



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.

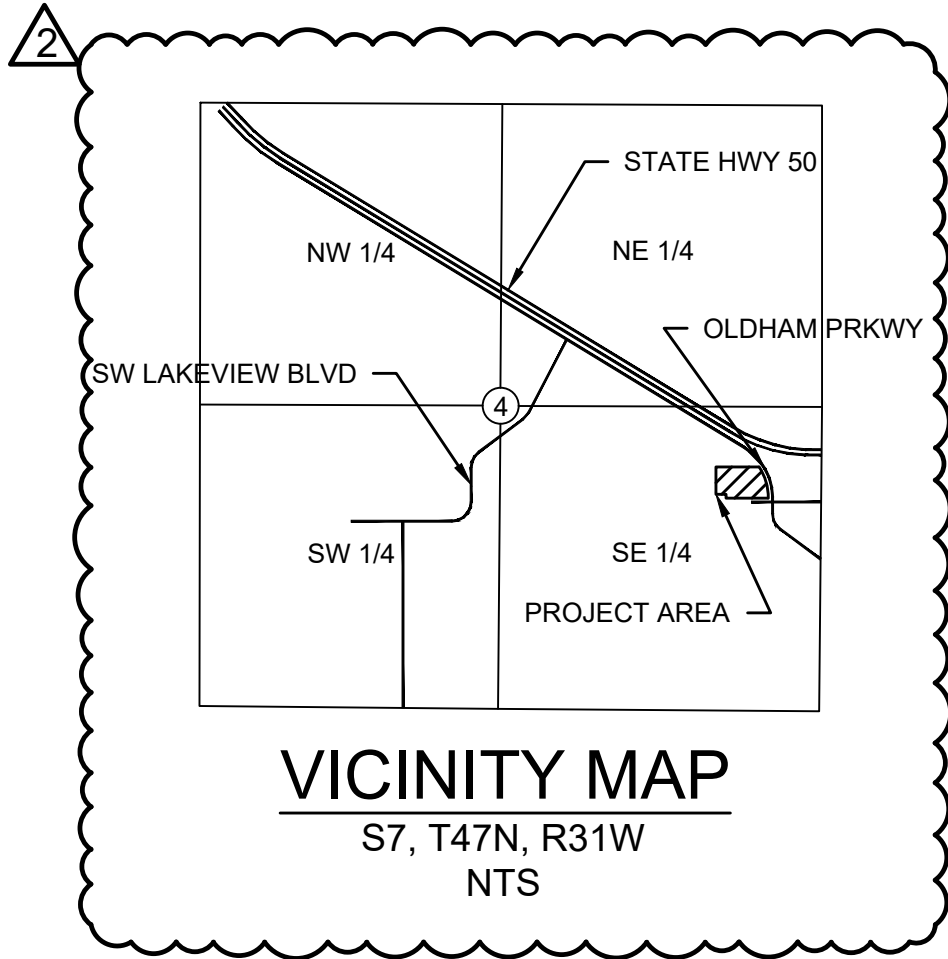
FINAL DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT

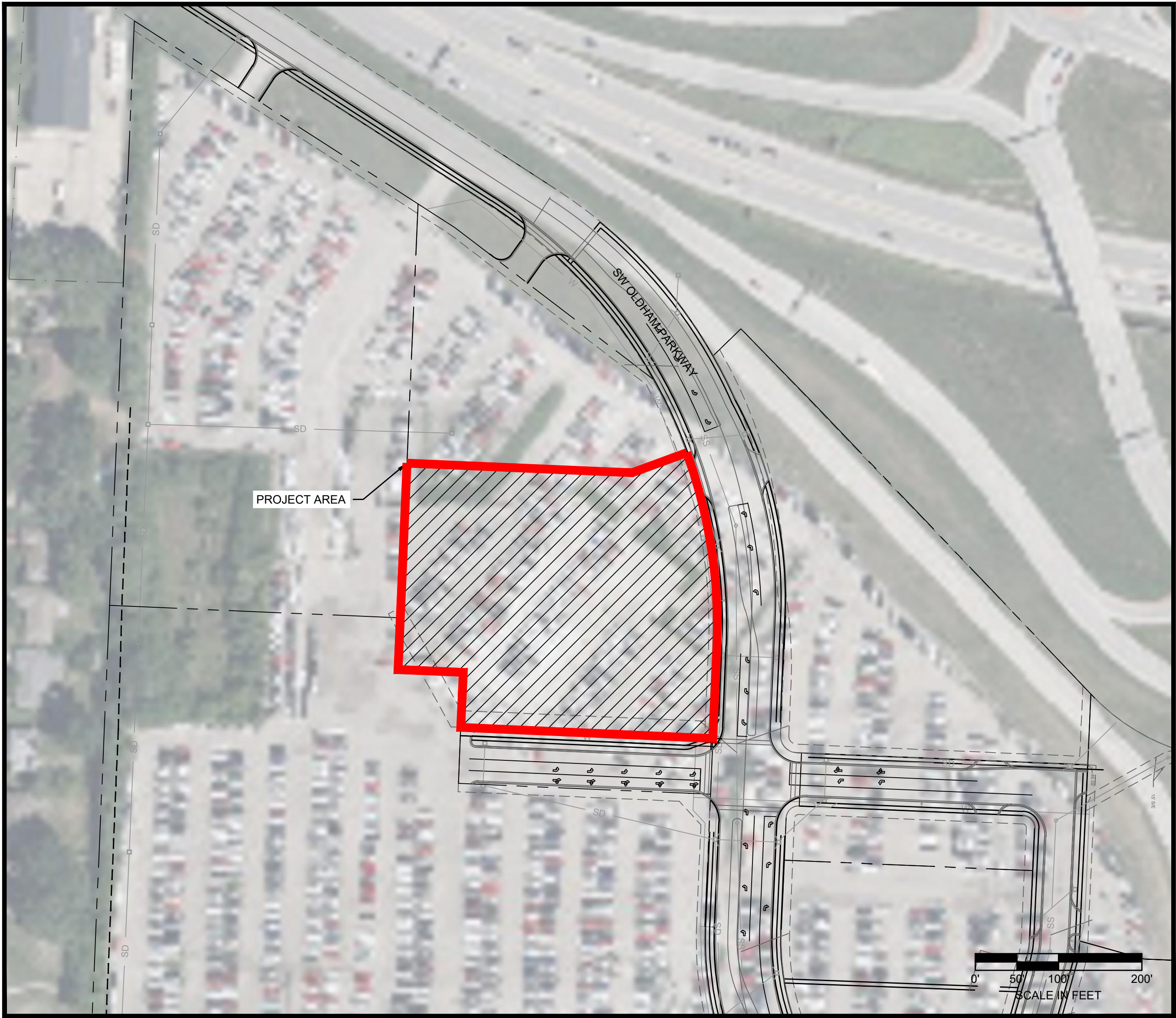
SW OLDHAM PARKWAY

SECTION 7, TOWNSHIP 47N, RANGE 33W

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



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

PROPERTY DESCRIPTION
LOT 4 OF OLDHAM VILLAGE, 1ST PLAT

S7, T47N, R31W

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%

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
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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

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BY	DESCRIPTION	DATE	REV. NO.	1	10/09/25	REVISION PER CITY COMMENTS	2	10/28/25	REVISION PER CITY COMMENTS	2025
TITLE SHEET										2025
SITE DEVELOPMENT PLANS										
FIVE-FOUR RESTAURANT										
301 SW OLDHAM PARKWAY										
LEE'S SUMMIT, MISSOURI										

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

SHEET
C100

SHEET
C200



THIS LEGEND APPLIES TO ALL PLAN
VIEWS WITHIN THIS PLAN SET

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REVISIONS

FIVE-FOUR RESTAURANT
3301 SW OLDHAM PARKWAY

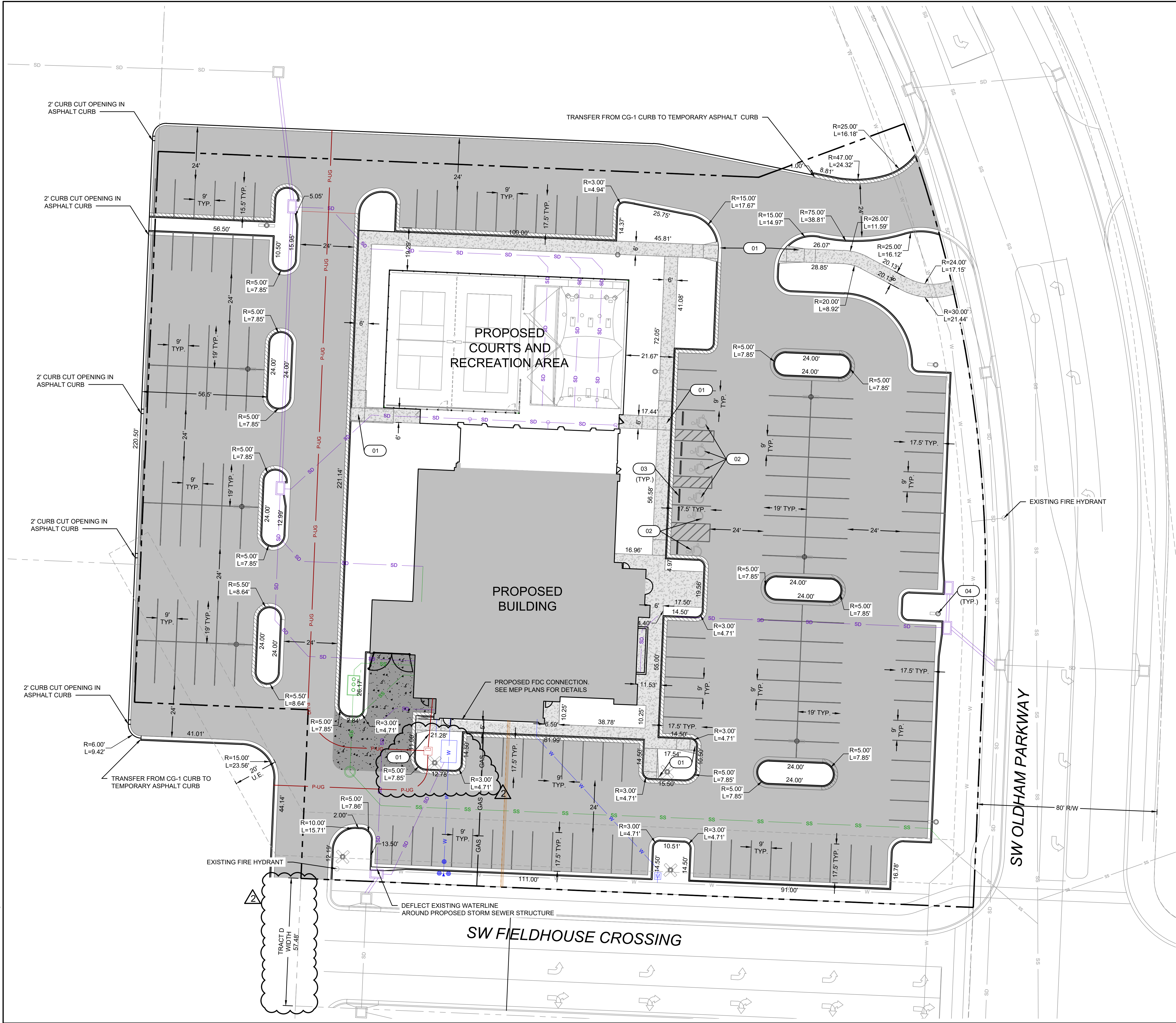
LEE'S SUMMIT, MISSOURI

2025

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

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

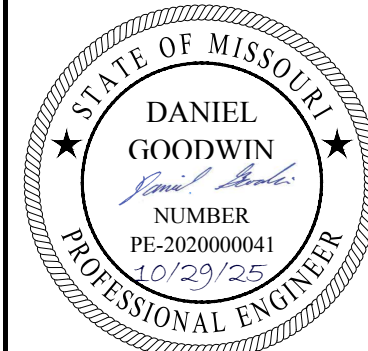
FEMA FLOOD BOUNDARY AND FLOODWAY MAP
COMMUNITY PANEL NUMBER 2909SC0419G EFFECTIVE
1/20/2017 CLASSIFIES THE FIVE FOUR PROPERTY AS A
"ZONE X" AREA

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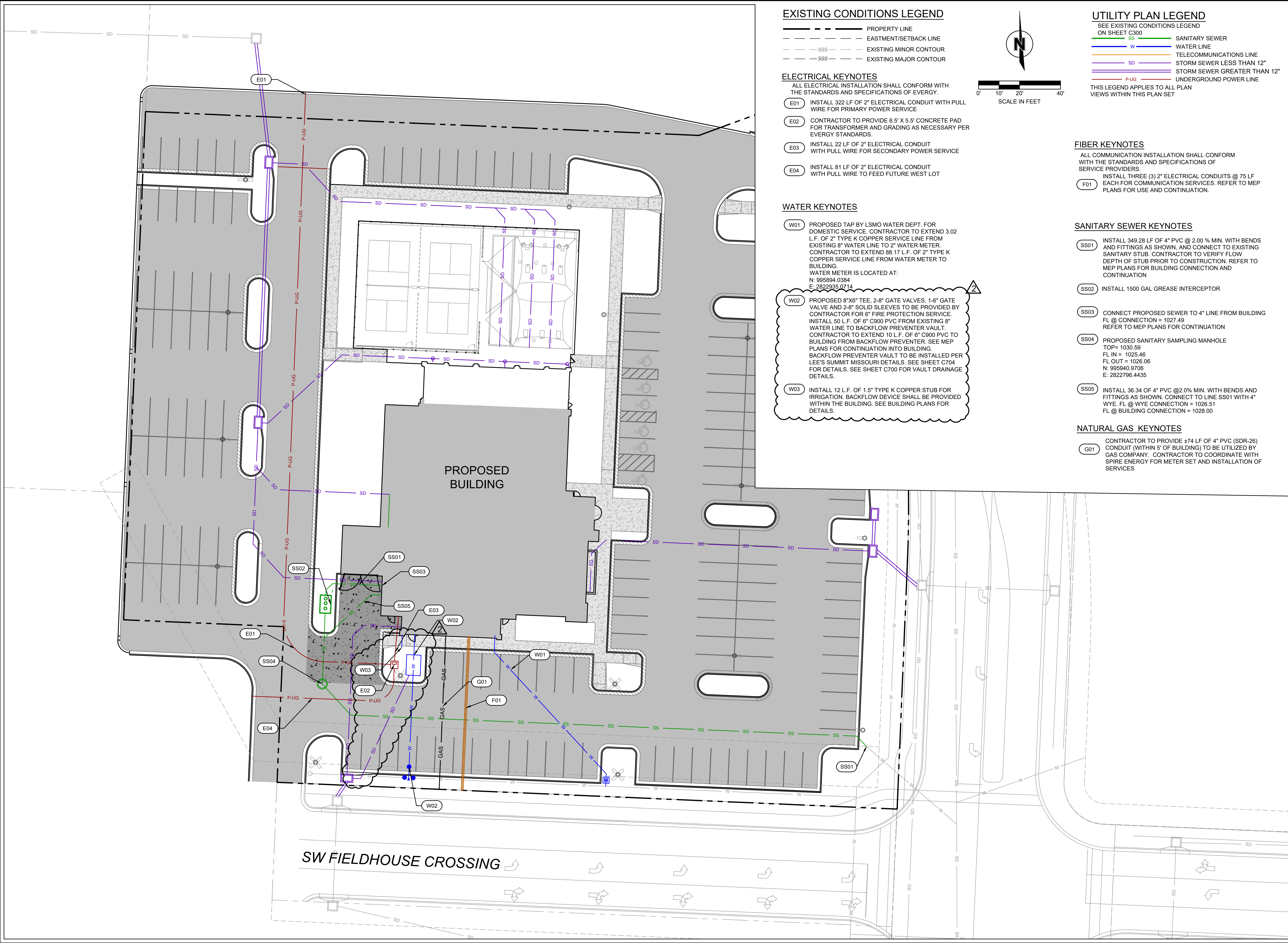
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2	10/28/25		

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

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SHEET
C400

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STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER
PE-2020000041
EXPIRATION DATE
10/29/25

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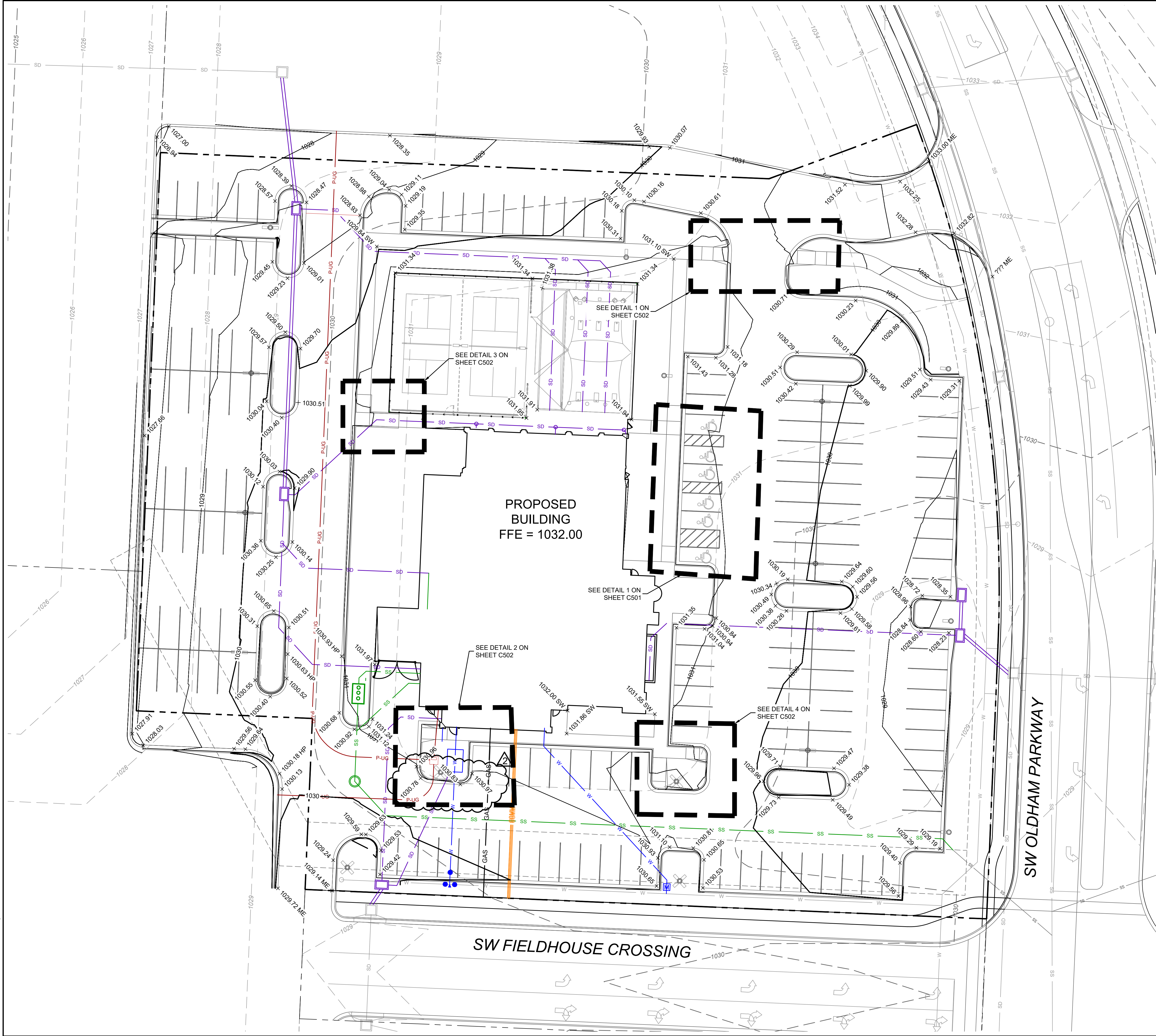
UTILITY PLAN
SITE DEVELOPMENT PLANS
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

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designed by: DG
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SHEET
C401

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GRADING LEGEND

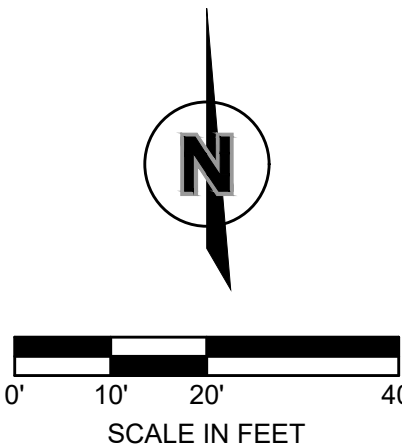
SEE EXISTING CONDITIONS LEGEND ON SHEET C300

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

SPOT ELEVATION LEGEND

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

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



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

drawn by: OS/GS
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SHEET
C500

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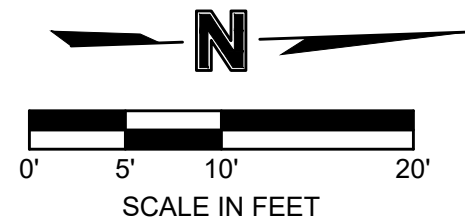
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 PROPERTY LINE
 EXISTING MINOR CONTOUR
 EXISTING MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 GRADE BREAK

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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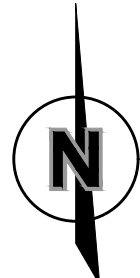
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SHEET
C501

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ADA RAMP 1



ADA RAMP GRADING DETAILS SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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SHEET
C502

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USER: dgoodwin

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DATE: Oct 29, 2025 9:36am


PROPERTY LINE
 **EXISTING MINOR CONTOUR**
 **EXISTING MAJOR CONTOUR**
 **PROPOSED MINOR CONTOUR**
 **PROPOSED 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.

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

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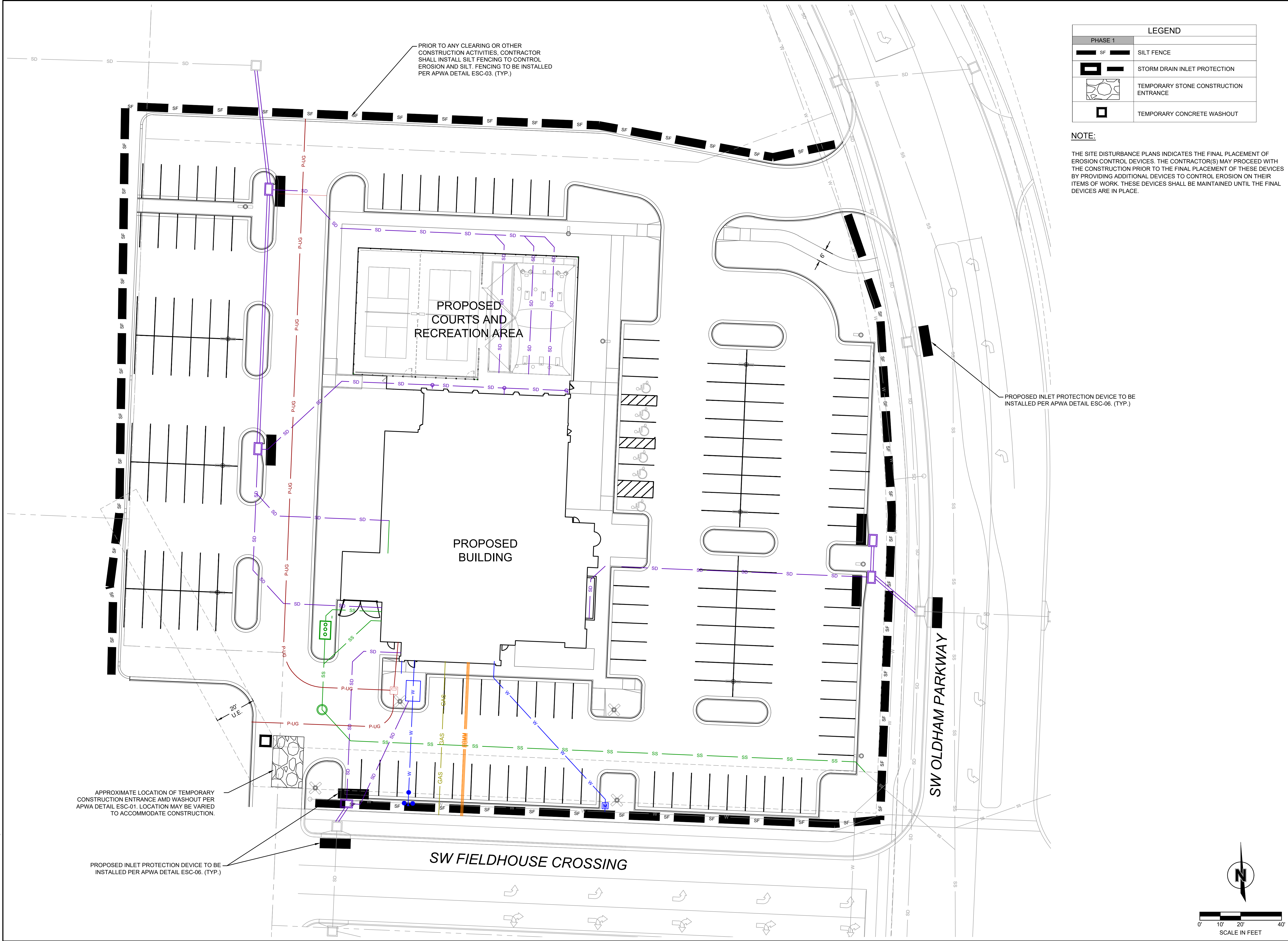
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LEE'S SUMMIT, MISSOURI

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DANIEL GOODWIN

NUMBER PE-2020000041

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EROSION CONTROL PLAN
FINAL DEVELOPMENT PLAN

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

2025

drawn by: OS/JS

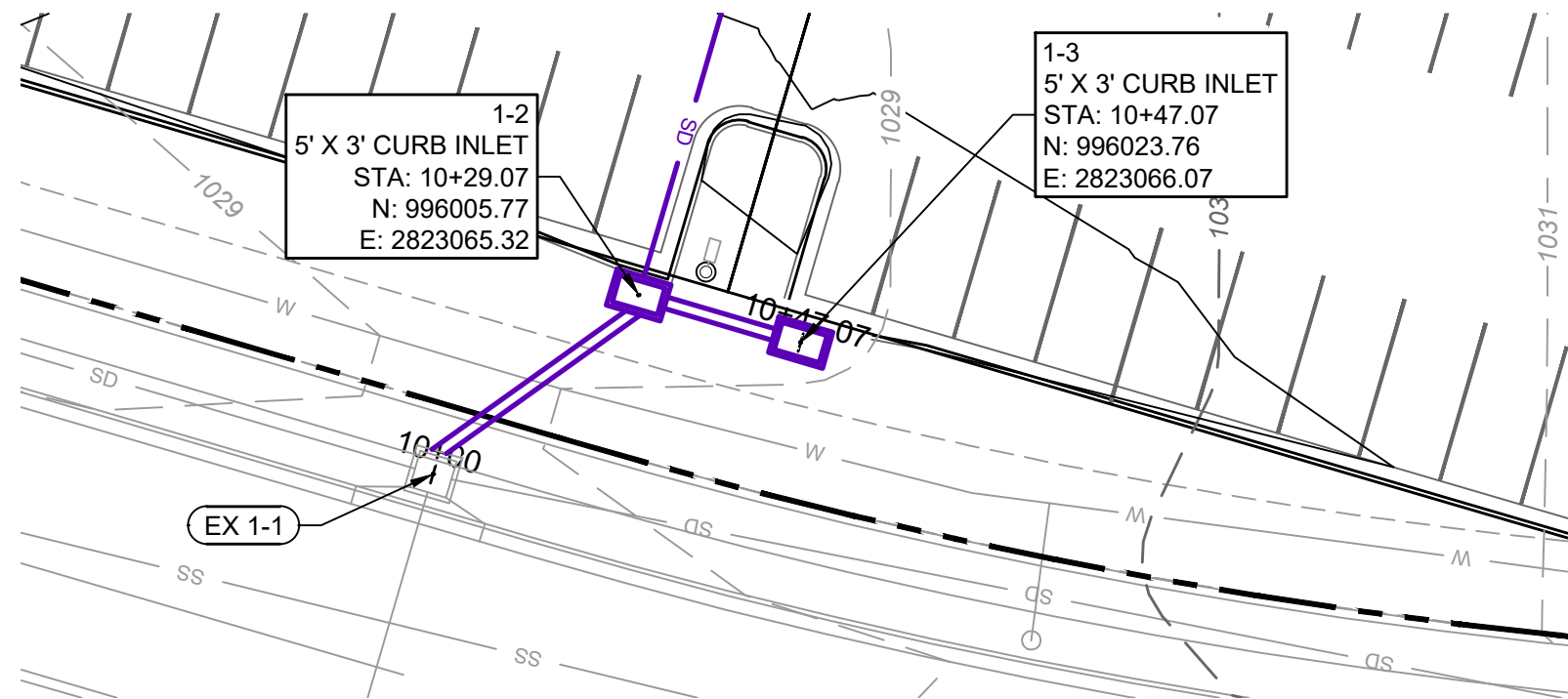
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project no.: 024-02510

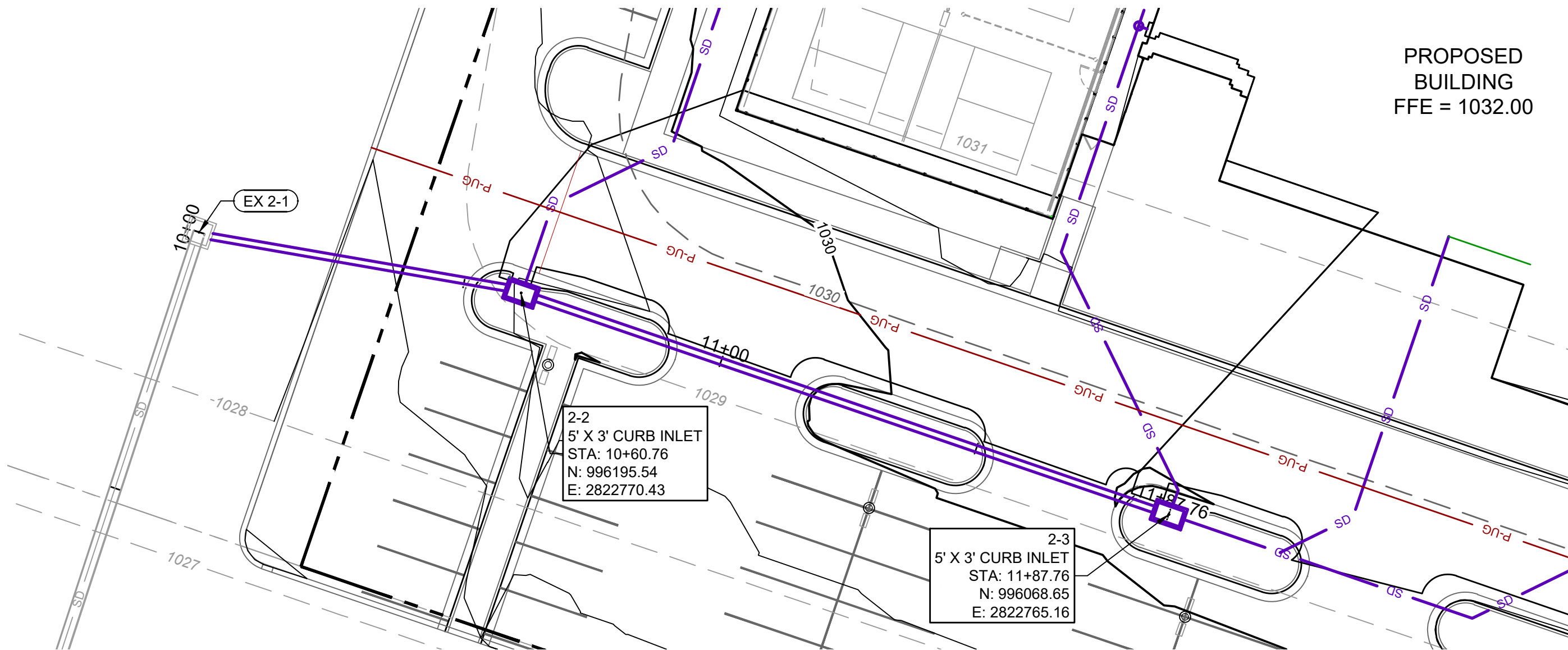
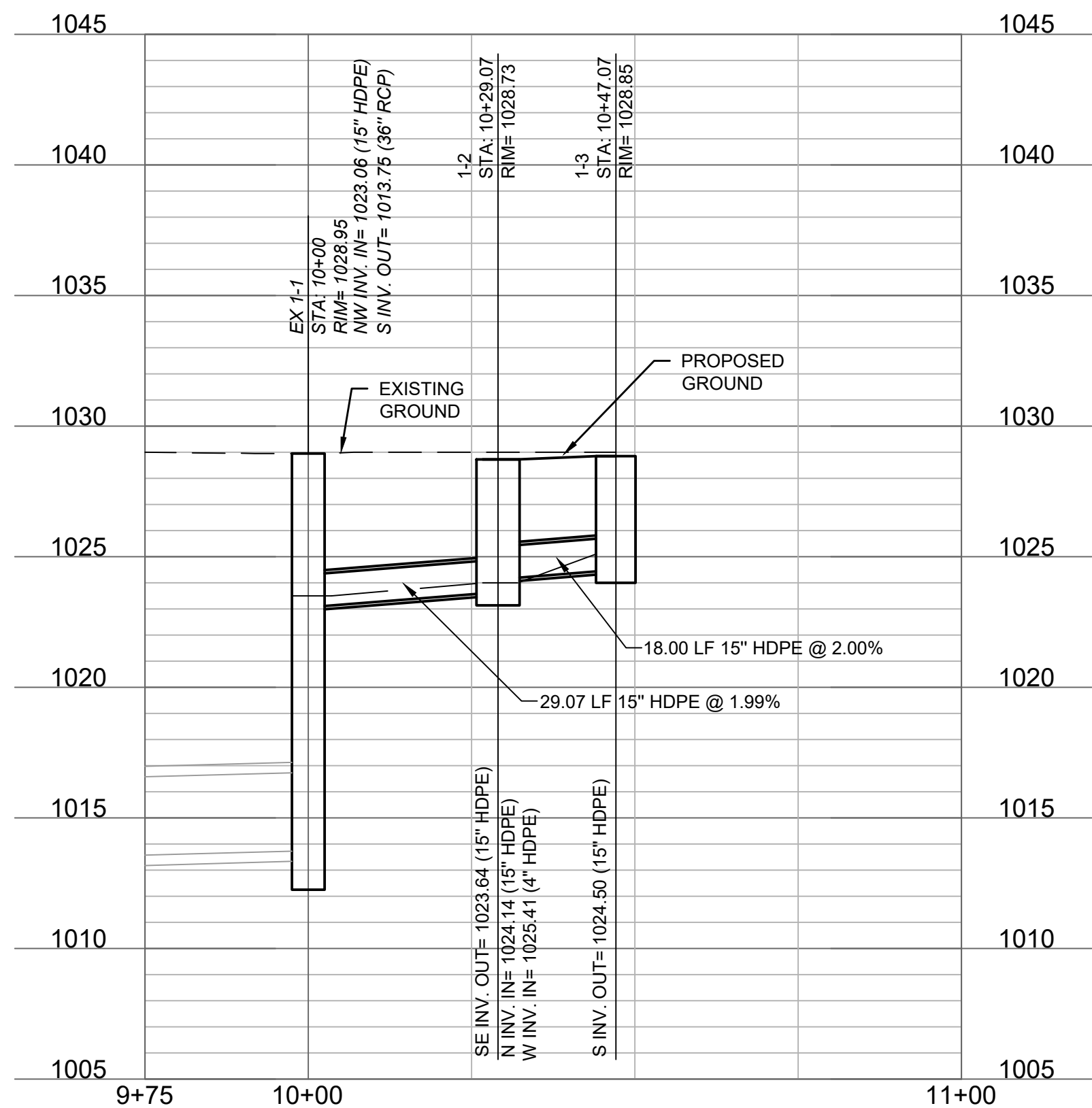
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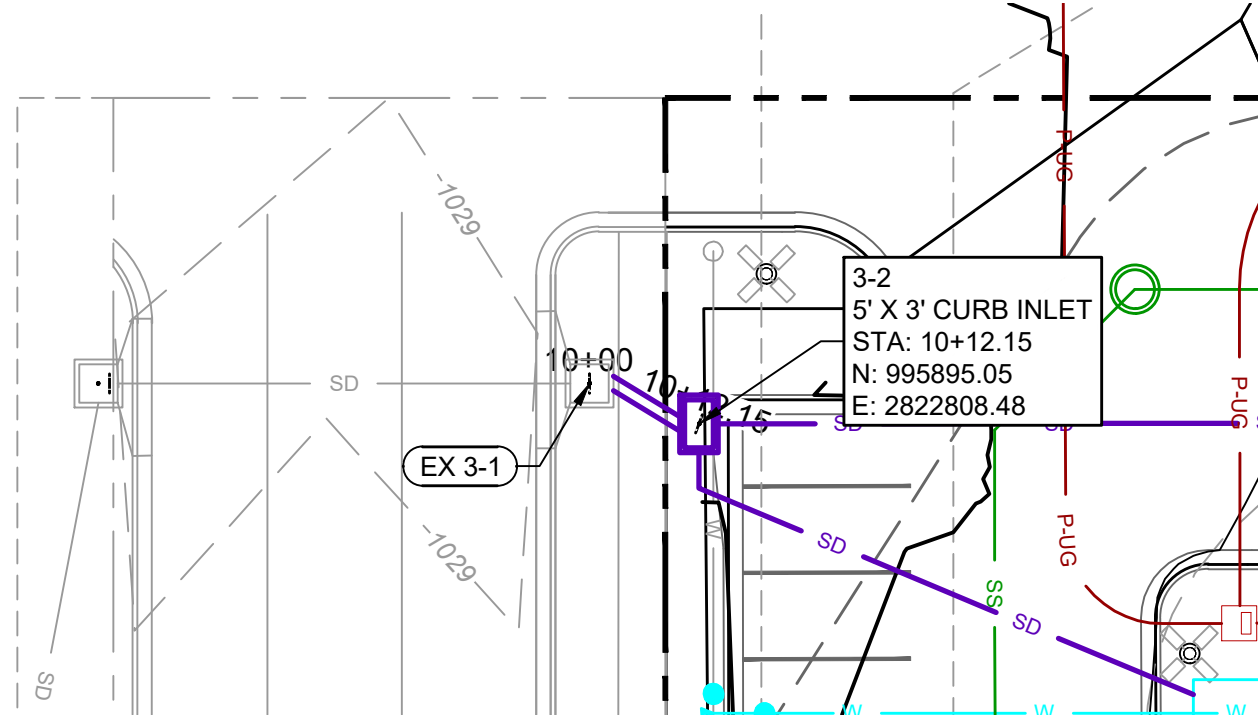
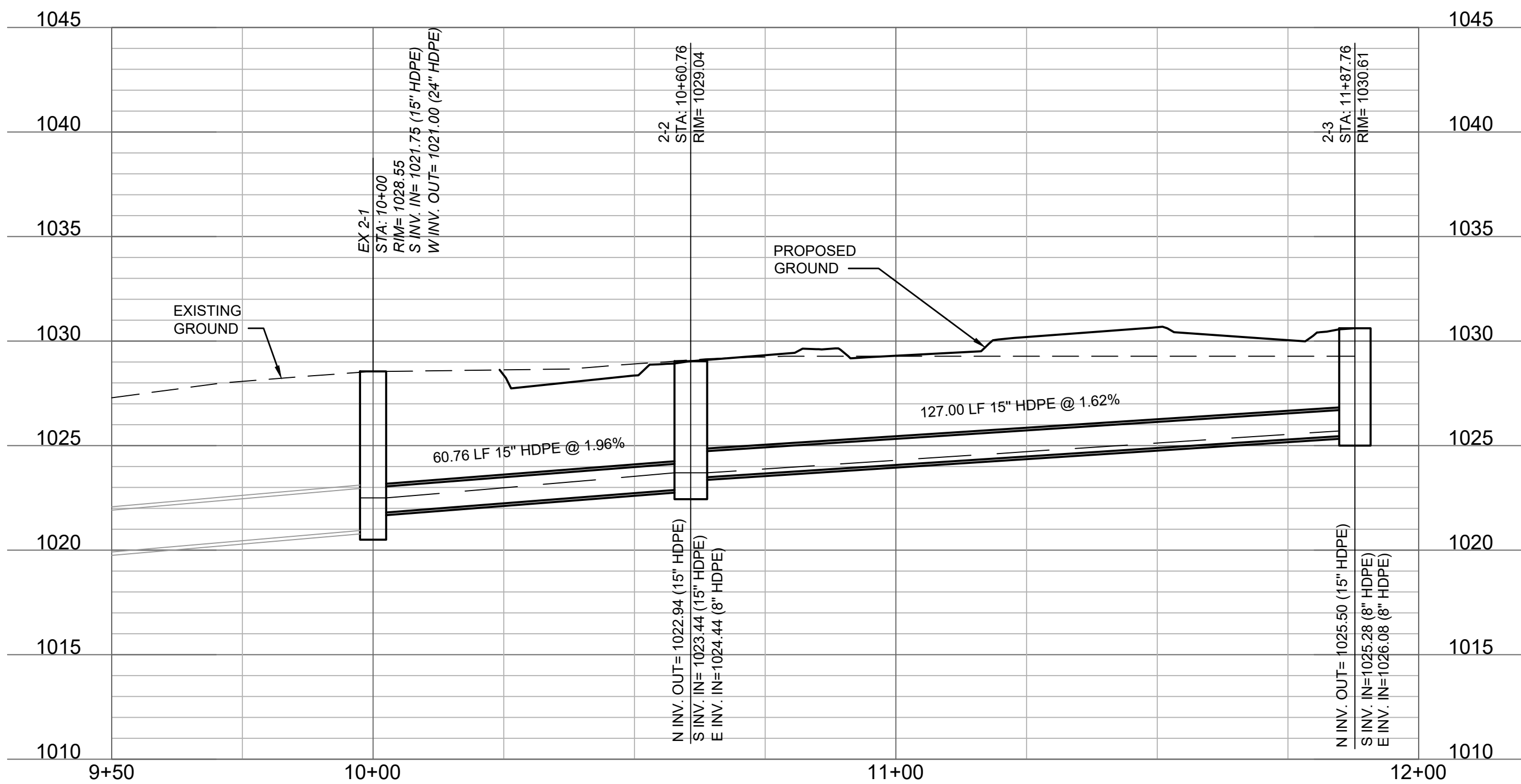
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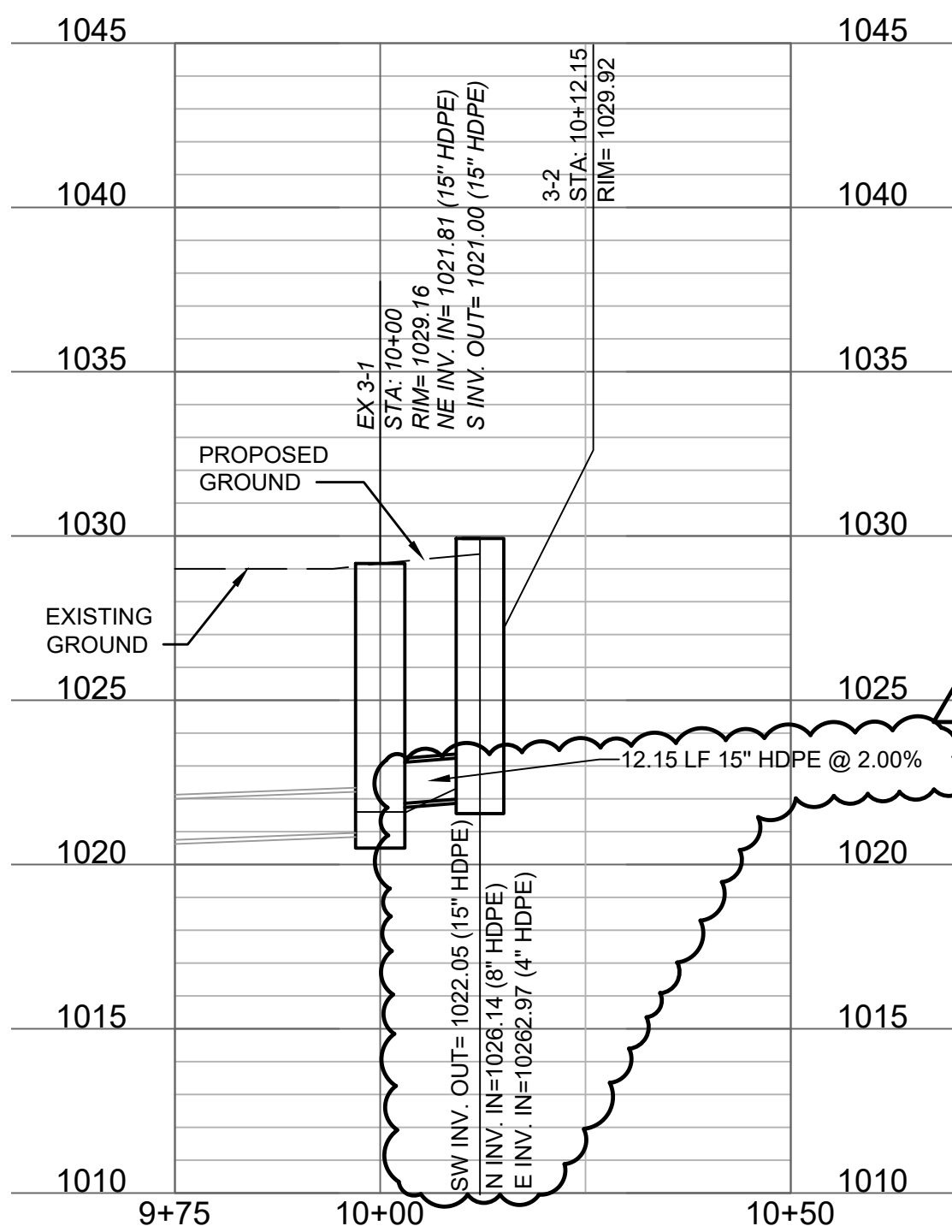
STORM LINE 1 (9+75 - 11+00)



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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STORM PLAN & PROFILES

SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT

301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

drawn by: OS/GS

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project no.: 024-02510

date: 2025.10.15

SHEET

C600



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

ST01 INSTALL 126.70 LF OF 6" HDPE.
INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE
CONNECT DOWNSTREAM INTO STRUCTURE 2-3.
SLOPE @ 2.00%
FL UP 1028.61
FL DOWN 1026.08

ST02 INSTALL APPROXIMATELY 70.04 LF OF 8" HDPE.
CONNECT TO ROOF DRAIN DOWNSPOUTS. WYE INTO ST01.
SLOPE @ 2.00% MIN
FL UP 1027.00
FL DOWN 1026.46

ST03 INSTALL APPROXIMATELY 93.18 LF OF 6" HDPE.
INSTALL DOWNSPOUT BOOT AND CONNECT TO PIPE
CONNECT TO ROOF DRAIN DOWNSPOUTS. CONNECT
DOWNSTREAM INTO 3-2.
SLOPE @ 2.00% MIN
FL UP 1028.00
FL DOWN 1026.14

ST04 INSTALL APPROXIMATELY 160.39 LF OF 8" HDPE.
CONNECT DOWNSTREAM INTO 2-3.
SLOPE @ 2.00%
FL UP 1029.29
FL DOWN 1026.13

ST05 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH
PEDESTRIAN GRATE INLET
TOP = 1031.90
FL IN (S) = 1029.00 (6" HDPE)
FL IN (E) = 1027.90 (8" HDPE)
FL OUT (W) = 1027.90 (8"HDPE)

ST06 INSTALL 12" DIA. NYLOPLAST DRAIN BASIN WITH
PEDESTRIAN GRATE INLET
TOP = 1031.90
FL IN (S) = 1029.00 (6" HDPE)
FL IN (E) = 1028.60 (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

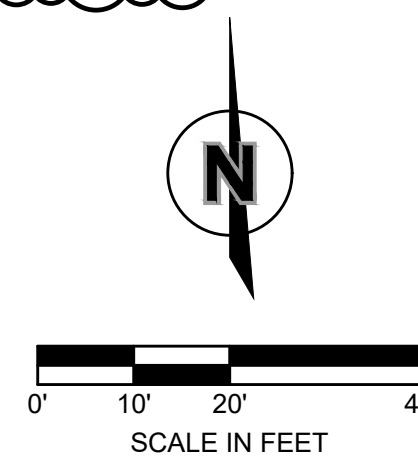
ST11 INSTALL APPROXIMATELY 69.18 LF OF 4" PERFORATED PIPE
CONNECT DOWNSTREAM INTO ST09 WITH WYE
SLOPE @ 2.00%
FL UP = 1028.40
FL DOWN = 1027.02

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

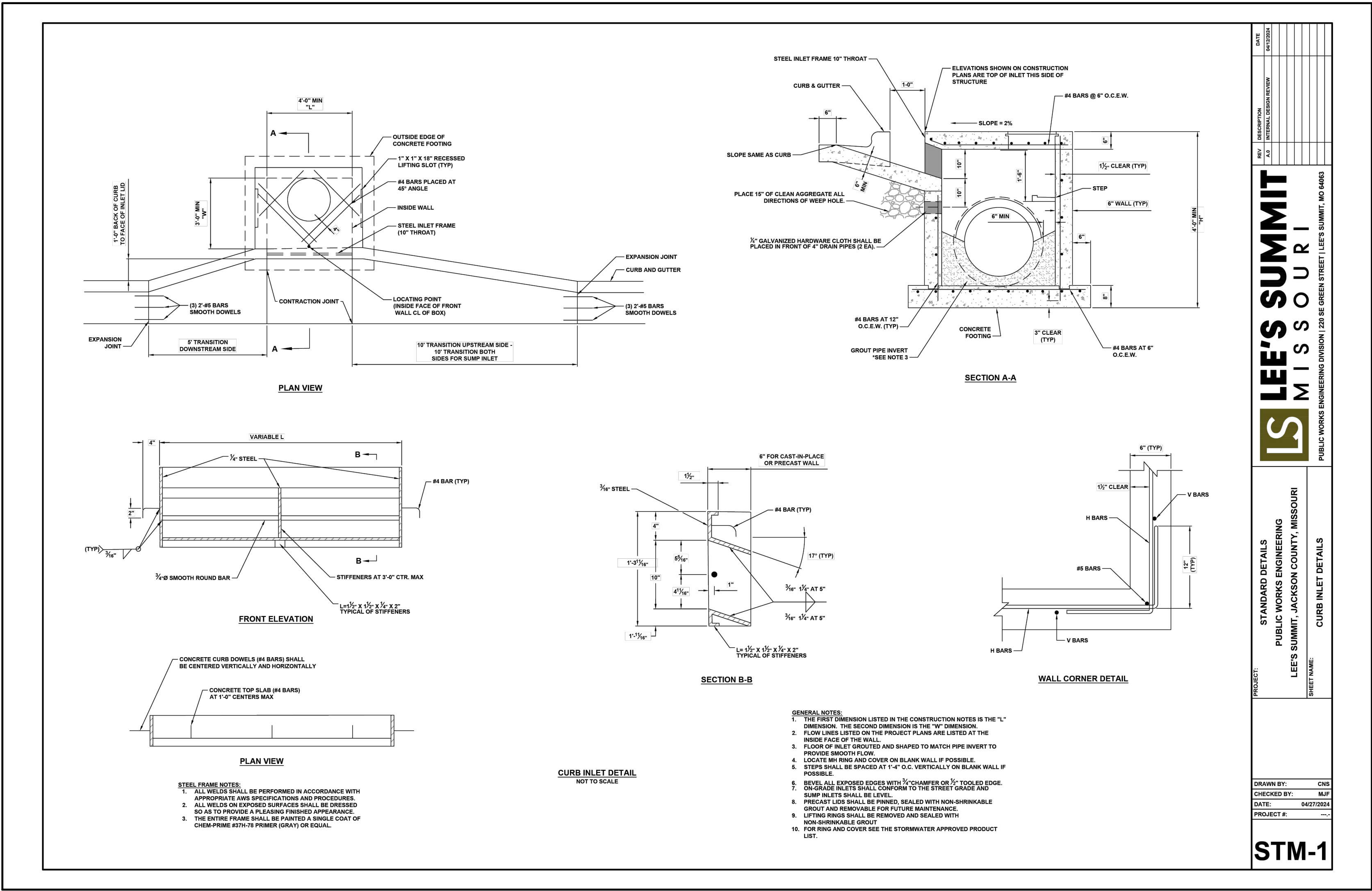
ST14 INSTALL APPROXIMATELY 139.99 LF OF 4" PERFORATED PIPE
CONNECT DOWNSTREAM INTO INLET 1-1
SLOPE @ 3.00%
FL UP = 1029.43
FL DOWN = 1025.41

ST15 INSTALL APPROXIMATELY 59.51 LF OF 4" PVC PIPE
CONNECT DOWNSTREAM INTO INLET 3-2
SLOPE @ 0.5%
FL UP = 1022.97
FL DOWN = 1022.67



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DRAWING TITLE	PROJECT NO.	DATE	DESCRIPTION	BY	REVISIONS				
						REV. NO.	1	10/09/25	REVISION PER CITY COMMENTS
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DRAINAGE PLAN SITE DEVELOPMENT PLANS		FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY		2025					
LEE'S SUMMIT, MISSOURI									
drawn by: OS/GS designed by: PG 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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BY

REVISIONS

2025

DRAINAGE TABLES
SITE DEVELOPMENT PLANS

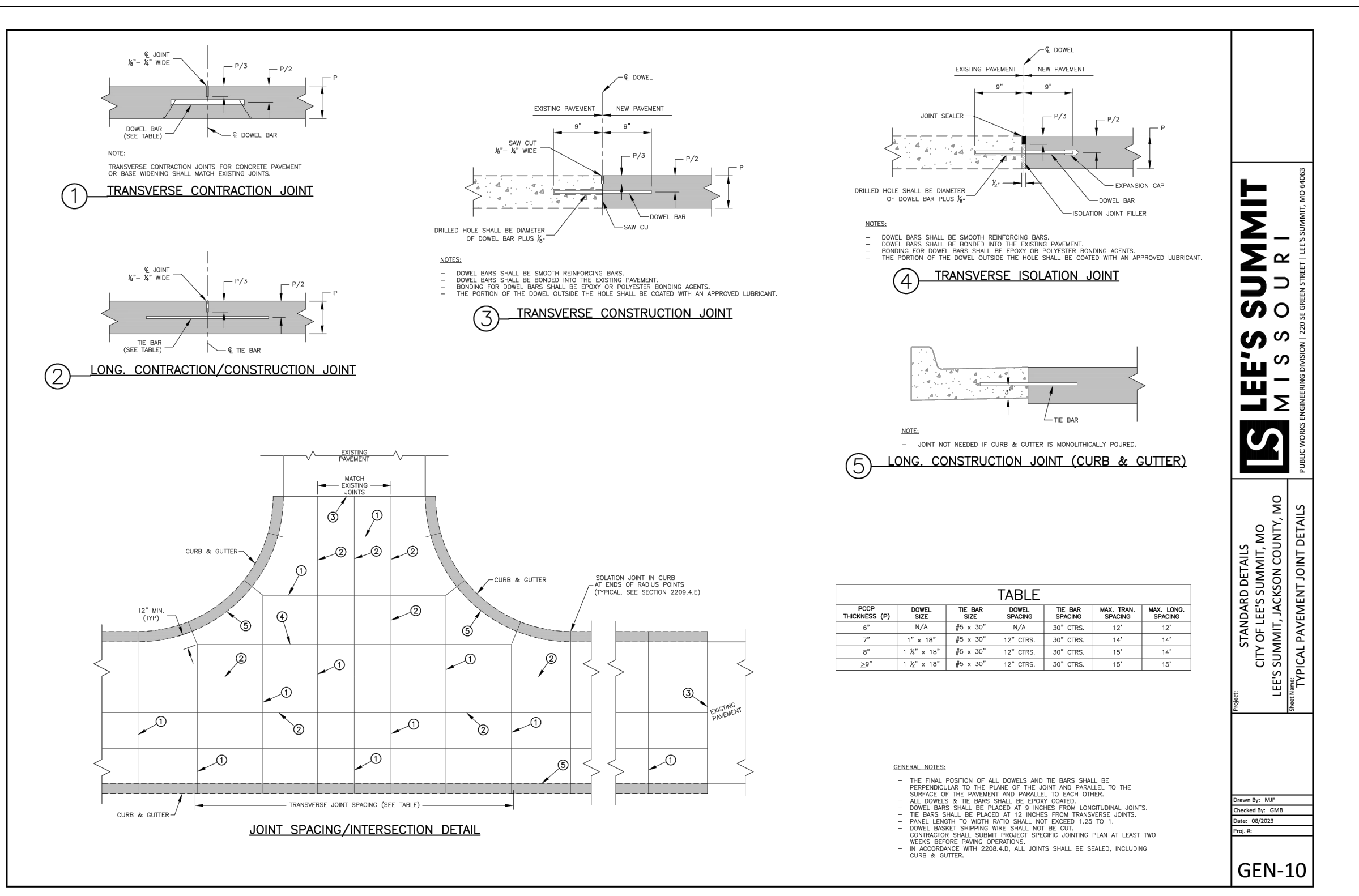
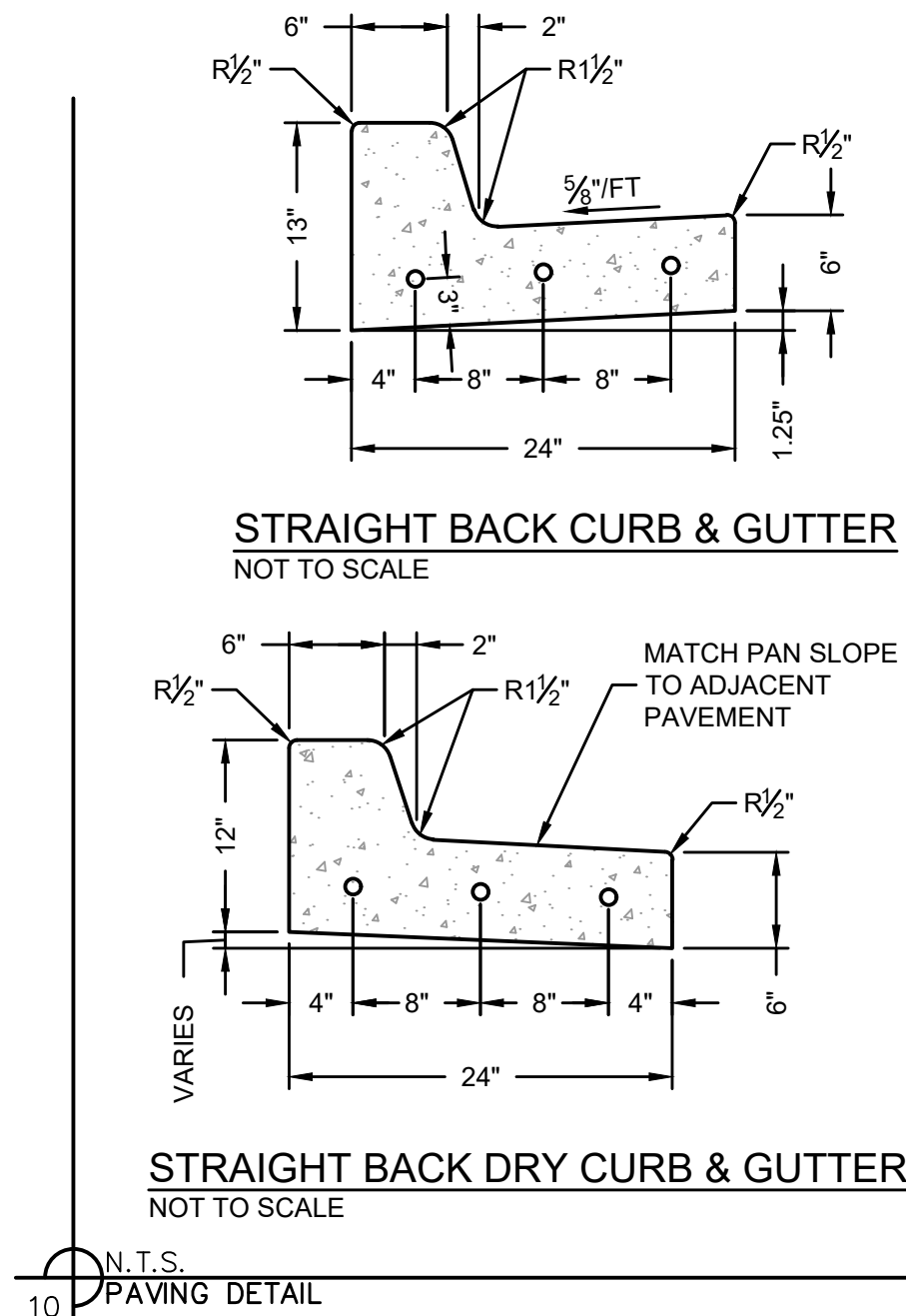
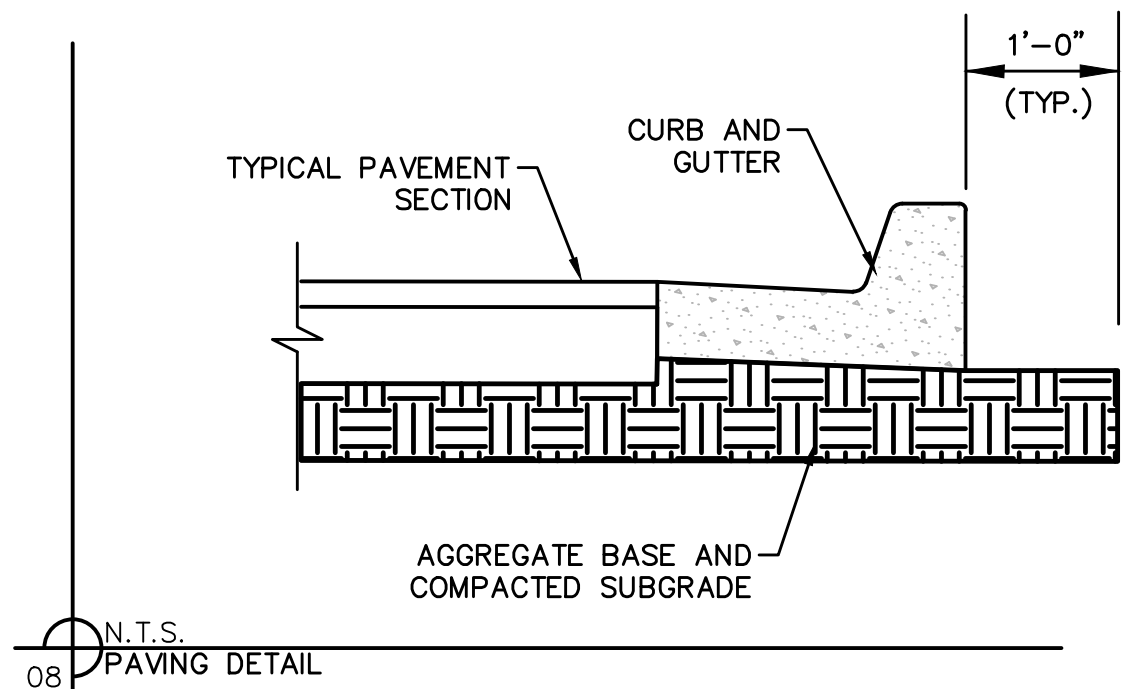
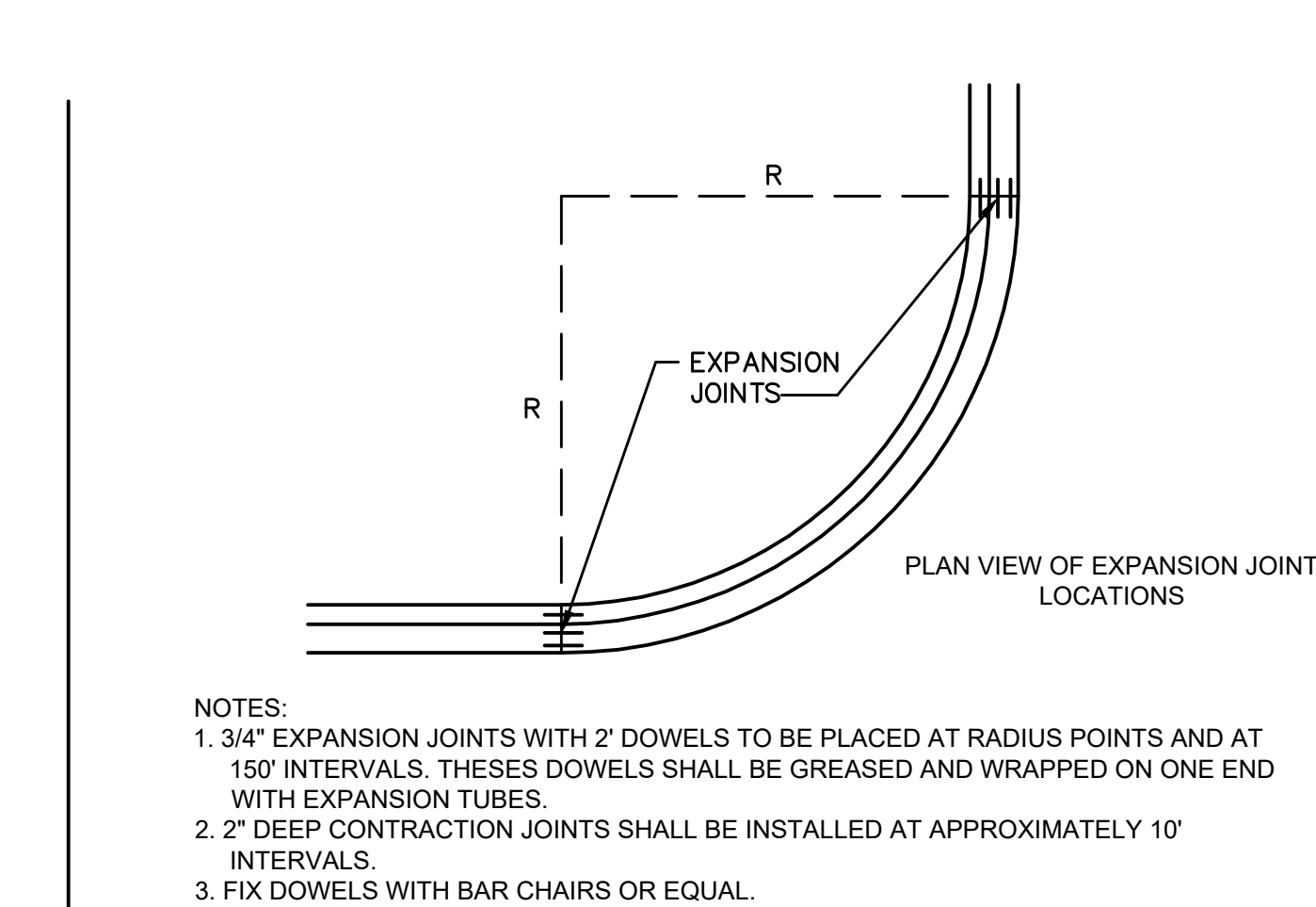
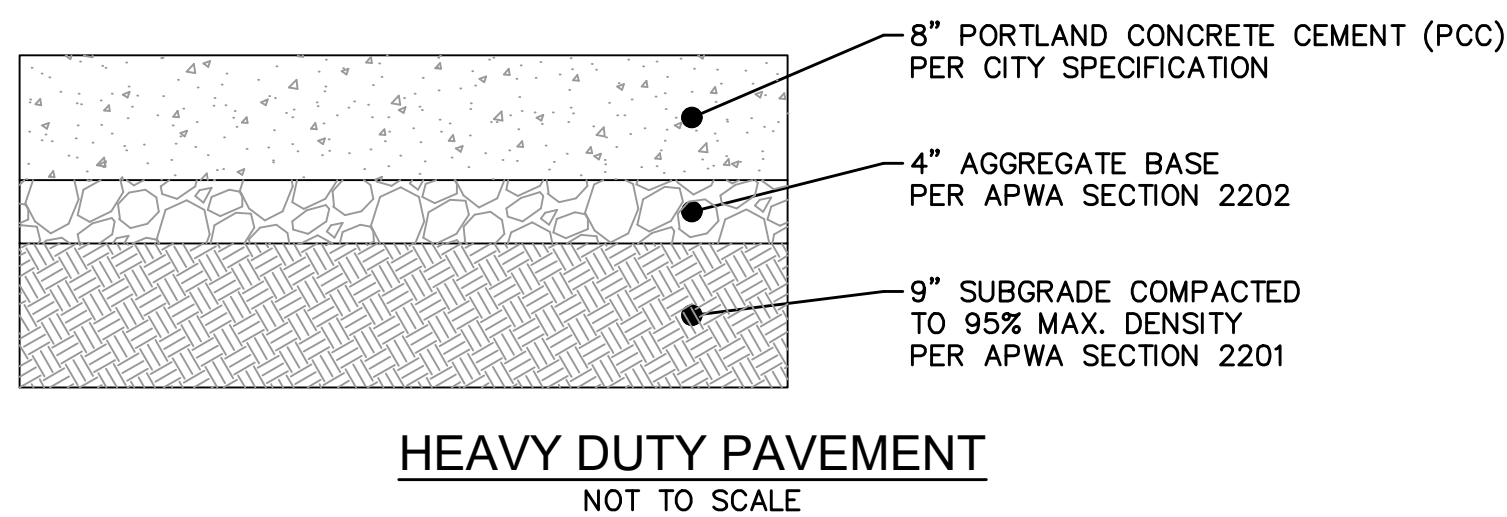
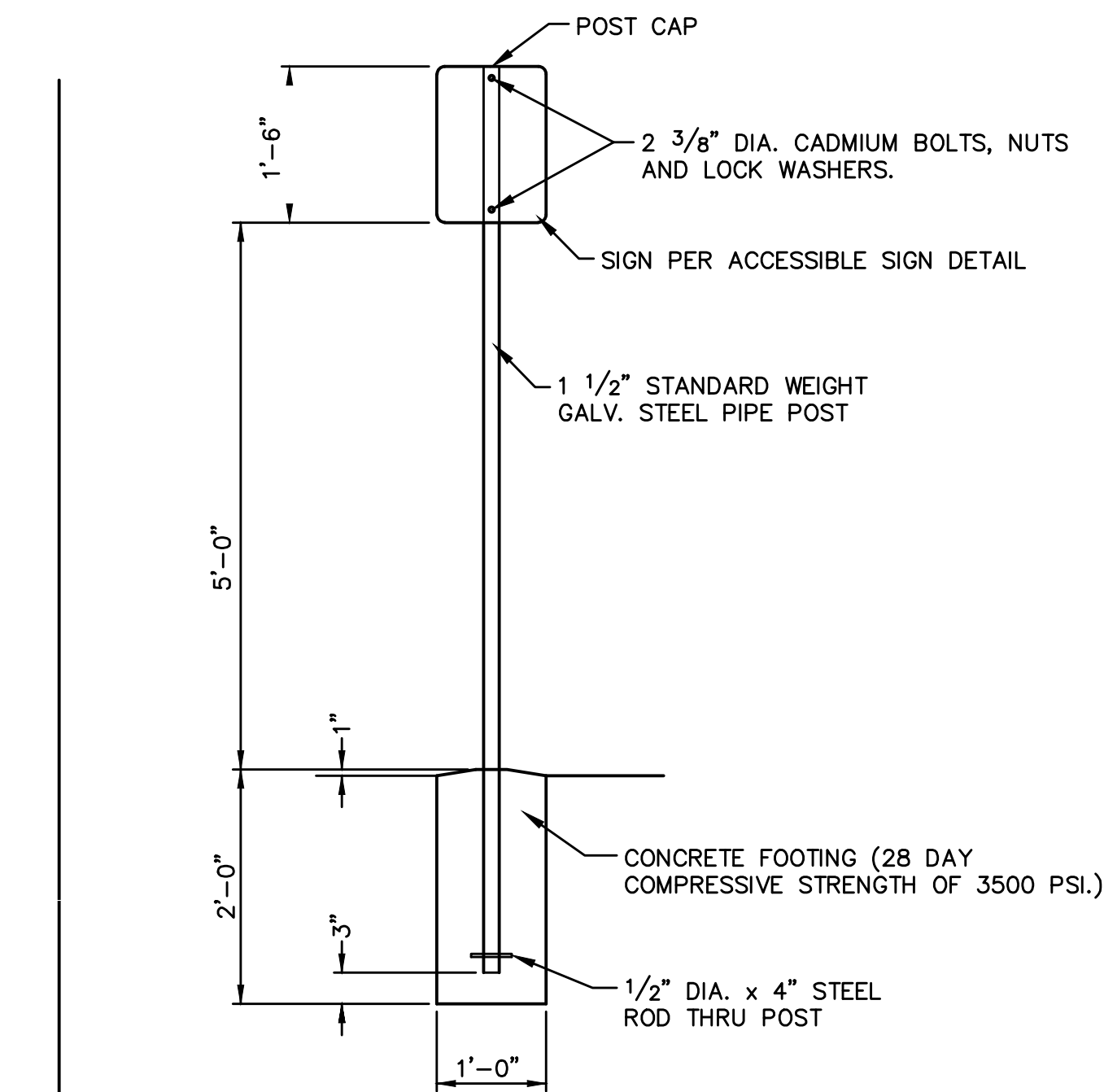
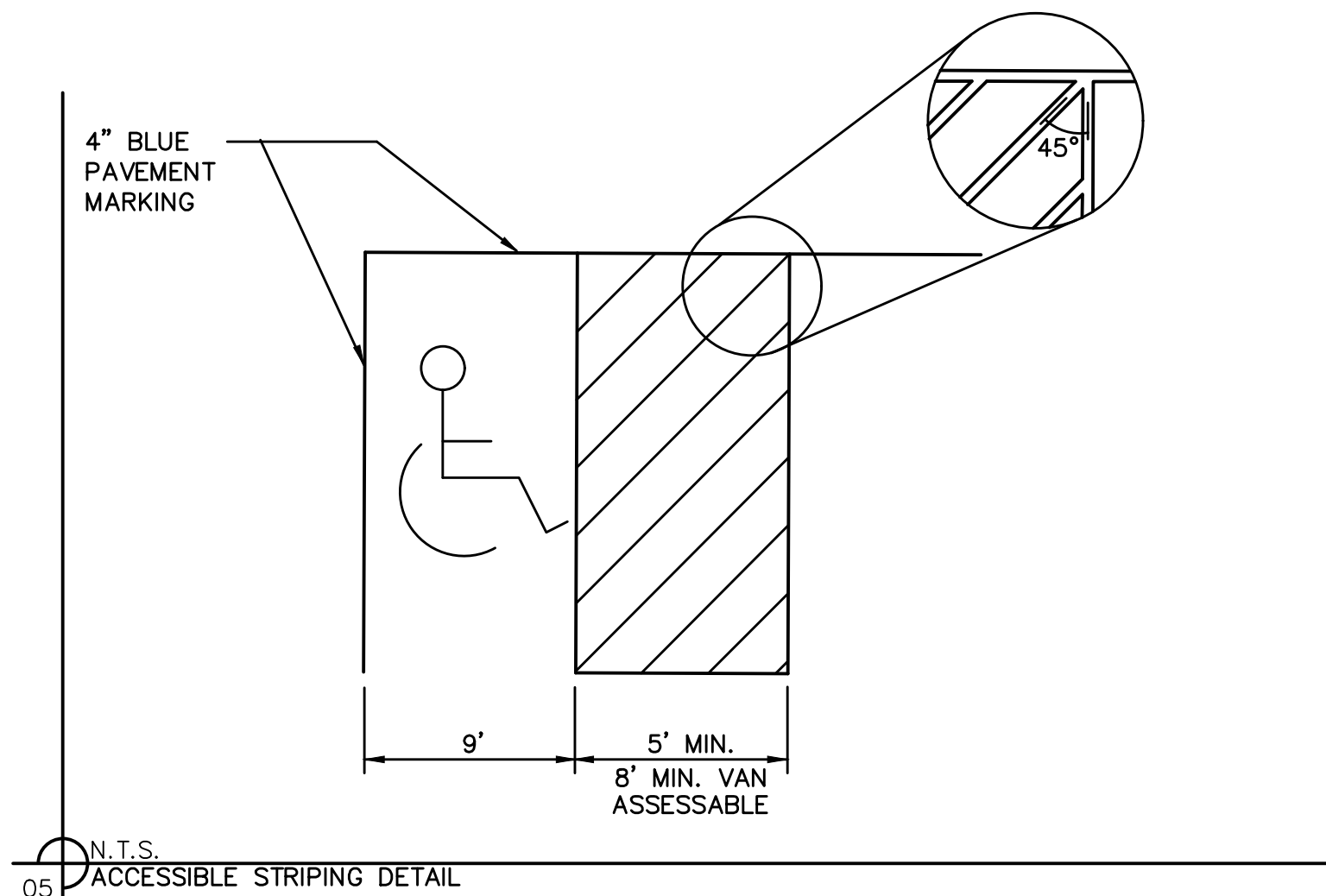
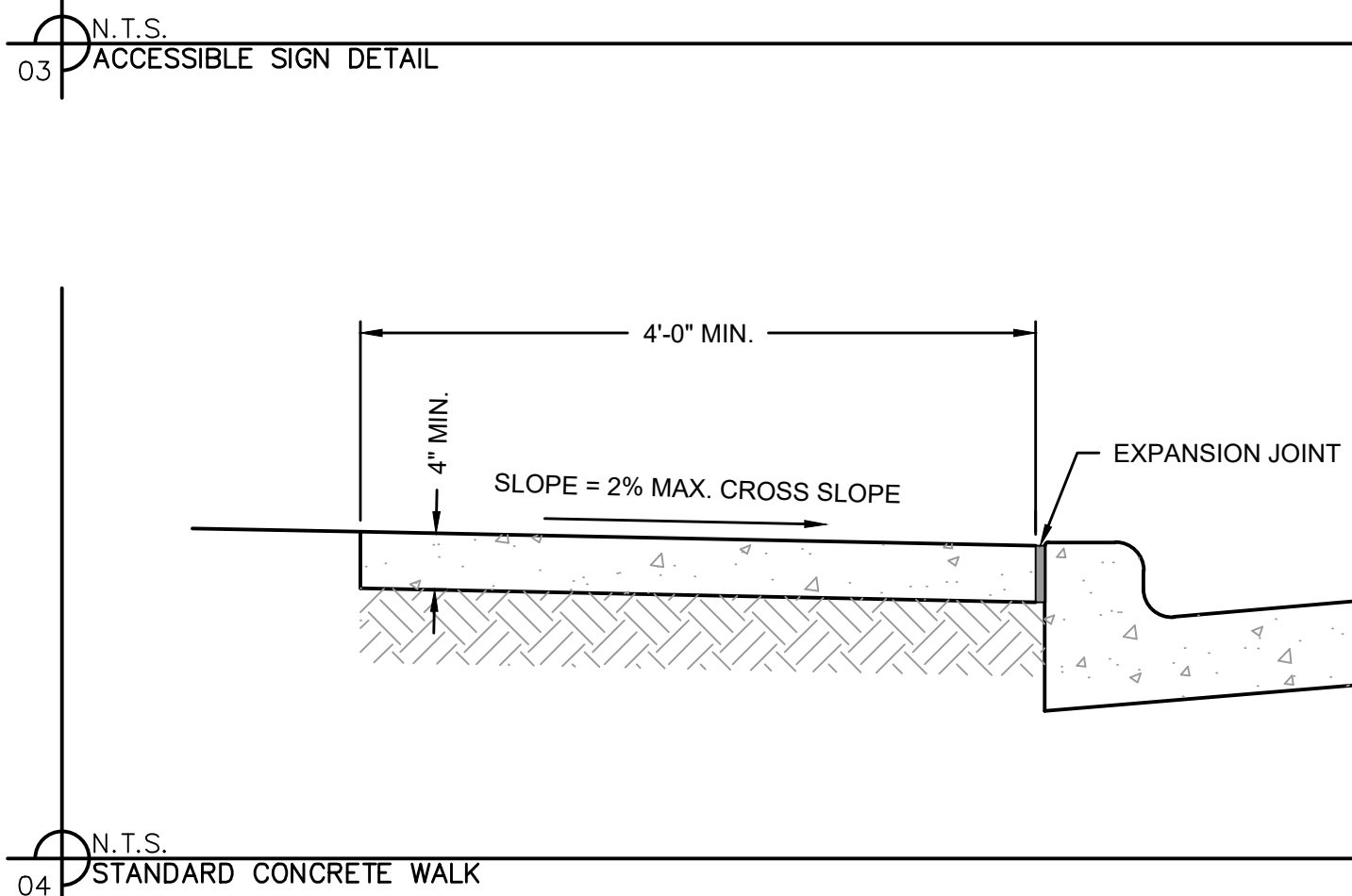
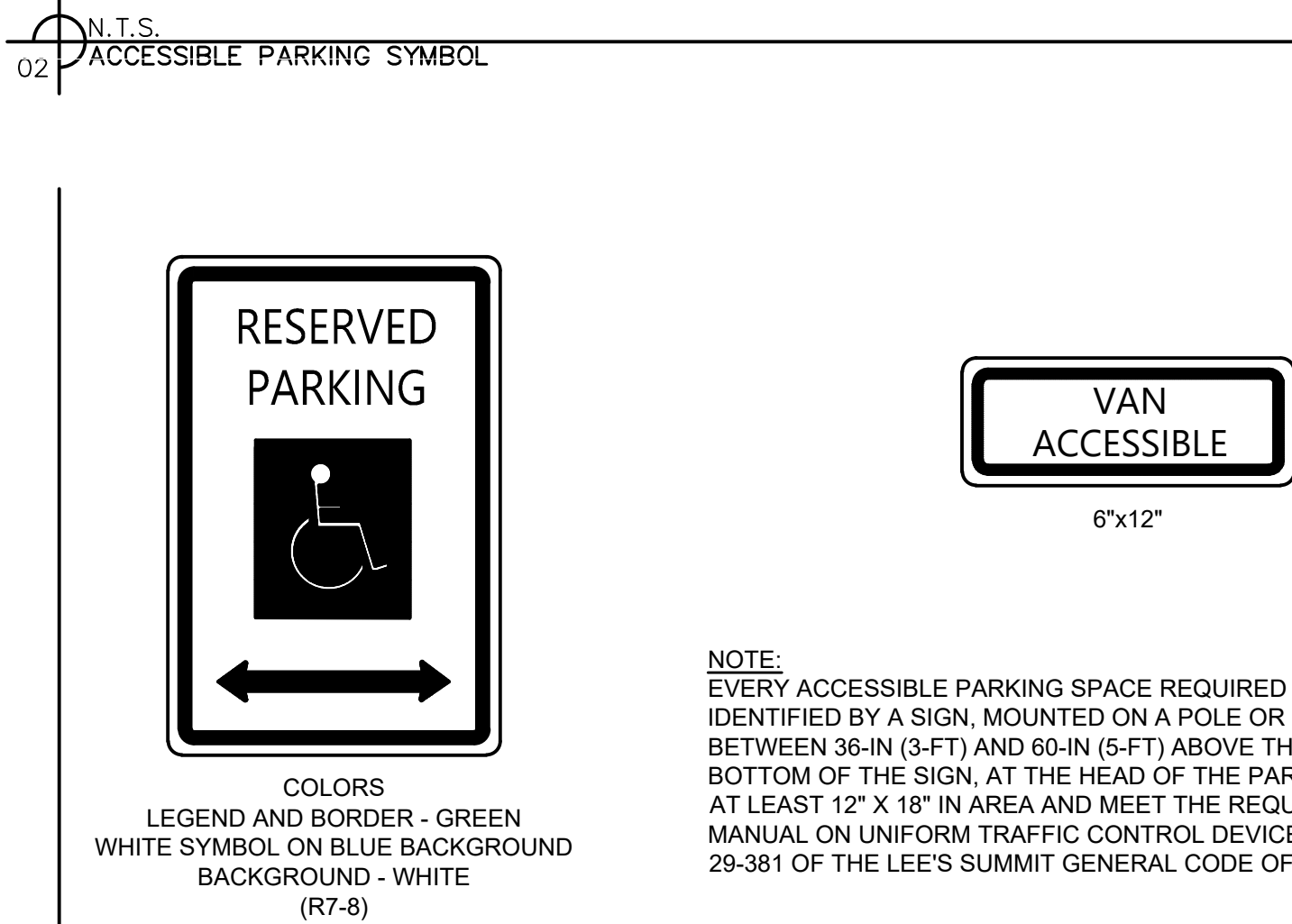
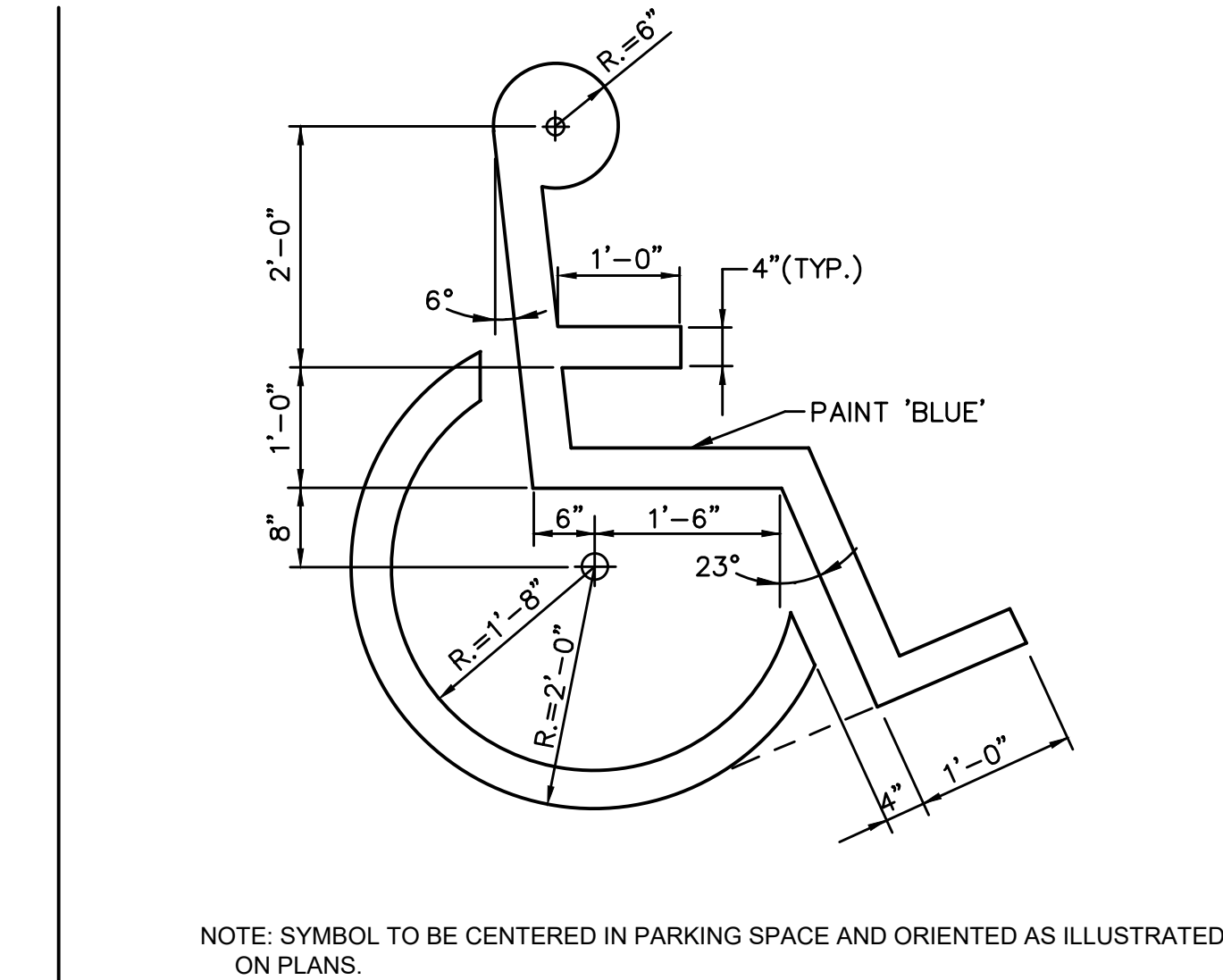
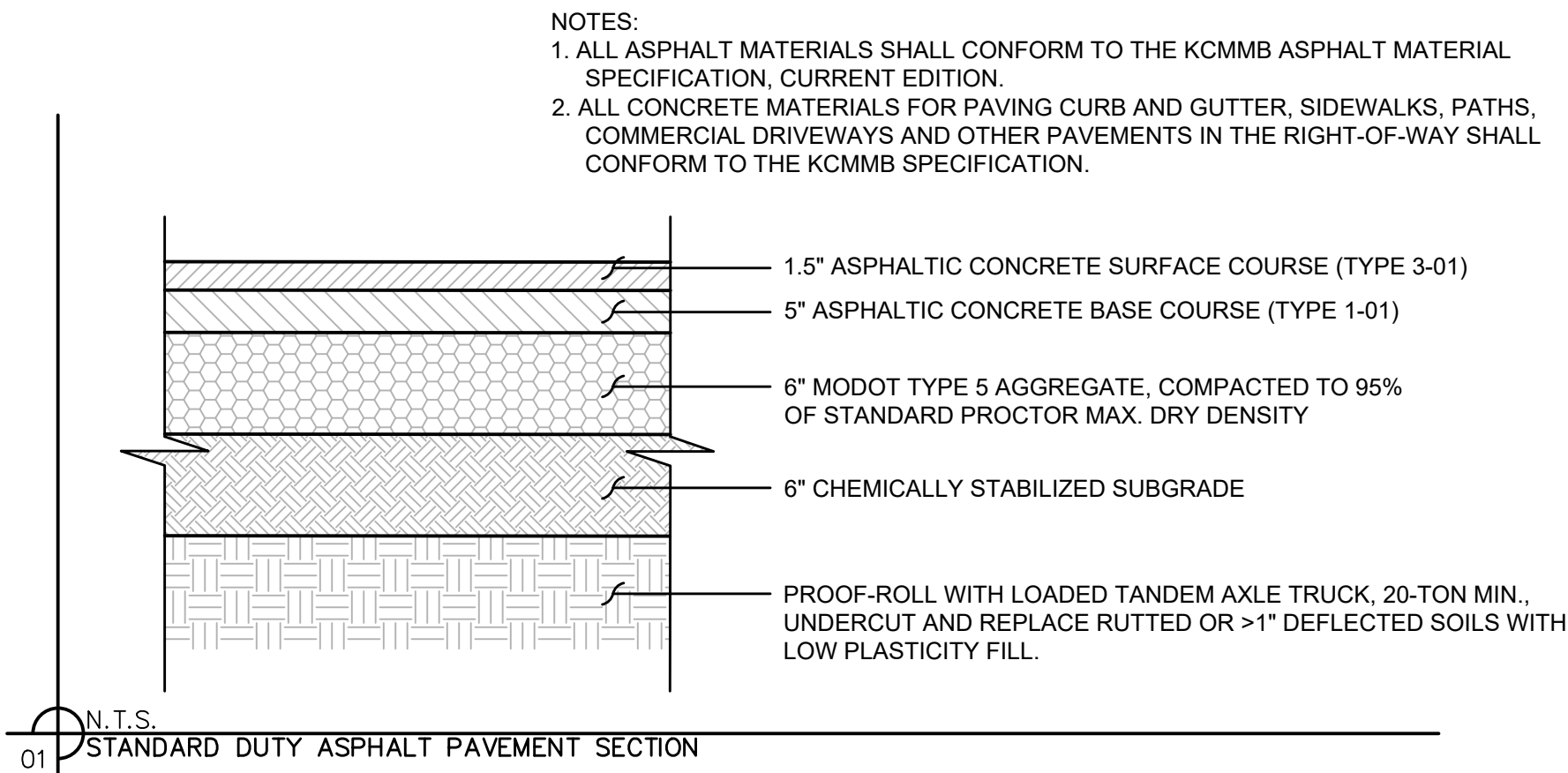
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

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C701

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Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER PE-2020000041
EXPIRATION DATE 10/29/25

BY: [blank]
DESCRIPTION: [blank]
REVISION PER CITY COMMENTS: [blank]
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DATE: 10/09/25
10/28/25

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2

REVISIONS

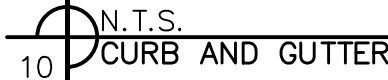
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DETAIL SHEET
FINAL DEVELOPMENT PLANS
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

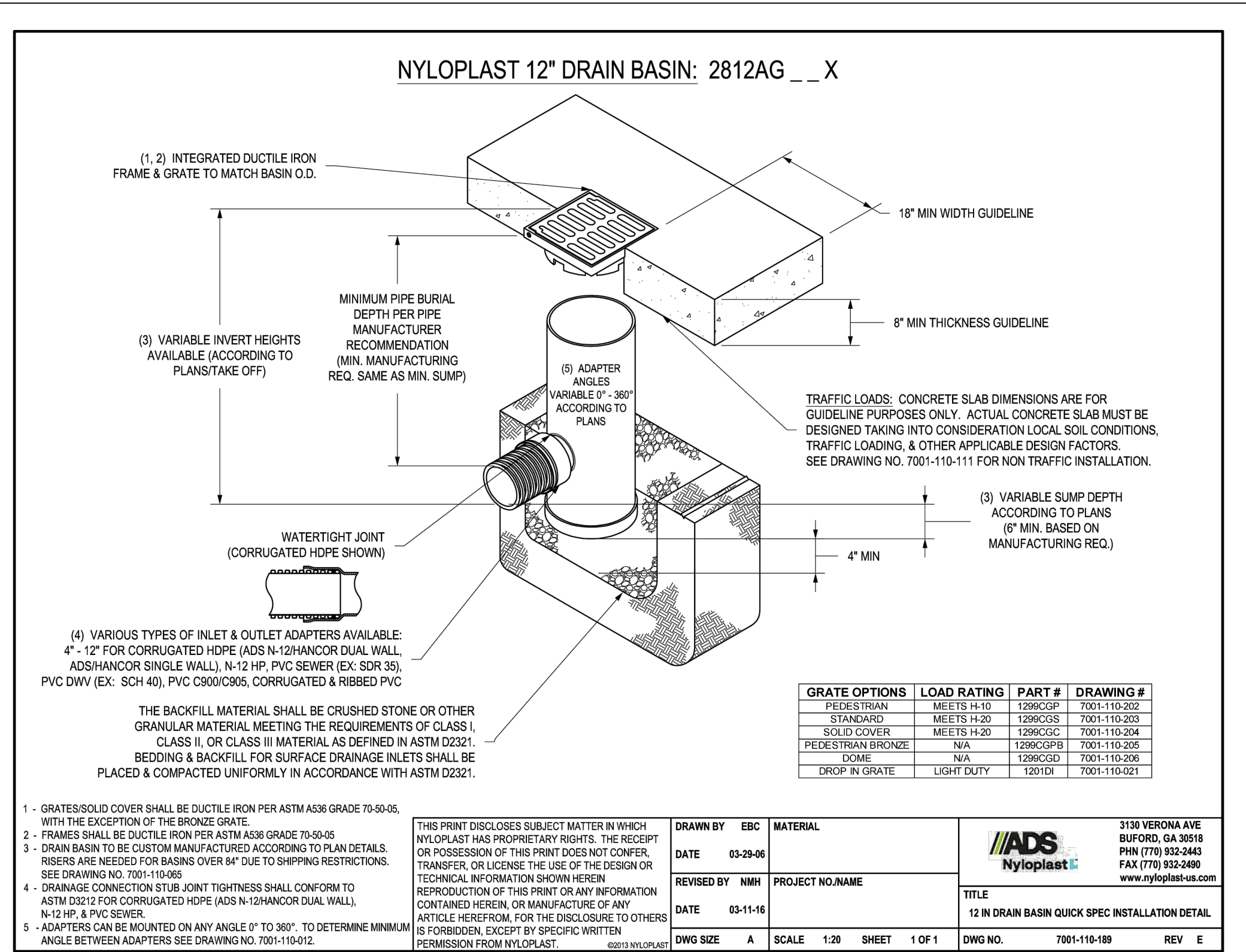
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designed by: DG
project no.: 024-02510
date: 2025.10.15

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
TYPICAL PAVEMENT JOINT DETAILS

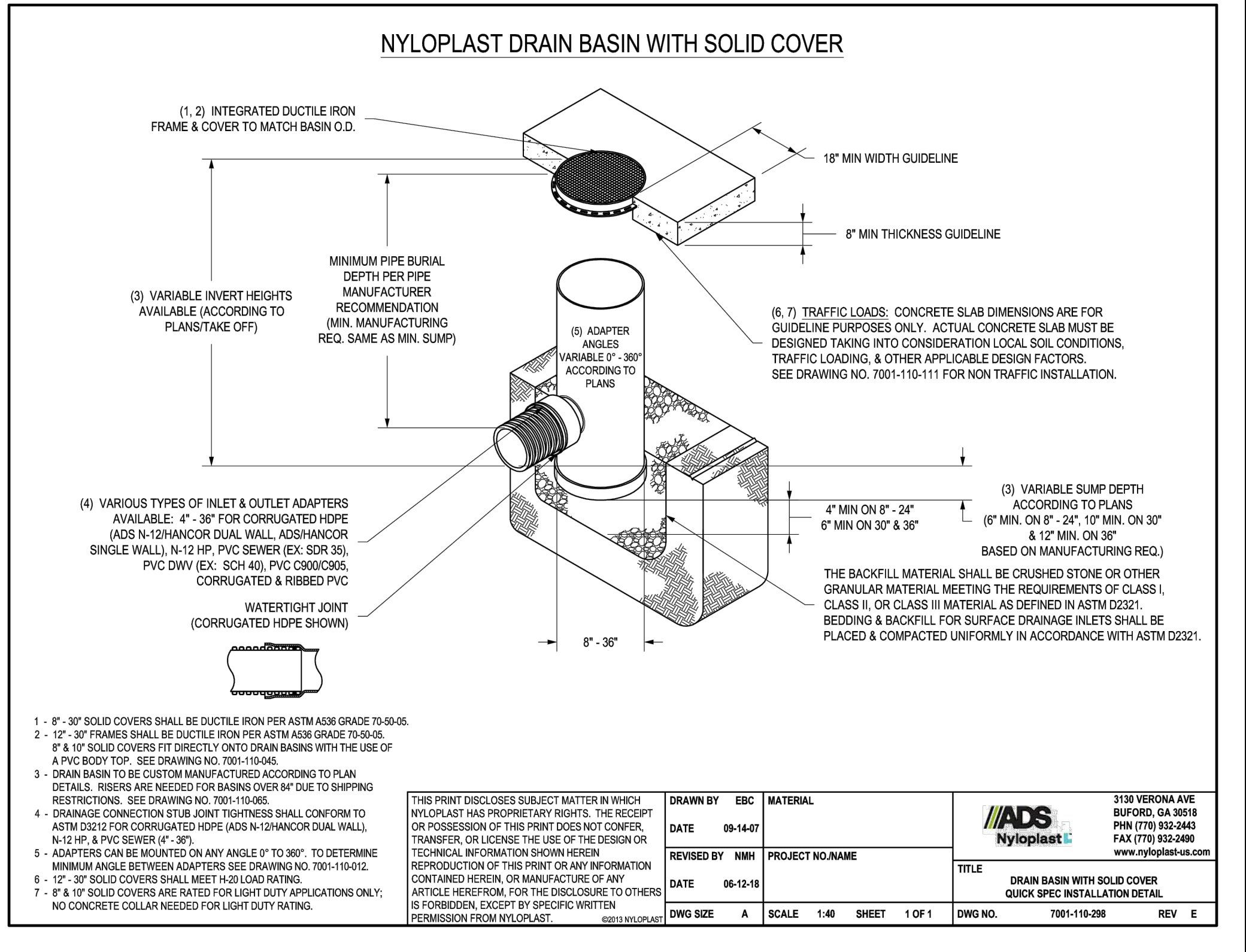
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15 N.T.S.
NYLOPLAST 12" DRAIN BASIN WITH GRATE

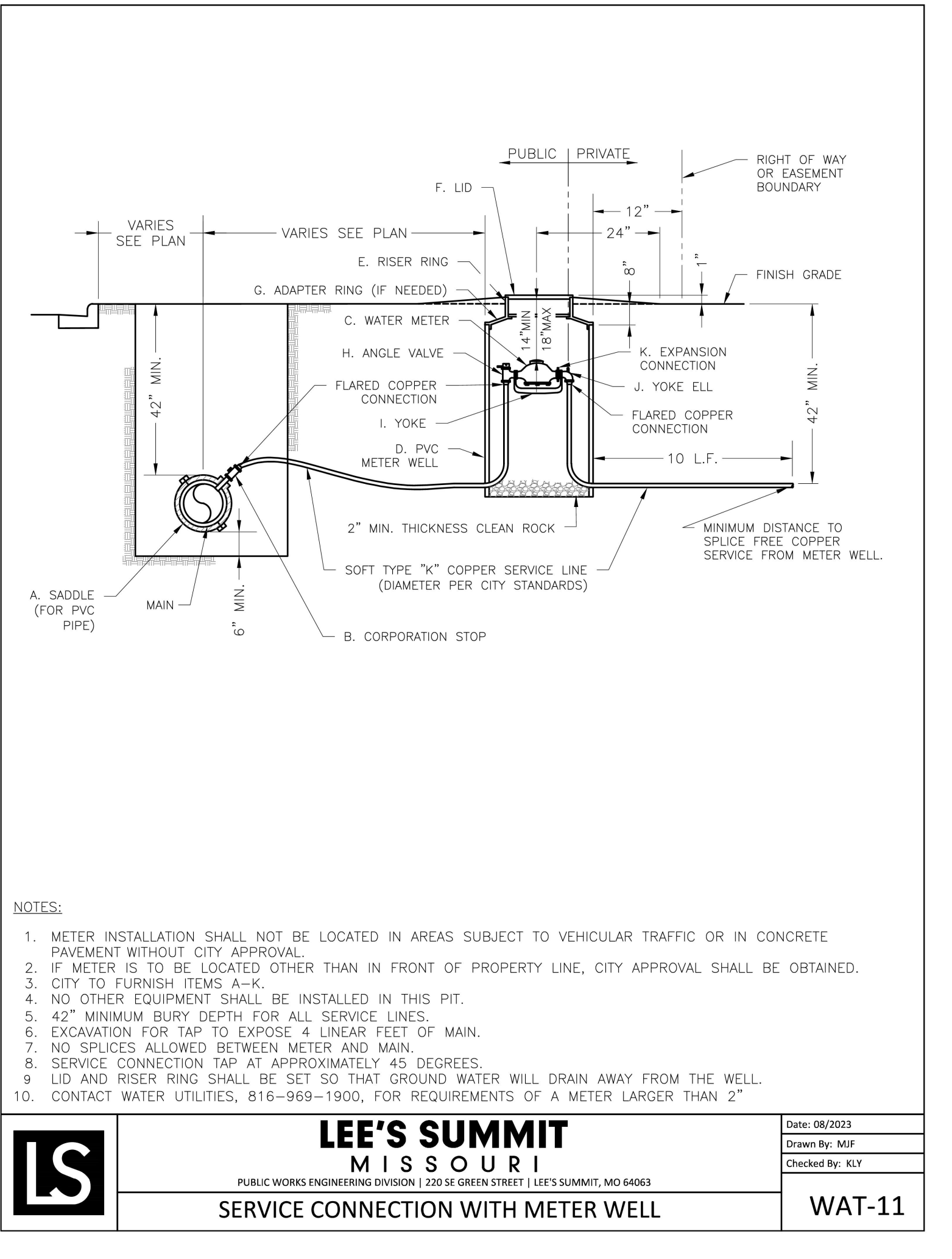


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NYLOPLAST DRAIN BASIN WITH SOLID COVER

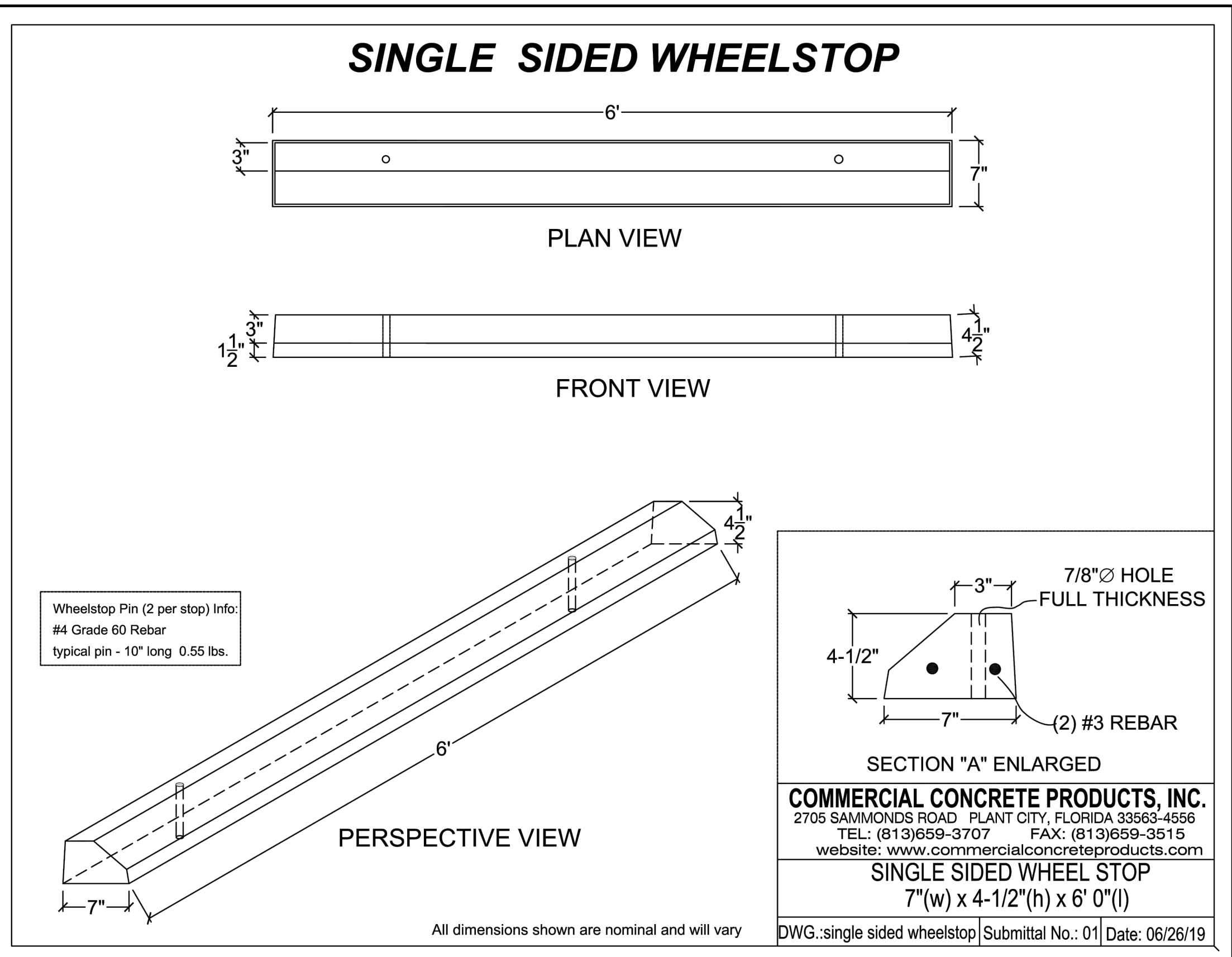


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NYLOPLAST DRAIN BASIN WITH SOLID COVER

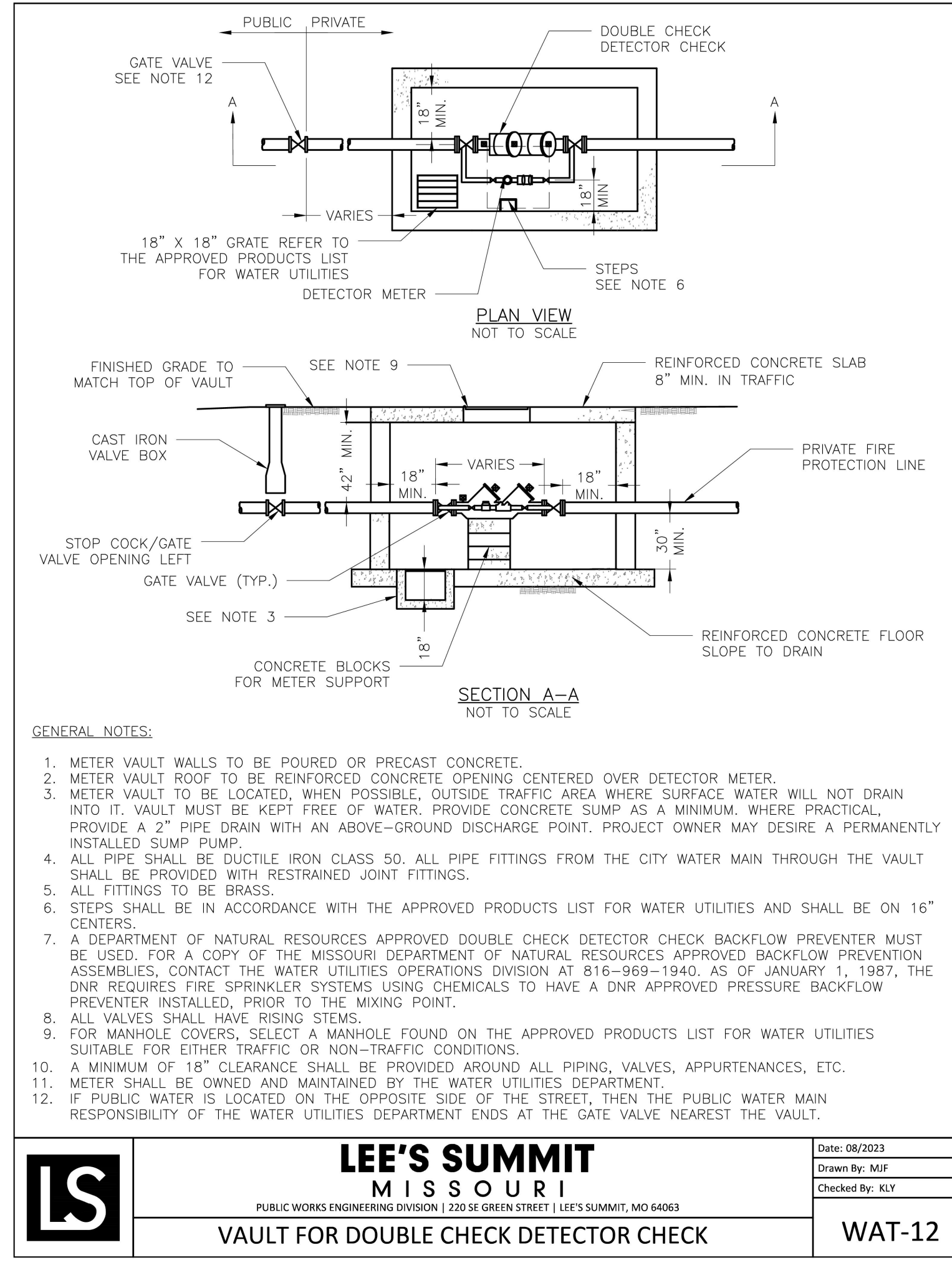
17 N.T.S.
WATER METER CONNECTION



19 N.T.S.
WHEEL STOP DETAIL



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



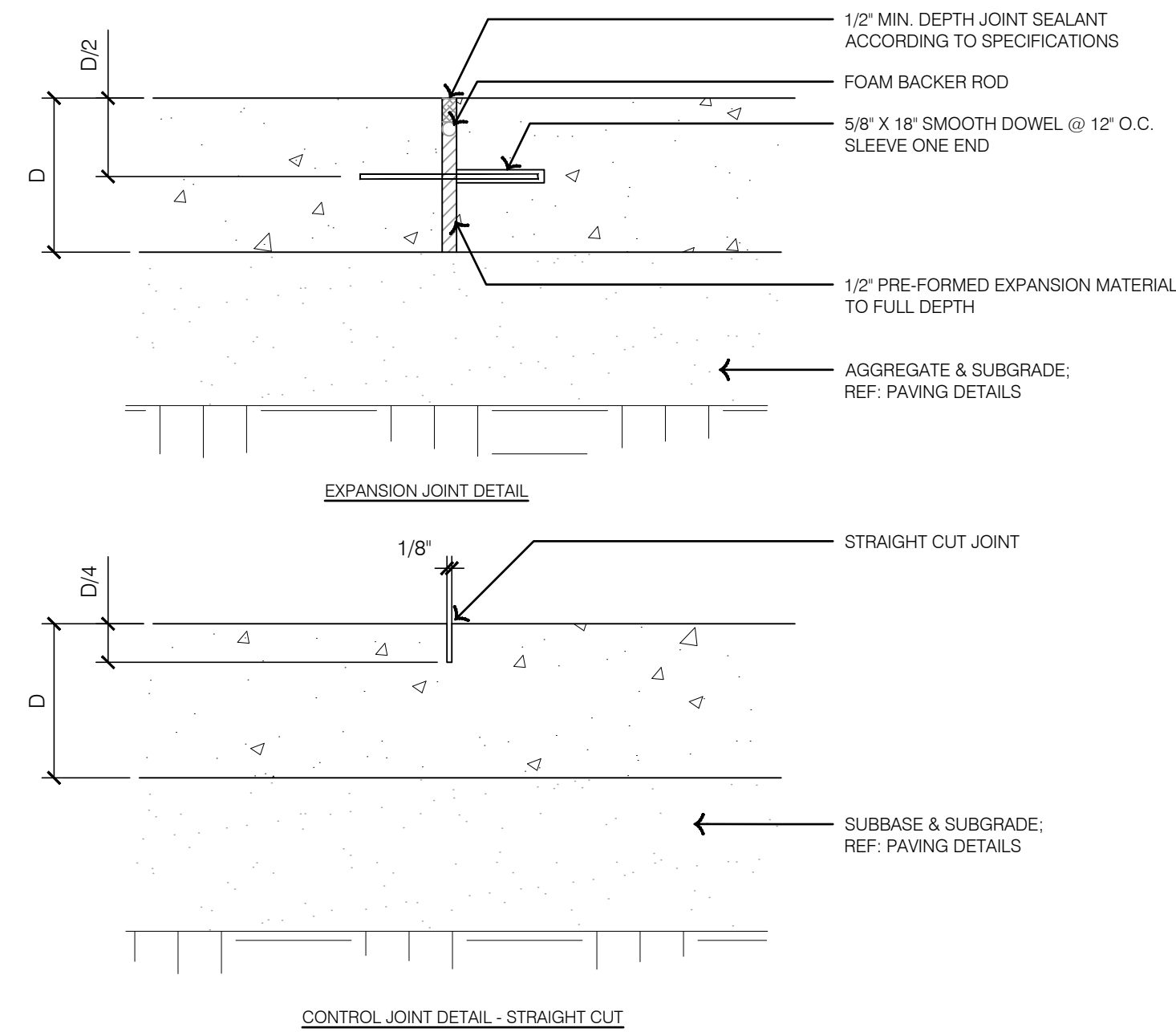
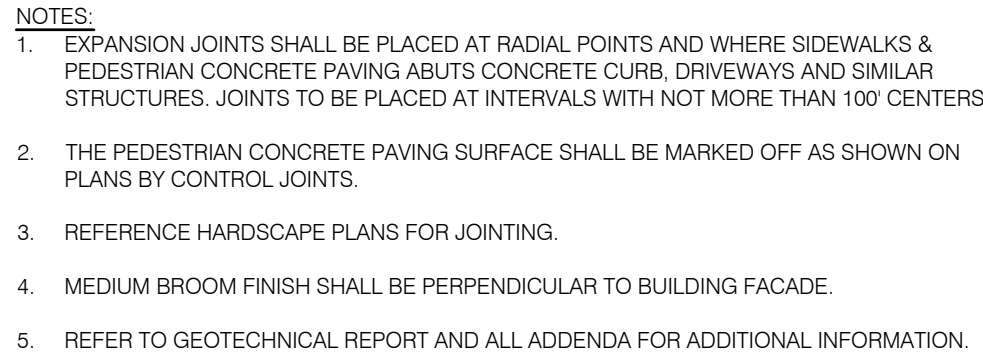
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1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE 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 ABOUT 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.

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

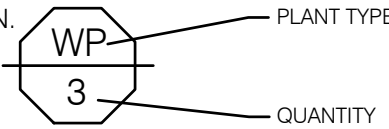
1	BUILDING FAÇADE ; REF: ARCHITECTURAL PLANS
2	SIDEWALK; REF: CIVIL PLANS
3	CONCRETE CURB; REF: CIVIL PLANS
4	LIGHT POLE; REF: ELECTRICAL PLANS
5	EXPANSION JOINT; REF: 2/L190 & CIVIL PLANS
6	CONTROL JOINT; REF: 2/L190 CIVIL PLANS
7	CONSTRUCT INTEGRAL COLOR CONCRETE; REF: 1/L190
8	PLANTING BED; REF: LANDSCAPE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



LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSCAPE REQUIREMENTS			
SITE ZONED: PMIX			
TOTAL PROPERTY: 2.67 ACRES (116,245 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790.A.1	ONE (1) TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE		
	<u>SW OLDHAM PARKWAY</u>		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 30 = 12 TREES	12 TREES	18 TREES
	<u>SW FIELDHOUSE DRIVE</u>		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 30 = 10 TREES	10 TREES	10 TREES
SEC. 8.790.A.3	ONE (1) SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE		
	<u>SW OLDHAM PARKWAY</u>		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 20 = 18 SHRUBS	18 SHRUBS	79 SHRUBS
	<u>SW FIELDHOUSE DRIVE</u>		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 20 = 15 SHRUBS	15 SHRUBS	111 SHRUBS
LANDSCAPE TOTALS		22 TREES	28 TREES
		33 SHRUBS	190 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	231 SHRUBS
SEC. 8.790.B.3	IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES		
	TOTAL LOT AREA = 166,245		
	166,743 - 12,502 (BUILDING) = 103,743		
	103,743 / 5,000 = 21 TREES	21 TREES	27 TREES
LANDSCAPE TOTALS		42 SHRUBS	231 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		303 SHRUBS
	TREES		13 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.		
	<u>SW OLDHAM PARKWAY</u>		
	TOTAL STREET FRONTAGE = 354 FEET		
	354 / 40 X 12 = 18 SHRUBS	106 SHRUBS	101 SHRUBS
	<u>SW FIELDHOUSE DRIVE</u>		
	TOTAL STREET FRONTAGE = 303 FEET		
	303 / 40 X 12 = 15 SHRUBS	90 SHRUBS	108 SHRUBS
LANDSCAPE TOTALS		196 SHRUBS	209 SHRUBS

LANDSCAPE GENERAL NOTES:

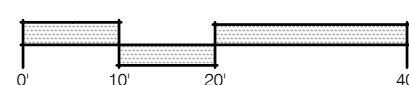
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2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANT THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
 - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES 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 OWNERS 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.

					
1301 Burlington Street North Kansas City, MO 64116 olsson.com TEL 816.361.1177 FAX 816.361.1888					
 <i>Christopher Caplan</i> 10-27-2025					
REV. NO.	DATE	DESCRIPTION	BY		
	10/09/2025	CITY FDP RE-SUBMITTAL			
GENERAL LANDSCAPE INFORMATION FINAL DEVELOPMENT PLAN SUBMITTAL					
SHAW HOFSTRA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY					
LEE'S SUMMITT, MISSOURI				2025	
drawn by: _____ designed by: _____ project no.: _____ date: _____				LEB CC 024-02510 9/2/2025	
SHEET L200					

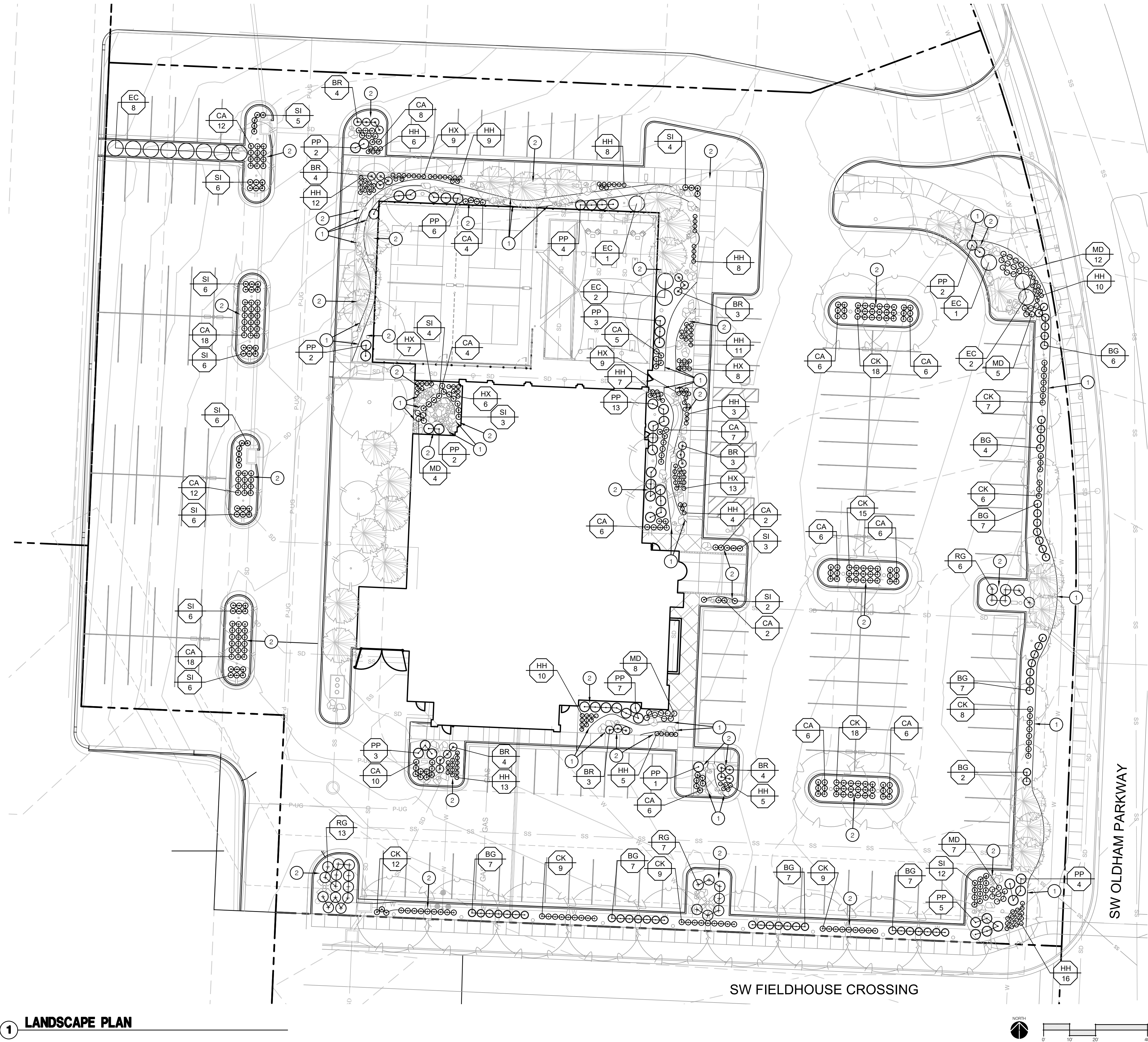
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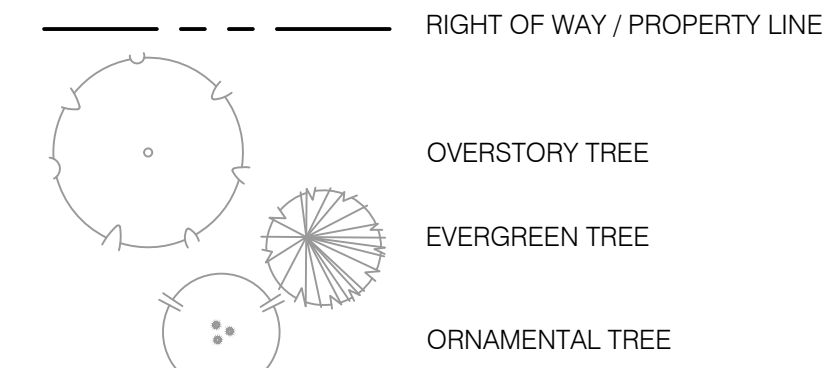
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1 LANDSCAPE PLAN



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.	111
EC	ELONVMILUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL	CONT.	14
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	CONT.	26
EVERGREEN SHRUBS					
BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	CONT.	54
PP	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL	CONT.	54
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.	25
HH	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT.	127
HX	HYLOTELEPHUM X 'HERBSTFREUDE'	AUTUMN JOY STONECROP	1 GAL	CONT.	52
SI	SALVIA 'YANGII' LITTLE SPIRE	LITTLE SPIRE RUSSIAN SAGE	1 GAL	CONT.	75

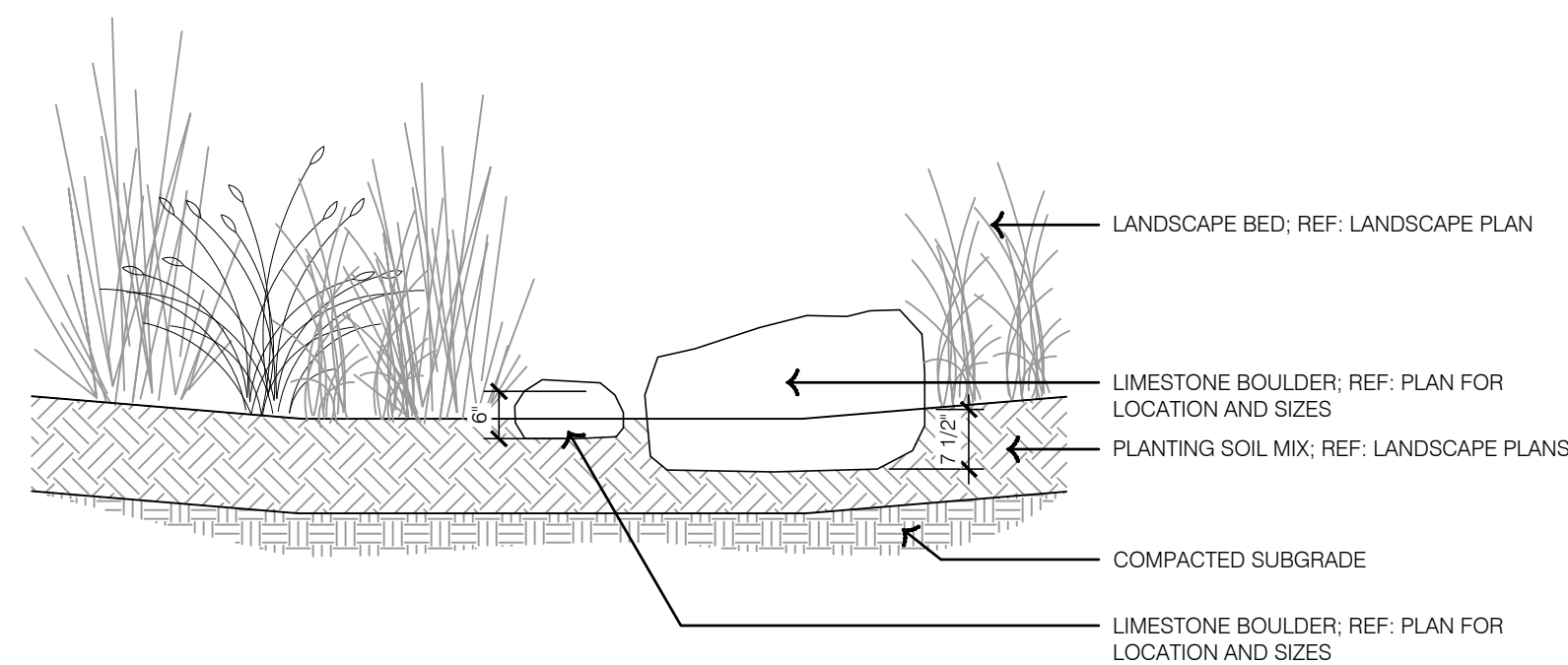
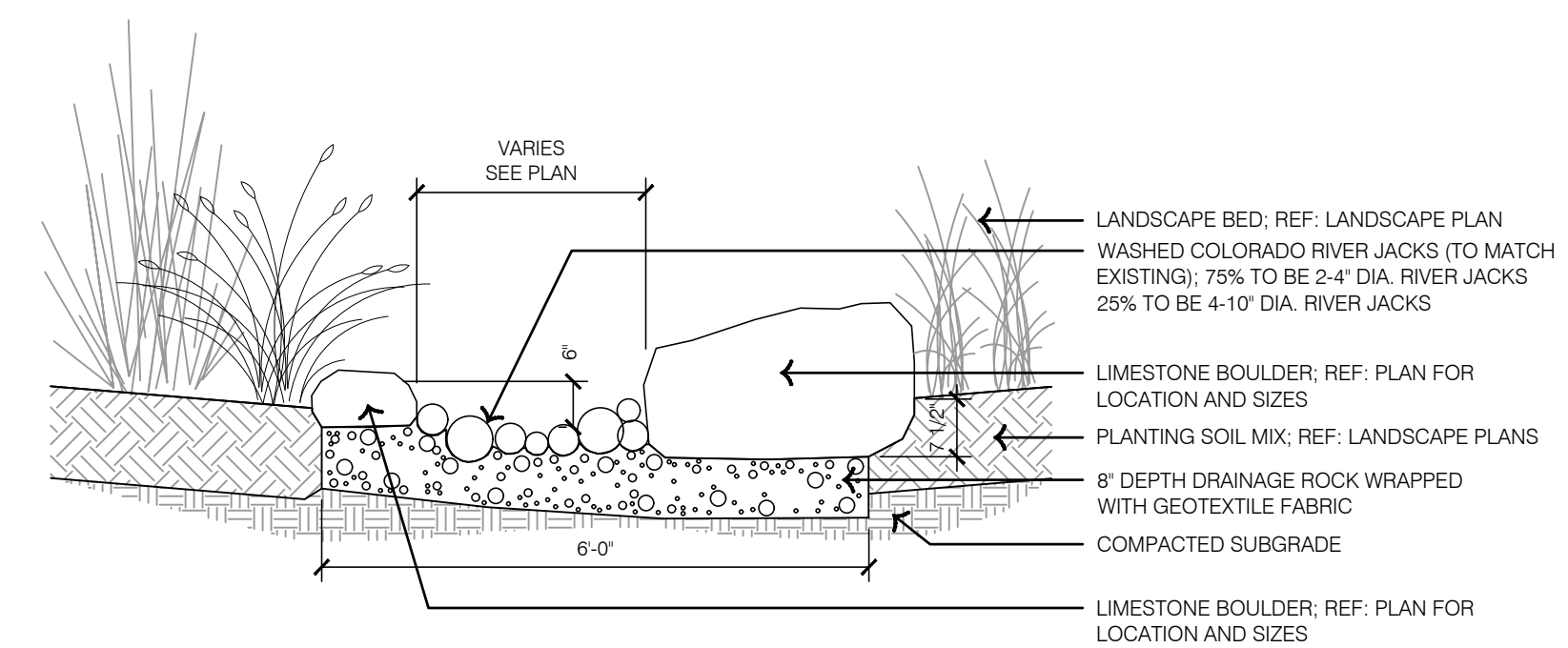
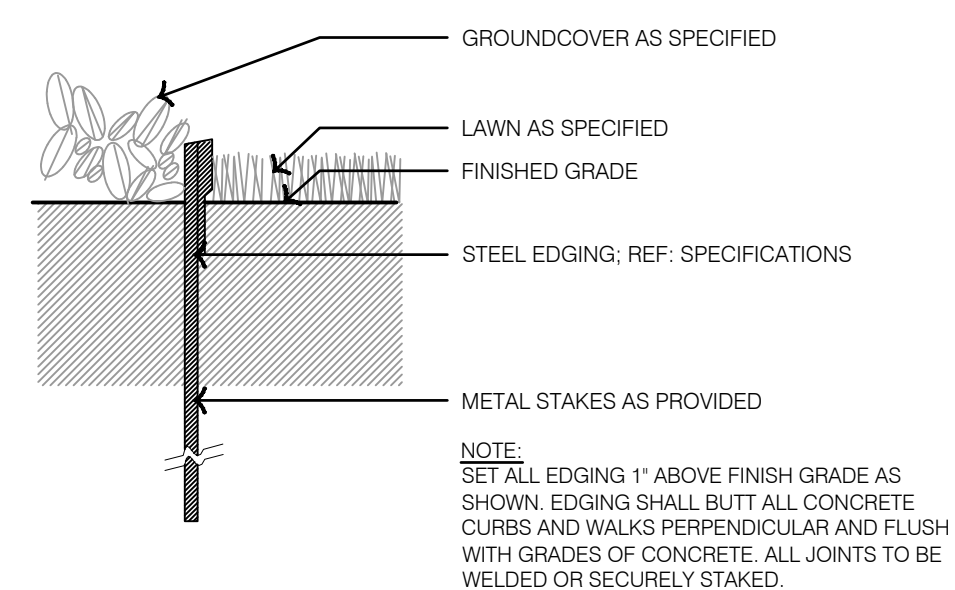
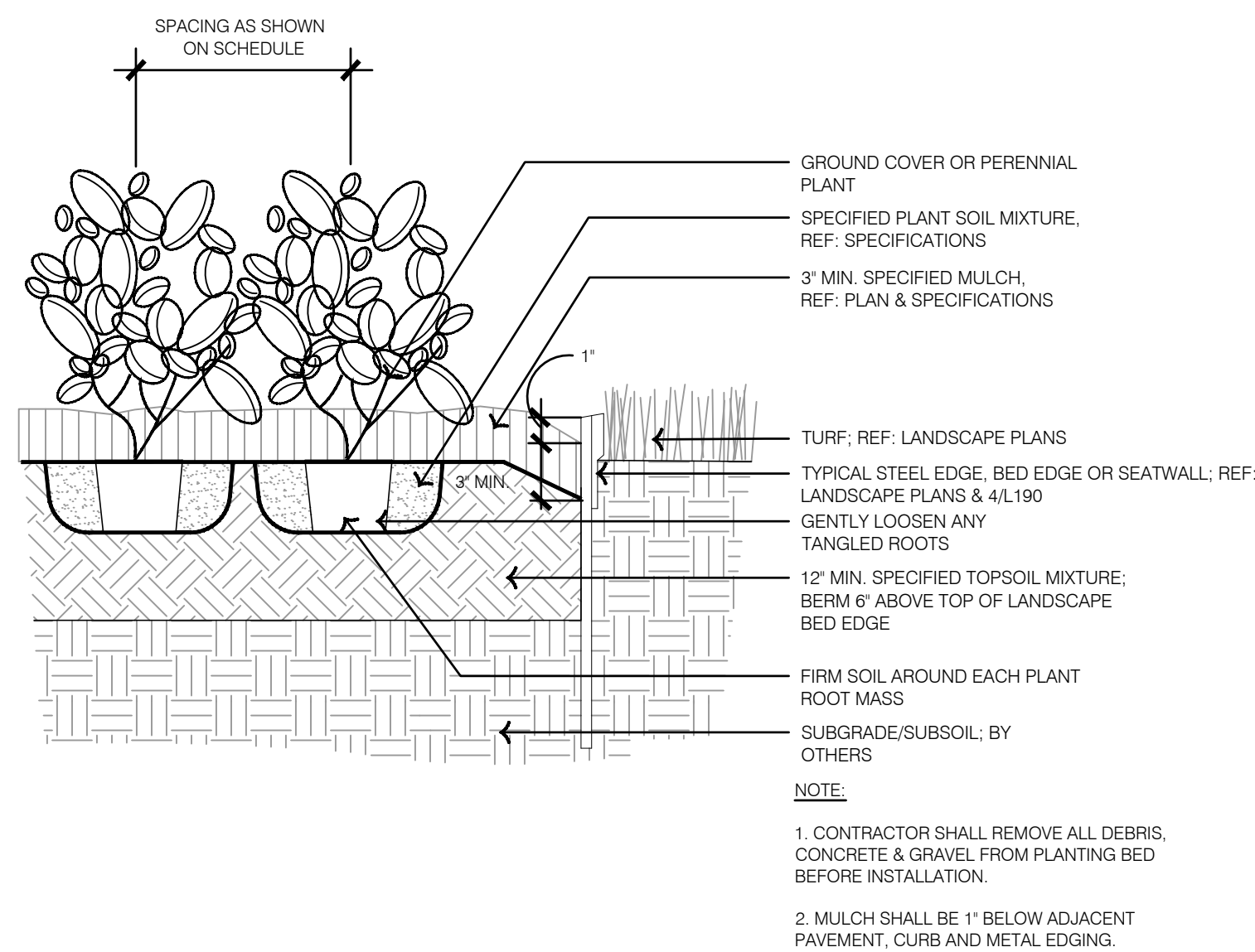
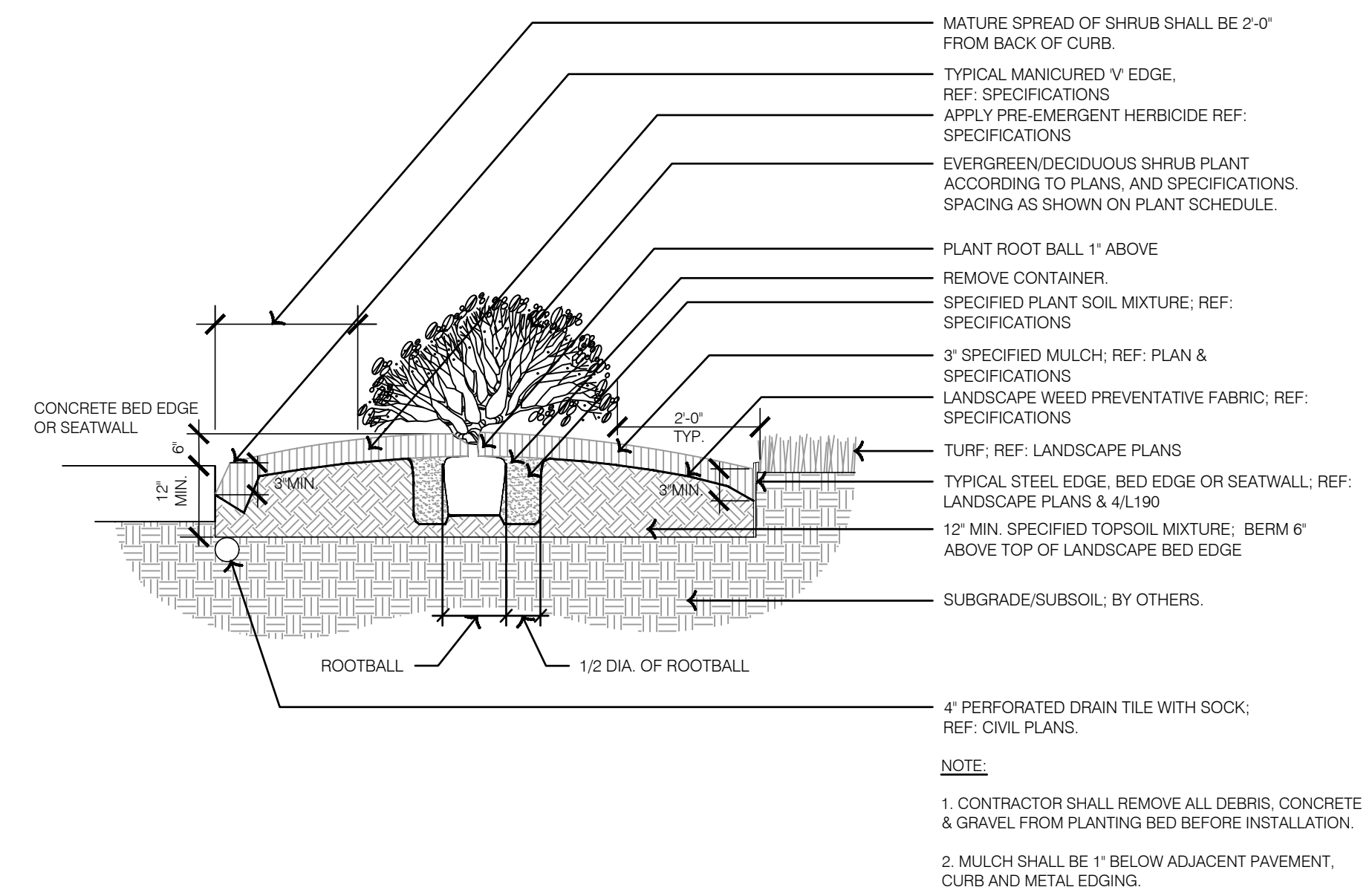
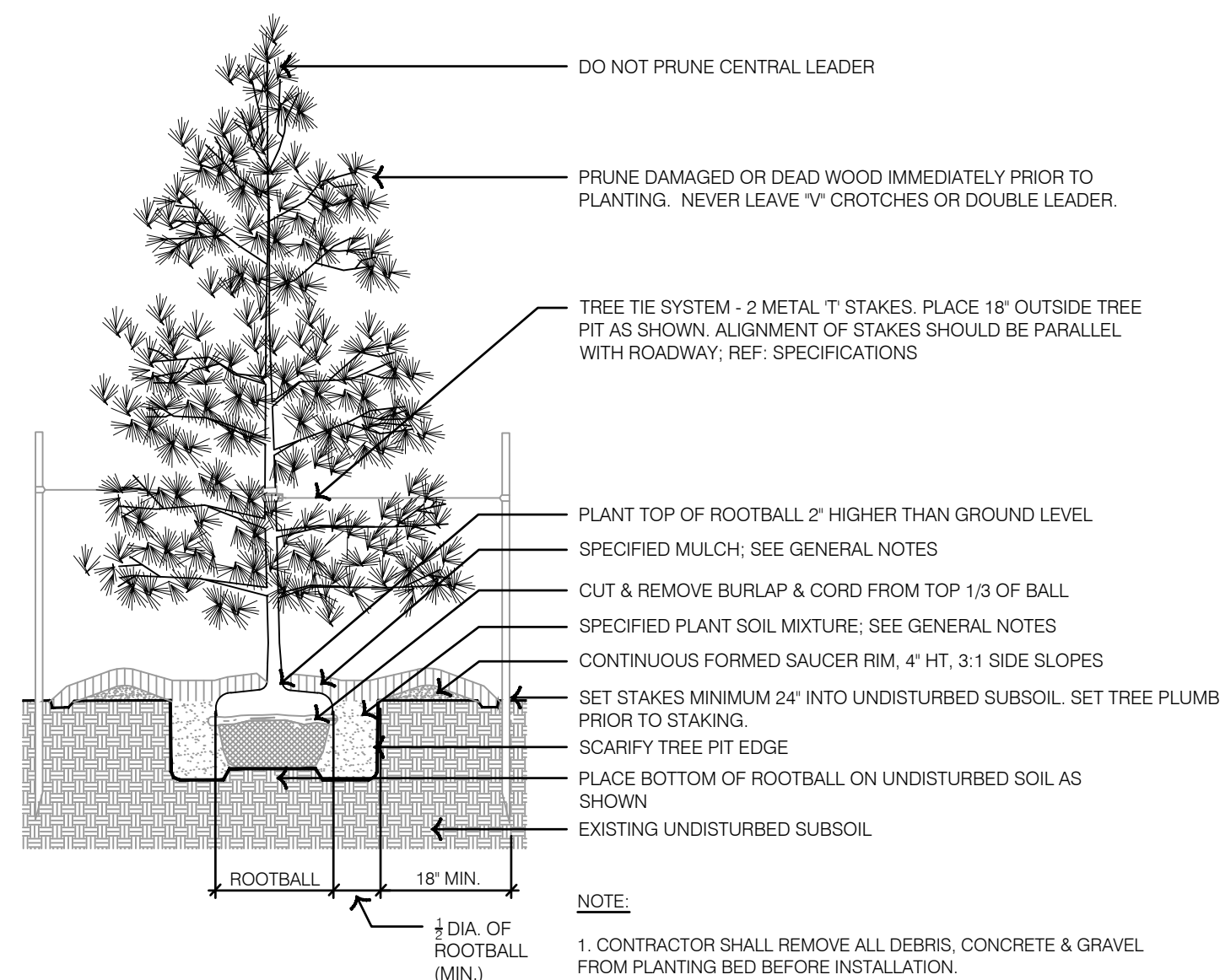
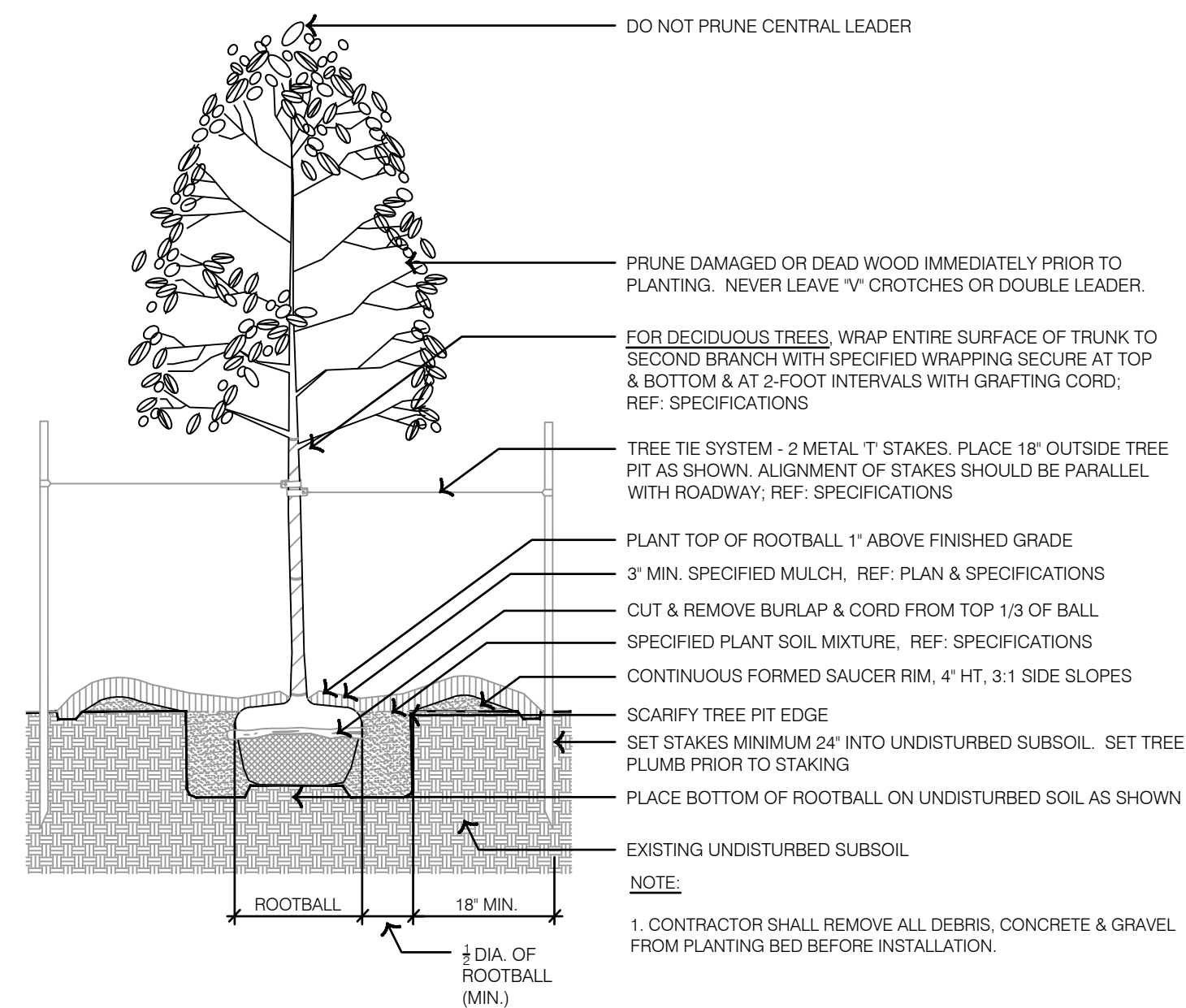
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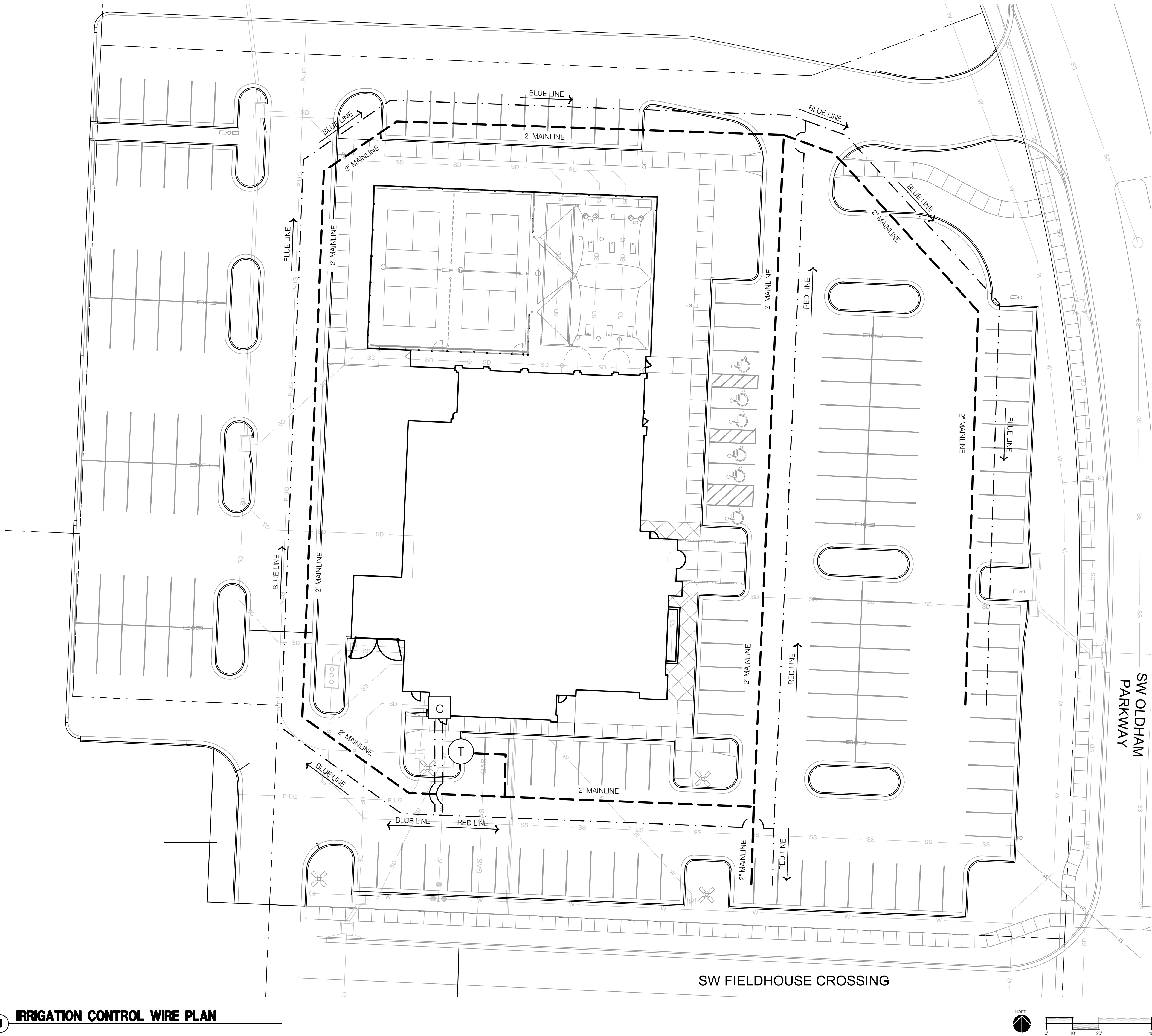


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	10/08/2025	CITY FDP RE-SUBMITTAL	



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1 IRRIGATION CONTROL WIRE PLAN



IRRIGATION GENERAL NOTES:

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

IRRIGATION OVERALL PLAN LEGEND:

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

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STATE OF MISSOURI
CHRISTOPHER A. BANKS
LANDSCAPE ARCHITECT
NO. 0007025722
10-29-2025

BY: [Signature]
DESCRIPTION: CITY FDP RE-SUBMITTAL
DATE: 10/09/2025

REV. NO. [Table with 2 columns: REV. NO., DESCRIPTION]
2025

IRRIGATION CONTROL WIRE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

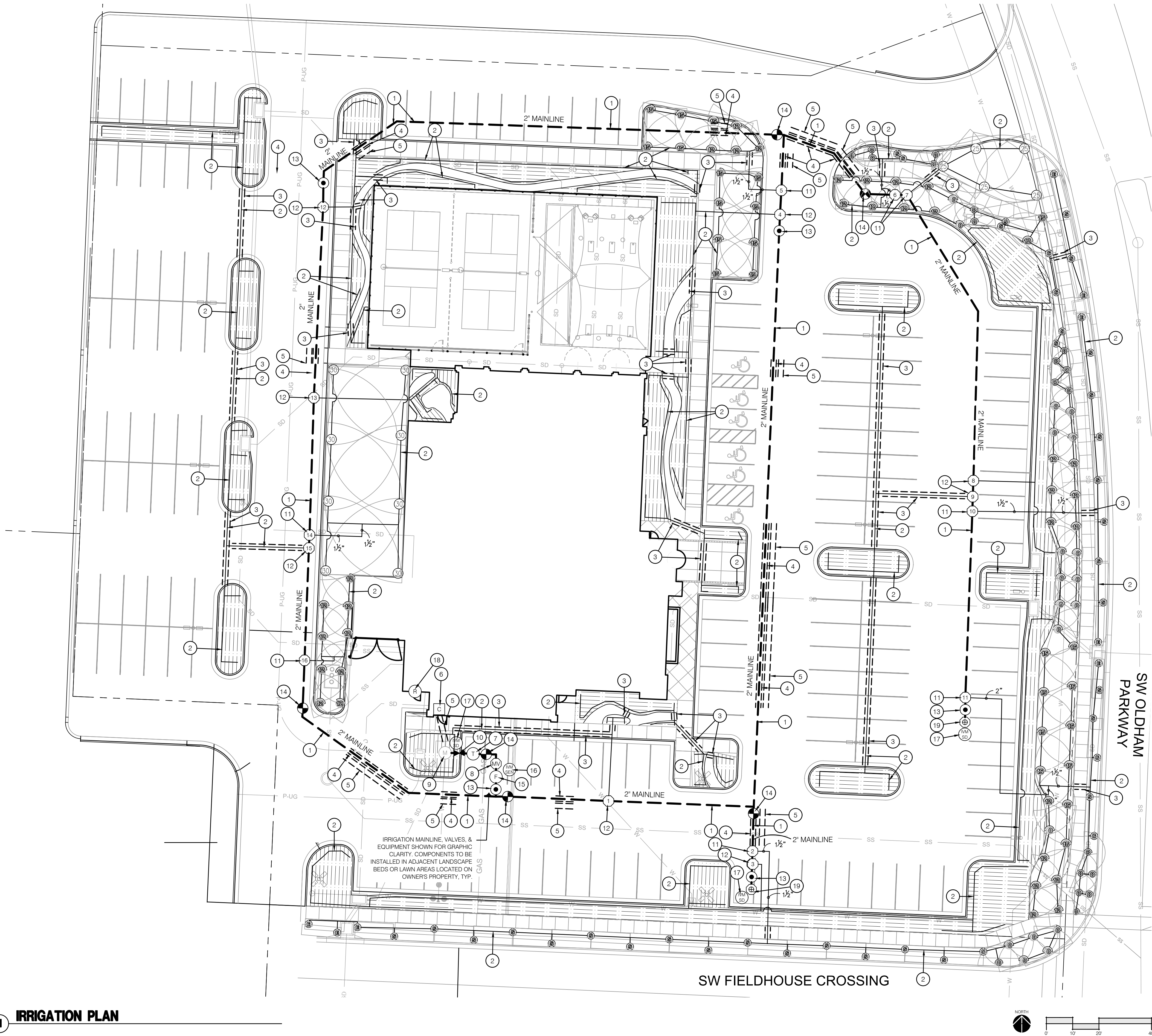
LEE'S SUMMIT, MISSOURI

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

SHEET
L300

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1 IRRIGATION PLAN



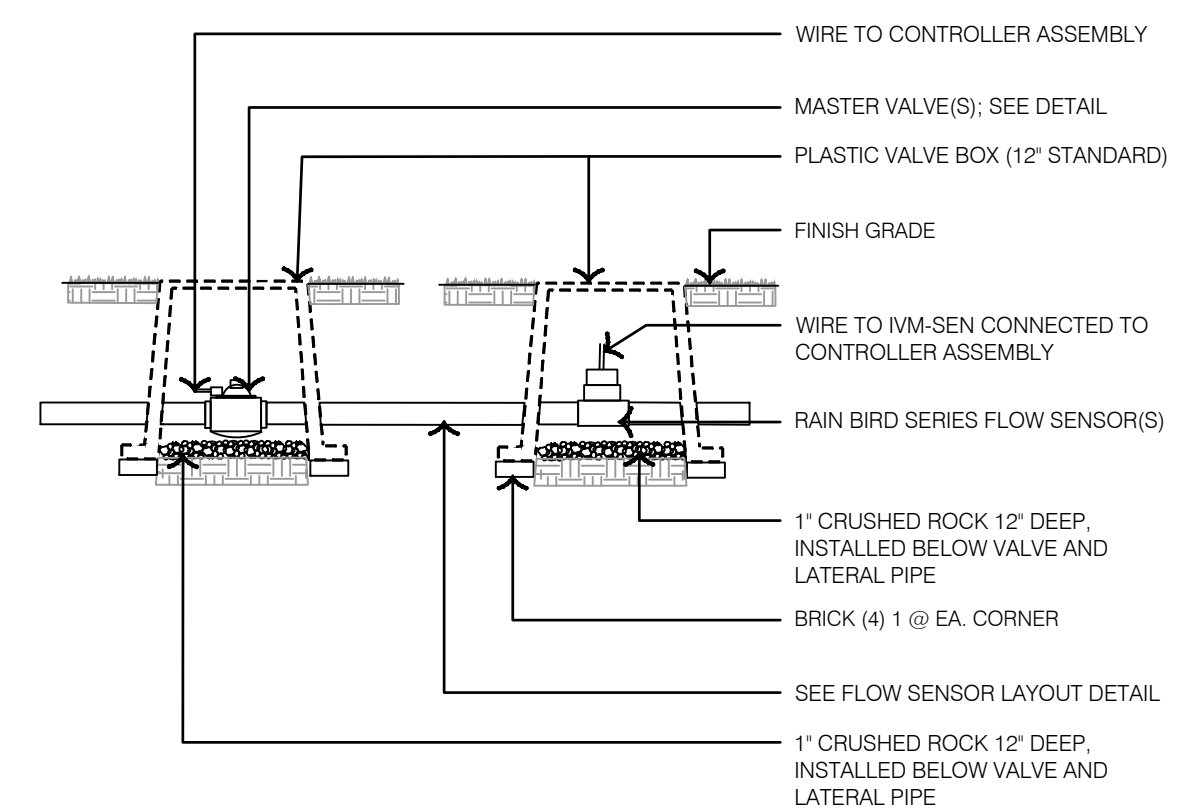
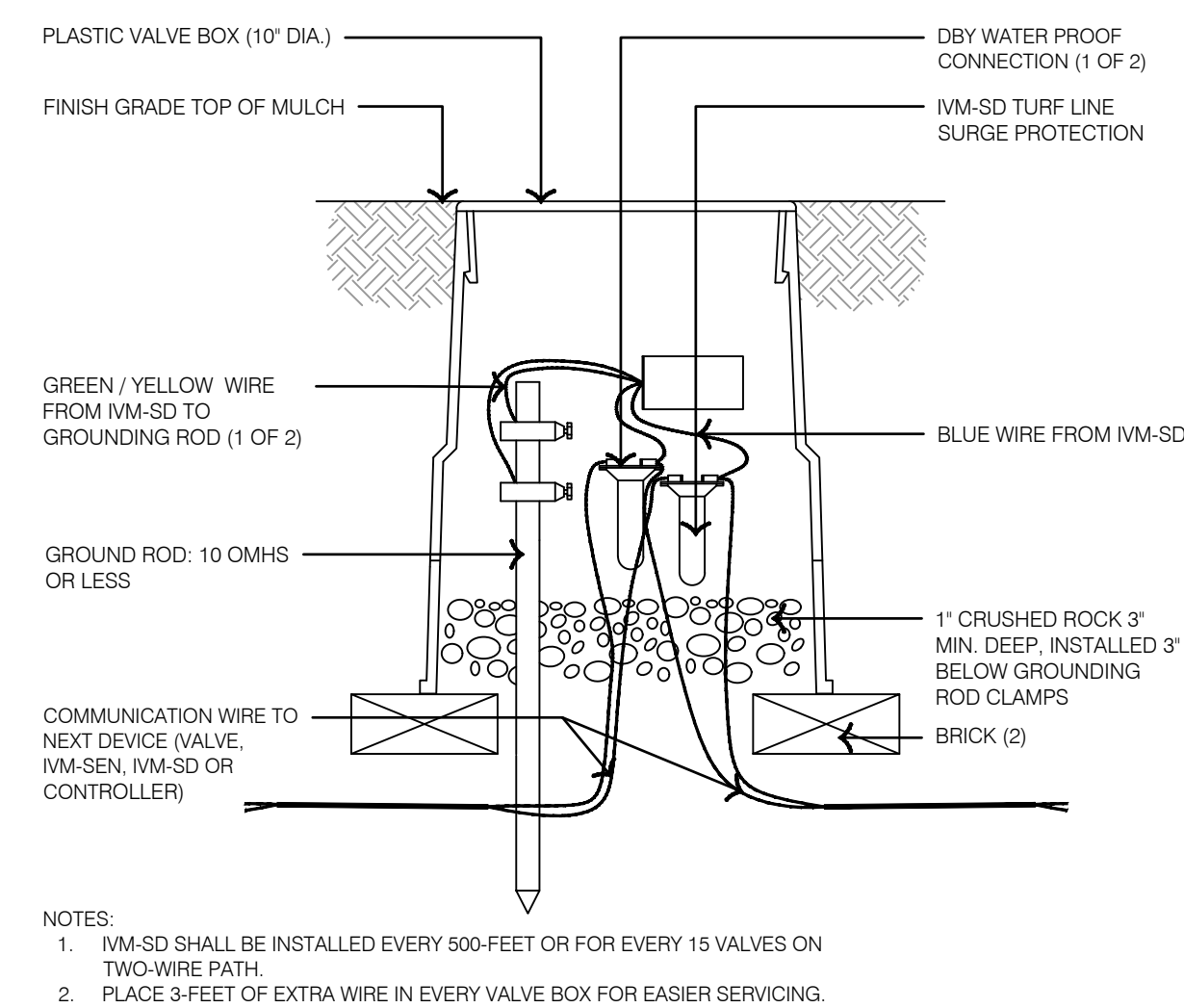
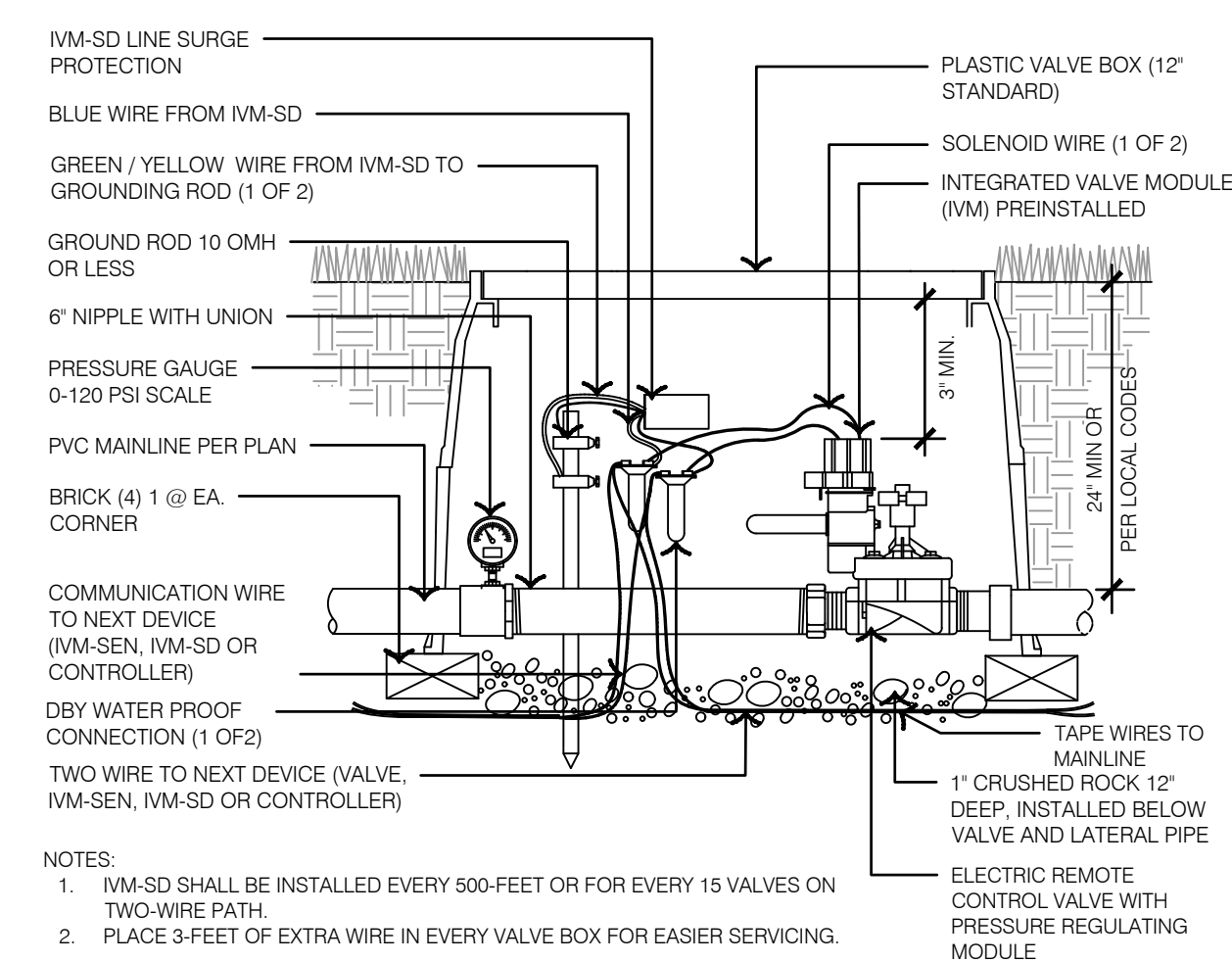
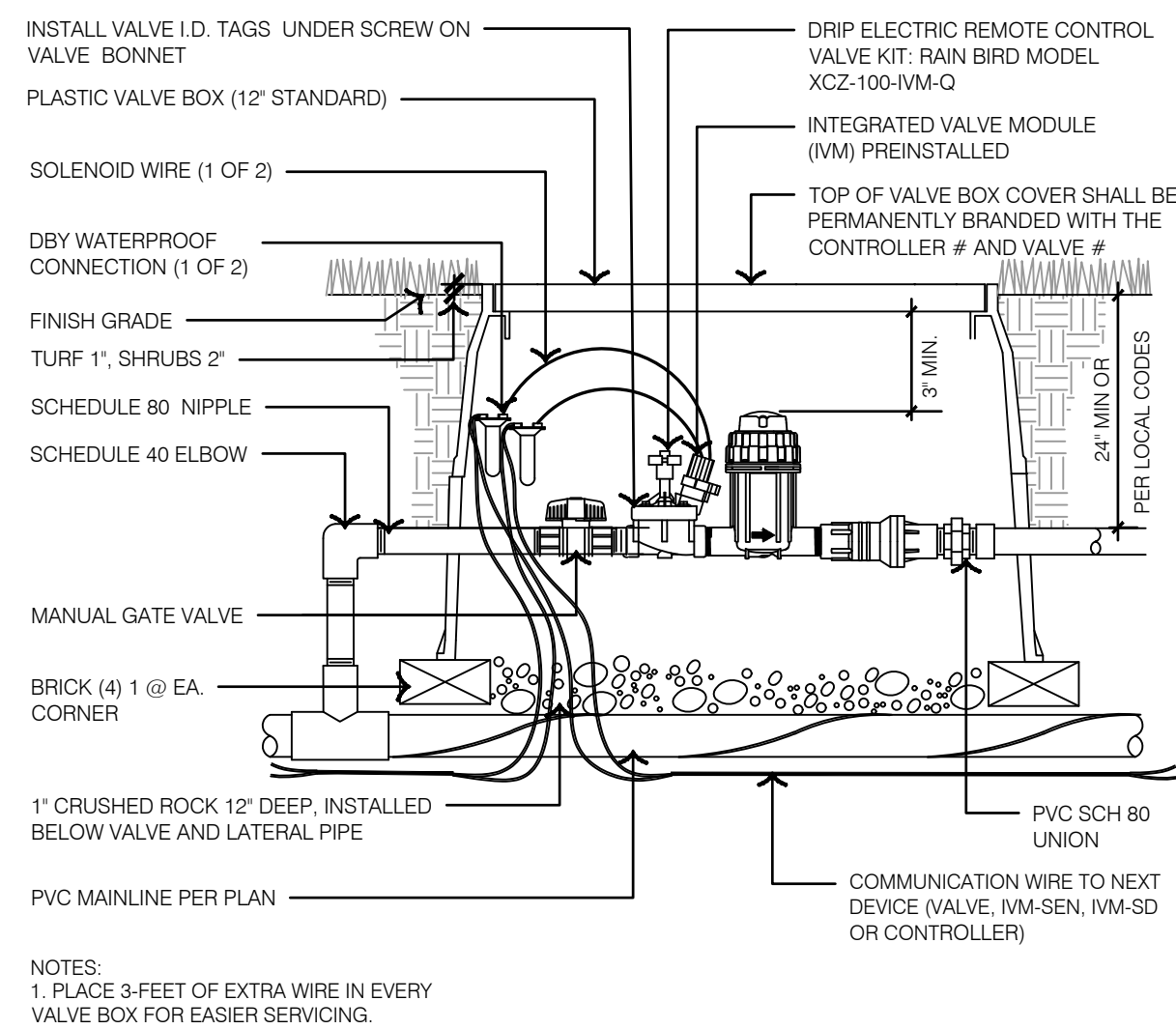
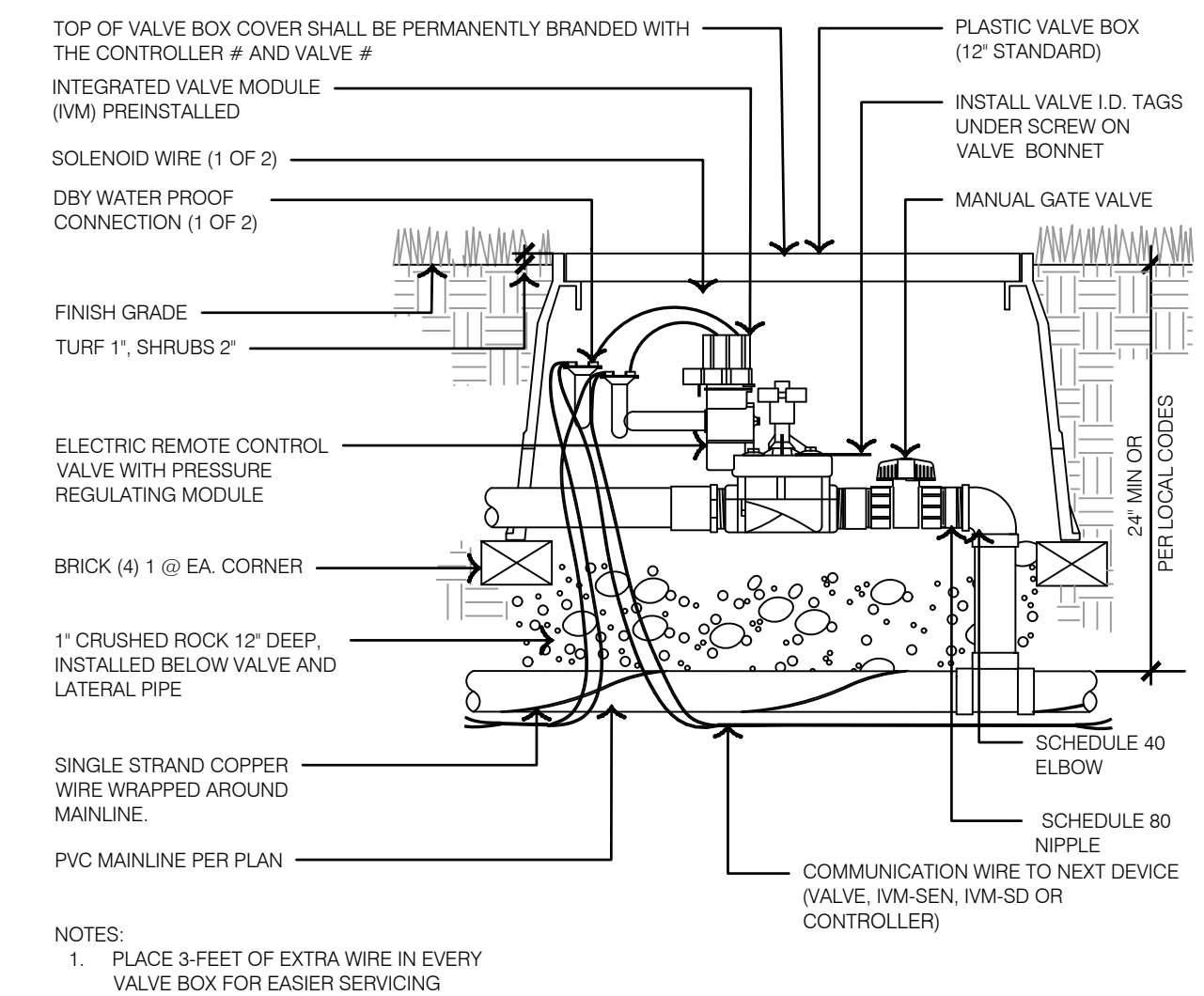
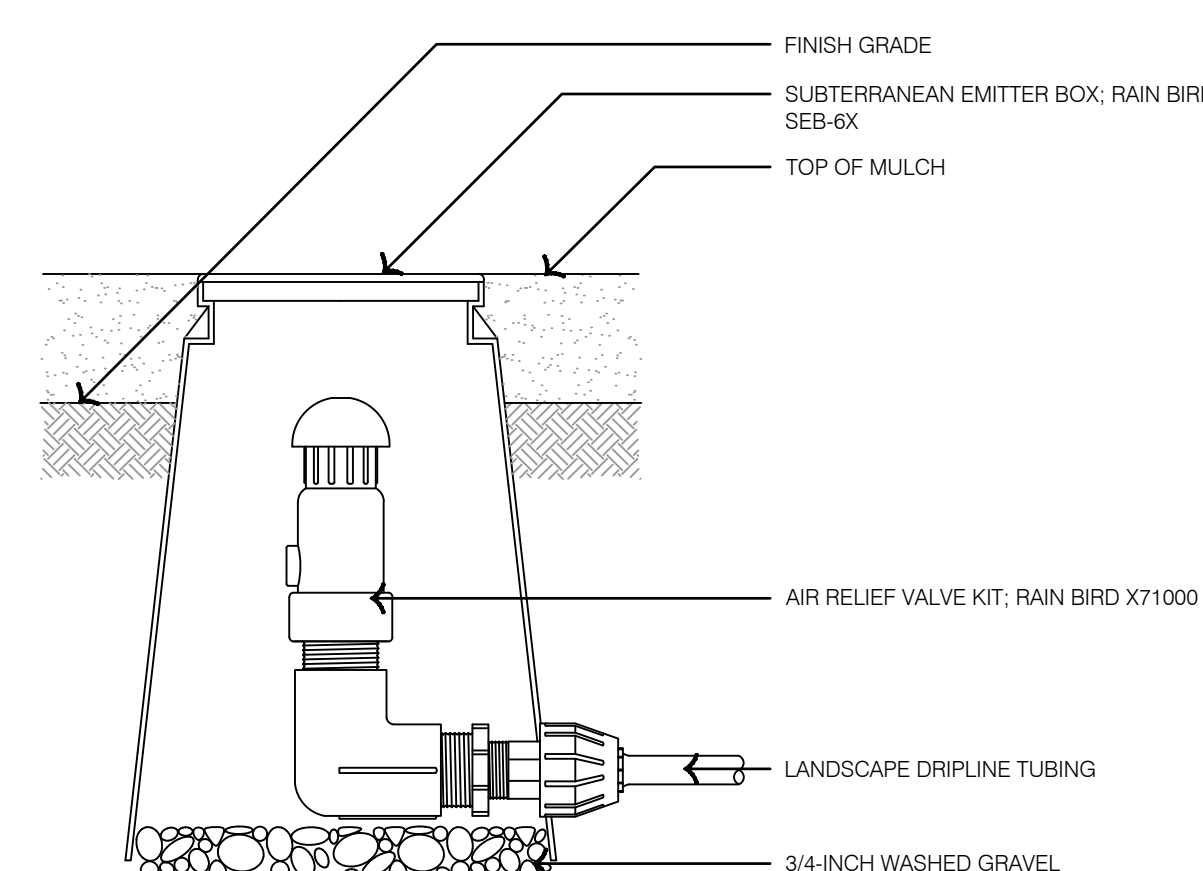
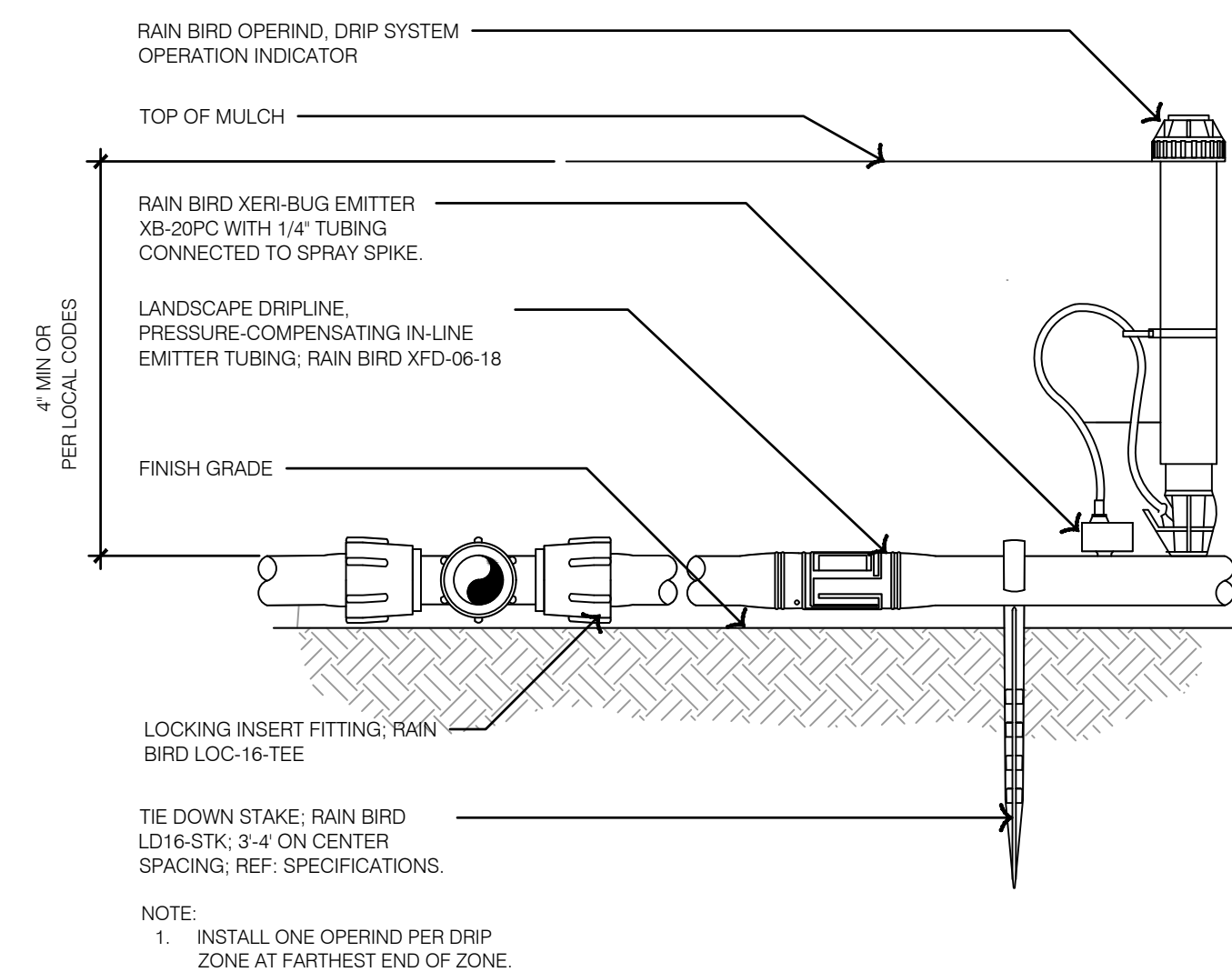
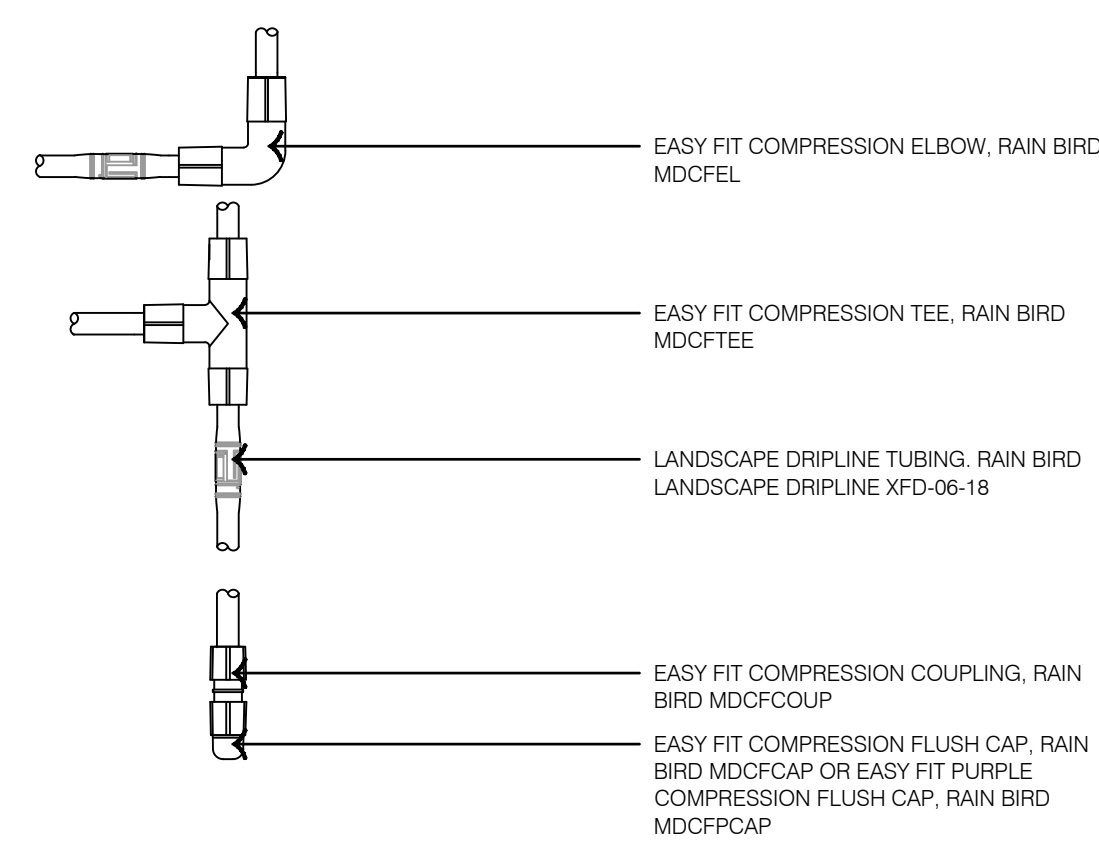
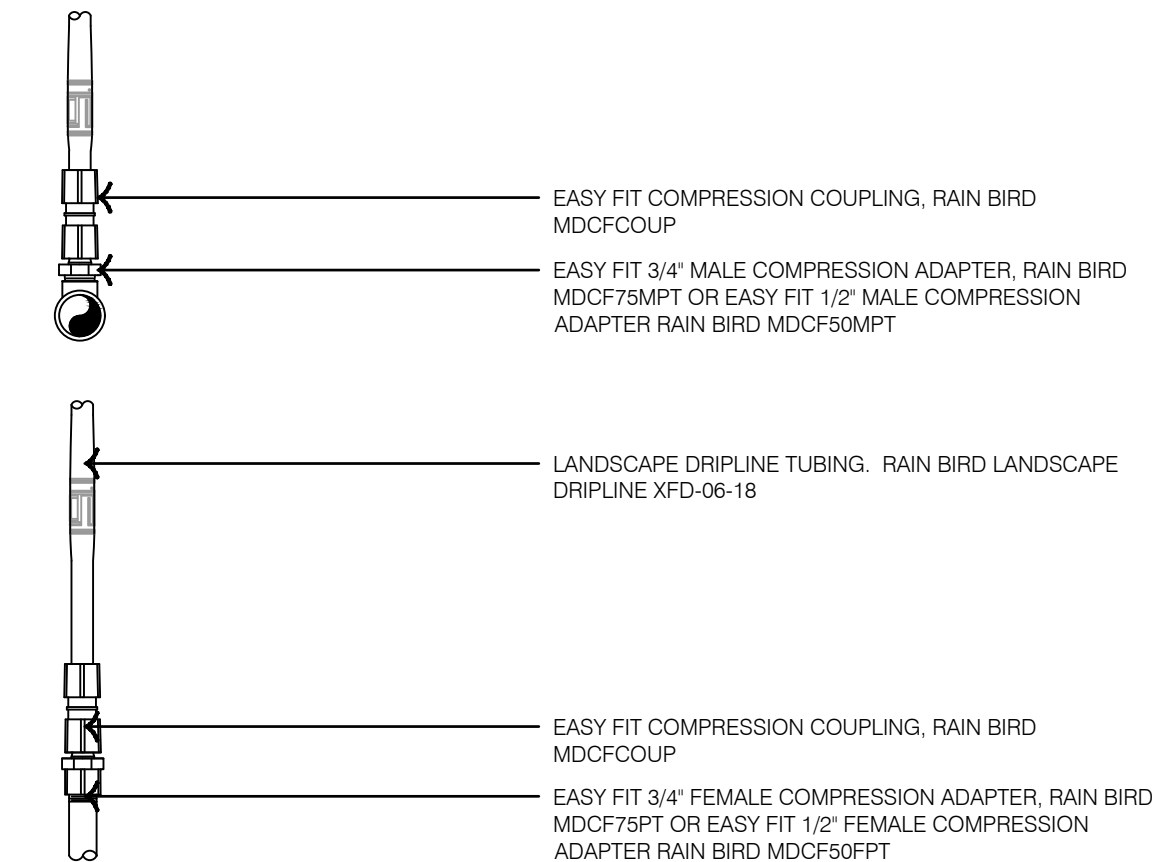
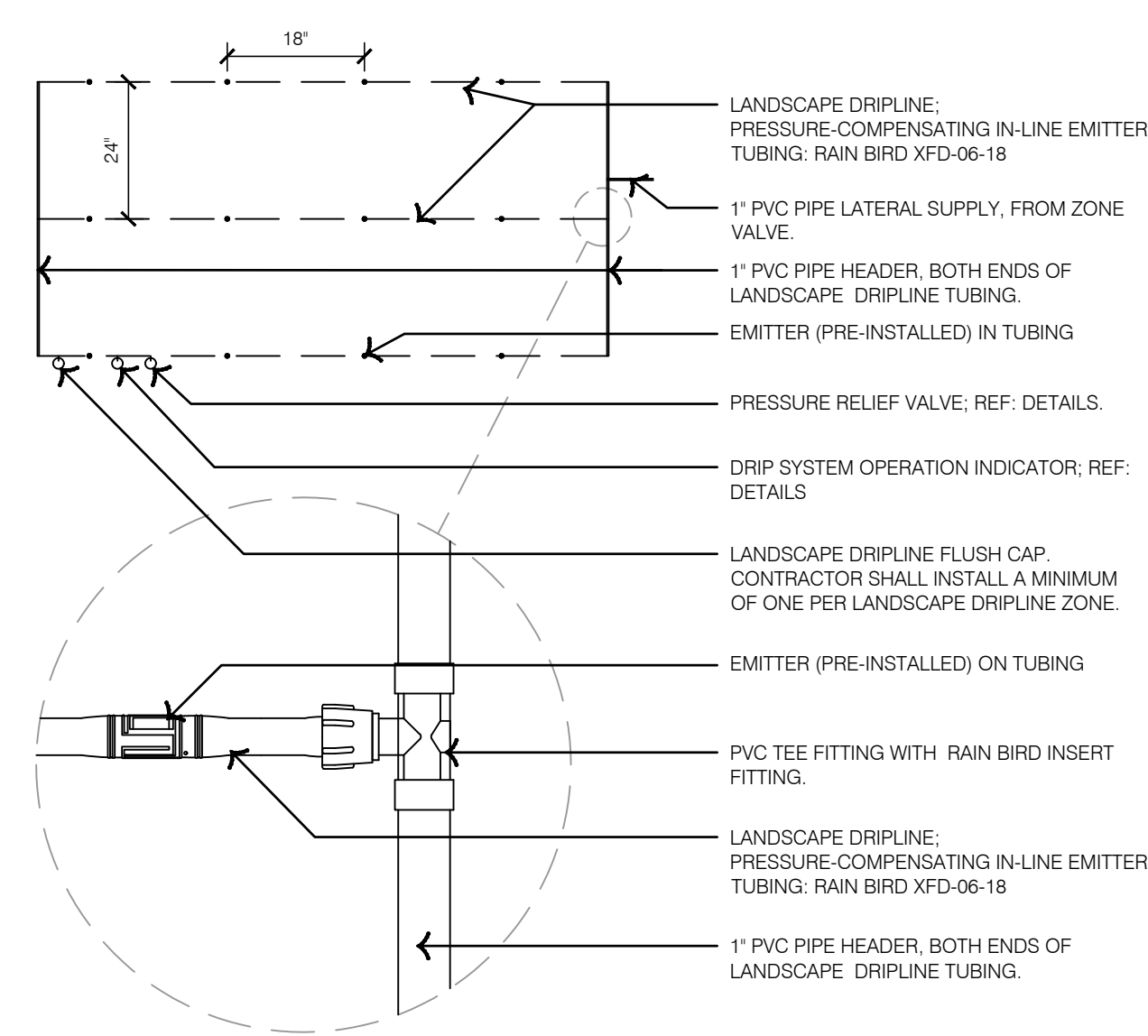
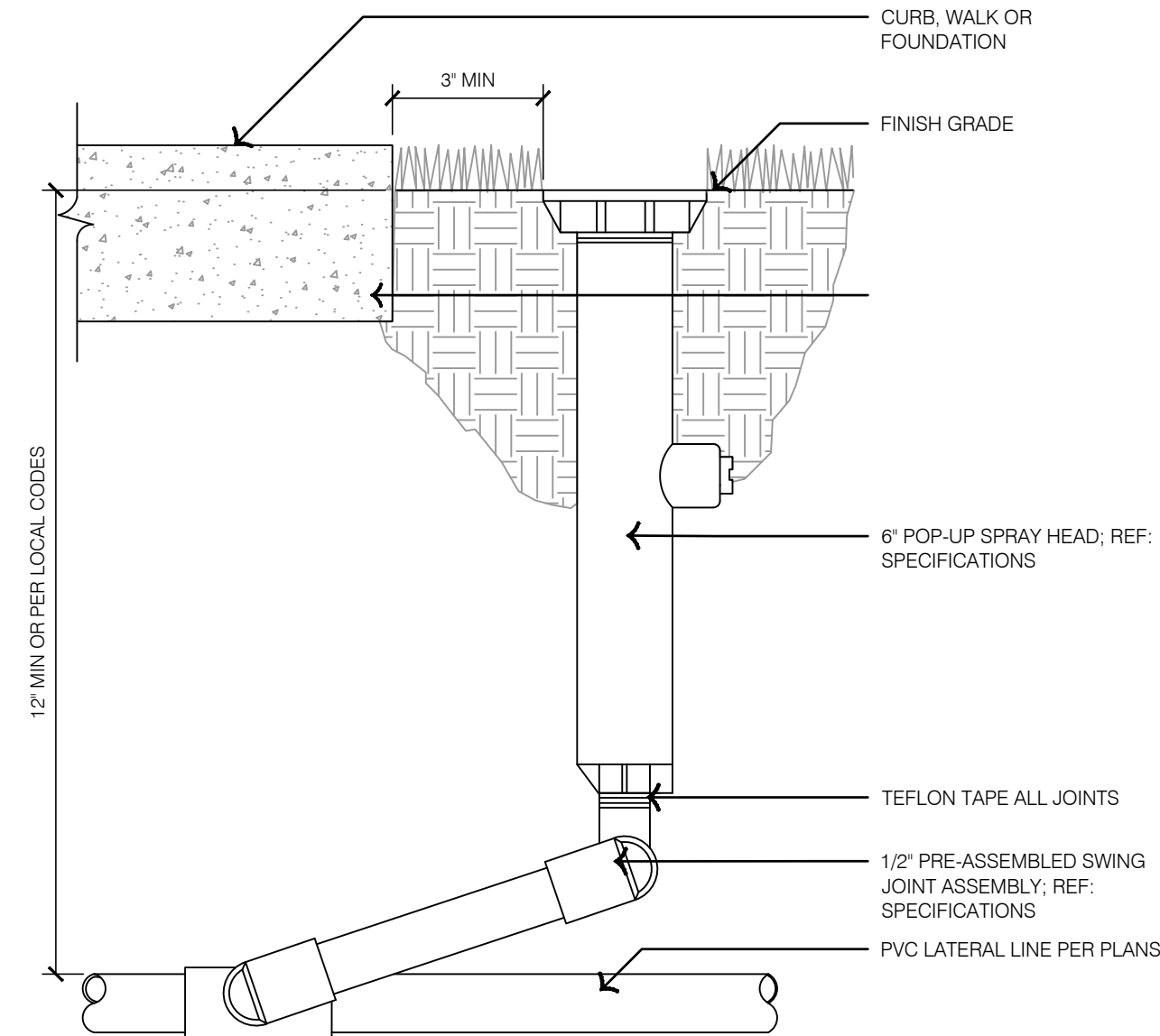
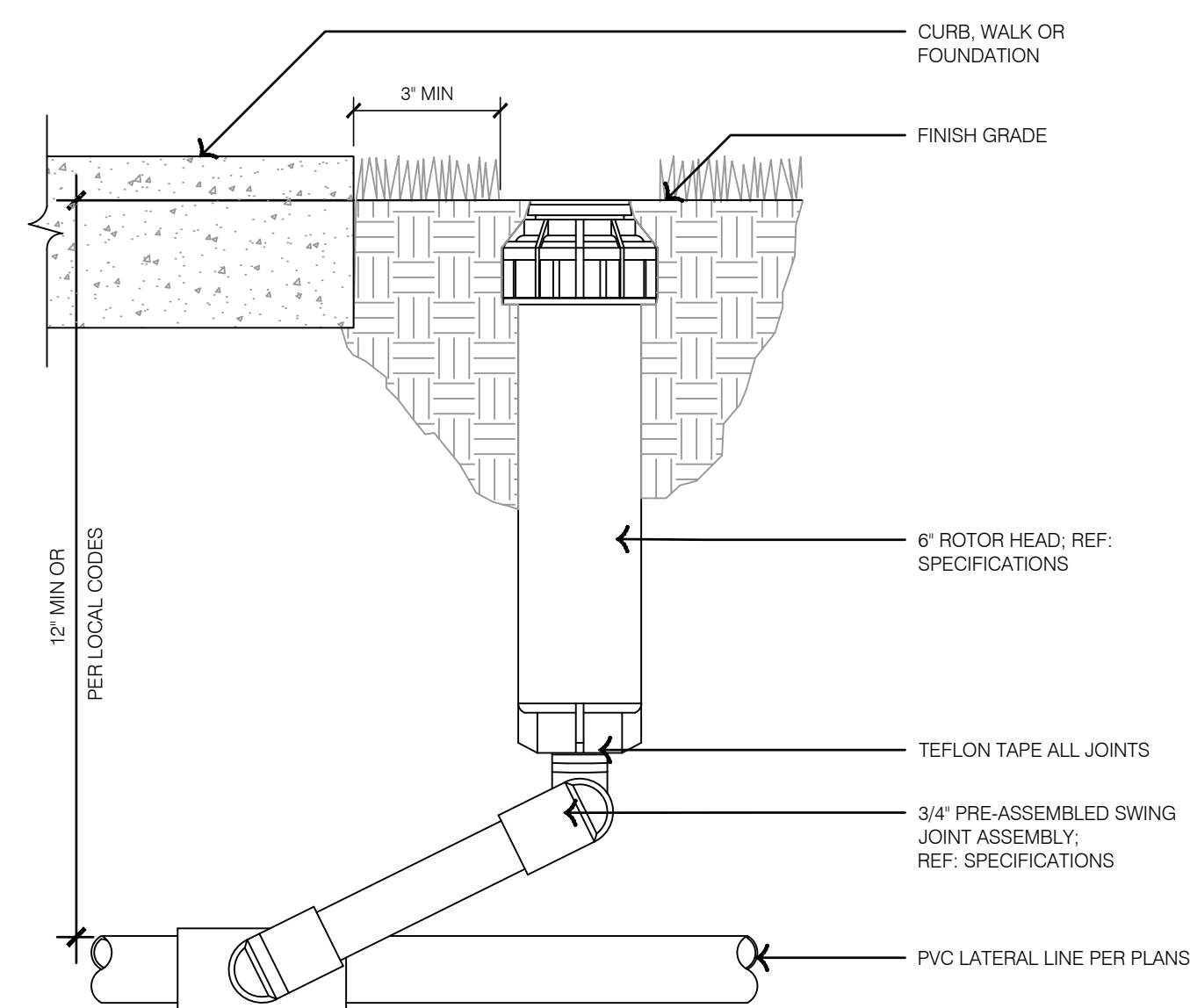
IRRIGATION LEGEND:

- | | | | |
|-----|---|------|---|
| --- | 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 | (MW) | 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:

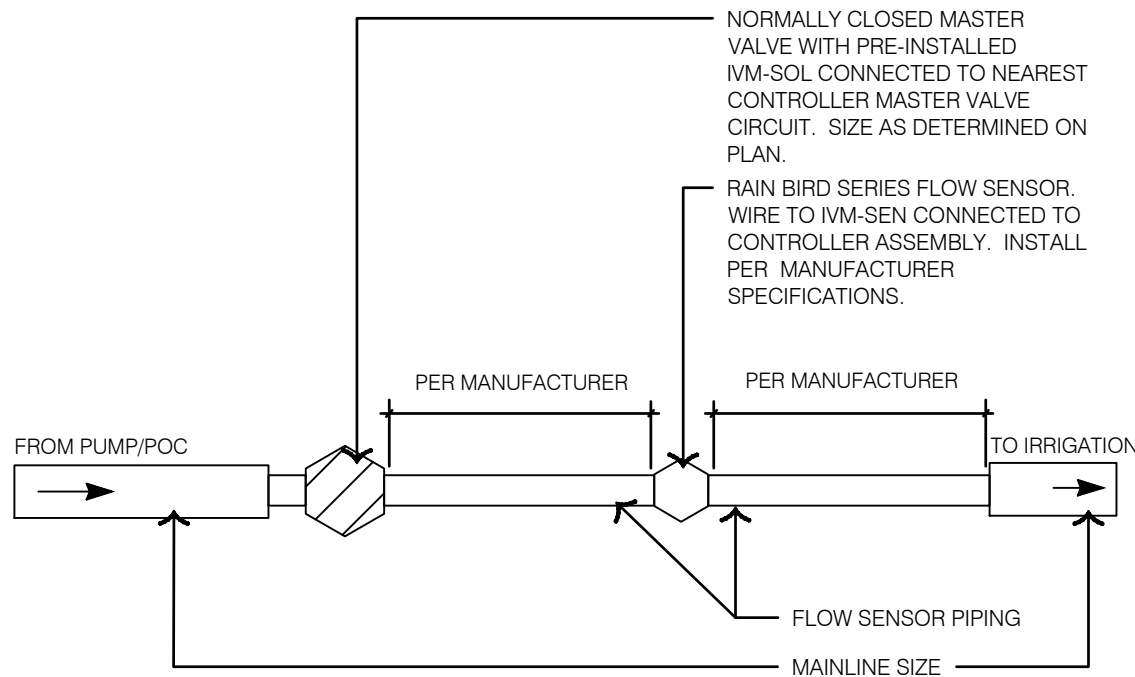
- POTABLE WATER IRRIGATION MAINLINES TO BE 2" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391
- POTABLE WATER IRRIGATION LATERALS TO BE 1" PVC PIPE OR AS SHOWN ON PLANS; REF: 5/L391
- POTABLE WATER IRRIGATION LATERALS SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
- POTABLE WATER IRRIGATION 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-LXVM 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
- 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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DATE	10/09/2025
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IRRIATION 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	
SHEET L301	

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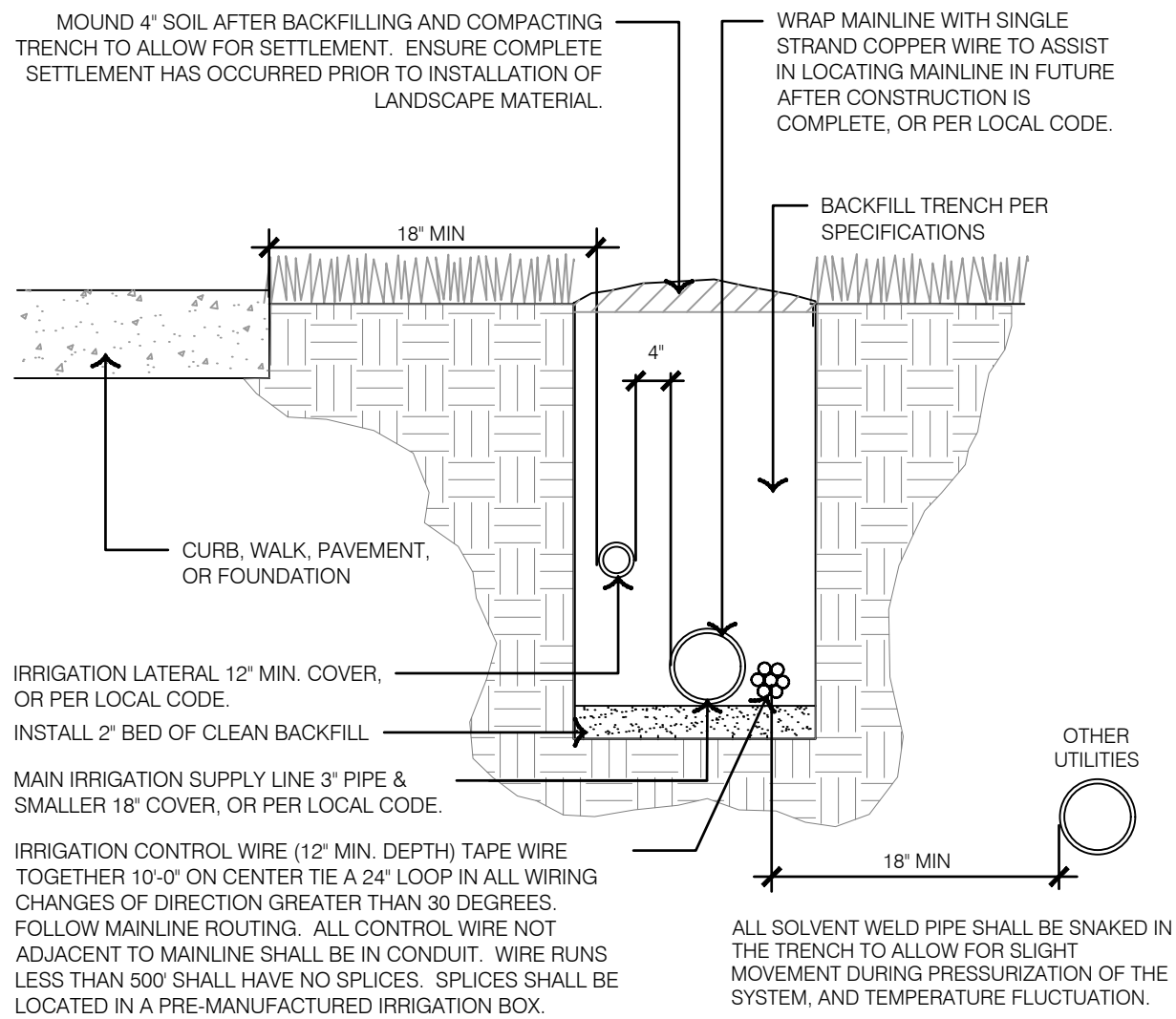
Drawn by: <u>LB</u> Designed by: <u>CC</u> Project no.: <u>024-02510</u> Date: <u>9/2/2025</u>	2025
FINAL DEVELOPMENT PLAN SUBMITTAL IRRIGATION DETAILS	
SHAW HOFSTRA FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY LEE'S SUMMIT, MISSOURI	

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

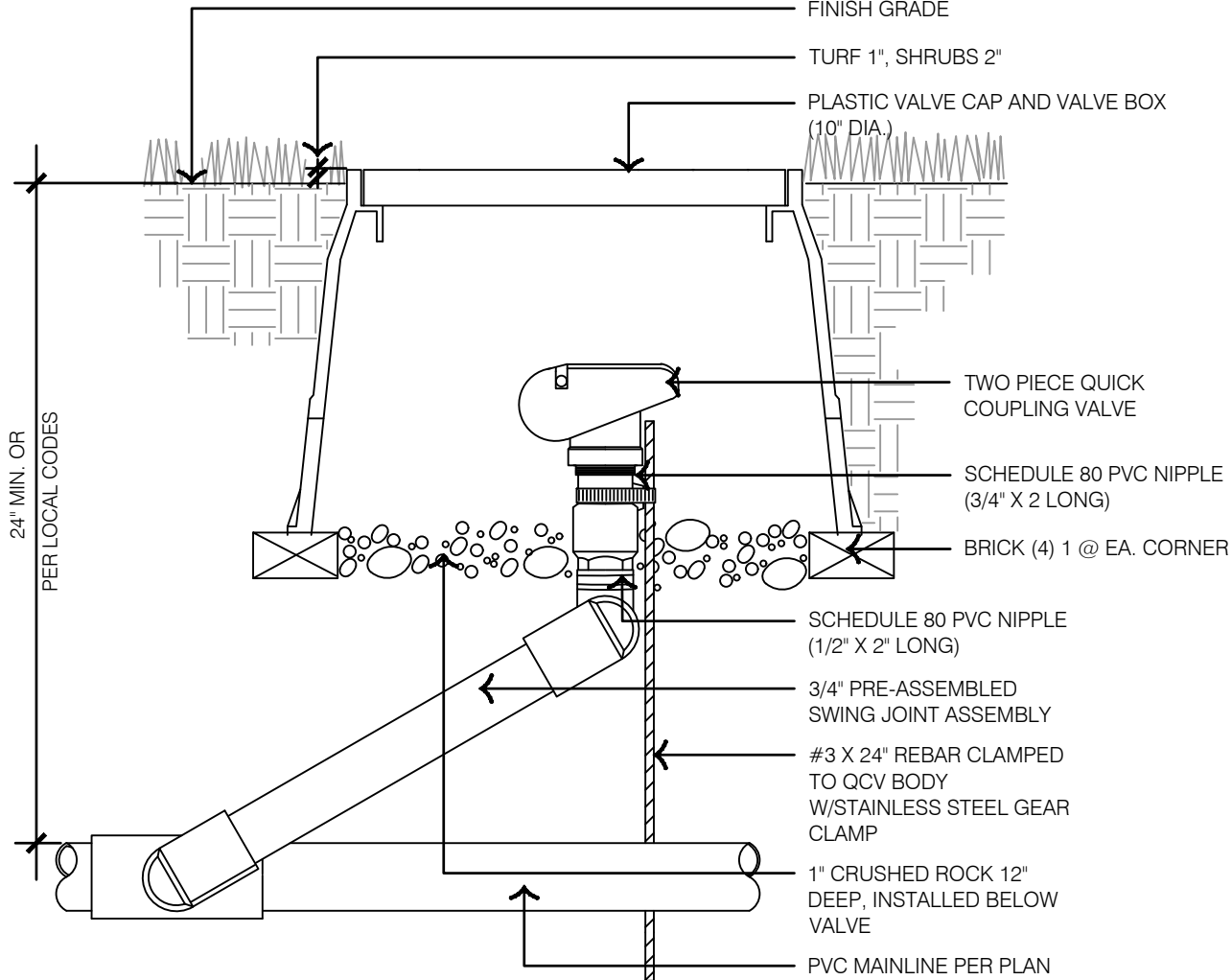
1 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER



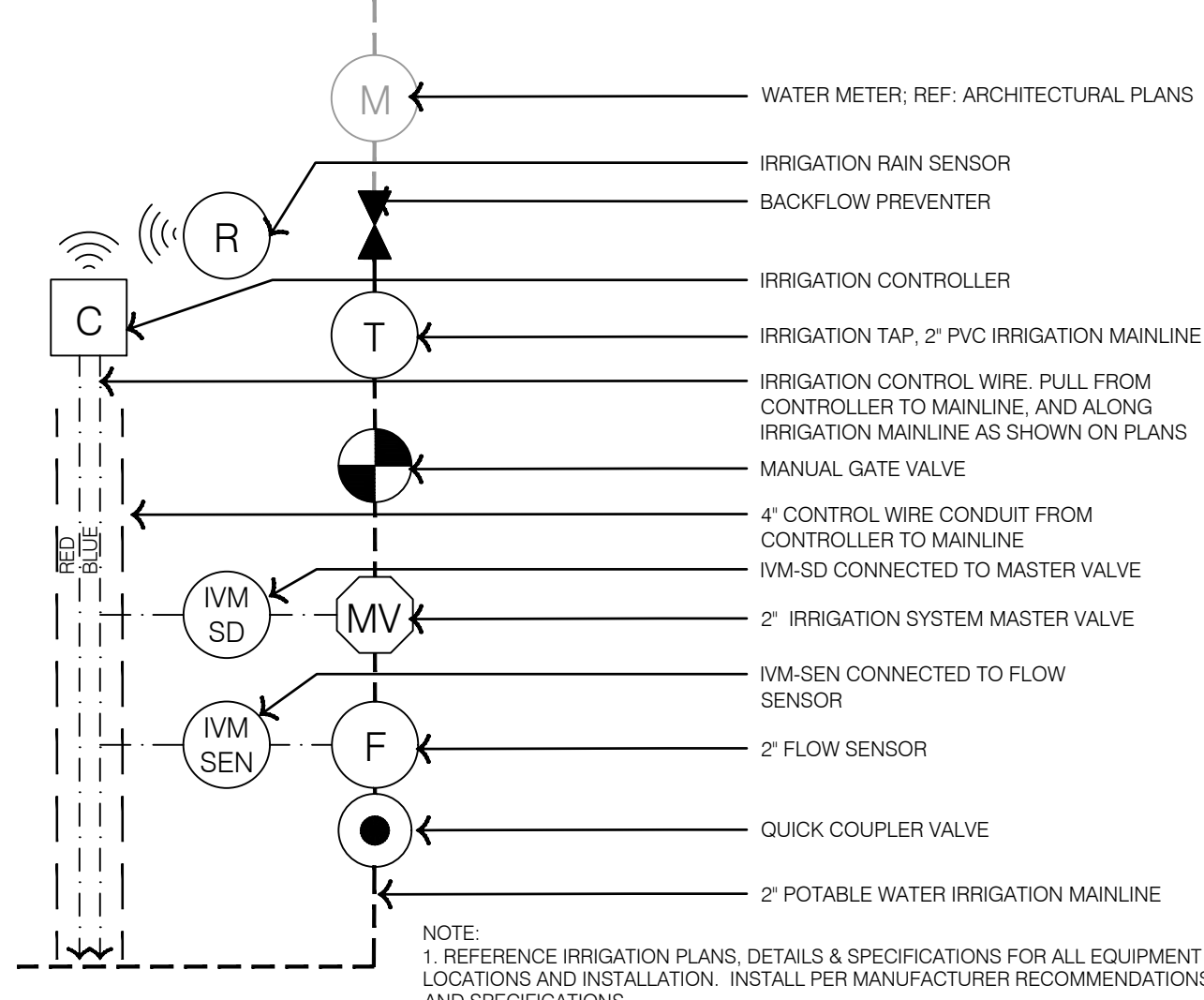
5 TRENCHING DETAILS - POTABLE WATER

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	DESIGN PSI	COLOR
1	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	3.69	552.2 LF	40	RED
2	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	25.26	25	30	RED
3	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	11.8	1,772 LF	40	RED
4	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	7.67	1,152 LF	40	RED
5	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	23.02	17	30	RED
6	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	26.97	29	30	BLUE
7	RAIN BIRD PEB-IVM	1"	TURF ROTOR	7.34	5	45	BLUE
8	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	9.83	1,588 LF	40	BLUE
9	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	4.47	635.9 LF	40	BLUE
10	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	33.05	34	30	BLUE
11	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	33.77	28	30	BLUE
12	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	9.01	1,151 LF	40	BLUE
13	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	1.34	145.7 LF	40	BLUE
14	RAIN BIRD PEB-IVM	1"	TURF ROTOR	17.44	8	45	BLUE
15	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	7	1,051 LF	40	BLUE
16	RAIN BIRD PEB-IVM	1"	TURF SPRAY	10.19	9	30	BLUE



2 QUICK COUPLER VALVE - POTABLE WATER



6 TAP LAYOUT - POTABLE WATER

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

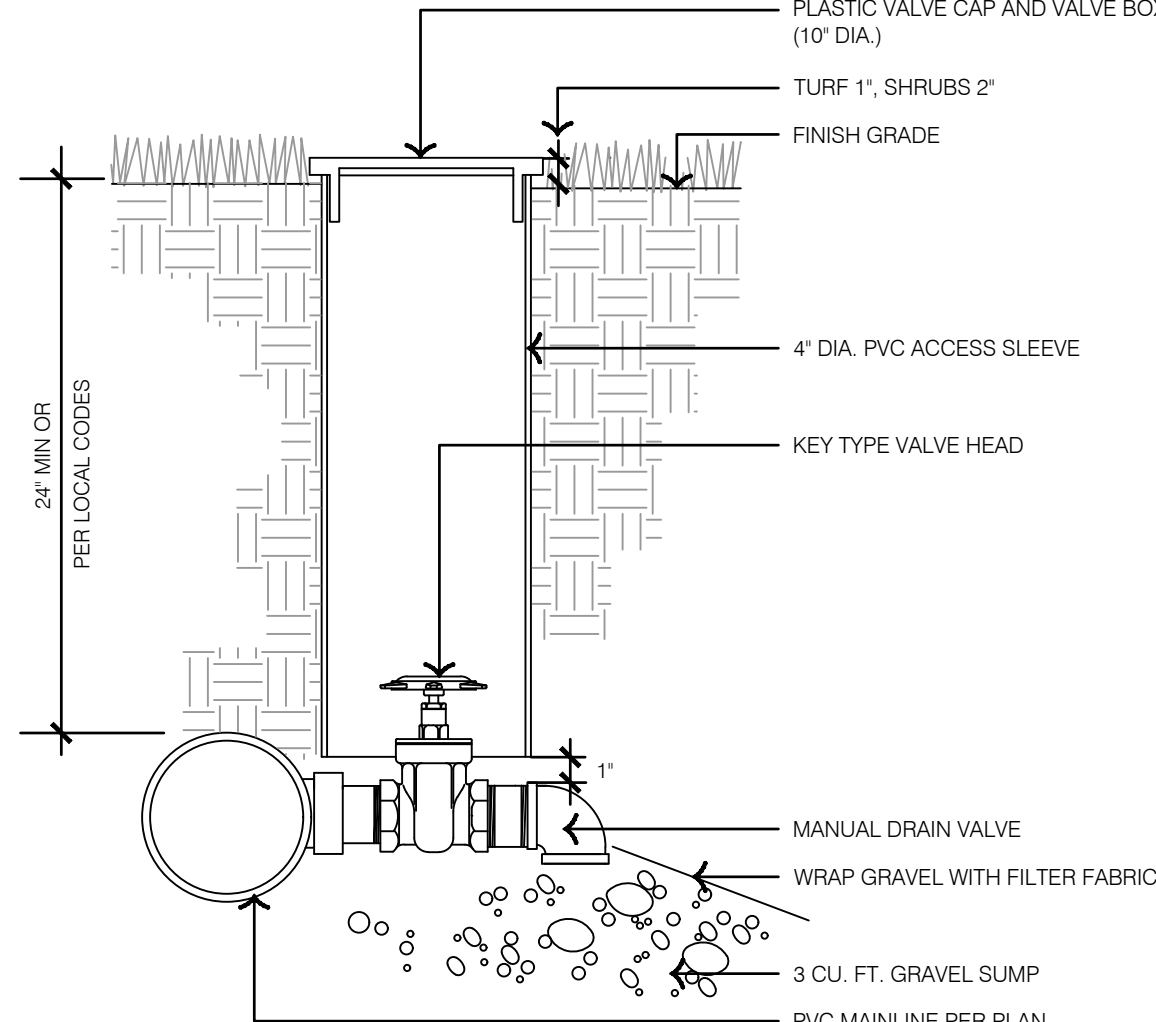
PRESSURE AVAILABLE
Static Pressure at POC: 75 PSI **
Pressure Available: 75 PSI

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

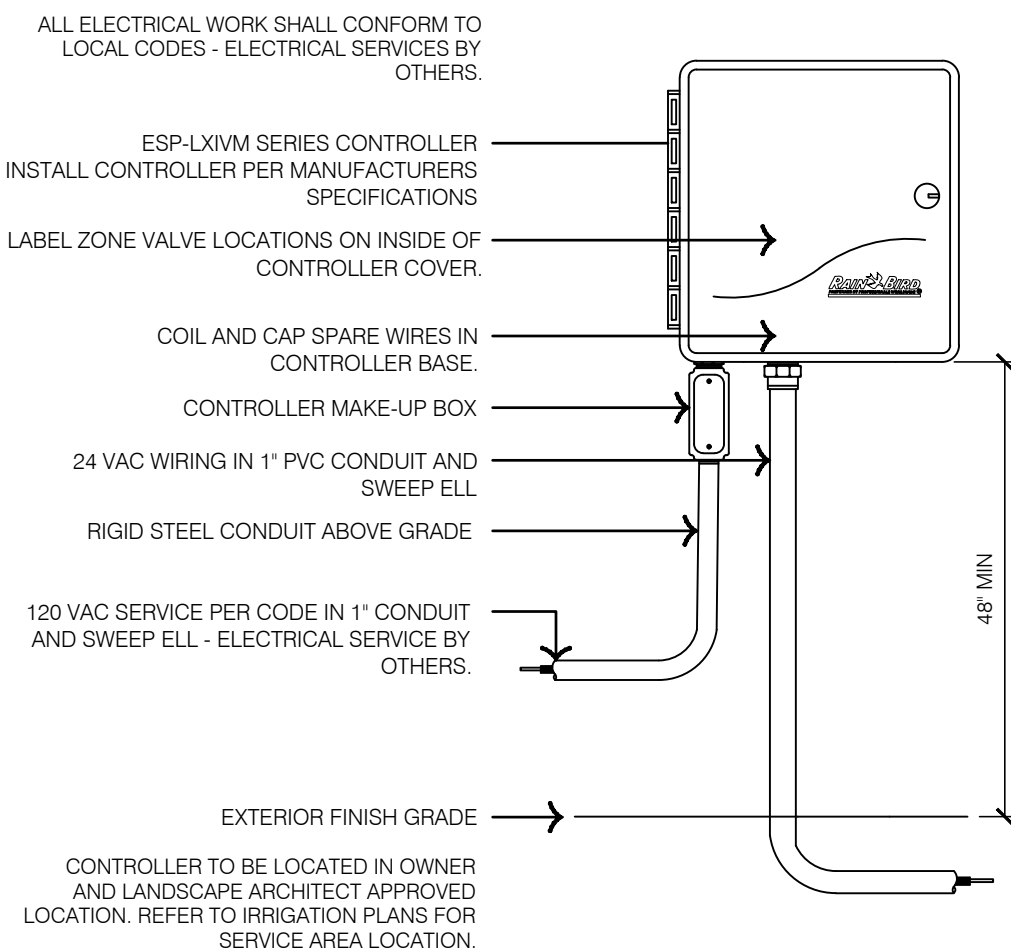
Critical Station: 3
Design Pressure: 40 PSI
Friction Loss: 0.99 PSI
Fittings Loss: 0.1 PSI
Elevation Loss: 0 PSI
Loss through Valve: 14.8 PSI
Pressure Req. at Critical Station: 55.9 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.13 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.0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

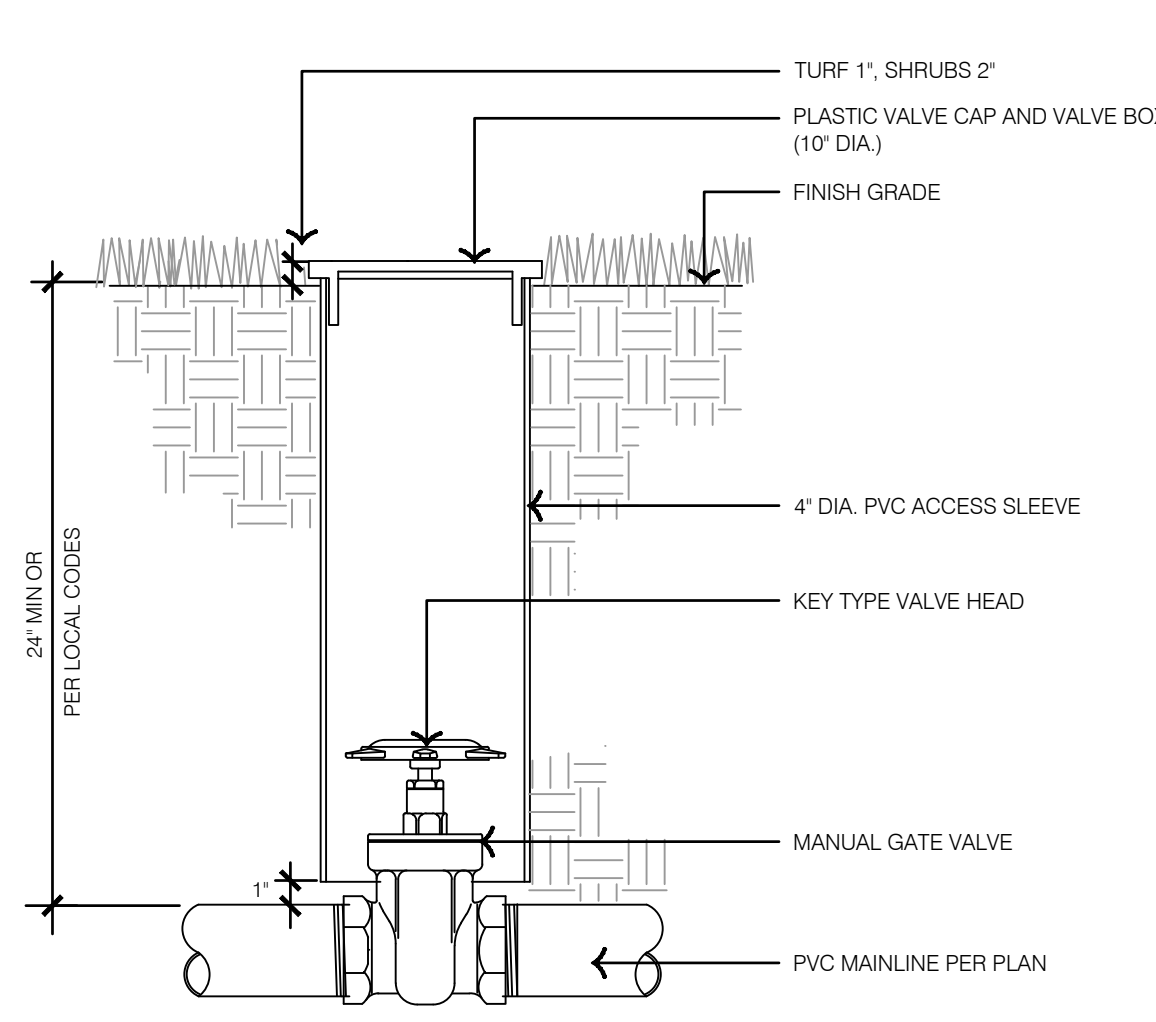
1. PRESSURE AVAILABLE IS ESTIMATED.
CONTRACTOR TO VERIFY PRESSURE
AVAILABLE PER IRRIGATION GENERAL NOTE #4



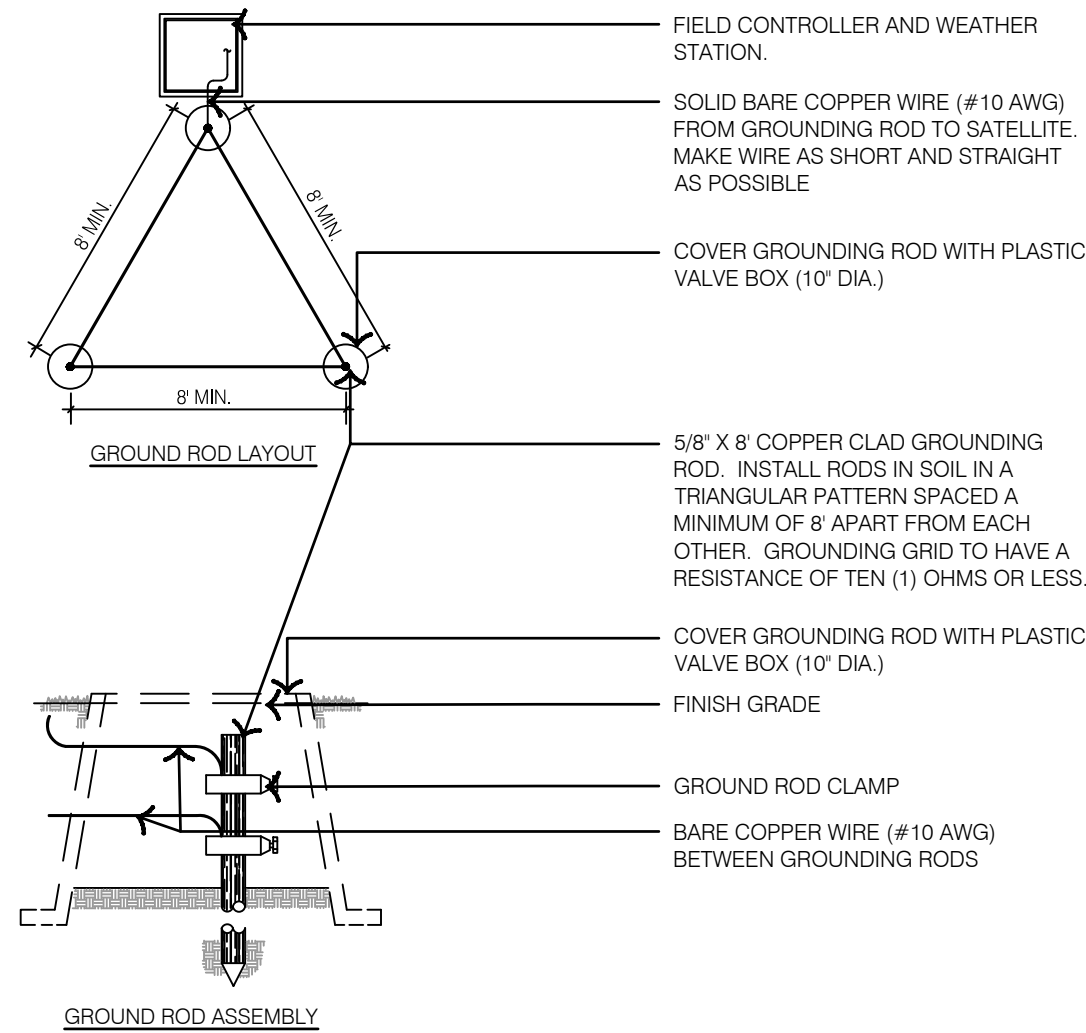
3 MANUAL DRAIN VALVE - POTABLE WATER



7 WALL MOUNTED AUTMATIC IRRIGATION CONTROLLER



4 MANUAL GATE VALVE



8 CONTROLLER GROUNDING GRID

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CHRISTOPHER
CANNAN
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CITY EDP RE-SUBMITTAL
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IRRIGATION 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: 9/2/2025

SHEET
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3

2

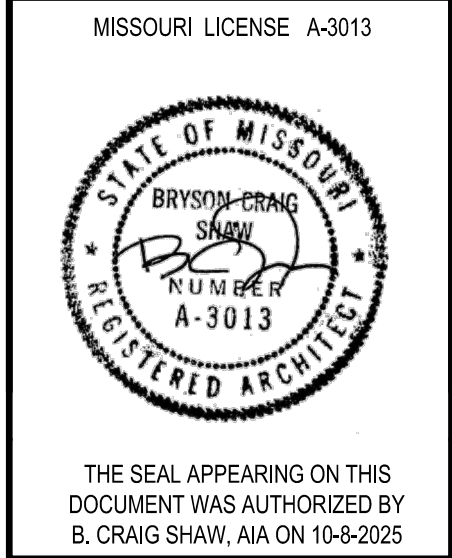
1

D

C

B

A



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



SHAW HOFSTRA + ASSOCIATES
1900 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
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SHEET 24/06

PROTOTYPE
EXTERIOR FINISHES

A1

BUILDING INFORMATION

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

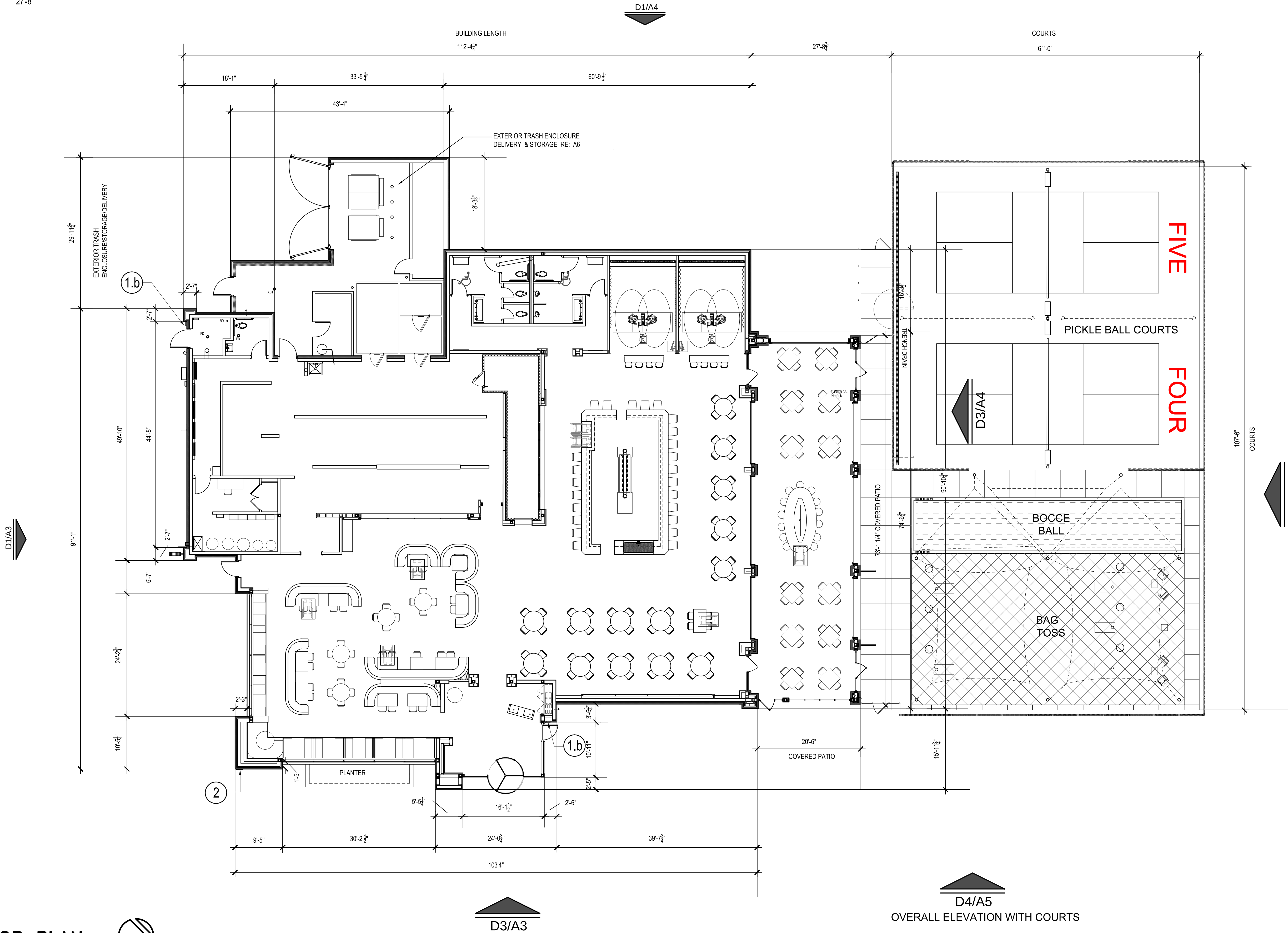
A2 - ASSEMBLY
TYPE VB

BUILDING HEIGHT:
HEIGHT AT ENTRY TOWER:

1 STORY - 24'-2" ABOVE BAR AND 21'-6" ABOVE
DINING AND BACK OF HOUSE
27'-8"

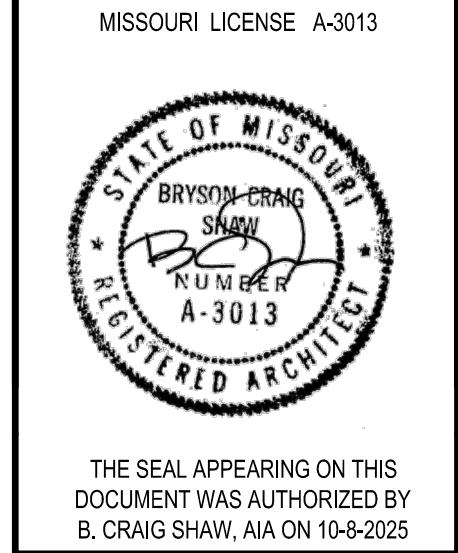
GROSS SQ FT CALCULATIONS	
BUILDING:	9,969 SQ FT
CONDITIONED SPACE	
EXTERIOR COVERED PATIO:	1,447 SQ FT
NON-CONDITIONED SPACE	
EXTERIOR TRASH/DELIVERY/ STORAGE:	1,209 SQ FT
EXTERIOR RECREATIONAL COURTS AREA:	6,836 SQ FT

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



BUILDING FLOOR PLAN

1' = 10'-0"



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



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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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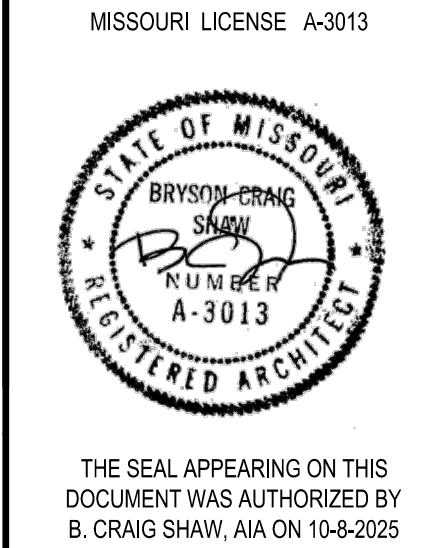
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- 38

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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)



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



ASSOCIATES
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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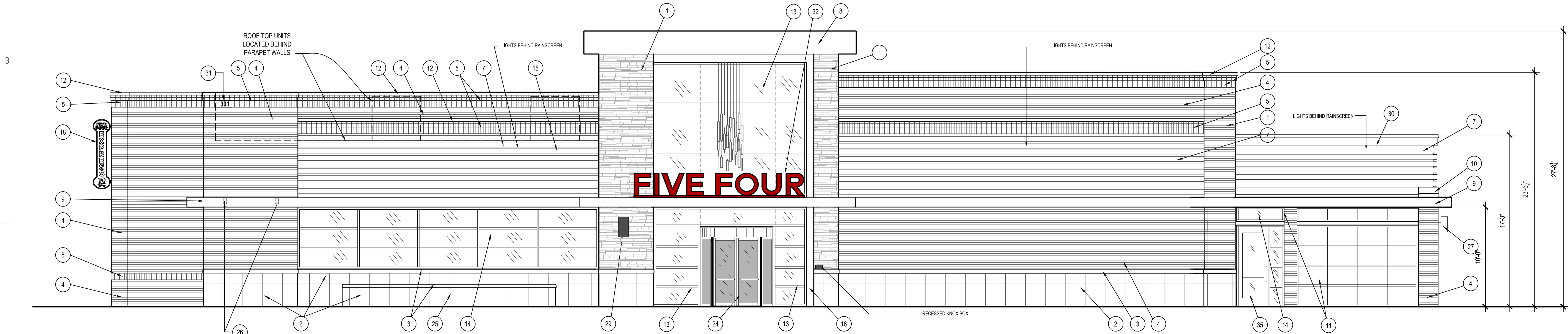
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DRAWN BY:	
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FINAL DEVELOPMENT PLAN	09-02-2025
REVISION TO 1ST SUBMITTAL	10-08-2025

SHEET 24/36

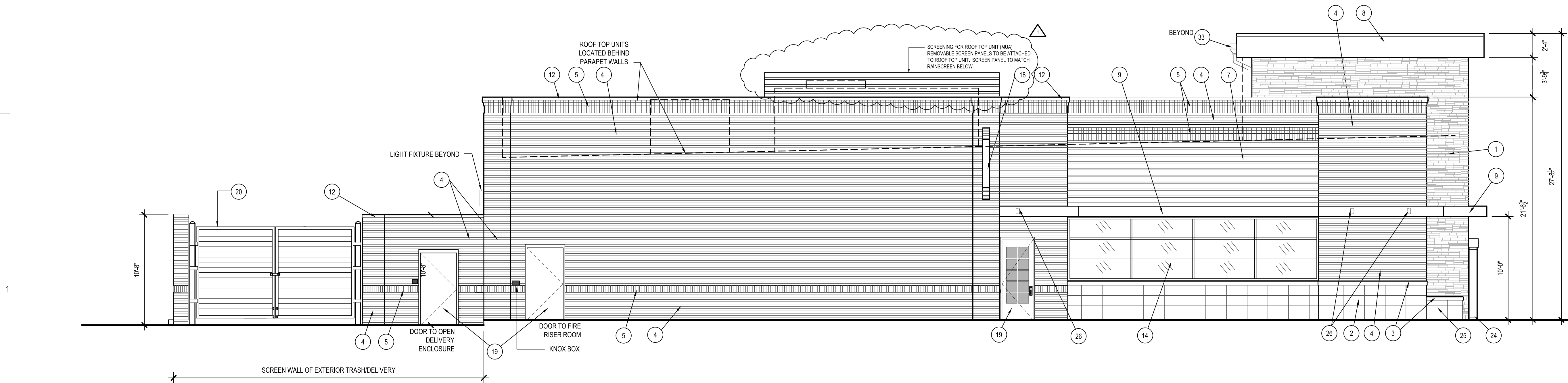
BUILDING
ELEVATIONS

A3



D3 FRONT ELEVATION

3/16" = 1'-0"

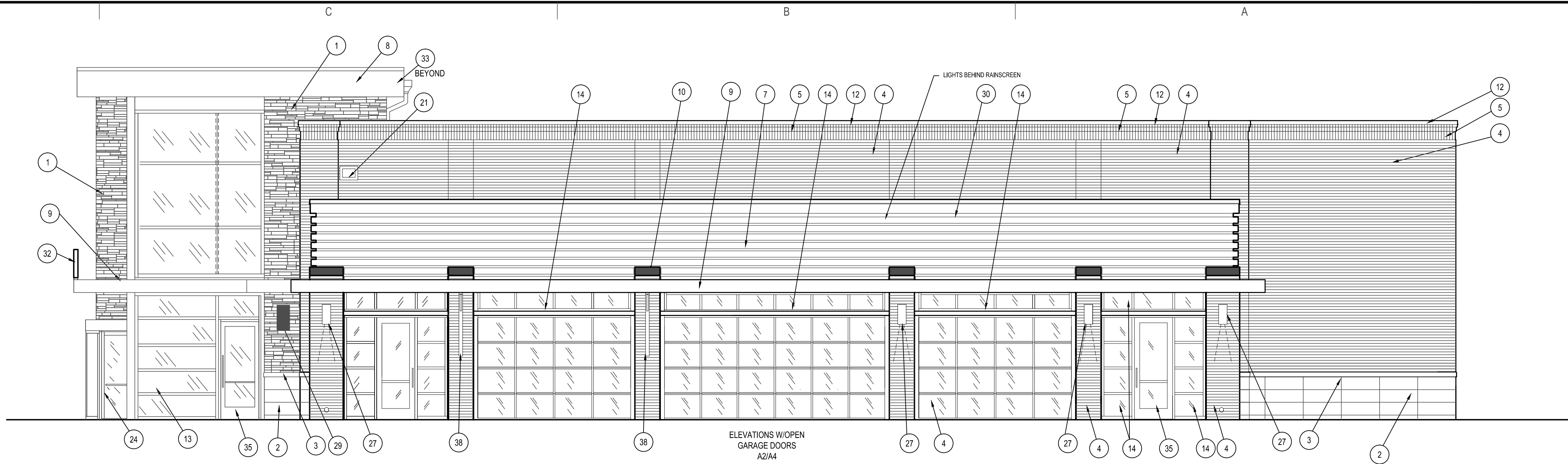


D1 SIDE ELEVATION

3/16" = 1'-0"

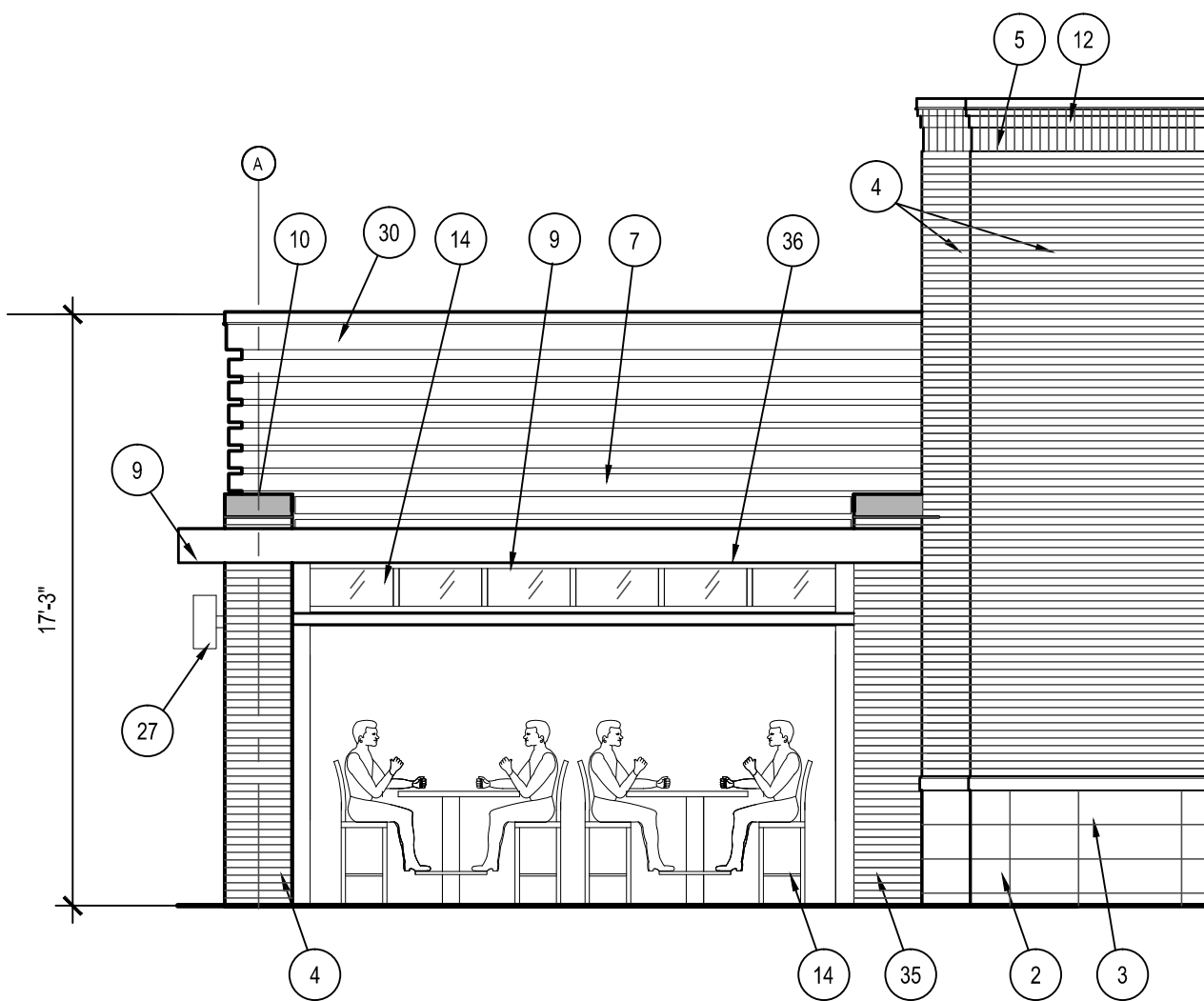
D3 ELEVATION

3/16" = 1'-0"



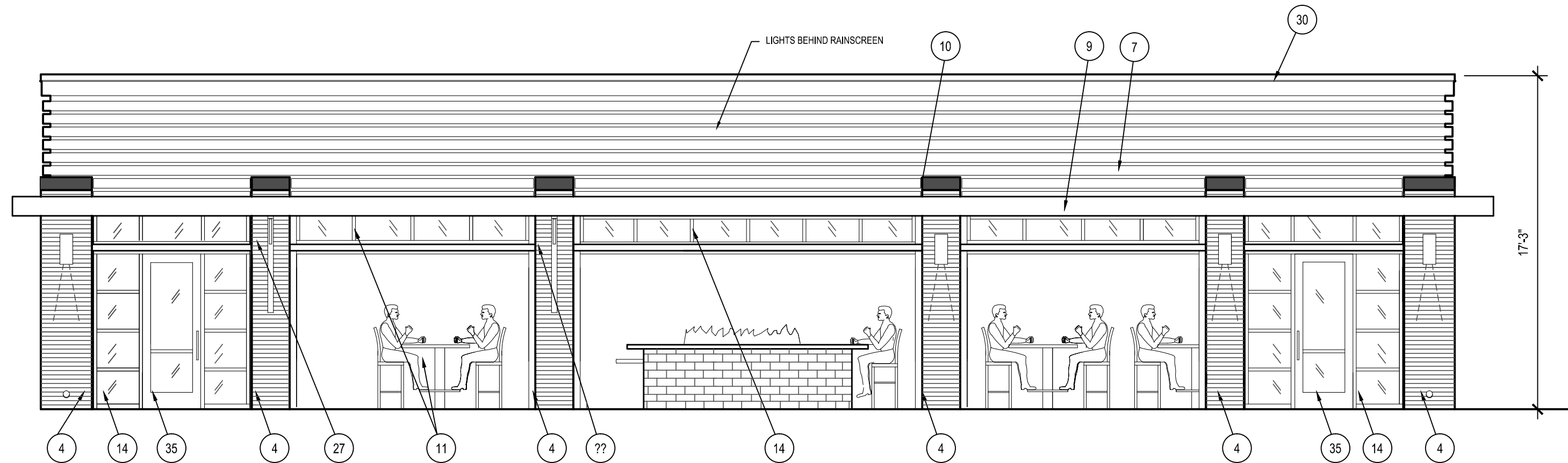
D2 ELEVATION

3/16" = 1'-0"



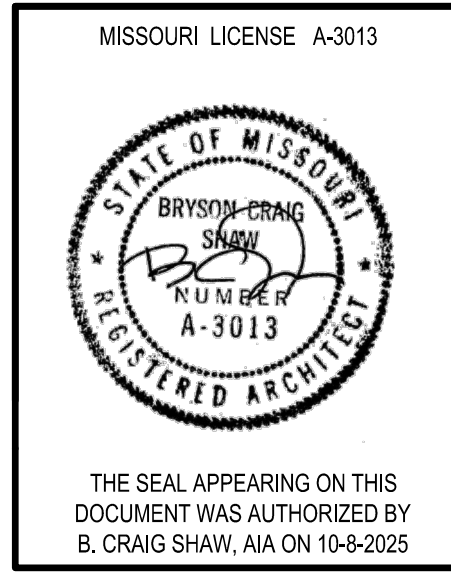
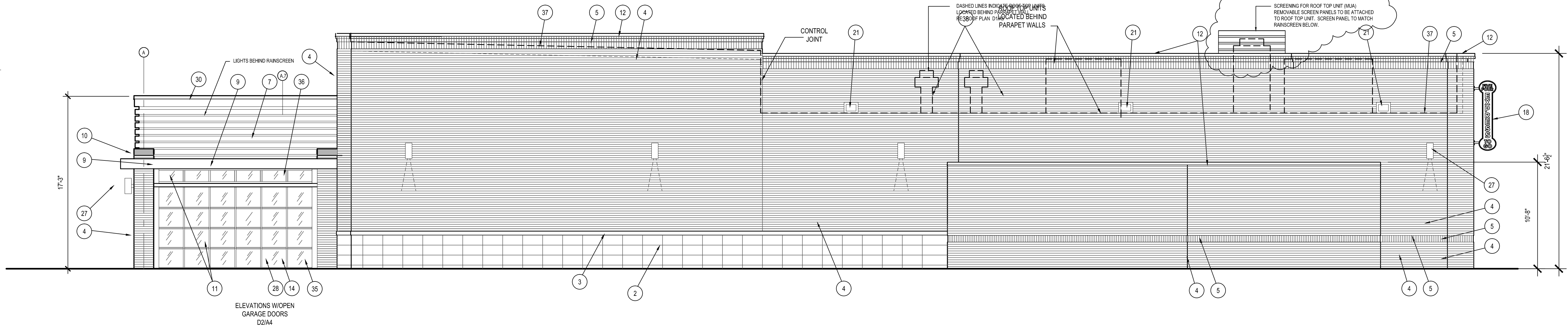
A2 ELEVATION

3/16" = 1'-0"



D1 ELEVATION

3/16" = 1'-0"



FIVE FOUR
Oldham Village - Lot 4
301 SW Oldham Parkway
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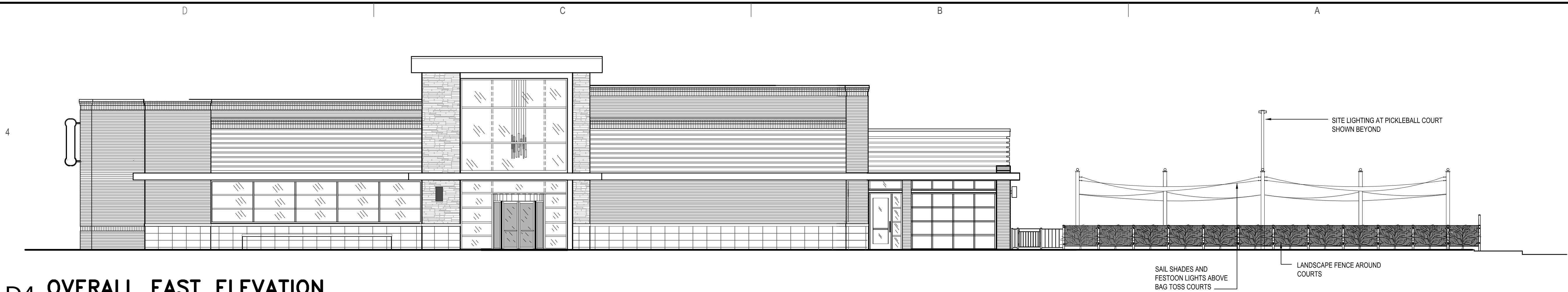
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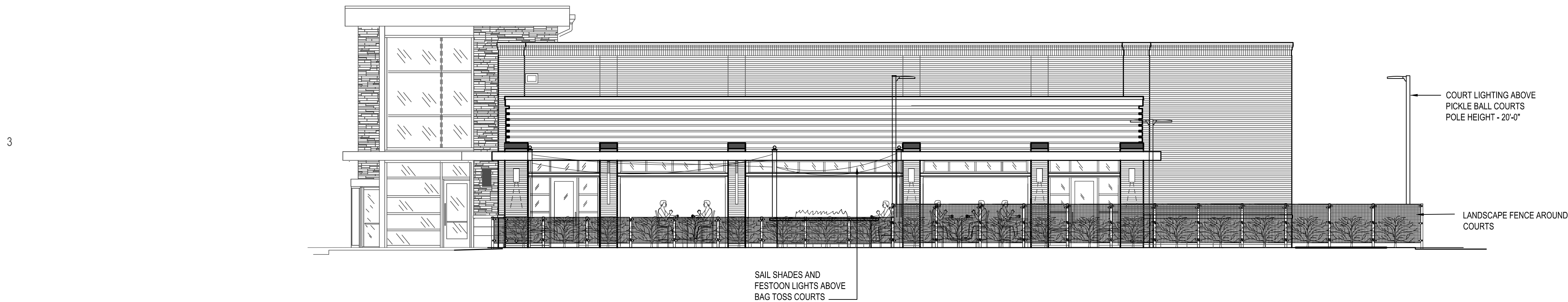
BUILDING ELEVATIONS

A4



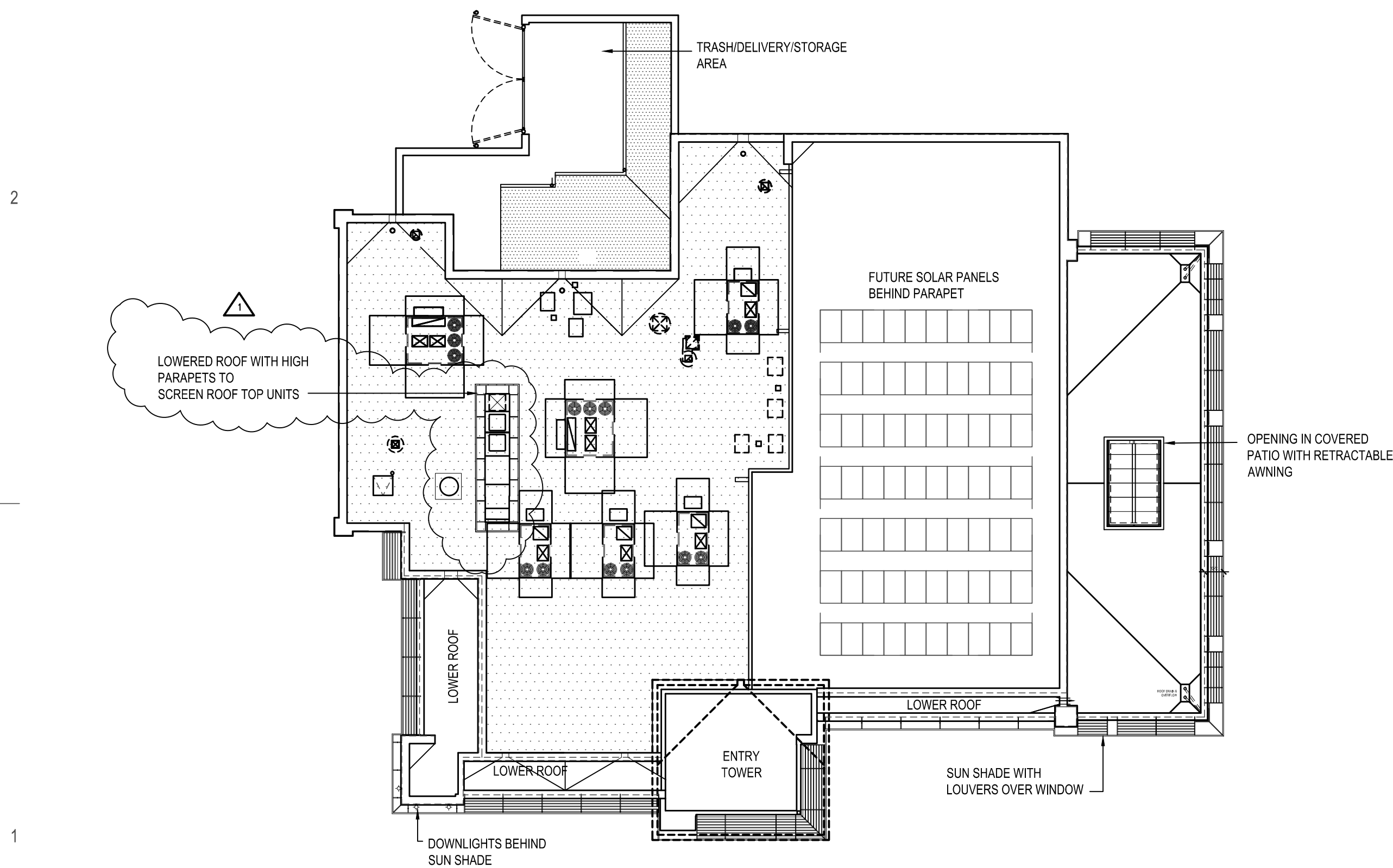
D4 OVERALL EAST ELEVATION

1/8" = 1'-0"



D4 OVERALL NORTH ELEV

1/8" = 1'-0"

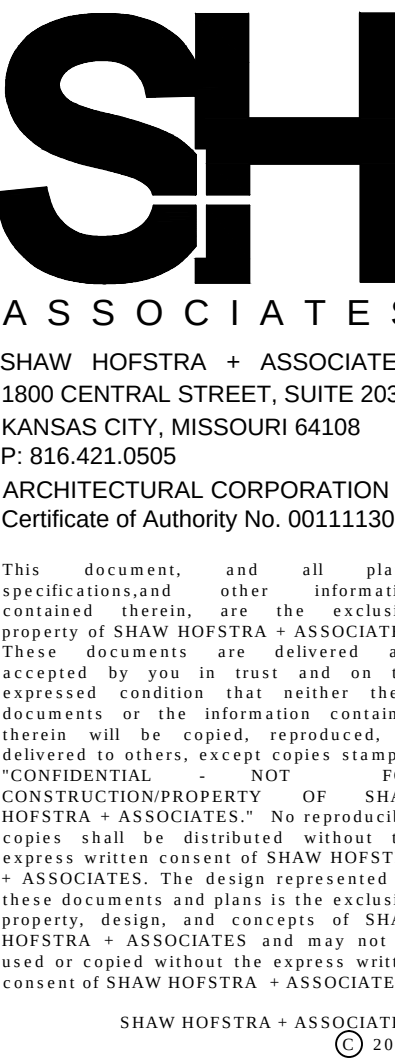


D1 ROOF PLAN

1/16" = 1'-0"



FIVE FOUR
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OVERALL ELEV
& ROOF PLAN

A5

[illegible]

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

U-BOLT WITH LATCH WELDED TO 6" DIAM
STEEL BOLLARD TO SECURE STEEL GATES
IN OPEN POSITION ON EACH GATE, VERIFY
LOCATION IN FIELD _____

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


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


1/4" = 1'-0"

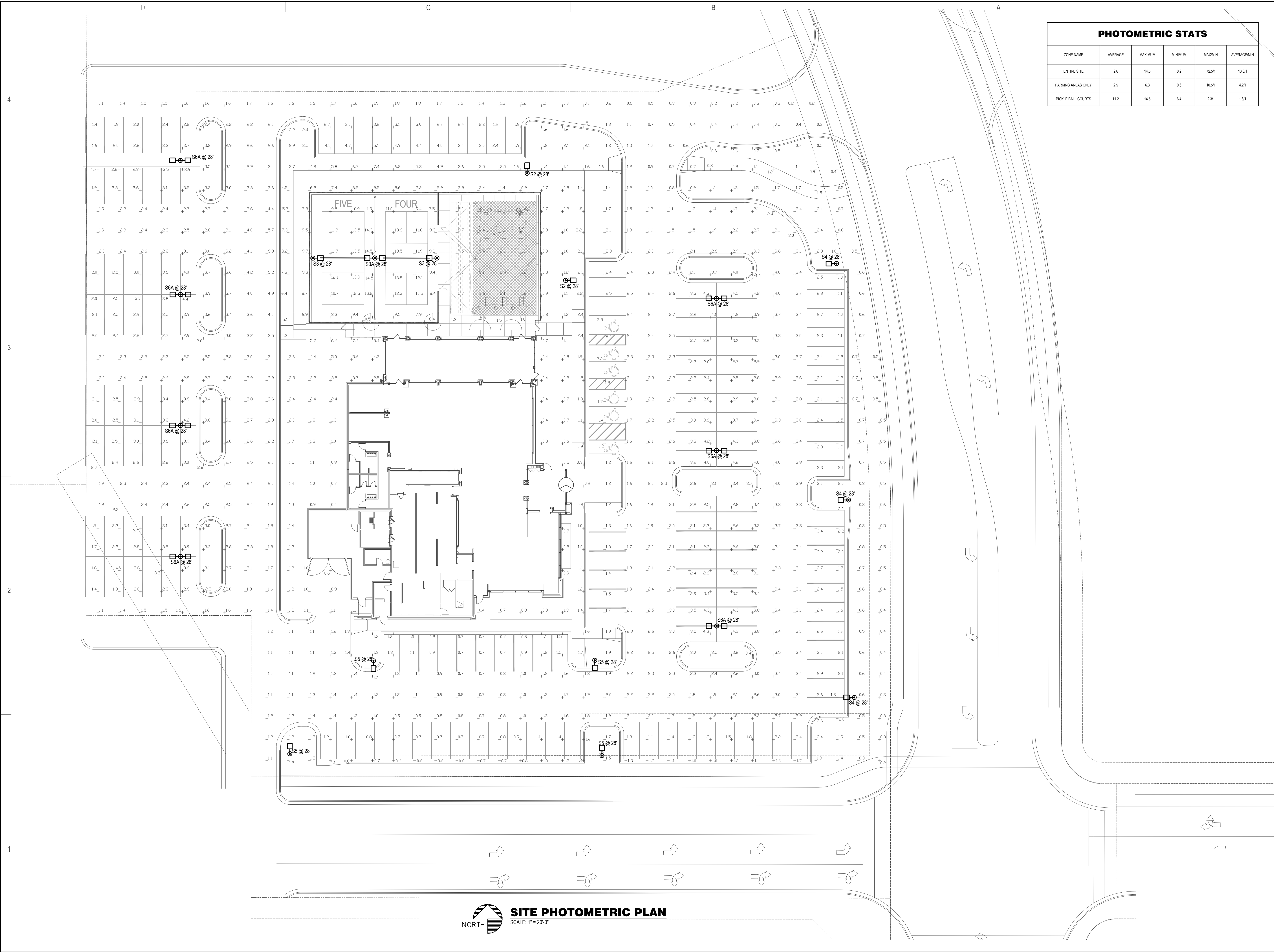


B1 WALL SECTION

1/2" = 1'-0"


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


1/2" = 1'-0"



PHOTOMETRIC STATS					
ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAXMIN	AVERAGEMIN
ENTIRE SITE	2.6	14.5	0.2	72.51	13.01
PARKING AREAS ONLY	2.5	6.3	0.6	10.51	4.21
PICKLE BALL COURTS	11.2	14.5	6.4	2.31	1.81



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



BC PROJECT #: 24808
MISSOURI
FE COA #2009003929

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BC ENGINEERS
INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)282-1772

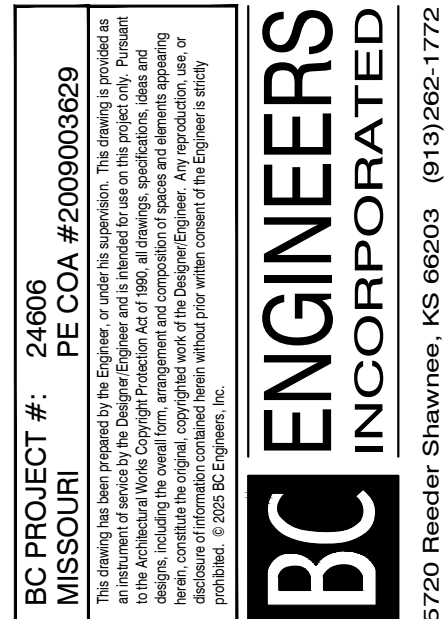
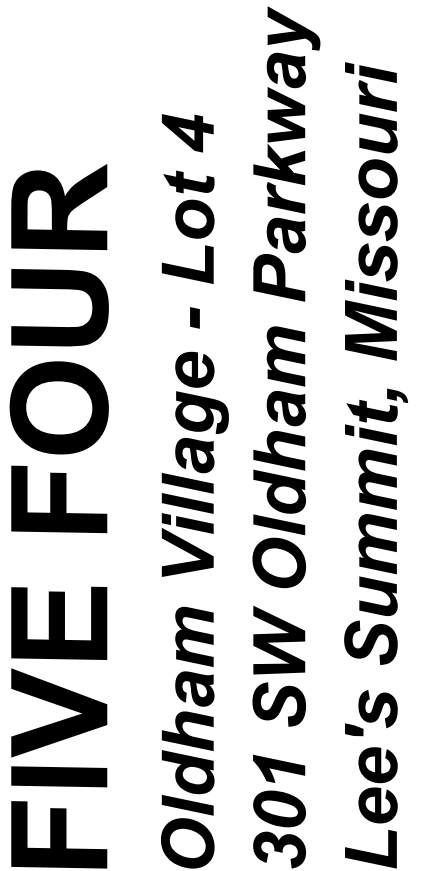
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PERMIT	10-06-2025

SHEET 24/36

SITE
PHOTOMETRIC
PLAN

E402

SITE LIGHTING FIXTURE SCHEDULE



SHEET 24x36

SITE
PHOTOMETRICS
DETAILS

E403



Mirada Medium (MRM)

Outdoor LED Area Light



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

QUICK LINKS

- [Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

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

Optical System

- sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide excellent coverage and uniformity in 18 Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral lower (IL) and integral half lower (IH) options available for enhanced backlight control.

Electrical

- features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and voltage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac)
- Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 B0 Calculated Life: >100k Hours (See [www.lsi-led.com](#))

Lumen M
Total haw

- operating temperature: +40°C to +50°C
+40°C to +50°C, 42W, 48W, lumens
package rated to +40°C. 55L lumen
package rate to +35°C.
- Power factor: >90
- Input power stays constant over life.
- Field replaceable LED surge protection
device meets a minimum Category C Low
operating (ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core
circuit boards to maximize heat transfer.
Components are fully encased in potting
material for moisture resistance. Driver
components with FCC standards. Driver and
electronic components can easily be
accessed.
- Controls**
- Optional internal integrated infrared
Bluetooth™ motion. Fixtures operate
independently and can be commissioned
via iOS or android configuration app
or the AirLink™ Blue wireless control
system, with technology partner LSI
incorporates Luminaire Level Lighting
controls (LLMLC) and high-end trim.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Bay Area Electric Act requirements.
 - DarkSky approved with 3000K CCT or
warmer color temperature selection and
fixed mounting arms / non-adjustable
brackets.
 - Title 24 compliant; see local ordinance for
qualification information.
 - RoHS compliant.
 - Suitable for wet Locations.
 - IP66 rated Luminaire per IEC 60529.
 - 35 lumens per watt for ANSI C136.31 high
vibration applications are qualified.
 - DesignLights Consortium™ (DLC) qualified
product. Not all versions of this product
are DLC qualified. Please visit the DLC
Qualified Products List at www.designlights.org/QPL to confirm which versions
are qualified.
 - Patented Silicone Optics (US Patent NO.
10,100,000 B2)
 - IK08 rated luminaire per IEC 60662
mechanical impact code.