



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.

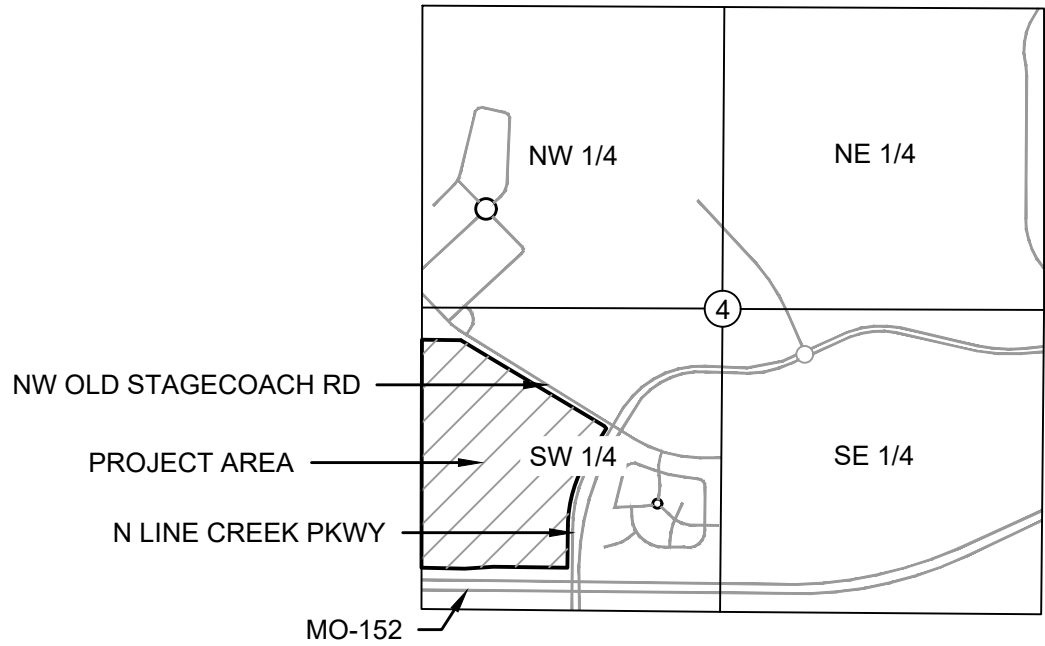
FINAL DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT

SW OLDHAM PARKWAY

SECTION 7, TOWNSHIP 47N, RANGE 33W

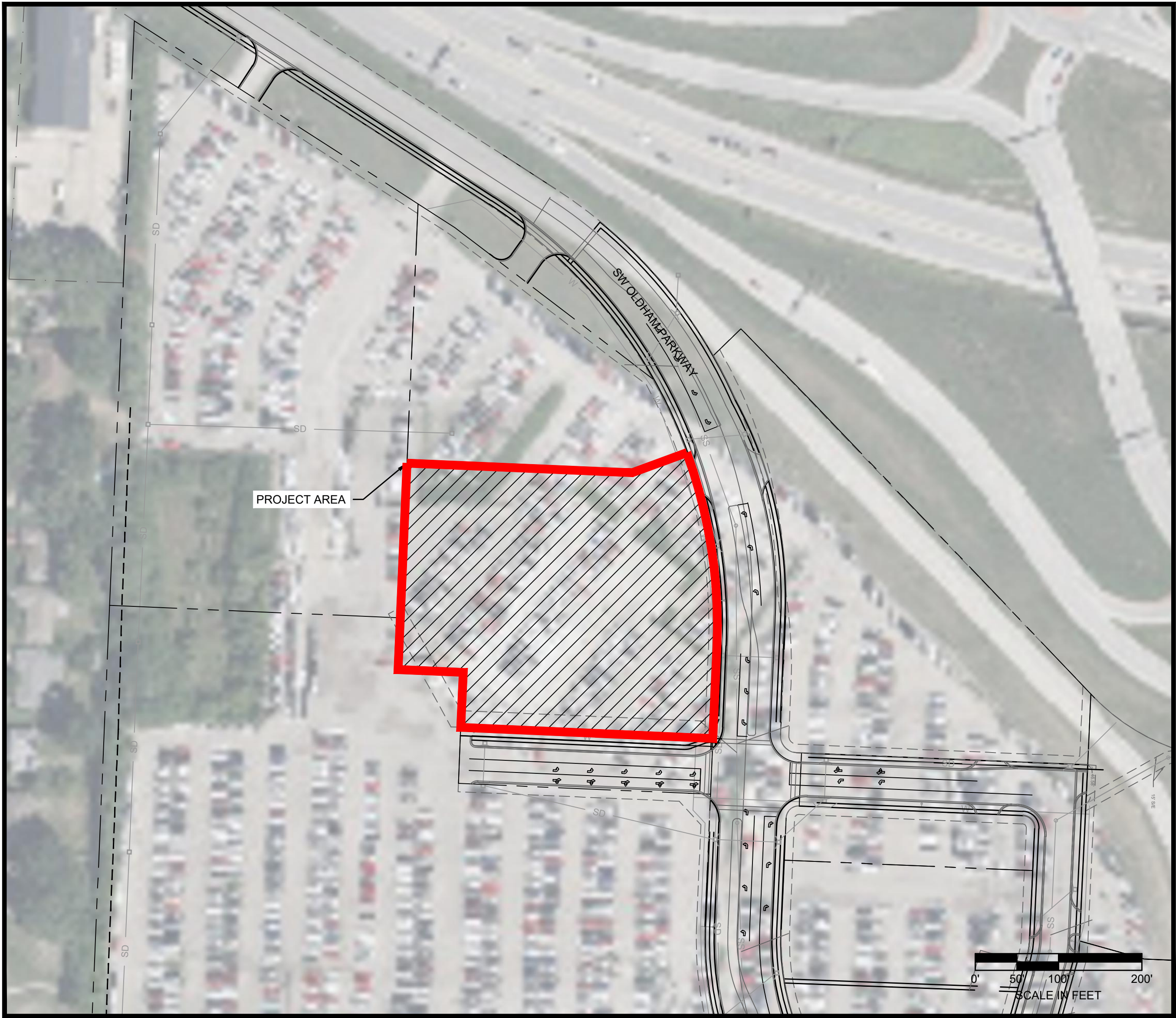
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
S7, T47N, R31W
NTS

PROJECT TEAM & UTILITY CONTACT LIST

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



PROJECT AREA MAP

S7, T47N, R33W

PROPERTY DESCRIPTION
LOT 4 OF OLDHAM VILLAGE, 1ST PLAT

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	GENERAL NOTES
C300	EXISTING CONDITIONS & DEMOLITION PLAN
C400	SITE PLAN
C401	UTILITY PLAN
C500	GRADING PLAN
C501	ACCESSIBLE PARKING AND GRADING DETAIL
C502	ADA RAMP GRADING DETAILS
C503	EROSION CONTROL
C504	EROSION CONTROL DETAIL
C600	STORM PLAN & PROFILES
C700	DRAINAGE PLAN
C701	DRAINAGE TABLES
C702	DETAIL SHEET
C703	DETAIL SHEET (2)
C704	DETAIL SHEET (3)
L100	HARDSCAPE PLAN
L190	HARDSCAPE DETAILS
L200	GENERAL LANDSCAPE INFORMATION
L201	LANDSCAPE PLAN
L202	LANDSCAPE PLAN
L290	LANDSCAPE DETAILS
L300	IRRIGATION PLAN
L390	IRRIGATION DETAILS
L391	IRRIGATION DETAILS
A1	ARCHITECTURE EXTERIOR FINISHES
A2	ARCHITECTURE FLOOR PLAN
A3	ARCHITECTURE BUILDING ELEVATIONS
A4	ARCHITECTURE BUILDING ELEVATIONS
A5	ARCHITECTURE BUILDING ELEVATIONS
A6	TRASH ENCLOSURE
E402	SITE PHOTOMETRIC
E403	SITE PHOTOMETRIC DETAILS

LAND USE TABLE

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

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BY		DESCRIPTION		DATE		REV. NO.		REVISION PER CITY COMMENTS	
						1			

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

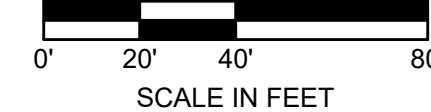
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designed by: DG
project no.: 024-02510
date: 2025.10.15

SHEET
C100

SHEET
C200

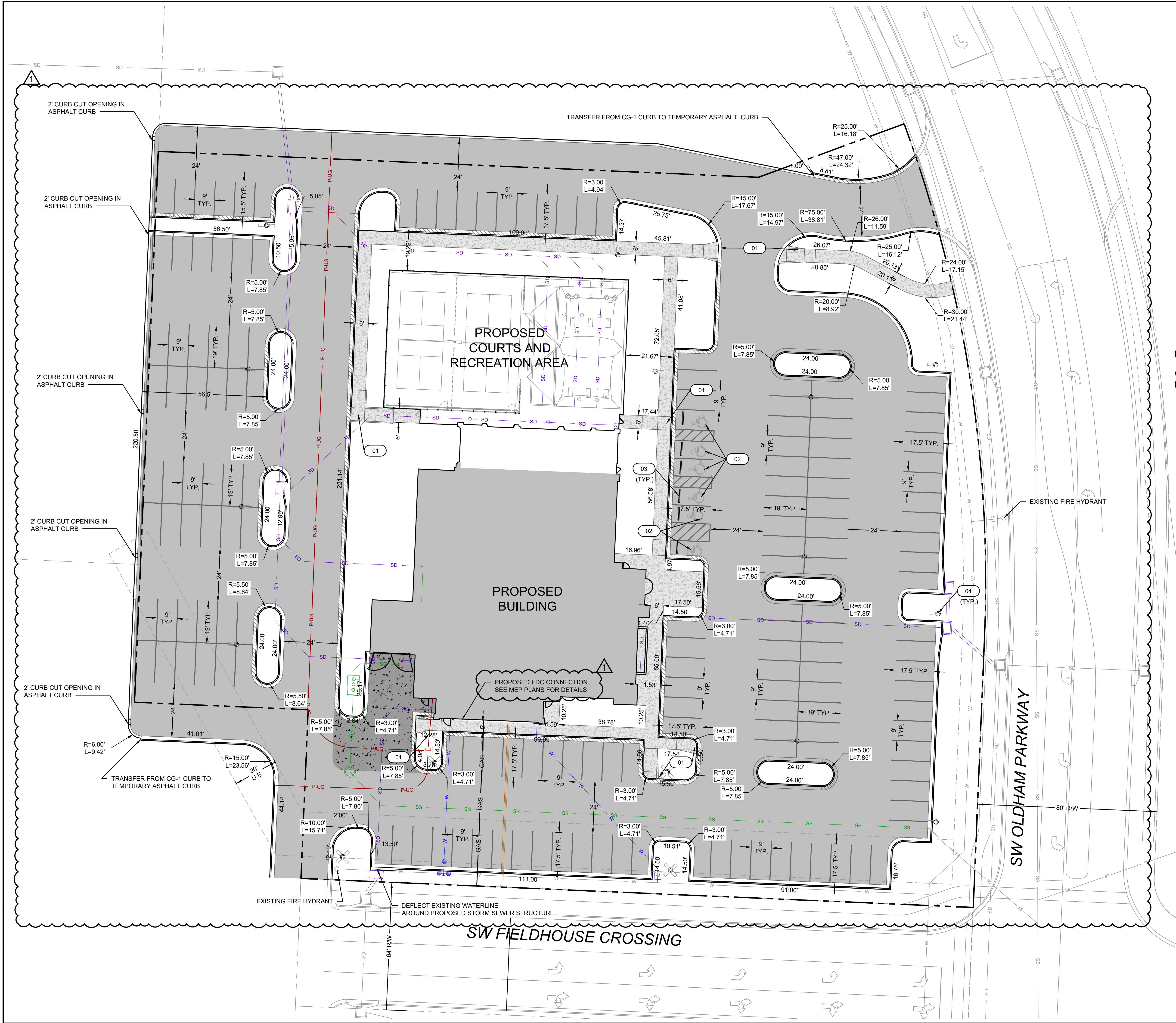


THIS LEGEND APPLIES TO ALL PLAN
VIEWS WITHIN THIS PLAN SET



SHEET
C300

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SITE PLAN LEGEND

SEE EXISTING CONDITIONS LEGEND ON SHEET C300

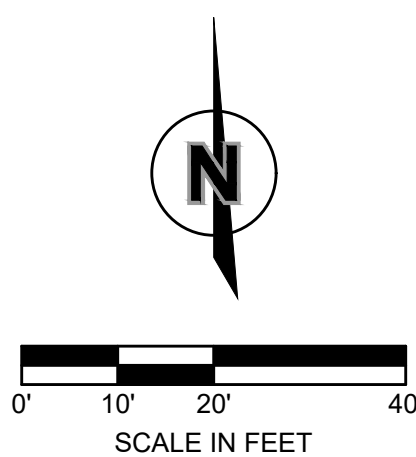
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- PCC SIDEWALK
- CG-1 CURB & GUTTER (SEE DETAIL SHEET C702)
- CG-1 DRY CURB & GUTTER (SEE DETAIL SHEET C702)

KEYNOTES

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

NOTES

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



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STATE OF MISSOURI
DANIEL
GOODWIN
Professional Engineer
NUMBER
PE-2020000041
10/15/2025

REV.	NO.	DATE	DESCRIPTION	BY
1	1	10/09/25	REVISION PER CITY COMMENTS	

REVISIONS	2025

SITE PLAN
SITE DEVELOPMENT PLANS

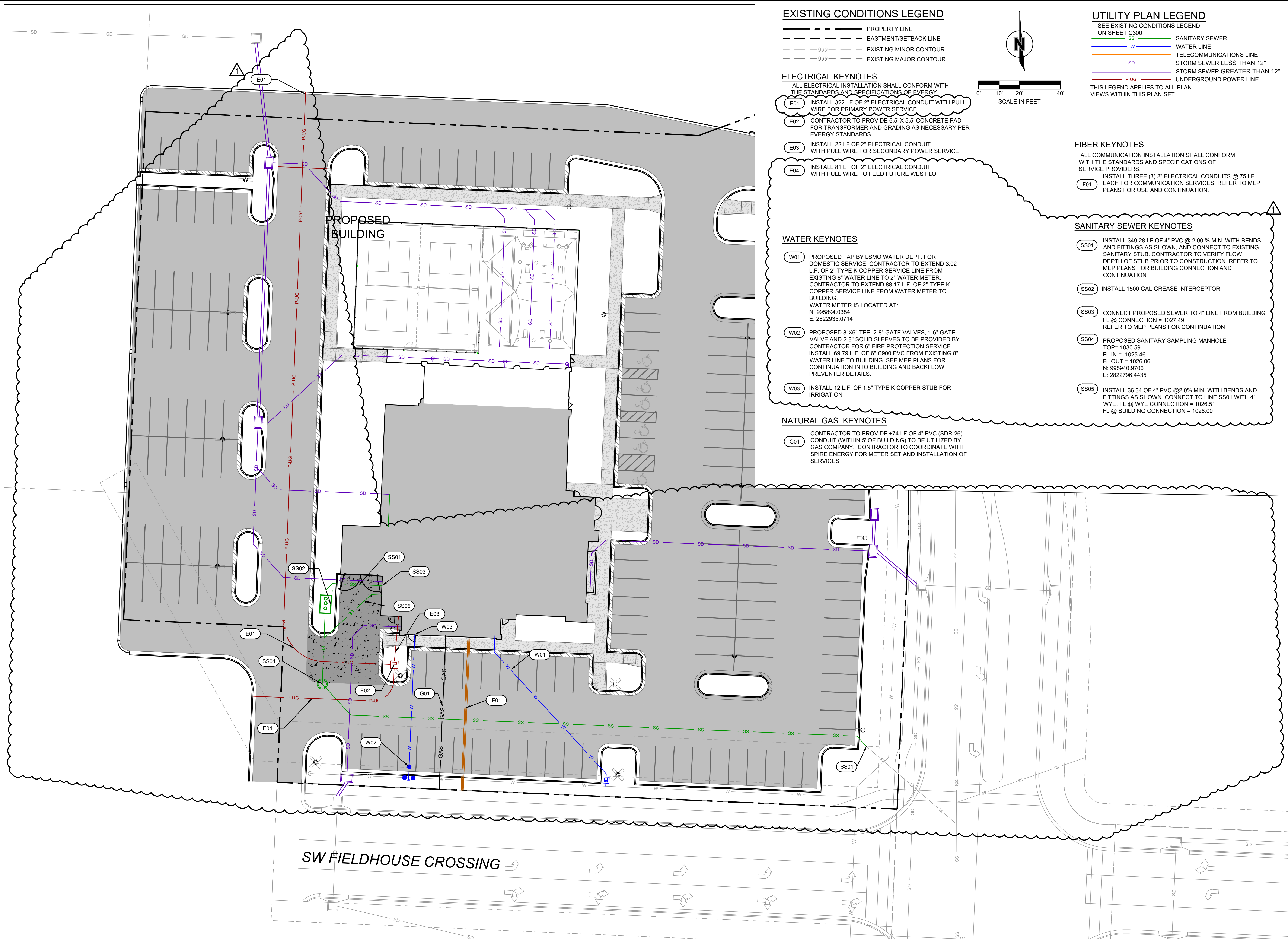
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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project no.: 024-02510
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SHEET
C400

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EXISTING CONDITIONS LEGEND

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

ELECTRICAL KEYNOTES

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

WATER KEYNOTES

- W01 PROPOSED TAP BY LSMO WATER DEPT. FOR DOMESTIC SERVICE. CONTRACTOR TO EXTEND 3.02 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM EXISTING 8" WATER LINE TO 2" WATER METER. CONTRACTOR TO EXTEND 88.17 L.F. OF 2" TYPE K COPPER SERVICE LINE FROM WATER METER TO BUILDING. WATER METER IS LOCATED AT:
N: 995894.0384
E: 2822935.0714
- W02 PROPOSED 8"X6" TEE, 2-8" GATE VALVES, 1-6" GATE VALVE AND 2-8" SOLID SLEEVES TO BE PROVIDED BY CONTRACTOR FOR 6" FIRE PROTECTION SERVICE. INSTALL 69.79 L.F. OF 6" C900 PVC FROM EXISTING 8" WATER LINE TO BUILDING. SEE MEP PLANS FOR CONTINUATION INTO BUILDING AND BACKFLOW PREVENTER DETAILS.
- W03 INSTALL 12 L.F. OF 1.5" TYPE K COPPER STUB FOR IRRIGATION

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

UTILITY PLAN LEGEND

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

FIBER KEYNOTES

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

SANITARY SEWER KEYNOTES

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

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STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER PE-2020000041
EXPIRATION DATE 12/15/25

BY
REVISION PER CITY COMMENTS

DATE
10/09/25

REV. NO.
1

DESCRIPTION

REVISIONS

UTILITY PLAN
SITE DEVELOPMENT PLANS

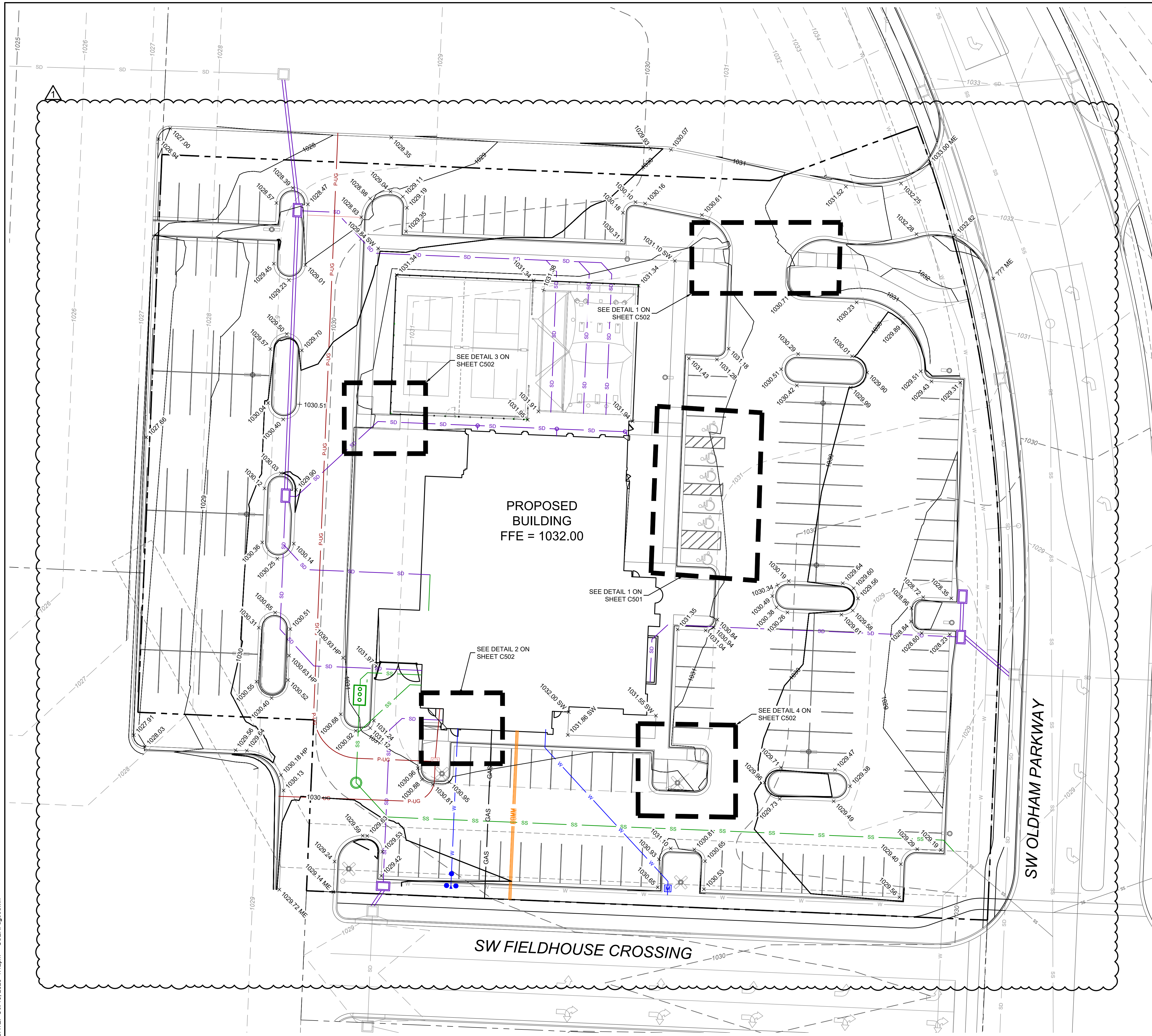
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

SHEET
C401

2025



GRADING LEGEND

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

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.

[illegible]

GRADING PLAN
SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

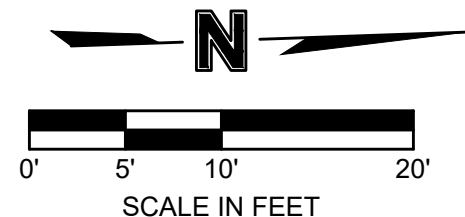
SHEET
C500



	PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	GRADE BREAK

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

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

[illegible]

ACCESSIBLE PARKING AND GRADING DETAIL SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

REVISIONS

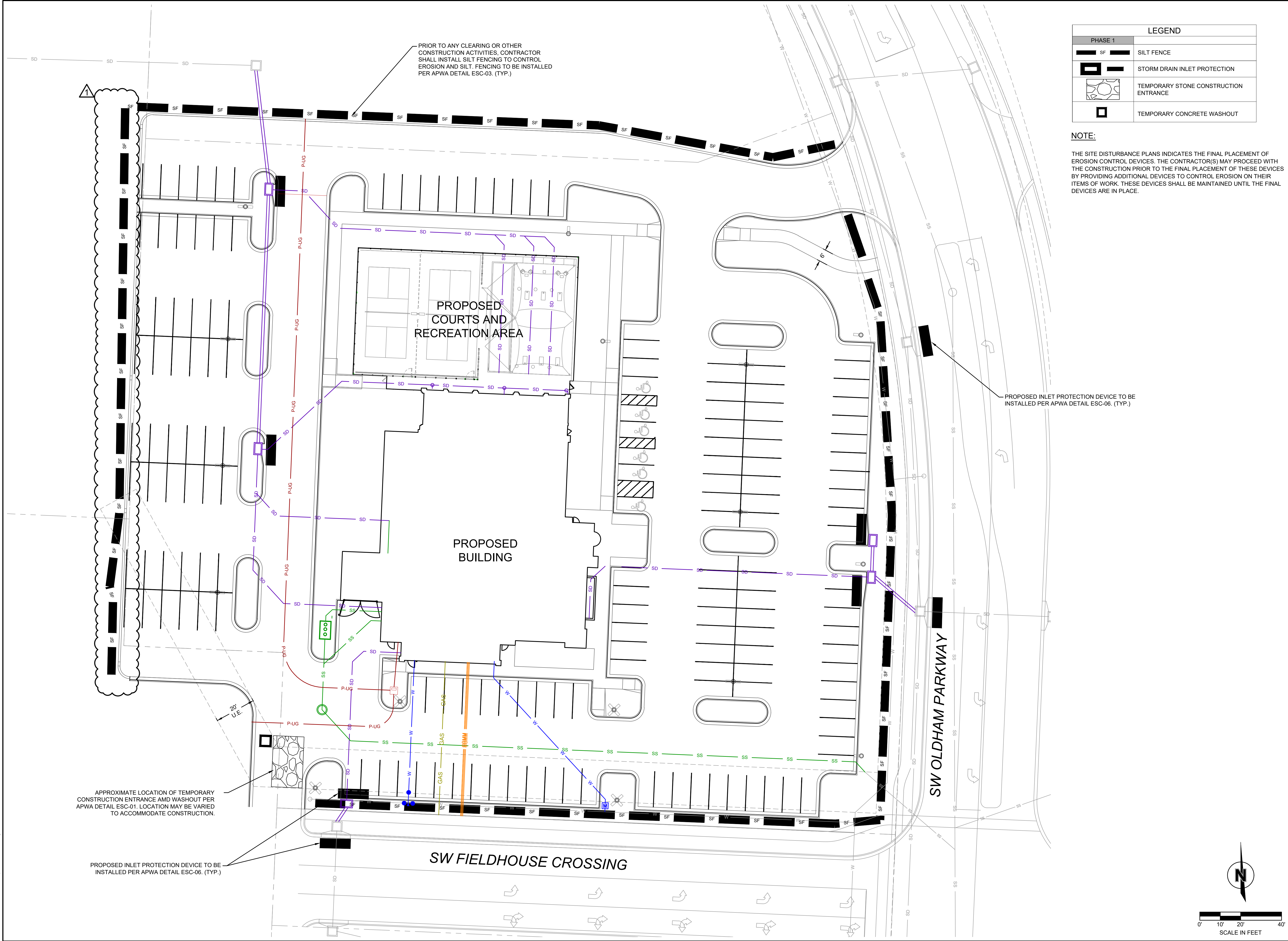
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date: _____ 2025.10.13

SHEET
C501

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01/15/2025

BY
DATE
10/09/25
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REVISION PER CITY COMMENTS

REV. NO. 1
DATE
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DESCRIPTION
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EROSION CONTROL PLAN
FINAL DEVELOPMENT PLAN

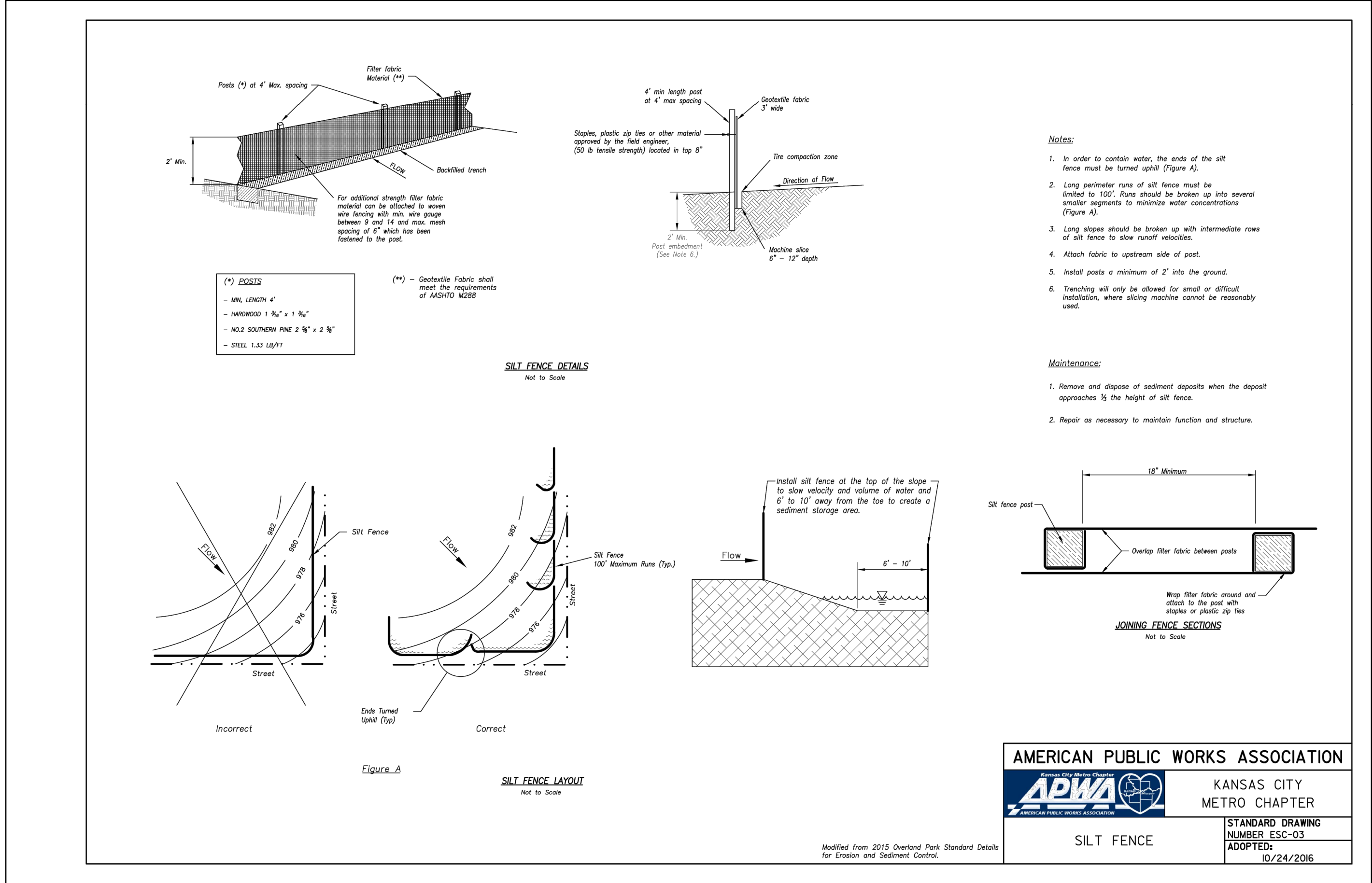
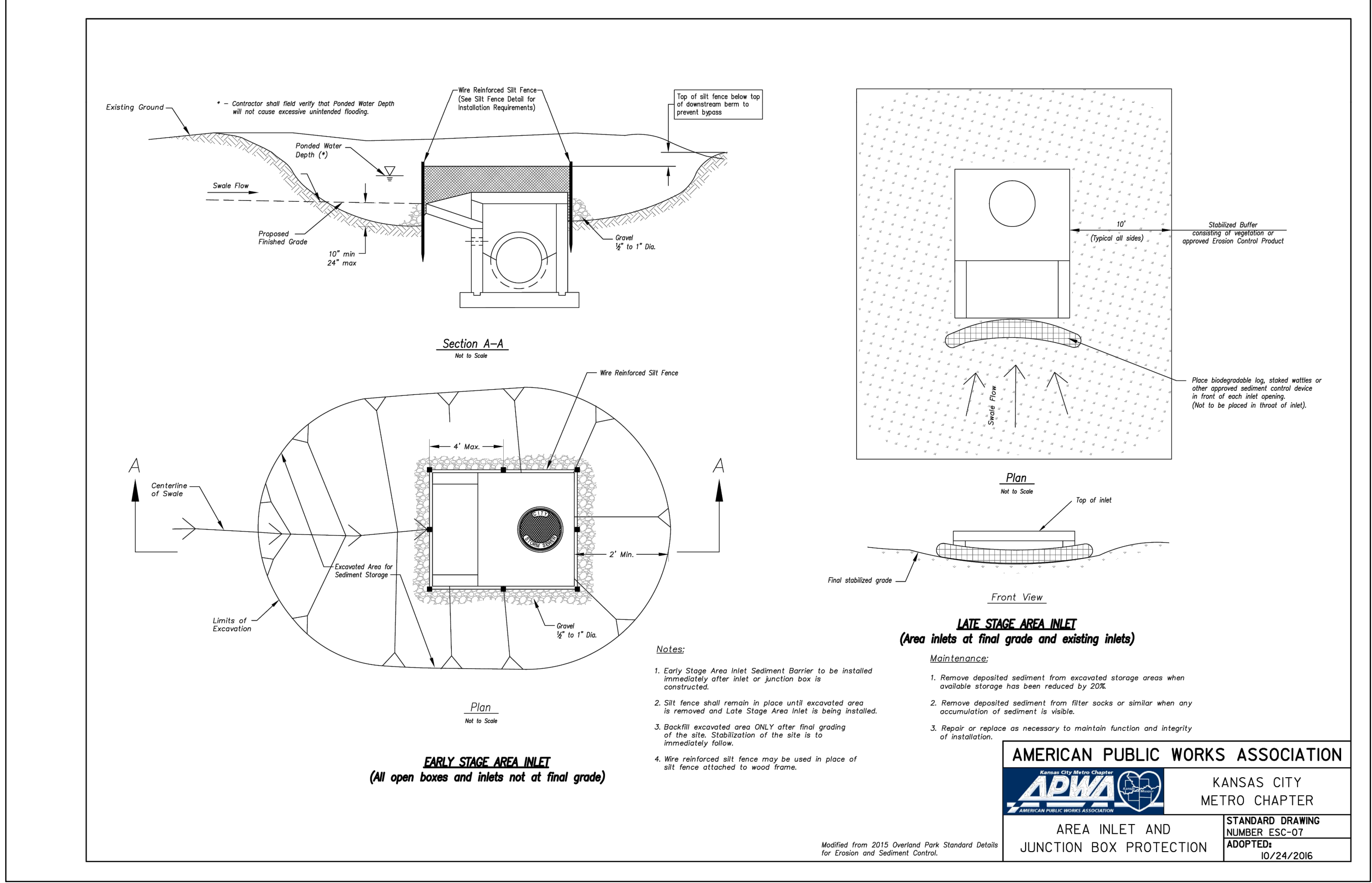
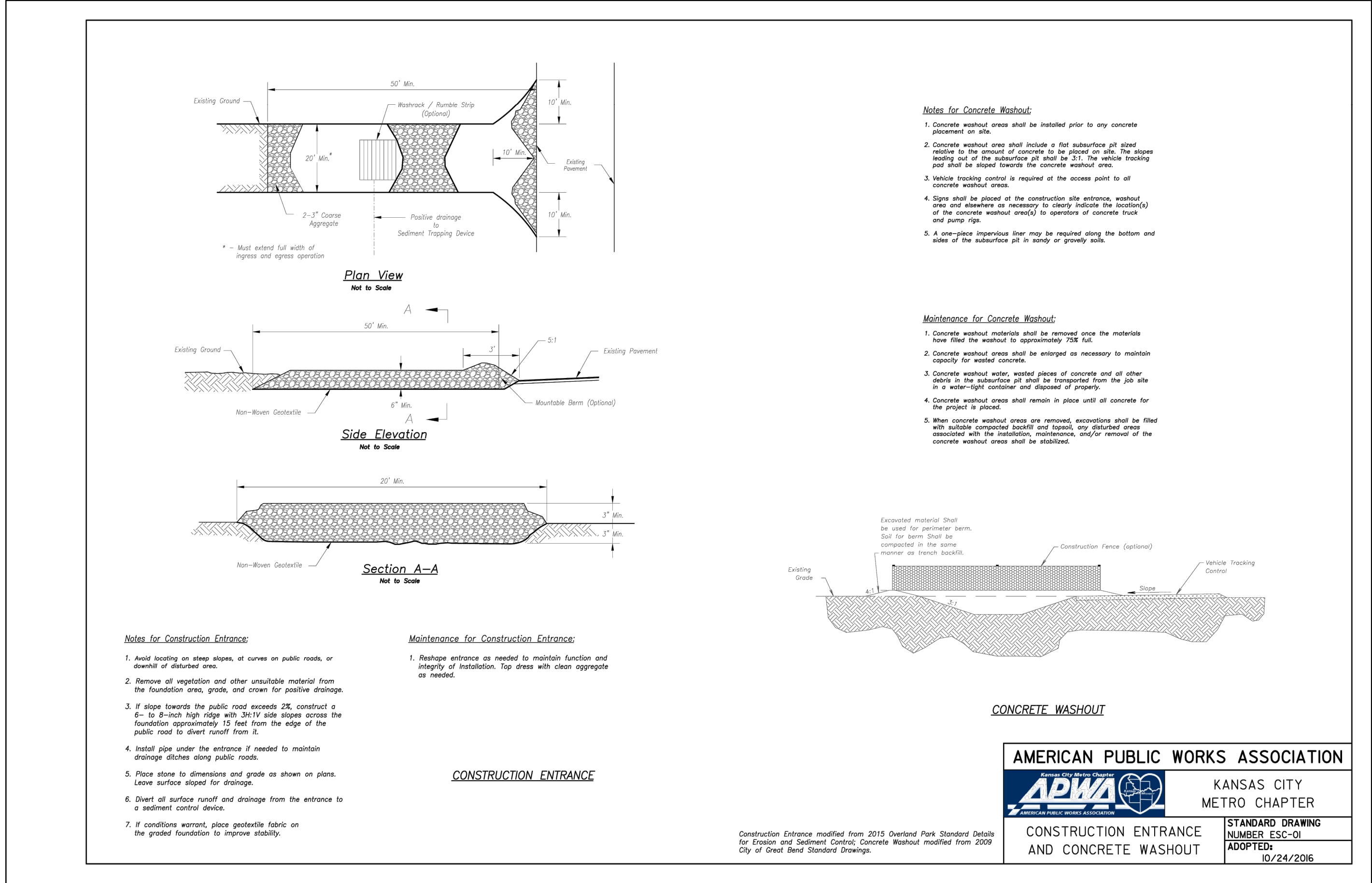
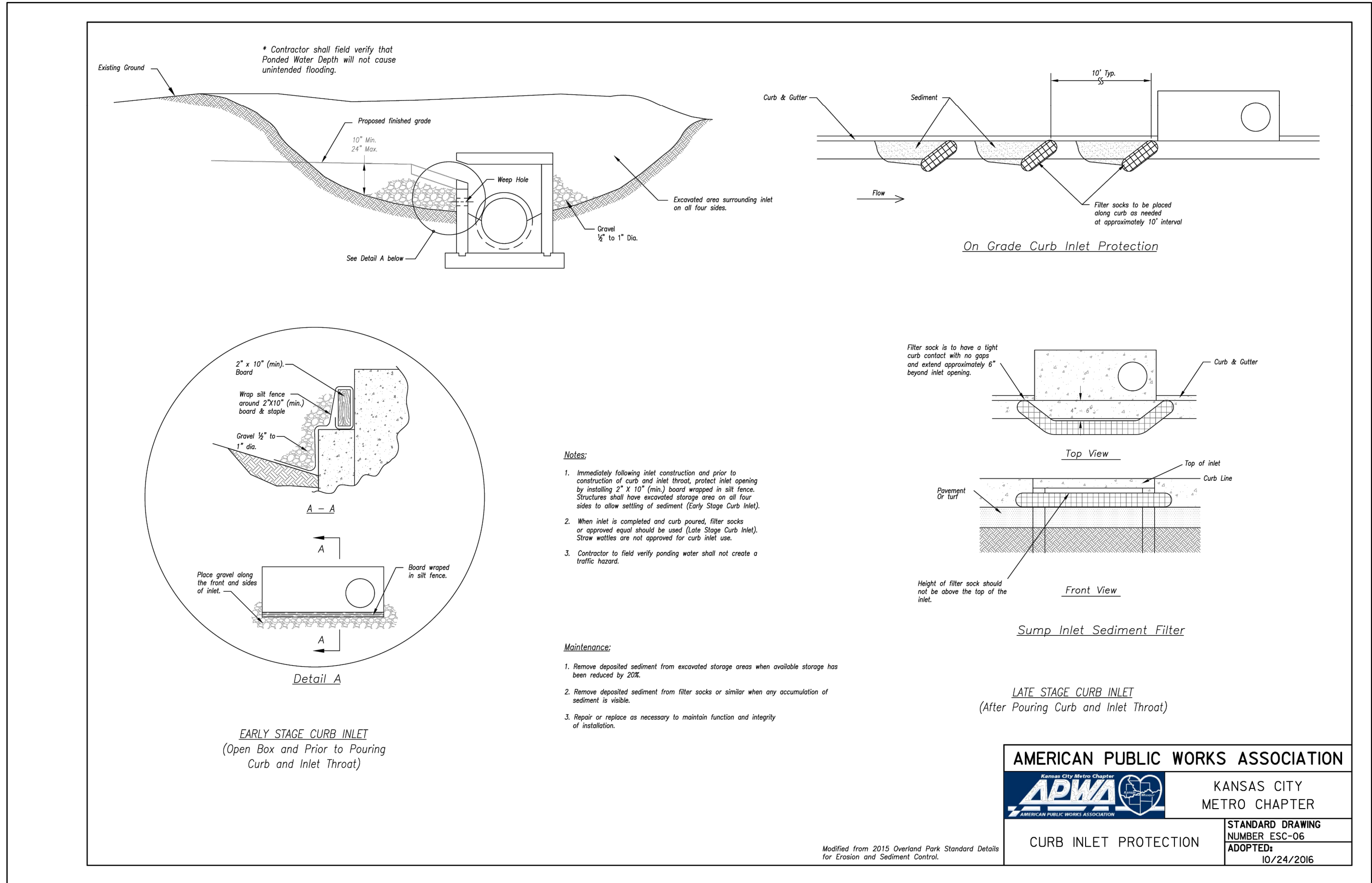
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301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

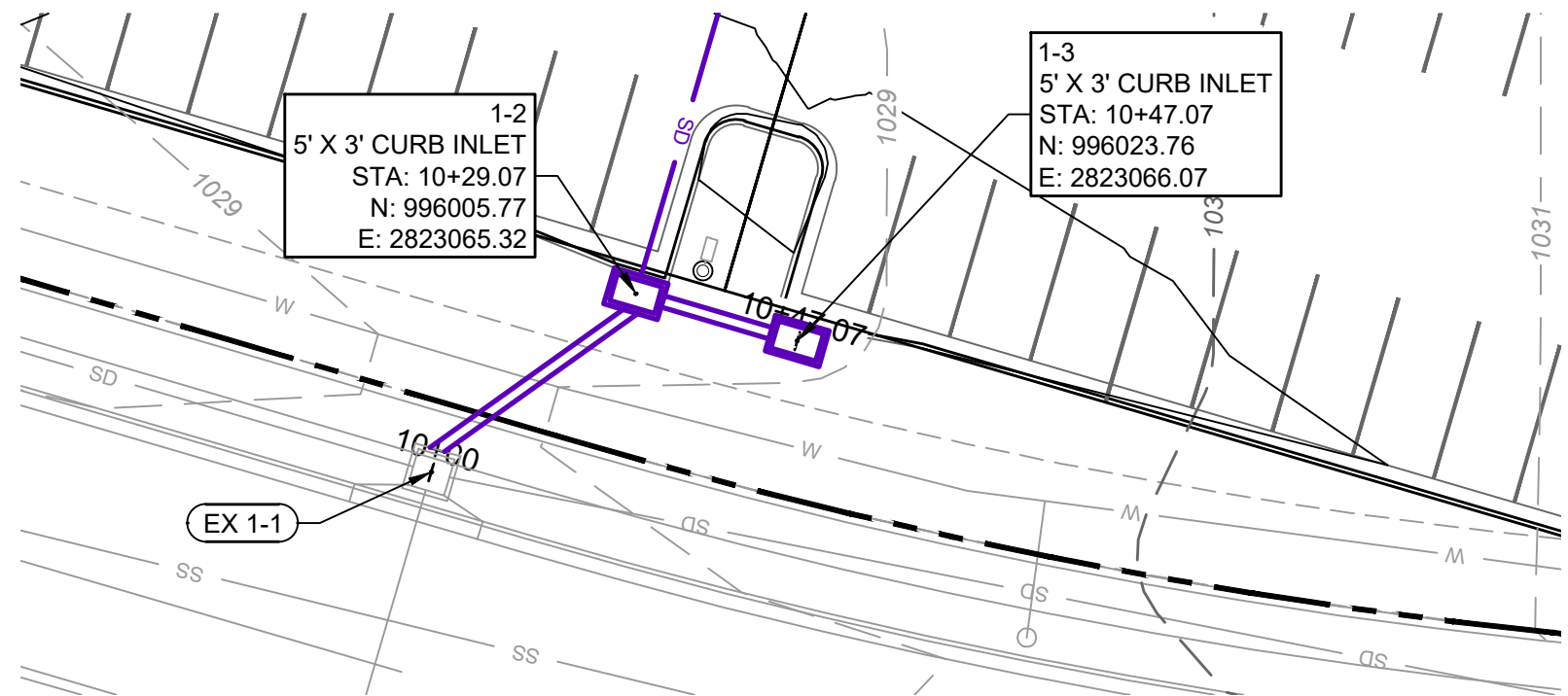
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C503

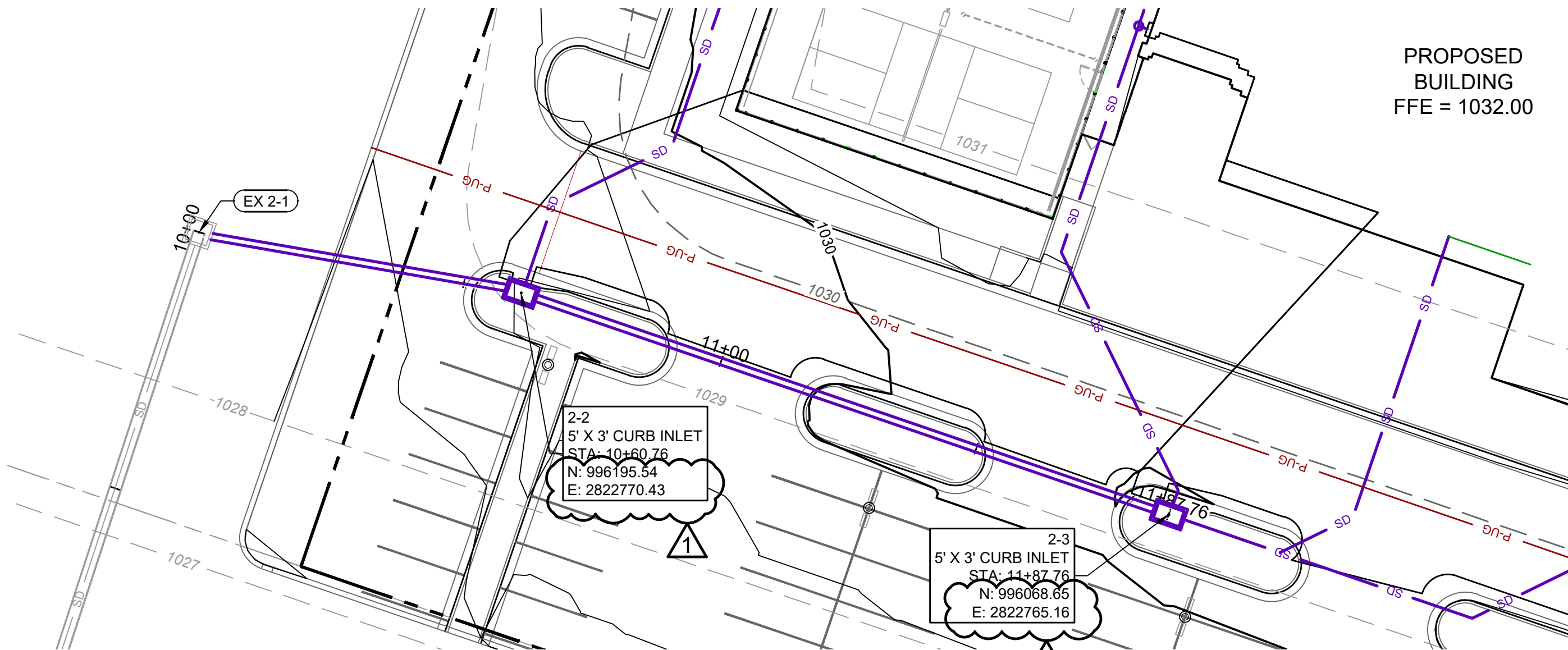
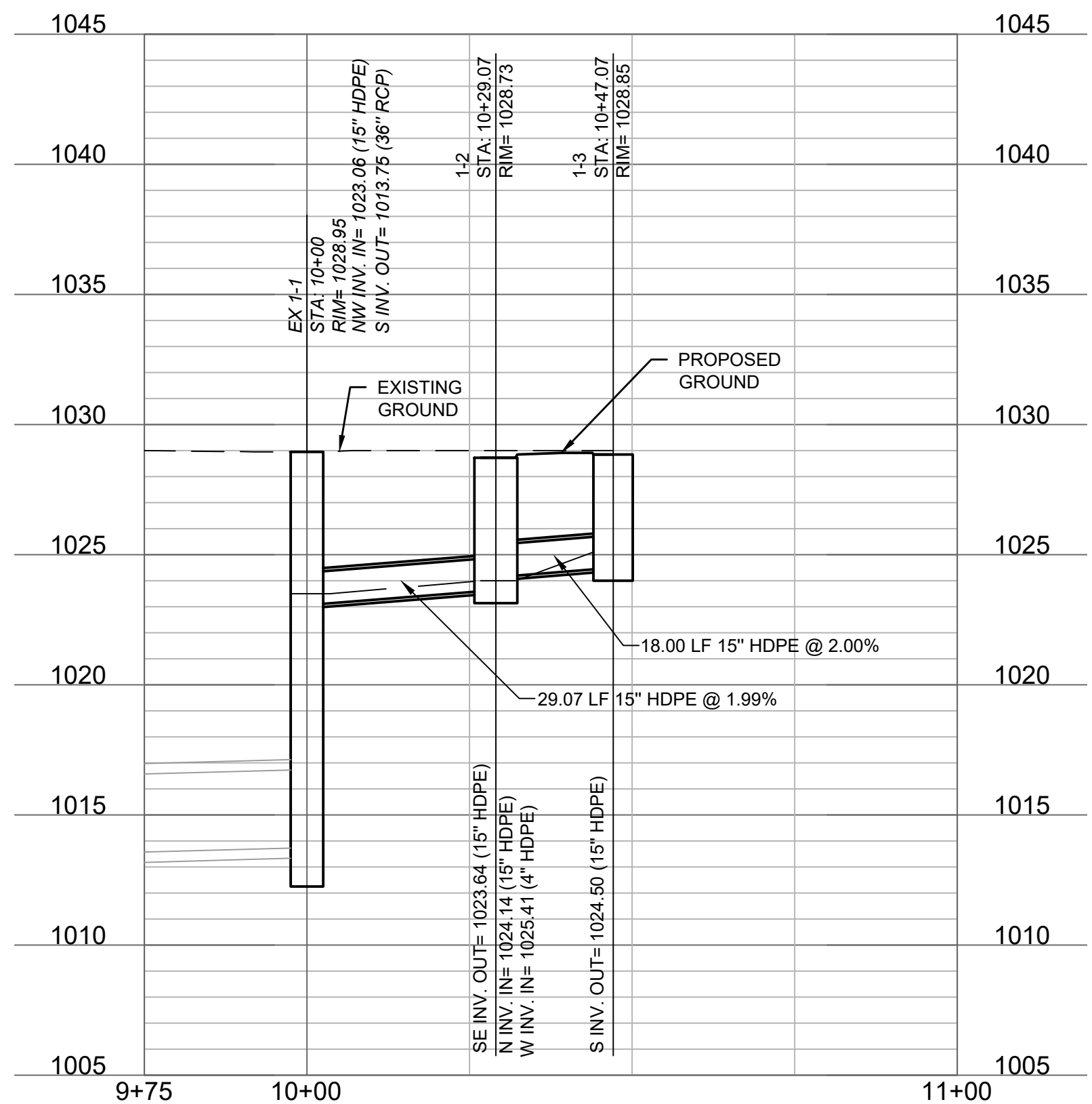
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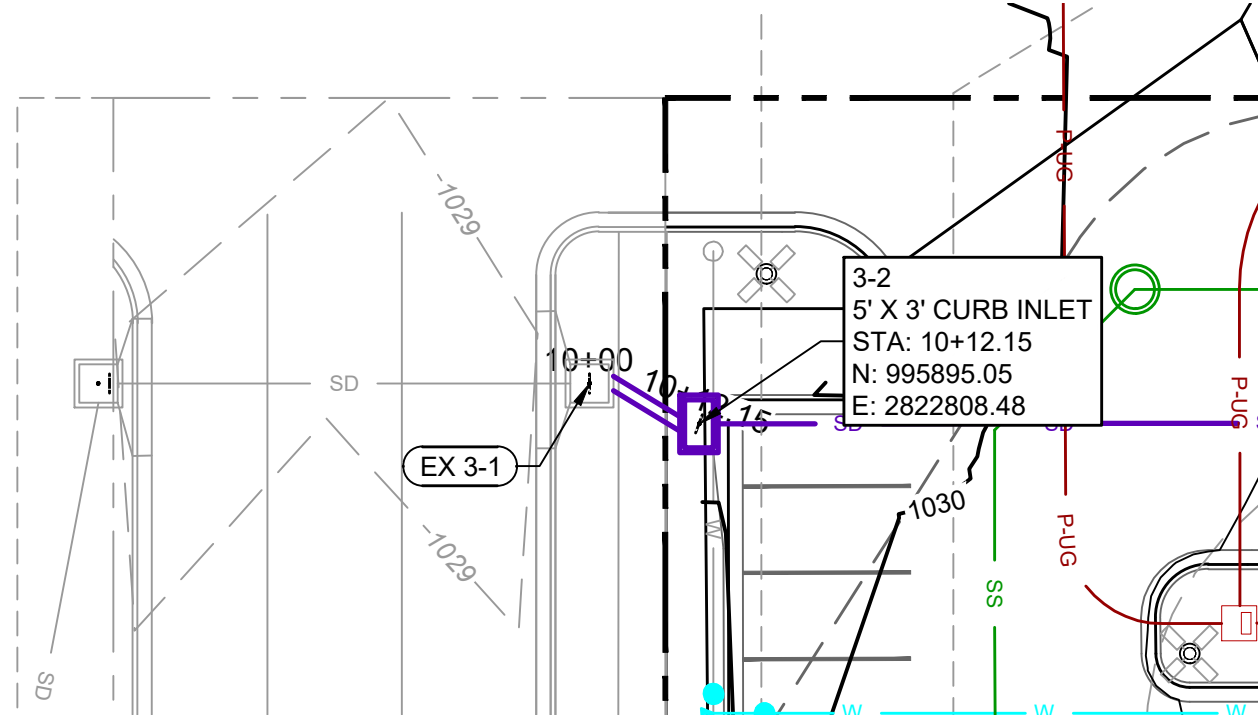
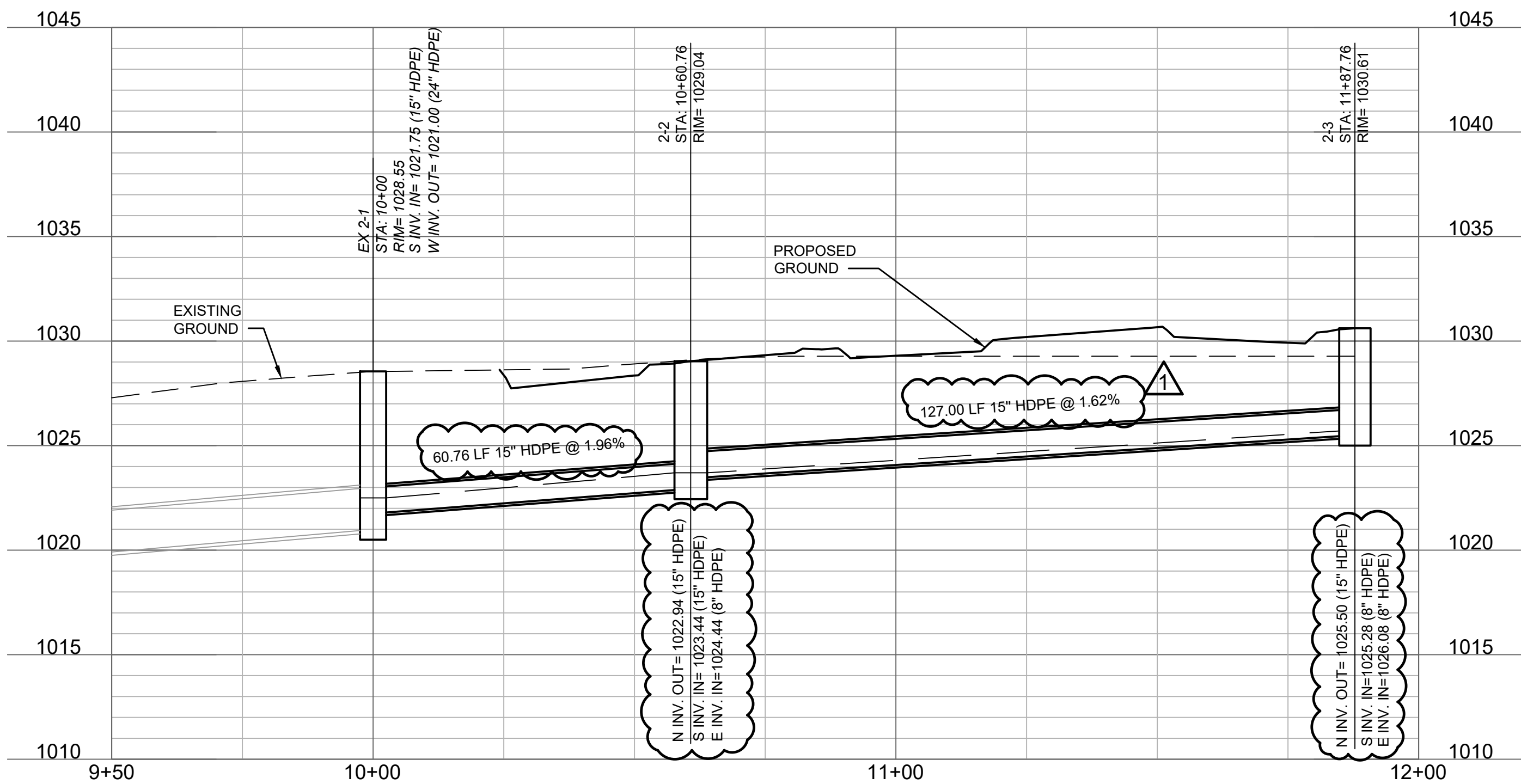
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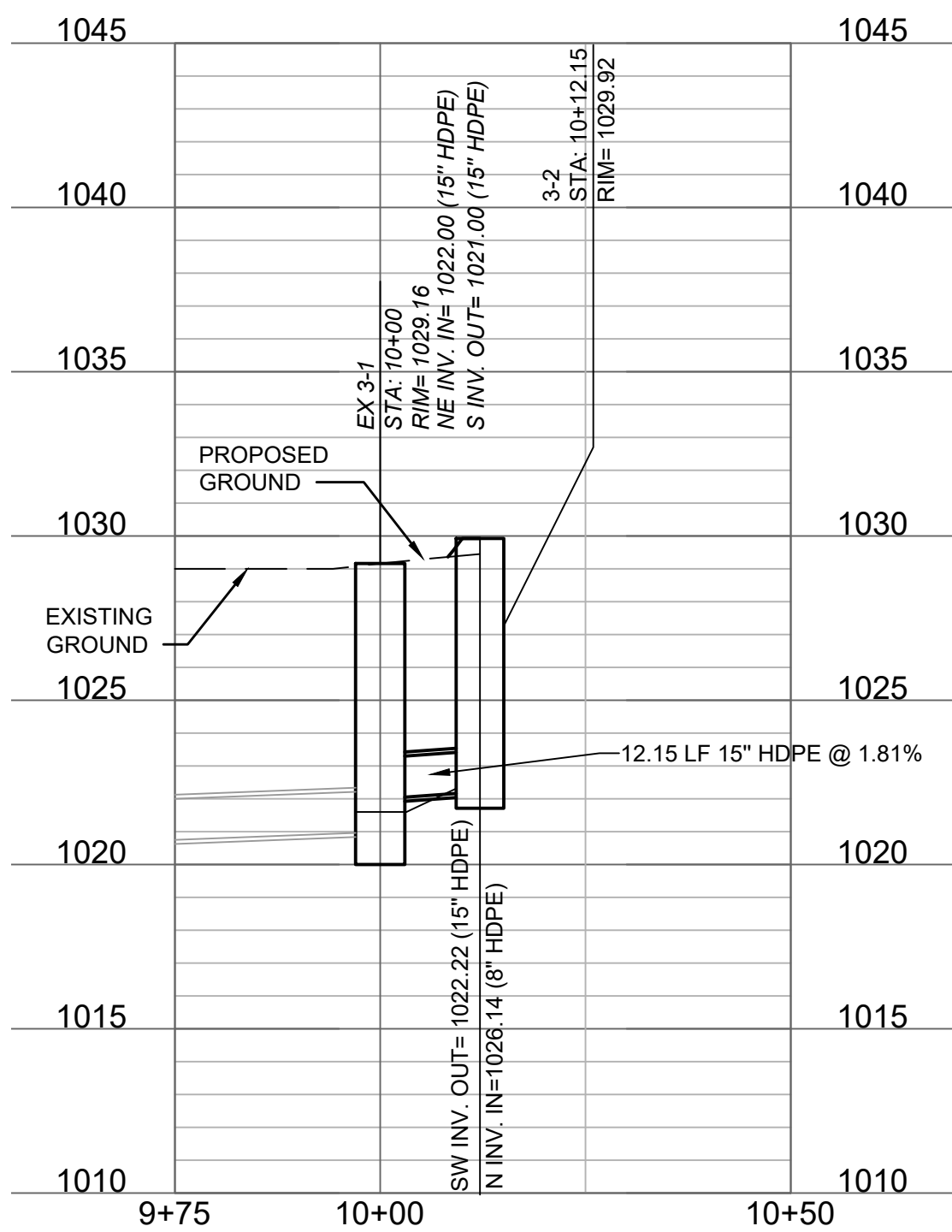
STORM LINE 1 (9+75 - 11+00)



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



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



STORM SEWER LEGEND

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

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DANIEL GOODWIN
Professional Engineer
NUMBER
PE-2020000041
10/15/25

BY
DESCRIPTION
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DATE
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1

2025

STORM PLAN & PROFILES
SITE DEVELOPMENT PLANS

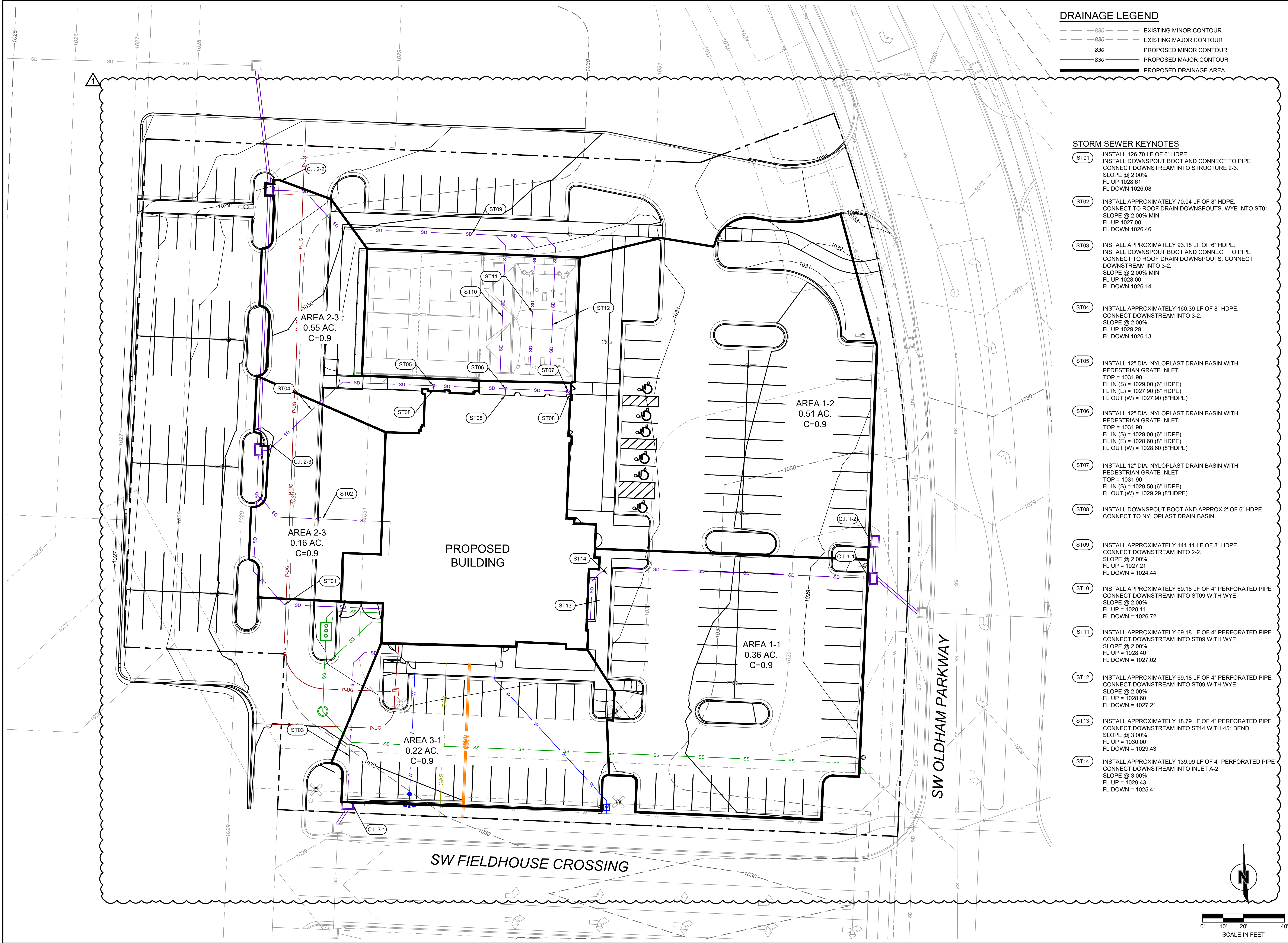
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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project no.: 024-02510
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SHEET
C600

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

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STATE OF MISSOURI

DANIEL GOODWIN

NUMBER PE-2020000041

10/15/25

PROFESSIONAL ENGINEER

BY		DESCRIPTION		REVISIONS
REV. NO.	DATE	REVISION PER CITY COMMENTS		
1	10/09/25			

DRAINAGE PLAN
SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

drawn by: OS/JS

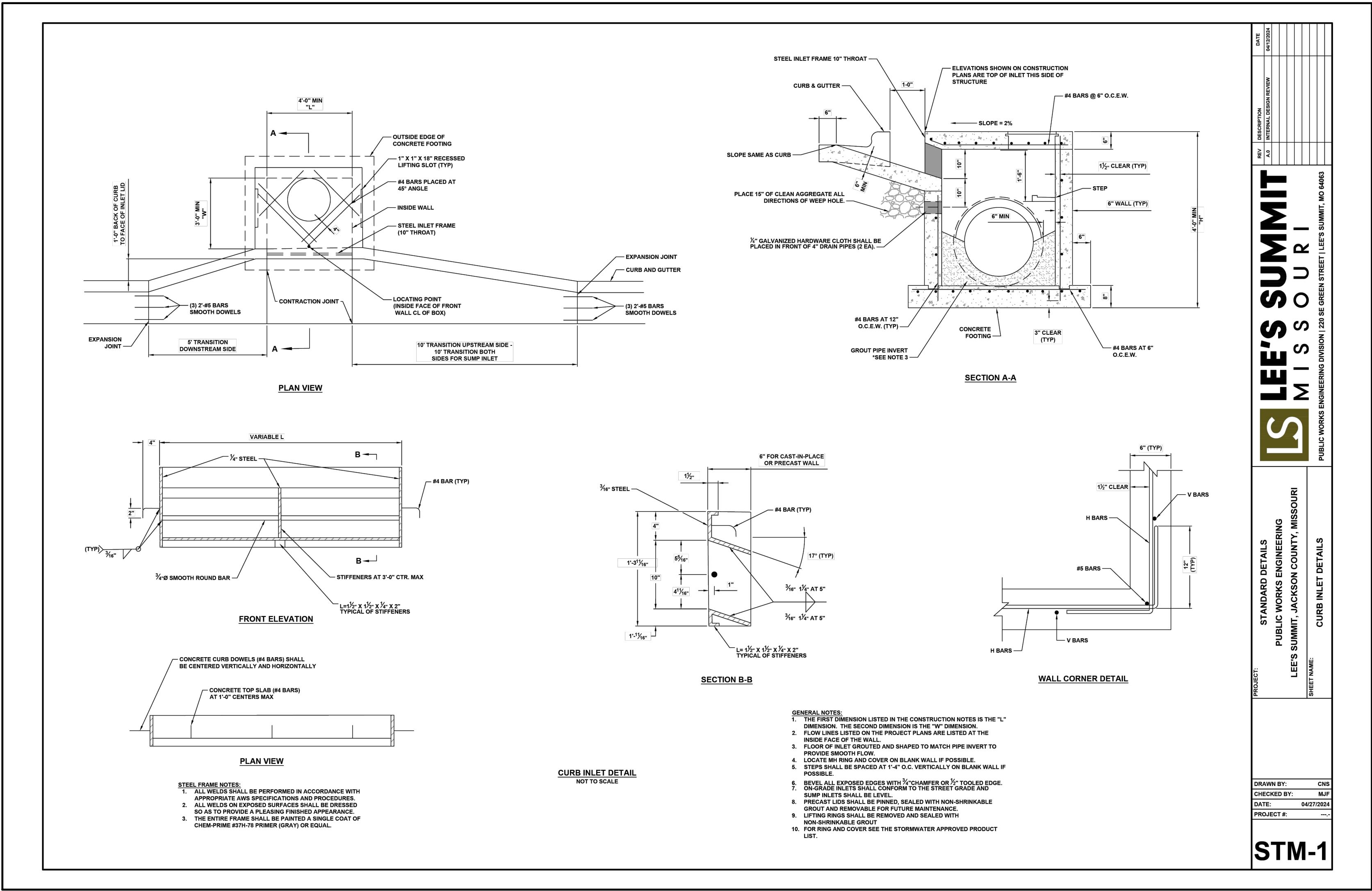
designed by: DG

project no.: 024-02510

date: 2025.10.15

SHEET C700

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



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Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER PE-2020000041
10/15/2025

BY

DESCRIPTION

DATE

REV. NO.

1

10/09/25

REVISION PER CITY COMMENTS

REVISIONS

DRAINAGE TABLES
SITE DEVELOPMENT PLANS

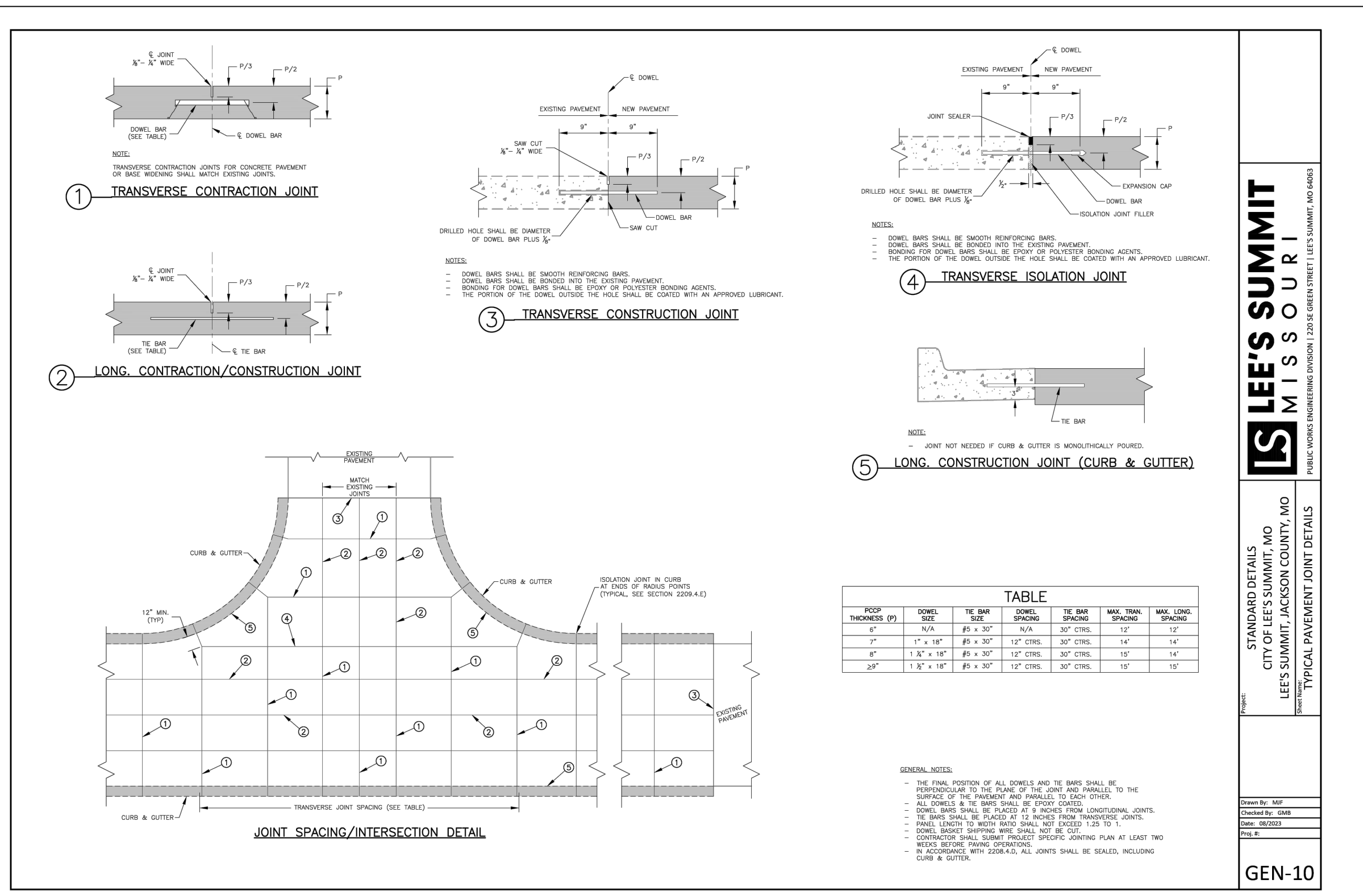
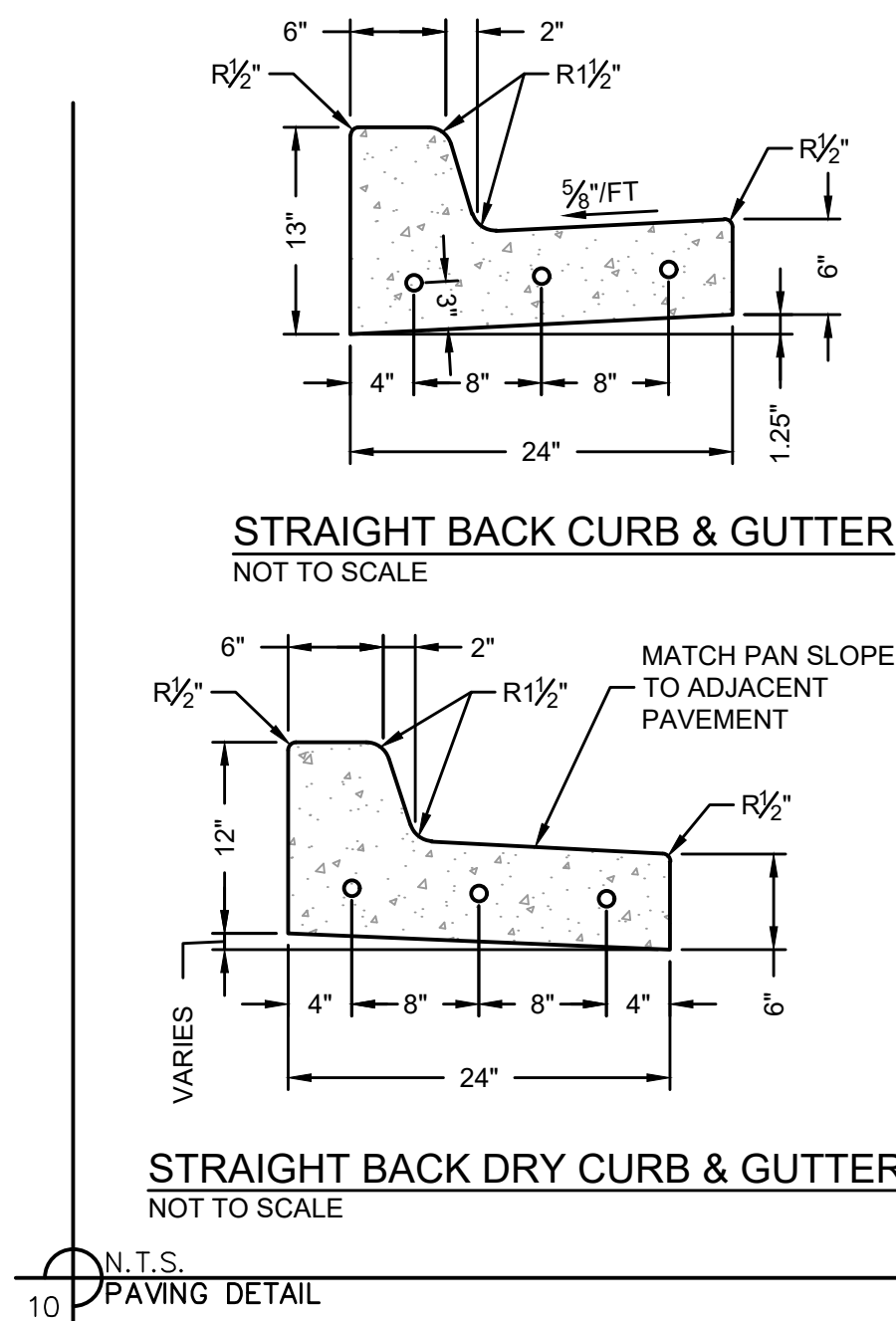
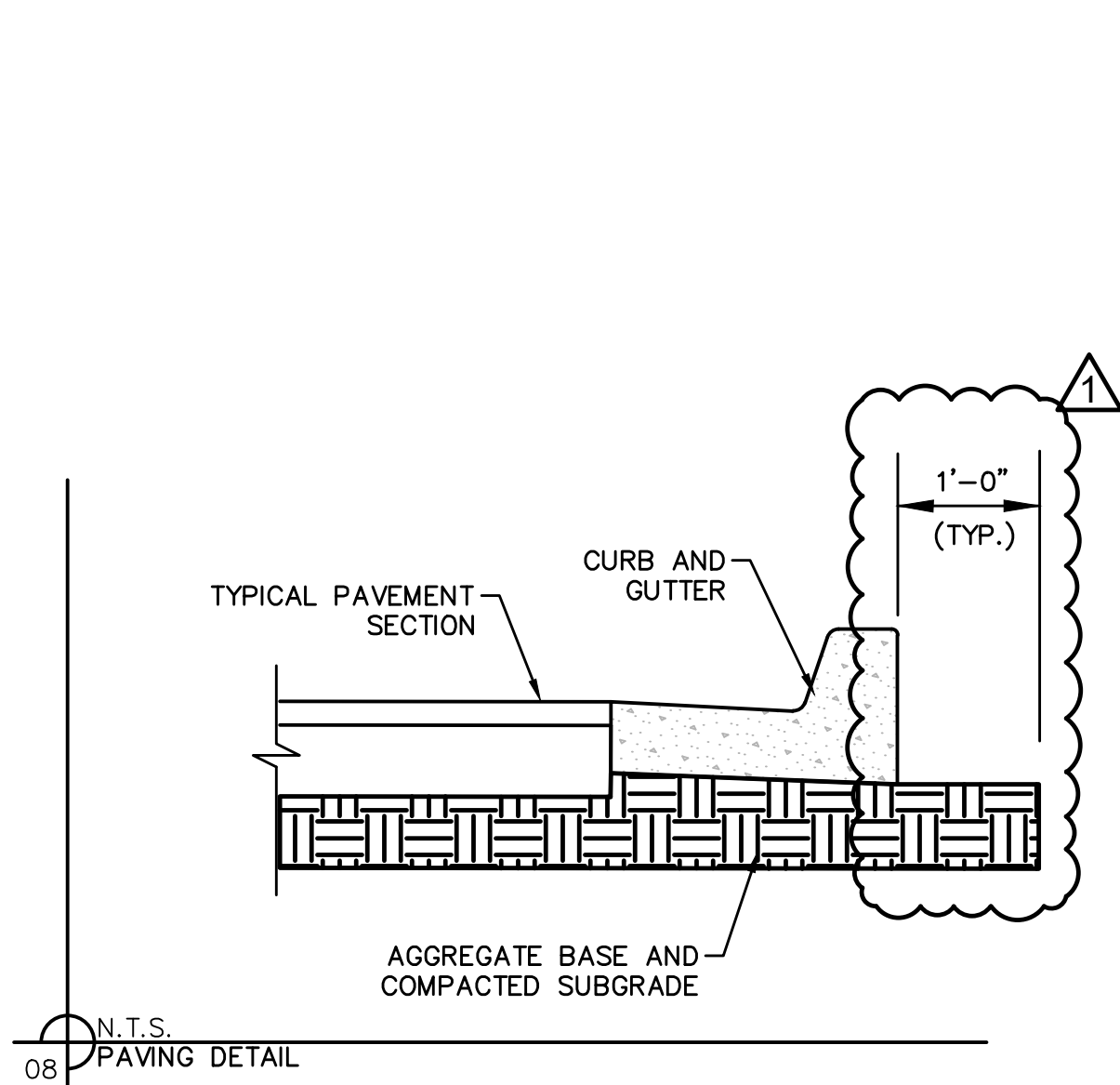
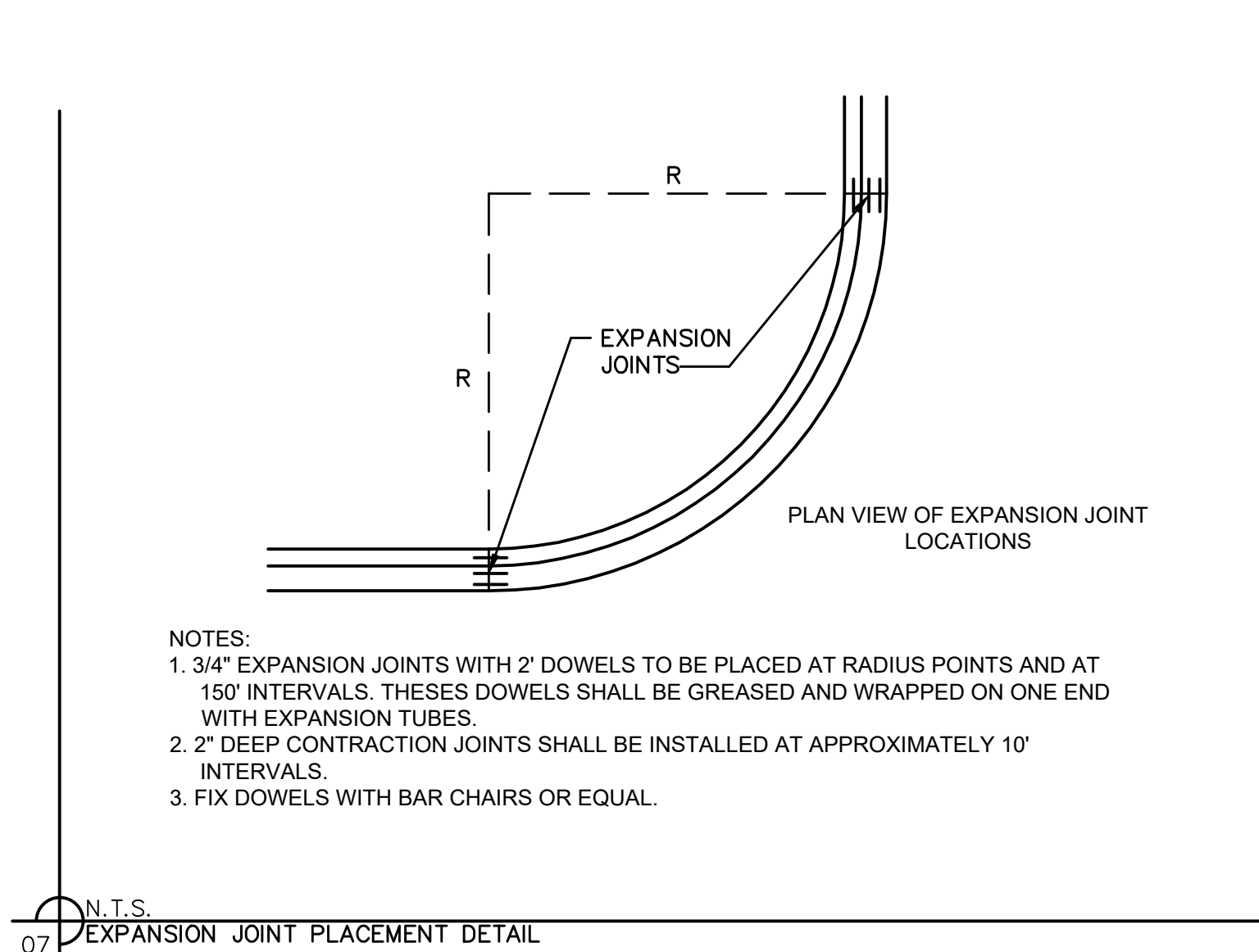
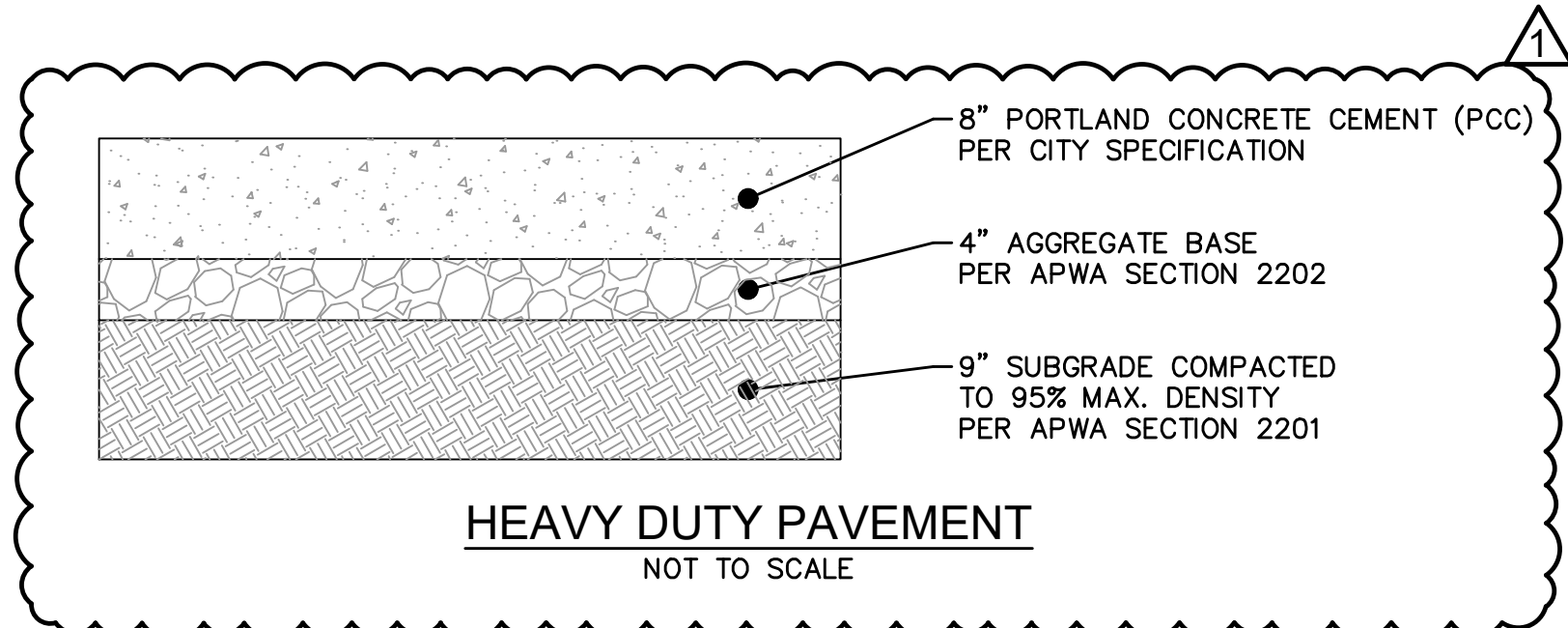
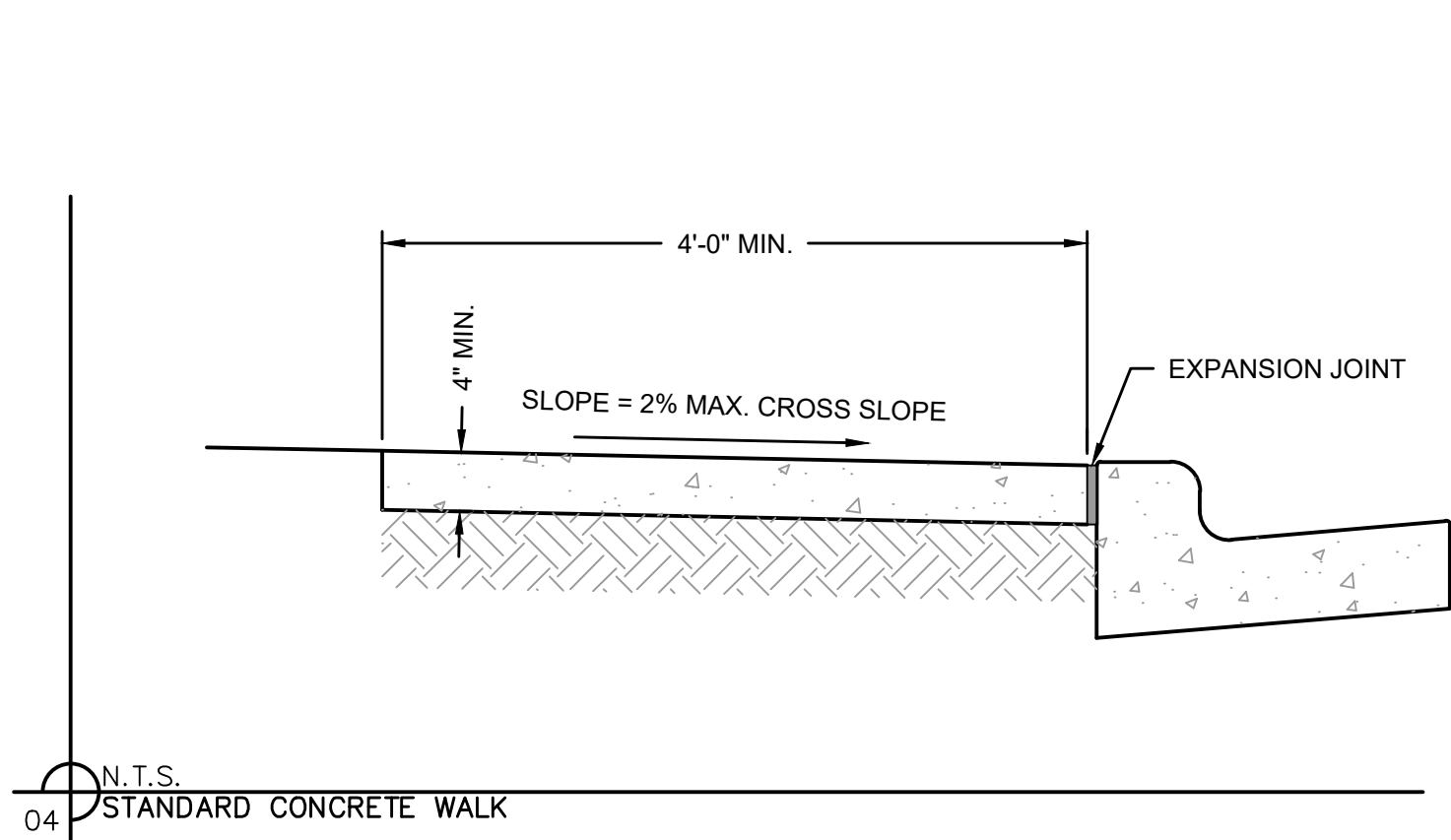
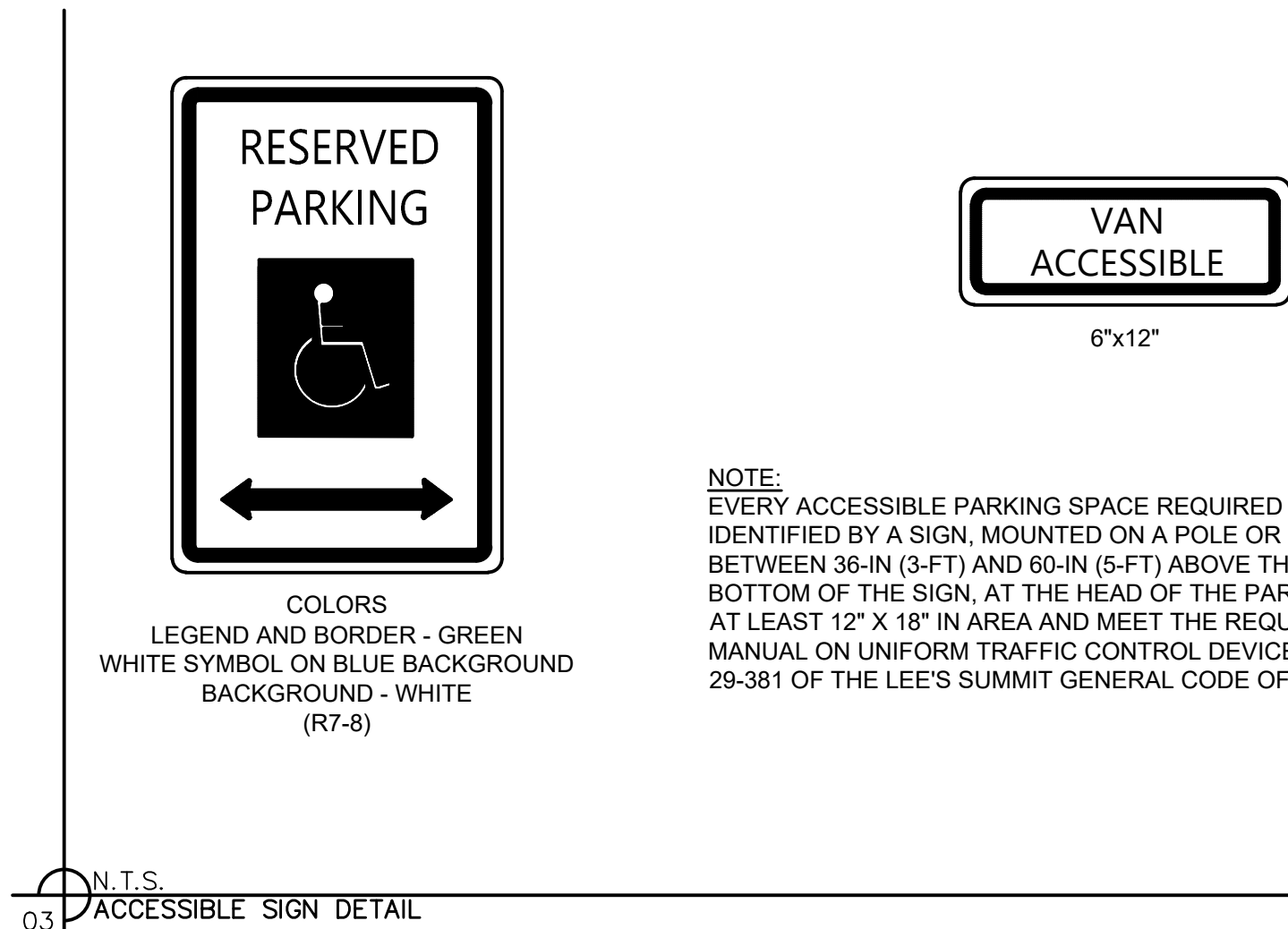
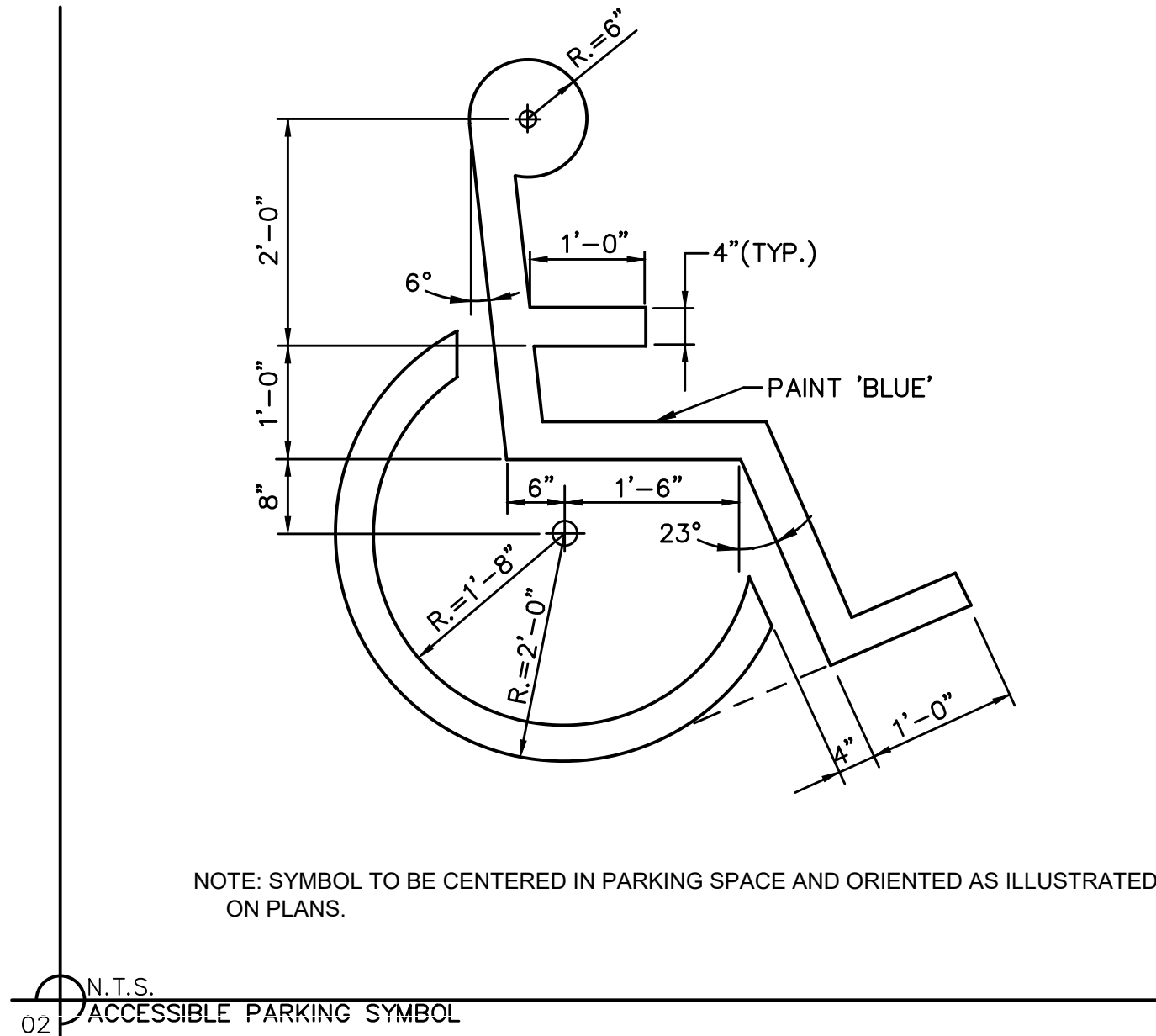
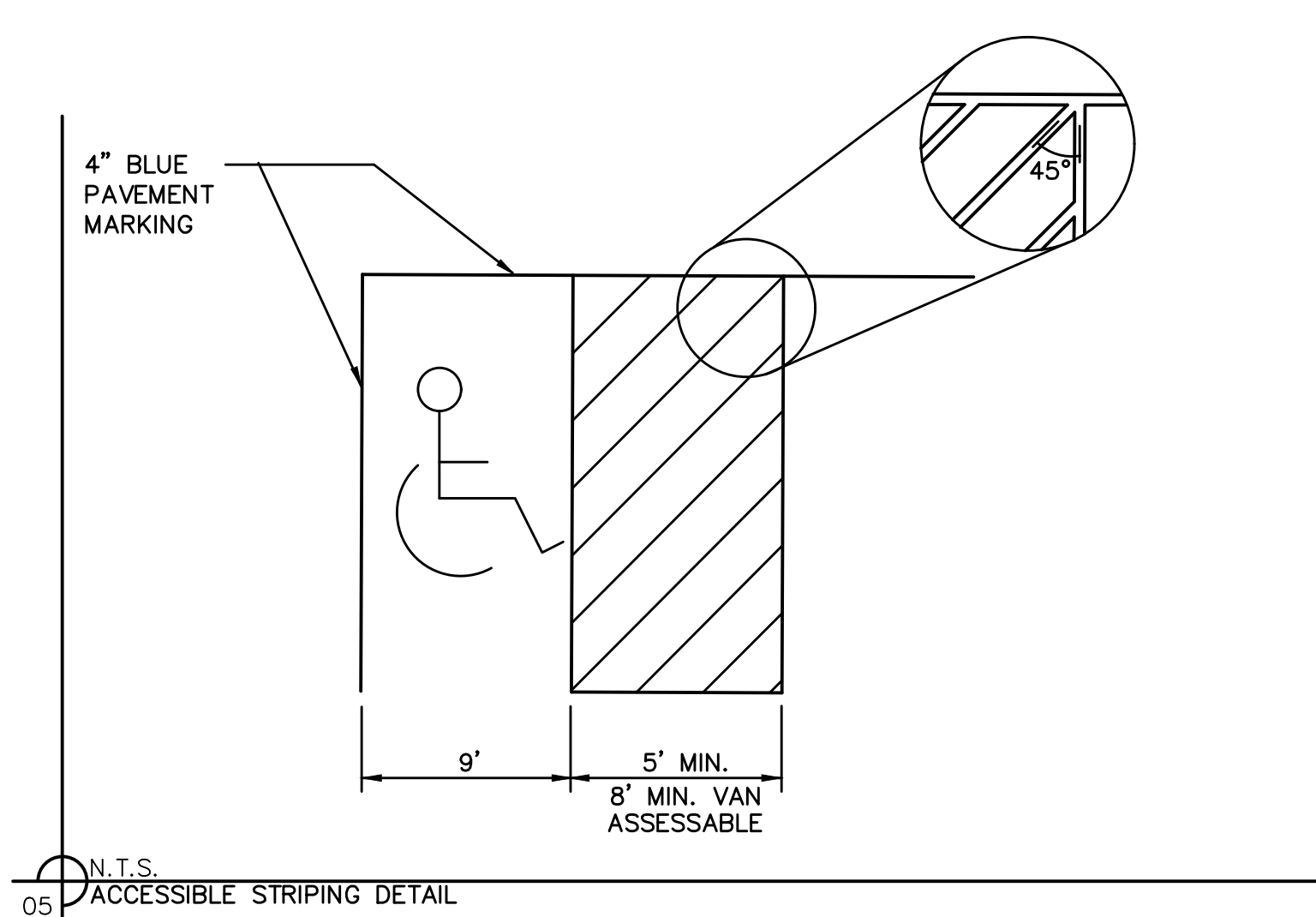
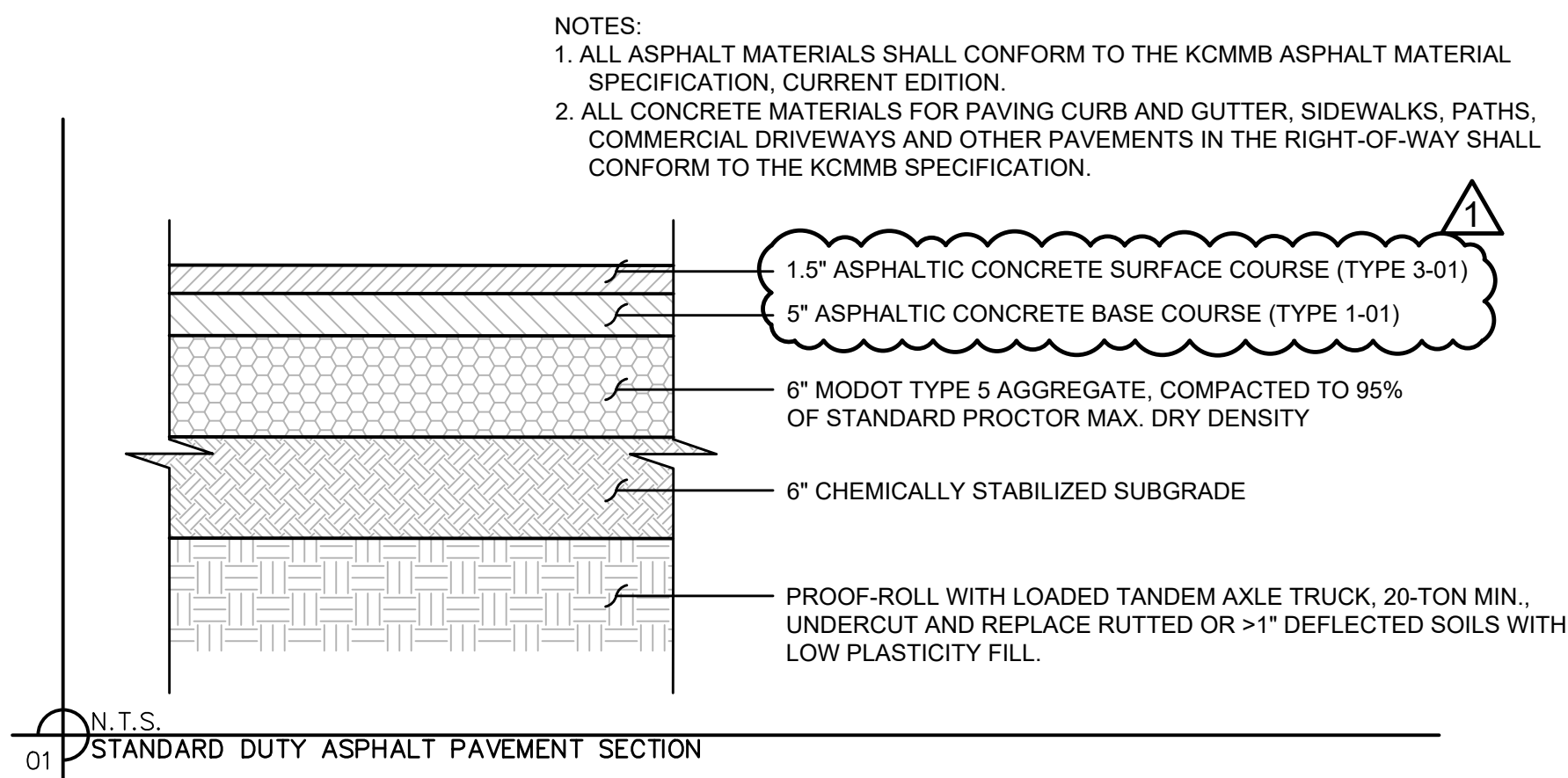
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

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Olsson - Engineering
Missouri COA #001592

DANIEL GOODWIN
Professional Engineer
Missouri
PE-2020000041
10/15/25

BY	DESCRIPTION	DATE	REV. NO.	REVISION PER CITY COMMENTS
		10/08/25	1	

DETAIL SHEET
FINAL DEVELOPMENT PLANS

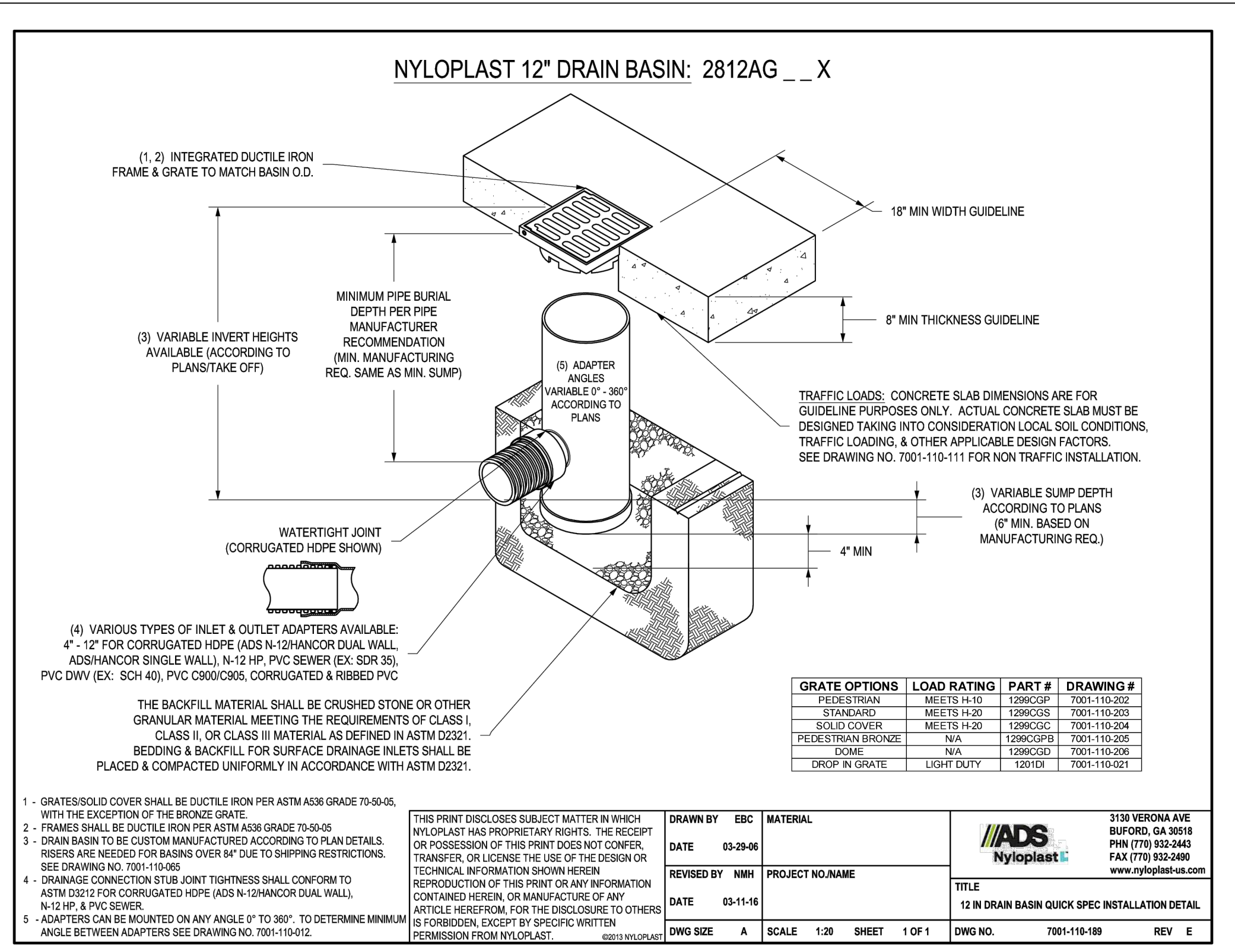
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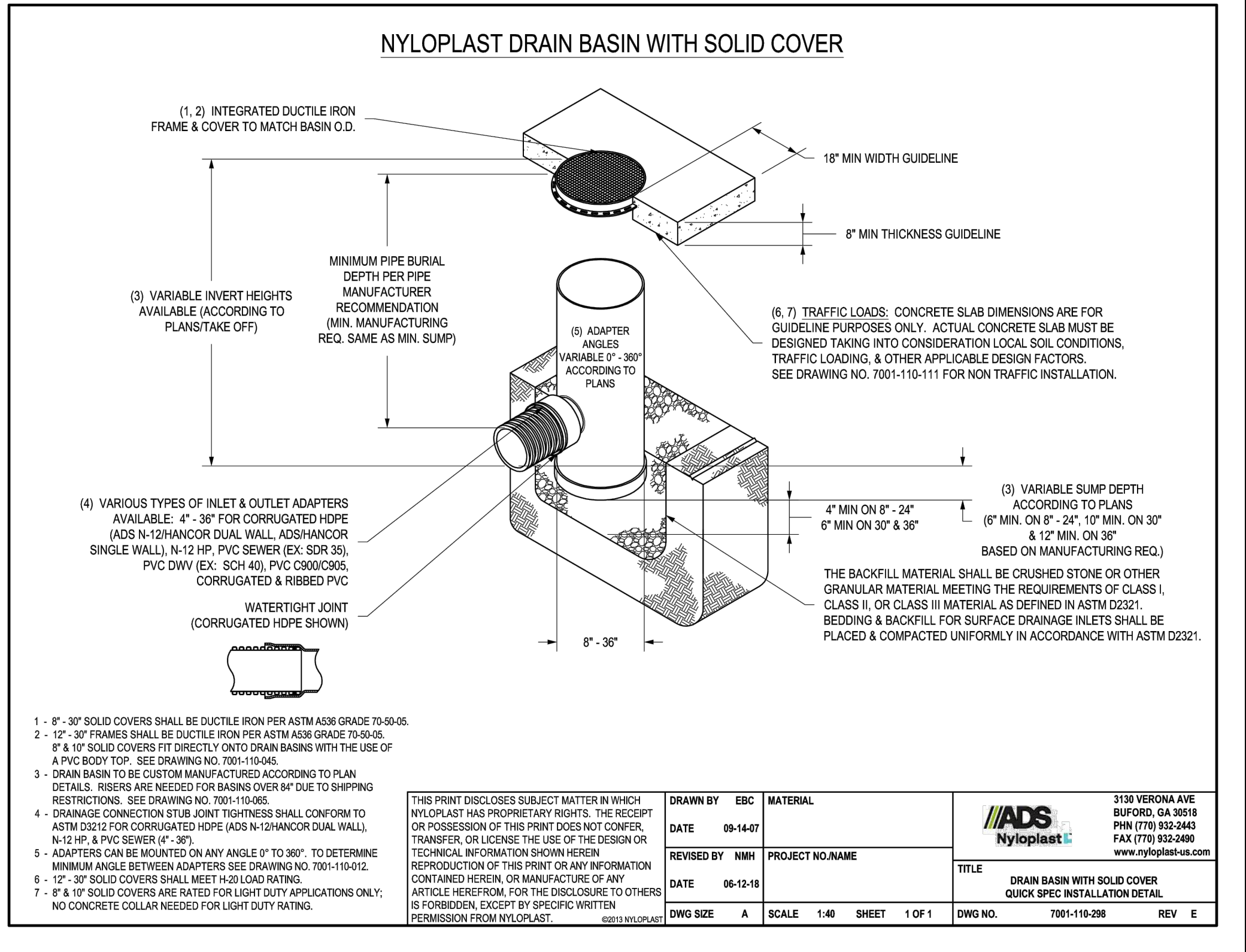
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date: 2025.10.15

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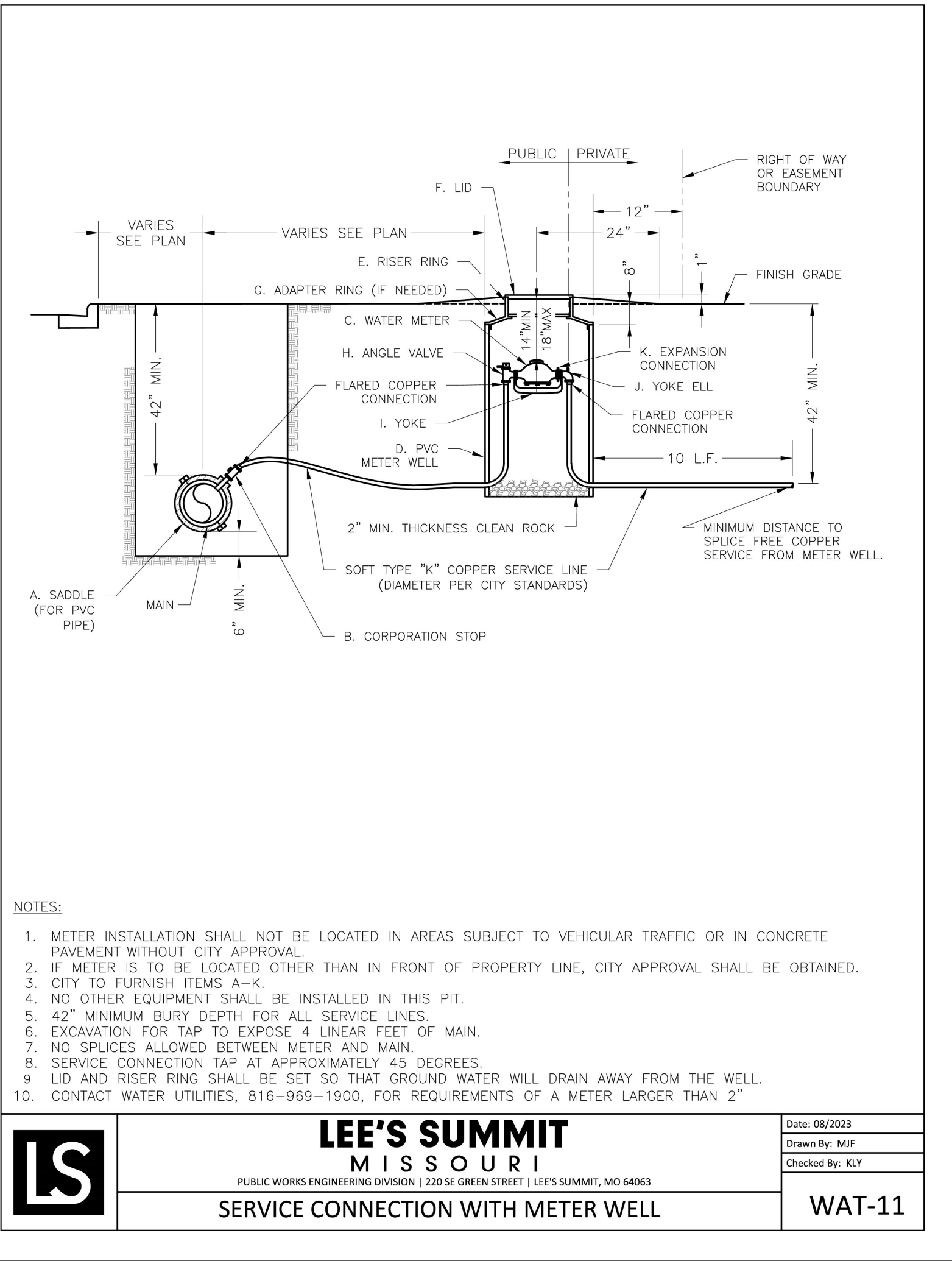
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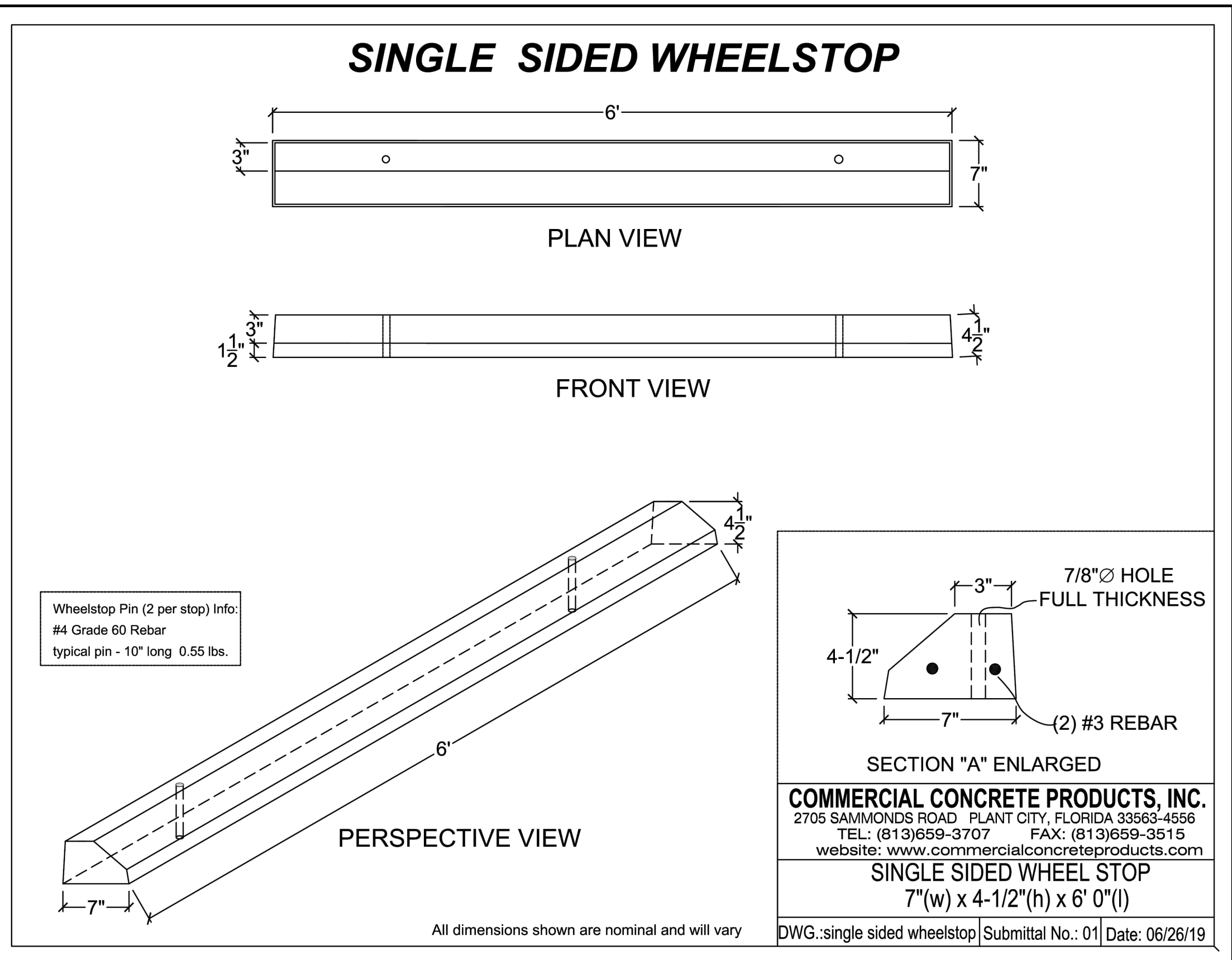
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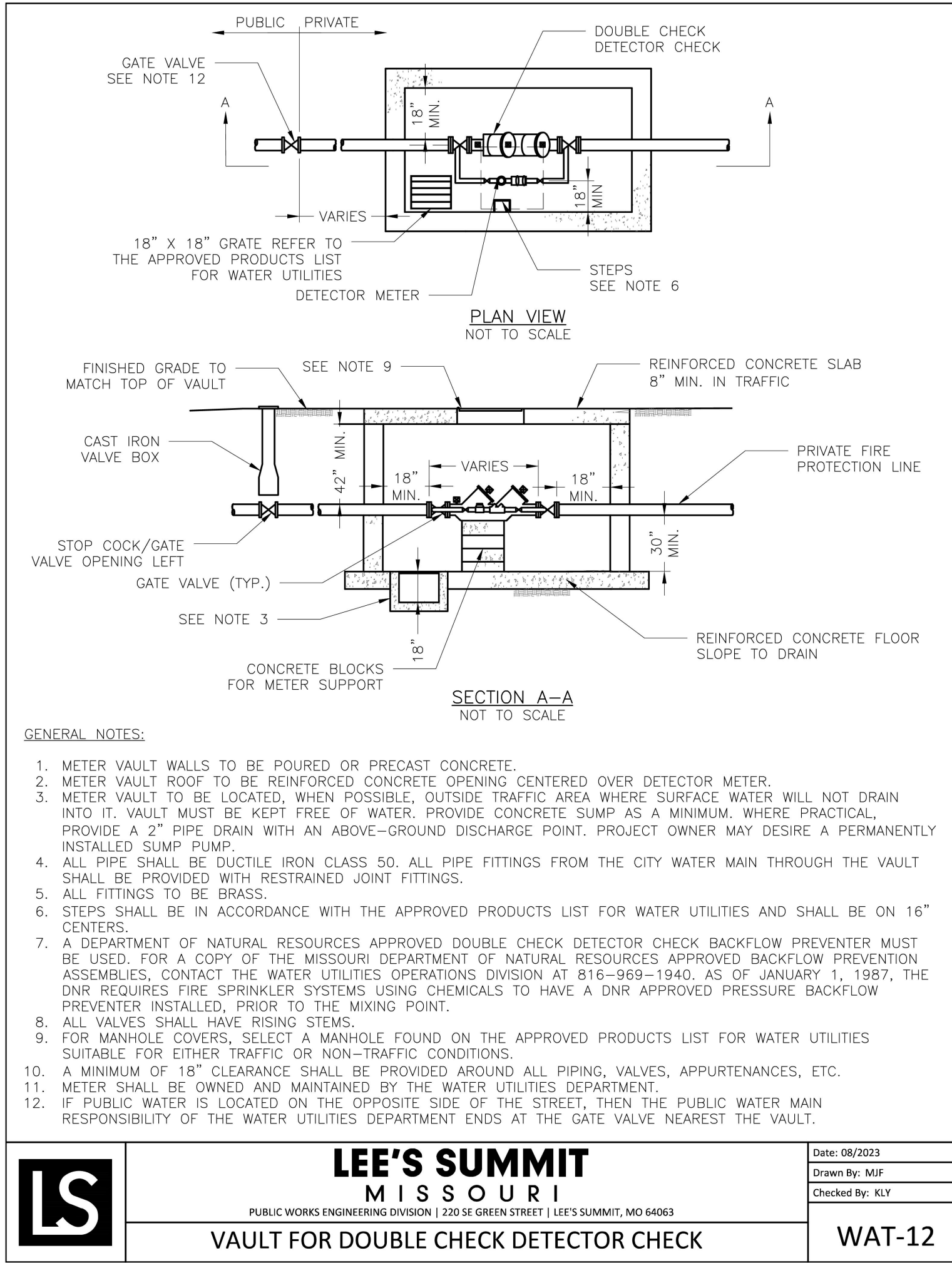
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WATER METER CONNECTION



19 N.T.S.
WHEEL STOP DETAIL

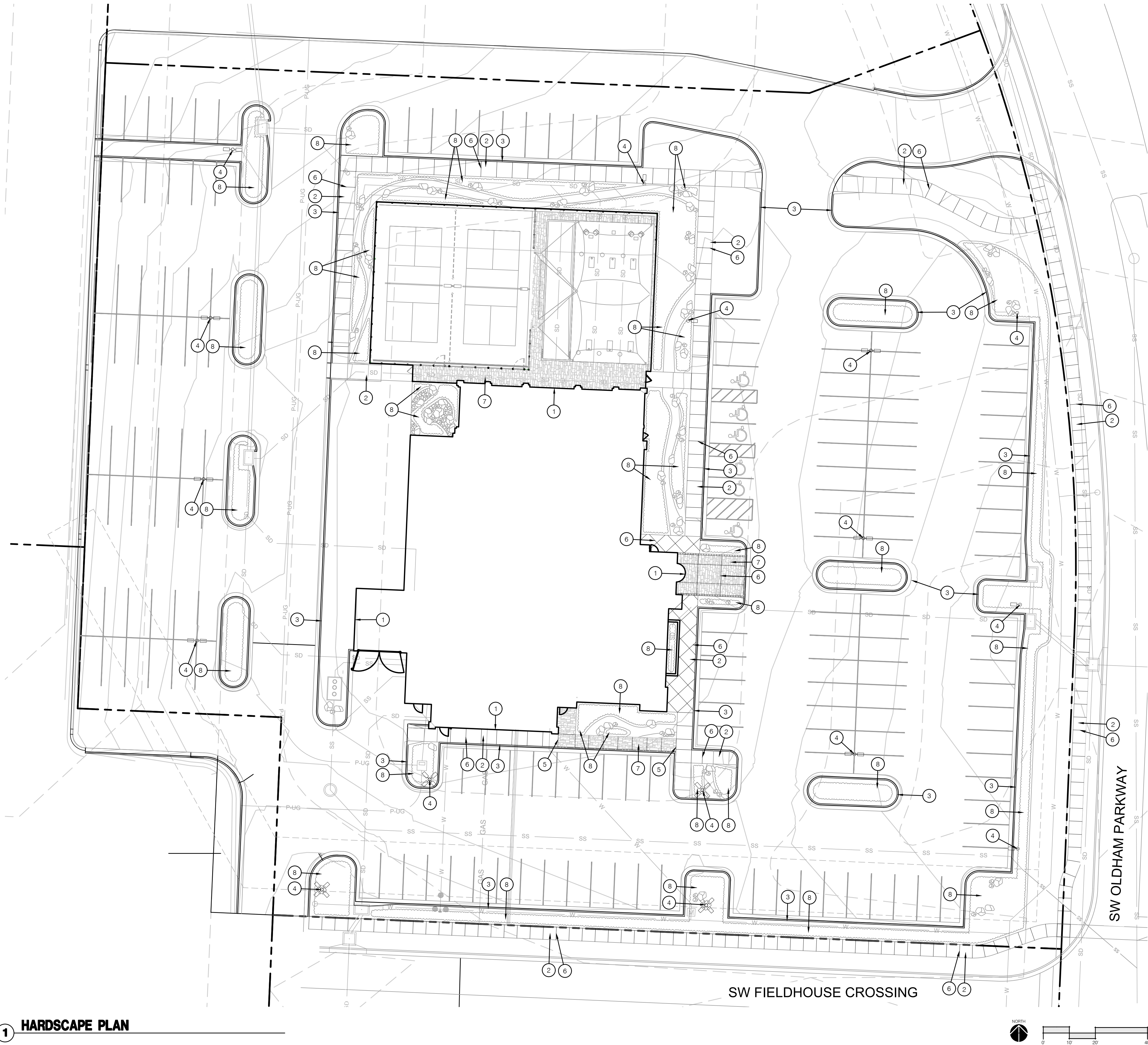


18 N.T.S.
VAULT FOR DOUBLE CHECK DETECTOR



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1 HARDSCAPE PLAN



HARDSCAPE GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- 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.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
- WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL TAKE CARE TO CREATE SMOOTH UNIFORM FINISH GRADES IN ALL AREAS.
- SLOPES SHALL BE MADE WITH A 4 TO 1 MAXIMUM GRADE FOR MAINTENANCE PURPOSES, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH GRADES AT EXISTING IMPROVEMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MAN-HOLE RING COVERS, AND OTHER UTILITY APPURTENANCES TO MATCH FINISH GRADE ELEVATIONS.
- TURF & SHRUB BED AREAS SHALL BE GRADED AS NECESSARY TO ALLOW A 2% SLOPE TO INLET LOCATIONS AND SWALES.
- 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.
- 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.
- 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
- 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
- CONSTRUCT INTEGRAL COLOR CONCRETE; REF: 1/L190
- PLANTING BED; REF: LANDSCAPE PLANS

olsson

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STATE OF MISSOURI
CHRISTOPHER D. HAHN
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 01725722
10-08-2025

BY

DESCRIPTION

DATE
10/08/2025

REV. NO.

CITY FDP RE-SUBMITTAL

REVISIONS

HARDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

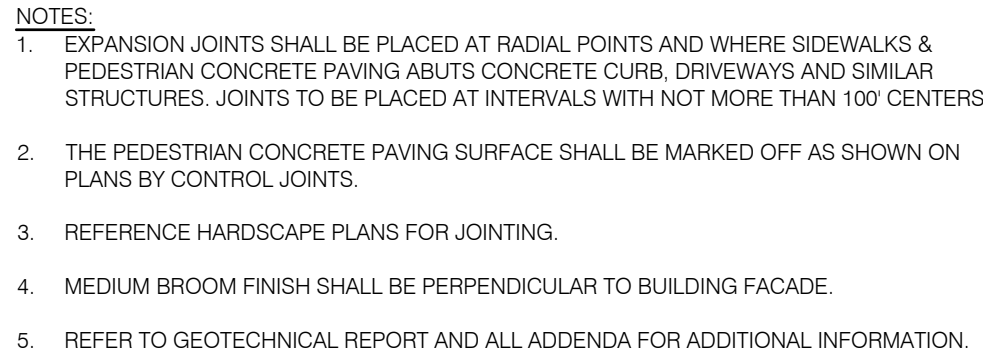
SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

2025

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

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EXPANSION JOINT DETAIL

CONTROL JOINT DETAIL - STRAIGHT CUT

[illegible]

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

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

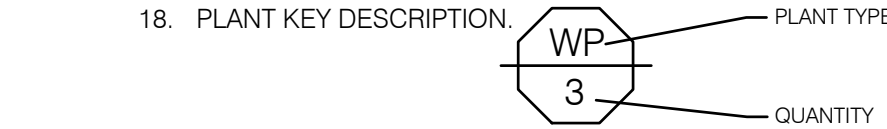
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LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSCAPE REQUIREMENTS			
SITE ZONED: PMIX			
TOTAL PROPERTY: 2.67 ACRES (116,245 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790.A.1	ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE		
	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	101 SHRUBS
	SW FIELDHOUSE DRIVE		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 20 = 15 SHRUBS	15 SHRUBS	108 SHRUBS
LANDSCAPE TOTALS		22 TREES	22 TREES
		33 SHRUBS	209 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	324 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	22 TREES
LANDSCAPE TOTALS		42 SHRUBS	324 SHRUBS
		21 TREES	22 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	6,352 SQFT
	SHRUBS		282 SHRUBS
	TREES		14 TREES
LANDSCAPE TOTALS		2,501 SQFT	6,352 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.		
	SW OLDHAM PARKWAY		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 40 x 12 = 18 SHRUBS	106 SHRUBS	101 SHRUBS
	SW FIELDHOUSE DRIVE		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 40 x 12 = 15 SHRUBS	90 SHRUBS	108 SHRUBS
LANDSCAPE TOTALS		196 SHRUBS	209 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 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 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.
18. PLANT KEY DESCRIPTION



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

olsson

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STATE OF MISSOURI
COUNTY OF JACKSON
LANDSCAPE ARCHITECT
CHRISTOPHER D. OHLMAN
NO. 001725722
10-08-2025

BY

DESCRIPTION

DATE

REV. NO.

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CITY FDP RE-SUBMITTAL

REVISIONS

2025

GENERAL LANDSCAPE INFORMATION
FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

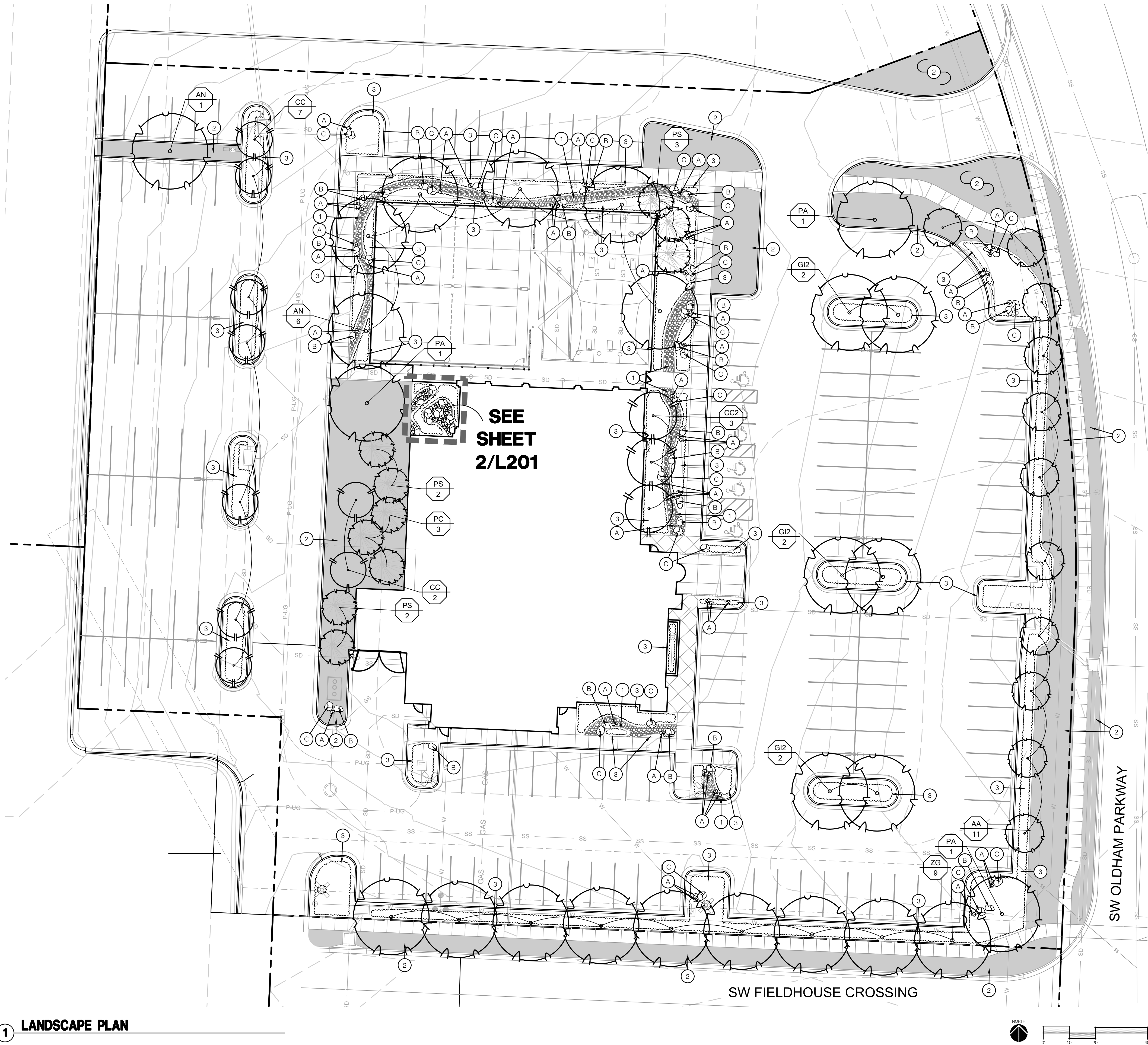
LEE'S SUMMIT, MISSOURI

drawn by: _____ LB
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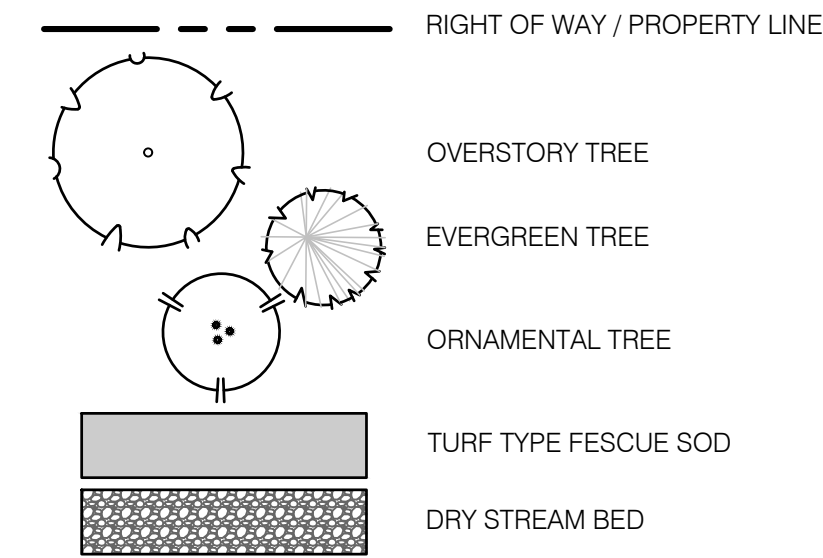
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1 LANDSCAPE PLAN



LANDSCAPE LEGEND:



LANDSCAPE OVERSTORY PLAN NOTES:

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

OVERSTORY PLANT SCHEDULE

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

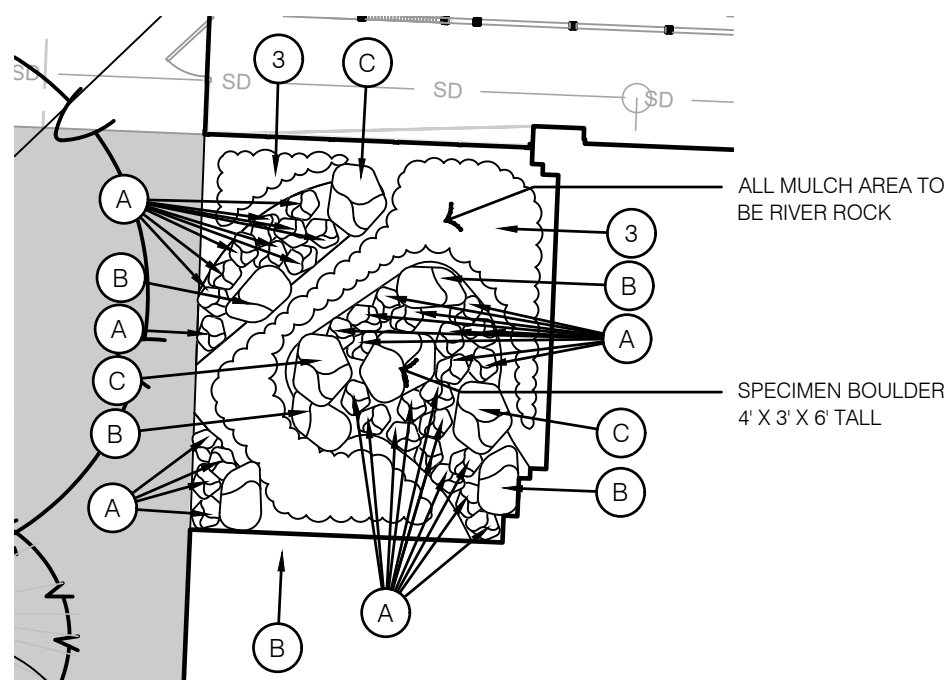
- 12" X 18" X 12" HT
- 24" X 36" X 18" HT
- 36" X 48" X 24" HT

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

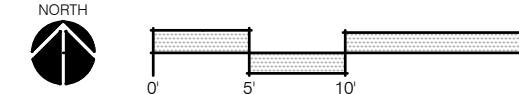
DRY STREAM BED NOTES

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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STATE OF MISSOURI
CHRISTOPHER J. OLSSON
LANDSCAPE ARCHITECT
10-08-2025

BY	DESCRIPTION	DATE	REV. NO.	REVISIONS
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LANDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

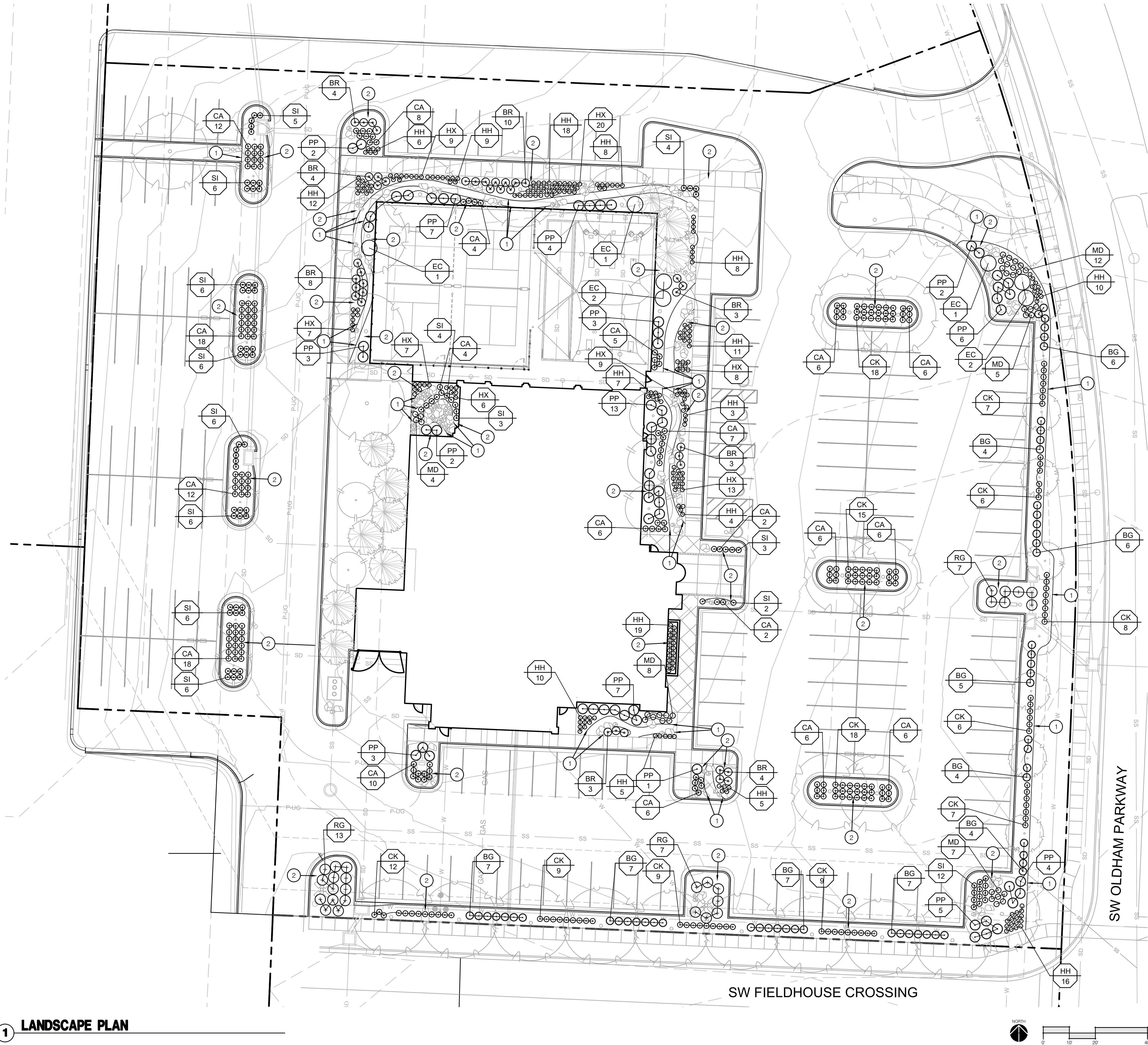
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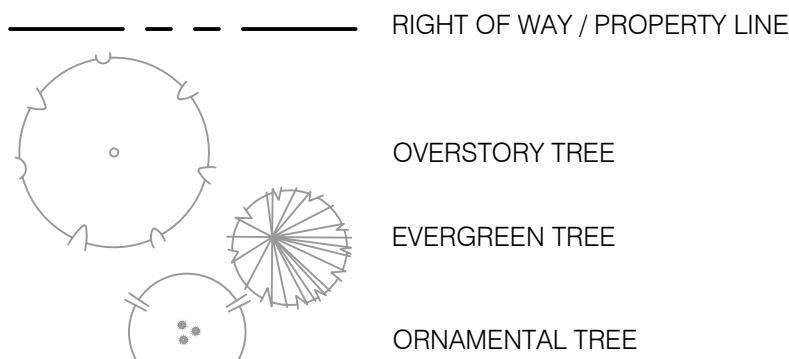
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1 LANDSCAPE PLAN



LANDSCAPE LEGEND:



LANDSCAPE UNDERSTORY PLAN NOTES

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

UNDERSTORY PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
DECIDUOUS SHRUBS					
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL	CONT.	124
EC	ELONVMILUS 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	IBUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	CONT.	57
PP	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL	CONT.	61
ORNAMENTAL GRASSES					
CA	CALAMAGROSIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL	CONT.	150
MD	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	3 GAL	CONT.	36
PERENNIALS					
BR	BAPTISIA AUSTRALIS	FALSE BLUE INDIGO	1 GAL	CONT.	39
HH	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT.	151
HX	HYLOTELEPHUM 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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FAX 816.361.1888

STATE OF MISSOURI
CHRISTOPHER J. HAHN
JANUARY 17, 2025
LANDSCAPE ARCHITECT

BY: [Signature]
DESCRIPTION: [Blank]
DATE: 10/08/2025
REV. NO.: [Blank]

LANDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

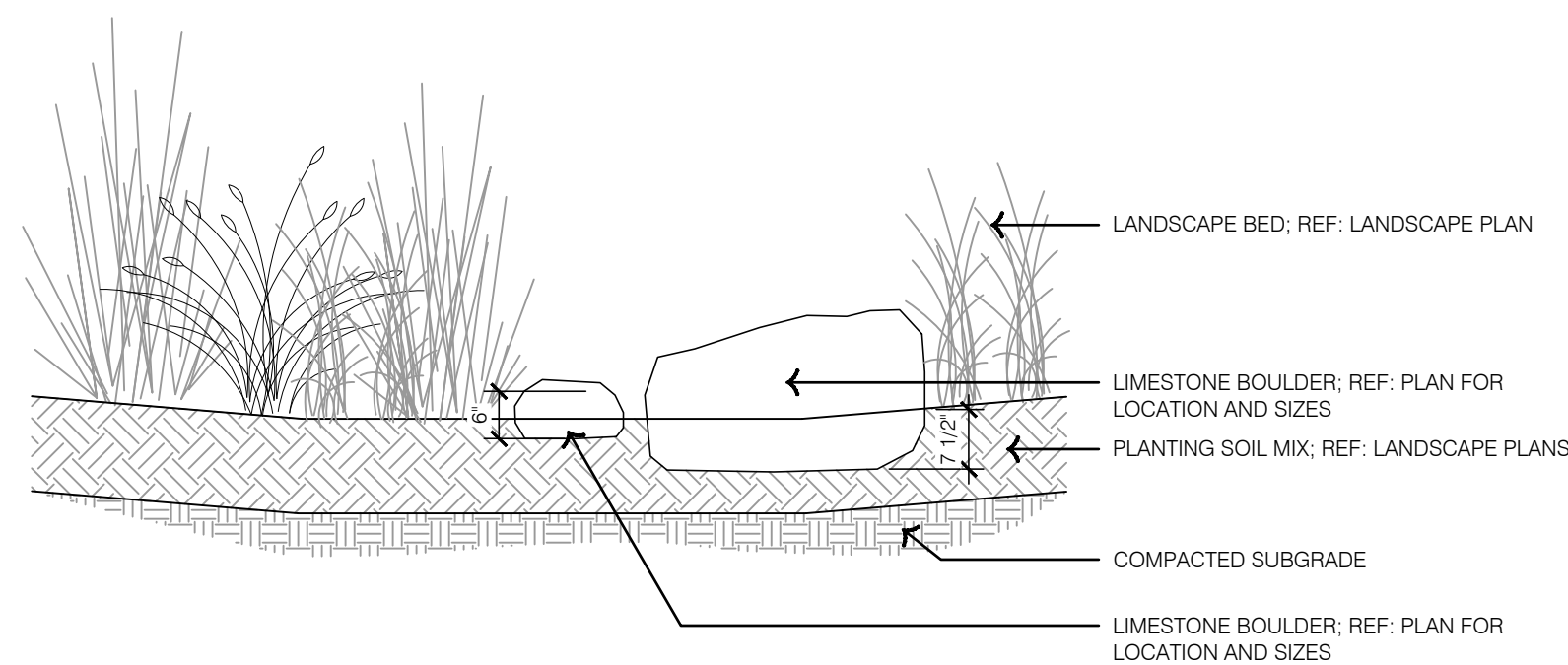
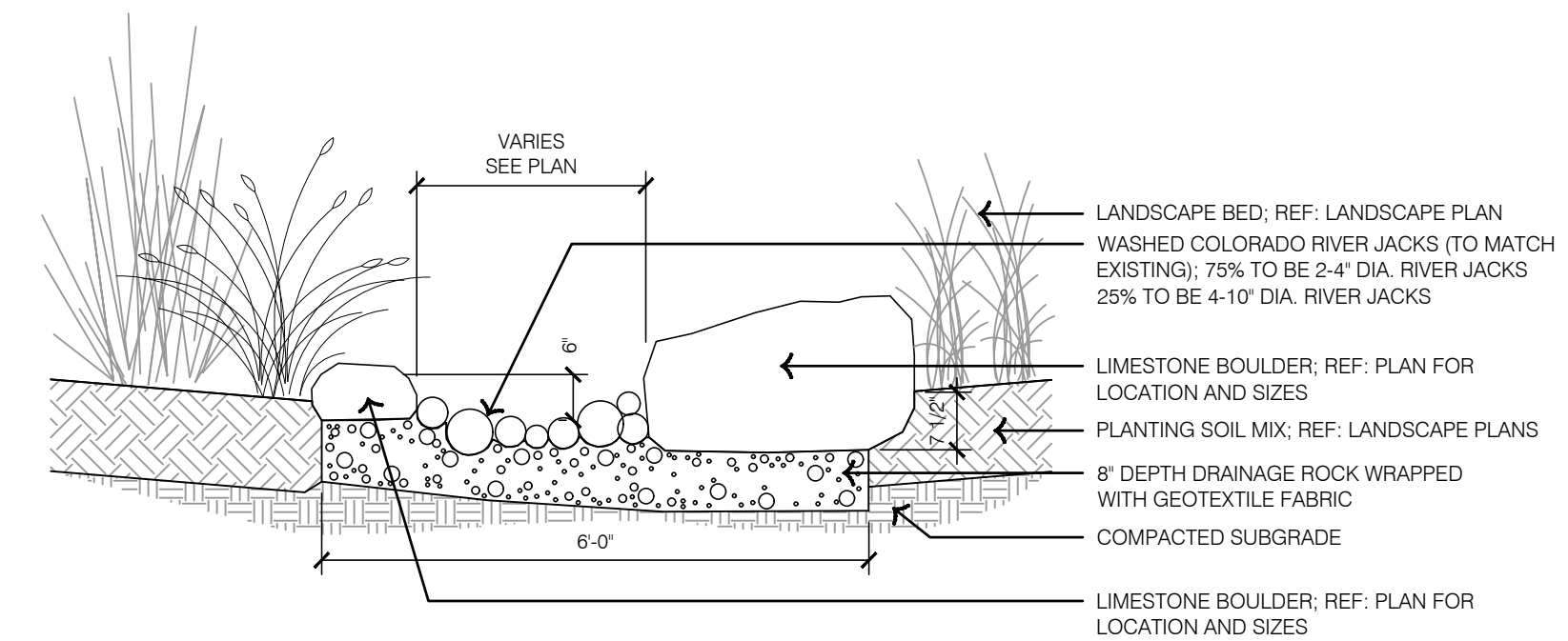
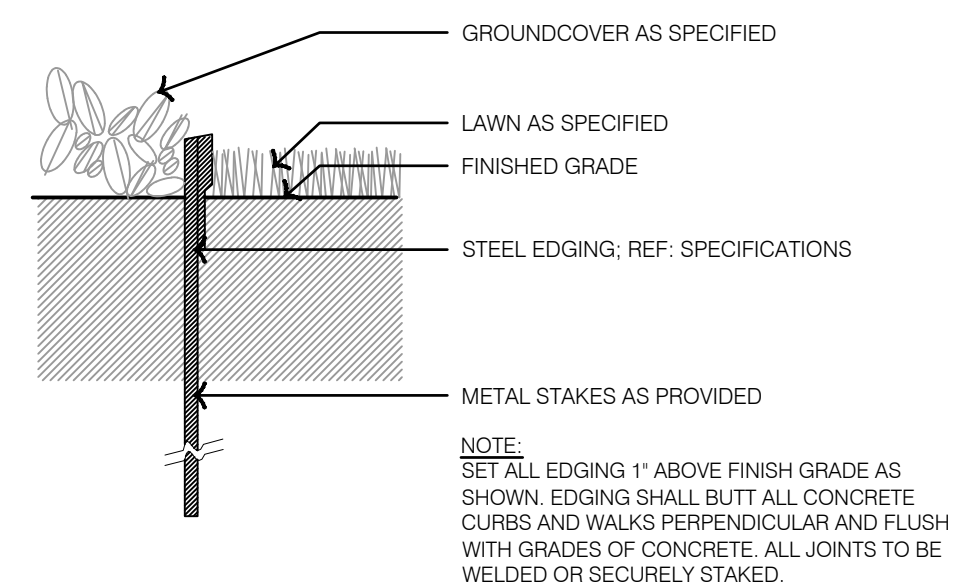
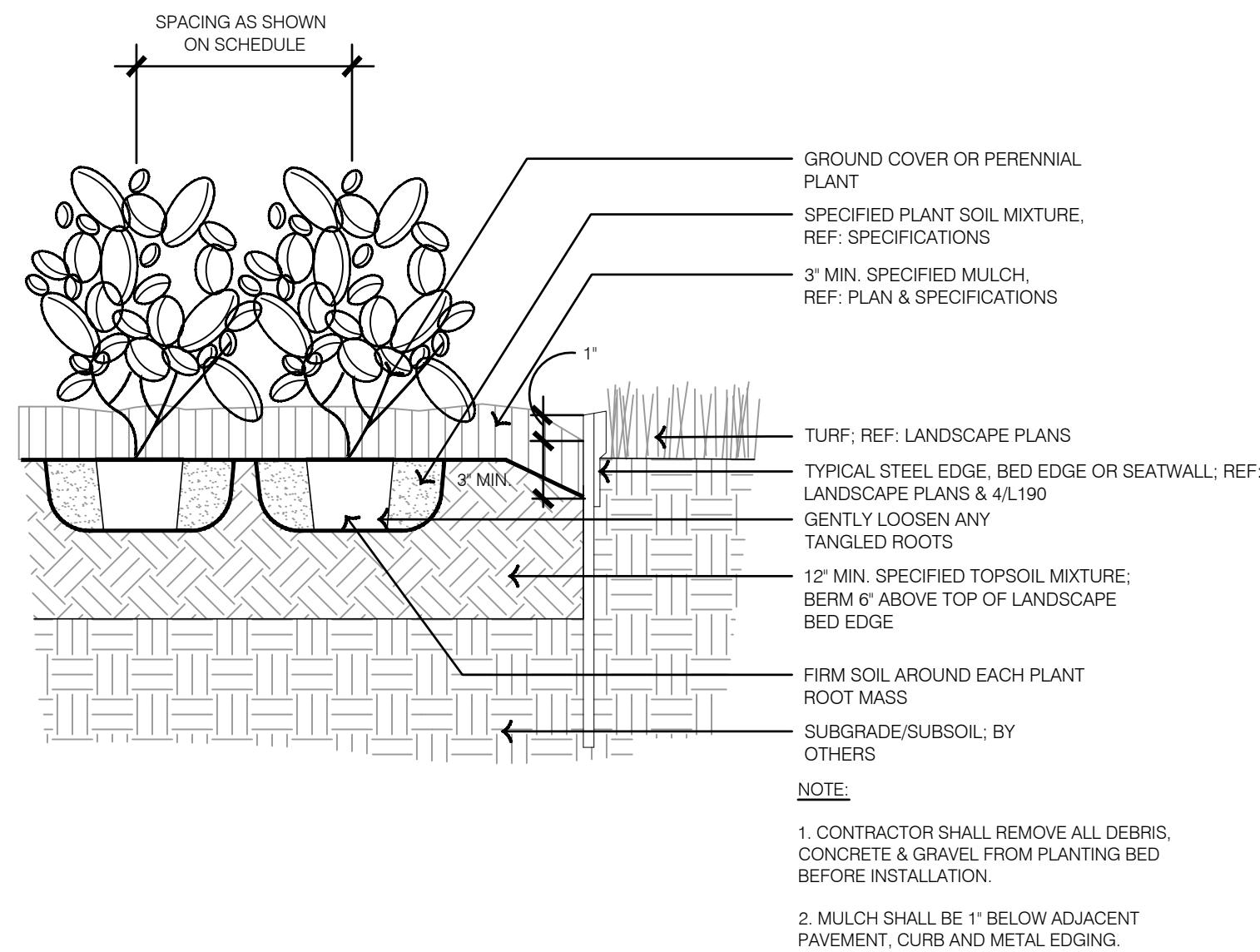
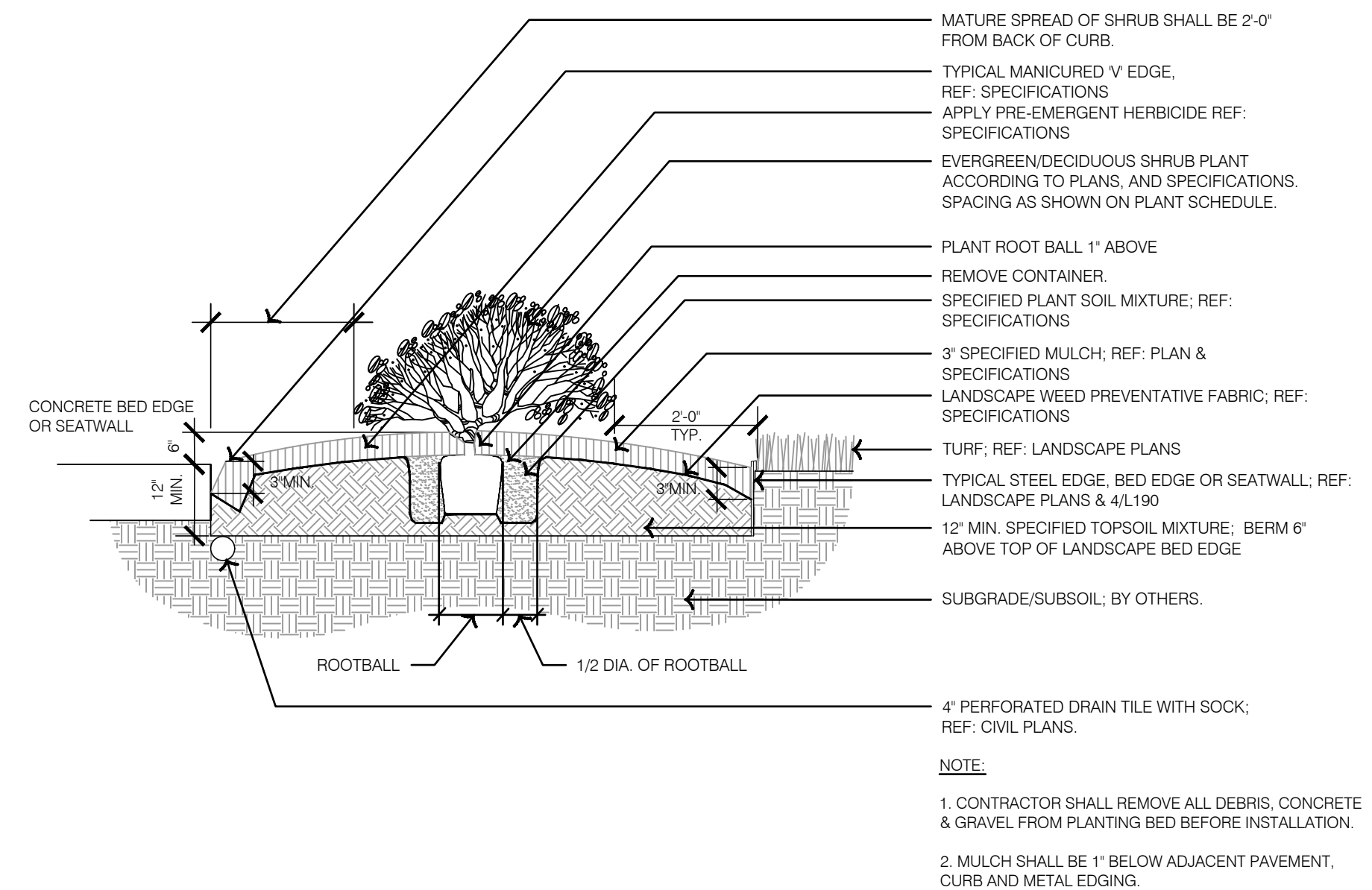
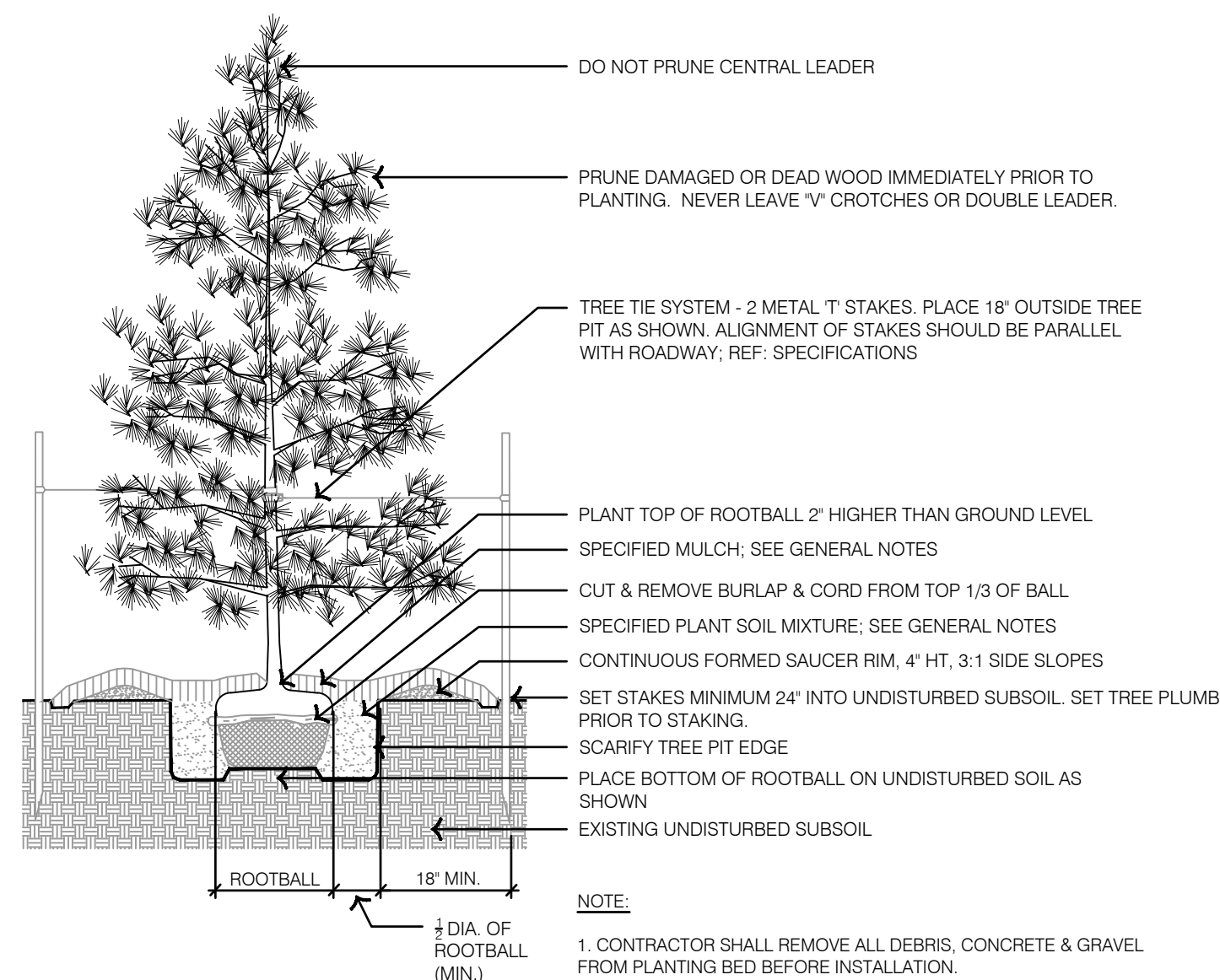
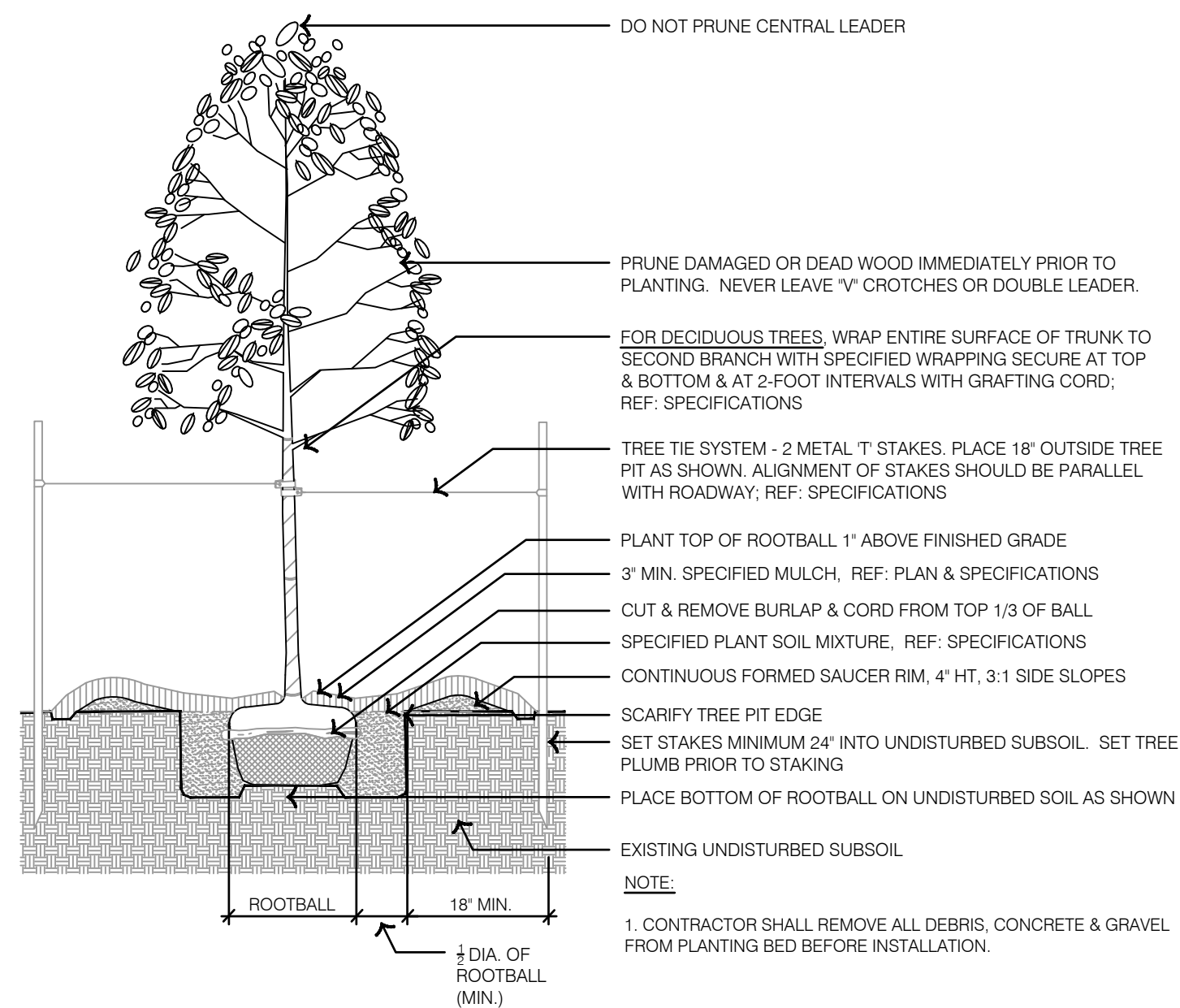
SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

2025

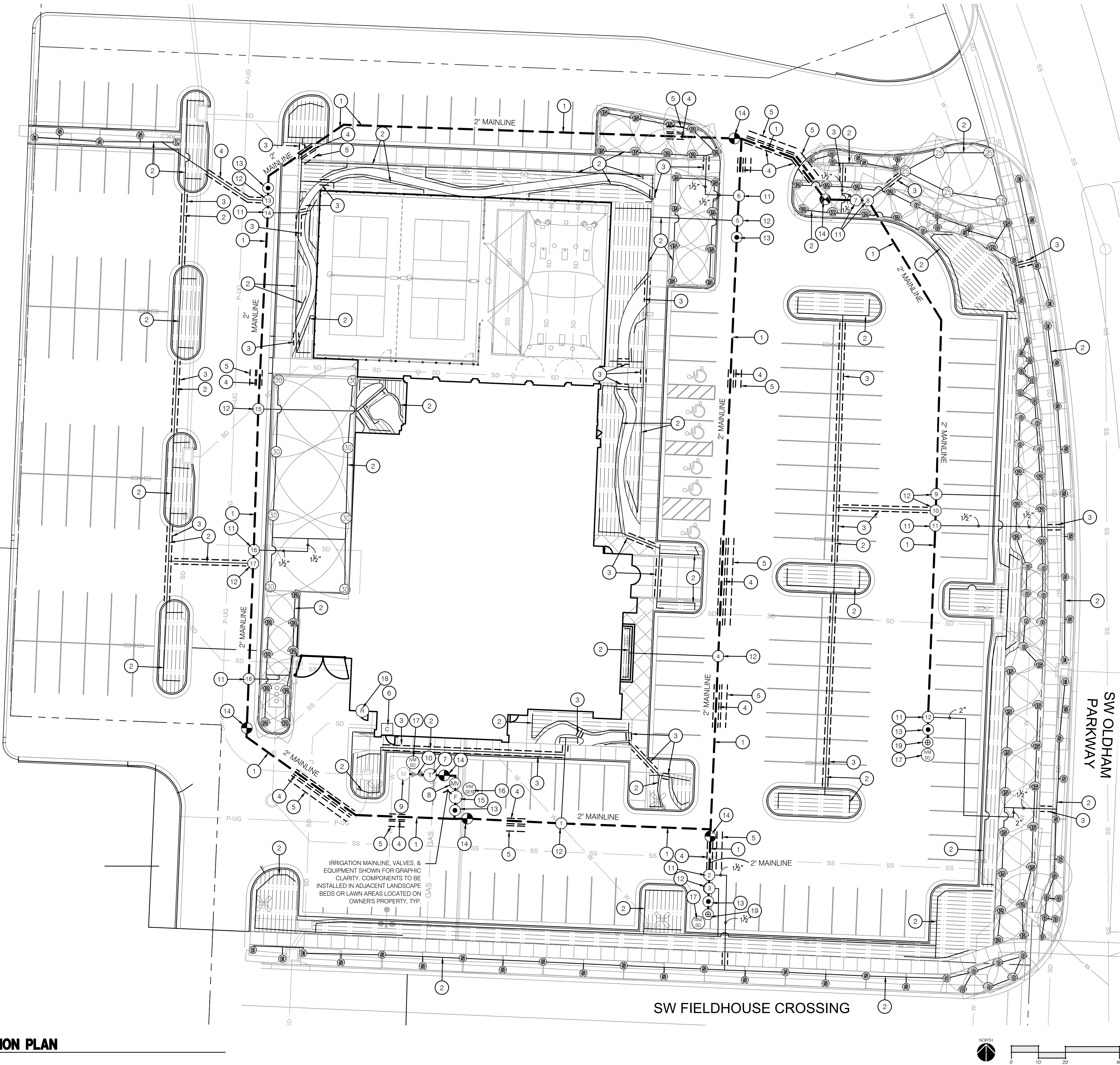
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designed by: [Blank]
project no.: 024-02510
date: 9/2/2025

SHEET
L202



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1 IRRIGATION PLAN



IRRIGATION LEGEND:

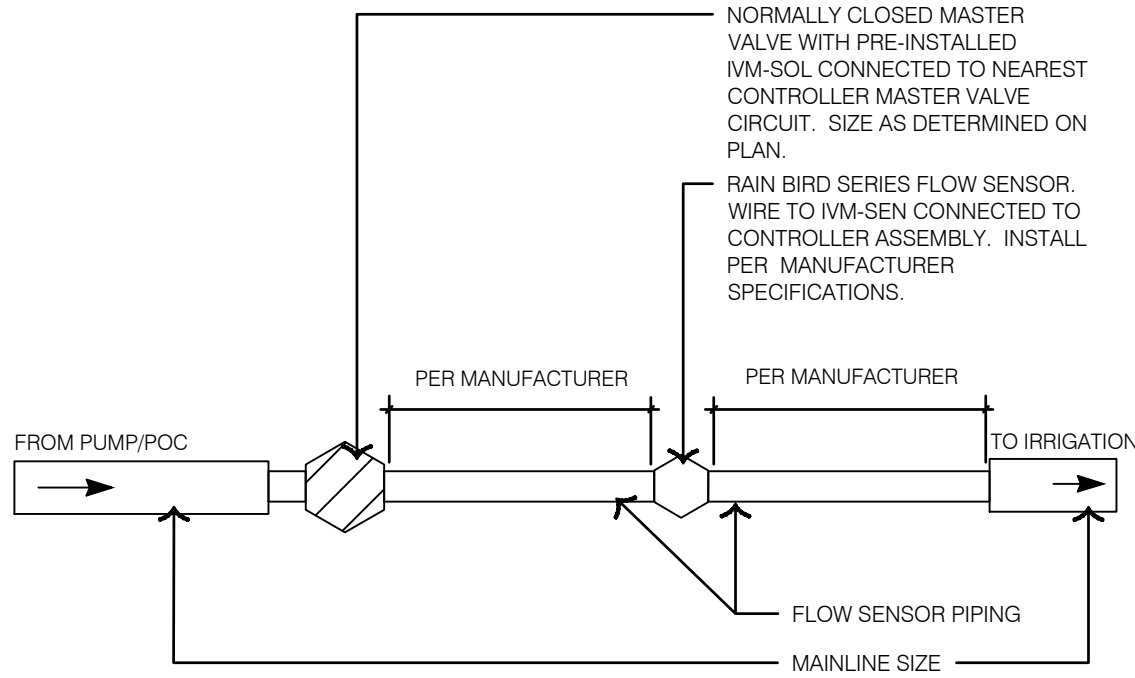
- | | | | |
|-----|---|------|---|
| --- | RIGHT OF WAY / PROPERTY LINE | (M) | IRRIGATION WATER METER;
REF: ARCHITECTURAL PLANS |
| ● | ROTOR HEAD; REF: 1/L390 | ▶ | BACKFLOW PREVENTER;
REF: ARCHITECTURAL PLANS |
| ● | FULL CIRCLE SPRAY HEAD; REF: 2/L390 | (T) | IRRIGATION POINT OF CONNECTION |
| ● | HALF CIRCLE SPRAY HEAD; REF: 2/L390 | (MV) | MASTER CONTROL VALVE |
| ● | ONE THIRD CIRCLE SPRAY HEAD; REF: 2/L390 | (12) | ZONE CONTROL VALVE |
| ● | QUARTER CIRCLE SPRAY HEAD; REF: 2/L390 | ● | MANUAL GATE VALVE |
| ● | SIDE STRIP SPRAY HEAD; REF: 2/L390 | ● | QUICK COUPLER VALVE |
| ● | END STRIP SPRAY HEAD; REF: 2/L390 | (F) | FLOW SENSOR |
| --- | POTABLE WATER SERVICE LINE | (C) | AUTOMATIC CONTROLLER |
| --- | MAINLINE, SIZE AS SHOWN; REF: 5/L391 | (R) | RAIN/FREEZE SENSOR |
| --- | LATERAL PIPE, SIZE AS SHOWN; REF: 5/L391 | (IM) | IVM SURGE DEVICE |
| --- | LANDSCAPE DRIPLINE; REF: 3, 4, 5, 6, 7 & 9/L390 | (IM) | IVM SENSOR DEVICE |
| --- | SCHEDULE 40 PVC SLEEVE | (B) | 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 MANUFACTURERS 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
- RAIN BIRD XCZ-100-IVM-Q DRIP CONTROL VALVE TO BE USED ON ALL POTABLE WATER IRRIGATION MAINLINES; REF: 9/L390
- QUICK COUPLER VALVE LOCATED ON POTABLE WATER SHALL BE RAIN BIRD 44RC WITH YELLOW CAP LOCATED IN 10" ROUND VALVE BOX; REF: 2/L391
- 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.

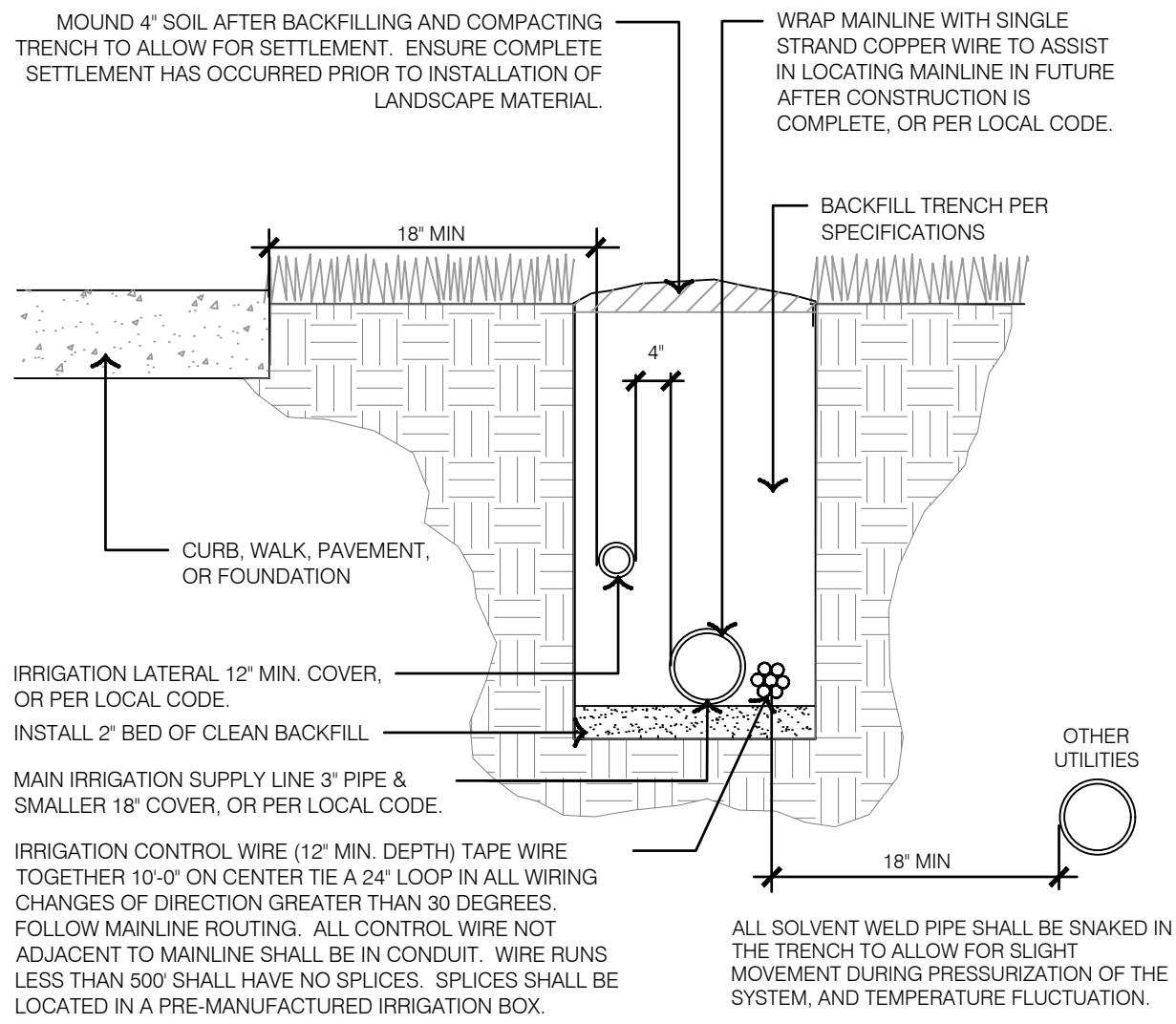
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olsson.com TEL 816.361.1177 FAX 816.361.1888	
BY	
DESCRIPTION	
CITY FDP RE-SUBMITTAL	
DATE	10/09/2025
REV. NO.	
IRRI	
FINAL DEVELOPMENT PLAN SUBMITTAL	
SHAW HOFSTRA FIVE-FOUR RESTAURANT	
301 SW OLDHAM PARKWAY	
LEE'S SUMMIT, MISSOURI	
2025	
drawn by: LB designed by: CC project no.: 024-02510 date: 9/2/2025	
SHEET L301	

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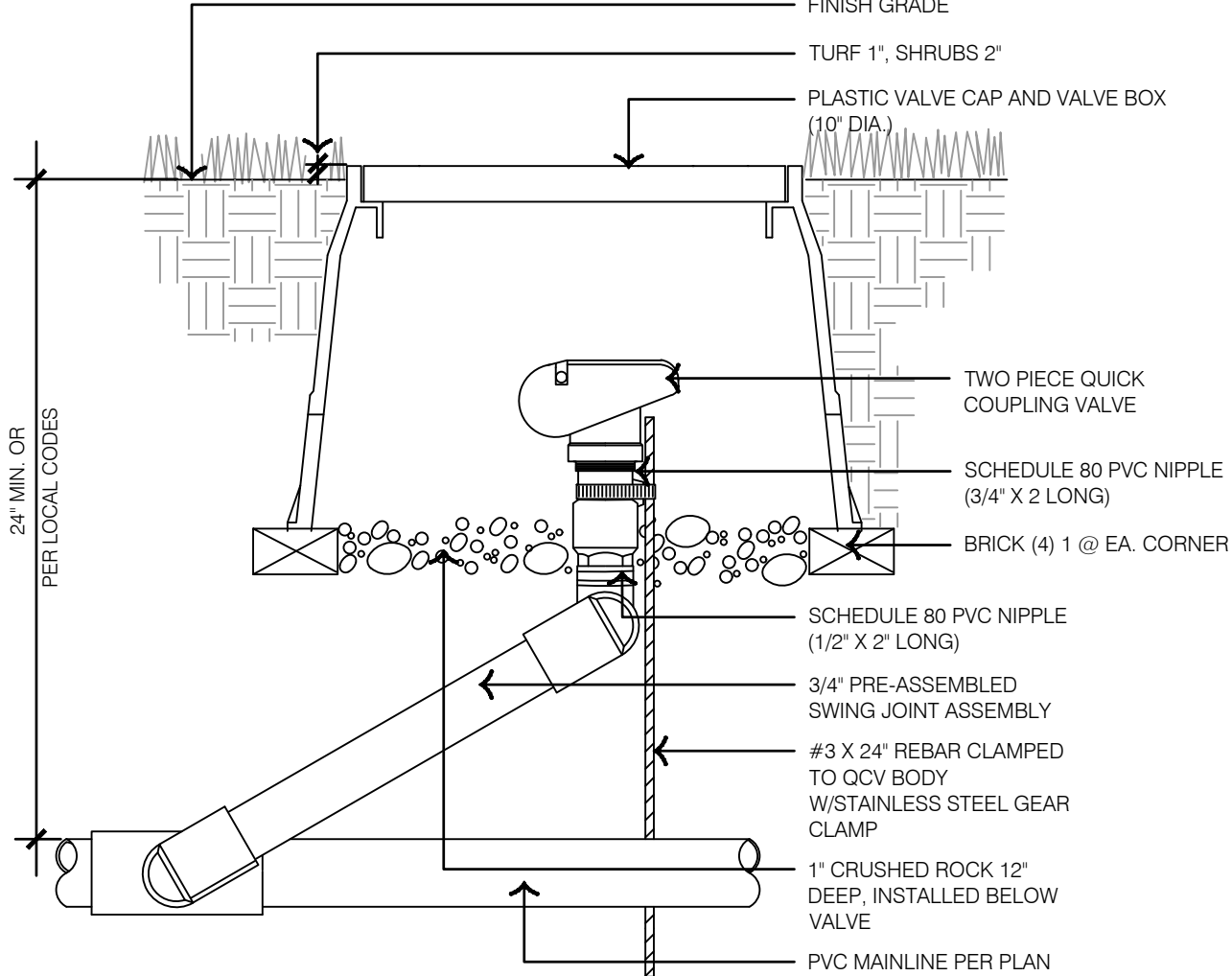


FLOW SENSOR	SIZE	FLOW SENSOR PIPING SIZE
RAIN BRD FS100P	1"	1" PIPE
RAIN BRD FS150P	1 1/2"	1 1/2" PIPE
RAIN BRD FS200P	2"	2" PIPE
RAIN BRD FS300P	3"	3" PIPE
RAIN BRD FS400P	4"	4" PIPE

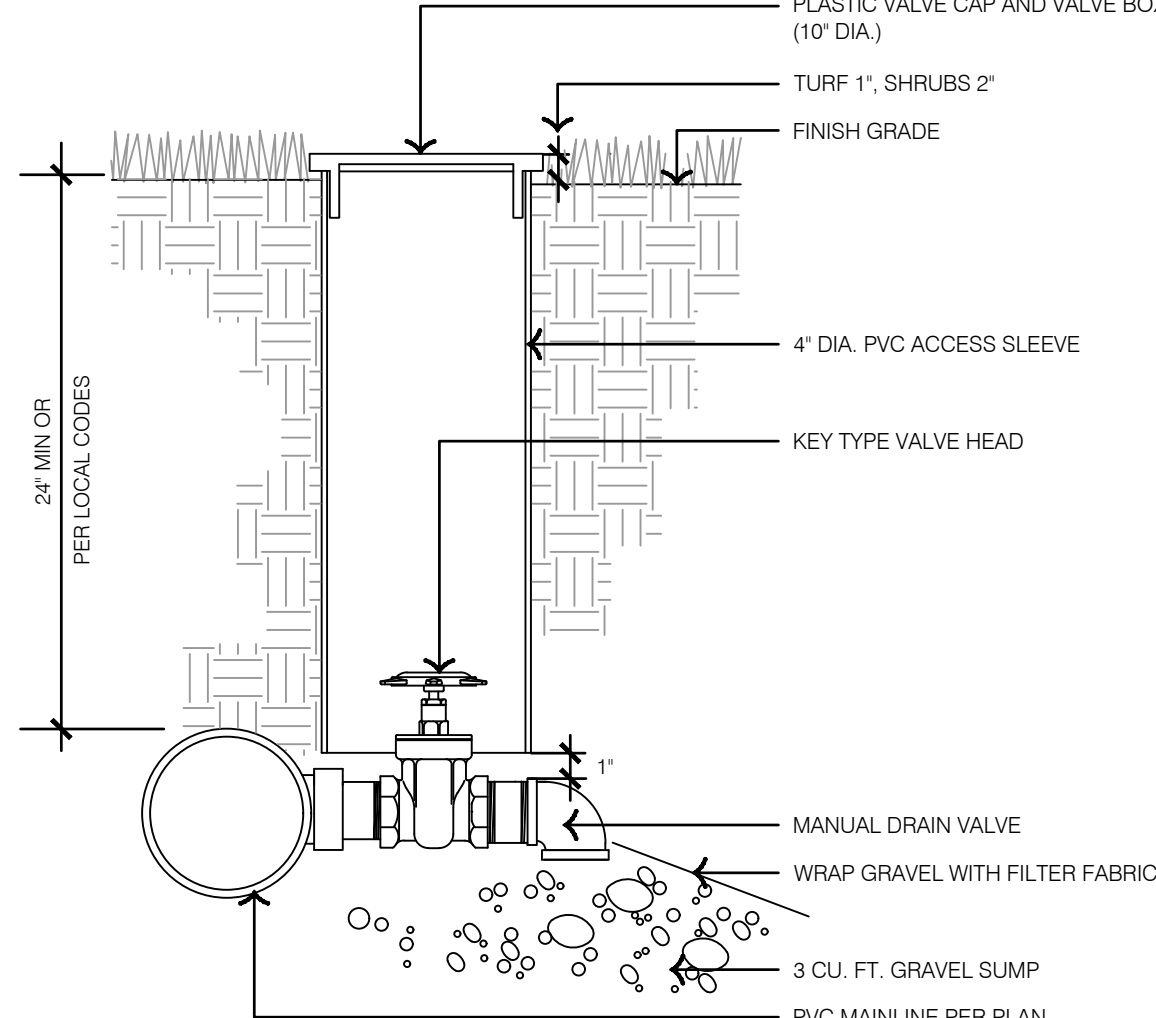
1 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER



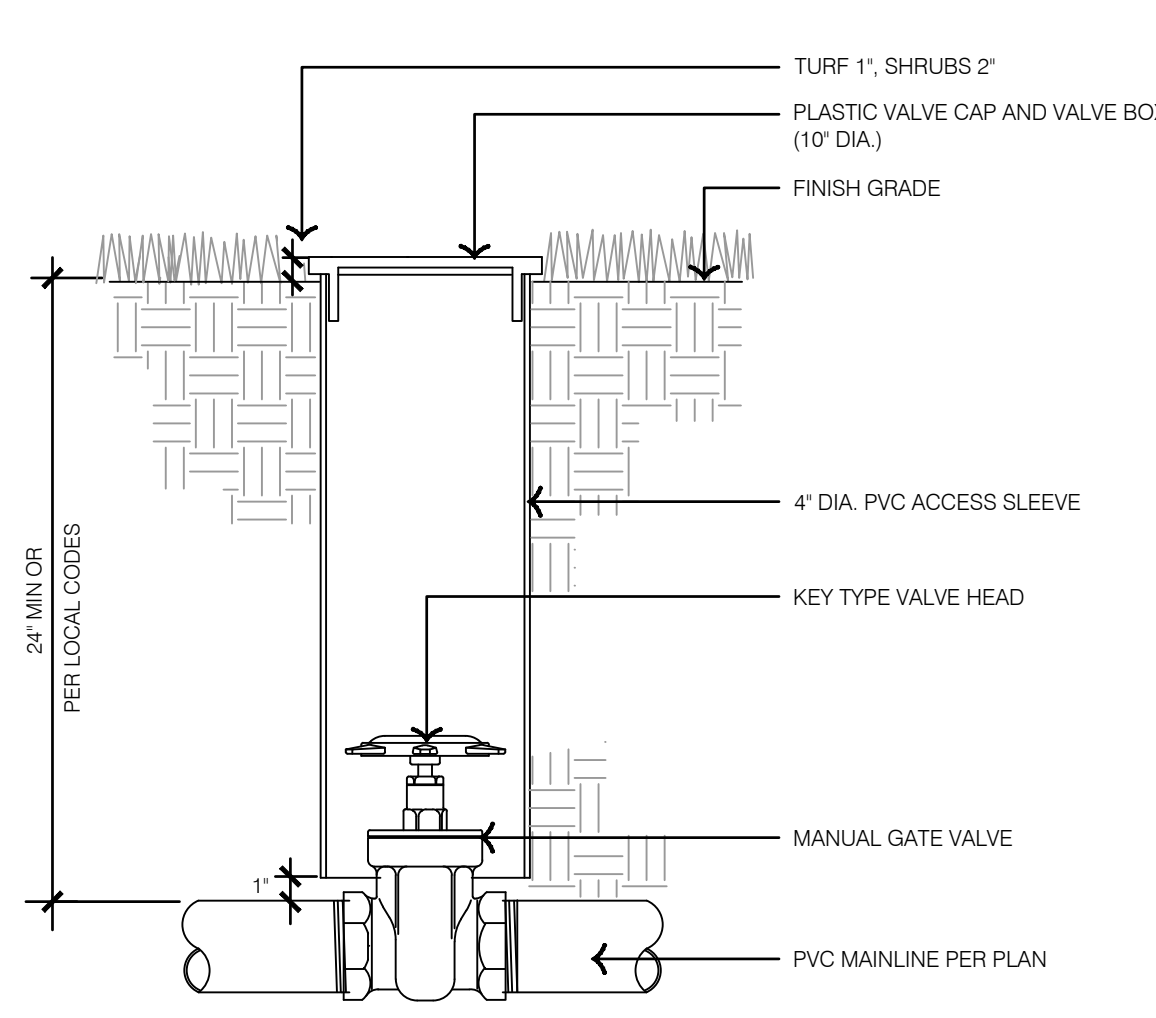
5 TRENCHING DETAILS - POTABLE WATER



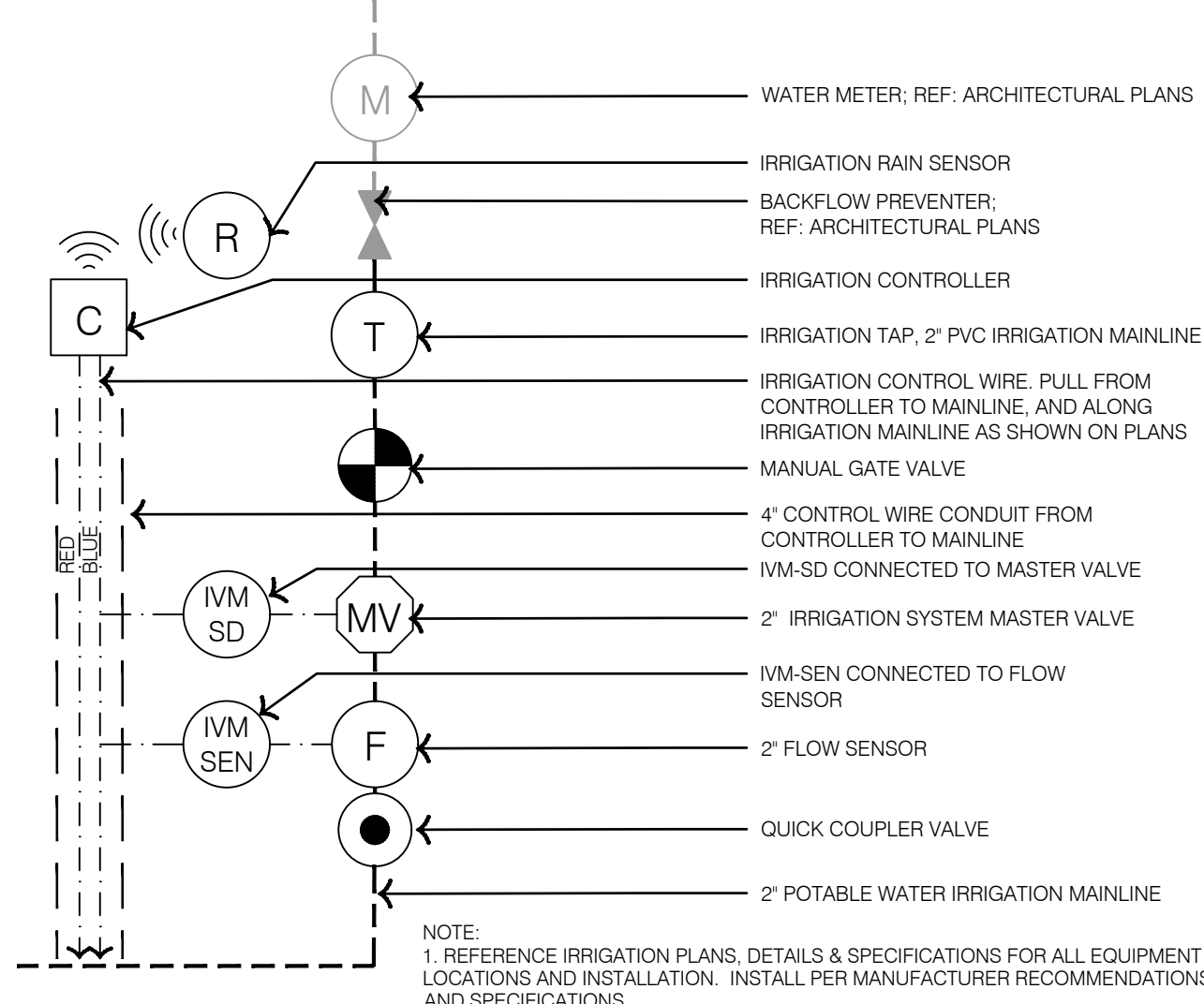
2 QUICK COUPLER VALVE - POTABLE WATER



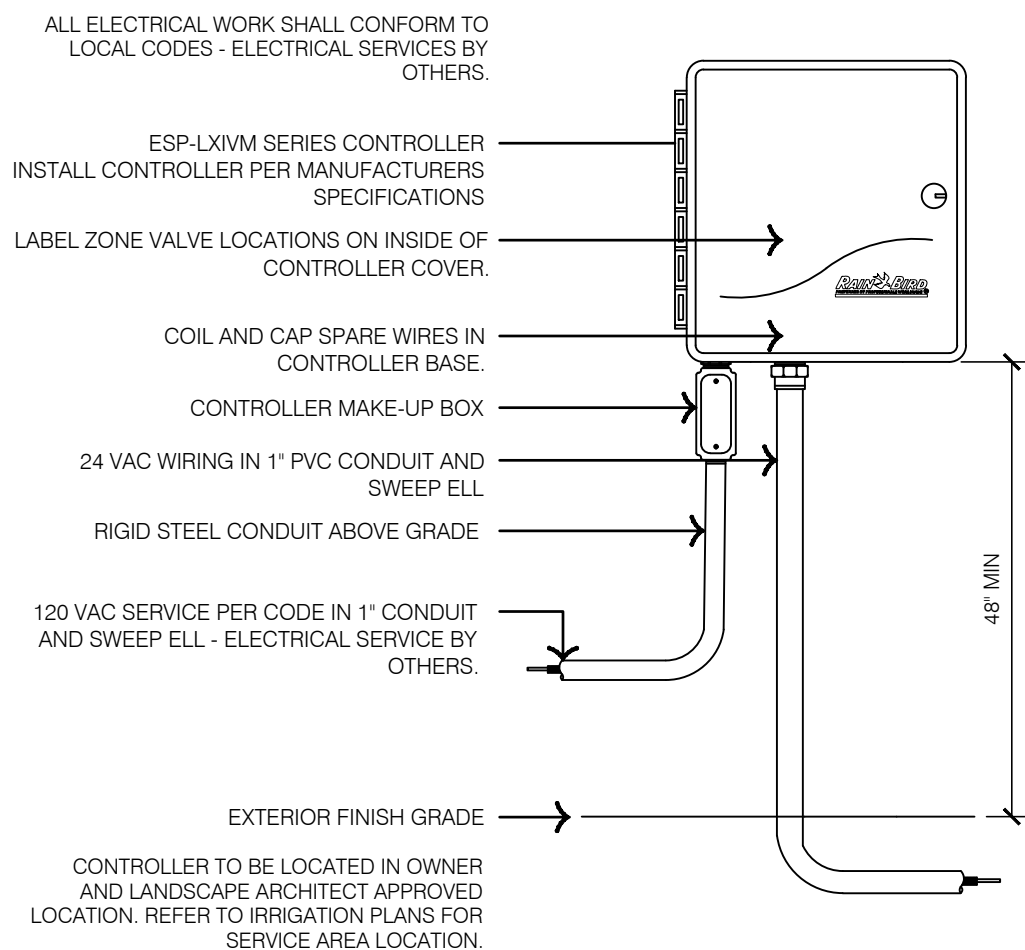
3 MANUAL DRAIN VALVE - POTABLE WATER



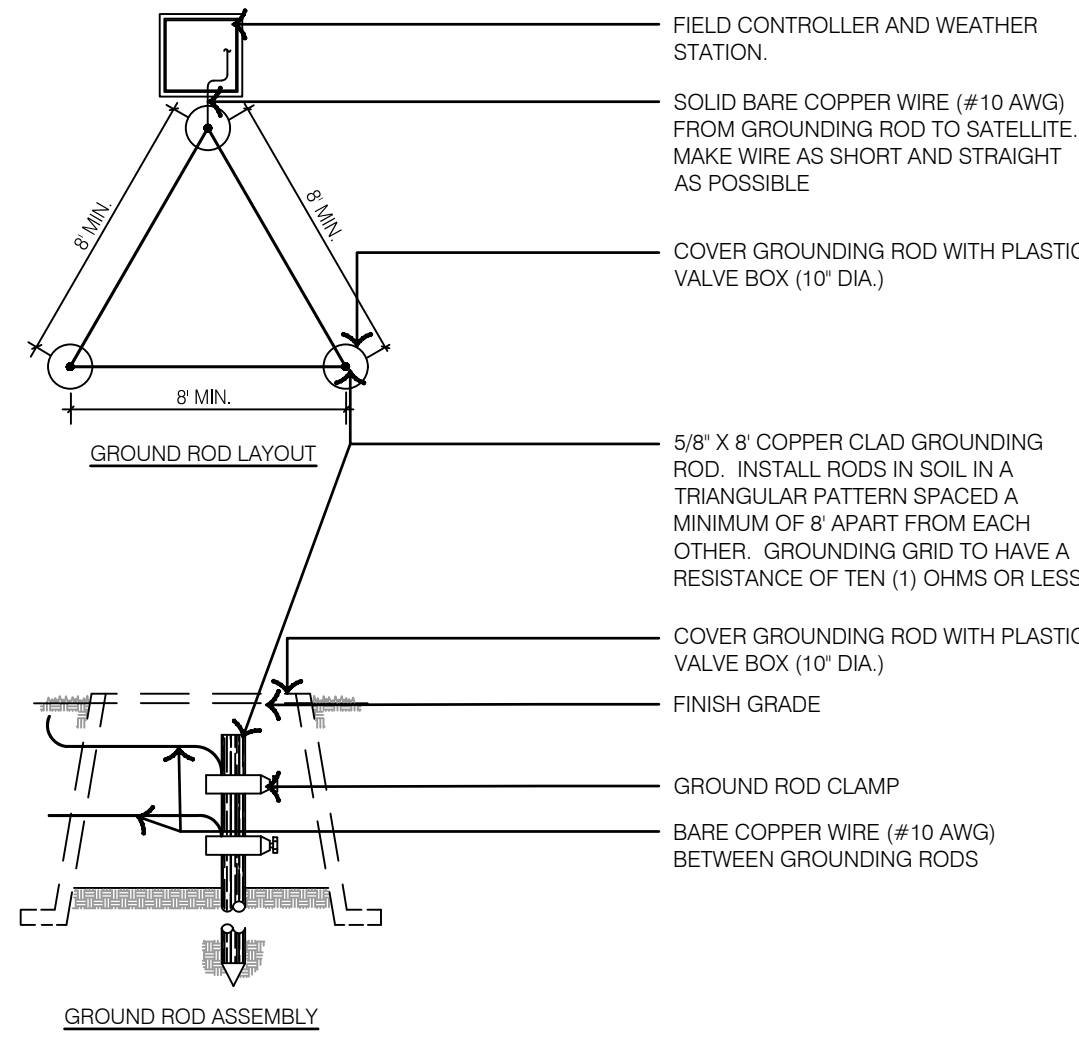
4 MANUAL GATE VALVE



6 TAP LAYOUT - POTABLE WATER



7 WALL MOUNTED AUTMATIC IRRIGATION CONTROLLER



8 CONTROLLER GROUNDING GRID

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PSI	COLOR
1	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	3.31	447.1 LF	47.1	BLUE
2	RAIN BRD PEB-IVM	1-1/2"	TURF SPRAY	25.26	25	36.1	RED
3	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	11.8	1,770 LF	55.9	RED
4	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	1.46	72.9 LF	47.0	RED
5	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	7.67	1,162 LF	50.4	RED
6	RAIN BRD PEB-IVM	1-1/2"	TURF SPRAY	23.02	17	34.4	RED
7	RAIN BRD PEB-IVM	1-1/2"	TURF SPRAY	26.97	29	35.3	BLUE
8	RAIN BRD PEB-IVM	1"	TURF ROTOR	7.34	5	46.9	BLUE
9	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	9.83	1,475 LF	52.4	BLUE
10	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	4.47	635.9 LF	47.2	BLUE
11	RAIN BRD PEB-IVM	1-1/2"	TURF SPRAY	33.05	34	34.8	BLUE
12	RAIN BRD PEB-IVM	1-1/2"	TURF SPRAY	33.77	27	34.4	BLUE
13	RAIN BRD PEB-IVM	1"	TURF SPRAY	4.73	5	31.9	BLUE
14	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	8.01	1,202 LF	50.4	BLUE
15	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	1.34	145.7 LF	47.0	BLUE
16	RAIN BRD PEB-IVM	1"	TURF ROTOR	17.44	8	48.1	BLUE
17	RAIN BRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	5.57	836.1 LF	47.9	BLUE
18	RAIN BRD PEB-IVM	1"	TURF SPRAY	10.19	9	32.1	BLUE

CRITICAL ANALYSIS

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

FLOW AVAILABLE:
Point of Connection Size: 2"
Flow Available: 77.18 GPM

PRESSURE AVAILABLE:
Static Pressure at POC: 75 PSI **
Pressure Available: 75 PSI

DESIGN ANALYSIS:
Maximum Station Flow: 33.77 GPM
Flow Available at POC: 77.18 GPM
Residual Flow Available: 43.41 GPM

Critical Station: 3
Design Pressure: 40 PSI
Friction Loss: 0.99 PSI
Fittings Loss: 0.1 PSI
Elevation Loss: 0 PSI
Loss through Valve: 14.8 PSI
Pressure Req. at Critical Station: 55.9 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.13 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.0 PSI
Loss for Master Valve: 0.88 PSI
Critical Station Pressure at POC: 68.9 PSI
Pressure Available: 75 PSI
Residual Pressure Available: 6.06 PSI

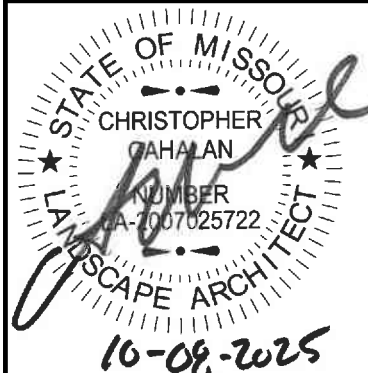
**NOTE:

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

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BY	DESCRIPTION	DATE	REV. NO.
	CITY FDP RE-SUBMITTAL	10/09/2025	

IR	TH	RE	NO	DATE	REV. NO.
1	2	3	4	5	6

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

SHEET
L391

4

3

2

1

D

C

B

A



MISSOURI LICENSE A-3013

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY B. CRAIG SHAW, AIA ON 10-8-2025

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

SH
ASSOCIATES

SHAW HOFSTRA + ASSOCIATES
1900 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
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FINAL DEVELOPMENT PLAN	09-02-2025
REVISION TO 1ST SUBMITTAL	10-08-2025

SHEET 24/36

PROTOTYPE
EXTERIOR FINISHES

A1

BUILDING INFORMATION

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

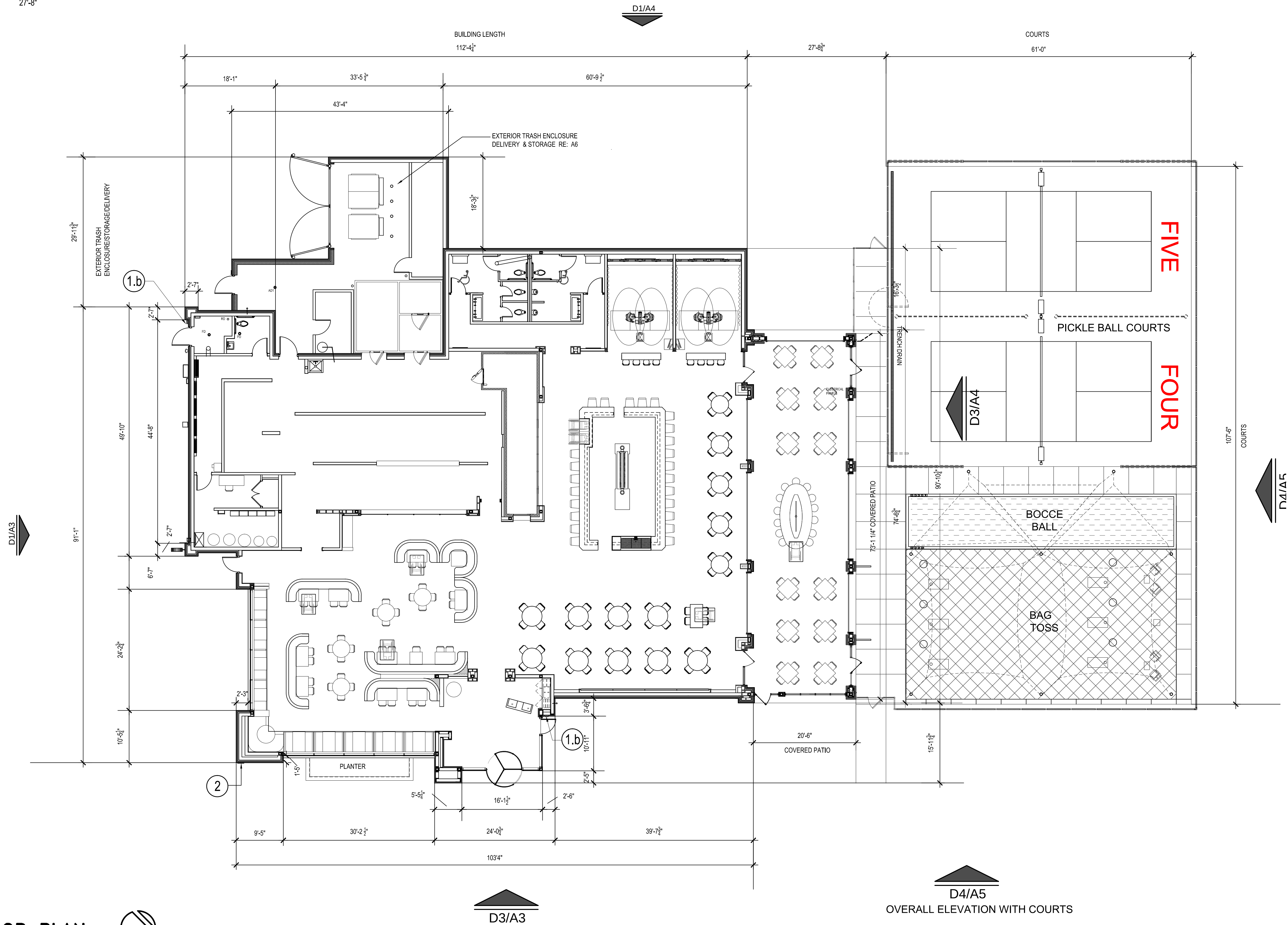
A2 - ASSEMBLY
TYPE VB

BUILDING HEIGHT:
27'-8"

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"



MISSOURI LICENSE A-3013

STATE OF MISSOURI
BRYSON CRAIG SHAW
REGISTERED ARCHITECT
NUMBER A-3013

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY B. CRAIG SHAW, AIA ON 10-8-2025

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SHEET 24/36

FLOOR PLAN
WITH COURTS

A2

KEY NOTES

- 1

Stone Veneer

Coronado Stone Products
- 2

Large Format Tile to Simulate Stone

Virginia Tile, American Olean Merit- 12 x 24
- 3

Cast Stone Cap

Texas Building Products
- 4

Brick- Modular Standard Face Brick

Yankee Hill Brick
- 5

Accent Brick- Standard Face Brick

Cloud Ceramics
- 6

Cast Stone Accents, 2" thick, 8" x 4"

Texas Building Products
- 7

EIFS with metal rain screen

6" panel width, 2" maximum gap between panels
W/ LED light behind on smooth stucco
- 8

Entry Tower Metal Wall at Roof

Pre-Finished Aluminum
- 9

Sunshade Band w/ louvers over doors & windows

Pre-fabricated
- 10

Precast Column Cap

Pre-fabricated
- 11

Garage Door w/ Store Front System Above

--
- 12

Parapet Cap

Pre-finished metal
- 13

Glazed Curtain Wall System

Kawneer- 1600 2 Wall System
- 14

Glazed Storefront System

Kawneer- Trifab 601T Framing System
- 15

Sign 1

Wall Mounted
- 16

Sheet Metal Column Wrap to match
Curtain Wall System

--
- 17

Ring Toss Game

--
- 18

Sign 4

Blade Sign for Express To Go
- 19

Door & Frame

FRP Door Finish Anodized Aluminum Frame
- 20

Trash Enclosure Gates & Post

Steel- Powder Coated
- 21

Roof Overflow- Scupper

Pre-finished Metal
- 22

Firepit base

Pro Ledge Huron Amerimix 50/50
- 23

Firepit Top

Color: Cool Beige - mortar Amerimix 50/50
- 24

Revolving Door, 84" X 96"

Color: Taupe - mortar Amerimix 50/50
- 25

Planter- Stone Veneer on CMU

Medium iron spot, smooth - mortar Amerimix Light Maroon
- 26

Accent Down Lights on Wall Behind
Sunshade Band

Ebony iron spot, smooth - mortar Amerimix Dark Black
Color: Taupe
- 27

Exterior Light

Knotwood Alum panel- wood look
- 28

Column Wrapped in Break Metal

Color: Blackbutt
- 29

Exterior Accent Light

Stucco, color to match: SW 6071 Popular Gray
- 30

Coping for roof over covered patio

Kynar Dark Anodized Bronze
- 31

Address Numbers

Kynar Finish- Dark Anodized Bronze
- 32

Sign

SW 6258 Tricom Black, Powercoat
- 33

Roof Drain & Downspout

--
- 35

Aluminum Exterior Door

Dark Anodized Bronze
- 36

Festoon Lights

Dark Anodized Bronze, tinted glass
- 37

Top of Roof Shown Beyond

Dark Anodized Bronze, tinted glass
- 38

Ring Toss Game, by owner

--
- 22

Madera Stone, 6' x 8"

Granite
- 23

Boom Edam, Manual Assist

Gray Goose Leather, Polished
- 24

Coronado Stone Products

Dark Anodized Bronze
- 25

--

Color: Pro Ledge Huron
- 26

Down Light

--
- 27

Decorative Wall Sconce

Dark Anodized Bronze
- 28

Pre-finished Metal

Dark Anodized Bronze
- 29

6" Pre-finished Metal

Dark Anodized Bronze
- 30

Illuminated Block Letters

See General Note #7
- 31

Pre-finished metal

Dark Anodized Bronze
- 32

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- 33

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- 34

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- 35

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- 36

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- 37

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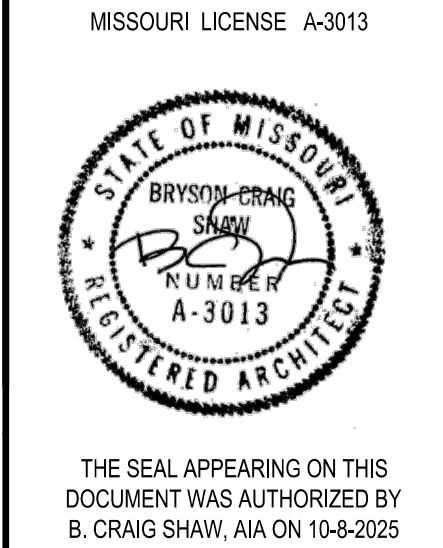
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- 38

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GENERAL NOTES:

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



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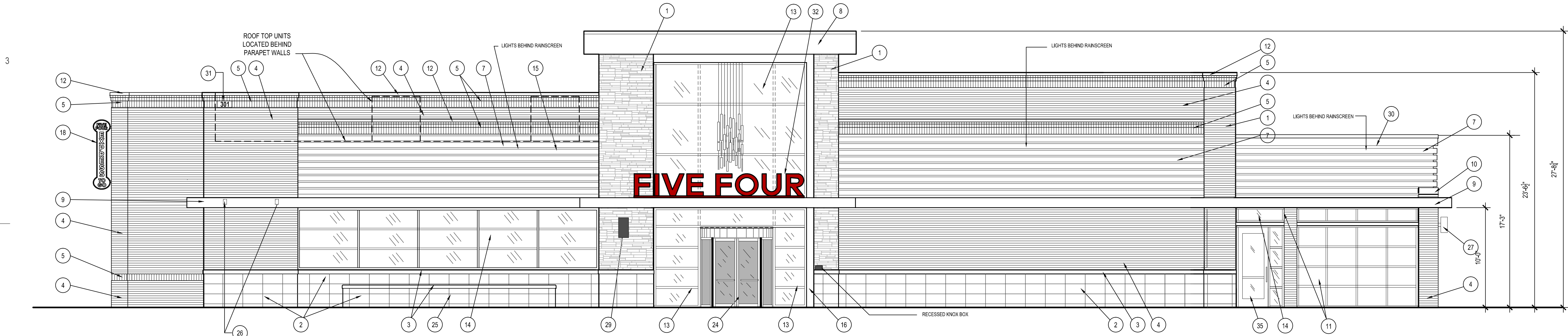
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ISSUE	DATE
FINAL DEVELOPMENT PLAN	09-02-2025
REVISION TO 1ST SUBMITTAL	10-08-2025

SHEET 24/36

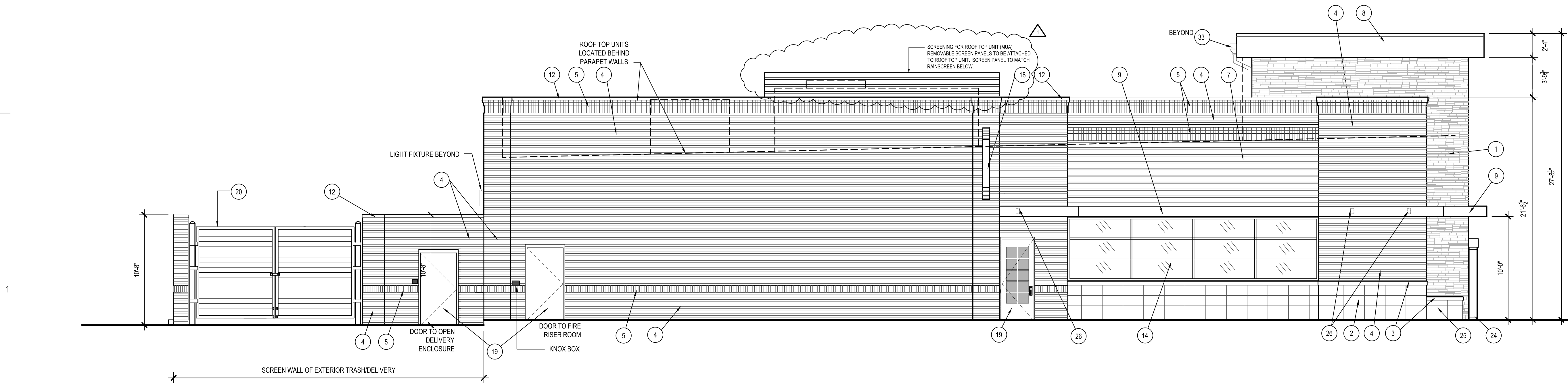
BUILDING
ELEVATIONS

A3



D3 FRONT ELEVATION

3/16" = 1'-0"

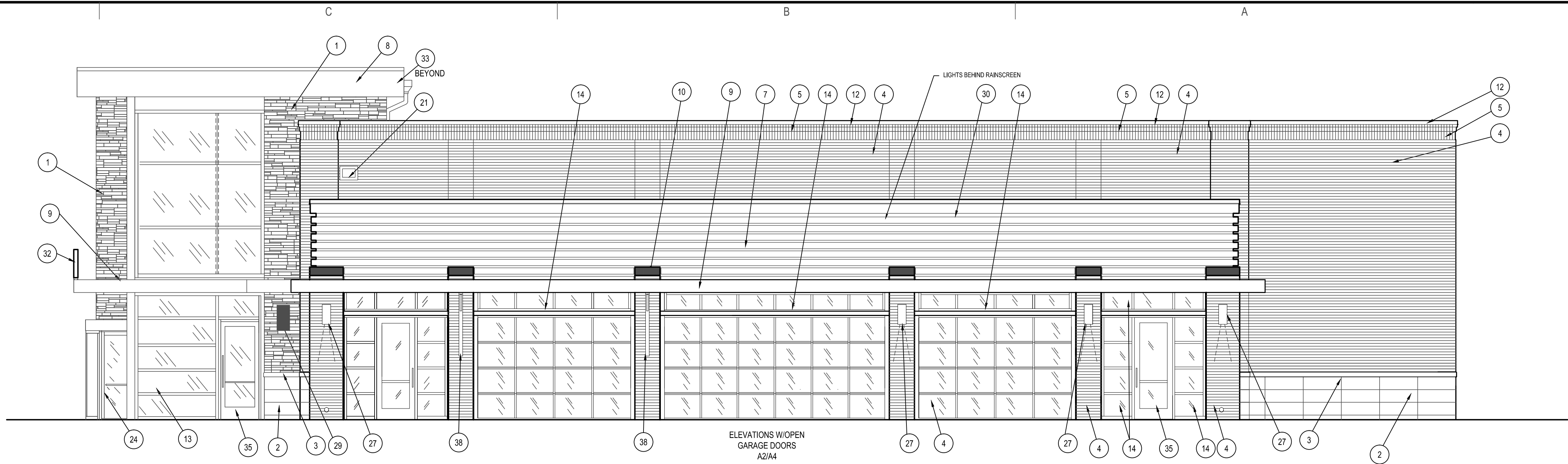


D1 SIDE ELEVATION

3/16" = 1'-0"

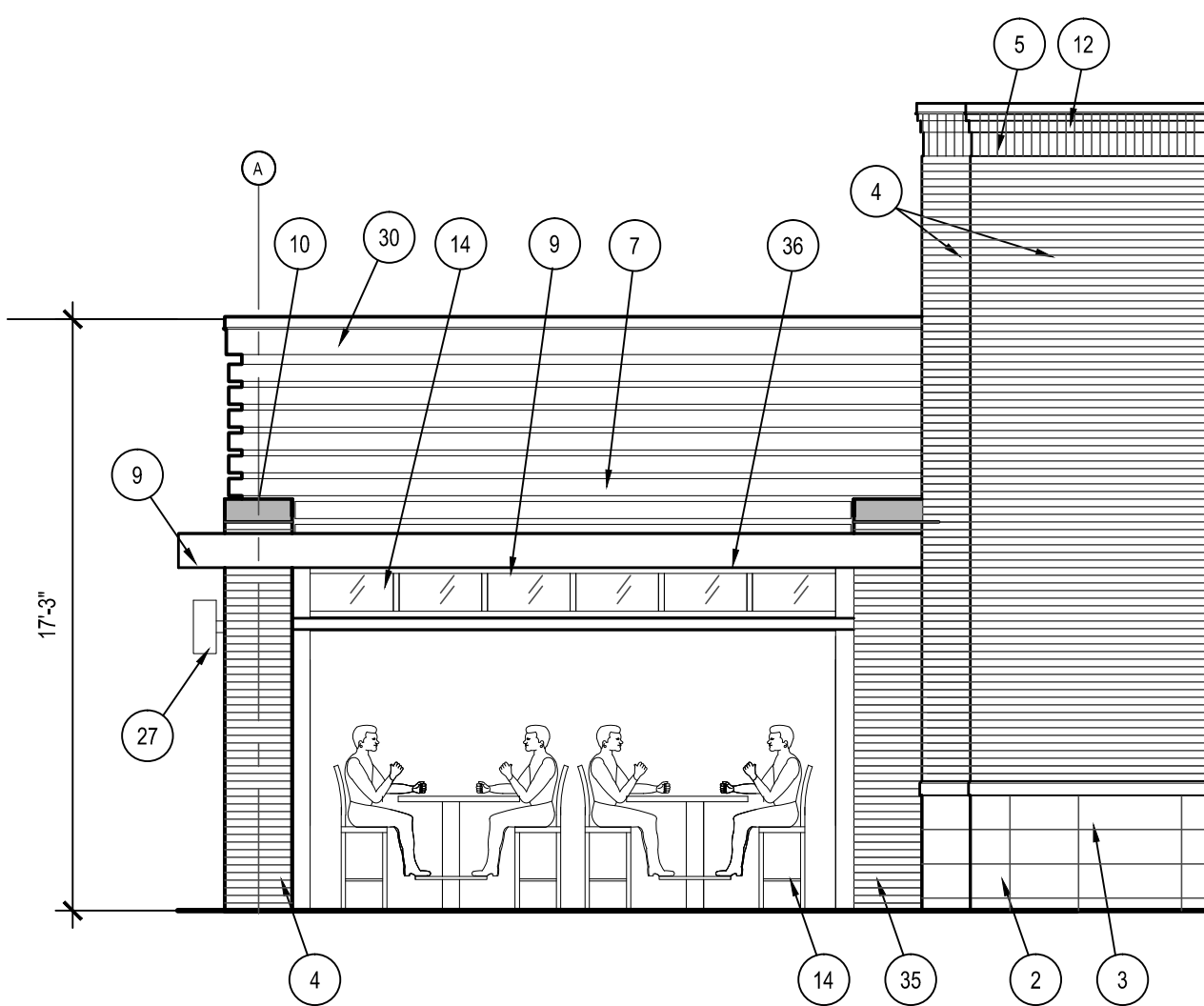
D3 ELEVATION

3/16" = 1'-0"



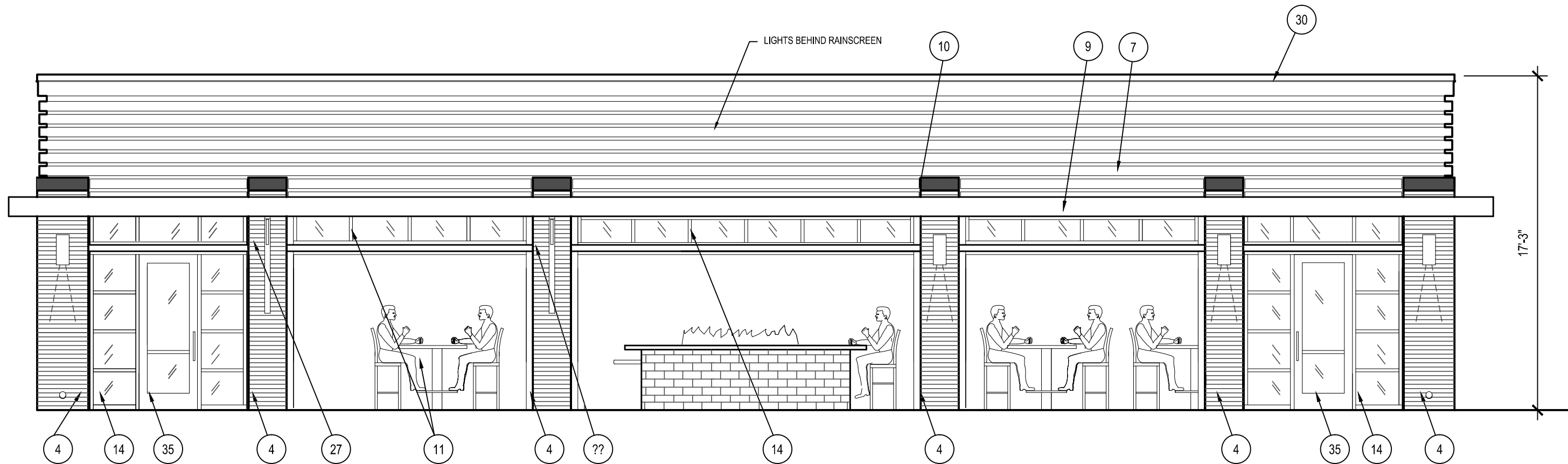
D2 ELEVATION

3/16" = 1'-0"



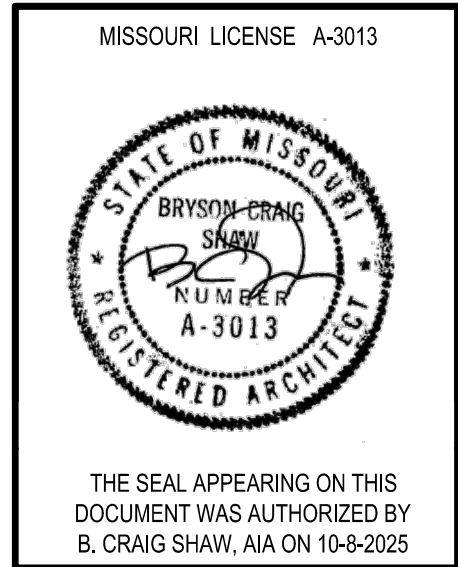
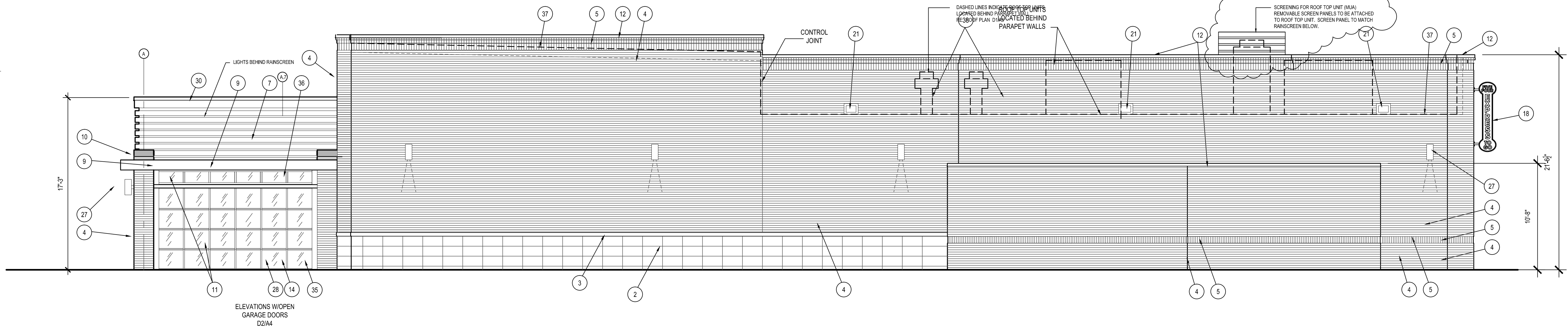
A2 ELEVATION

3/16" = 1'-0"



D1 ELEVATION

3/16" = 1'-0"



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



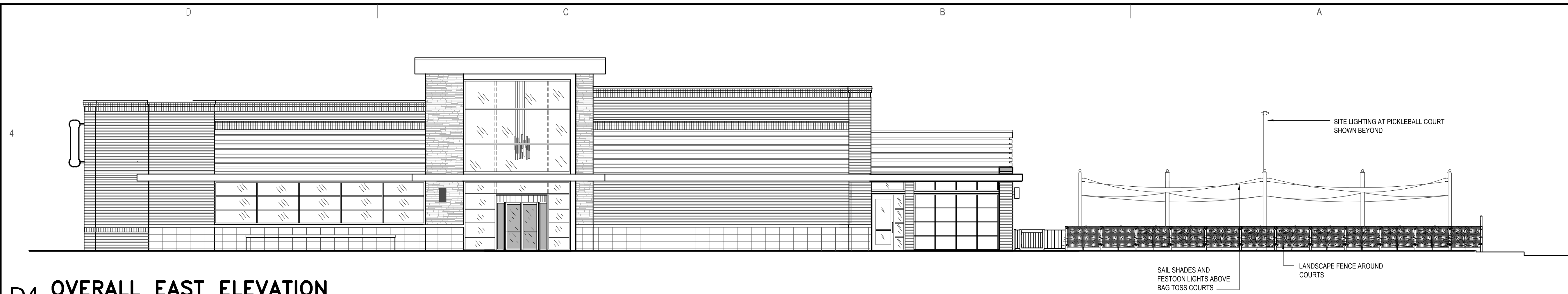
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1900 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
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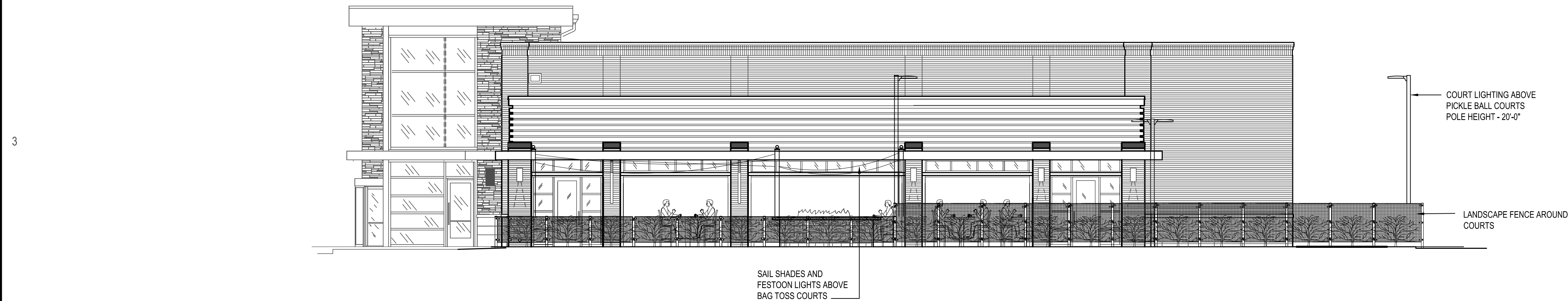
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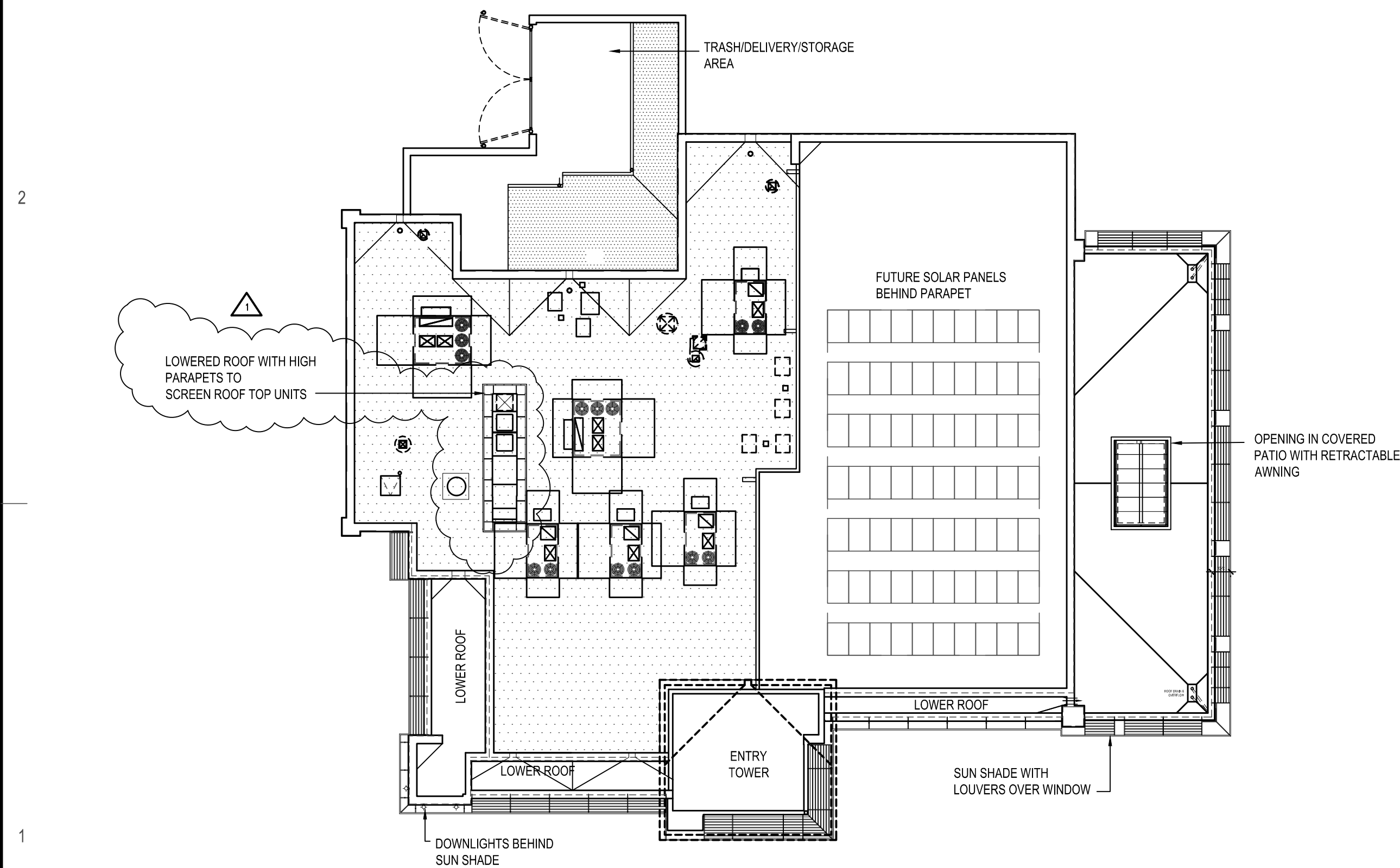
SHEET 24x36
BUILDING ELEVATIONS
A4



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



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



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

MISSOURI LICENSE A-3013

STATE OF MISSOURI
BRYSON CRAIG SHAW
REGISTERED ARCHITECT
A-3013

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301 SW Oldham Parkway
Lee's Summit, Missouri

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OVERALL ELEV
& ROOF PLAN

A5

4

3

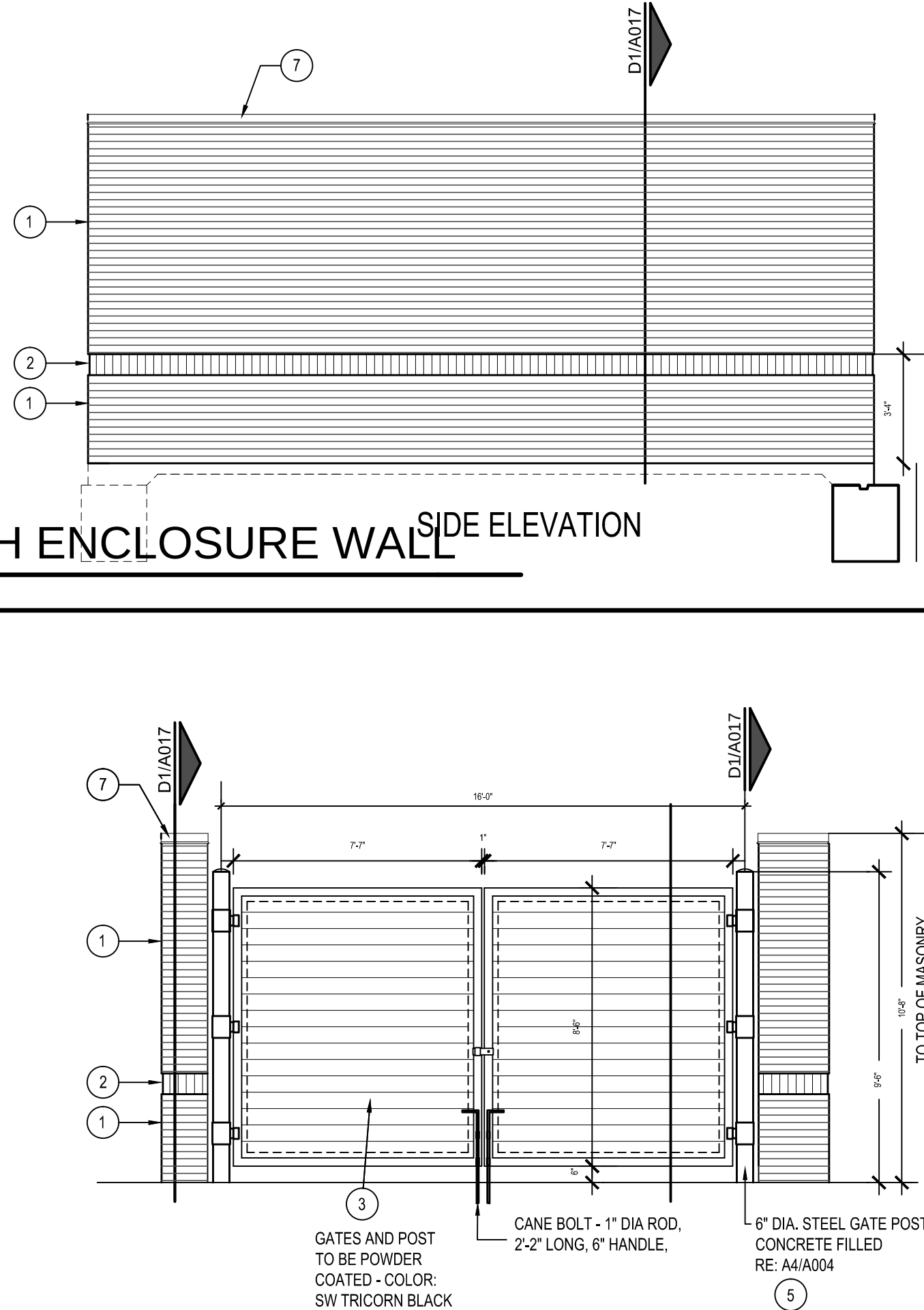
D3 NOT USED

2

D2 TRASH ENCLOSURE WALL
1/4" = 1'-0"

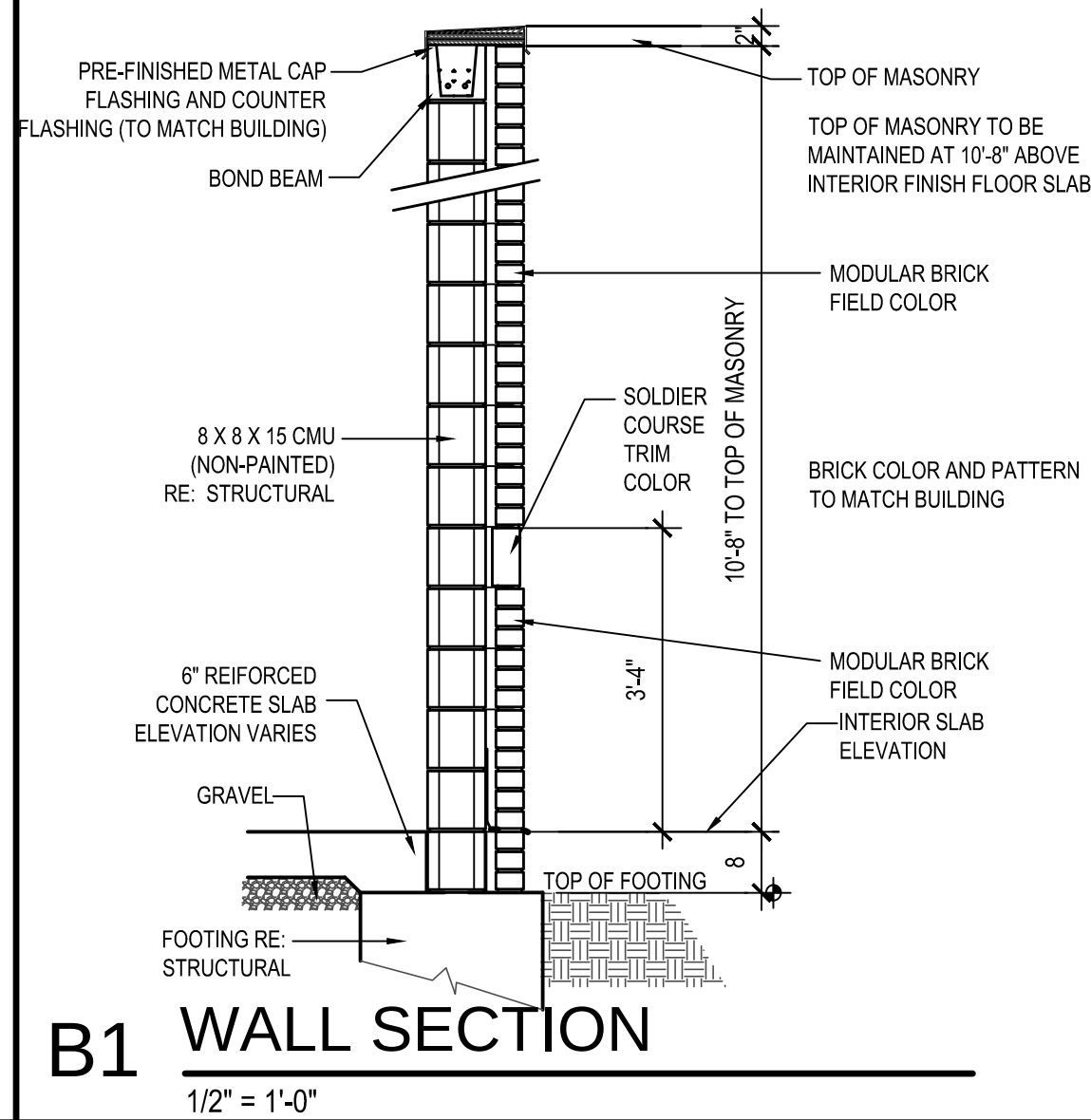
1

D1 GATE ELEVATION
1/4" = 1'-0"

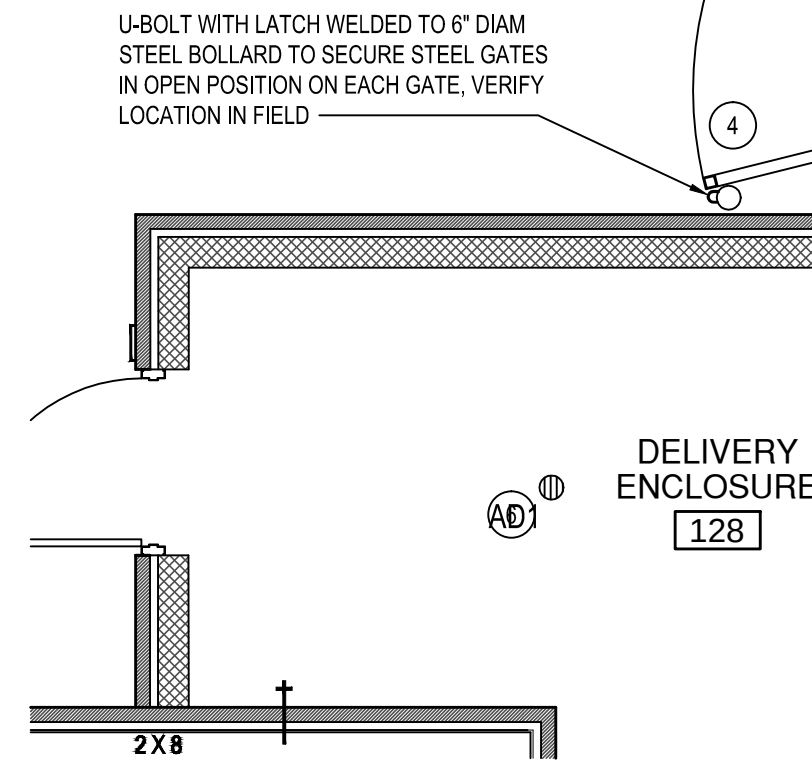


B2 NOT USED

B1 WALL SECTION
1/2" = 1'-0"

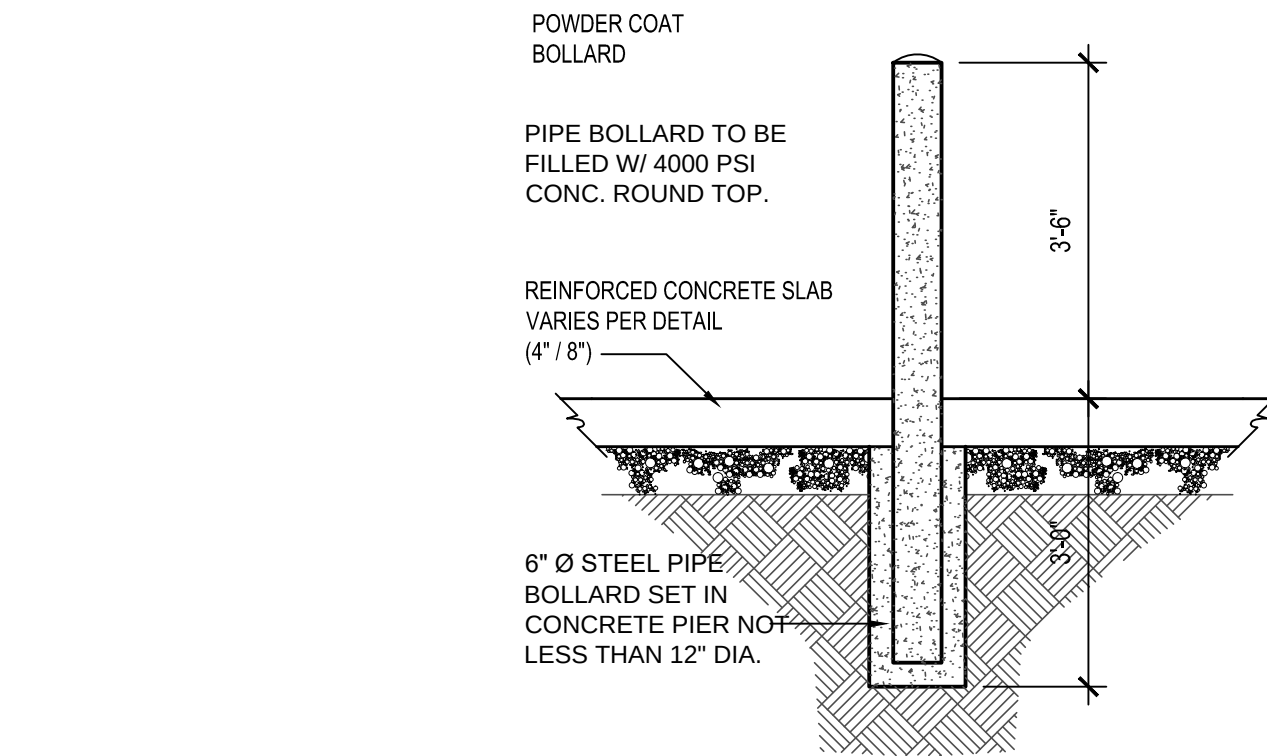
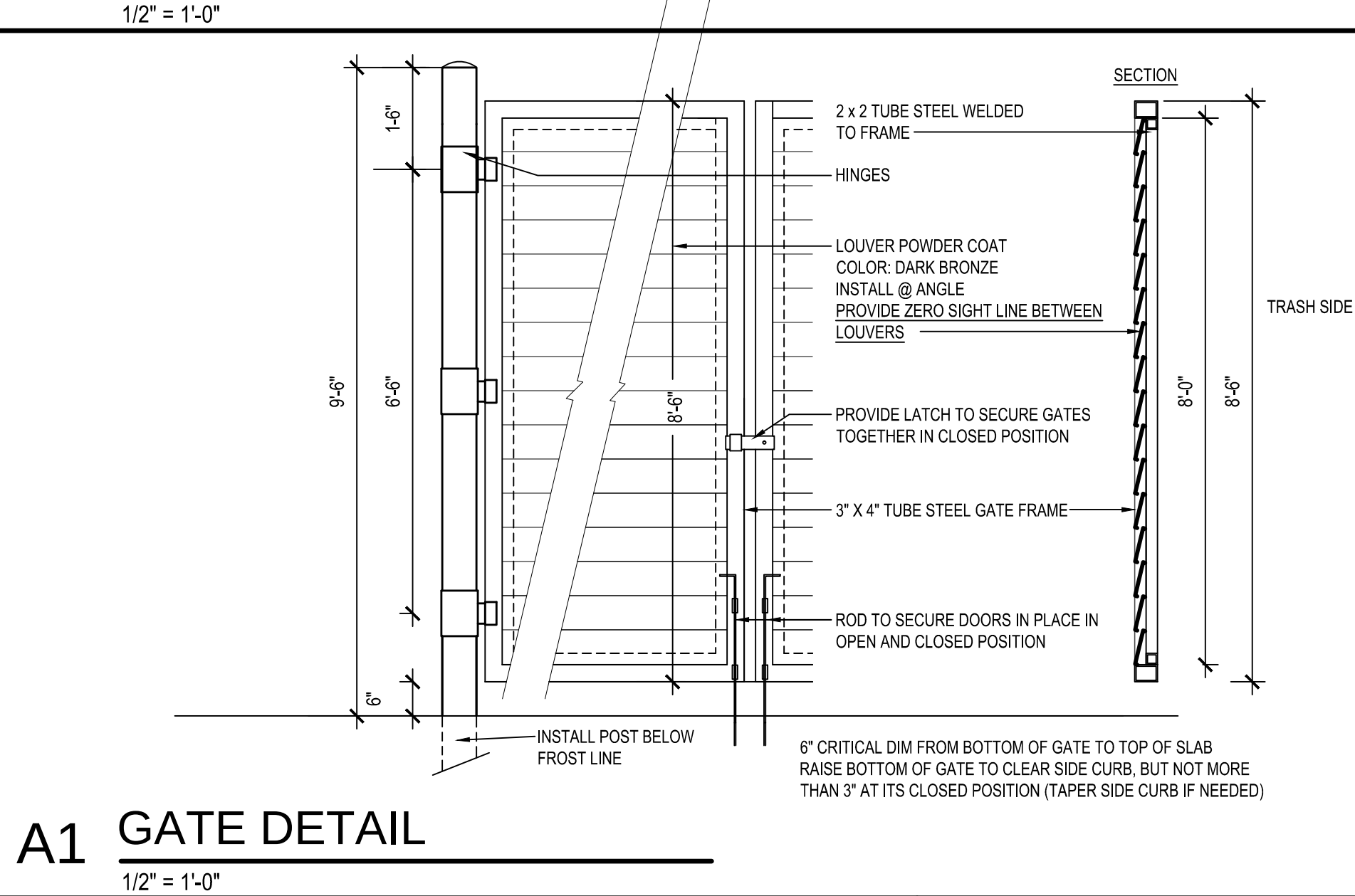


- KEY NOTES**
- MODULAR STANDARD FACE BRICK, RUNNING BOND PATTERN (FIELD COLOR #1) TO MATCH BUILDING EXTERIOR FINISHES
 - MODULAR STANDARD BRICK SOLDIER (TRIM COLOR #2) TO MATCH BUILDING EXTERIOR FINISHES
 - STEEL GALVANIZED GATE - POWDER COAT, BLACK, A1 & A2/A004
 - BOLLARD - VERIFY LOCATION WITH OWNER POWDER COAT - RE: A4/A004
 - GATE POST - POWDER COAT - RE: A4/A004
 - FLOOR AREA DRAIN - RE: MEP
 - PRE FINISHED METAL COPING (DARK BRONZE)
 - PROVIDE 6" CURB WITH 1/2" PLYWOOD AND HORIZONTAL SIDING EACH SIDE OF 2 X 6 WOOD STUDS @ 16" O.C

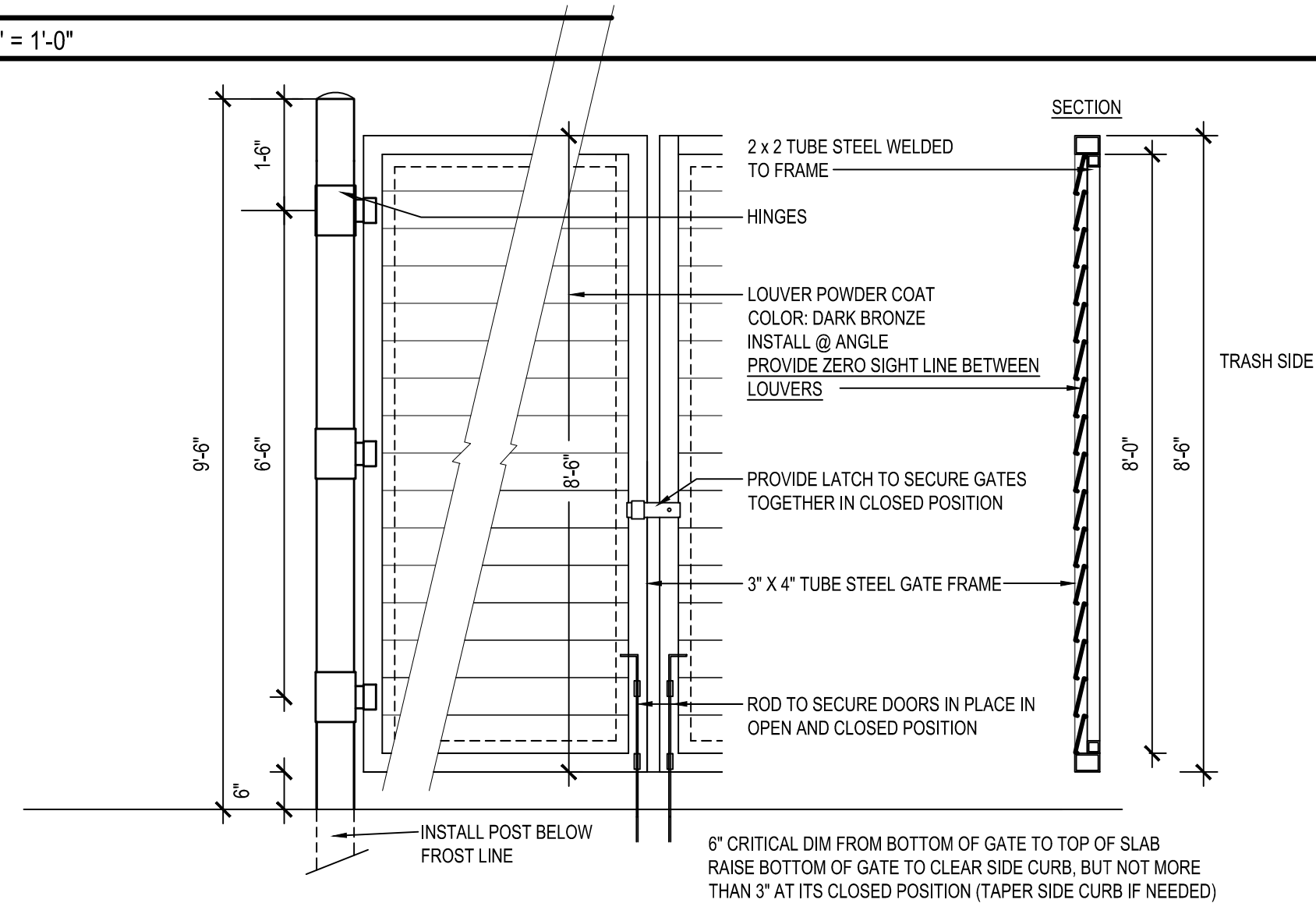


SEE DIM SHEETS A103A & A103B AND FOUNDATION PLANS A105A & A105B FOR EXTERIOR WALL DIMENSIONS

A2 BOLLARD DETAIL
1/2" = 1'-0"



A1 GATE DETAIL
1/2" = 1'-0"



MISSOURI LICENSE A-3013



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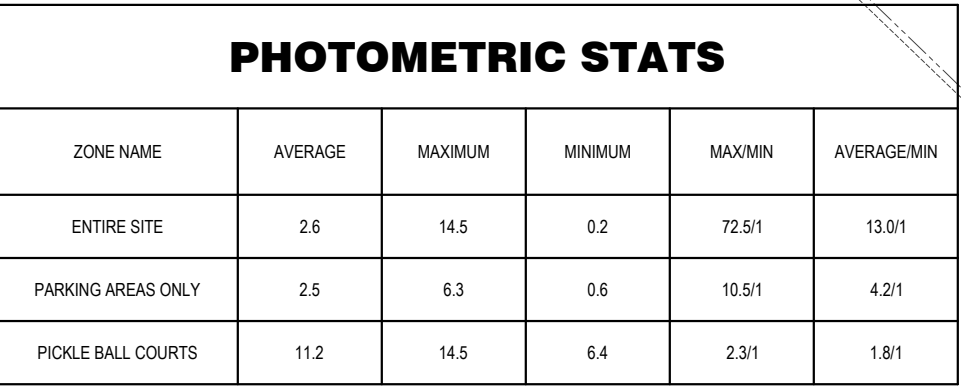
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SHEET 24/36

TRASH ENCLOSURE
A6



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



BC PROJECT #: 24608
MISSOURI PE CO # 2009003629

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BC ENGINEERS INCORPORATED

5720 Reeder Shawnee, KS 66203 (913)262-1772

[illegible]

SHEET 24x36

SITE
PHOTOMETRIC
PLAN

E402

