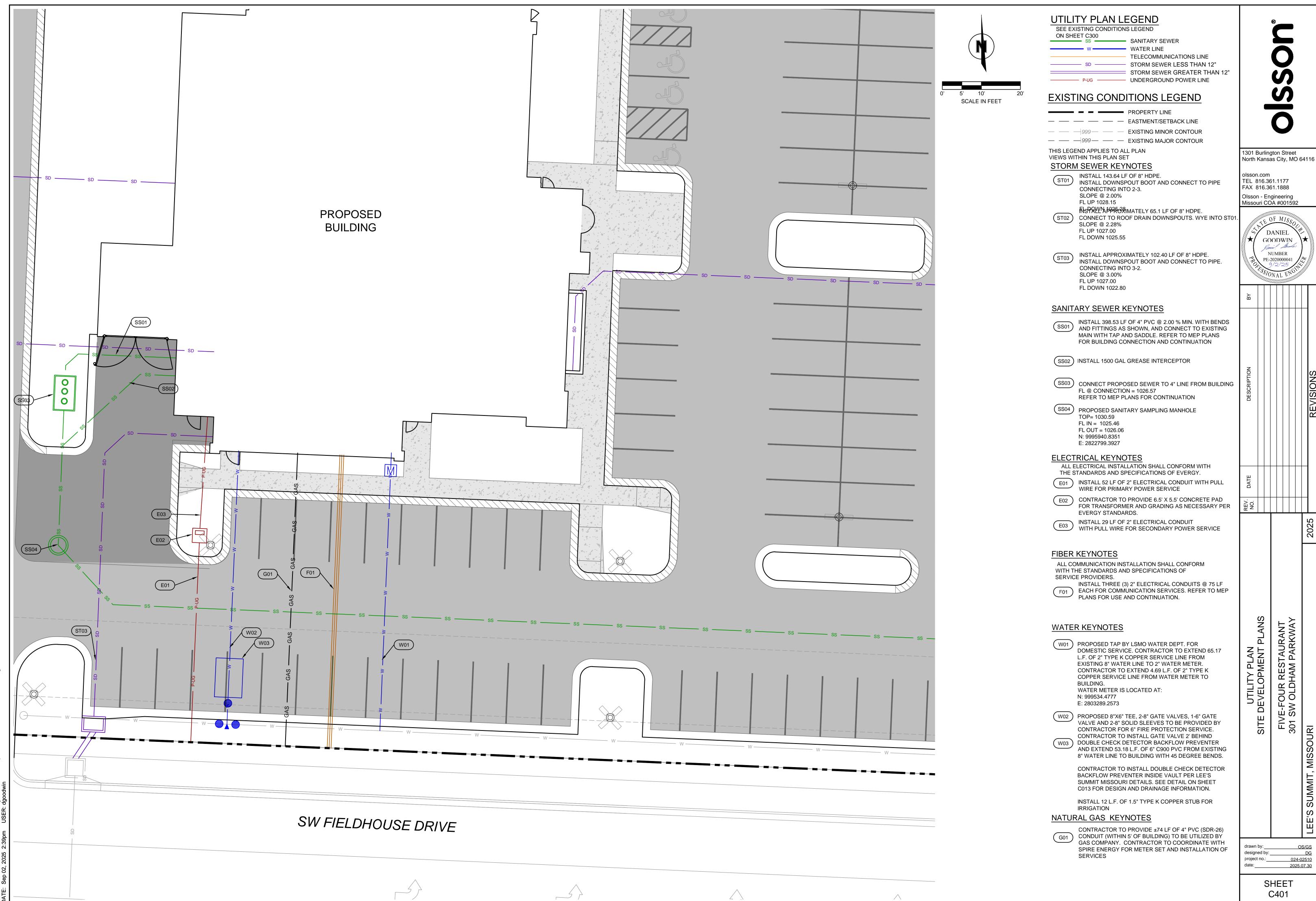
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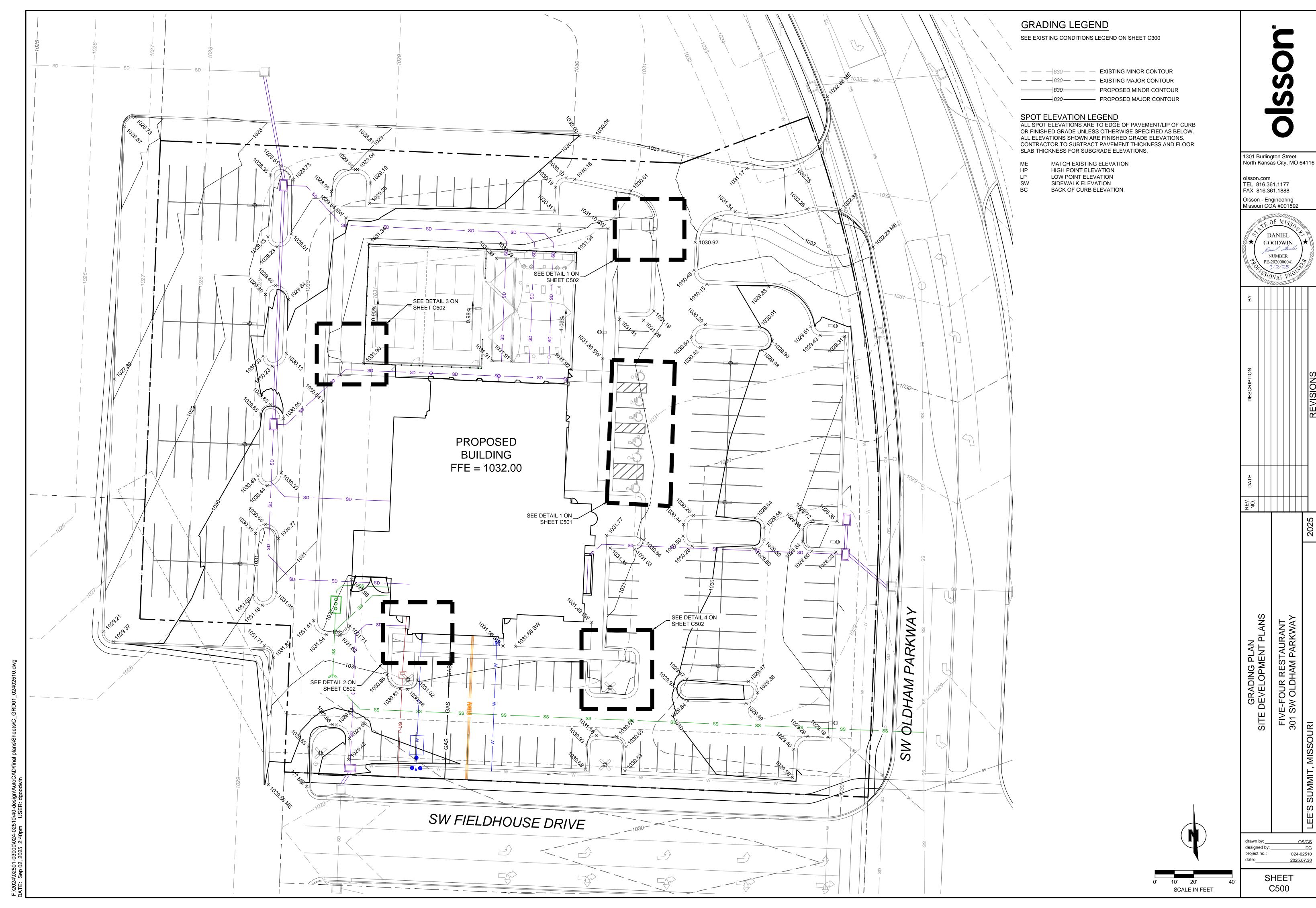
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# ADA DETAIL 1 -

**LOCATION MAP** 

#### **GRADING LEGEND**

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

— · · · — · · · — · · · — 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.

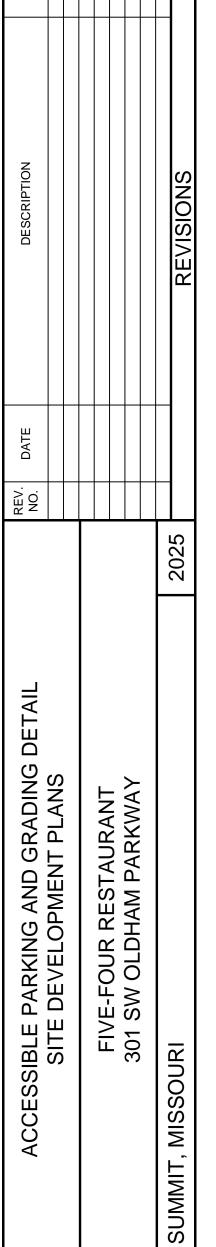
MATCH EXISTING ELEVATION HIGH POINT ELEVATION LOW POINT ELEVATION SIDEWALK ELEVATION

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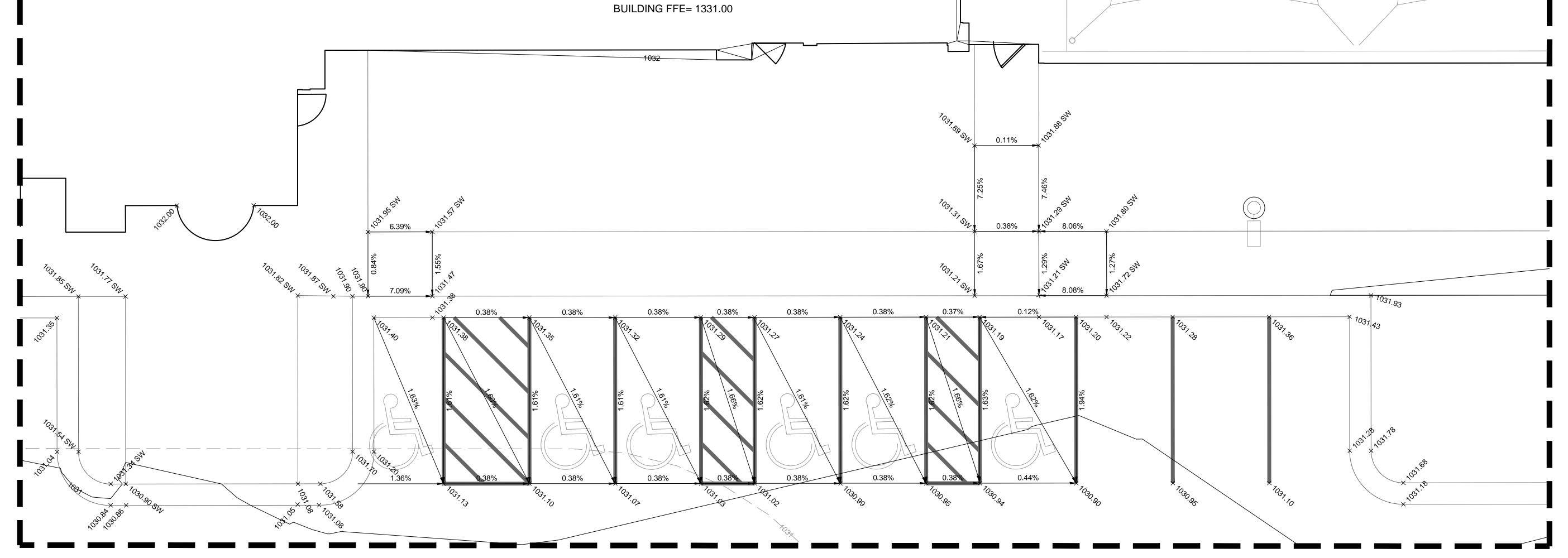
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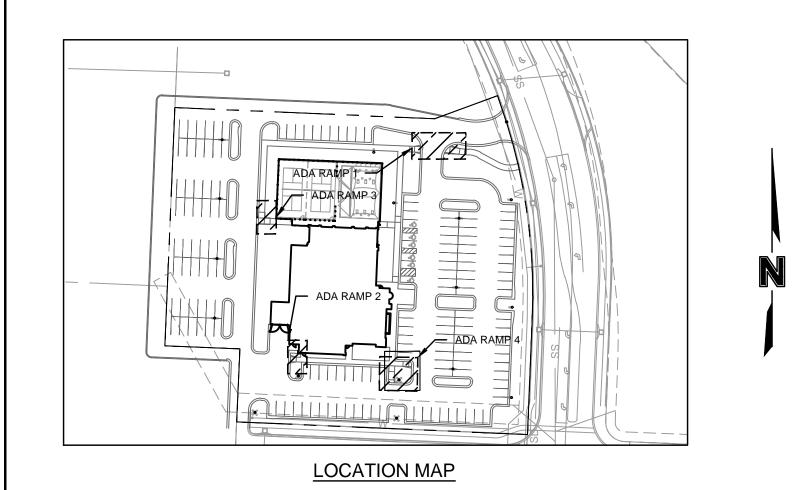
DANIEL GOODWIN NUMBER PE-2020000041



SHEET C501

0' 5' 10' SCALE IN FEET





#### **GRADING LEGEND**

PROPERTY LINE — — 830— — EXISTING MINOR CONTOUR — — 830- — EXISTING 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.

MATCH EXISTING ELEVATION HIGH POINT ELEVATION LOW POINT ELEVATION SIDEWALK ELEVATION BACK OF CURB ELEVATION

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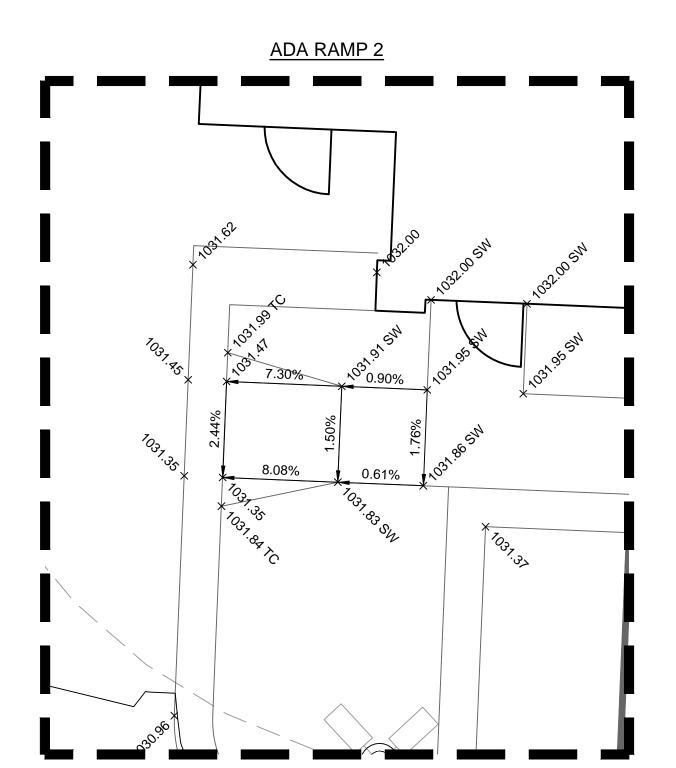
ADA RAMP GRADING DETAILS SITE DEVELOPMENT PLANS FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWA` F, MISSOURI

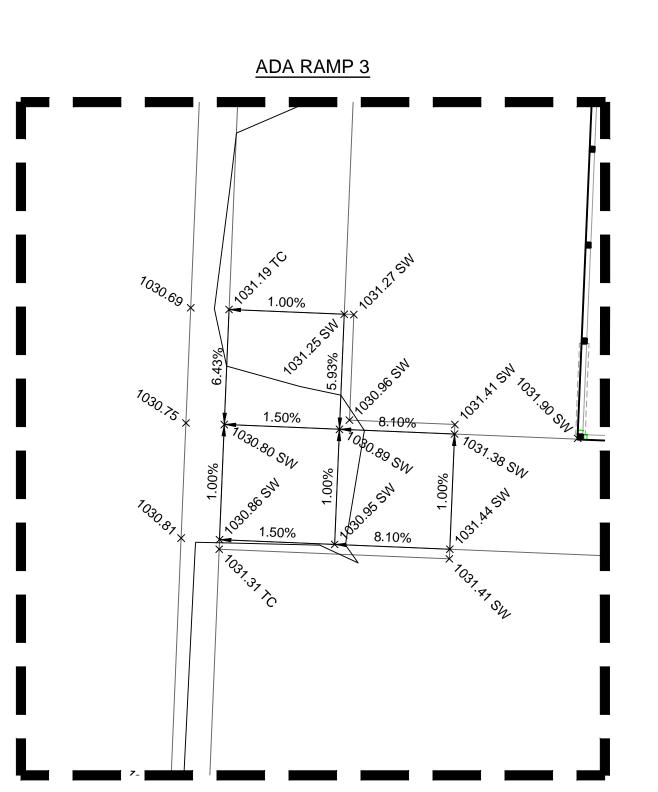
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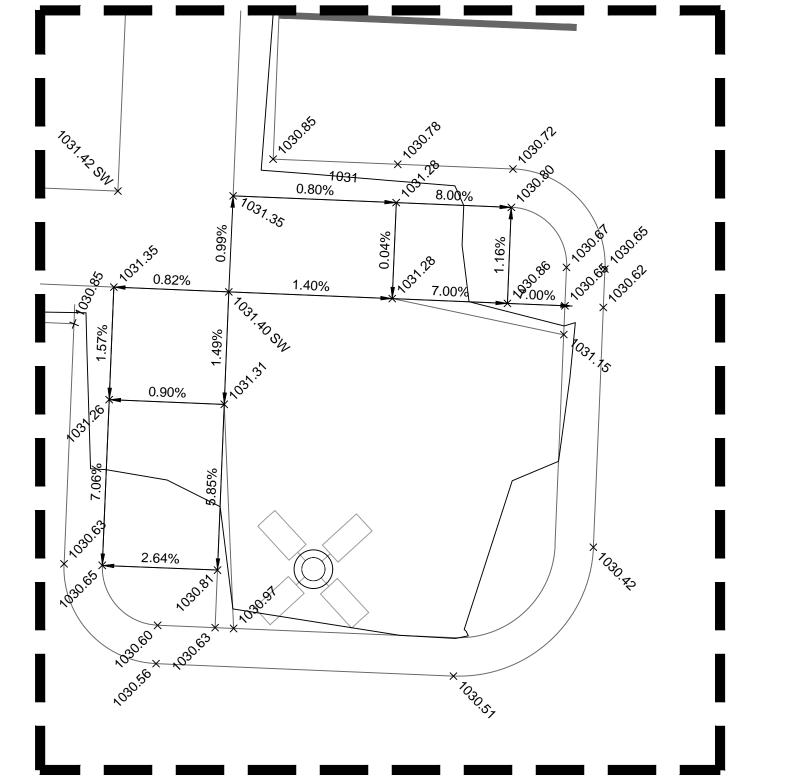
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1.00% <sup>S</sup>h 6.17% 0.99% 1.00% 6.33%

ADA RAMP 1



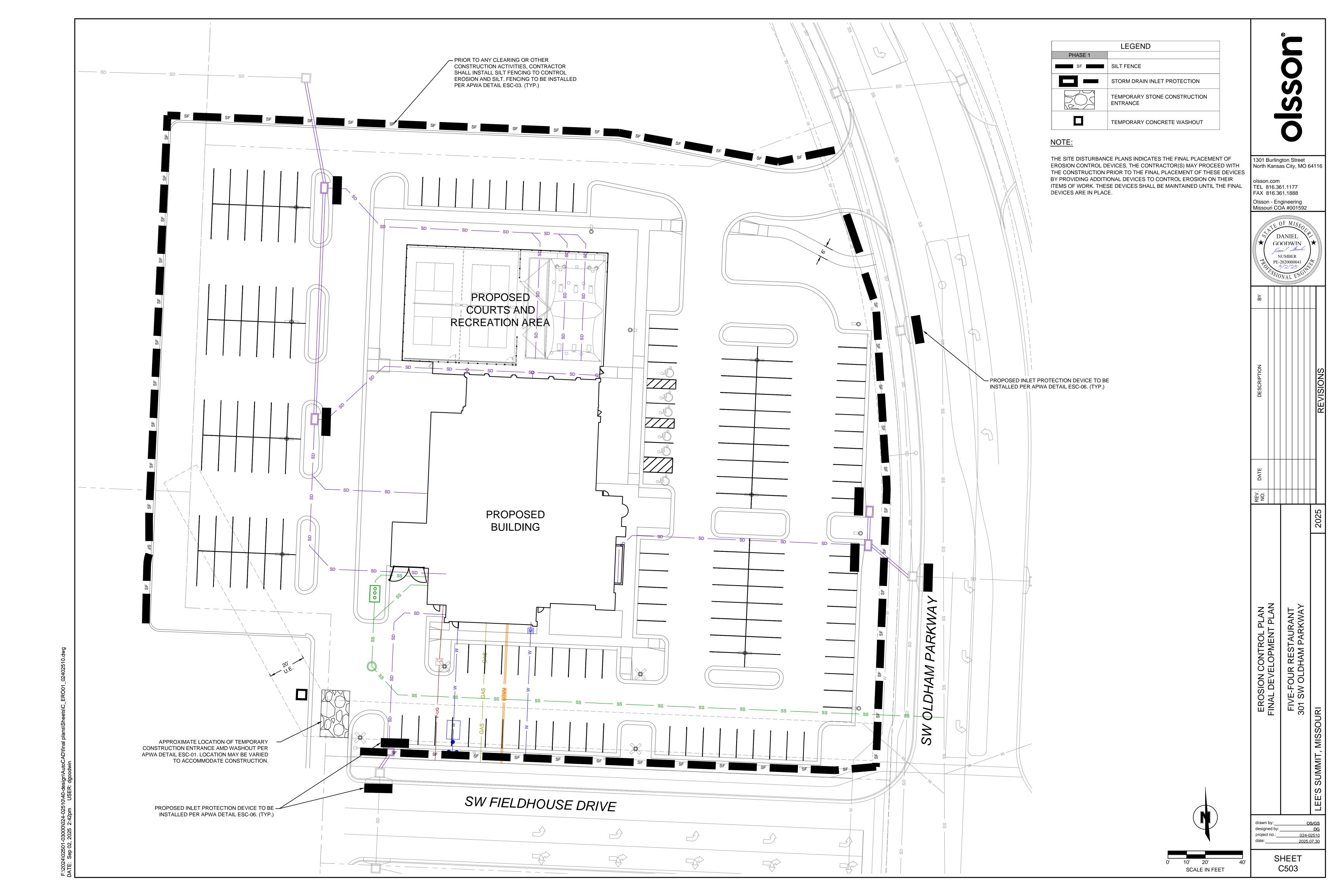


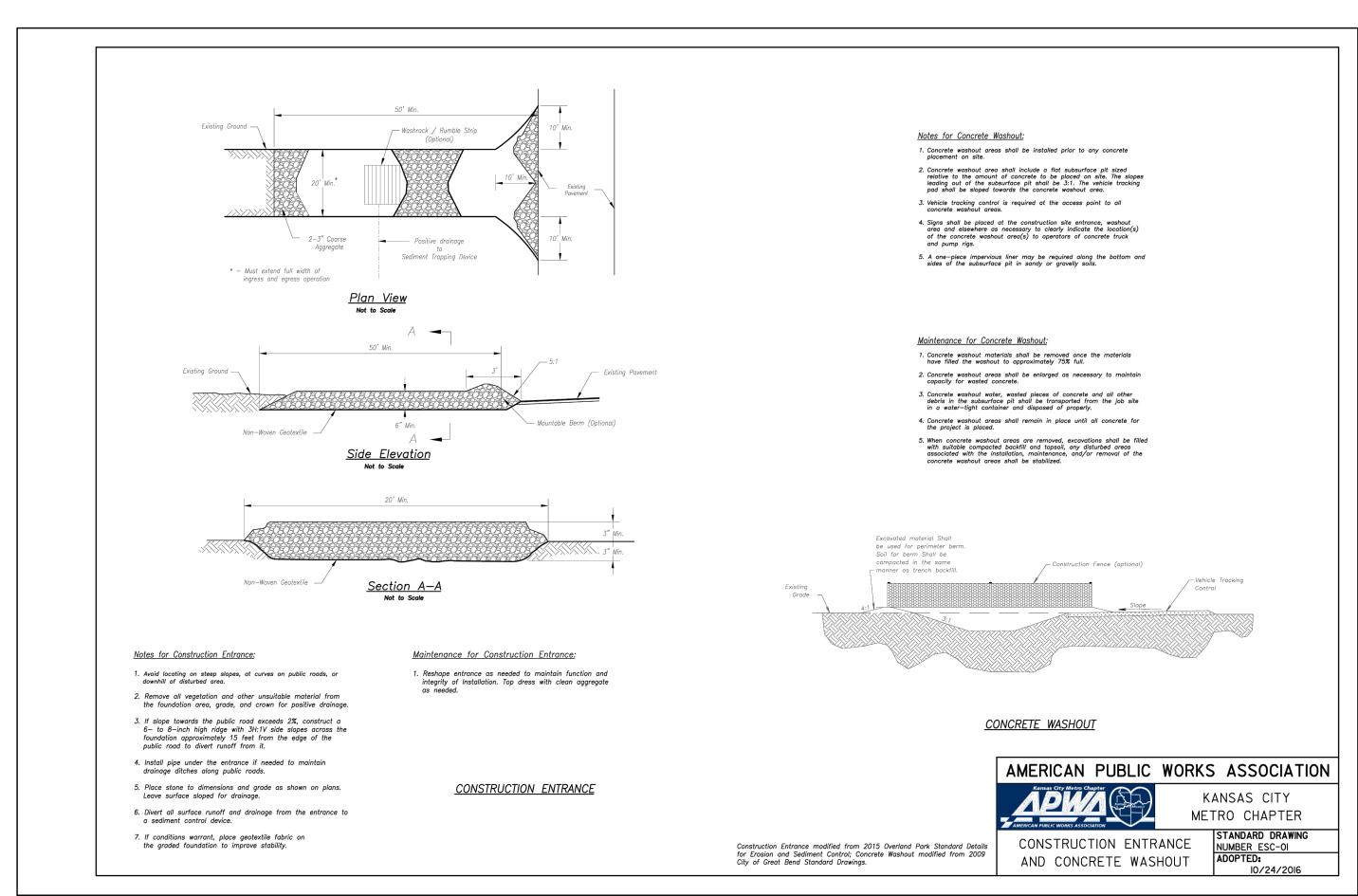


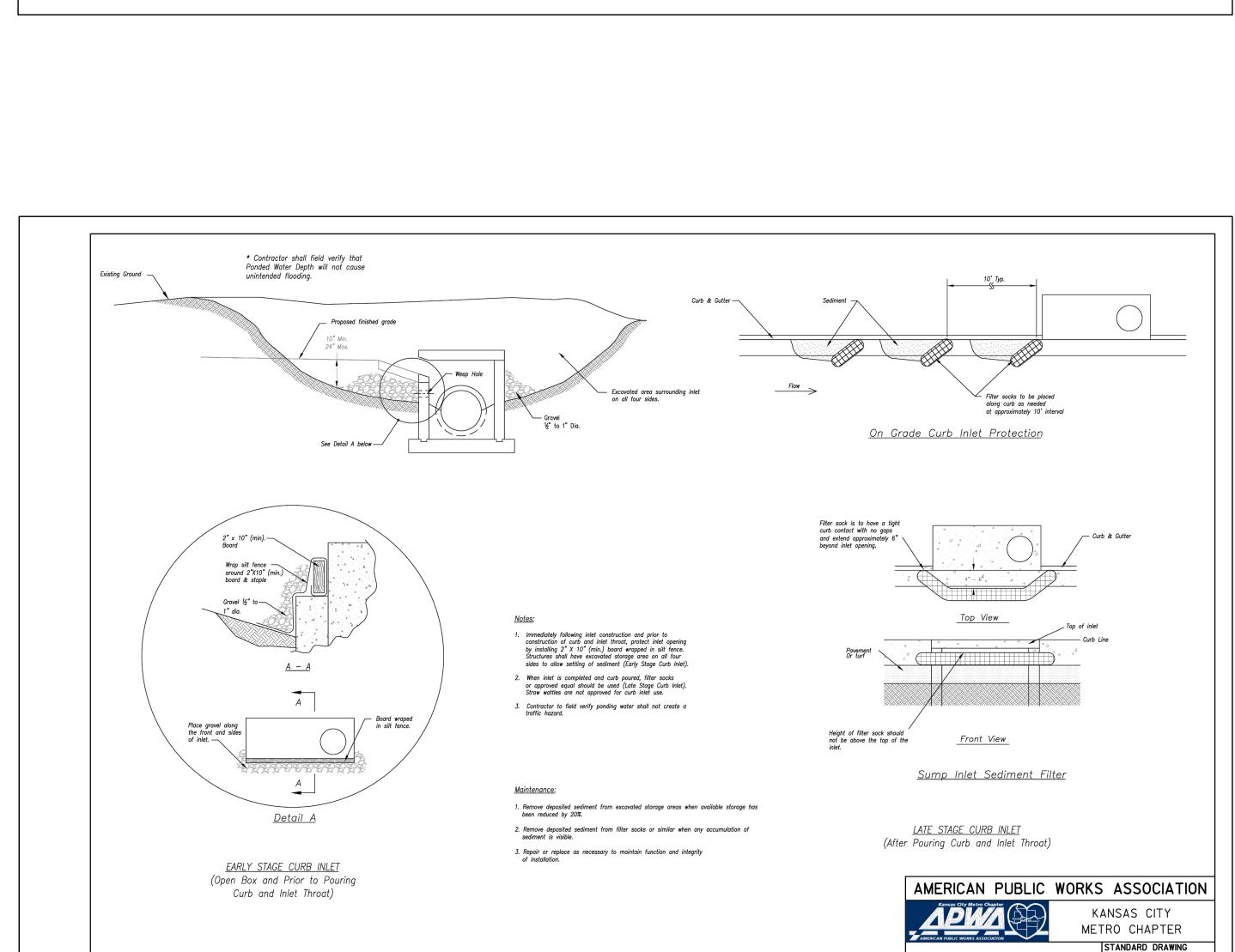
ADA RAMP 4



0' 2.5' 5' SCALE IN FEET



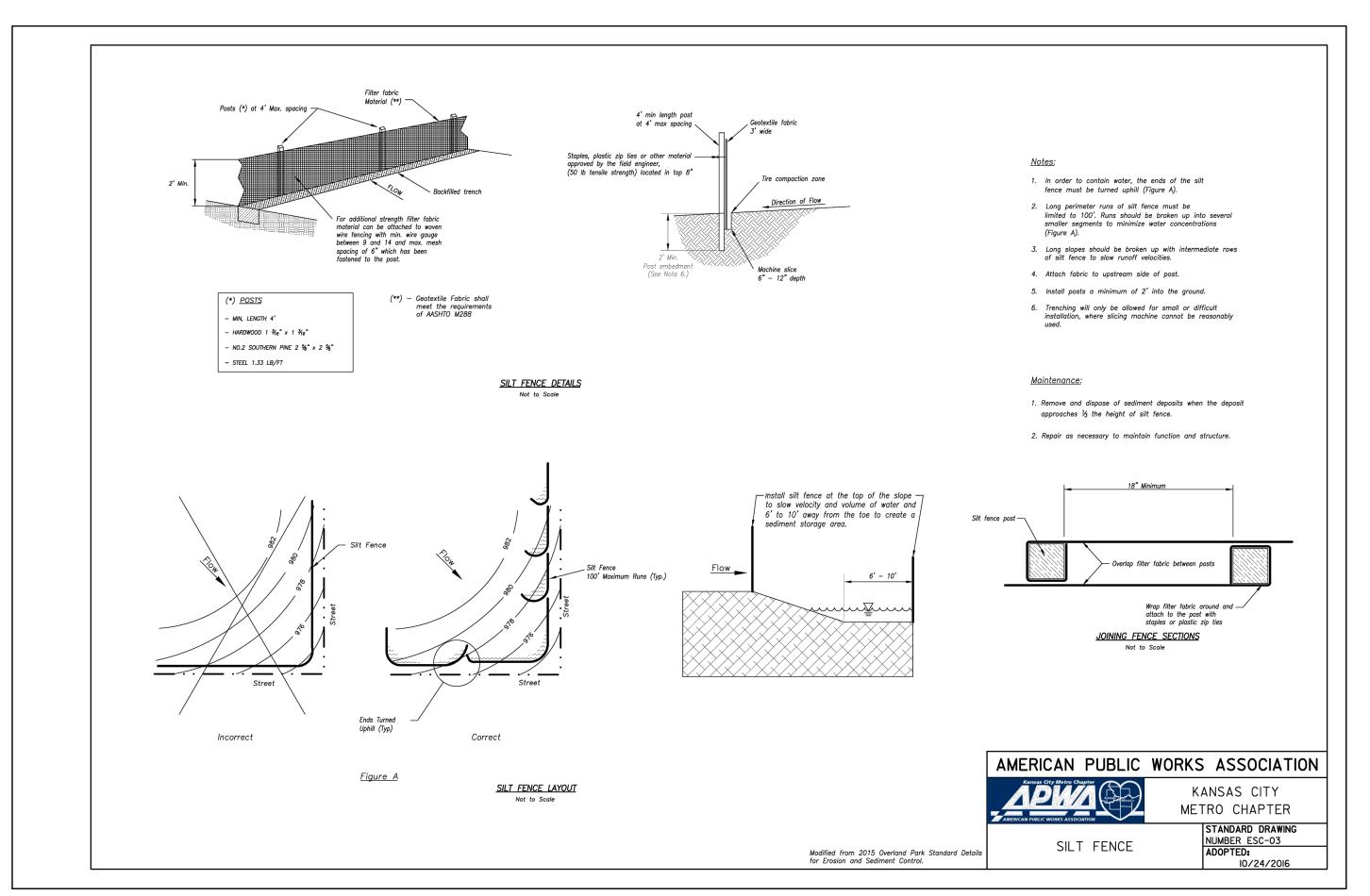




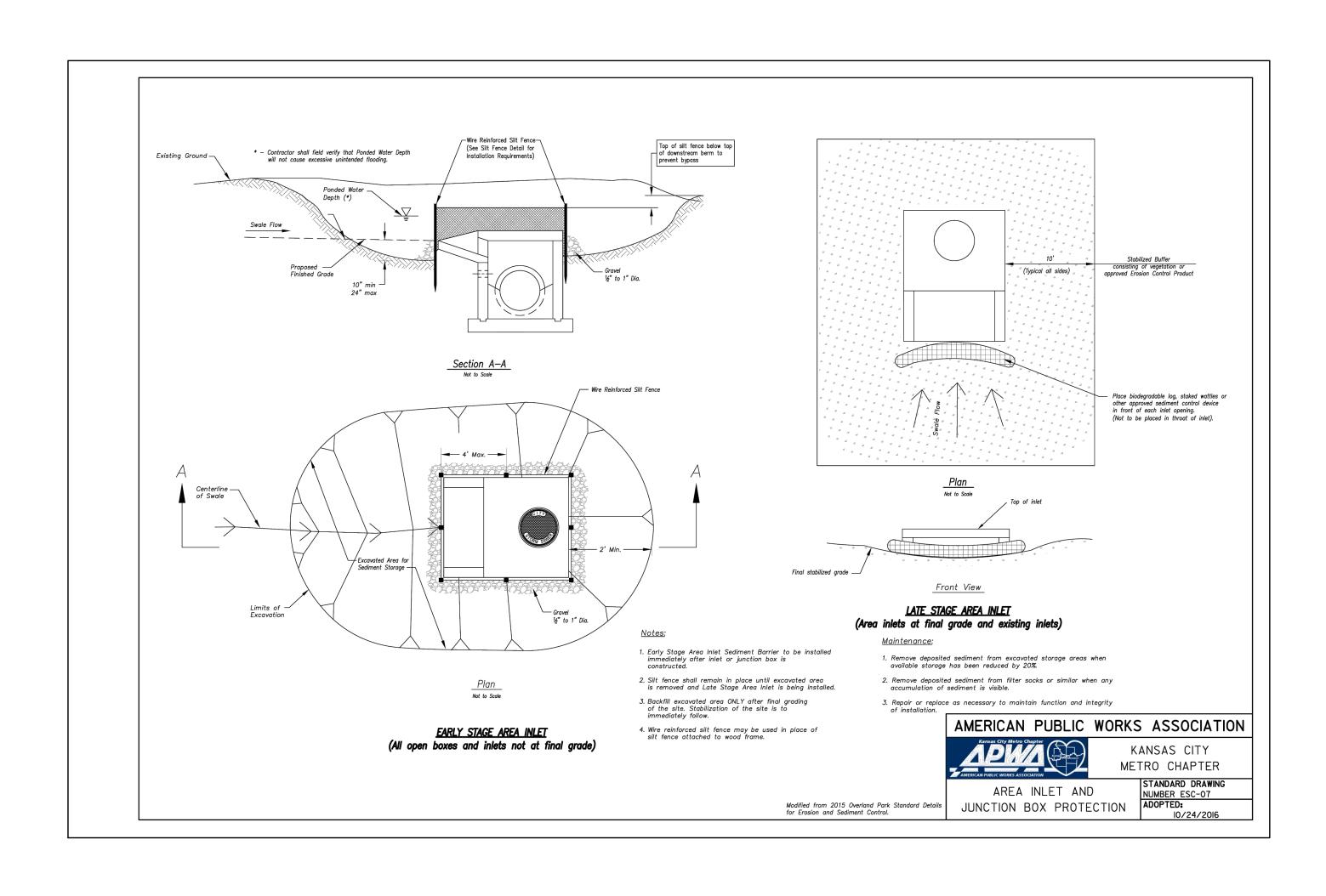
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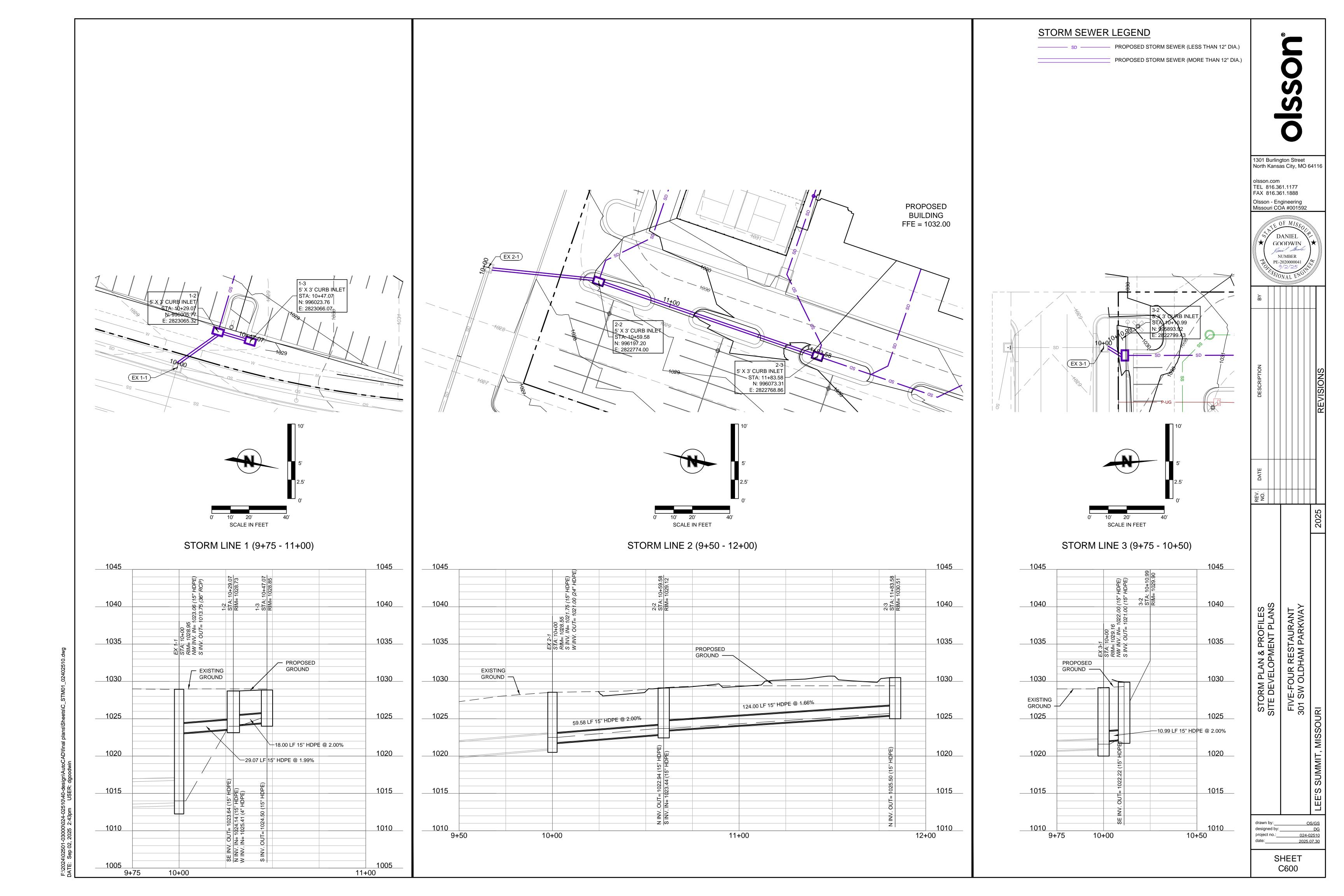
CURB INLET PROTECTION

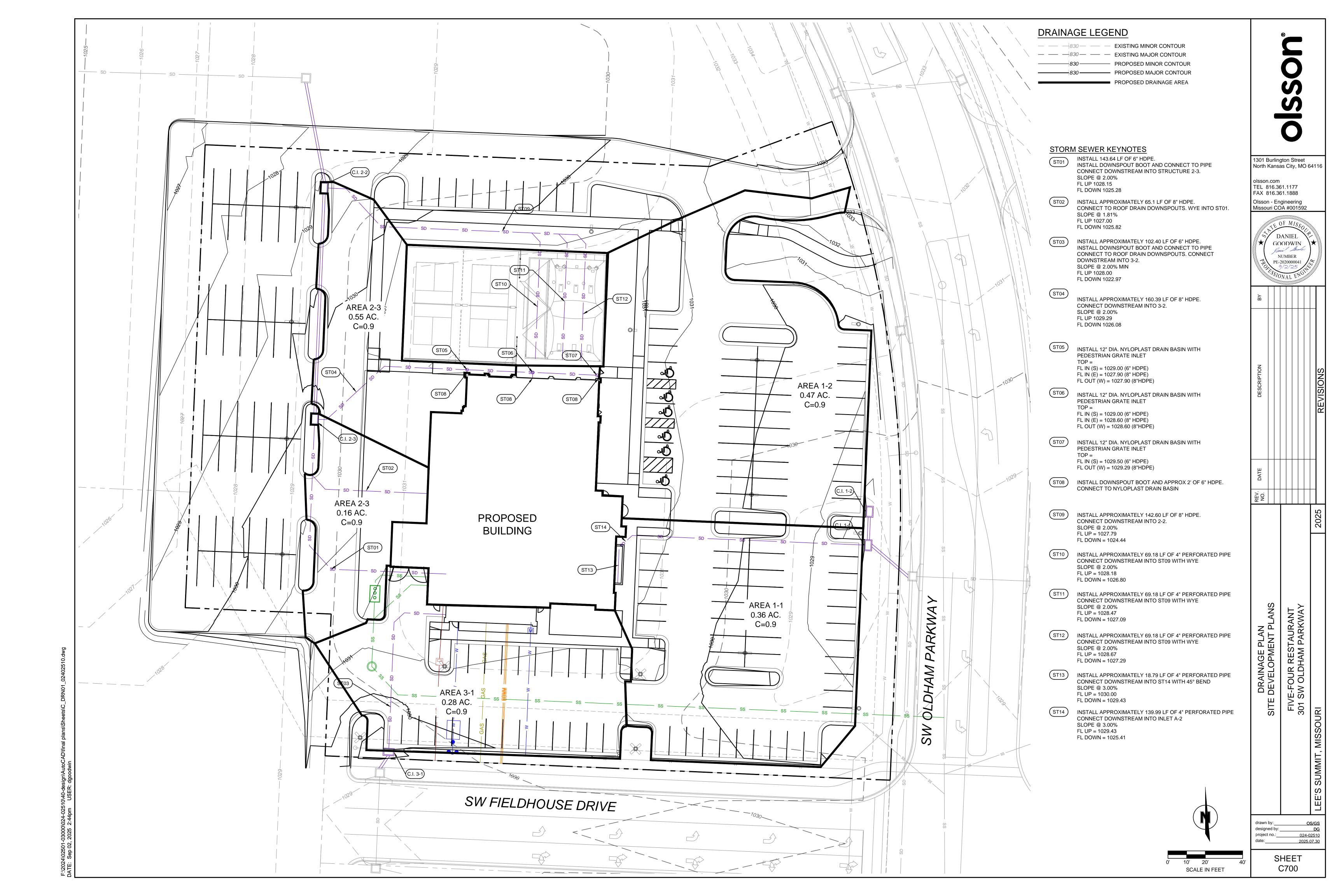
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.











Connection	Connection Type	From	То	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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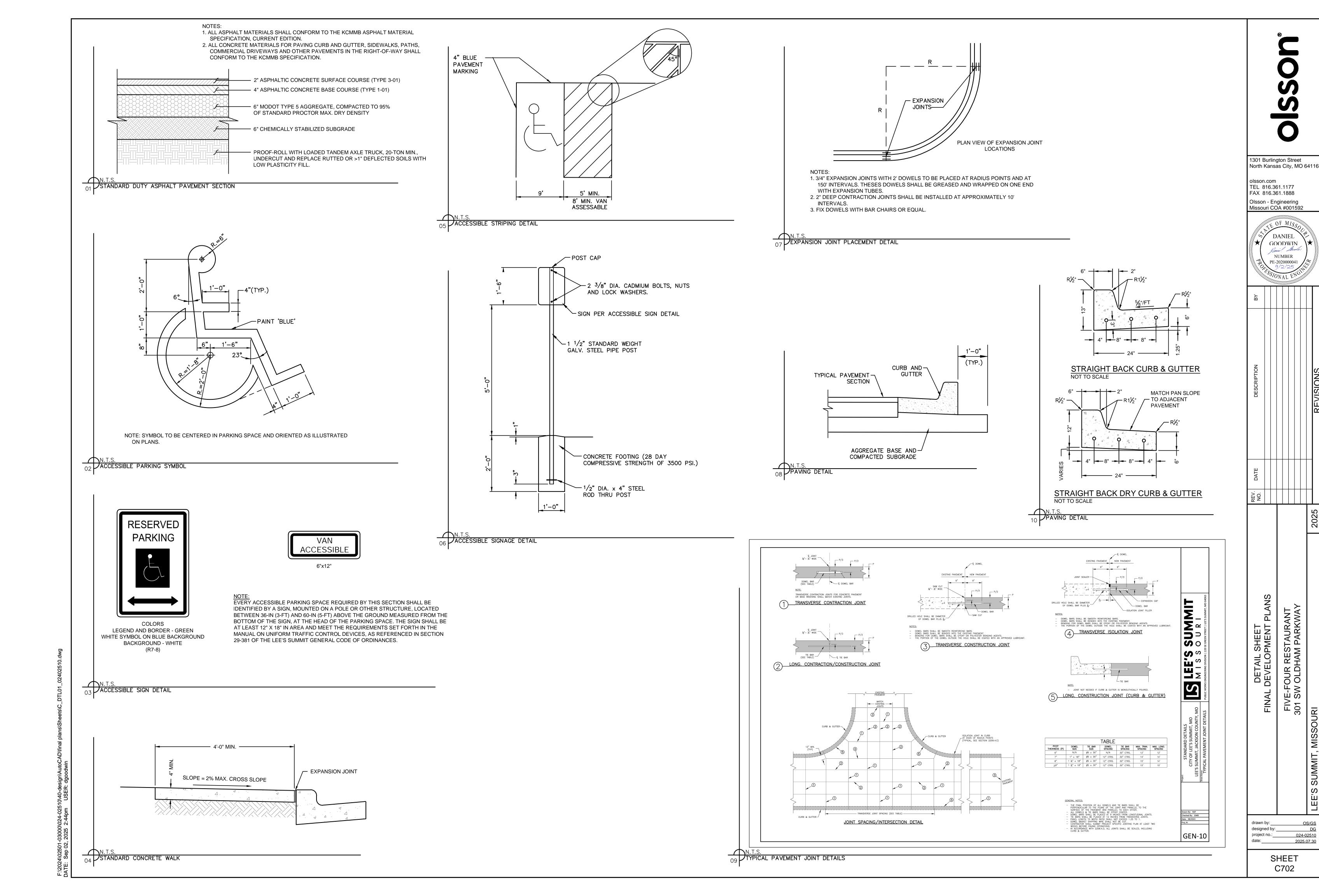
FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY LEE'S SUMMIT, MISSOURI 
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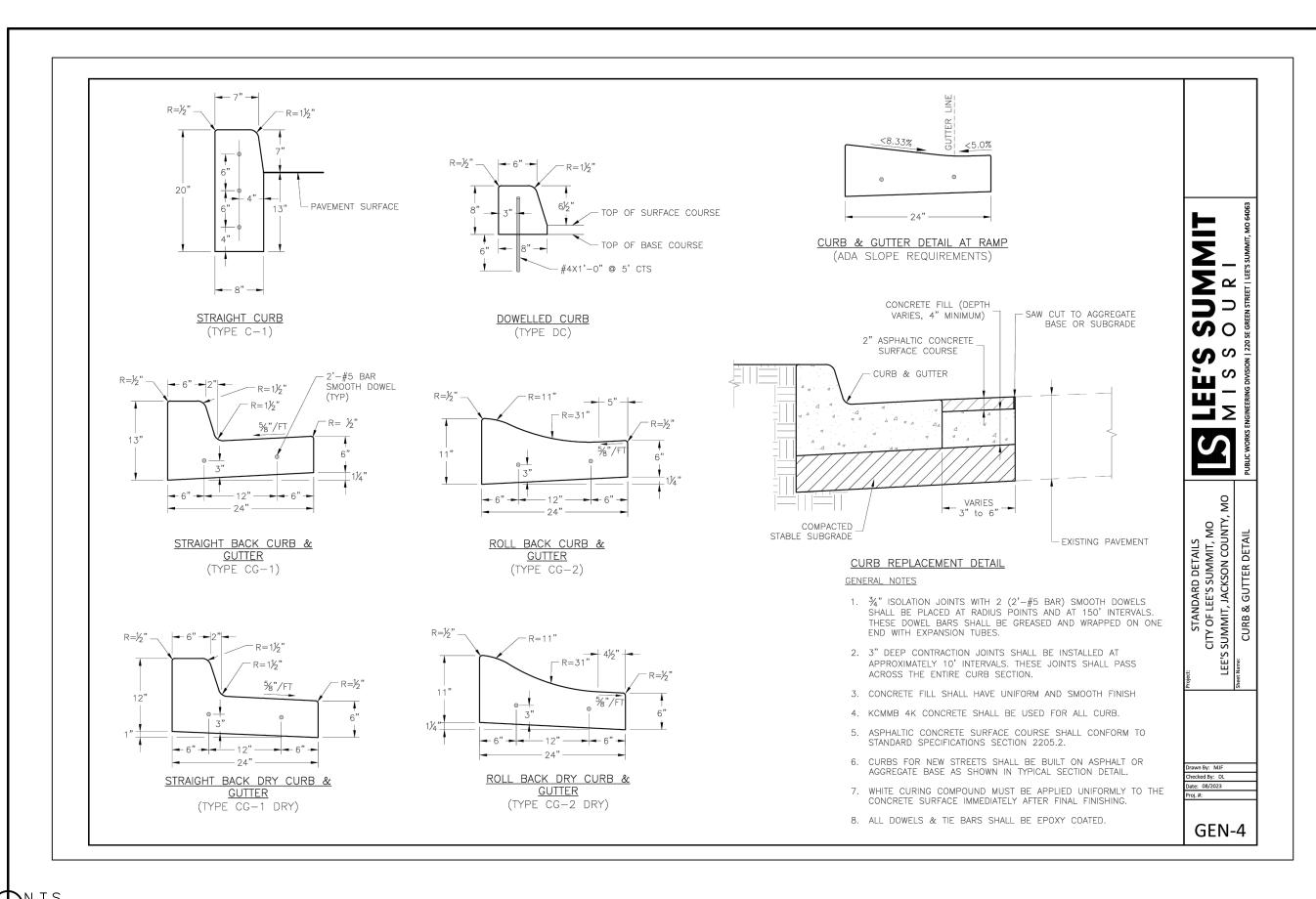
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 DG

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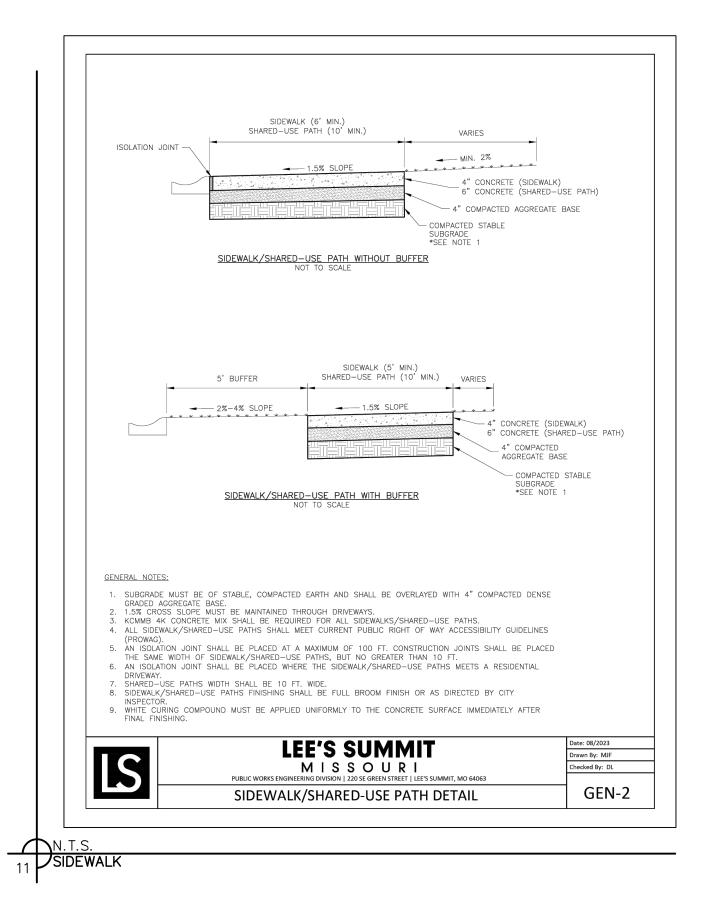
DRAINAGE TABLES SITE DEVELOPMENT PLANS

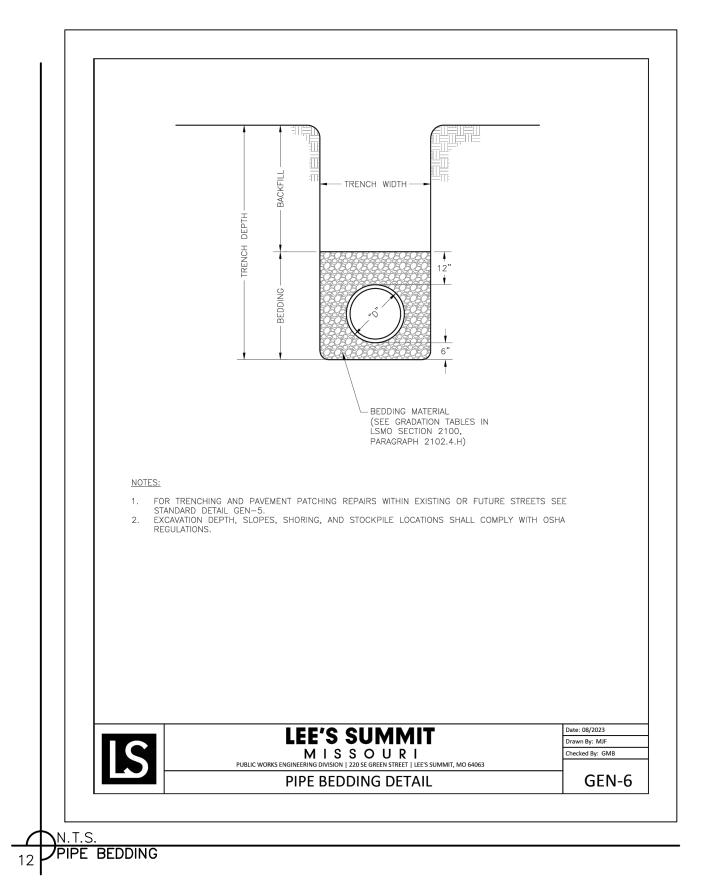


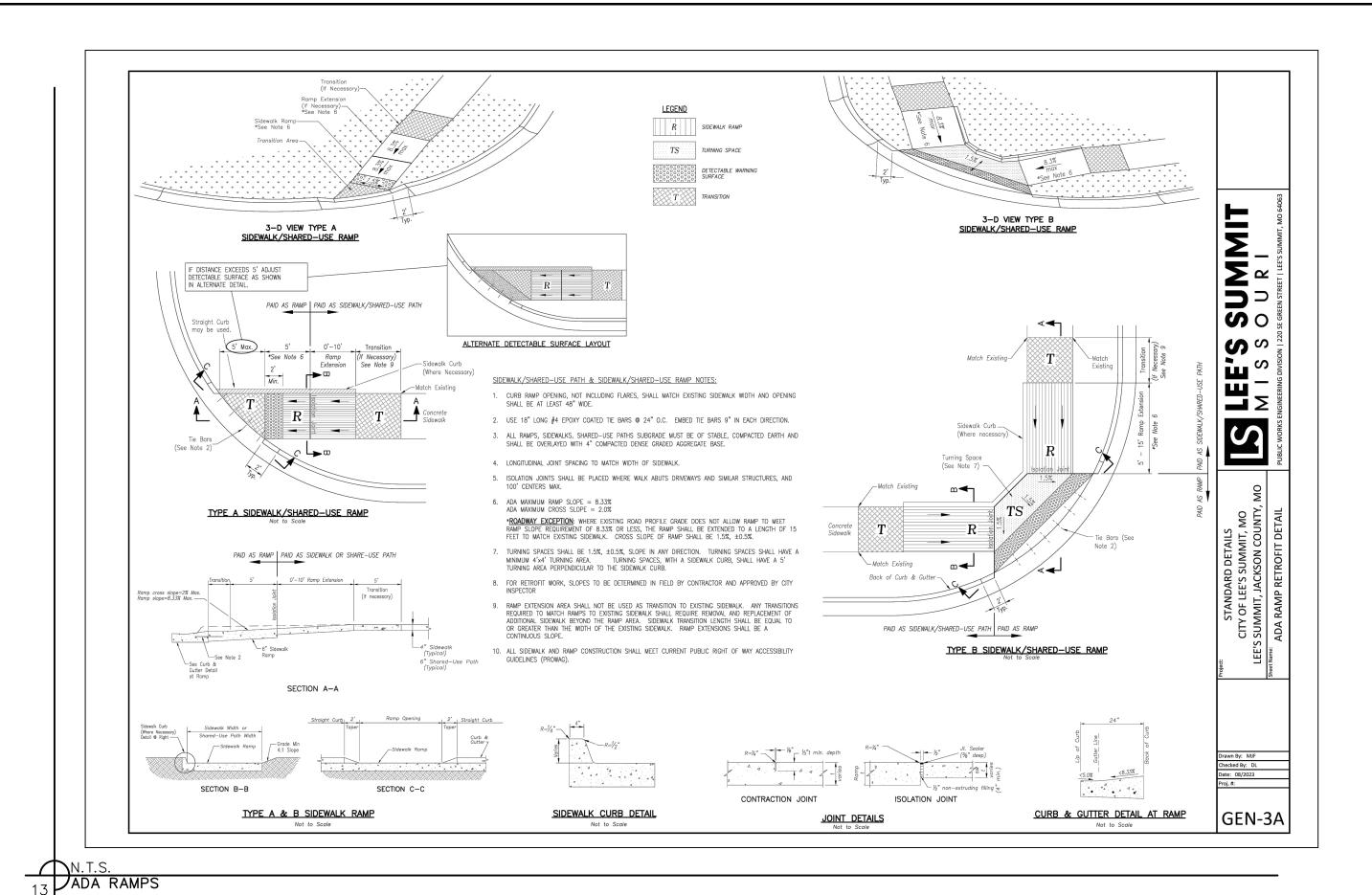


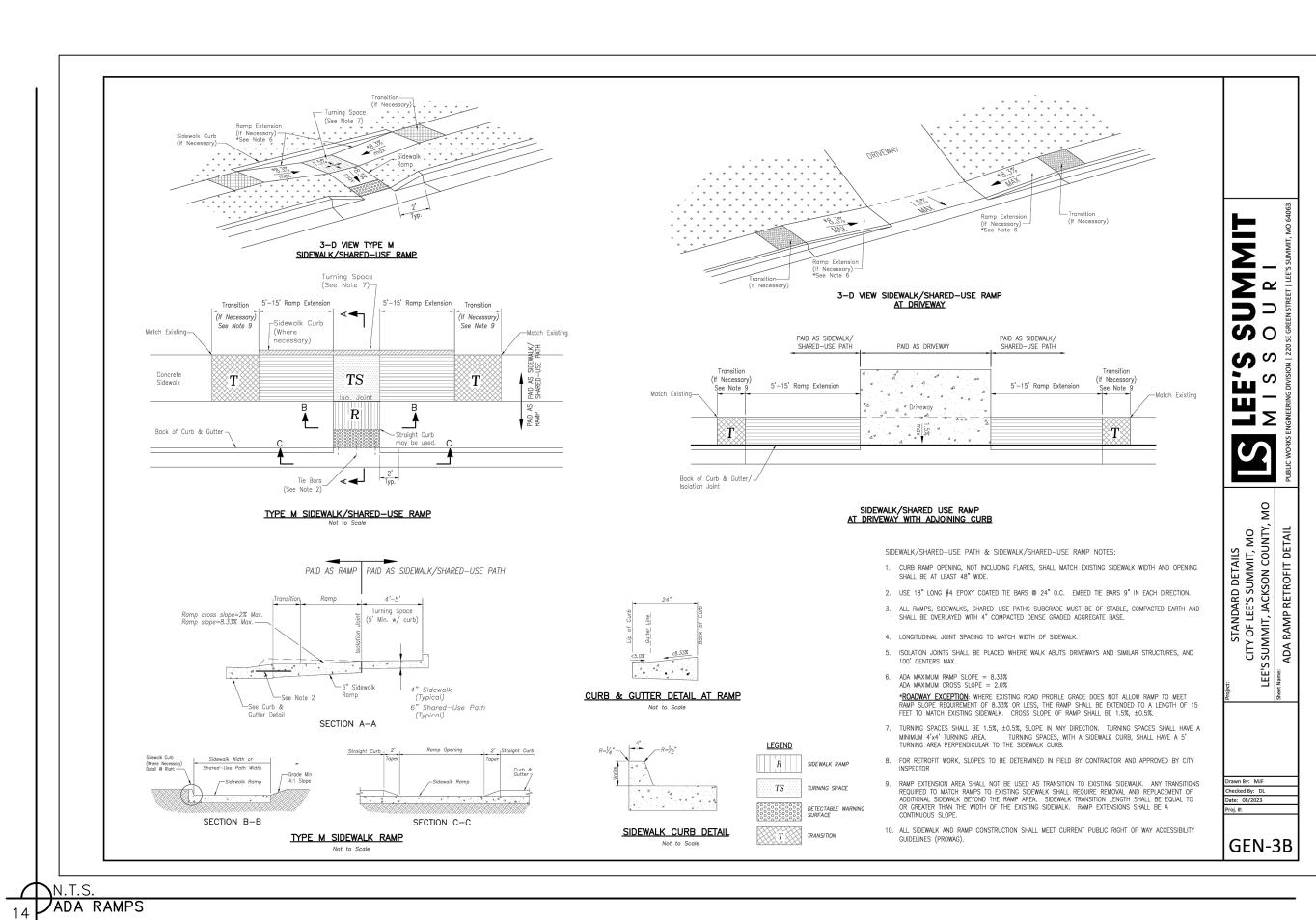
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CURB AND GUTTER



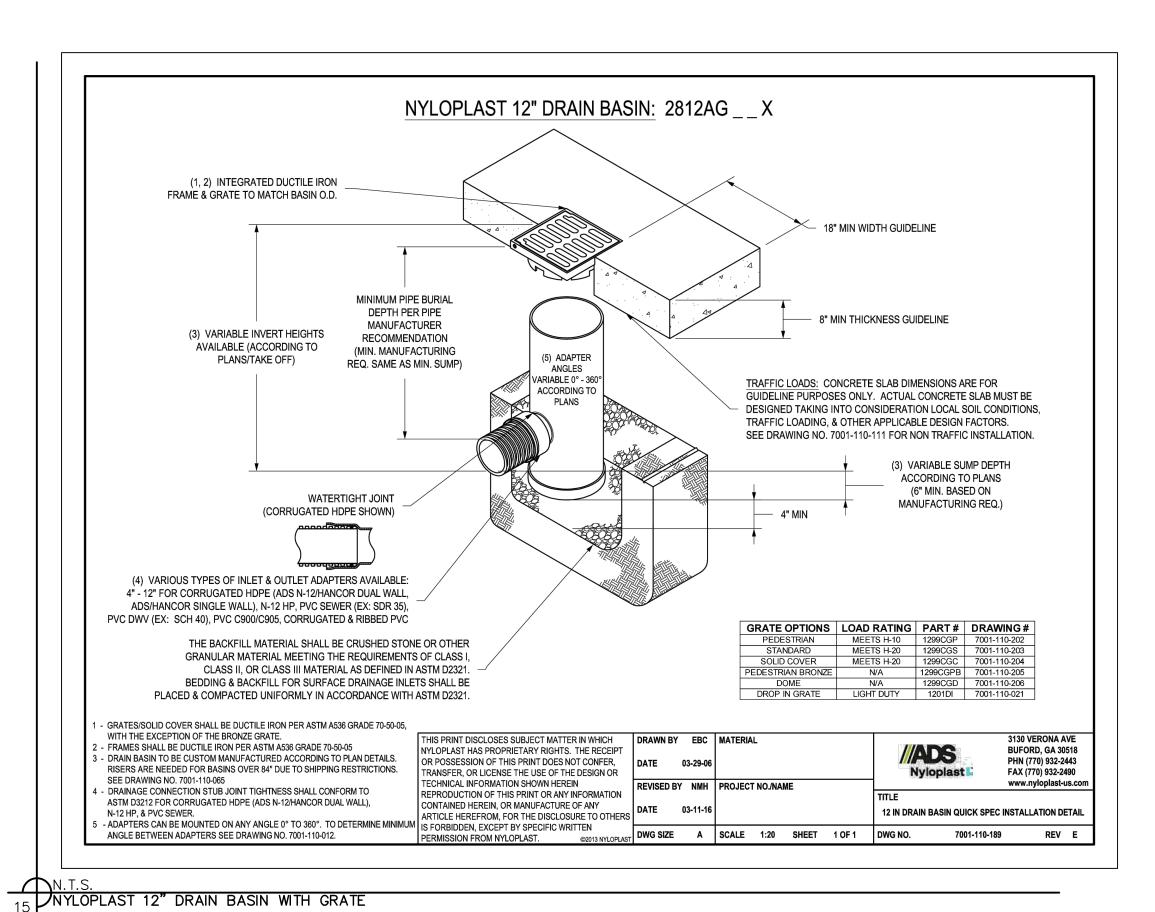


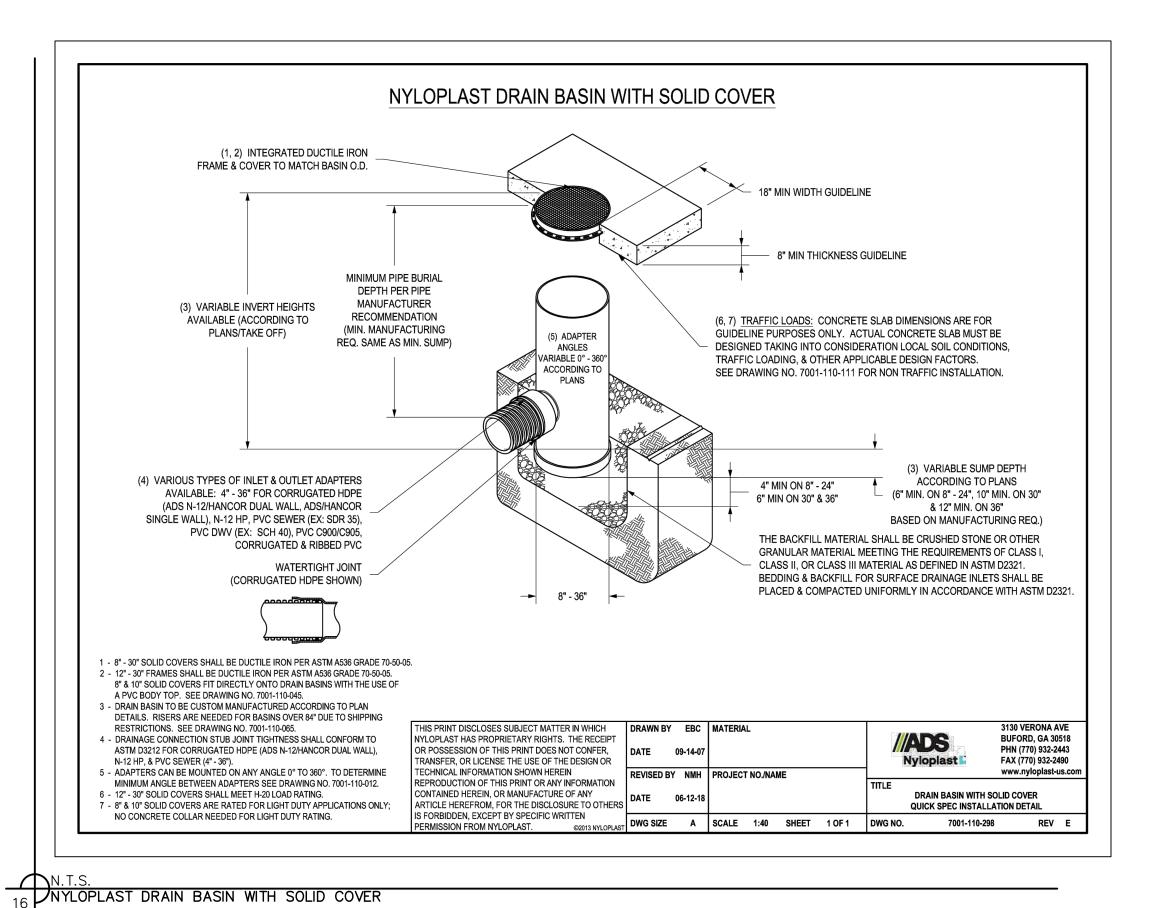


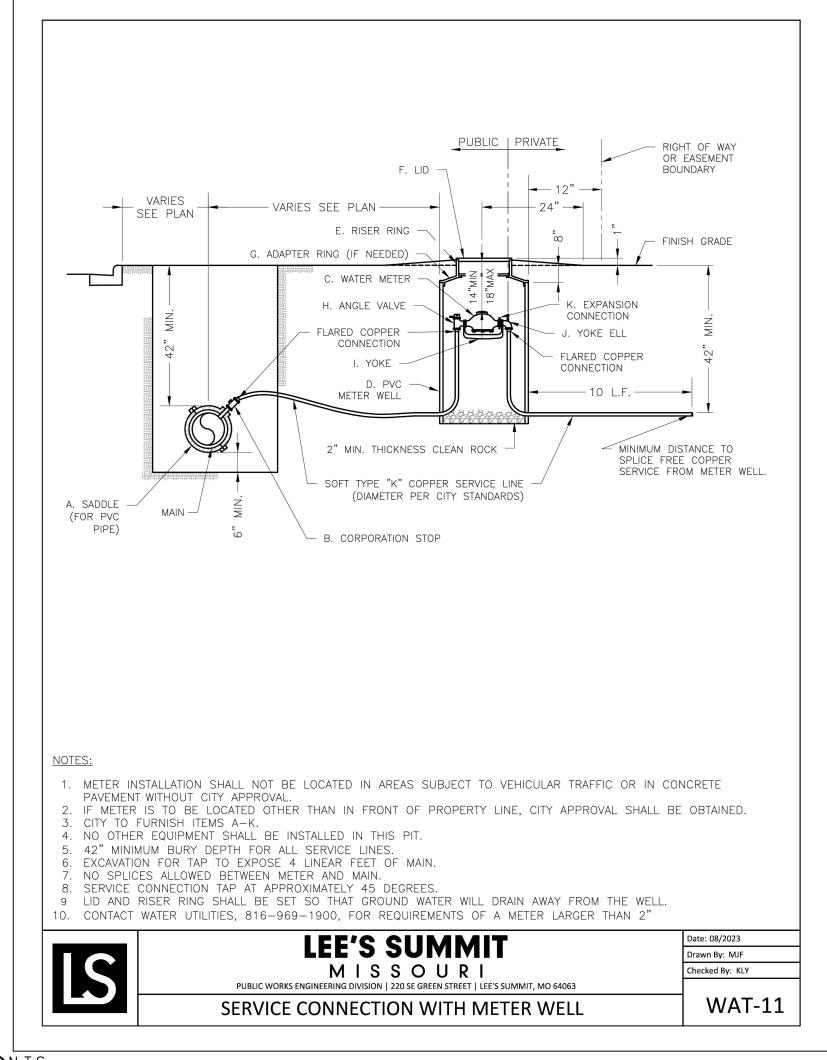


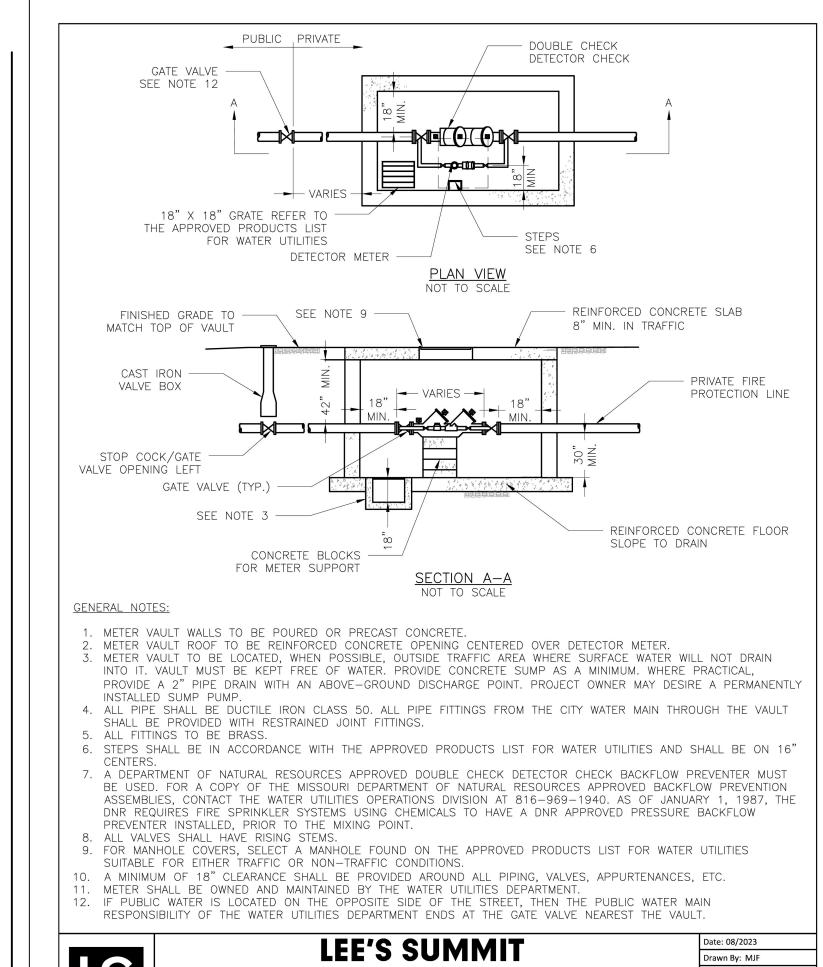
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designed by: DG
project no.: 024-02510
date: 2025.07.30

DETAIL SHEET (2) L DEVELOPMENT PLA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWA





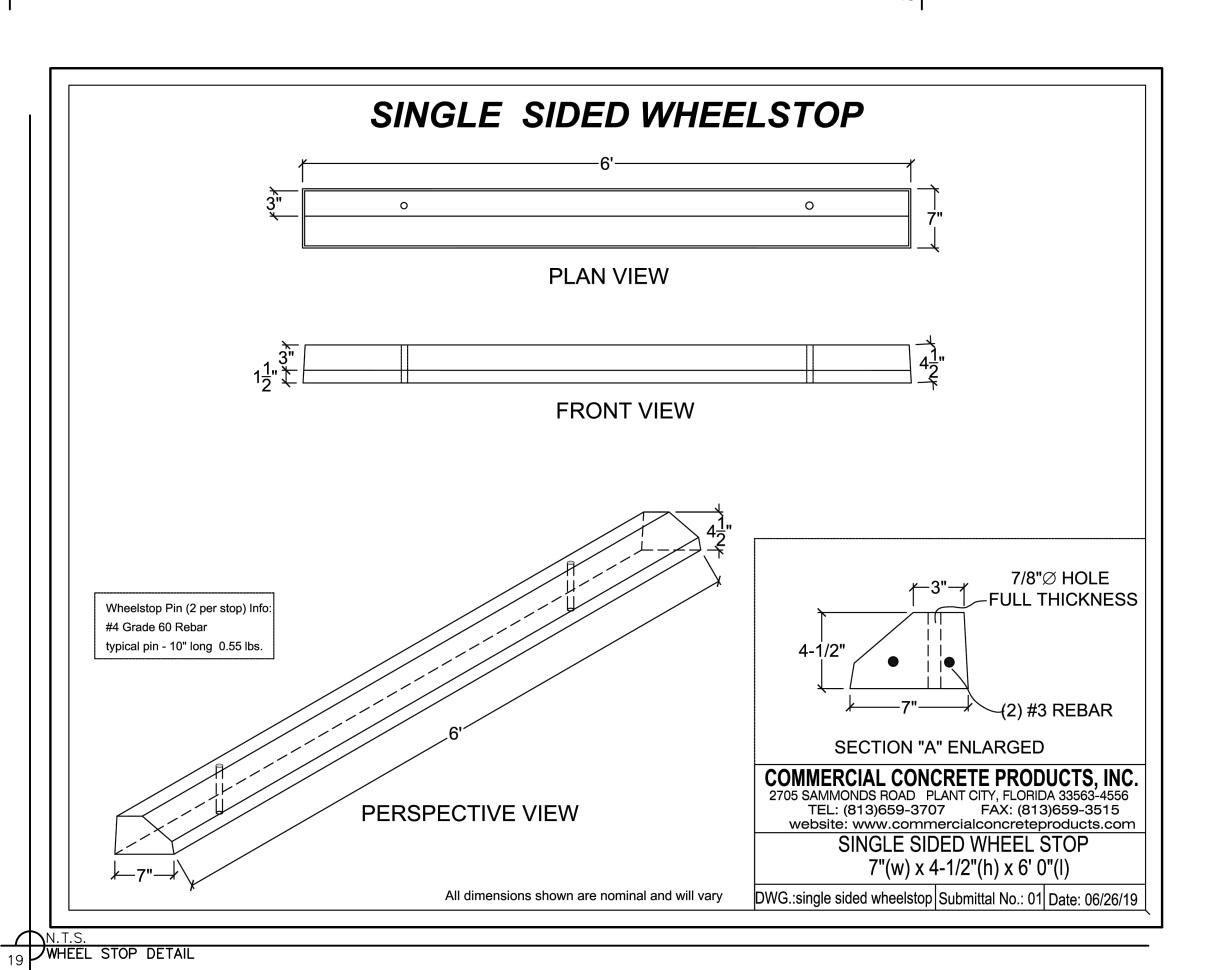






18 VAULT FOR DOUBLE CHECK DETECTOR

WATER METER CONNECTION



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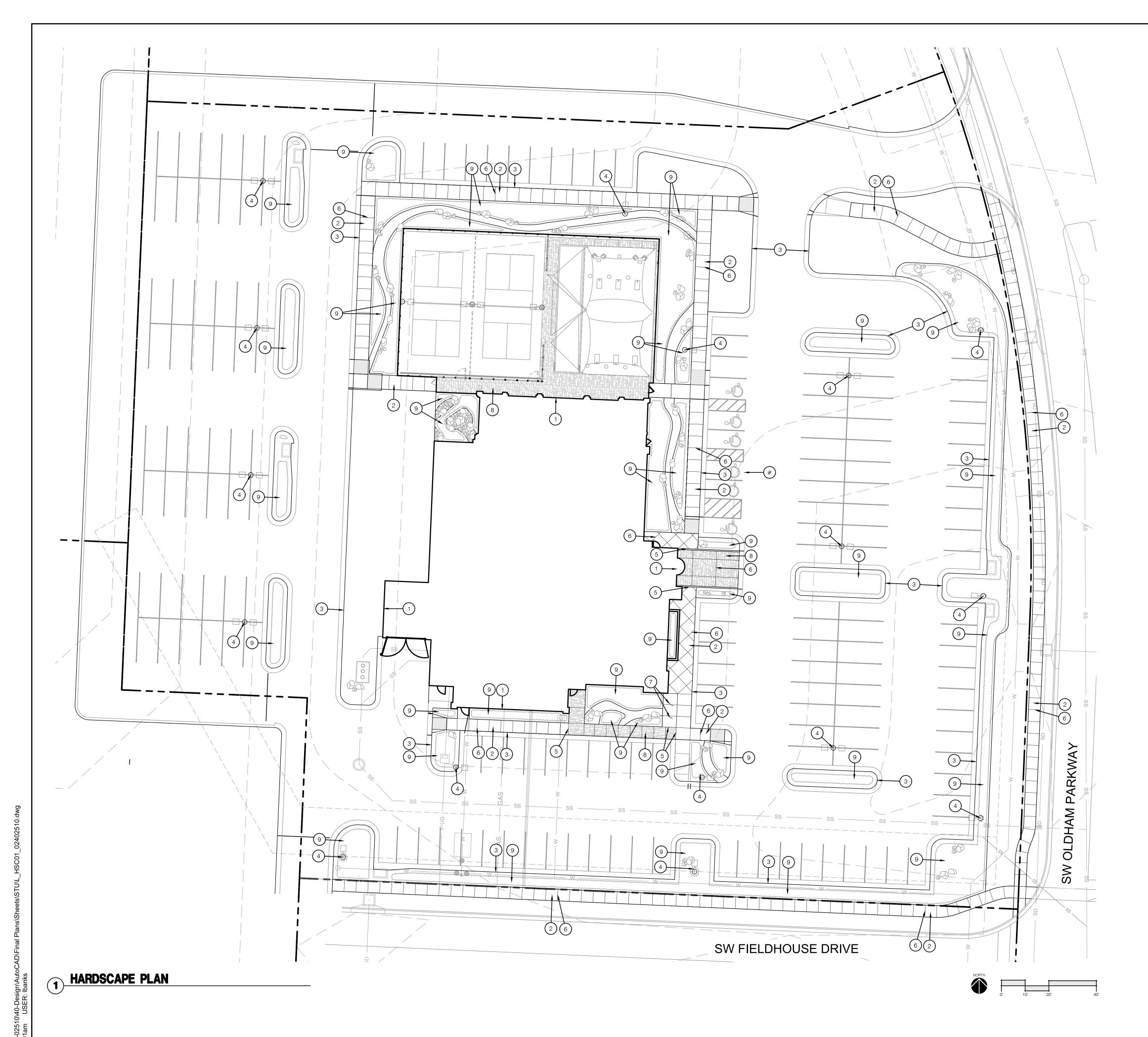
Olsson - Engineering Missouri COA #001592 **DANIEL** GOODWIN NUMBER PE-202000004

DETAIL SHEET (3) DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWA

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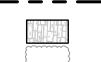
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#### **HARDSCAPE GENERAL NOTES:**

- 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:**



INTEGRAL COLOR STAMPED CONCRETE
PLANTING BED; REF: LANDSCAPE PLANS

#### HARDSCAPE PLAN NOTES:

BUILDING FACADE ; REF: ARCHITECTURAL PLANS

SIDEWALK; REF: CIVIL PLANS

CONCRETE CURB; REF: CIVIL PLANS

) LIGHT POLE; REF: ELECTRICAL PLANS

EXPANSION JOINT; REF: 2/L190 & CIVIL PLANS

CONTROL JOINT; REF: 2/L190 CIVIL PLANS

INSTALL BIKE RACKS; REF: ARCHITECTURAL PLANS

CONSTRUCT INTEGRAL COLOR CONCRETE; REF: 1/L190
PLANTING BED; REF: LANDSCAPE PLANS

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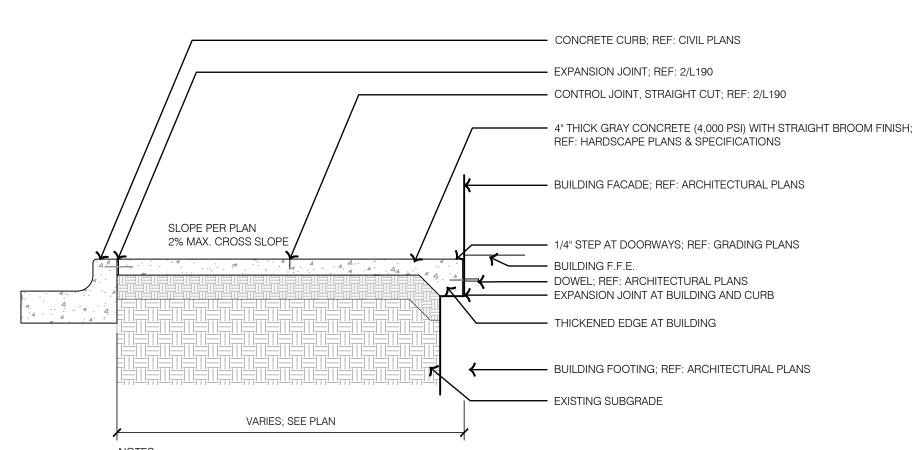
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VAL DEVELOPMENT PLAN SUBM VW HOFSTRA FIVE-FOUR RESTAI 301 SW OLDHAM PARKWAY

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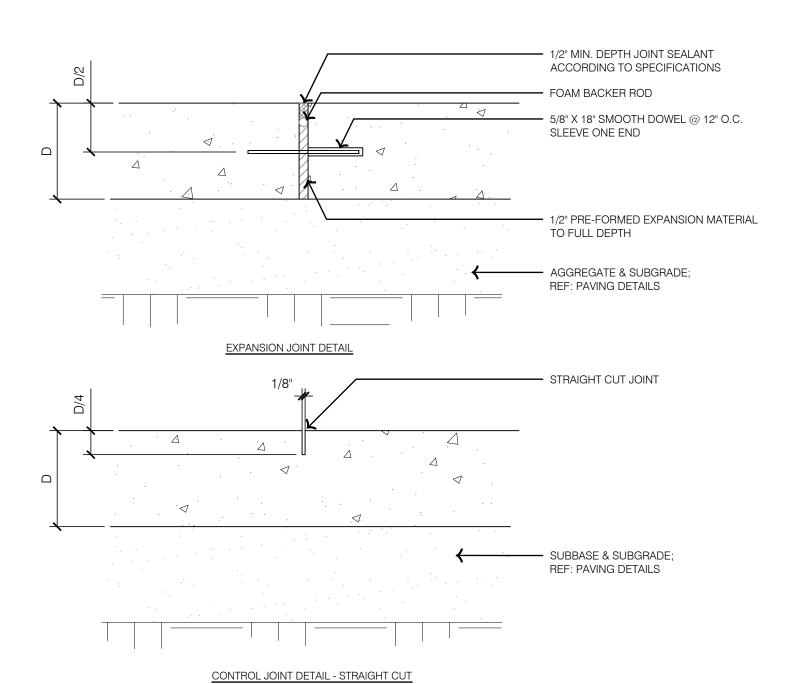


NOTES:

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



2 TYPICAL CONCRETE JOINTS

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PLAN SUBMITTAL

OUR RESTAURANT

M PARKWAY

HARDSCAPE DETAILS
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: 0/2/2025

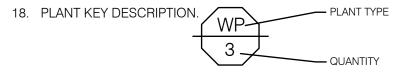
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LANDSCAPING AND SCREENING	REQUIREMENTS		
		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSO	CAPE REQUIREMENTS		
SITE ZONED: PMIX  TOTAL PROPERTY: 2.67 ACRES	(116 245 SO FT)		
TOTALTROTERTT. 2.07 AGREG	(110,240 00 11)		
STREET FRONTAGE TREES:			
SEC. 8.790.A.1	ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET		
	FRONTAGE		
	SW OLDHAM PARKWAY		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 30 = 12 TREES	12 TREES	12 TREES
	SW FIELDHOUSE DRIVE		
	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		
	SW OLDHAM PARKWAY		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 20 = 18 SHRUBS	18 SHRUBS	110 SHRUBS
	<b></b>		
	SW FIELDHOUSE DRIVE  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:	THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIRMENTS SHALL		
SEC. 8.790.B.1	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
	EARDOOAI E TOTALO	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
		2 504 0057	E 040 005T
SCREENING, PARKING LOT	LANDSCAPE TOTALS	2,501 SQFT	5,342 SQFT
<u>'</u>	PLANTED ONLY: A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER		
SEC. 8.820.C.1	40 LINEAR FEET THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN GROWING SEASONS.		
	SW OLDHAM PARKWAY		
	TOTAL STREET FRONTAGE = 354 FEET	100 01	440.00:
	354 / 40 x 12 = 18 SHRUBS	106 SHRUBS	110 SHRUBS
	SW FIELDHOUSE DRIVE		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 40 x 12 = 15 SHRUBS	90 SHRUBS	110 SHRUBS
	• • • • • • • • • • • • • • • • • • •	100 0117117	202 211717
	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 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
- -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 AND 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.



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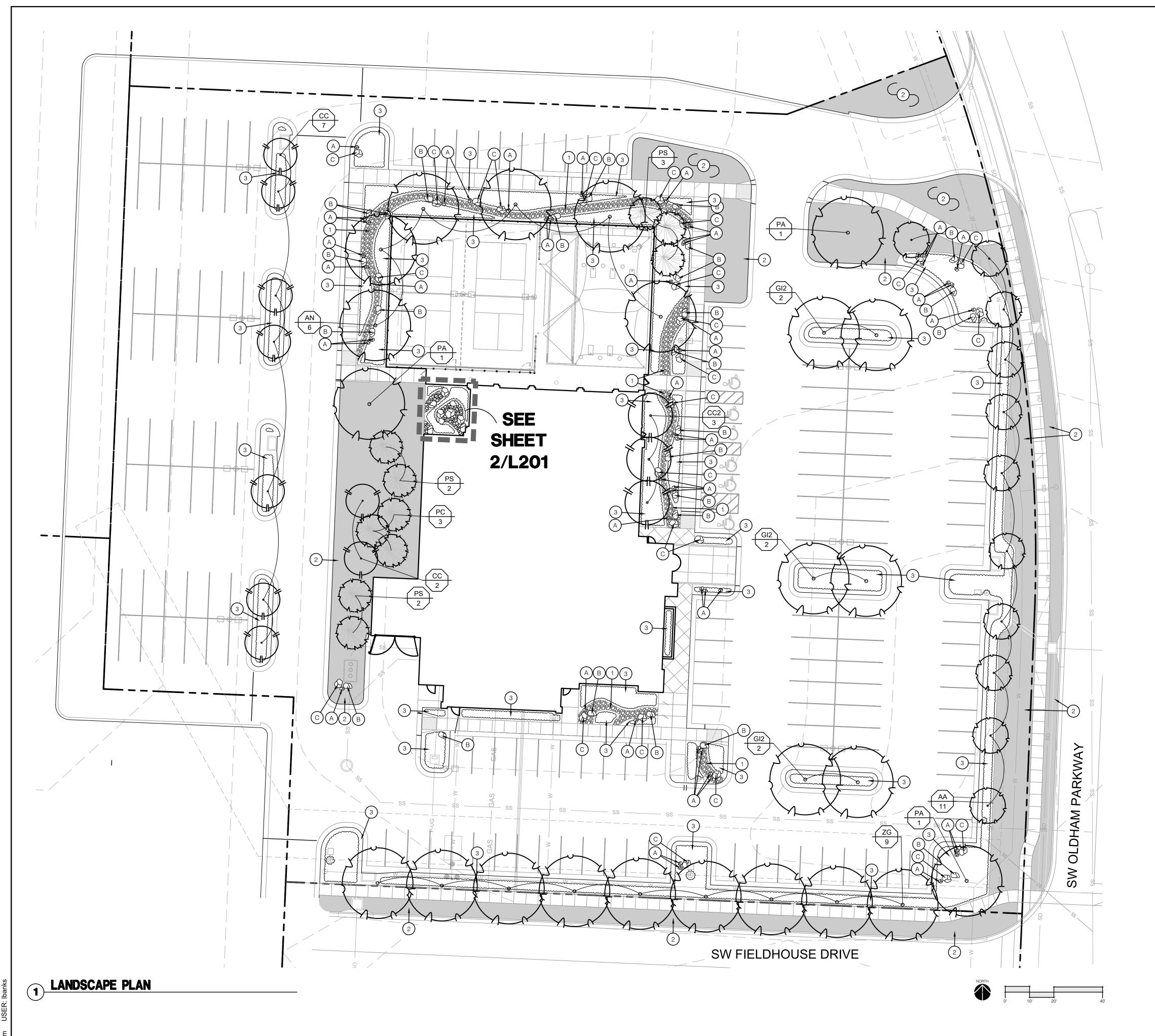
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2025			REVISIONS	

SHAW HOFSTRA FIVE-FOUR RESTAURAN 301 SW OLDHAM PARKWAY

GENERAL LANDSCAPE INFORMATION FINAL DEVELOPMENT PLAN SUBMITTAL



#### **LANDSCAPE LEGEND:**

**OVERSTORY TREE EVERGREEN TREE** ORNAMENTAL TREE TURF TYPE FESCUE SOD

DRY STREAM BED

#### LANDSCAPE OVERSTORY PLAN NOTES:

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

O'	VERSTORY P	LANT SCHE	<b>DULE</b>		
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERG	REEN TREES				
PC	PICEA PUNGENS	COLORADO SPRUCE	6' - 8' HT. MIN.	B&B	3
PS	PINUS STROBUS	WHITE PINE	6' - 8' HT. MIN.	B&B	7
ORNAM CC CC2	MENTAL TREES   CERCIS CANADENSIS   CORNUS FLORIDA 'CLOUD NINE'	EASTERN REDBUD CLOUD NINE DOGWOOD	2" CAL 2" CAL	B&B B&B	9
OVERS	TORY TREES				
AN	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	2" CAL	B&B	6
AA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL	B&B	11
GI2	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL	B&B	6
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CAL	B&B	3
	I LATANOS A ACEINI OLIA	ESTABOLITE TILE	L O/ LL	1505	10

#### **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

© 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

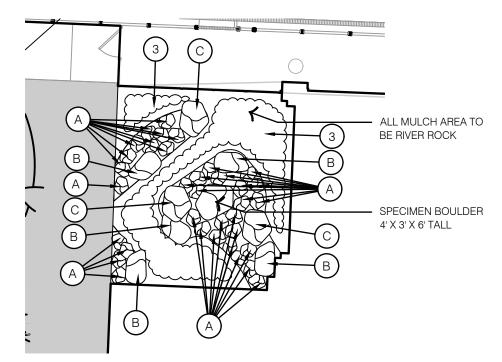
- 1. DELIVER APPROVED BOULDERS TO SITE FOR FINAL FIELD PLACEMENT BY LANDSCAPE ARCHITECT.
- 2. PLACE BOULDERS WITH LANDSCAPE ARCHITECT ON SITE FOR FINAL ARRANGEMENT AND DIRECTION BY LANDSCAPE ARCHITECT.
- 3. PLACE BOULDERS PRIOR TO LANDSCAPE PLANTING & SIDEWALK CONSTRUCTION.
- 4. CONTRACTOR SHALL PLACE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

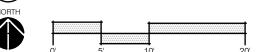
25% TO BE 4"-10" DIA. RIVER JACKS

STONE DISTRIBUTOR: CONTACT TJ JACKSON, STURGIS MATERIALS, 550 S. PACKARD STREET,

KANSAS CITY, KS PH: 913-371-7757



2 LANDSCAPE PLAN



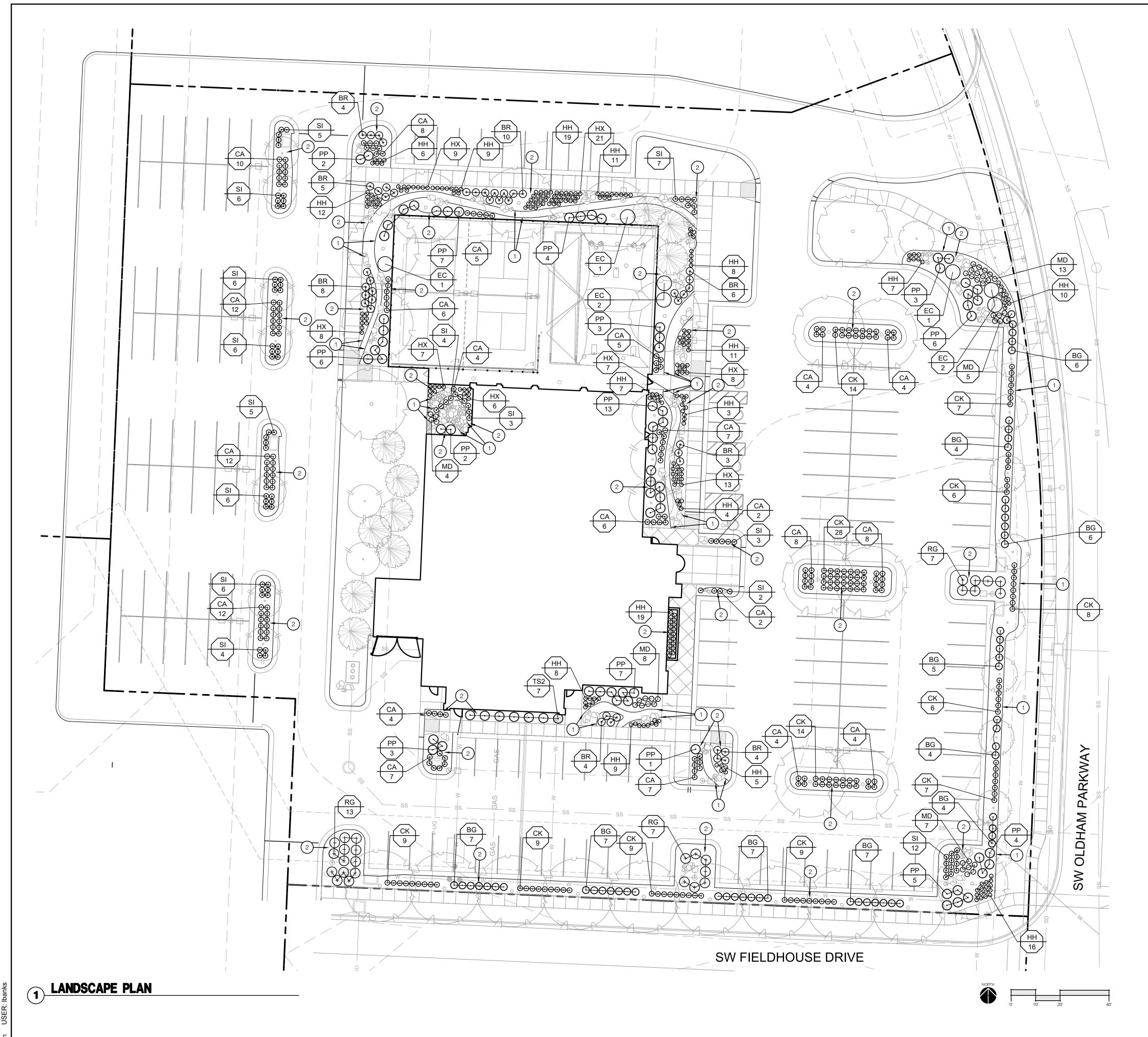
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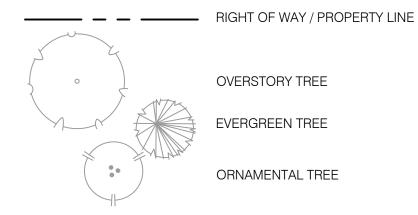
CHRISTOPHER CAHALAN

HOFSTRA FIVE-FOUR REST 301 SW OLDHAM PARKWA

designed by:\_ 024-02510 9/2/2025



#### **LANDSCAPE LEGEND:**



#### LANDSCAPE UNDERSTORY PLAN NOTES

1) METAL BED EDGE; REF: 5/L290

2 PLANTING BED WITH HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS

UI	NDERSTORY	PLANT SCHE	EDL	JLE		
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.	QTY
DECIDI	JOUS SHRUBS			•		
CK	CORNUS SERICEA 'KELSEYI'	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
EVERG BG	REEN SHRUBS BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	ICONT.		157
BG 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
ORNAN	MENTAL GRASSES	·			1	
CA	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL	CONT.		141
MD	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	3 GAL	CONT.		37
PEREN	NIALS					
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.		79
SI	SALVIA YANGII 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	CONT.		75

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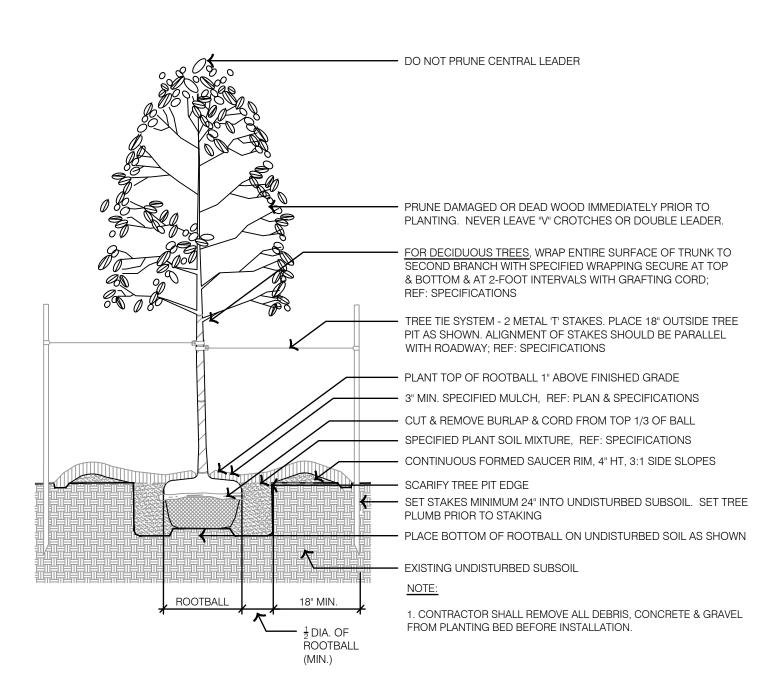
SHAW HOFSTRA FIVE-FOUR RESTAURA 301 SW OLDHAM PARKWAY

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 LB

 designed by:
 CC

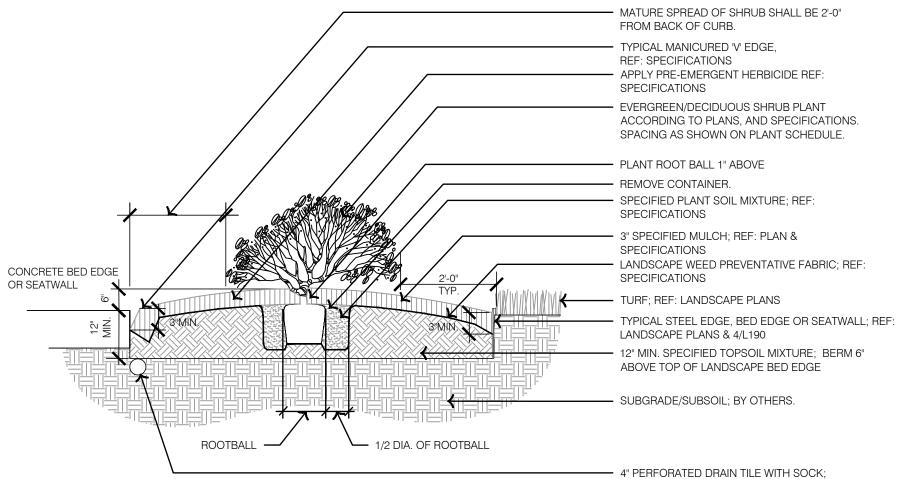
 project no.:
 024-02510

 date:
 9/2/2025



#### DO NOT PRUNE CENTRAL LEADER PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER. TREE TIE SYSTEM - 2 METAL 'T' STAKES. PLACE 18" OUTSIDE TREE PIT AS SHOWN. ALIGNMENT OF STAKES SHOULD BE PARALLEL WITH ROADWAY; REF: SPECIFICATIONS PLANT TOP OF ROOTBALL 2" HIGHER THAN GROUND LEVEL —— SPECIFIED MULCH; SEE GENERAL NOTES CUT & REMOVE BURLAP & CORD FROM TOP 1/3 OF BALL —— SPECIFIED PLANT SOIL MIXTURE; SEE GENERAL NOTES —— CONTINUOUS FORMED SAUCER RIM, 4" HT, 3:1 SIDE SLOPES SET STAKES MINIMUM 24" INTO UNDISTURBED SUBSOIL. SET TREE PLUMB PRIOR TO STAKING. SCARIFY TREE PIT EDGE - PLACE BOTTOM OF ROOTBALL ON UNDISTURBED SOIL AS SHOWN EXISTING UNDISTURBED SUBSOIL — åDIA OF 1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL ROOTBALL

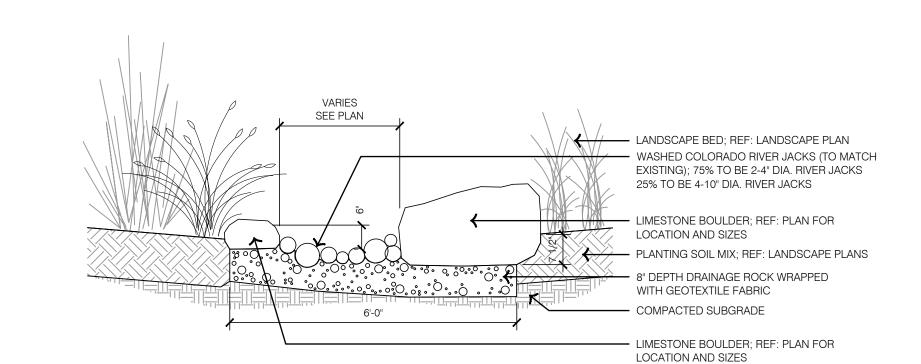
FROM PLANTING BED BEFORE INSTALLATION.



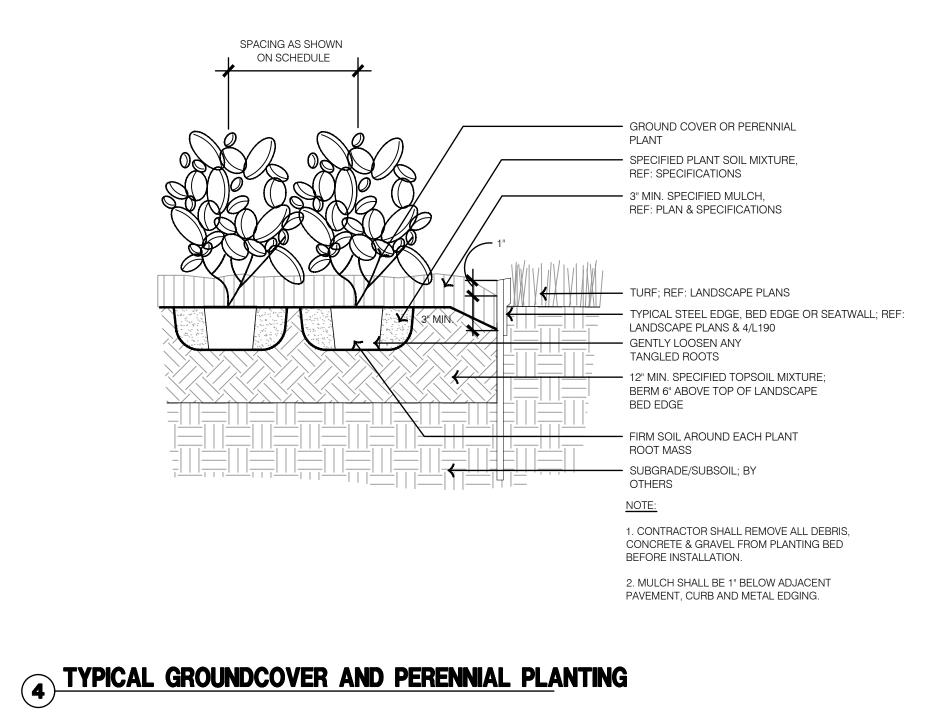
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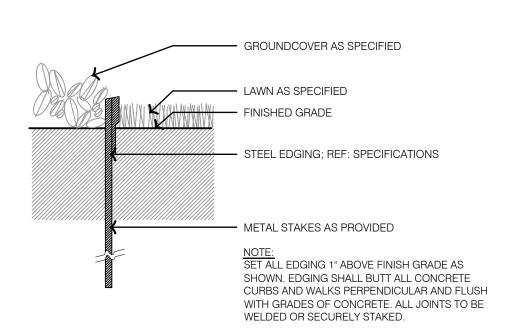
1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION. 2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

### (3) TYPICAL SHRUB PLANTING



# 1 TYPICAL DECIDUOUS TREE PLANTING

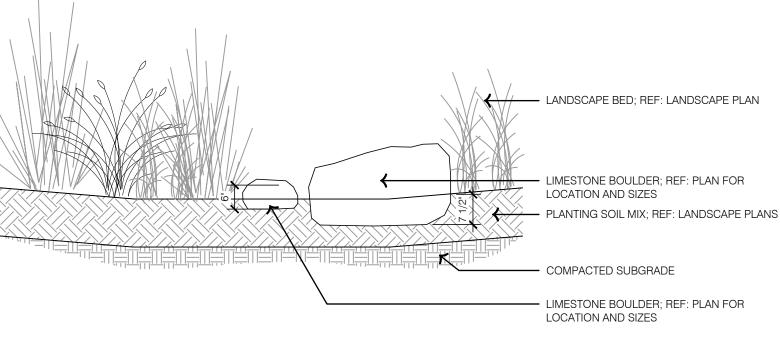




5 TYPICAL METAL BED EDGE

TYPICAL EVERGREEN TREE PLANTING





6 TYPICAL DRY STREAM BED

7 TYPICAL BOULDER DETAIL

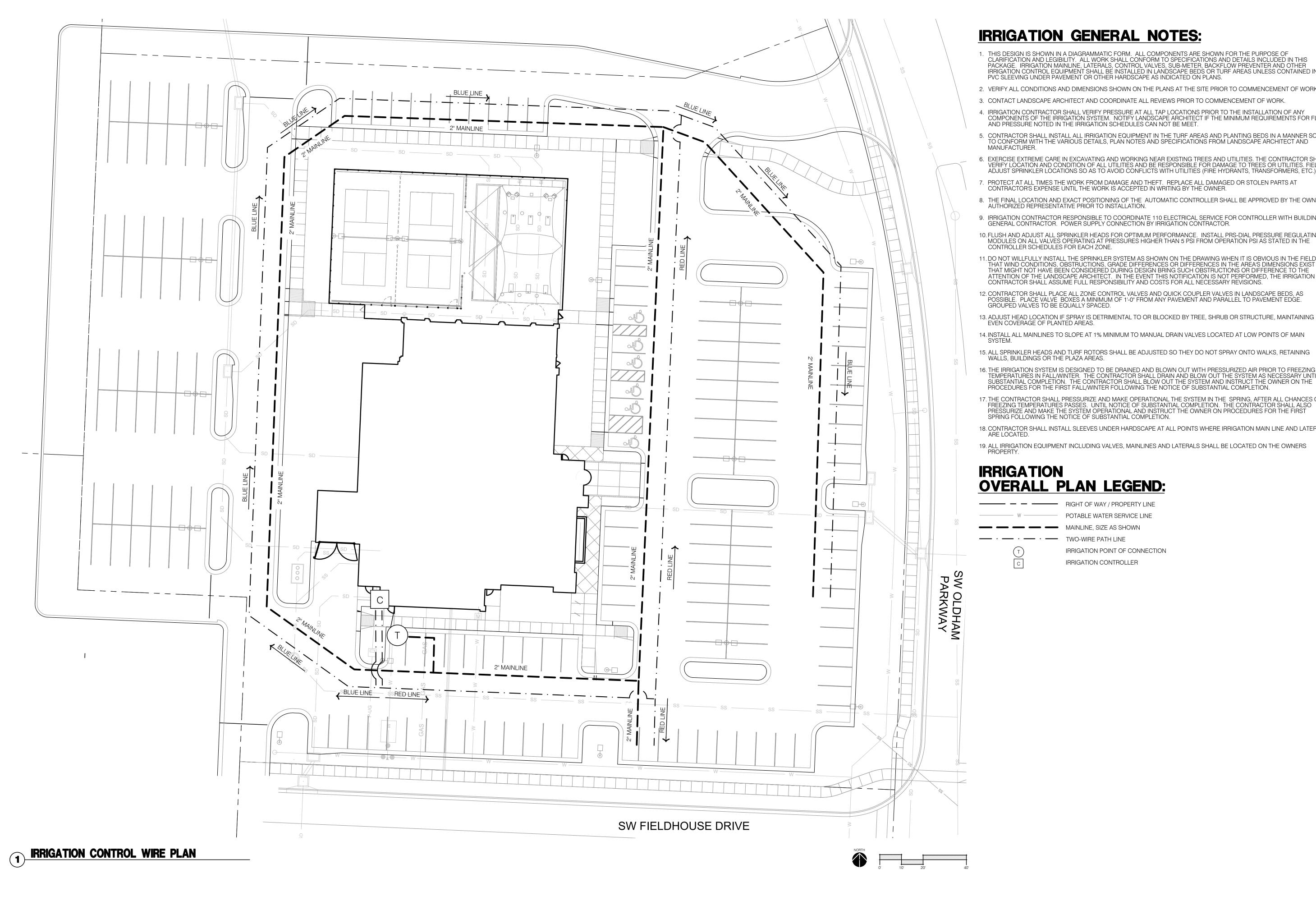
HOFSTRA FIVE-FOUR RESTAURAN 301 SW OLDHAM PARKWAY LANDSCAPE DETAILS DEVELOPMENT PLAN SUBMITTAL designed by: project no.:\_\_\_\_ 024-02510

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L290

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#### **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 MEET.
- 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
- 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 PRS-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 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
- 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
- 19. ALL IRRIGATION EQUIPMENT INCLUDING VALVES, MAINLINES AND LATERALS SHALL BE LOCATED ON THE OWNERS

#### **IRRIGATION OVERALL PLAN LEGEND:**

RIGHT OF WAY / PROPERTY LINE MAINLINE, SIZE AS SHOWN

> IRRIGATION POINT OF CONNECTION IRRIGATION CONTROLLER

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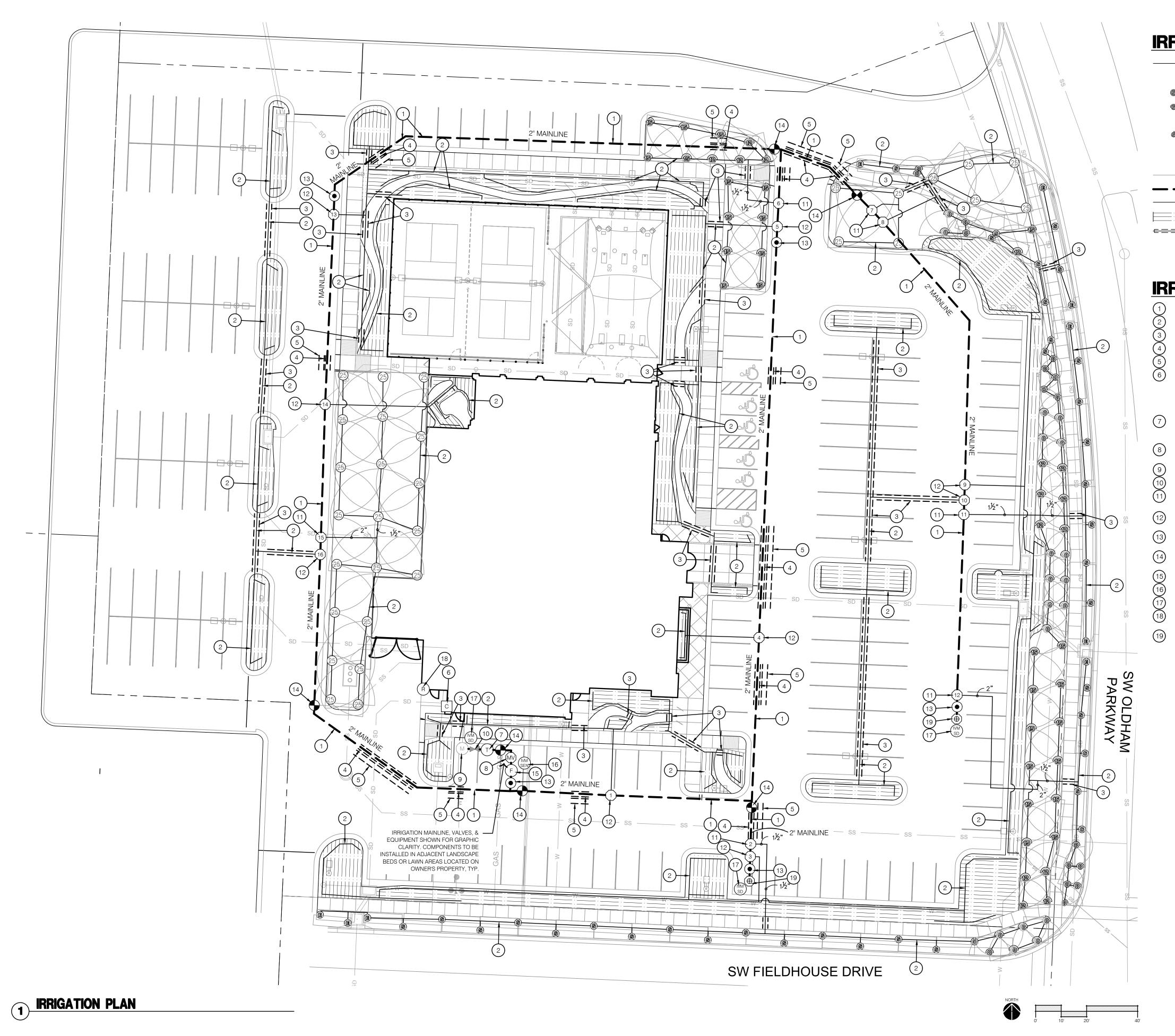
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IRRIGATION CONTROL WIRE PLAN FINAL DEVELOPMENT PLAN SUBMITTAL SHAW HOFSTRA FIVE-FOUR RESTAURA 301 SW OLDHAM PARKWAY

SHEET L300



#### **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

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

T IRRIGATION POINT OF CONNECTION

MV MASTER CONTROL VALVE

(12) ZONE CONTROL VALVE

MANUAL GATE VALVE

QUICK COUPLER VALVE
 F FLOW SENSOR

© AUTOMATIC CONTROLLER

R RAIN/FREEZE SENSOR

(SD) IVM SURGE DEVICE

(MM) IVM SENSOR DEVICE

(D) MAINLINE / CONTROL WIRE TERMINUS

### **IRRIGATION PLAN NOTES:**

POTABLE WATER IRRIGATION MAINLINES TO BE 2" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391

POTABLE WATER IRRIGATION LATERALS TO BE 1" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391

POTABLE WATER IRRIGATION LATERALS SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.

POTABLE WATER IRRIGATION MAINLINE SLEEVES SHALL BE 6" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.

IRRIGATION CONTROL WIRE SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.

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 MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS; REF: 7/L391

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

2" RAIN BIRD MODEL MASTER VALVE CONNECTED TO POTABLE IRRIGATION MAINLINE AFTER IRRIGATION POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER; REF: 10/L390

IRRIGATION WATER METER; REF: ARCHITECTURAL PLANS

BACKFLOW PREVENTER; REF: ARCHITECTURAL PLANS

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.

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;

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

RAIN BIRD SERIES FLOW SENSOR, PER SPECIFICATIONS; REF: 12/L390 & 1/L391

IVM SENSOR DEVICE; REF: 6/L391

SURGE PROTECTOR. RAIN BIRD IVM-SD LINE SURGE PROTECTION PER SPECIFICATIONS; REF:11/L390

RAIN BIRD RAIN/FREEZE SENSOR. INSTALLED PER SPECIFICATIONS. FINAL LOCATION TO BE APPROVED BY

LANDSCAPE ARCHITECT; REF: 6/L391.

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.

Issor

1301 Burlington Street North Kansas City, MO 64116

olsson.com TEL 816.361.1177

FAX 816.361.1888

OF MISSO
CHRISTOPHER
CAHALAN
A-2007025722

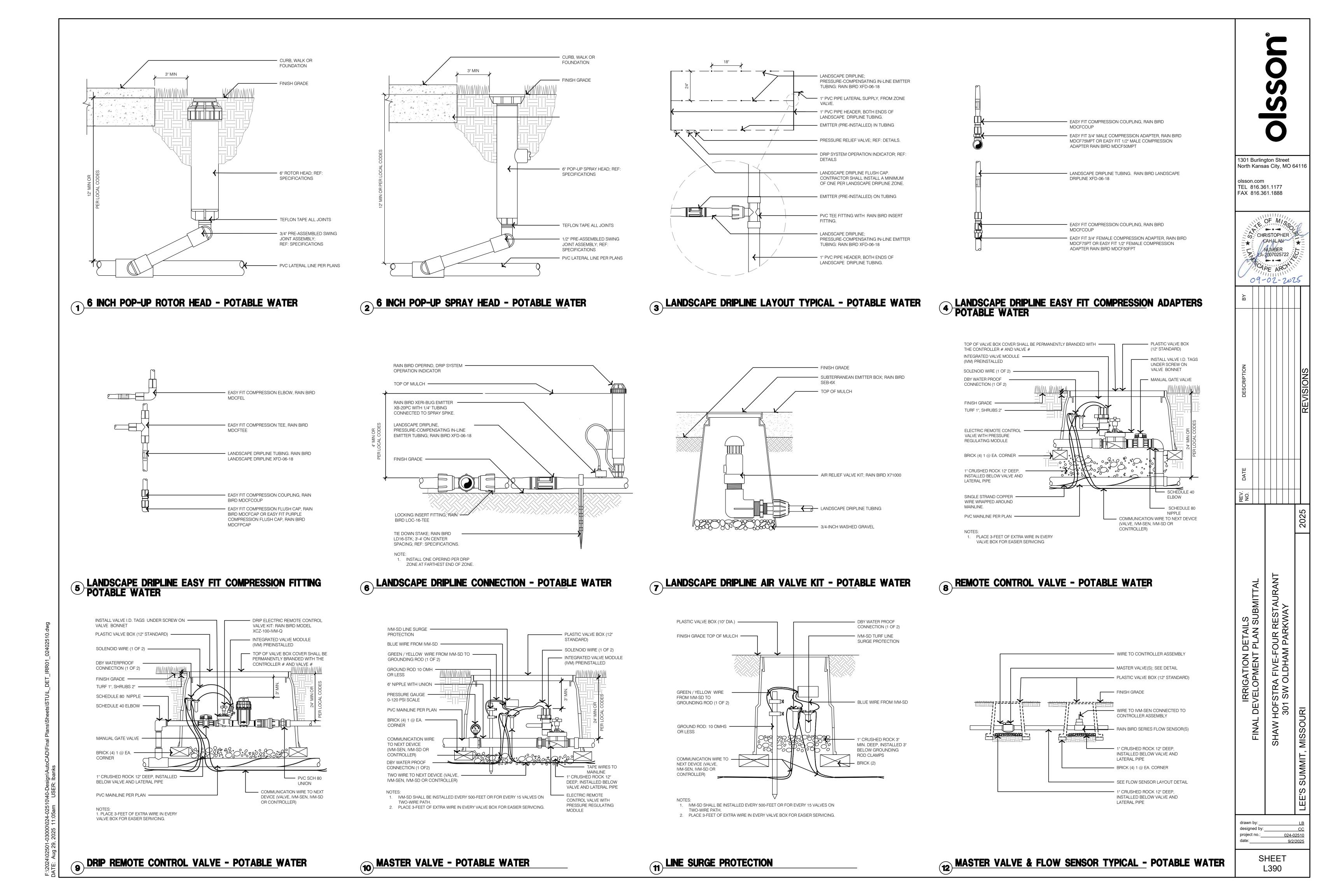
BY					
DESCRIPTION					REVISIONS

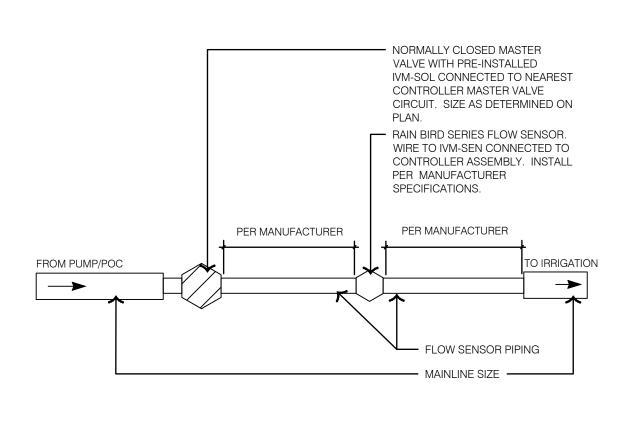
AURANT 2025

DEVELOPMENT PLAN SUBMITTHOFSTRA FIVE-FOUR RESTAUR 301 SW OLDHAM PARKWAY

rawn by: LB esigned by: CC oject no.: 024-02510

SHEET L301

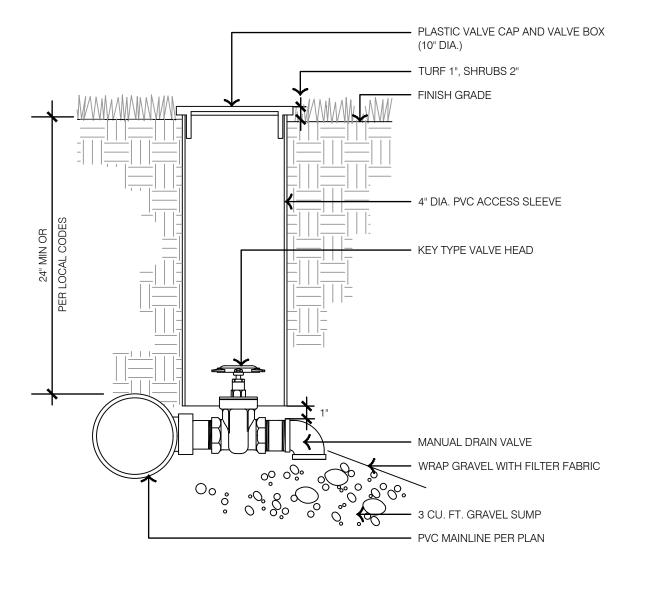


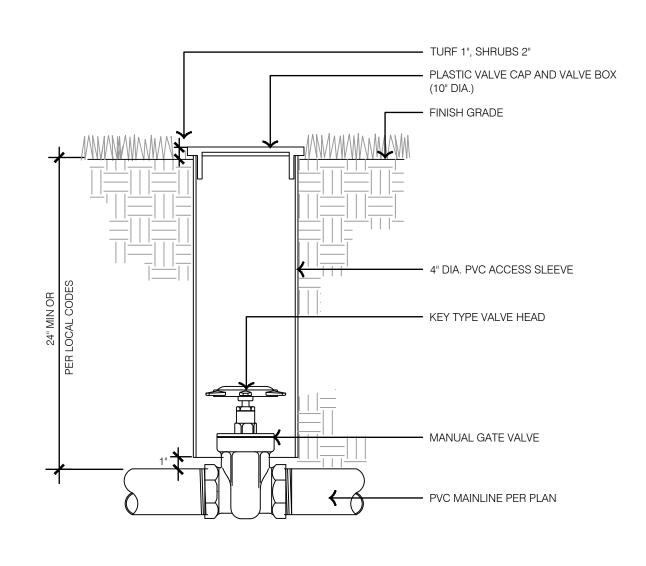


FLOW SENSOR	SIZE	FLOW SENSOR PIPING SIZE
RAIN BIRD FS100P	1"	1" PIPE
RAIN BIRD FS150P	1 1/2"	1 1/2" PIPE
RAIN BIRD FS200P	2"	2" PIPE
RAIN BIRD FS300P	3"	3" PIPE
RAIN BIRD FS400P	4"	4" PIPE

#### --- FINISH GRADE TURF 1", SHRUBS 2" PLASTIC VALVE CAP AND VALVE BOX TWO PIECE QUICK COUPLING VALVE - SCHEDULE 80 PVC NIPPLE (3/4" X 2 LONG) BRICK (4) 1 @ EA. CORNER — SCHEDULE 80 PVC NIPPLE (1/2" X 2" LONG) · 3/4" PRE-ASSEMBLED SWING JOINT ASSEMBLY #3 X 24" REBAR CLAMPED TO QCV BODY W/STAINLESS STEEL GEAR CLAMP - 1" CRUSHED ROCK 12" DEEP, INSTALLED BELOW VALVE PVC MAINLINE PER PLAN

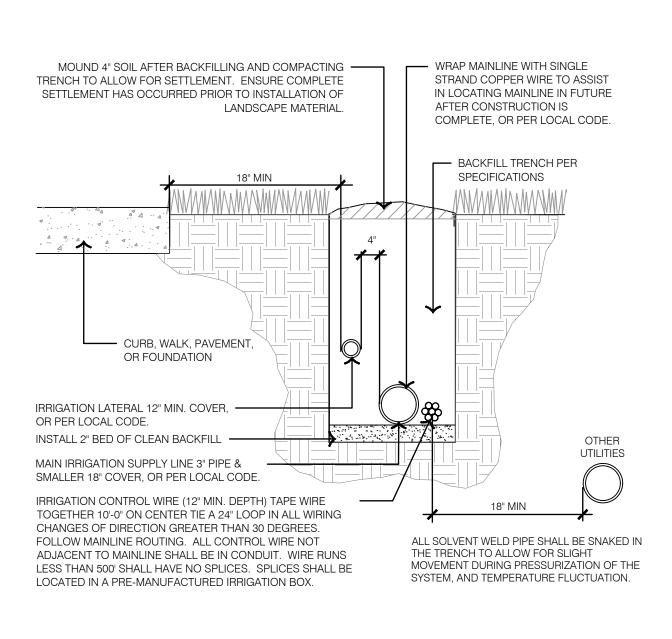
QUICK COUPLER VALVE - POTABLE WATER

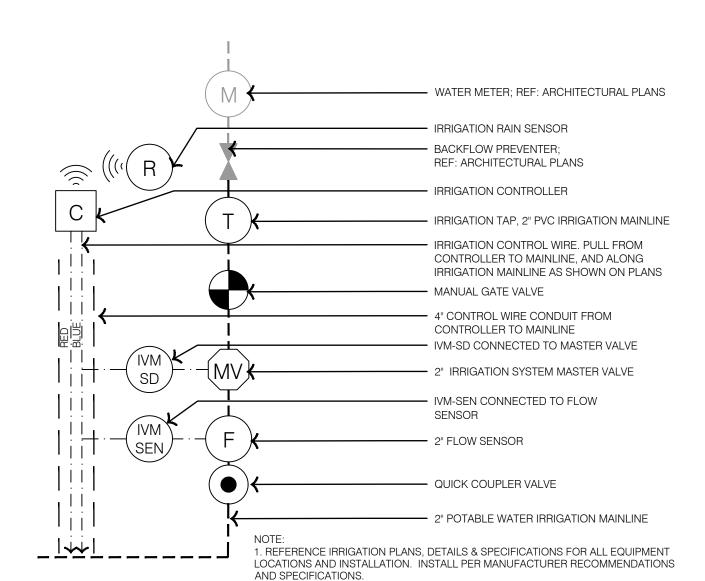


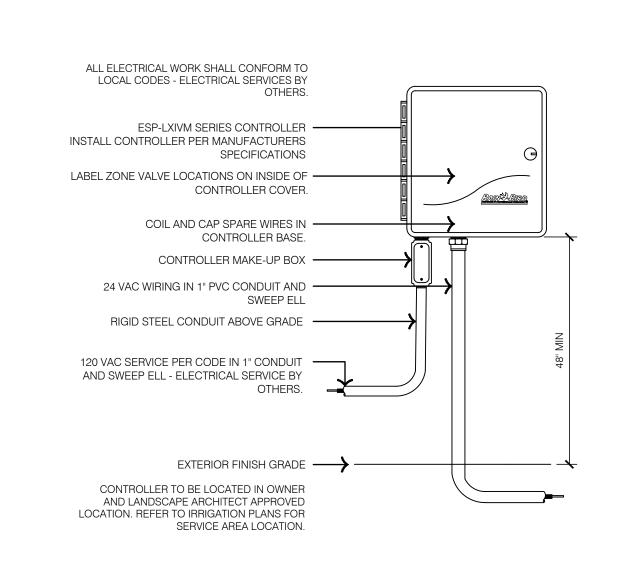


# MANUAL GATE VALVE

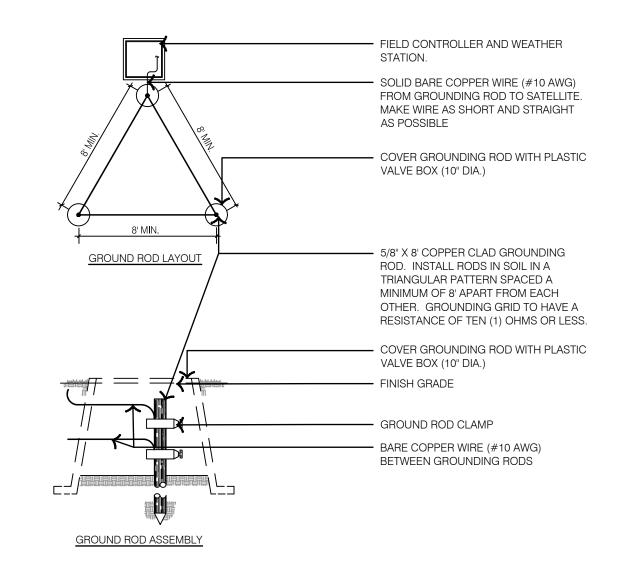
# 1 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER







MANUAL DRAIN VALVE - POTABLE WATER



# TRENCHING DETAILS - POTABLE WATER



## WALL MOUNTED AUTMATIC IRRIGATION CONTROLLER

# 8 CONTROLLER GROUNDING GRID

#### **VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	<u>GPM</u>	<u>HEADS</u>	<u>PSI</u>	COLOR
1	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	5.52	666.8 LF	47.7	BLUE
2	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	25.26	25	36.8	RED
3	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	11.83	1,770 LF	55.9	RED
4	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	0.32	48.6 LF	47.0	RED
5	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	6.97	1,152 LF	49.5	RED
6	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	23.09	17	34.4	RED
7	RAIN BIRD PEB-IVM	1"	TURF ROTOR	13.3	9	47.7	BLUE
8	RAIN BIRD PEB-IVM	1"	TURF SPRAY	14.45	18	33.7	BLUE
9	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	10.51	1,570 LF	53.8	BLUE
10	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	4.45	668.1 LF	47.3	BLUE
11	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	33.05	34	38.0	BLUE
12	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	31.92	27	34.8	BLUE
13	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	11.25	1,461 LF	55.1	BLUE
14	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	0.97	145.7 LF	47.0	BLUE
15	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTOR	39.22	21	50.7	BLUE
16	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	4.82	724.3 LF	47.3	BLUE

#### CRITICAL ANALYSIS

Generated:	2025-08-29 09:20
P.O.C. NUMBER: 01 Water Source Information:	
FLOW AVAILABLE Point of Connection Size: Flow Available	2" 77.18 GPM
PRESSURE AVAILABLE Static Pressure at POC: Pressure Available:	
DESIGN ANALYSIS Maximum Station Flow: Flow Available at POC: Residual Flow Available:	39.22 GPM 77.18 GPM 37.96 GPM
Critical Station: Design Pressure: Friction Loss: Fittings Loss: Elevation Loss: Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: Loss for Backflow: Loss for Master Valve: Critical Station Pressure at POC: Pressure Available: Residual Pressure Available:	15 45 PSI 0.85 PSI 0.08 PSI 0 PSI 4.8 PSI 50.7 PSI 0 PSI 1.3 PSI 0 PSI 10.6 PSI 7.95 PSI 70.5 PSI 4.45 PSI
**NOTE:  1. PRESSURE AVAILA  CONTRACTOR TO V  AVAILABLE PER IRF	

designed by: project no.:\_\_\_\_ 024-02510

SHAW HOFSTRA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY

IRRIGATION DETAILS DEVELOPMENT PLAN SUBMITTAL

SHEET L391

1301 Burlington Street

TEL 816.361.1177

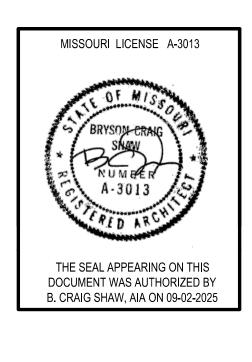
FAX 816.361.1888

olsson.com

North Kansas City, MO 64116

OF MISSO
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PA-2007025722





# FIVE FOUR

A S S O C I A T E S
SHAW HOFSTRA + ASSOCIATES

1800 CENTRAL STREET, SUITE 203 KANSAS CITY, MISSOURI 64108 P: 816.421.0505 ARCHITECTURAL CORPORATION Certificate of Authority No. 00111130

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		_
JOB 1	NO.	
DRAV	VN BY:	
ISSU	<u> </u>	DATE
	FINAL DEVELOPMENT PLAN	09-02-2025
·		

PROTOTYPE
EXTERIOR FINISHES

6,836 SQ FT

**KEY NOTES** 

BUILDING INFORMATION

BUILDING:

1' = 10'-0"

A2 - ASSEMBLY OCCUPANCY USE GROUP: CONSTRUCTION TYPE: TYPE VB BUILDING IS FULLY SPRINKLED

**BUILDING HEIGHT:** 

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

NORTH

GROSS SQ FT CALCULATIONS

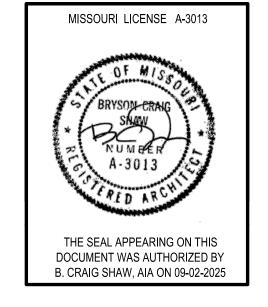
EXTERIOR RECREATIONAL

BUILDING: 9,969 SQ FT CONDITIONED SPACE EXTERIOR COVERED PATIO: 1,447 SQ FT NON-CONDITIONED SPACE EXTERIOR TRASH/DELIVERY/ 1,209 SQ FT

(1a) KNOX BOX - (SURFACE MOUNTED) AT DOOR TO FIRE RISER ROOM -

(1b) KNOX BOX - (RECESSED) AT SWING DOOR TO ENTRY - ELEVATION

2 ADDRESS NUMBERS - SHOWN ON NORTH ELEVATION C4 / 19 AND SPECIFICATIONS



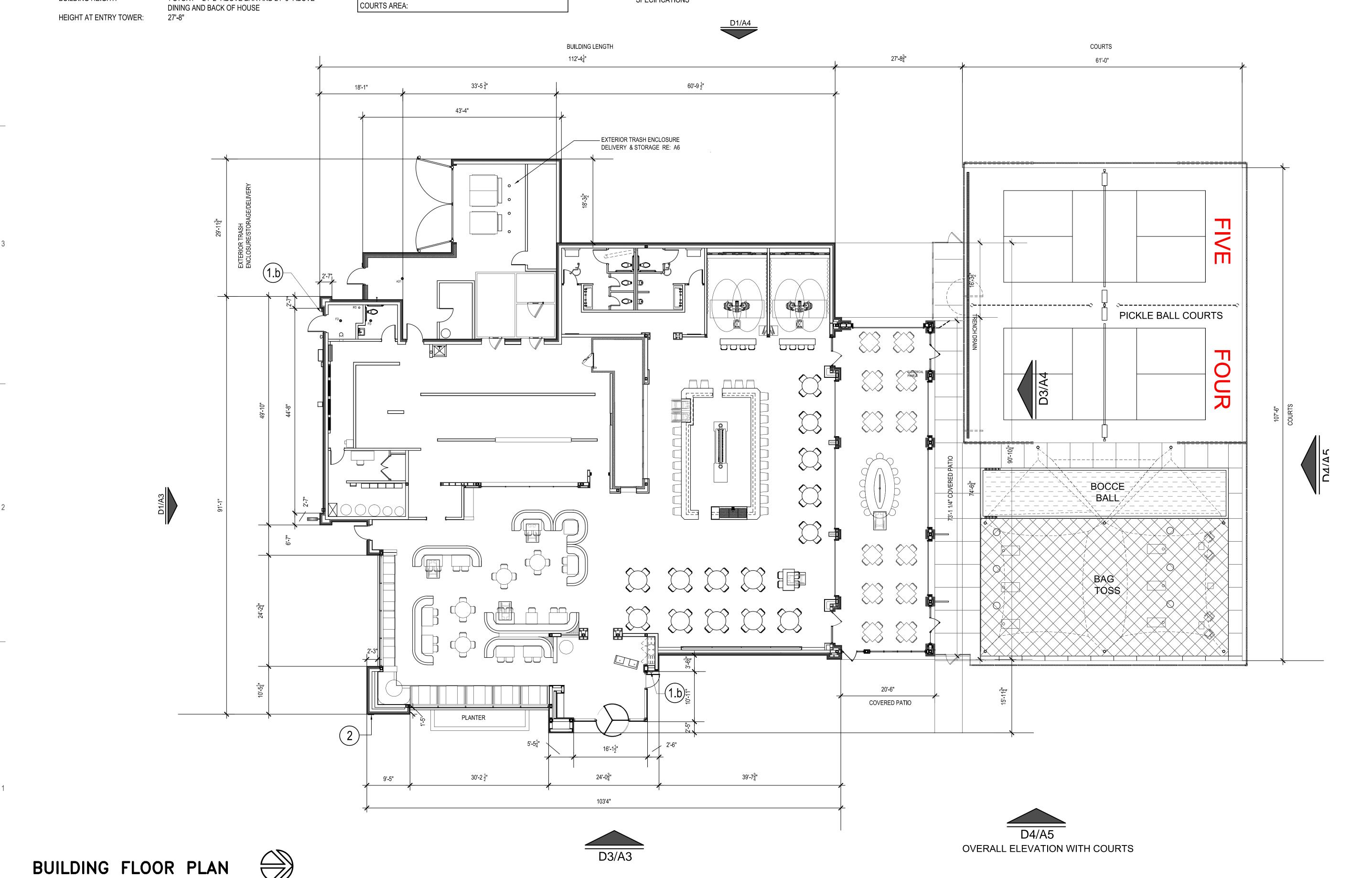


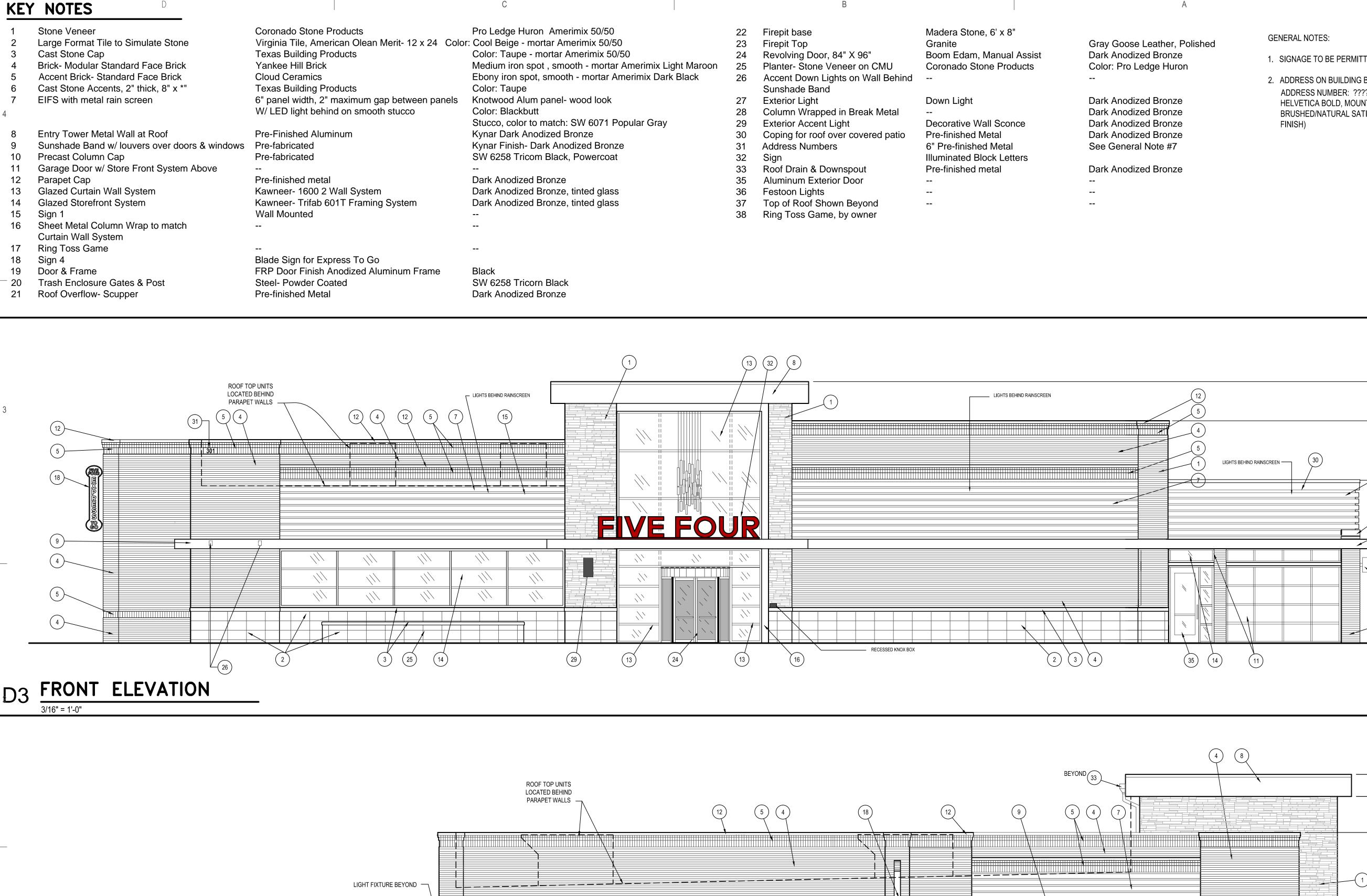
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SHEET 24x36 FLOOR PLAN WITH COURTS





14

DOOR TO OPEN

SCREEN WALL OF EXTERIOR TRASH/DELIVERY

SIDE ELEVATION

3/16" = 1'-0"

DELIVERY ENCLOSURE

RISER ROOM

— KNOX BOX

1. SIGNAGE TO BE PERMITTED UNDER SEPARATE PERMIT

2. ADDRESS ON BUILDING BRICK SOLDIER COURSE FACADE, ADDRESS NUMBER: ????, SIZE 6" X ½" THICKNESS, FONT: HELVETICA BOLD, MOUNTING: PLAIN, COLOR: BRUSHED/NATURAL SATIN (TO CONTRAST WITH BUILDING

BRYSON-CRAIG
SNAW
NUMBER
A-3013

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY

B. CRAIG SHAW, AIA ON 09-02-2025

MISSOURI LICENSE A-3013

Oldham Village - Lot 4
301 SW Oldham Parkwa

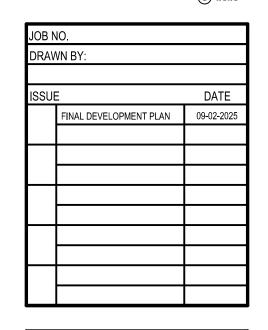
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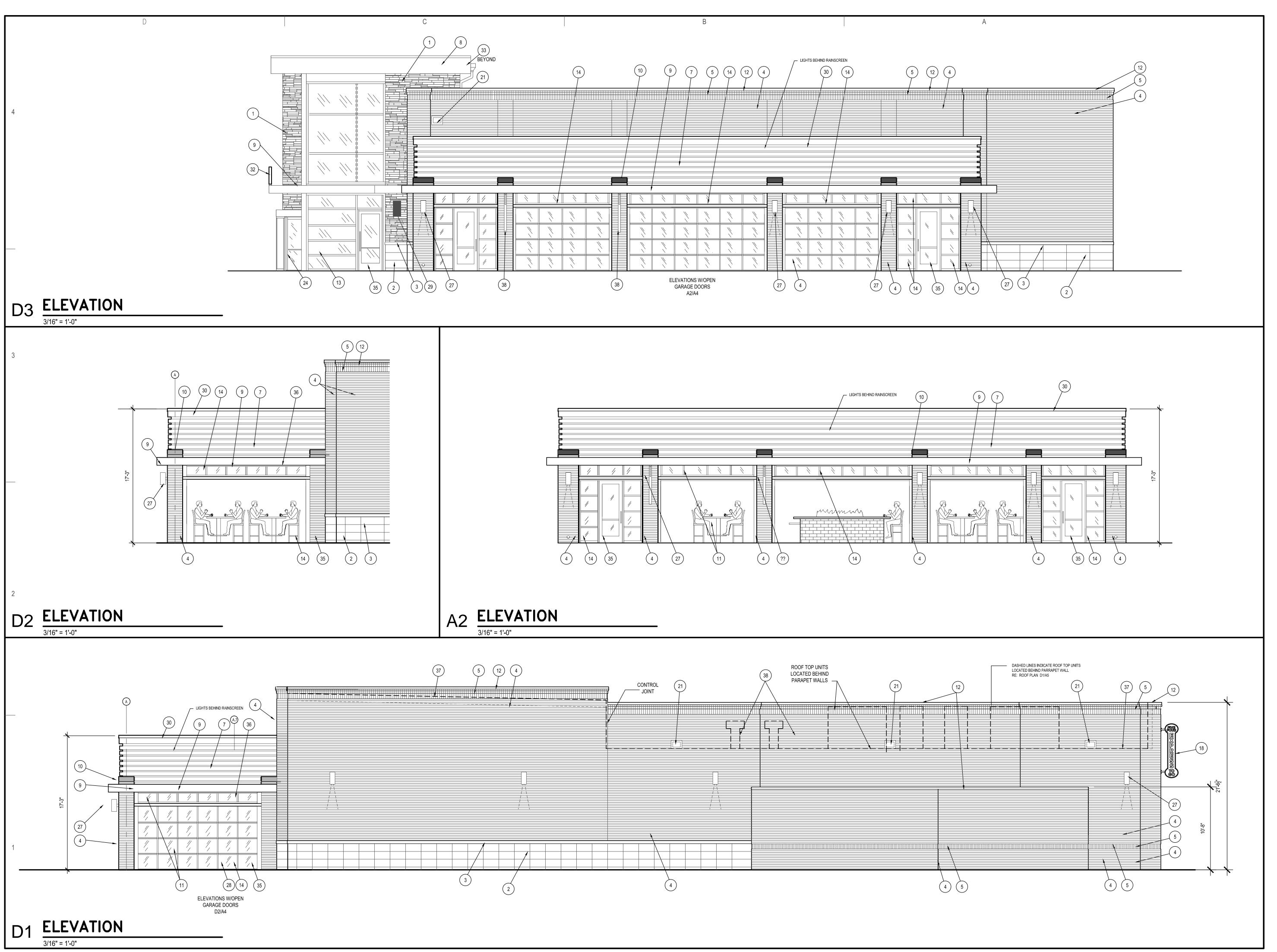
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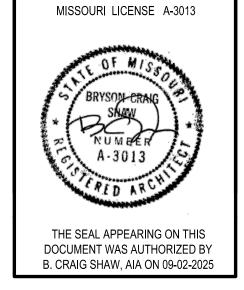
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BUILDING ELEVATIONS
A3





Oldha 301 Sl Lee's

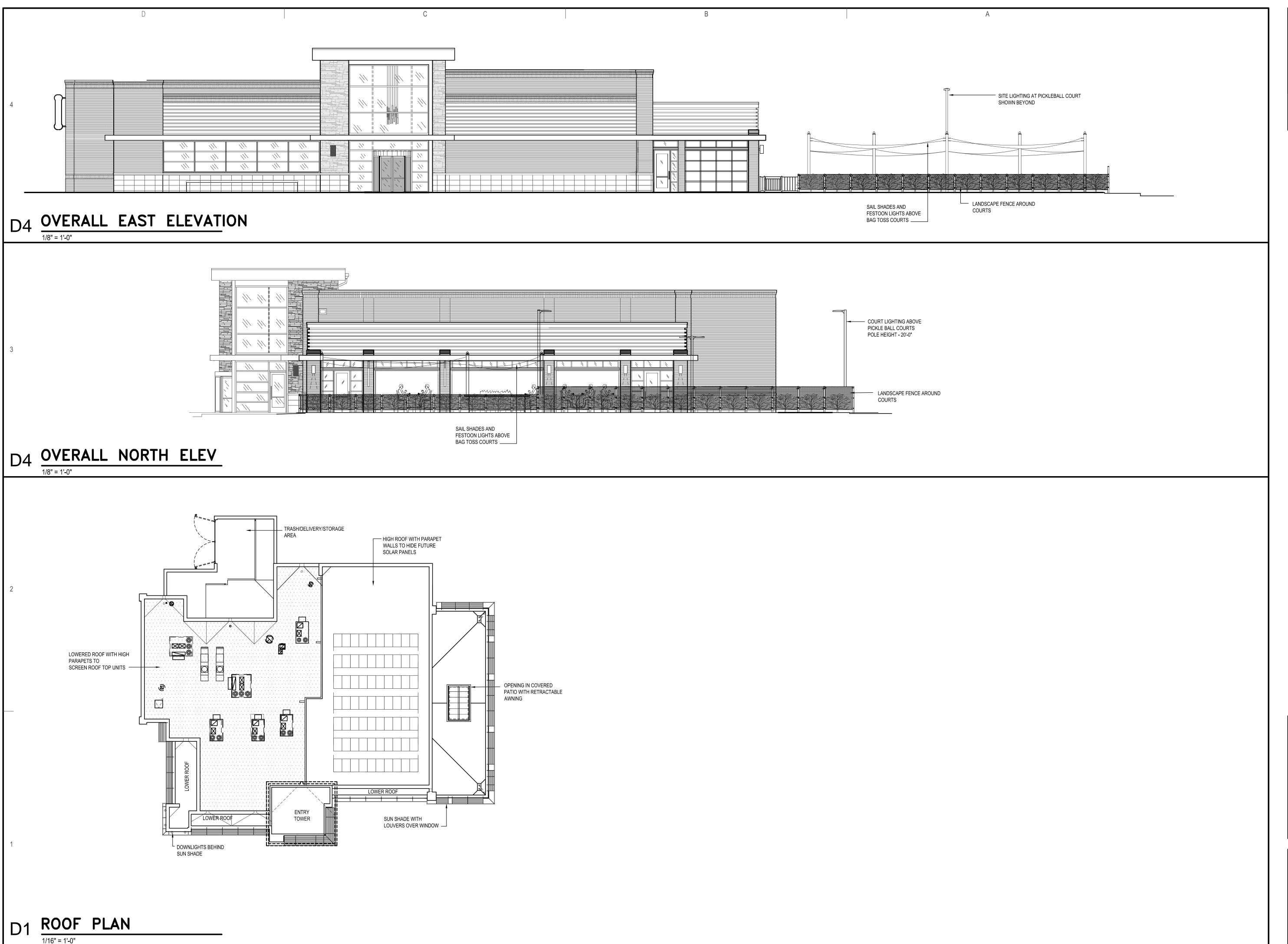
Summit, Missouri

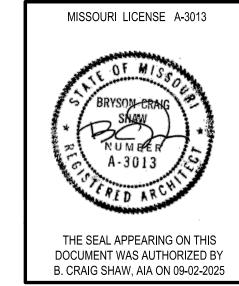
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SHEET 24x36 BUILDING **ELEVATIONS** 





# FIVE FOUR Oldham Village - Lot 4 301 SW Oldham Parkway

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1800 CENTRAL STREET, SUITE 203

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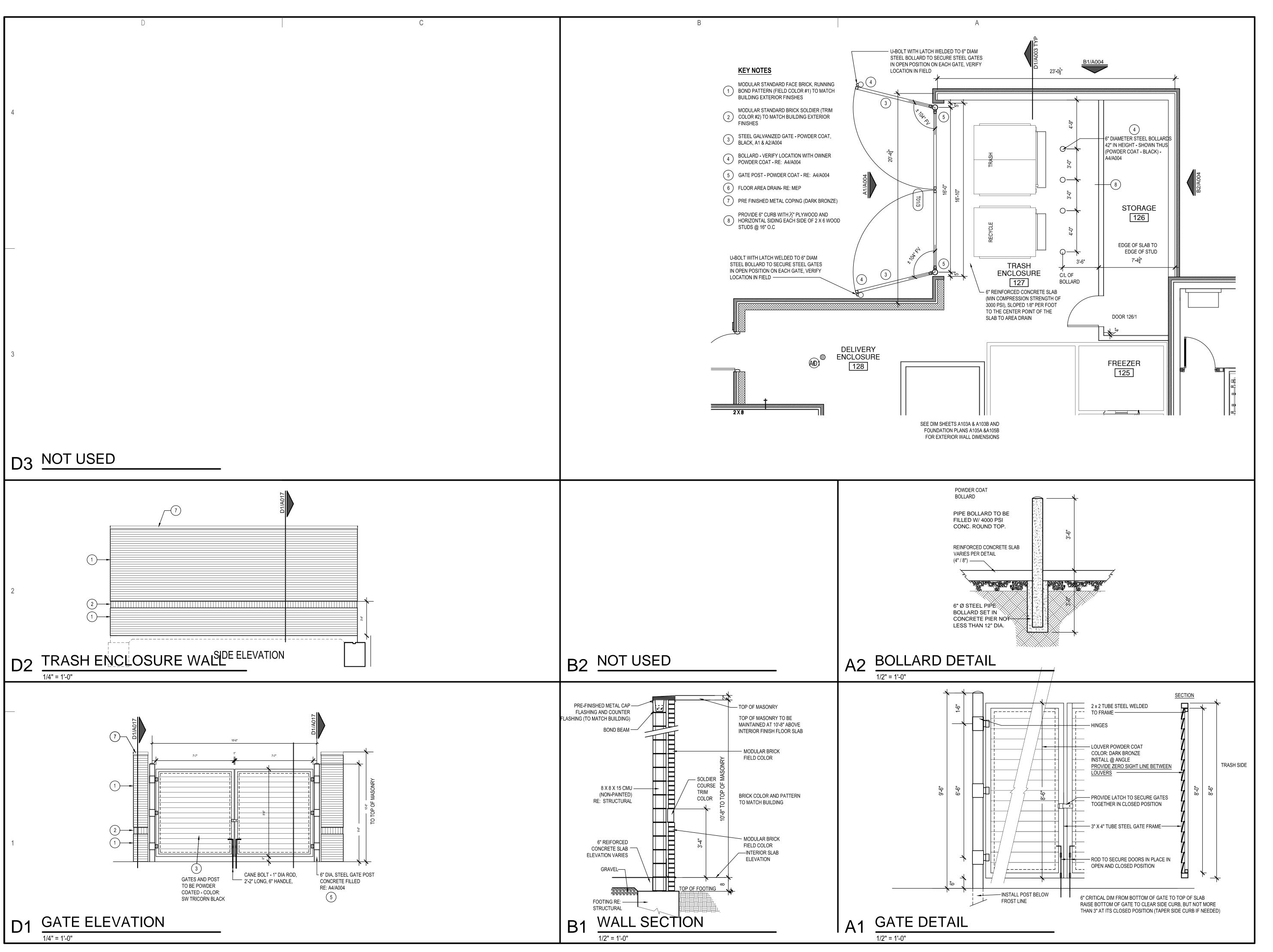
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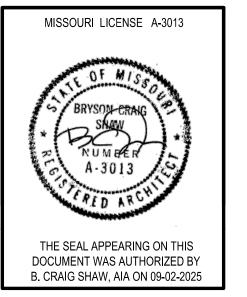
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		-

OVERALL ELEV
& ROOF PLAN

A5





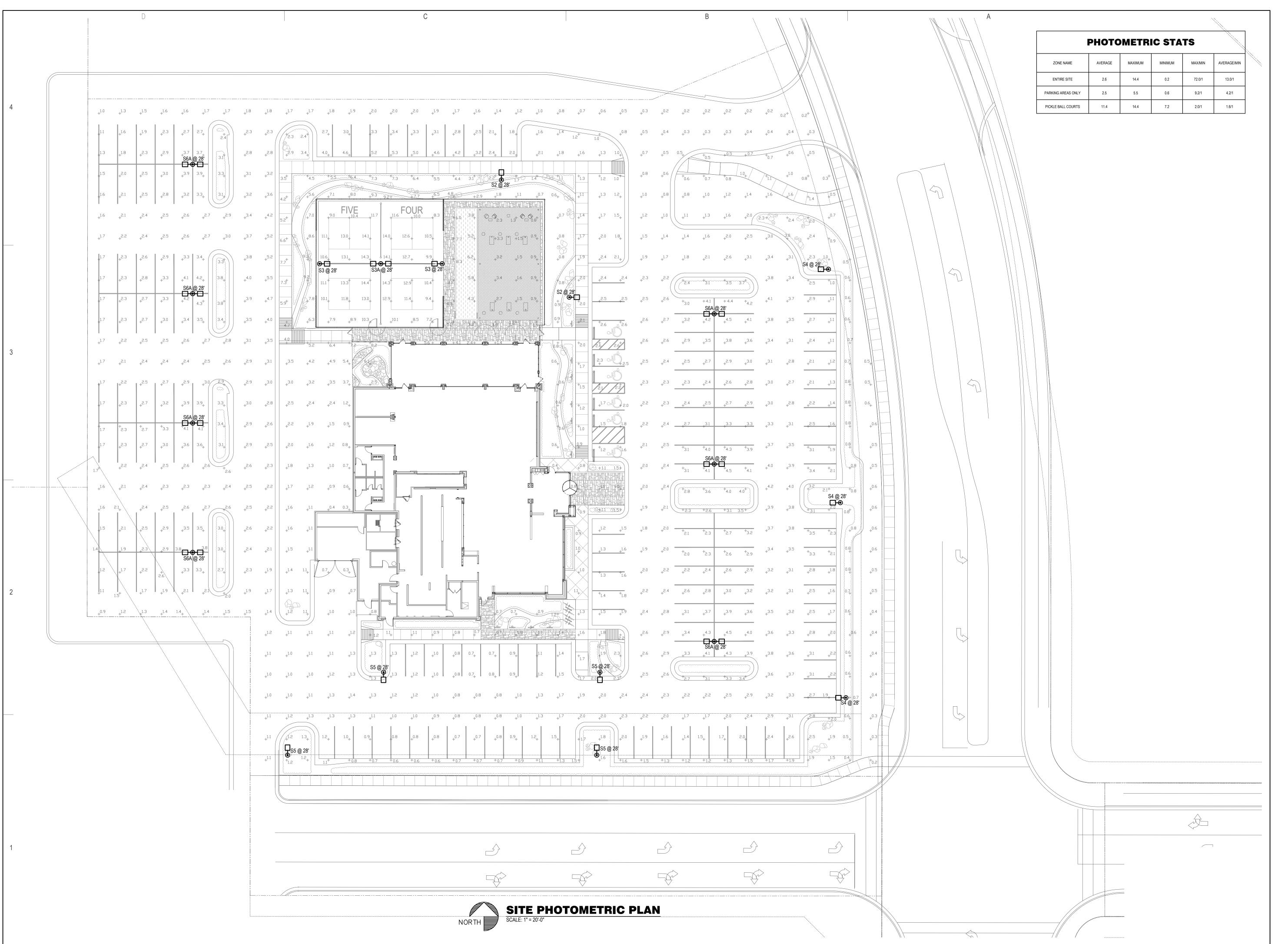
FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
Lee's Summit, Missouri

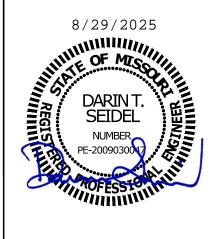
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TRASH ENCLOSURE





FIVE FOUR

S S O C I A T E S

HAW HOFSTRA + ASSOCIATES

100 CENTRAL STREET, SUITE 203

101 NSAS CITY, MISSOURI 64108

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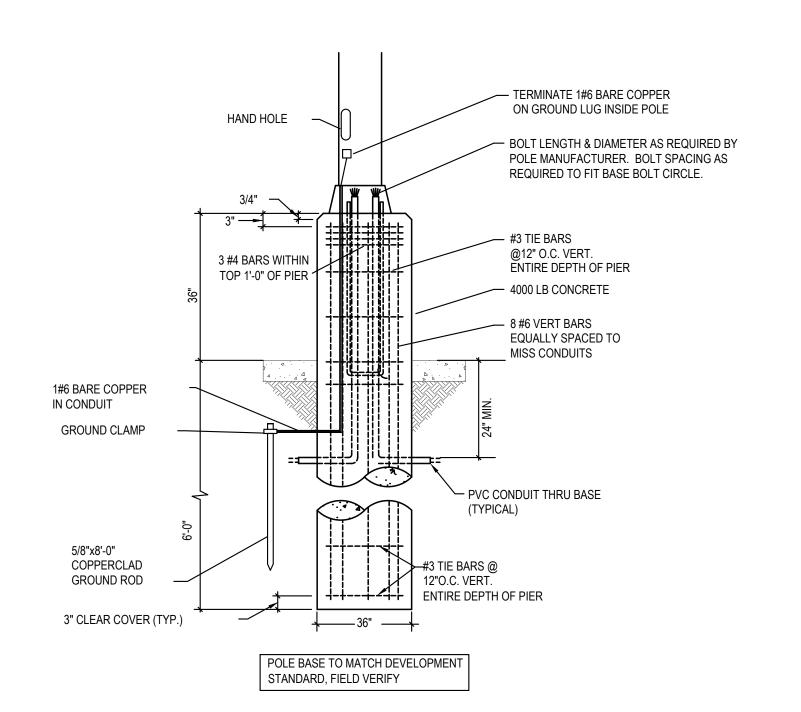
SHEET 24x36

SITE
PHOTOMETRIC
PLAN

E402

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description				
<b>⊕</b> □	2	S2	SINGLE	MRM-LED-09L-SIL-2-30-70CRI-IL				
<b>6</b>	2	S3	SINGLE	MRM-LED-30L-SIL-3-30-70CRI				
□⊕□	1	S3A	BACK-BACK	(2) MRM-LED-30L-SIL-3-30-70CRI				
<b>⊕</b> □	3	S4	SINGLE	MRM-LED-18L-SIL-4-30-70CRI-IL				
<b>6</b>	4	S5	SINGLE	MRM-LED-09L-SIL-5W-30-70CRI				
□⊕□	7	S6A	BACK-BACK	(2)MRM-LED-12L-SIL-FT-30-70CRI				

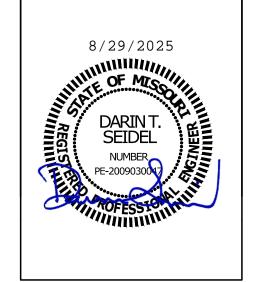
FIXTURE MOUNTING HEIGHT OF 28' - 25' POLE AND 3' BASE







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FINAL DEVELOPMENT PLAN 9-2-2025

SHEET 24x36

SITE PHOTOMETRICS **DETAILS**