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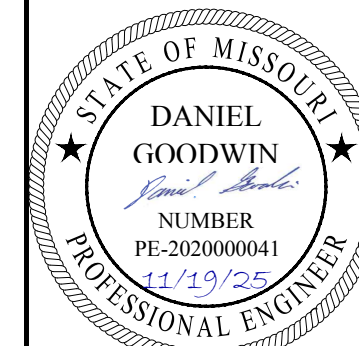


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TITLE SHEET SITE DEVELOPMENT PLANS	FIVE-FOUR RESTAURANT 301 SW OLDHAM PARKWAY	2025
		LEE'S SUMMIT, MISSOURI
drawn by: _____ OS/GSS designed by: _____ PG project no.: _____ 024-02510 date: _____ 2025.10.15		
SHEET C100		

drawn by: _____ OS/G
designed by: _____ D
project no.: _____ 024-0251
date: _____ 2025.10.1

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GENERAL NOTES

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

REFERENCES

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

EXISTING CONDITIONS

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

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
 - A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL REMOVE EXCESS STRIPSHIPS AND EXCESS EXCAVATION WITHIN 14 DAYS OF COMPLETION OF GRADING OPERATIONS.
 - B. AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE SUBGRADE SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS.
 - D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
- E. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.
4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
5. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

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

EROSION CONTROL NOTES

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

DEMOLITION NOTES

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

SITE NOTES

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

8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LINES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
9. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.
10. CURBS AT FIRE LINES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF CITY CODES AND ORDINANCES.
11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF CITY CODES AND ORDINANCES. USE FLAT BLACK, BRIGHT YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS, UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
12. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE AIRLESS SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

GRADING NOTES

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

STORM SEWER NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

SANITARY SEWER NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
5. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING LAY OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
9. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
 - A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
 - B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
 - C. VACUUM TEST OF ALL MANHOLES.
10. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

WATER NOTES

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

DRY UTILITY PLAN NOTES

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

[illegible]



THIS LEGEND APPLIES TO ALL PLAN
VIEWS WITHIN THIS PLAN SET



G CONDITIONS & DEMOLITION SITE DEVELOPMENT PLANS

--	--

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

SHEET
C300

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

2025

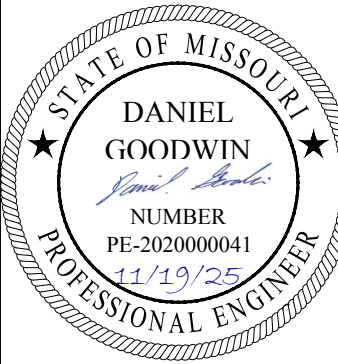
2025

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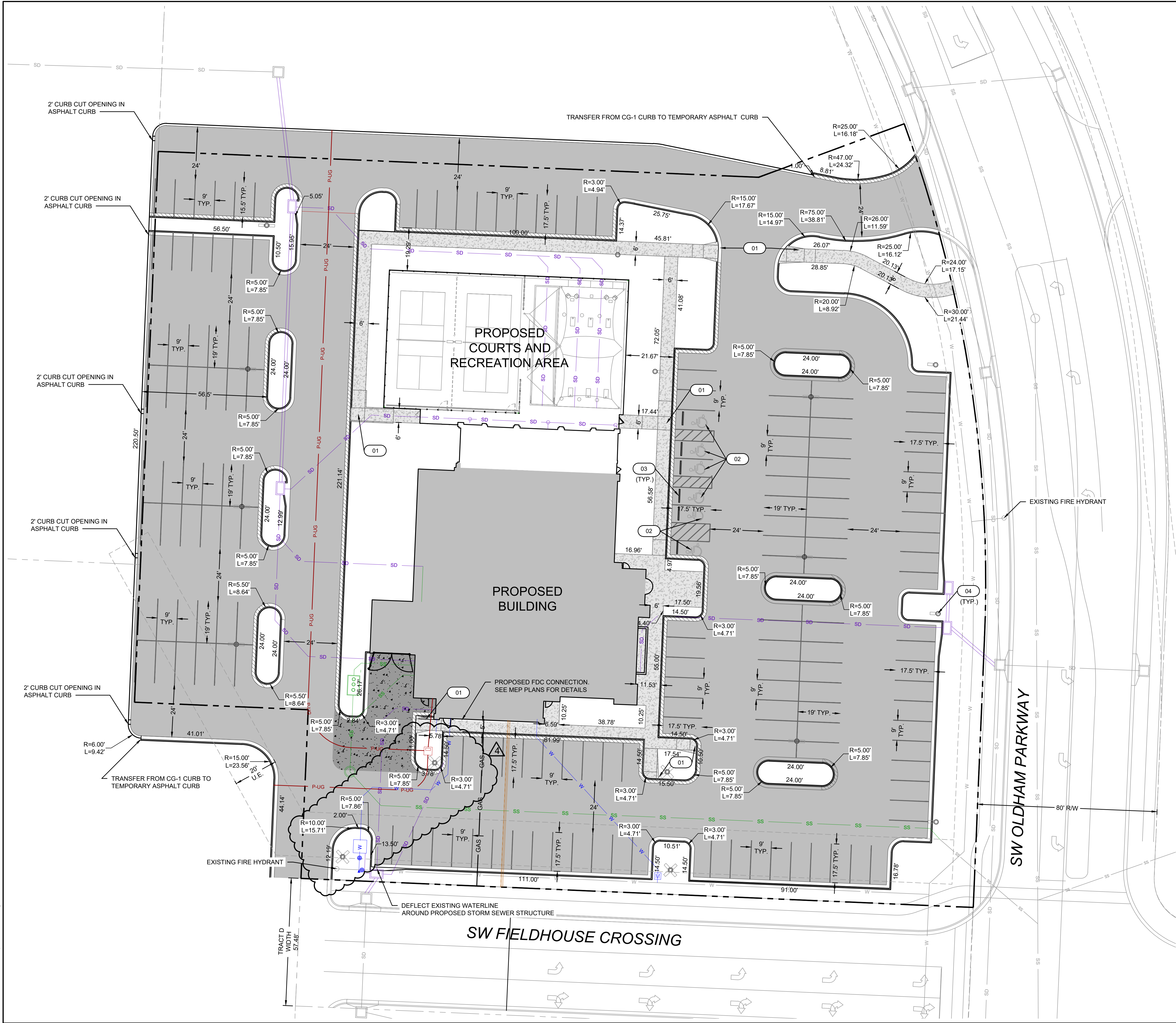
1301 Burlington Street
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DATE: Nov 19, 2025 1:57pm USER: dgoodwin



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

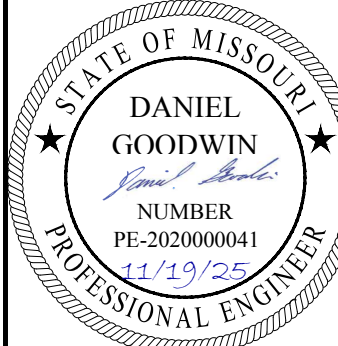
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FEMA FLOOD BOUNDARY AND FLOODWAY MAP
COMMUNITY PANEL NUMBER 2909SC0419G EFFECTIVE
1/20/2017 CLASSIFIES THE FIVE FOUR PROPERTY AS A
"ZONE X" AREA

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2	10/28/25	REVISION PER CITY COMMENTS			
4	11/07/25	ISSUED FOR BID			
	11/11/25	REVISION PER CITY COMMENTS			

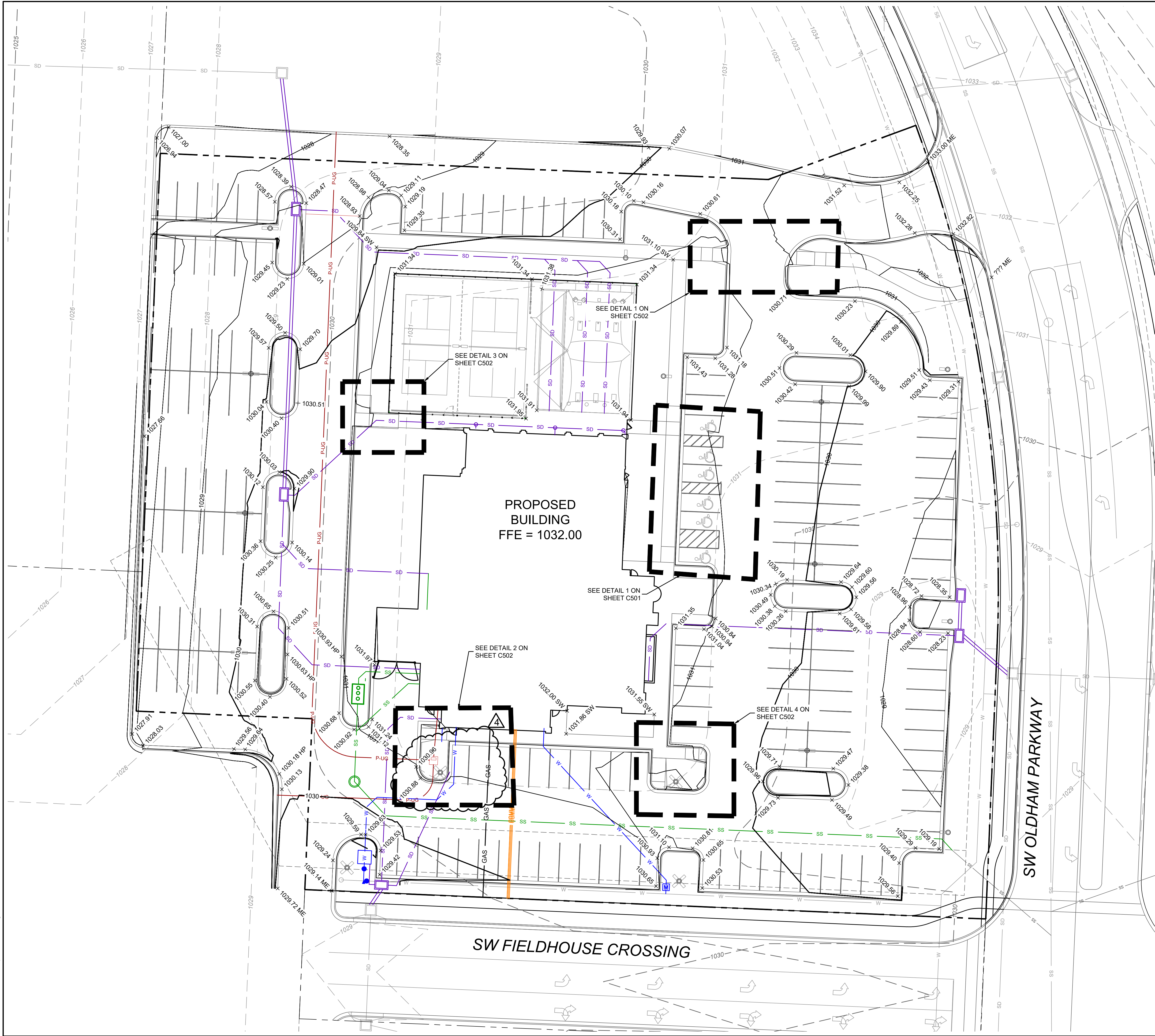
SITE PLAN		DATE	
SITE DEVELOPMENT PLANS		2025	
FIVE-FOUR RESTAURANT		2025	
301 SW OLDHAM PARKWAY		2025	
LEE'S SUMMIT, MISSOURI		2025	

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

SHEET
C400



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GRADING LEGEND

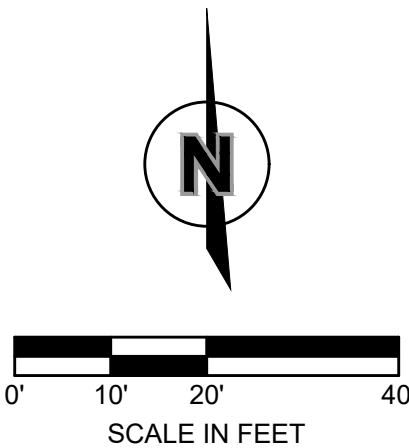
SEE EXISTING CONDITIONS LEGEND ON SHEET C300

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

SHEET
C500

REV. NO.	DATE	DESCRIPTION
1	10/09/25	REVISION PER CITY COMMENTS
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3	11/07/25	ISSUED FOR BID
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BY

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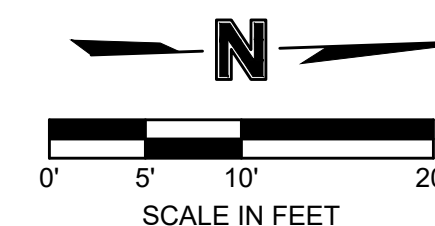




- PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- GRADE BREAK

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



REVISIONS

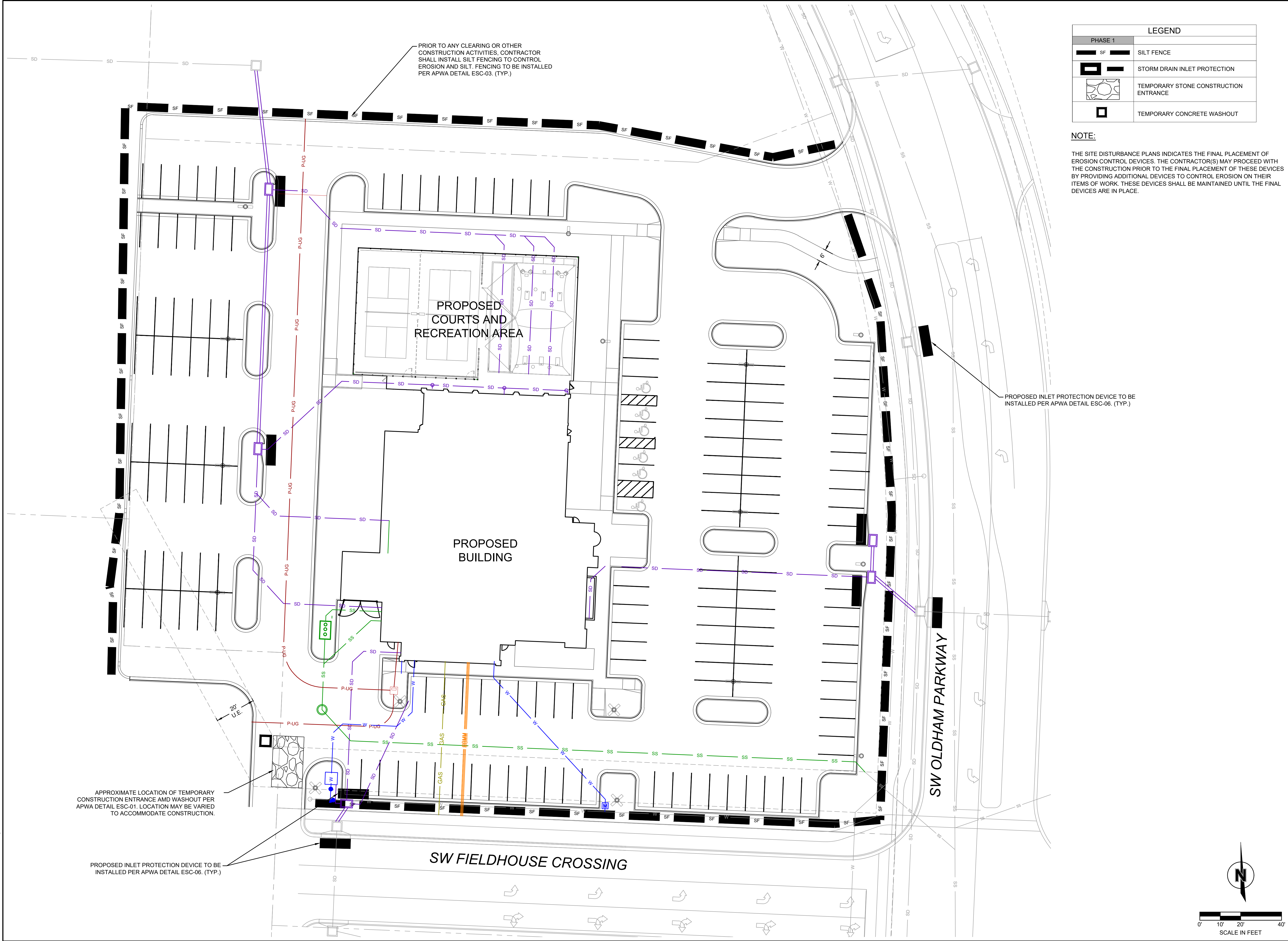
2025

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

SHEET
C501

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DATE: Nov 14, 2025 8:49am USER: dgoodwin



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STATE OF MISSOURI

DANIEL GOODWIN

NUMBER PE-2020000041

11/14/25

PROFESSIONAL ENGINEER

BY

DESCRIPTION

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2

10/28/25

REVISION PER CITY COMMENTS

4

11/11/25

REVISION PER CITY COMMENTS

REVISIONS

EROSION CONTROL PLAN
FINAL DEVELOPMENT PLAN

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

2025

drawn by: OS/UGS

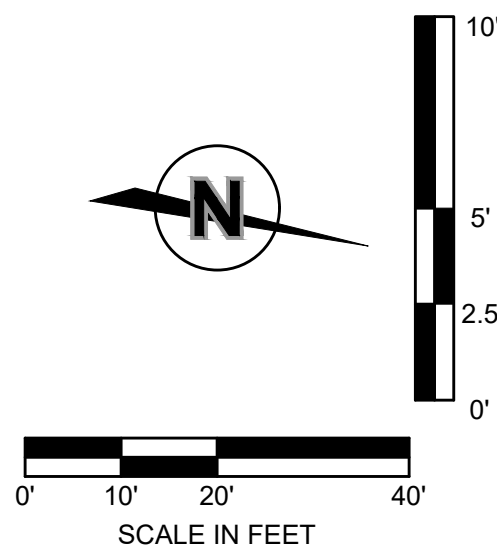
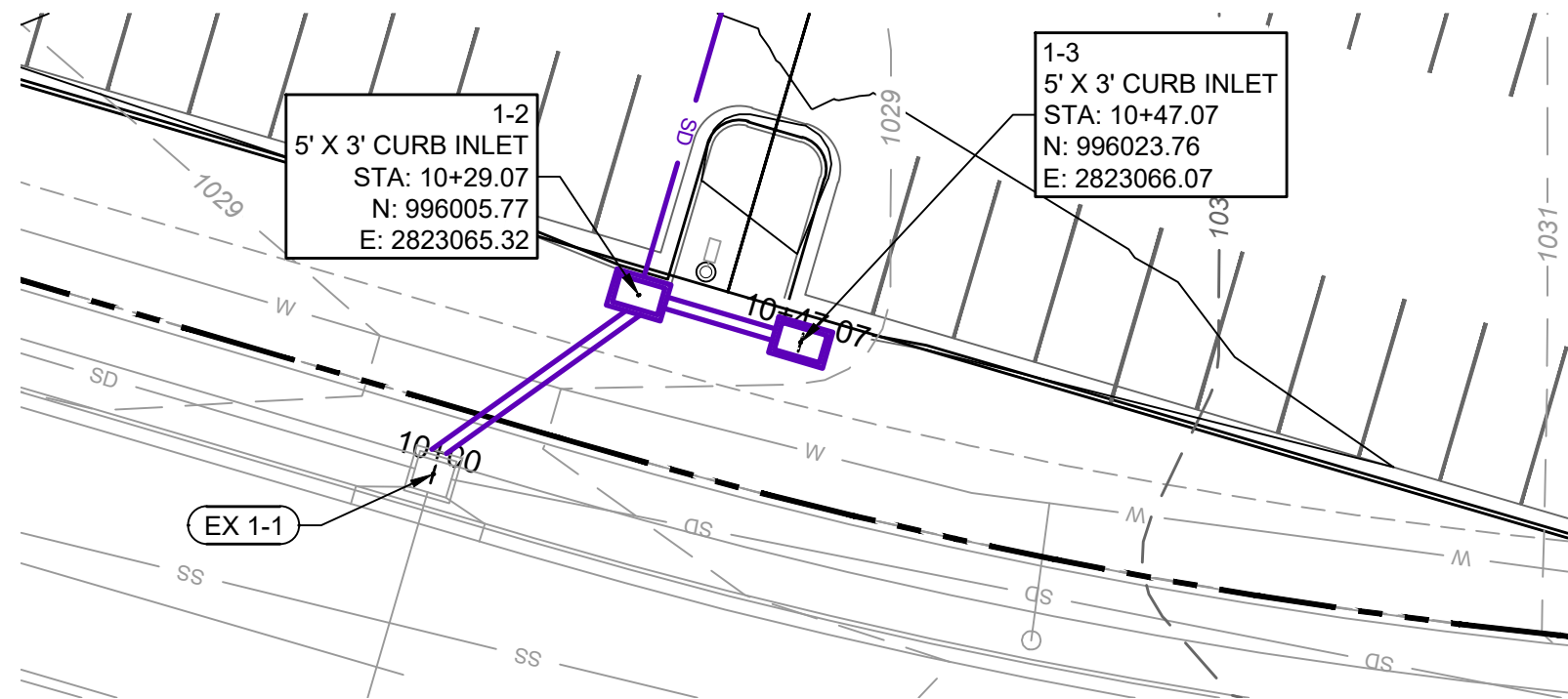
designed by: DG

project no.: 024-02510

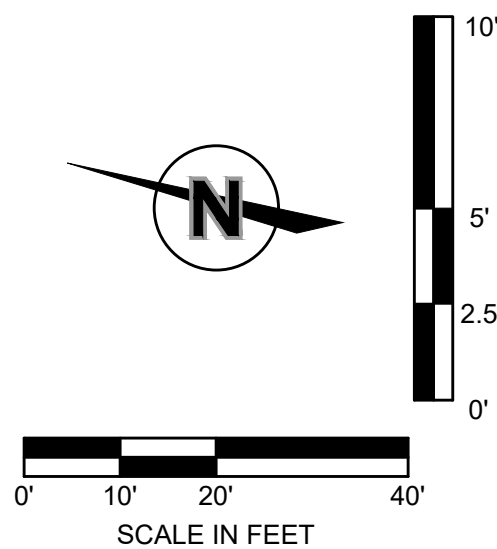
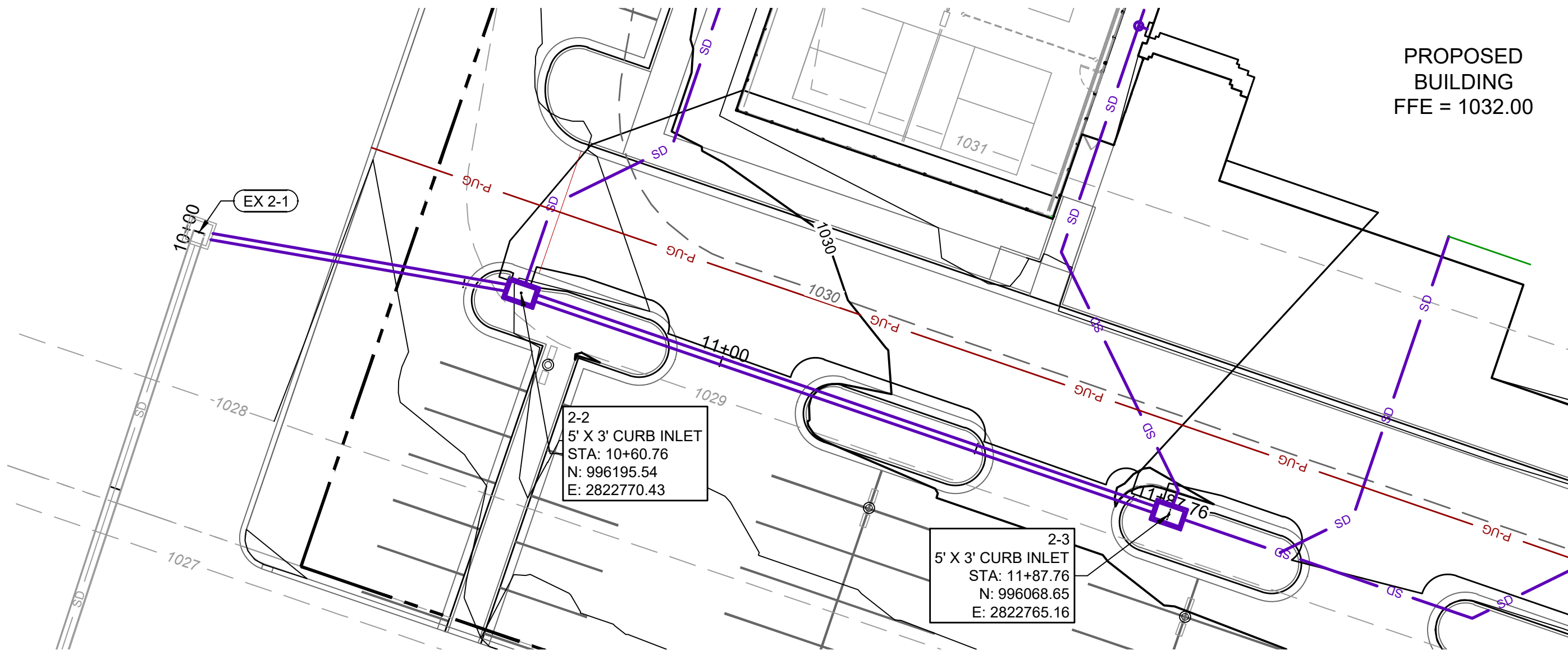
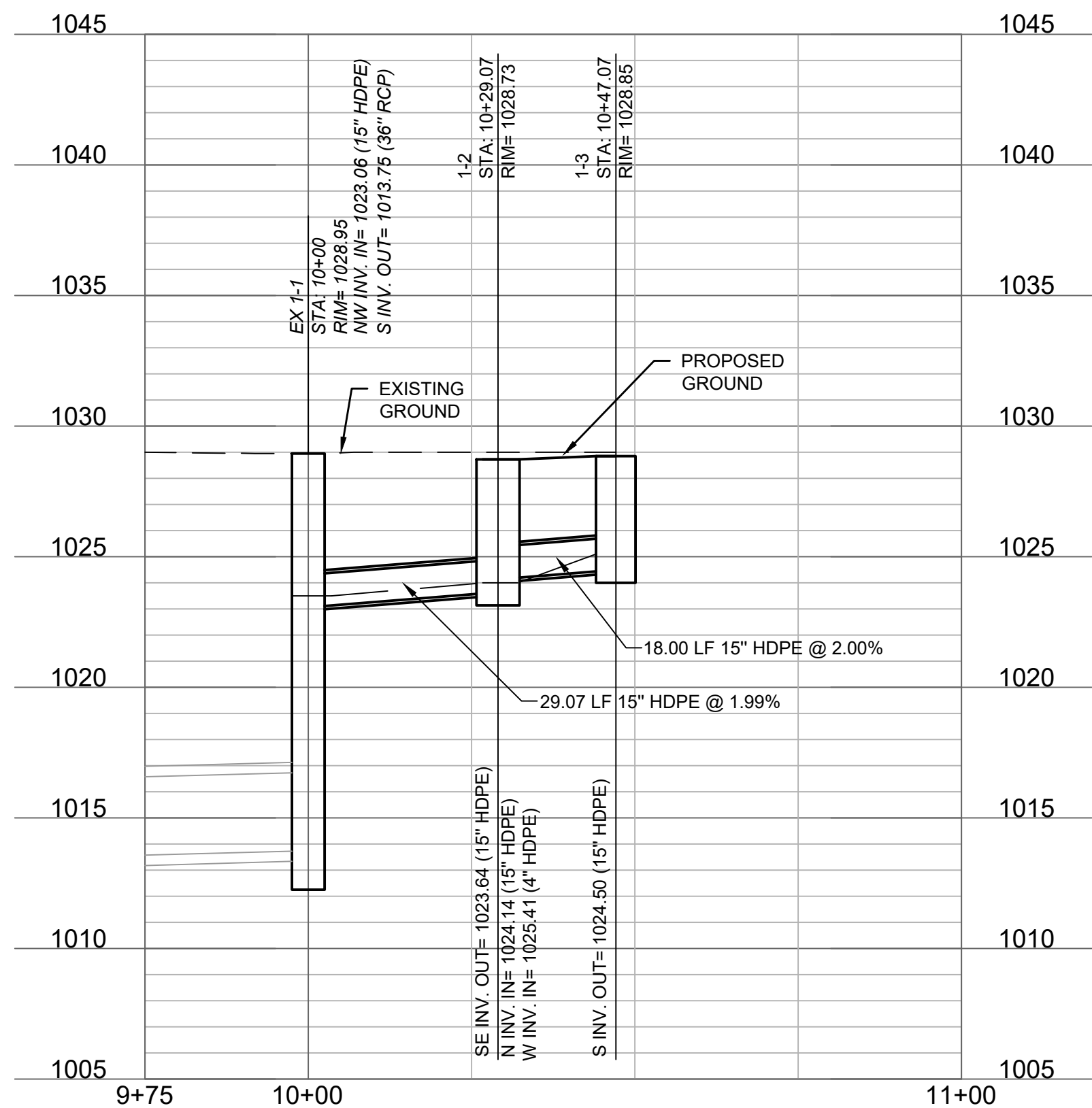
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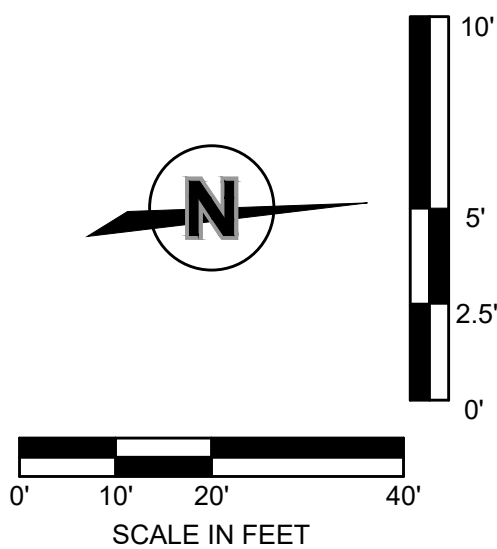
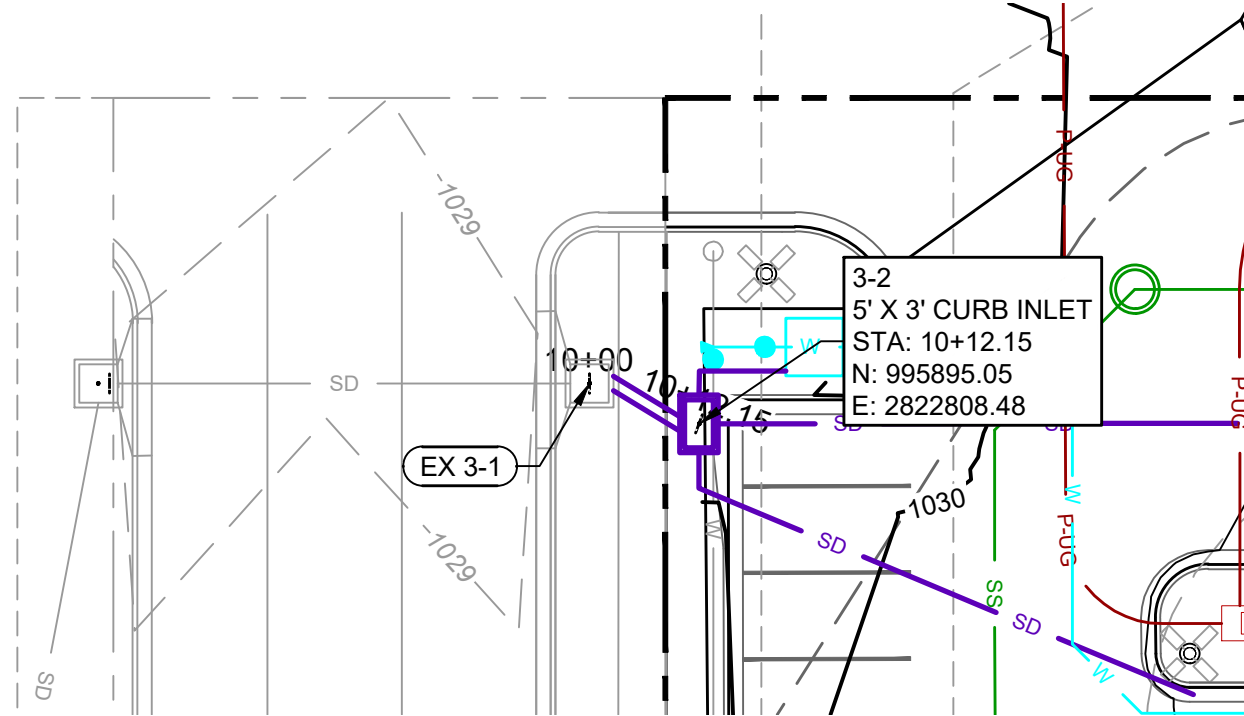
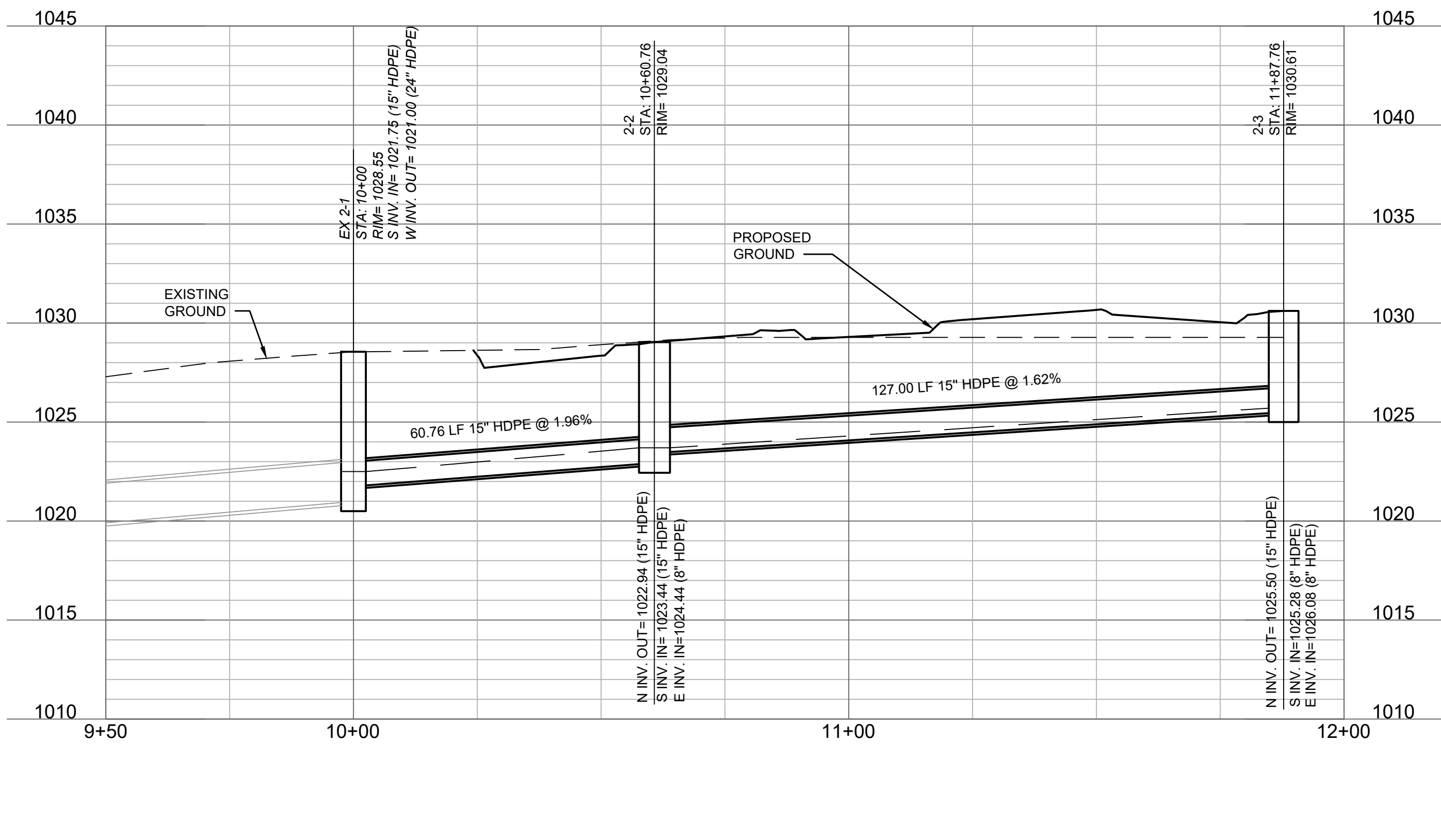
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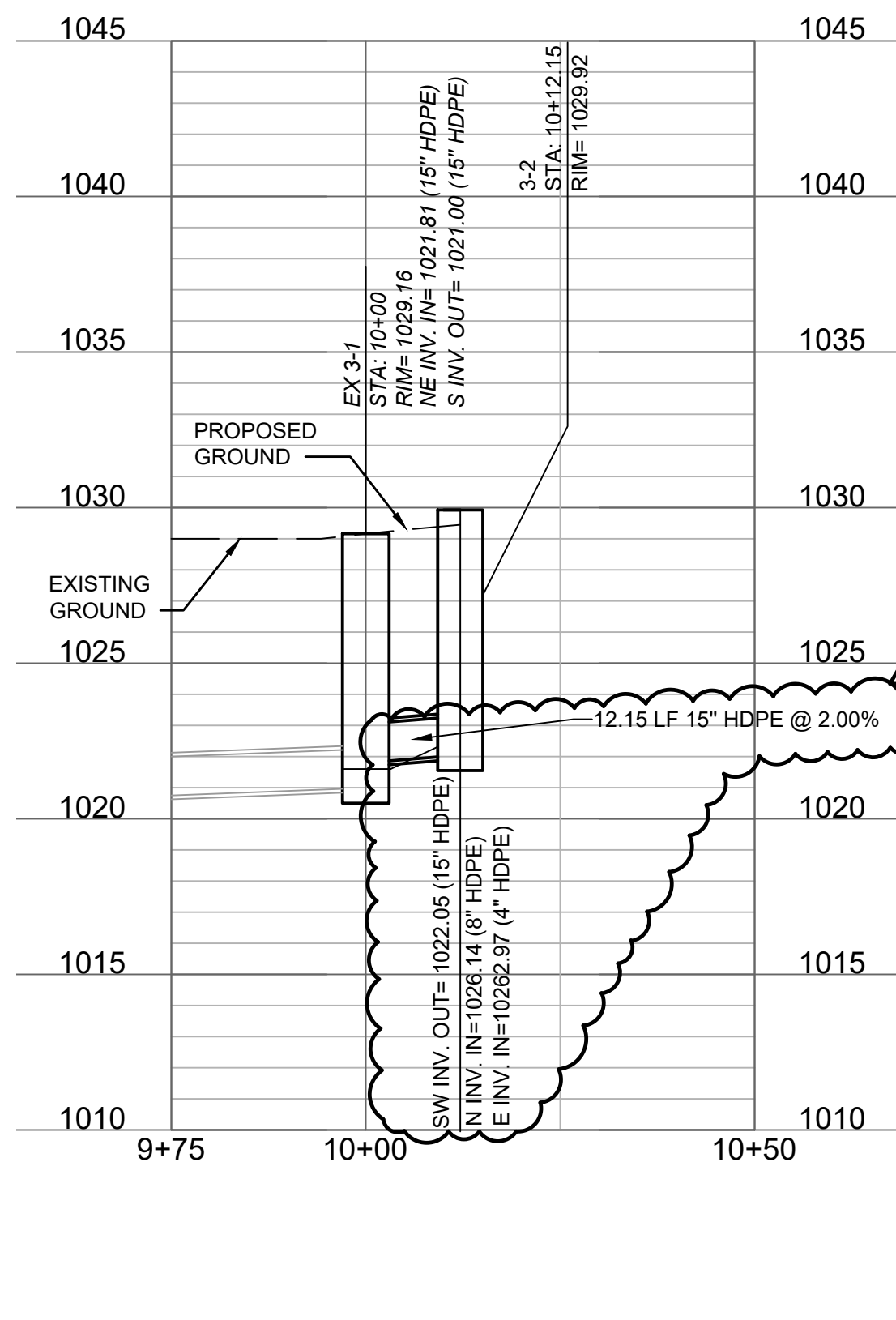
STORM LINE 1 (9+75 - 11+00)



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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STATE OF MISSOURI
DANIEL GOODWIN
NUMBER
PE-202000041
11/11/15

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1 10/09/25 REVISION PER CITY COMMENTS
2 10/28/25 REVISION PER CITY COMMENTS
4 11/11/15 REVISION PER CITY COMMENTS

STORM PLAN & PROFILES
SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

SHEET
C600

2025

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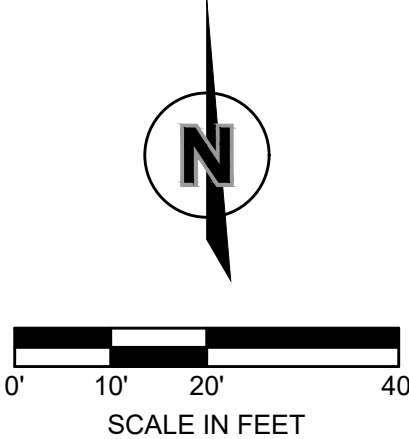


DRAINAGE LEGEND

- 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 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 11.80 LF OF 4" PVC PIPE. CONNECT DOWNSTREAM INTO INLET 3-2. SLOPE @ 2.00% FL UP = 1023.11 FL DOWN = 1023.02



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STATE OF MISSOURI
DANIEL GOODWIN
Professional Engineer
NUMBER
PE-2020000041
EXPIRATION DATE
12/31/25

BY

DESCRIPTION

DATE

REV. NO.

1

10/30/25

REVISION PER CITY COMMENTS

2

10/28/25

REVISION PER CITY COMMENTS

4

11/17/25

REVISION PER CITY COMMENTS

2025

DRAINAGE PLAN
SITE DEVELOPMENT PLANS

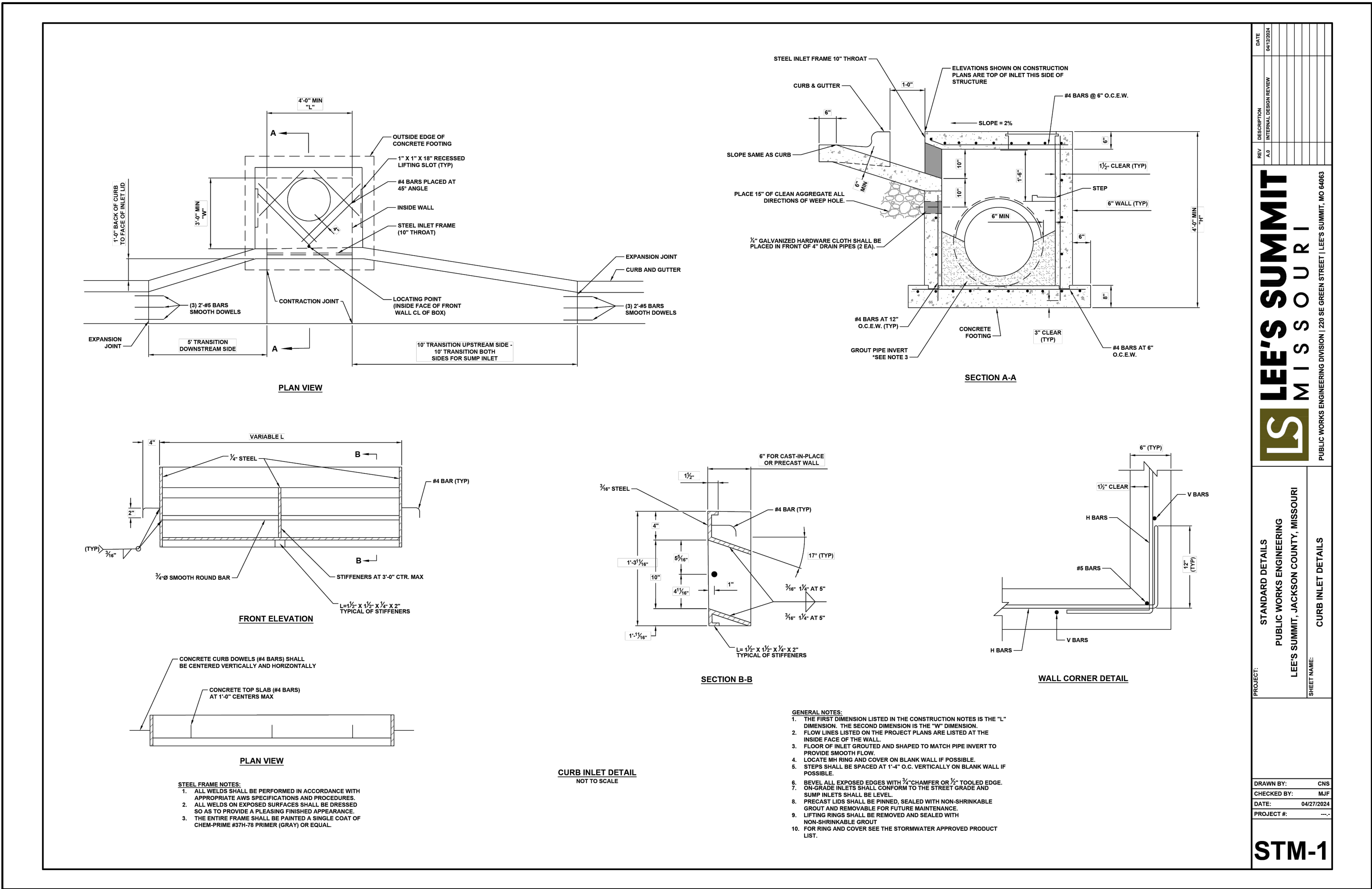
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

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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2	2	10/28/25	REVISION PER CITY COMMENTS	
3	3	11/07/25	ISSUED FOR BID	
4	4	11/11/25	REVISION PER CITY COMMENTS	
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			

DRAINAGE TABLES
SITE DEVELOPMENT PLANS

FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

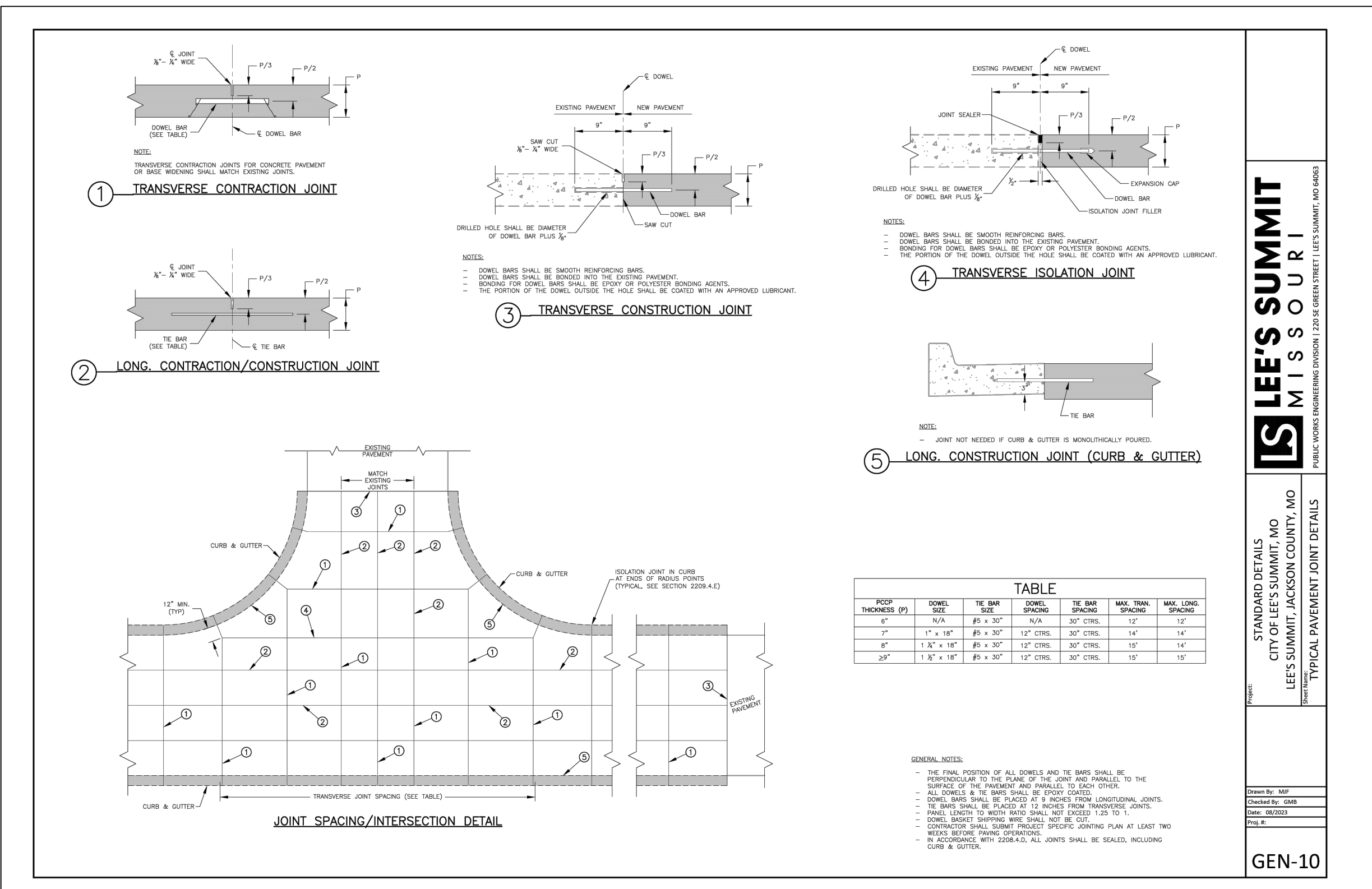
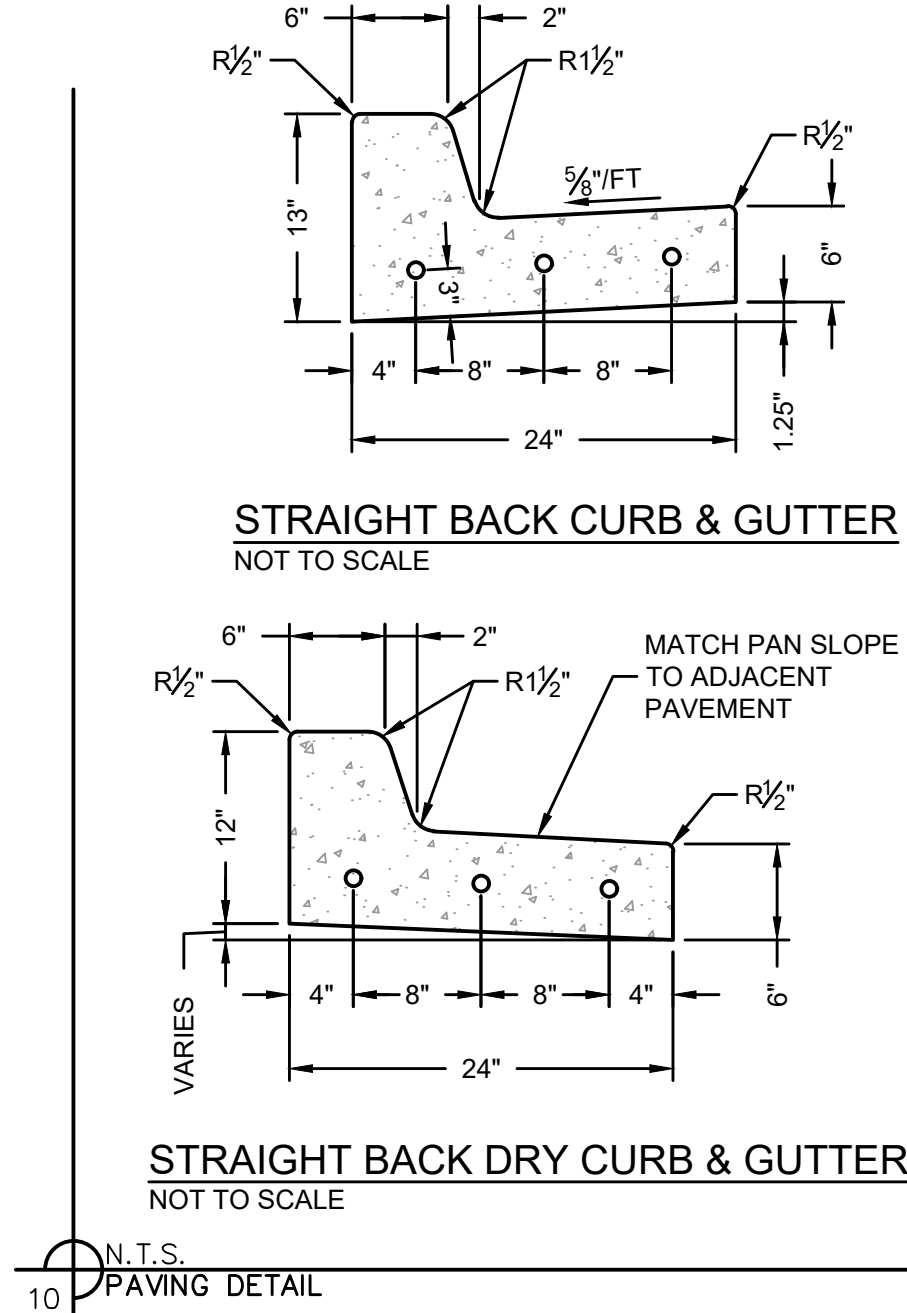
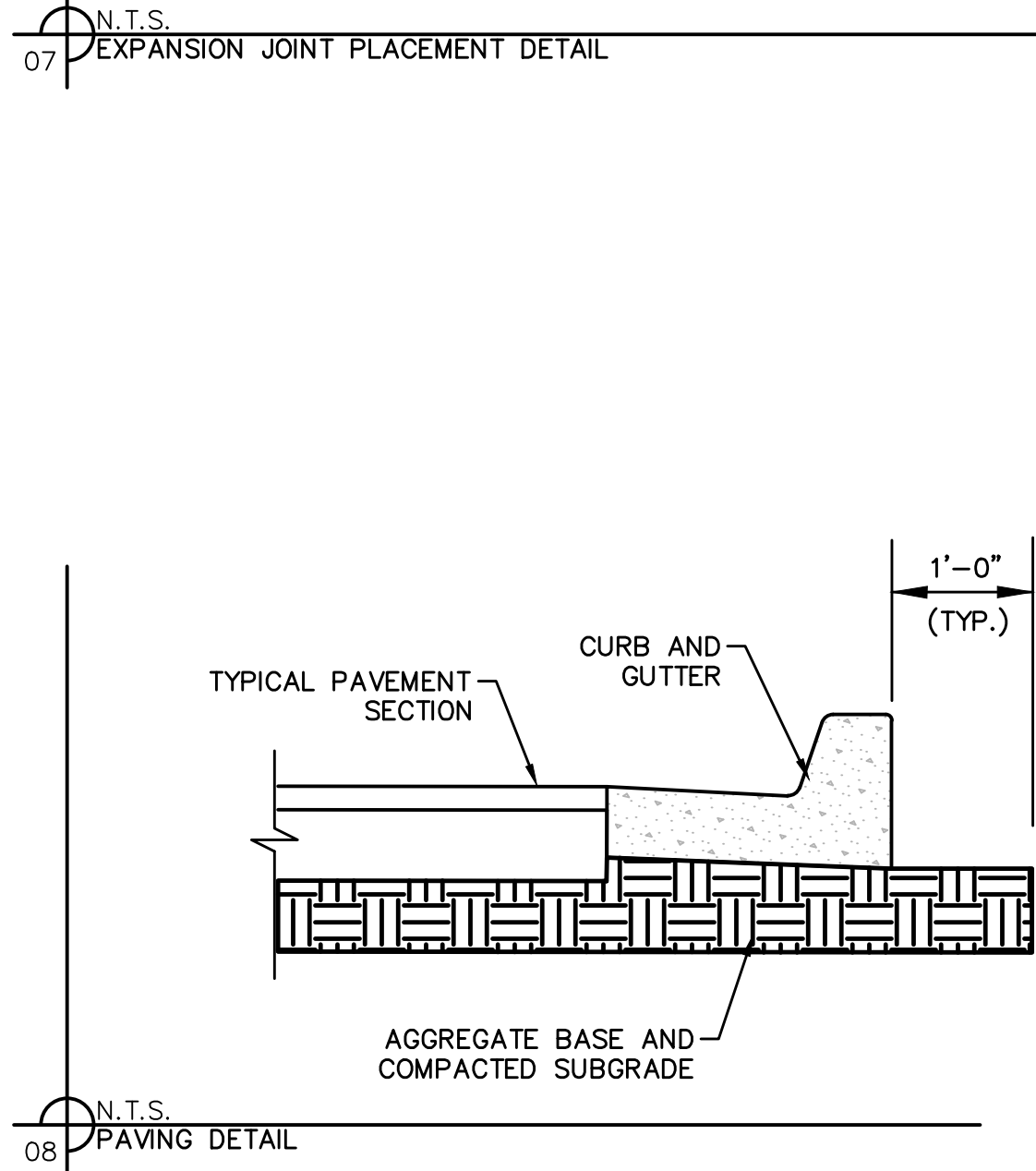
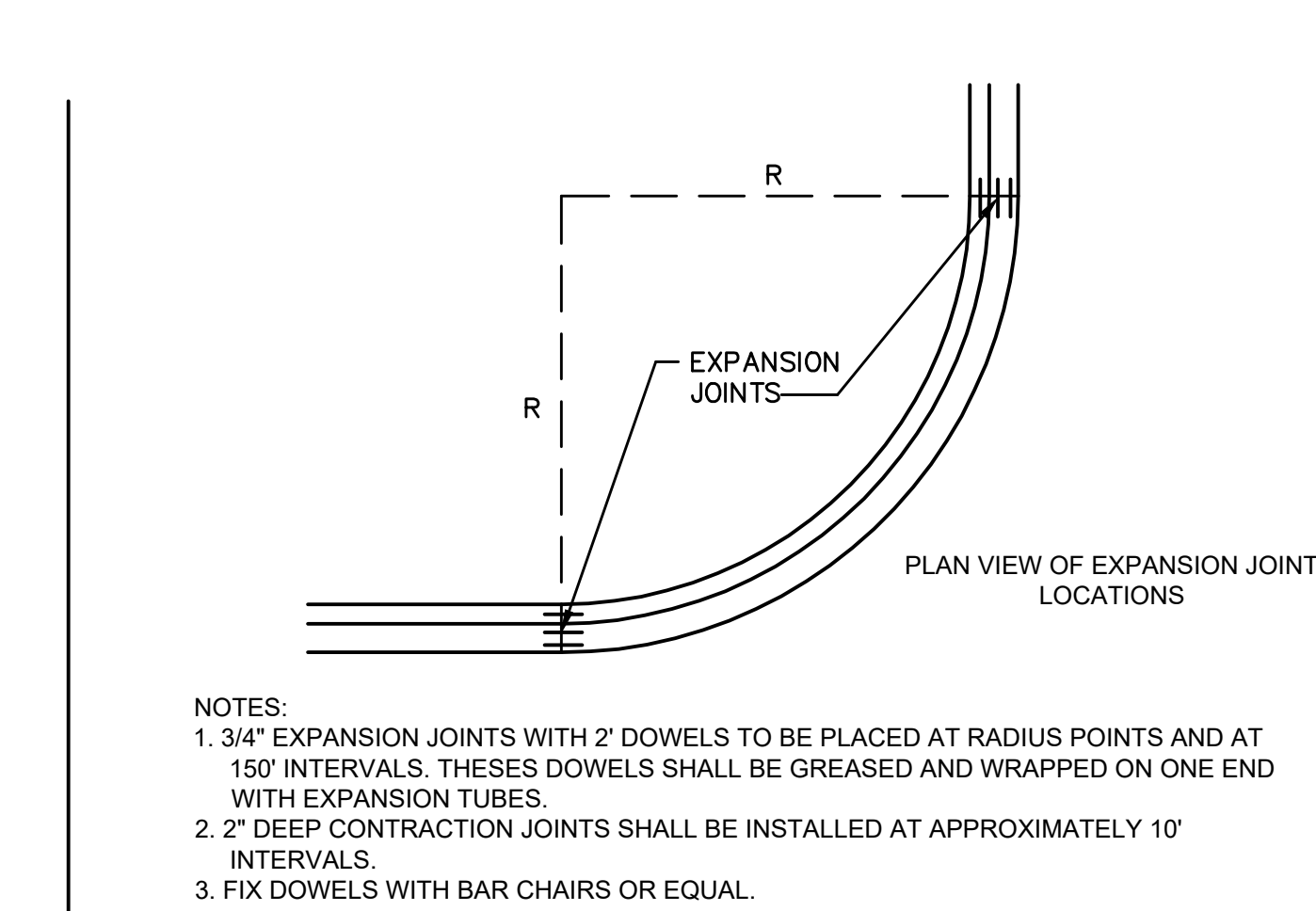
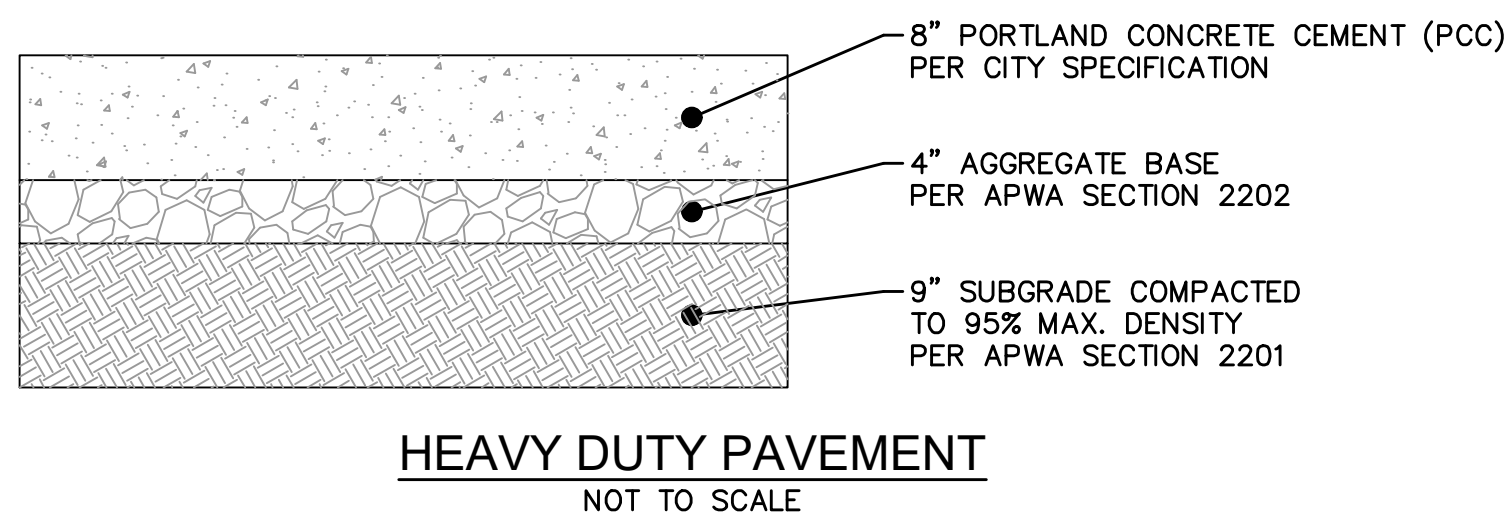
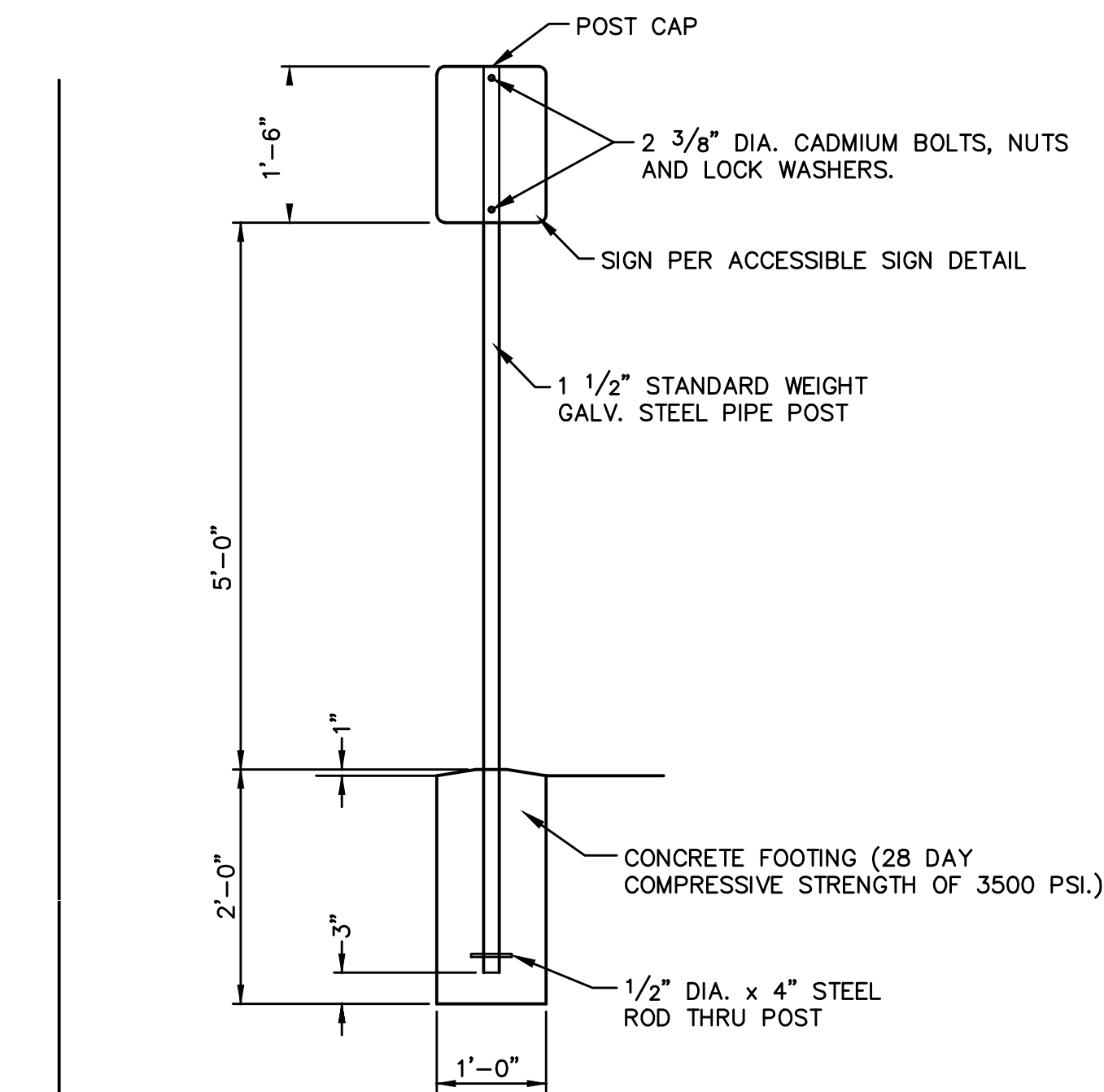
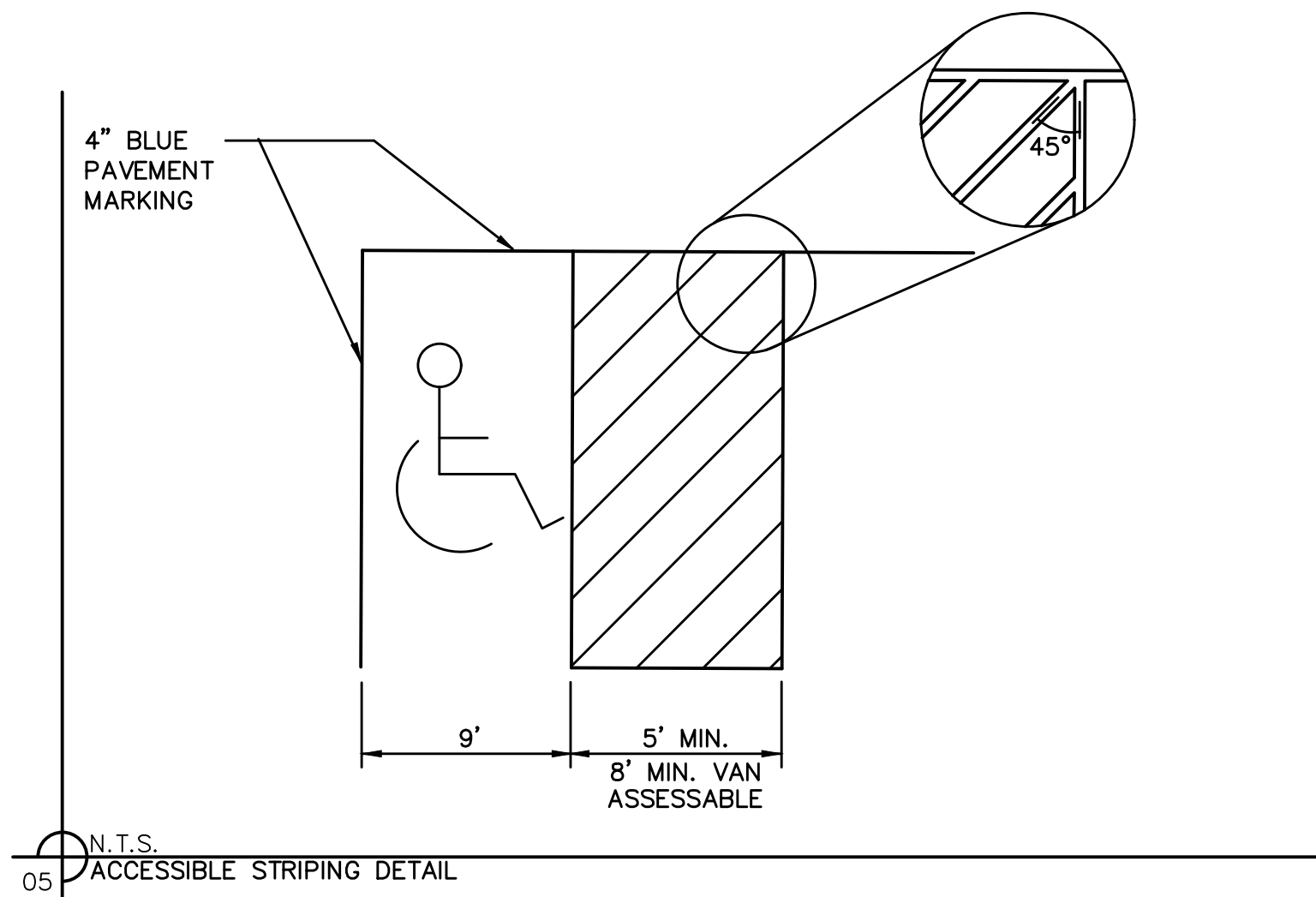
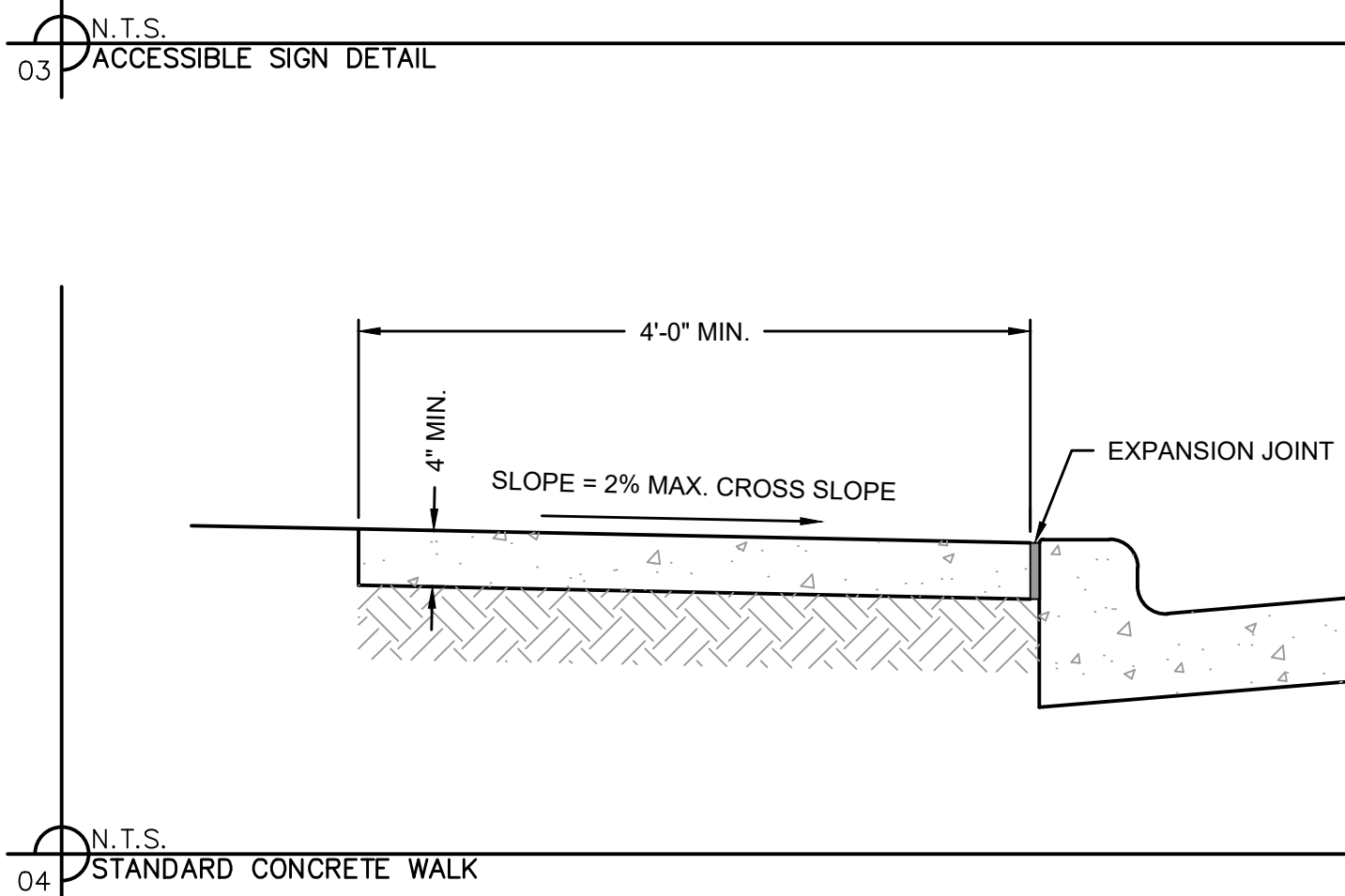
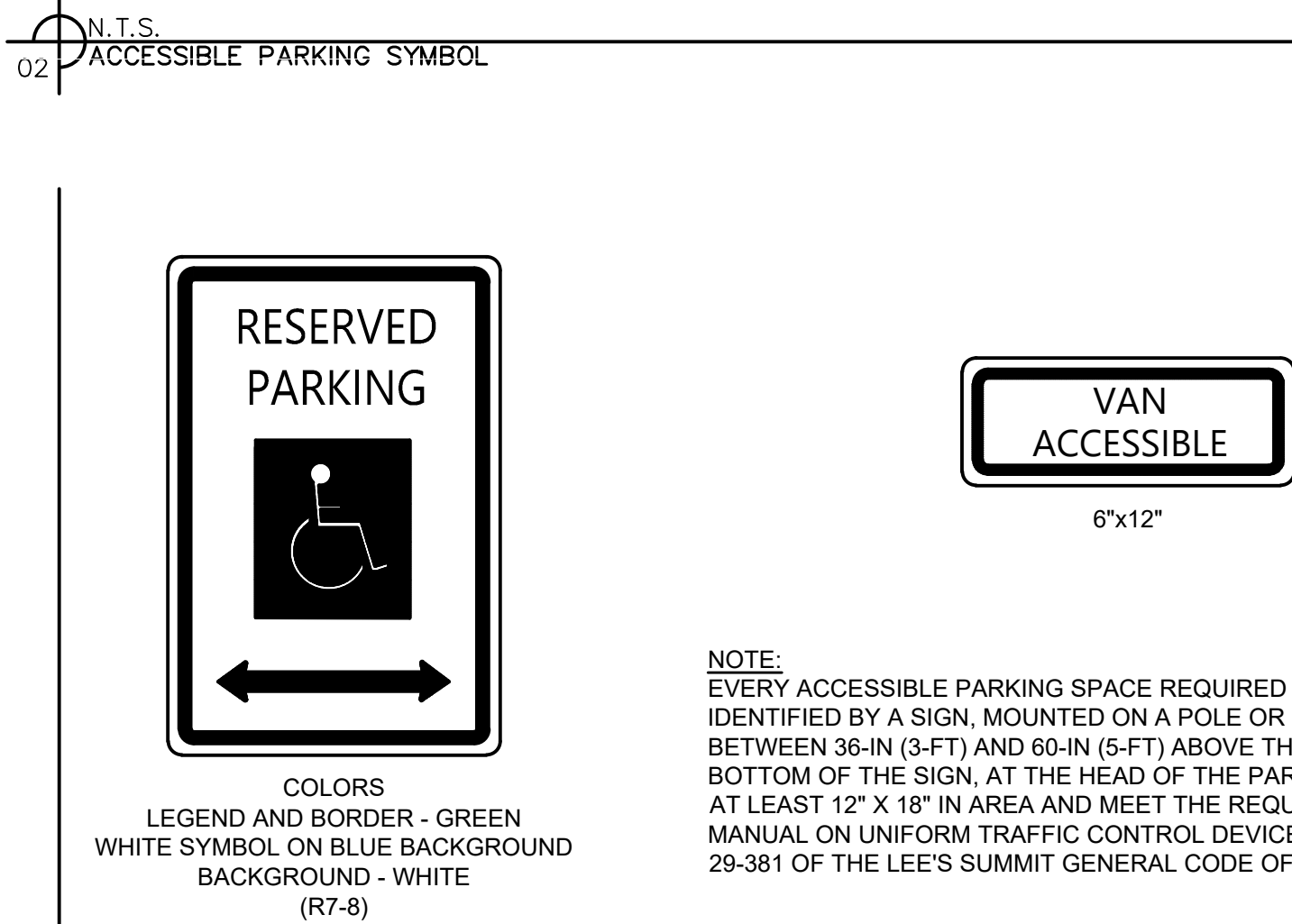
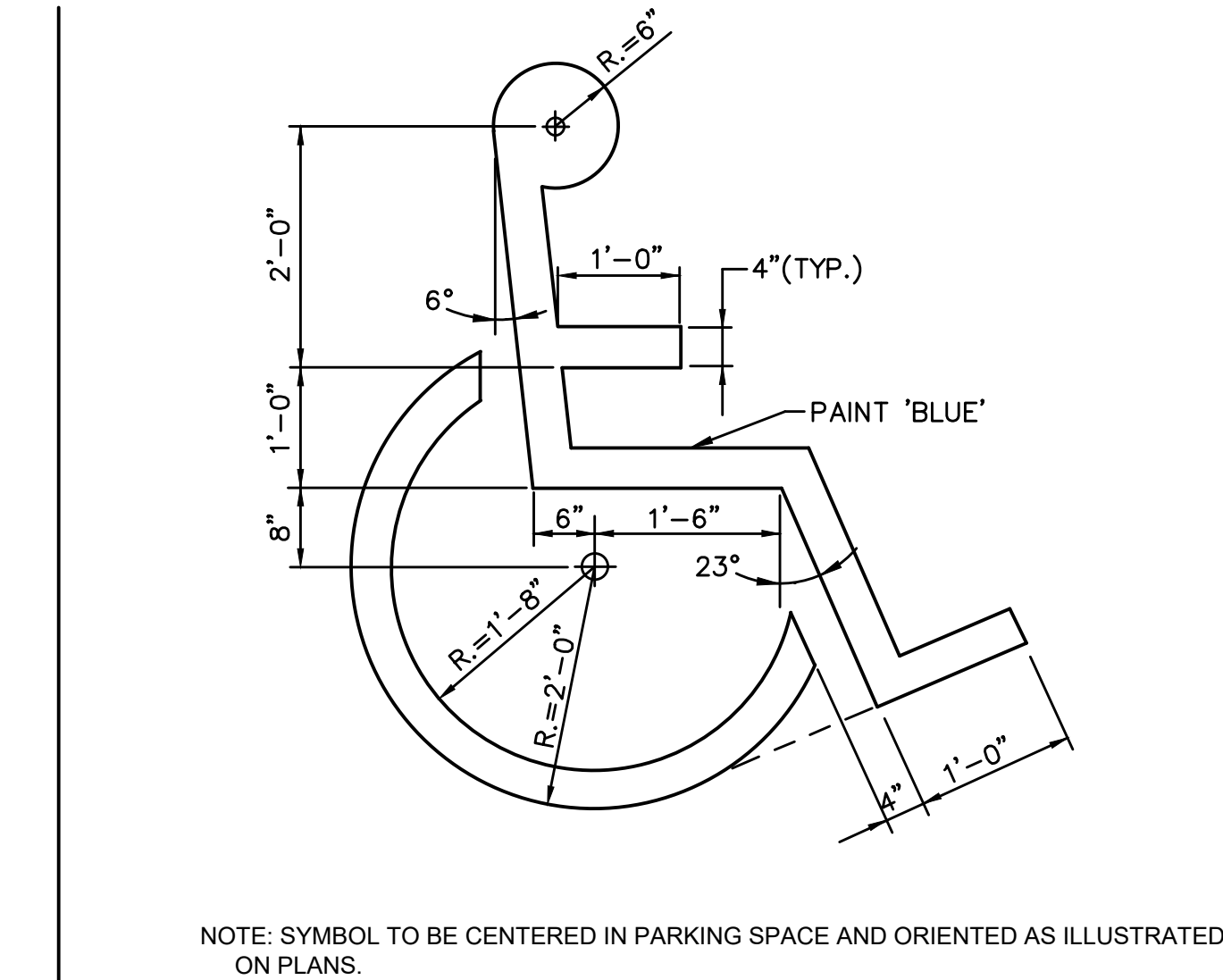
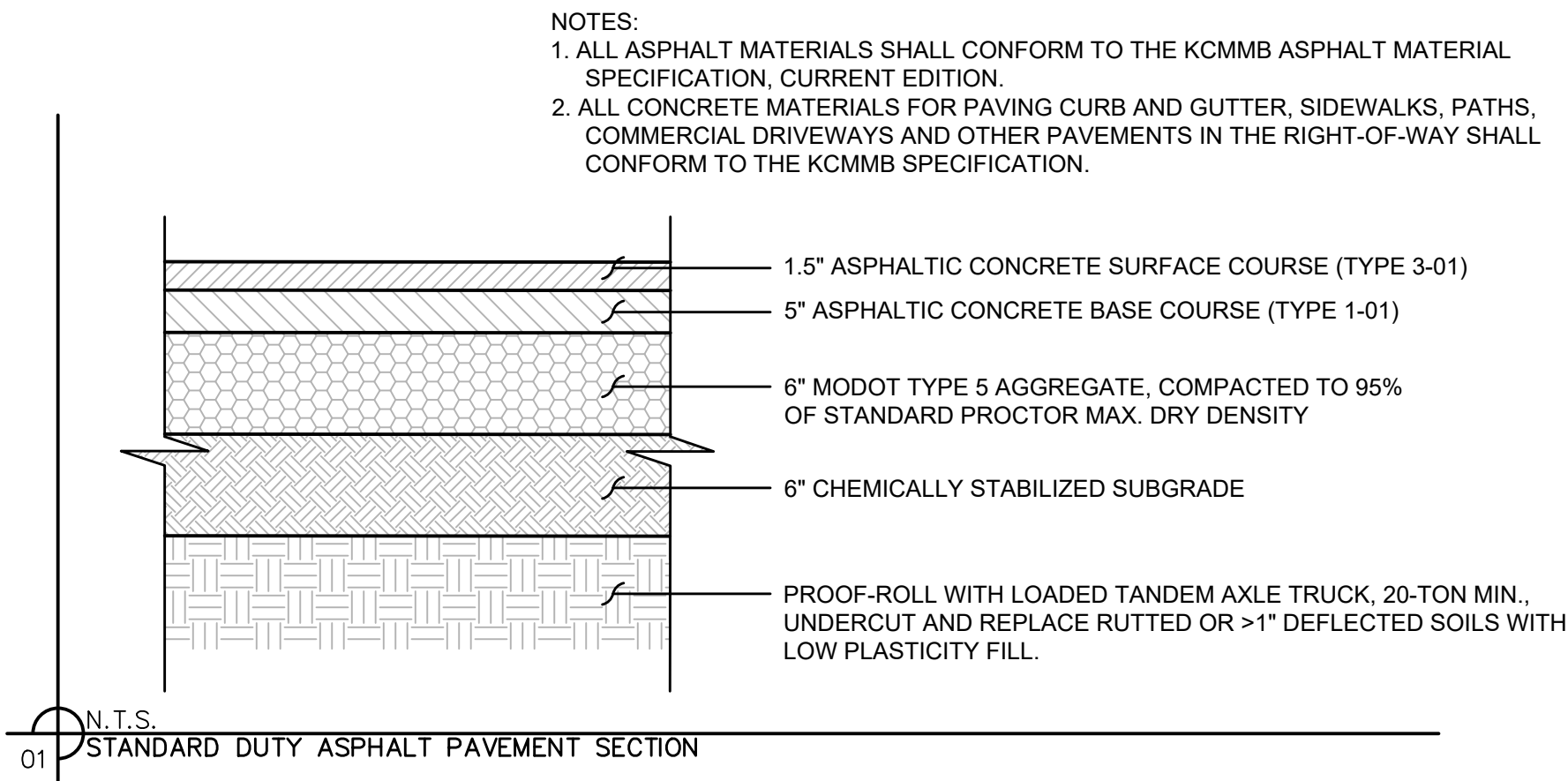
2025

REVISIONS

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

SHEET
C701

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DANIEL GOODWIN
NUMBER PE-2020000041
11/11/15

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4	4	11/07/25	ISSUED FOR BID
		11/11/25	REVISION PER CITY COMMENTS

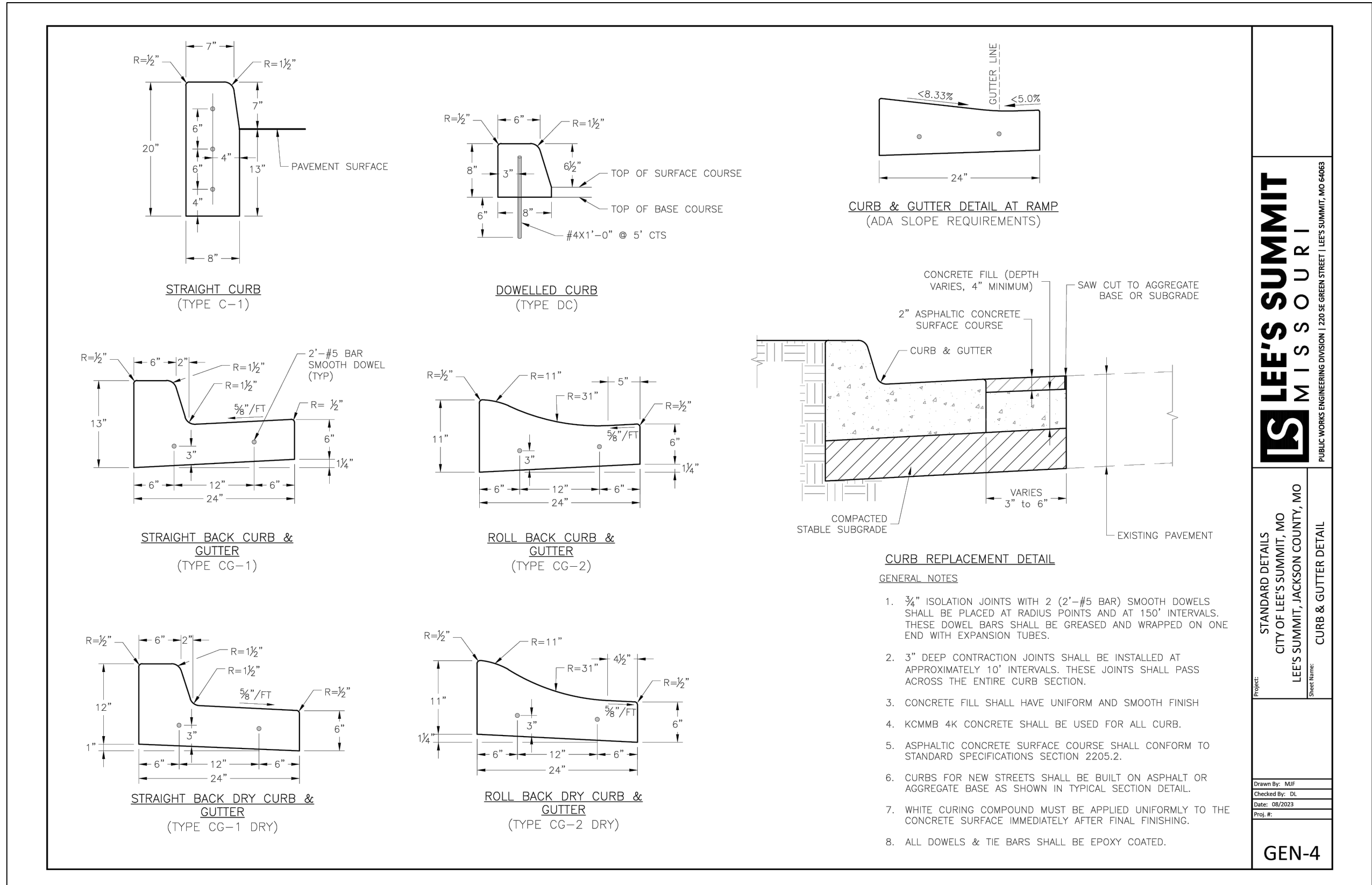
DETAIL SHEET
FINAL DEVELOPMENT PLANS
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

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

SHEET
C702

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10 N.T.S.
CURB AND GUTTER

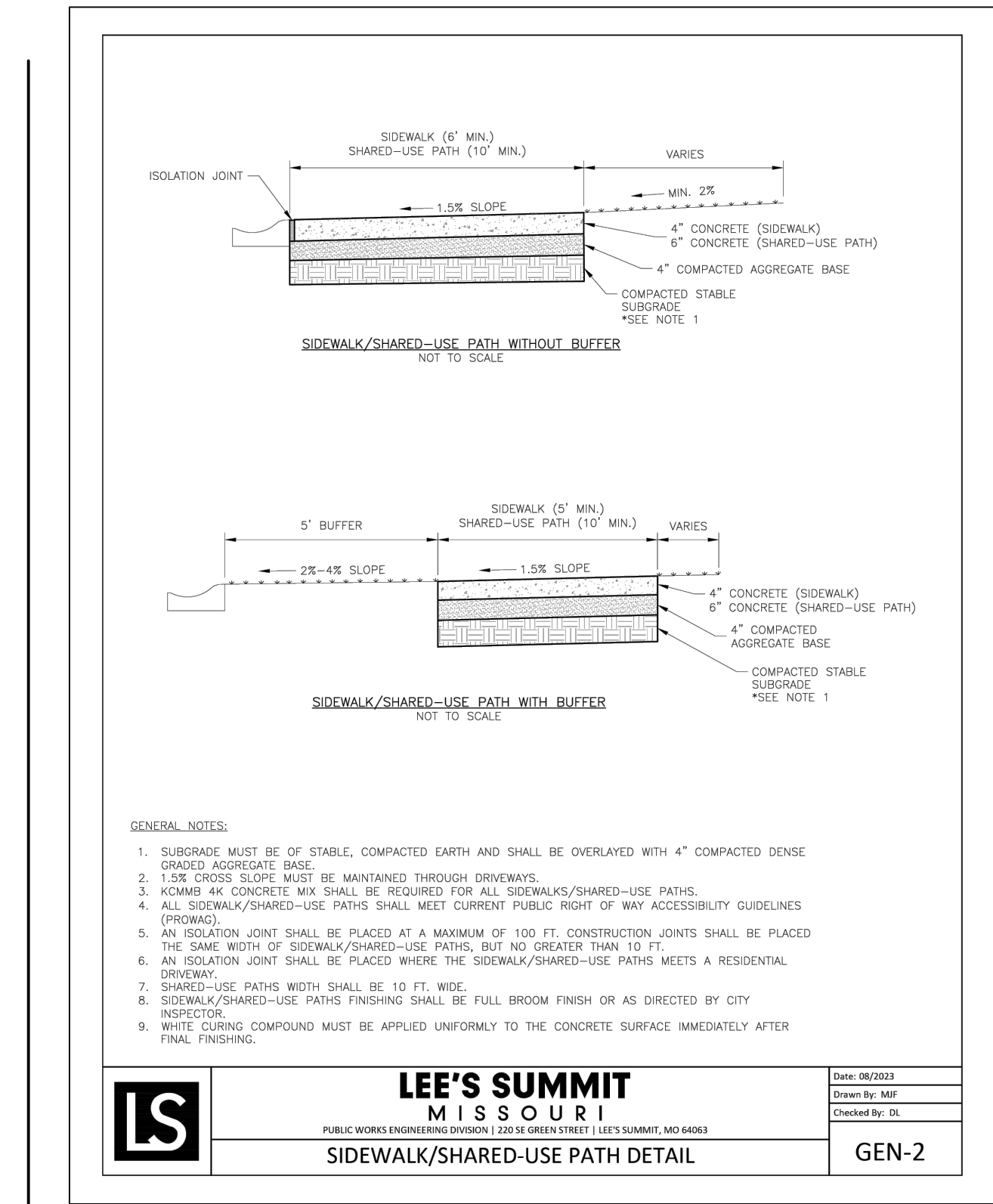


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 230 S. GREEN STREET | LEE'S SUMMIT, MO 64116

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

Drawn By: MP
Checked By: GS
Date: 08/2023
File: 6
GEN-4

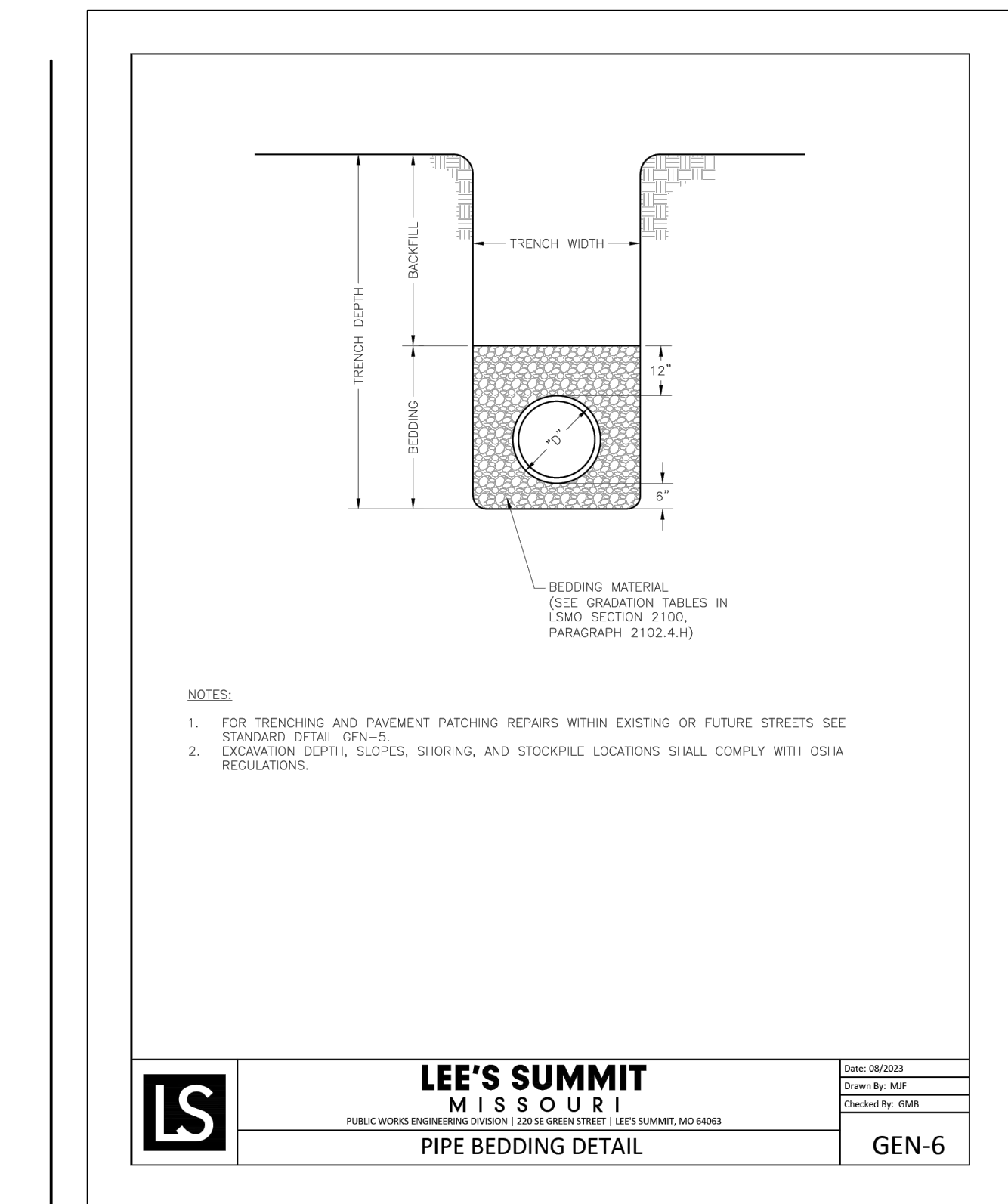
11 N.T.S.
SIDEWALK



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

Date: 08/2023
Drawn By: MP
Checked By: GS
GEN-2

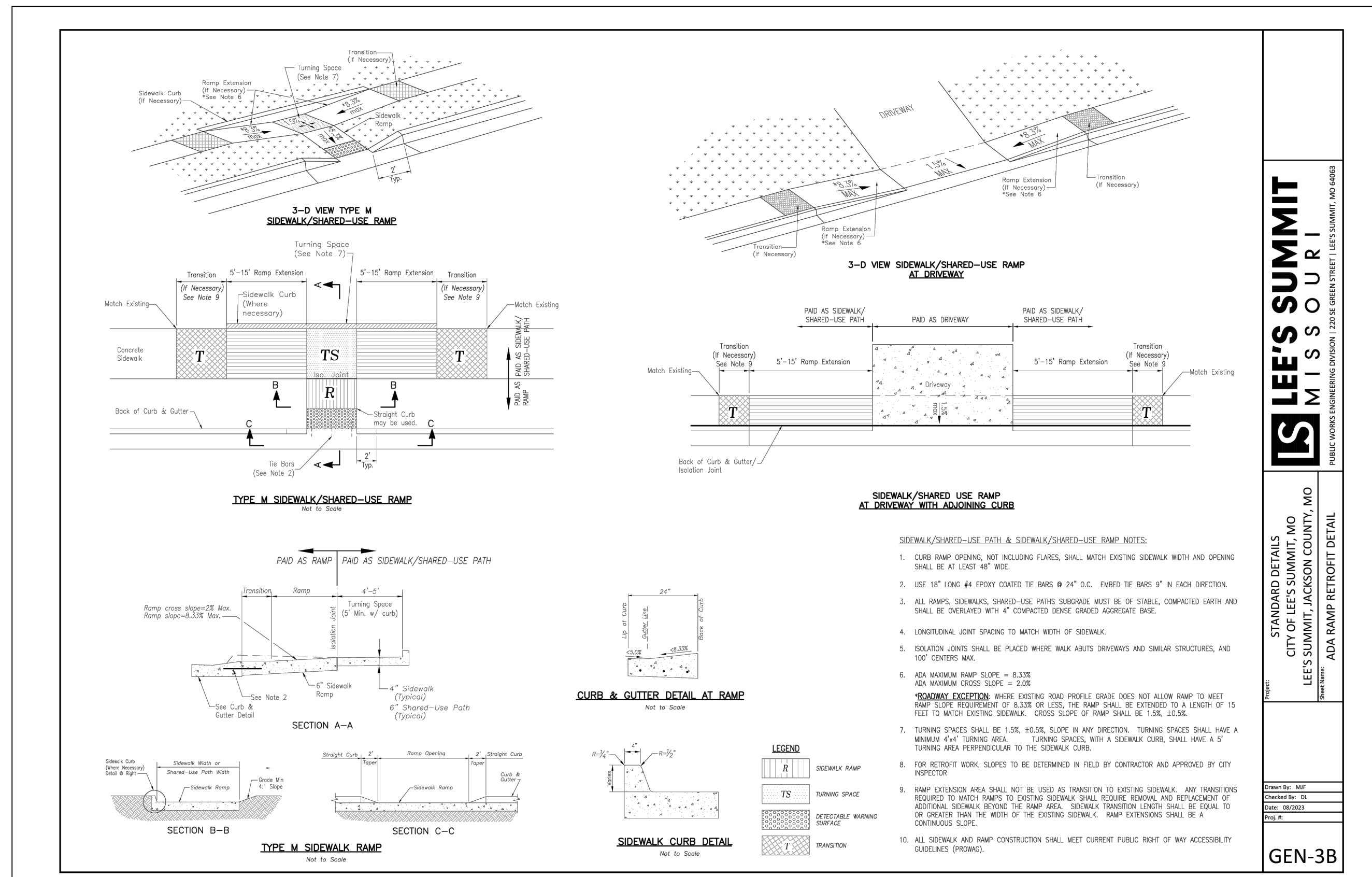
12 N.T.S.
PIPE BEDDING



LEE'S SUMMIT
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Date: 08/2023
Drawn By: MP
Checked By: GS
GEN-6

14 N.T.S.
ADA RAMPS

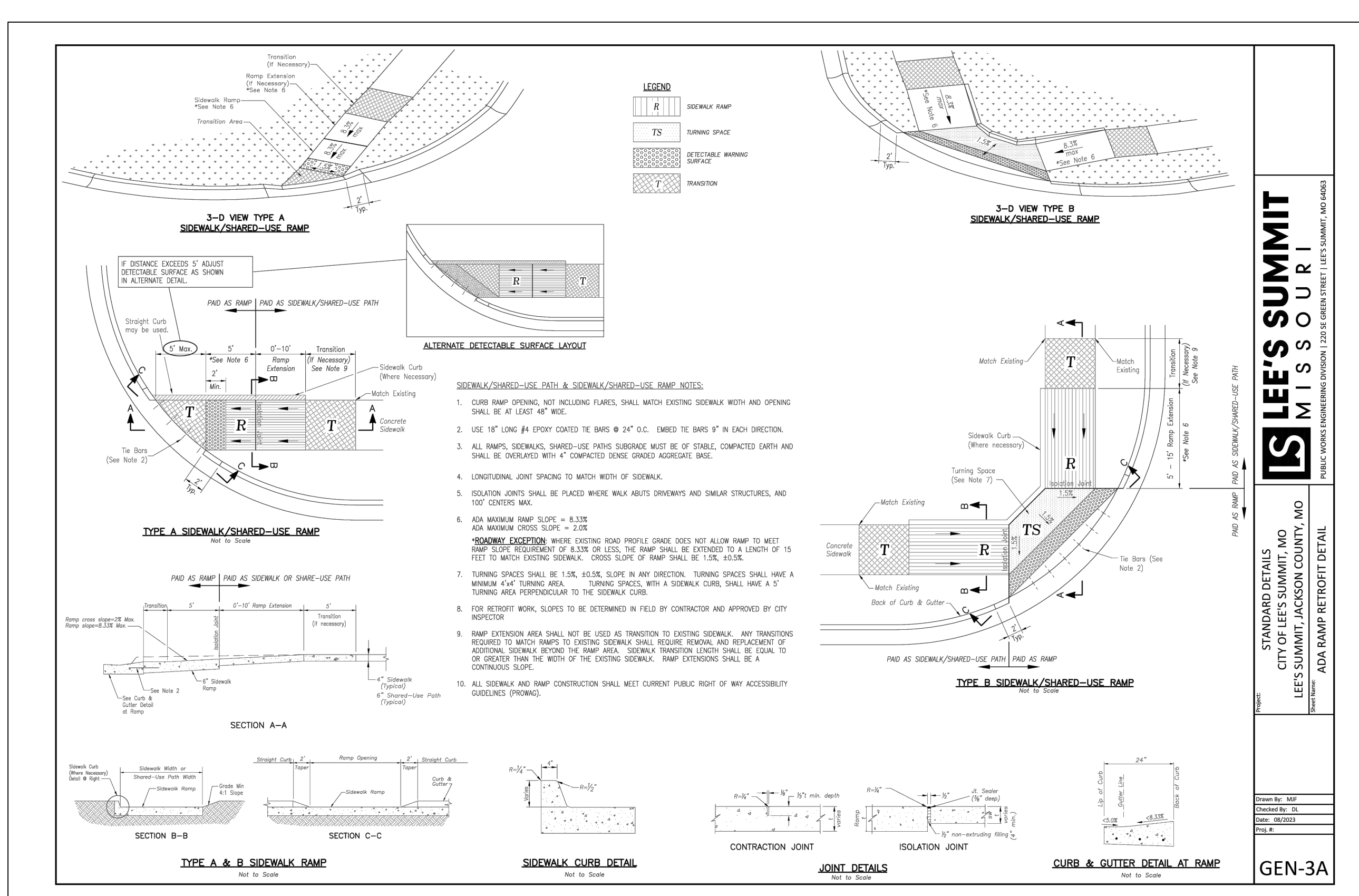


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 230 S. GREEN STREET | LEE'S SUMMIT, MO 64116

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

Drawn By: MP
Checked By: GS
Date: 08/2023
File: 6
GEN-3B

13 N.T.S.
ADA RAMPS



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

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

Drawn By: MP
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Date: 08/2023
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GEN-3A

DETAIL SHEET (2)
FINAL DEVELOPMENT PLANS
FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

2025

LEE'S SUMMIT, MISSOURI

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

SHEET
C703

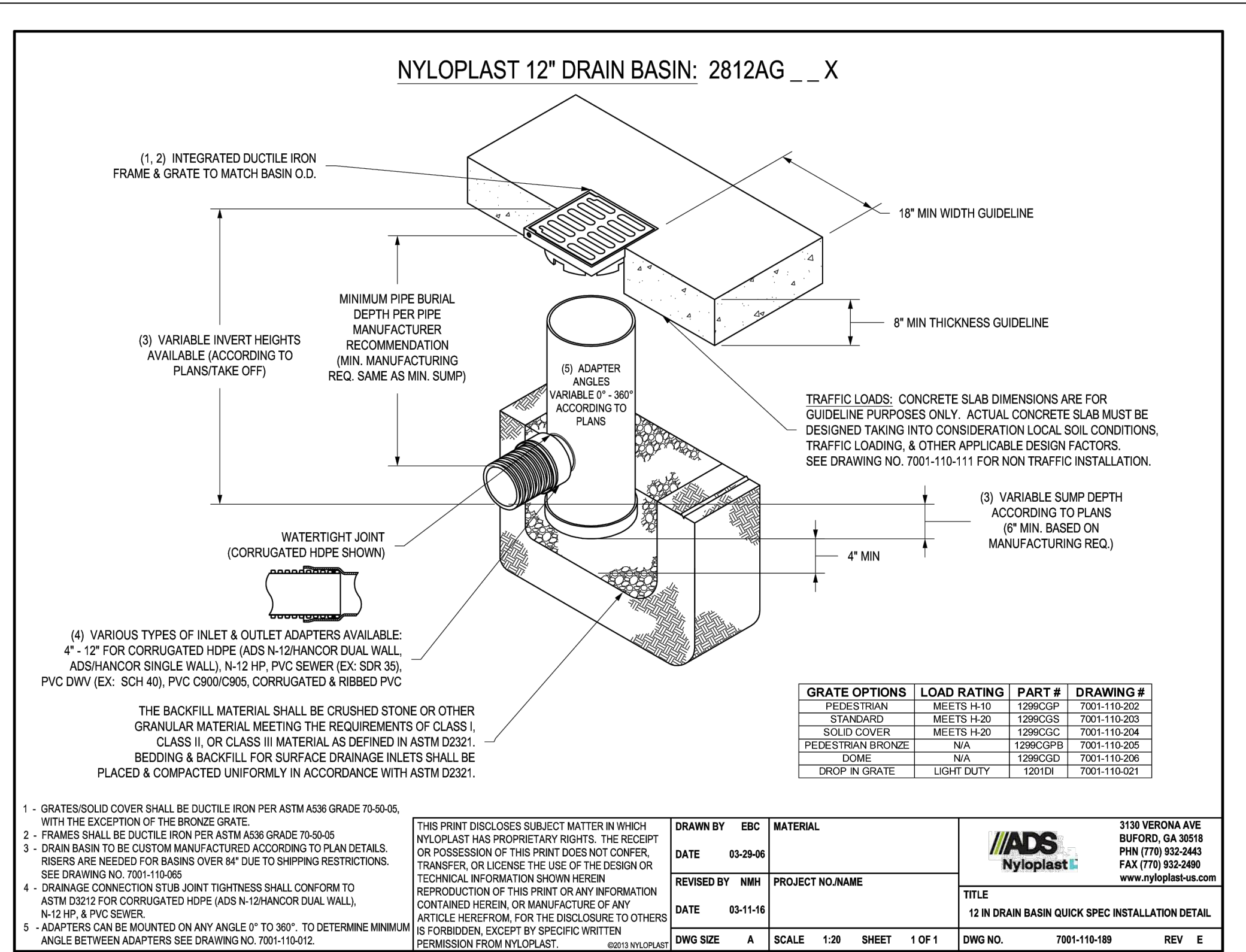
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Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
DANIEL GOODWIN
NUMBER
PE-2020000041
10/19/20
PROFESSIONAL ENGINEER

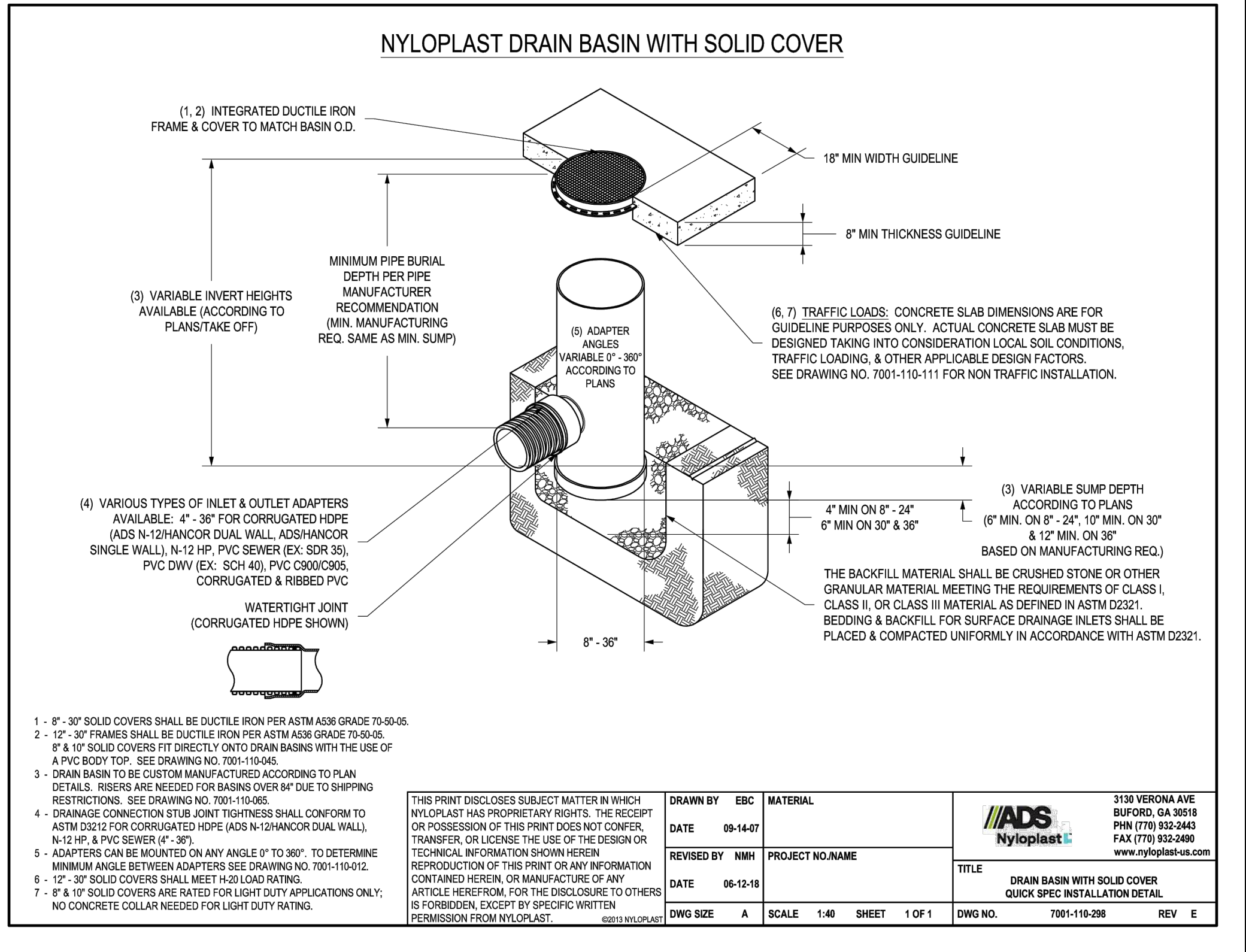
REV.	NO.	DATE	DESCRIPTION	BY
	1	10/09/25	REVISION PER CITY COMMENTS	
	2	10/28/25	REVISION PER CITY COMMENTS	
		11/07/25	ISSUED FOR BID	
	4	11/11/25	REVISION PER CITY COMMENTS	

REVISIONS

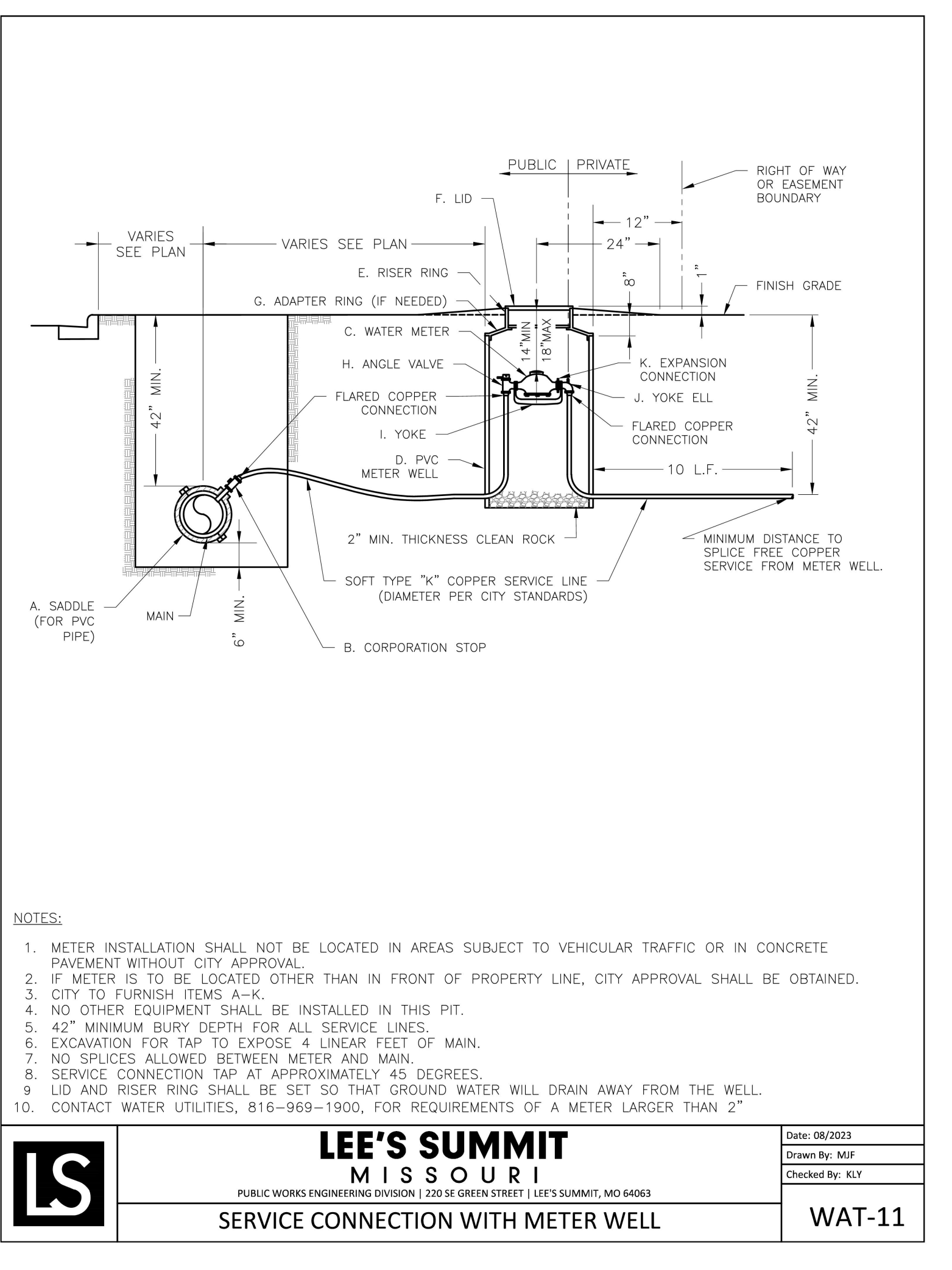
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15 NYLOPLAST 12" DRAIN BASIN WITH GRATE



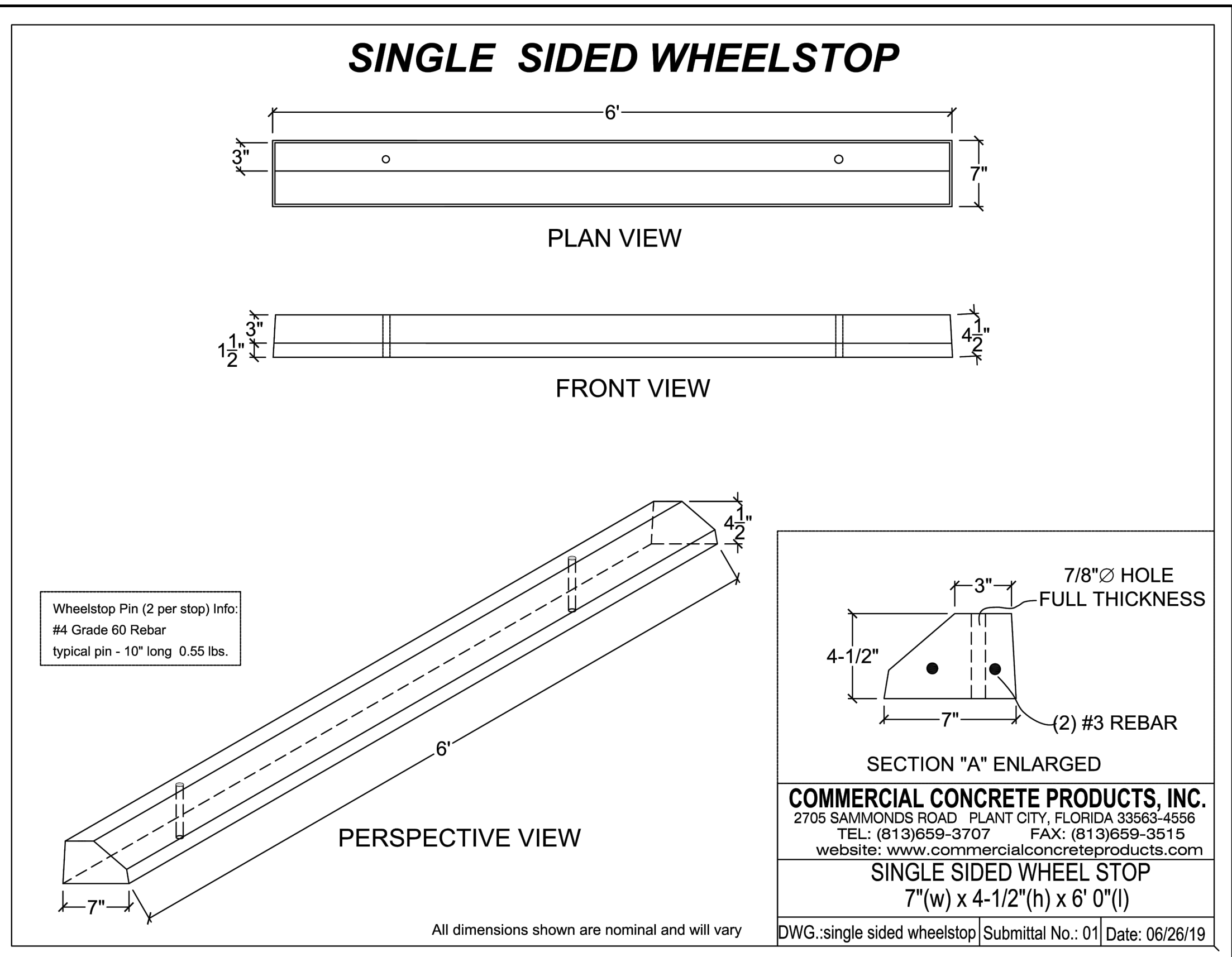
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16 NYLOPLAST DRAIN BASIN WITH SOLID COVER



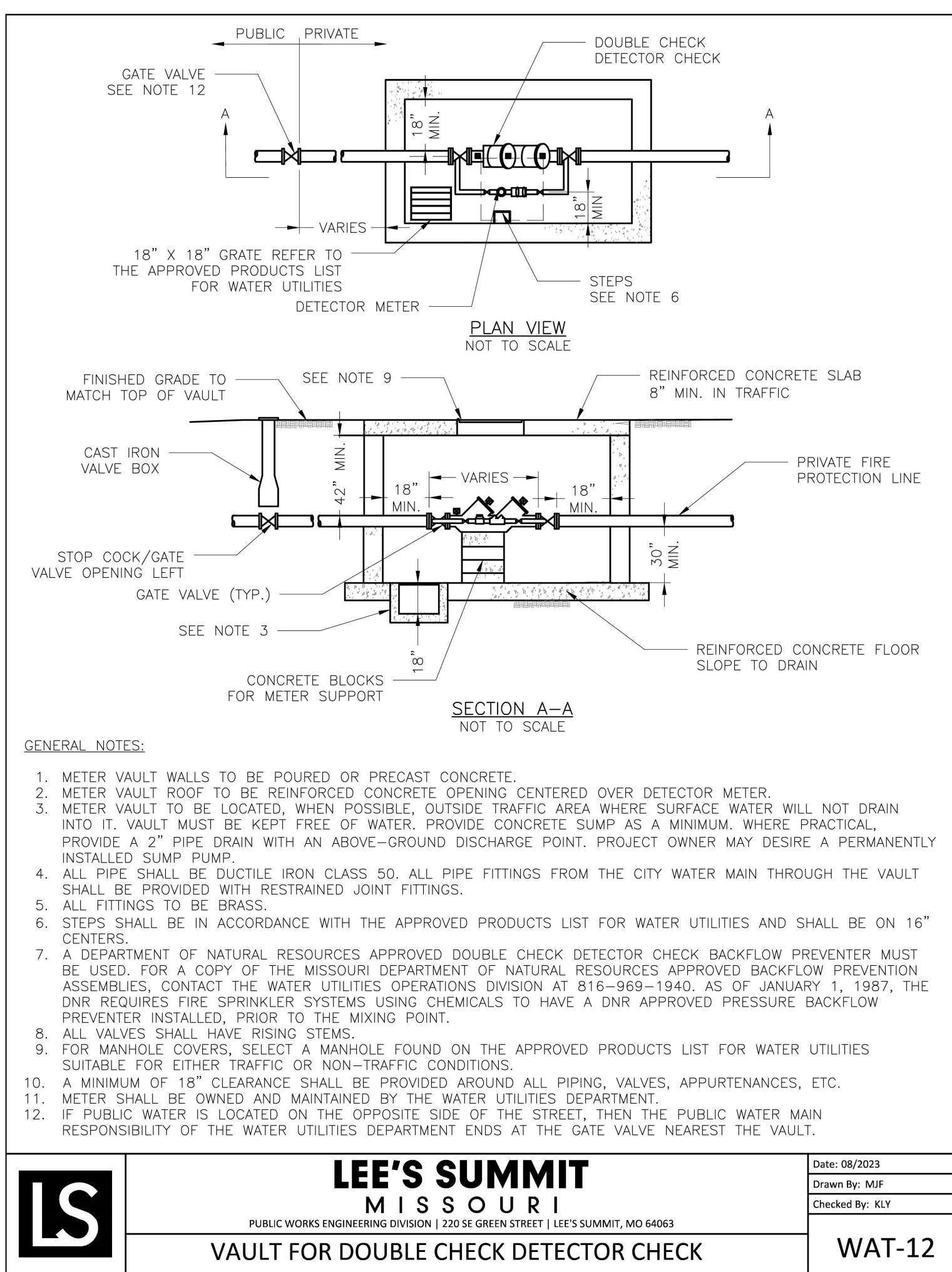
N.T.S.
17 WATER METER CONNECTION



N.T.S.
19 WHEEL STOP DETAIL

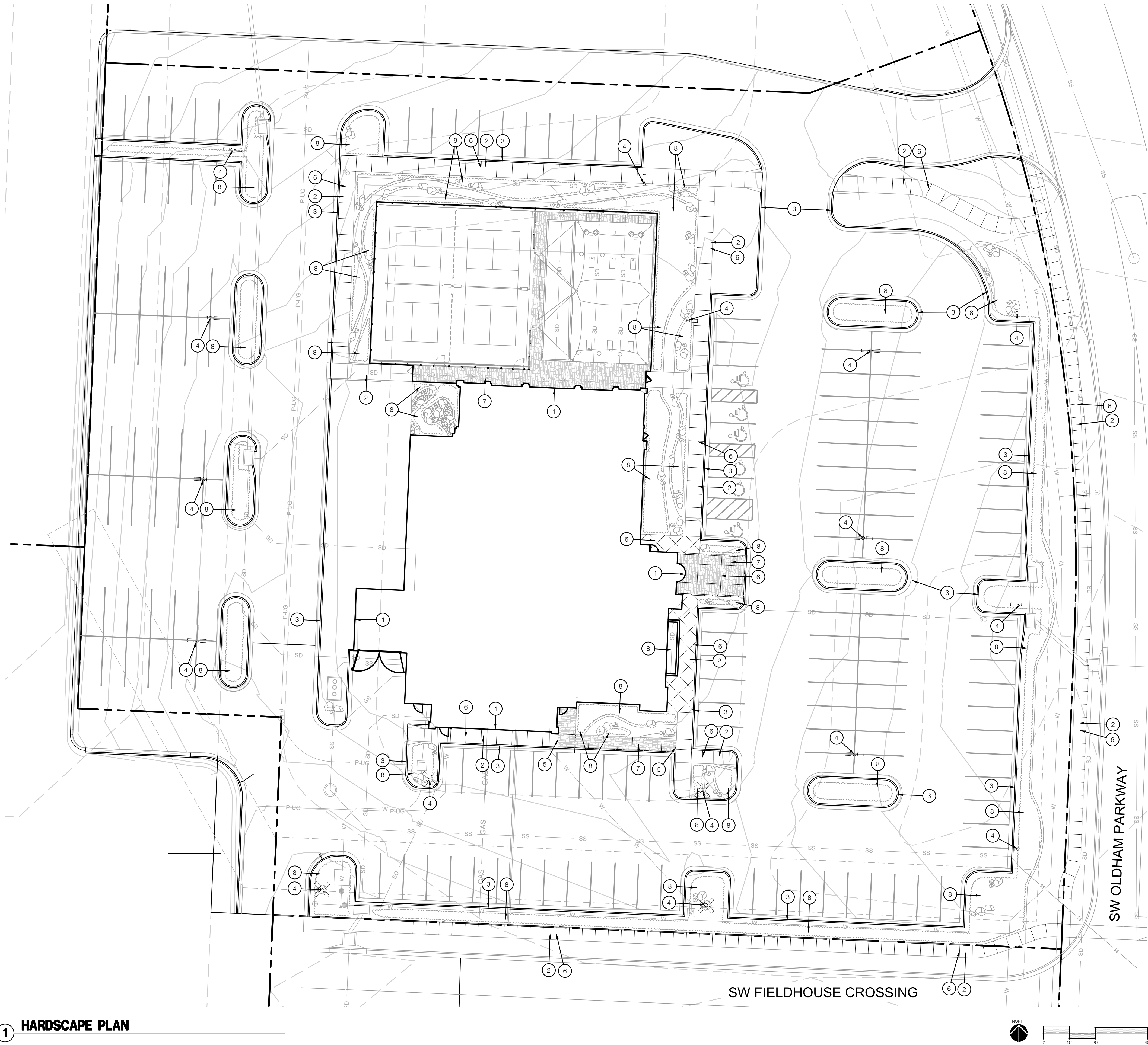


N.T.S.
18 VAULT FOR DOUBLE CHECK DETECTOR



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DATE: Nov 19, 2025 5:09pm USER: lbanks

1 HARDSCAPE PLAN



HARDSCAPE GENERAL NOTES:

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

HARDSCAPE LEGEND:

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

HARDSCAPE PLAN NOTES:

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

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STATE OF MISSOURI
CHRISTOPHER R. RAHAL
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NUMBER 1-2007025722
11-19-2025

BY

DESCRIPTION

DATE

REV. NO.

10/09/2025 CITY EDP RE-SUBMITTAL

11/07/2025 ISSUE FOR BID

11/10/2025 REVISION PER CITY COMMENTS

4

REVISIONS

2025

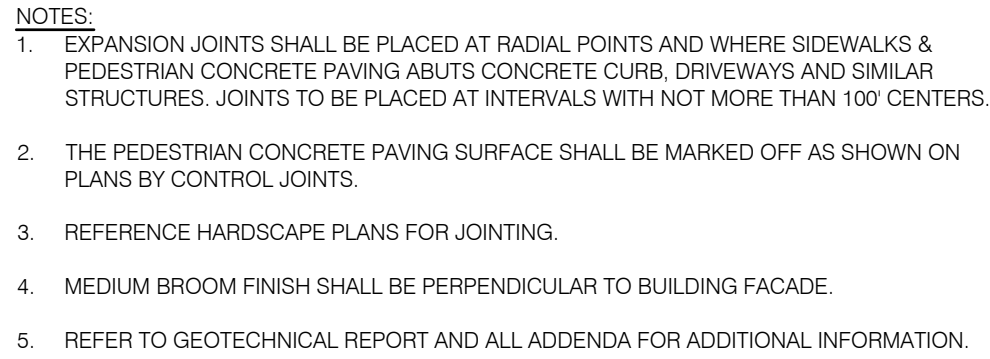
HARDSCAPE PLAN
FINAL DEVELOPMENT PLAN SUBMITTAL

SHAW HOFSTRA FIVE-FOUR RESTAURANT
301 SW OLDHAM PARKWAY

LEE'S SUMMIT, MISSOURI

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

SHEET
L100



1 TYPICAL INTERGRAL CONCRETE PAVEMENT



2 TYPICAL CONCRETE JOINTS

REV. NO.	DATE	DESCRIPTION	BY
	10/08/2025	CITY FWP RE-SUBMITTAL	
	11/07/2025	ISSUE FOR BID	

REVISIONS

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

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

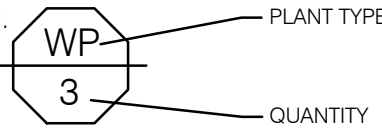
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LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED PLANTS	SHOWN PLANTS
LEE'S SUMMIT, MISSOURI			
CODE OF ORDINANCES: LANDSCAPE REQUIREMENTS			
SITE ZONED: PMIX			
TOTAL PROPERTY: 2.67 ACRES (116,245 SQ FT)			
STREET FRONTAGE TREES:			
SEC. 8.790.A.1	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	18 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	79 SHRUBS
	SW FIELDHOUSE DRIVE		
	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 REQUIREMENTS 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	6,195 SQFT
	SHRUBS		286 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.		
	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 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 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 DEFINITION:

PLANT TYPE



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

①



SHEET
L201

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SW OLDHAM PARKWAY

RIGHT OF WAY / PROPERTY LINE

OVERSTORY TREE

EVERGREEN TREE

ORNAMENTAL TREE

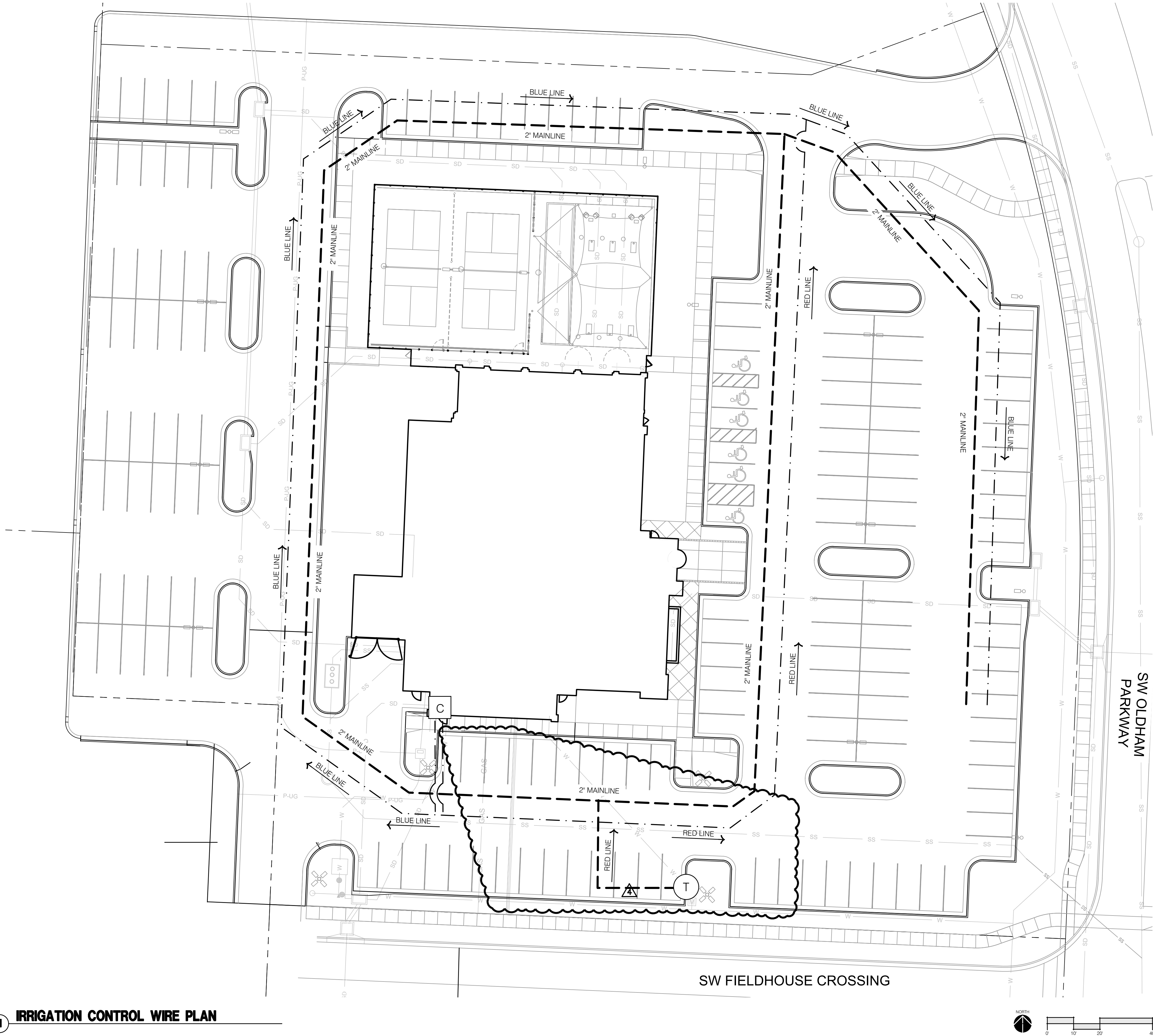
① METAL BED EDGE; REF: 5/L290

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

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
DECDUOUS SHRUBS					
CK	CORNUS SPECIES 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL	CONT.	114
CE	EUNYMIUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL	CONT.	14
RG	RHUS AMOMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	CONT.	26
EVERGREEN SHRUBS					
BB	BUXUS 'X GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL	CONT.	54
PG	PINUS MUGO 'PUMILO'	DWARF MUGO PINE	5 GAL	CONT.	54
ORNAMENTAL GRASSES					
CA	CALAMAGROSTIS 'X ACUTIFLORA	FEATHER REED GRASS	3 GAL	CONT.	150
MD	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	3 GAL	CONT.	36
PERENNIALS					
BA	BAPTISIA AUSTRALIS	FALSE BLUE INDIGO	1 GAL	CONT.	27
HH	HEMEROCALLIS 'X HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONT.	114
SI	HYLOTELEPHUM 'X HERBSTFREUDE'	AUTUMN JOY 'STONECROP'	1 GAL	CONT.	52
HX	SALVIA YANGII 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	CONT.	75

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1 IRRIGATION CONTROL WIRE PLAN



IRRIGATION GENERAL NOTES:

- 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.
- VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
- CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
- 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.
- 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.
- 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.).
- 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.
- THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- IRRIGATION CONTRACTOR RESPONSIBLE TO COORDINATE 110 ELECTRICAL SERVICE FOR CONTROLLER WITH BUILDING GENERAL CONTRACTOR. POWER SUPPLY CONNECTION BY IRRIGATION CONTRACTOR.
- 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.
- 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.
- 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.
- ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- ALL SPRINKLER HEADS AND TURF ROTORS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, RETAINING WALLS, BUILDINGS OR THE PLAZA AREAS.
- 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.
- 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.
- CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
- 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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1301 Burlington Street
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FAX 816.361.1888

STATE OF MISSOURI
CHRISTOPHER R. RAHAL
LANDSCAPE ARCHITECT
NUMBER
1-2007025722
11-19-2025

REV. NO.	DATE	DESCRIPTION	BY
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2	11/07/2025	ISSUE FOR BID	
3	11/10/2025	REVISION PER CITY COMMENTS	
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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

①



_____ - - - _____ RIGHT OF WAY / PROPER

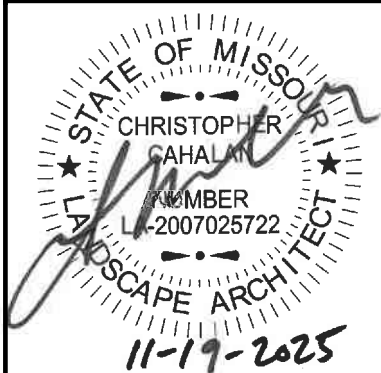
- 
- A diagram of a Mach-Zehnder interferometer. A light source at the top emits a beam that splits into two paths. The upper path is labeled 'M' and contains a mirror. The lower path is labeled 'L' and contains a lens. The two paths recombine at a second beam splitter, which directs the light to two detectors at the bottom, labeled 'D1' and 'D2'.

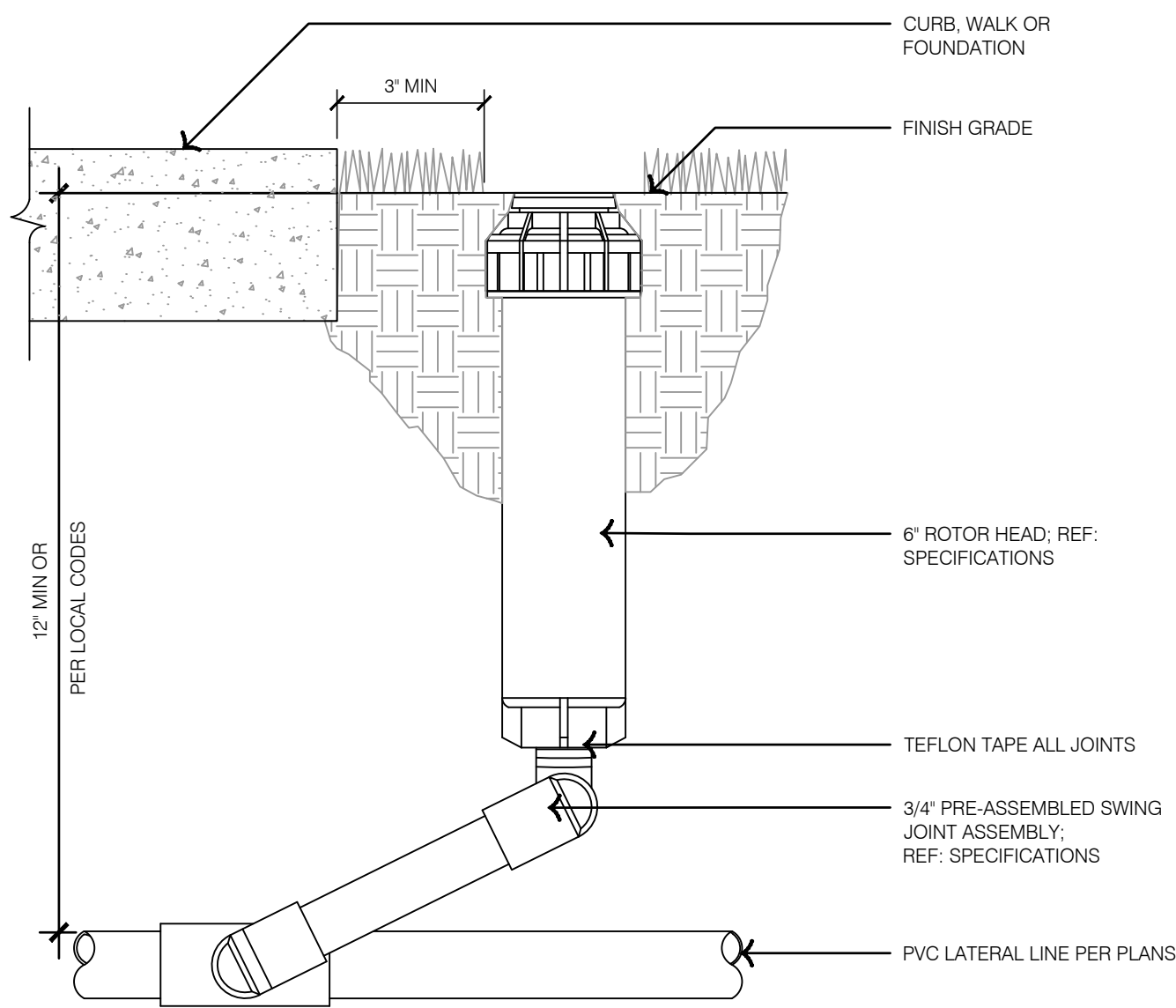
① POTABLE WATER IRRIGATION MAINLINES TO BE 2" PVC PIPE OF

- 1

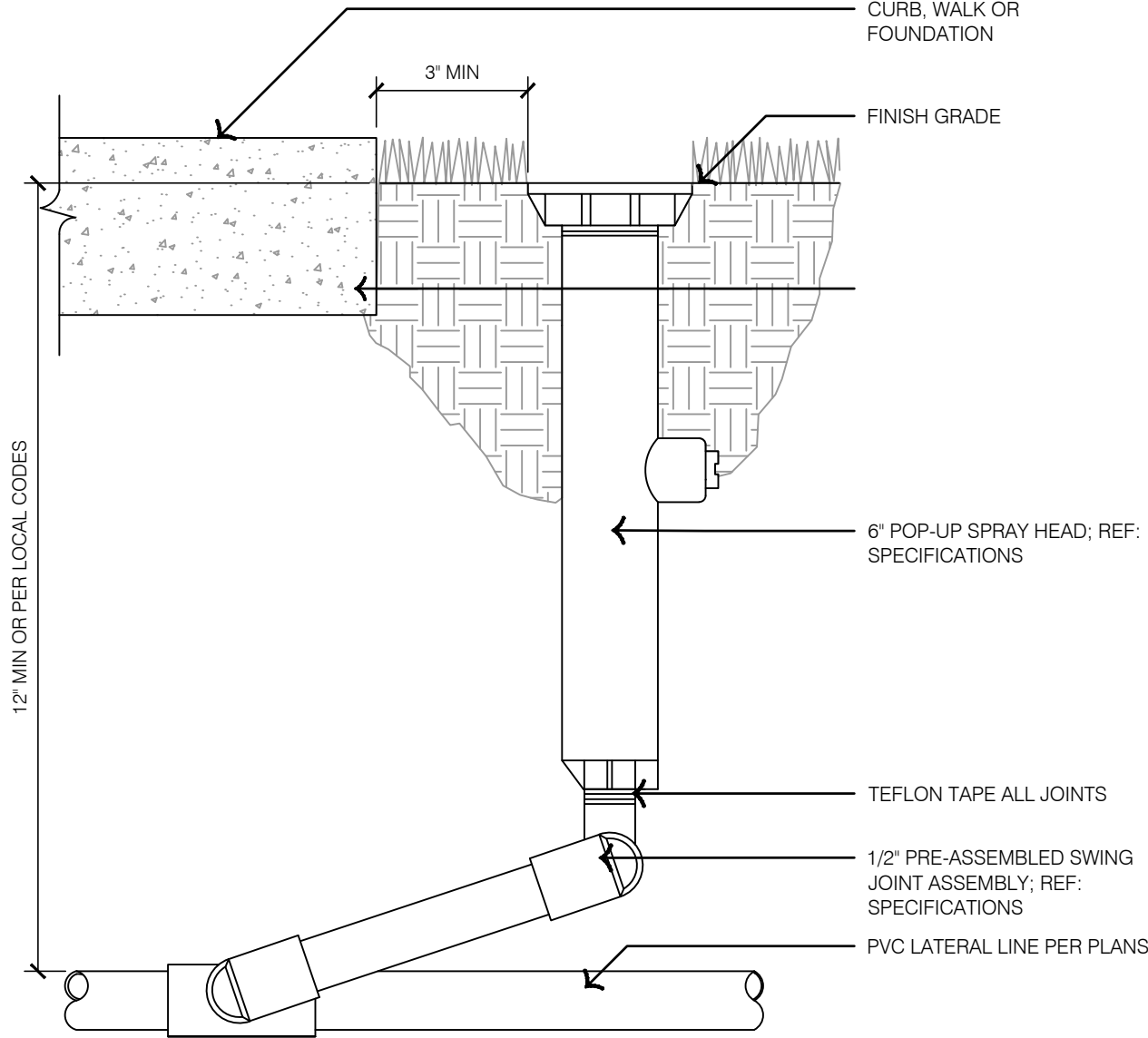
BY

1

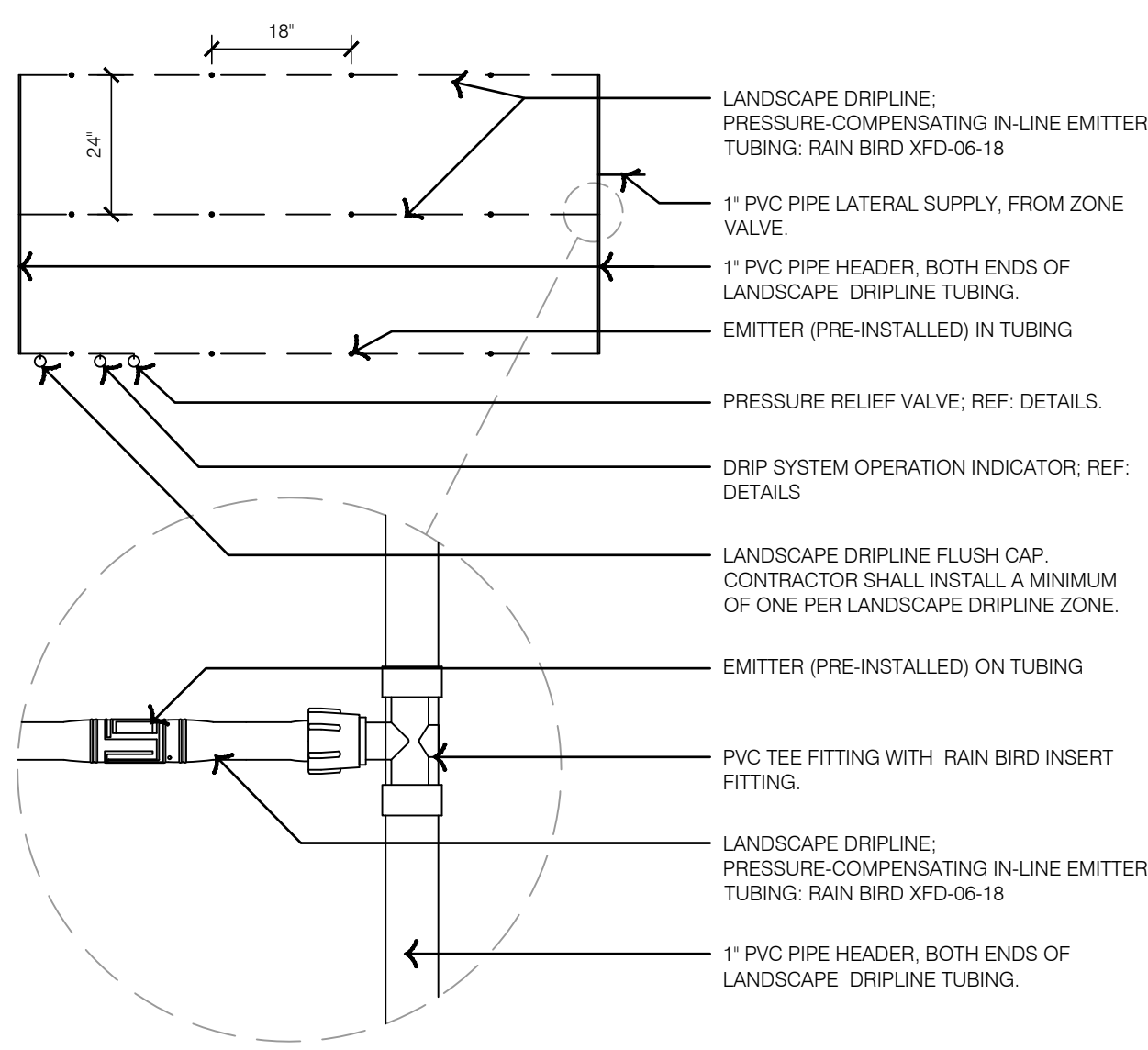




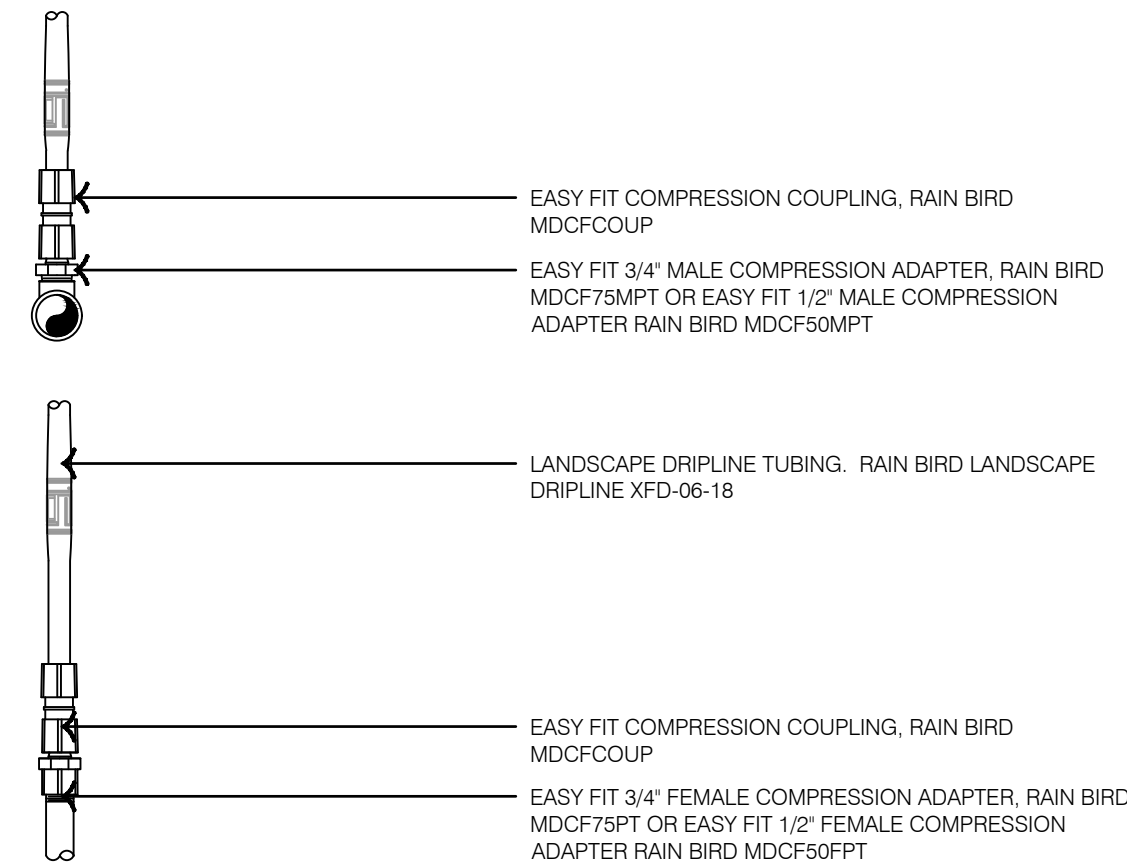
1 6 INCH POP-UP ROTOR HEAD - POTABLE WATER



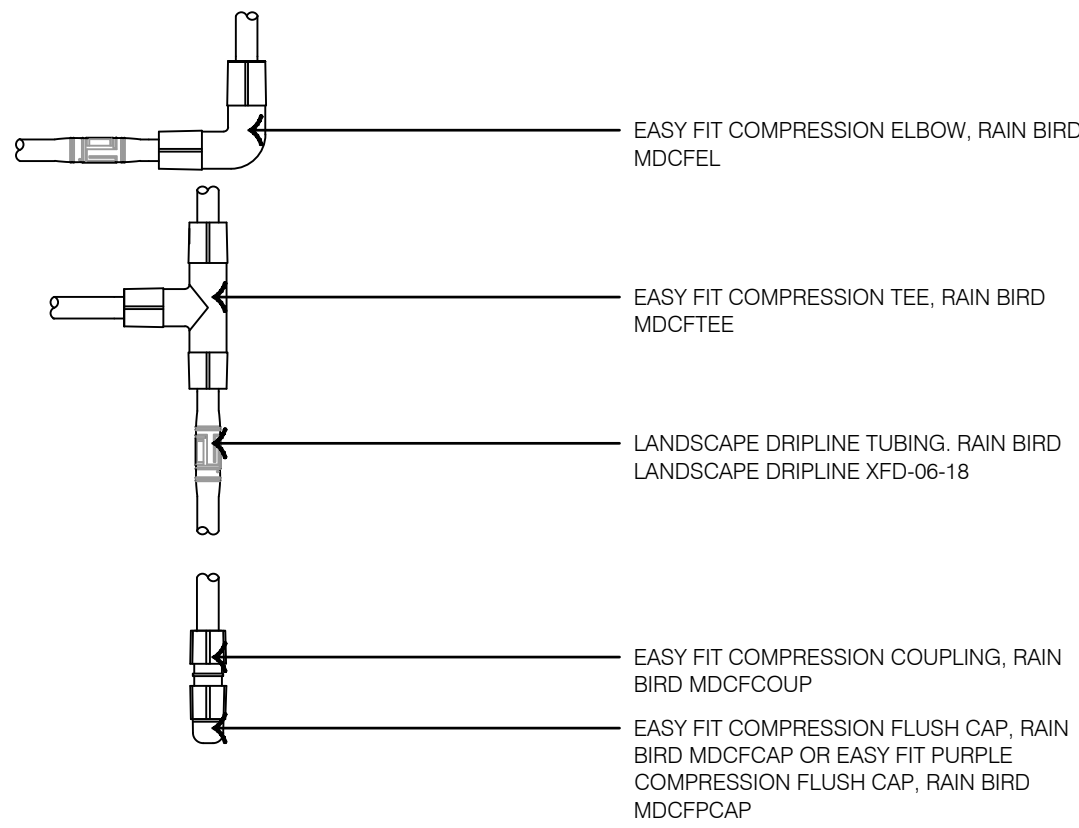
2 6 INCH POP-UP SPRAY HEAD - POTABLE WATER



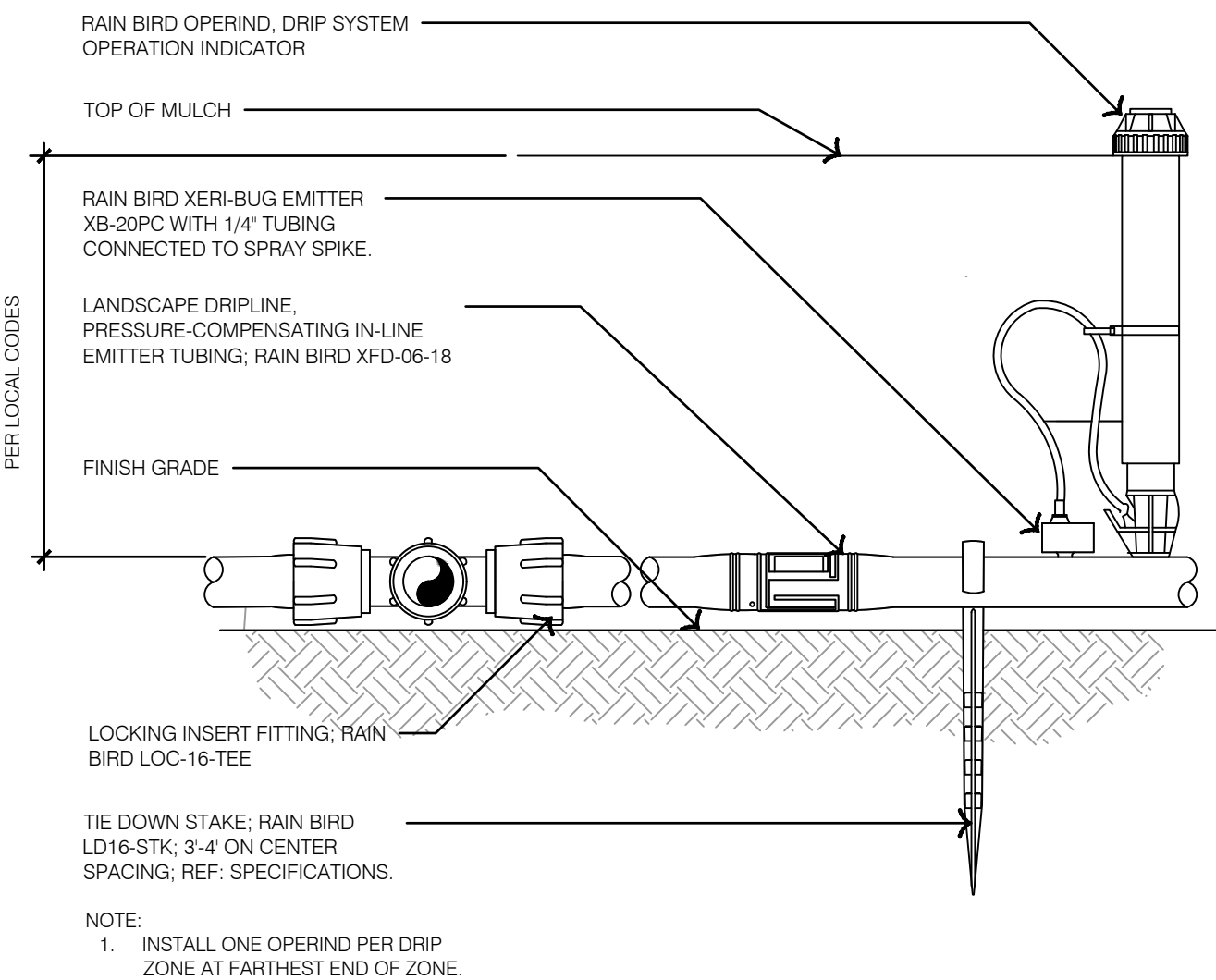
3 LANDSCAPE DRIPLINE LAYOUT TYPICAL - POTABLE WATER



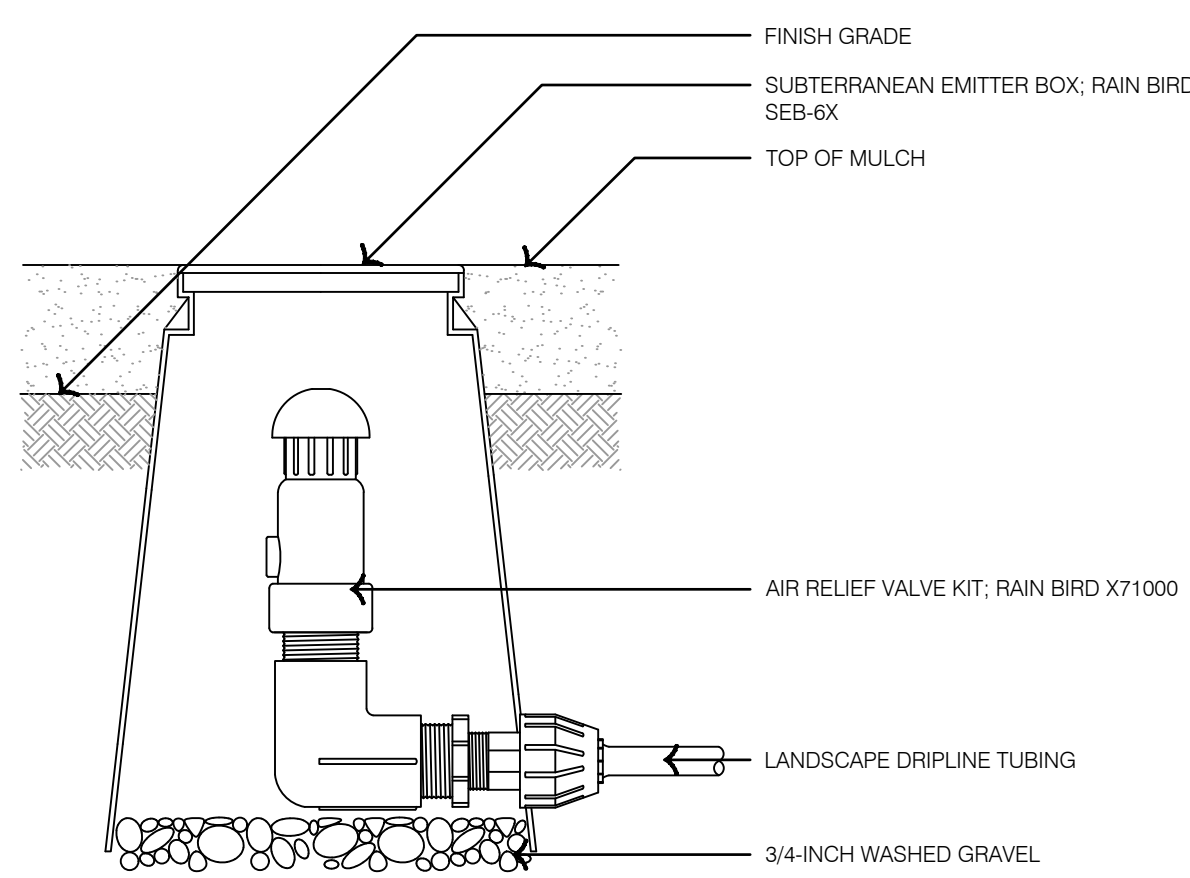
4 LANDSCAPE DRIPLINE EASY FIT COMPRESSION ADAPTERS POTABLE WATER



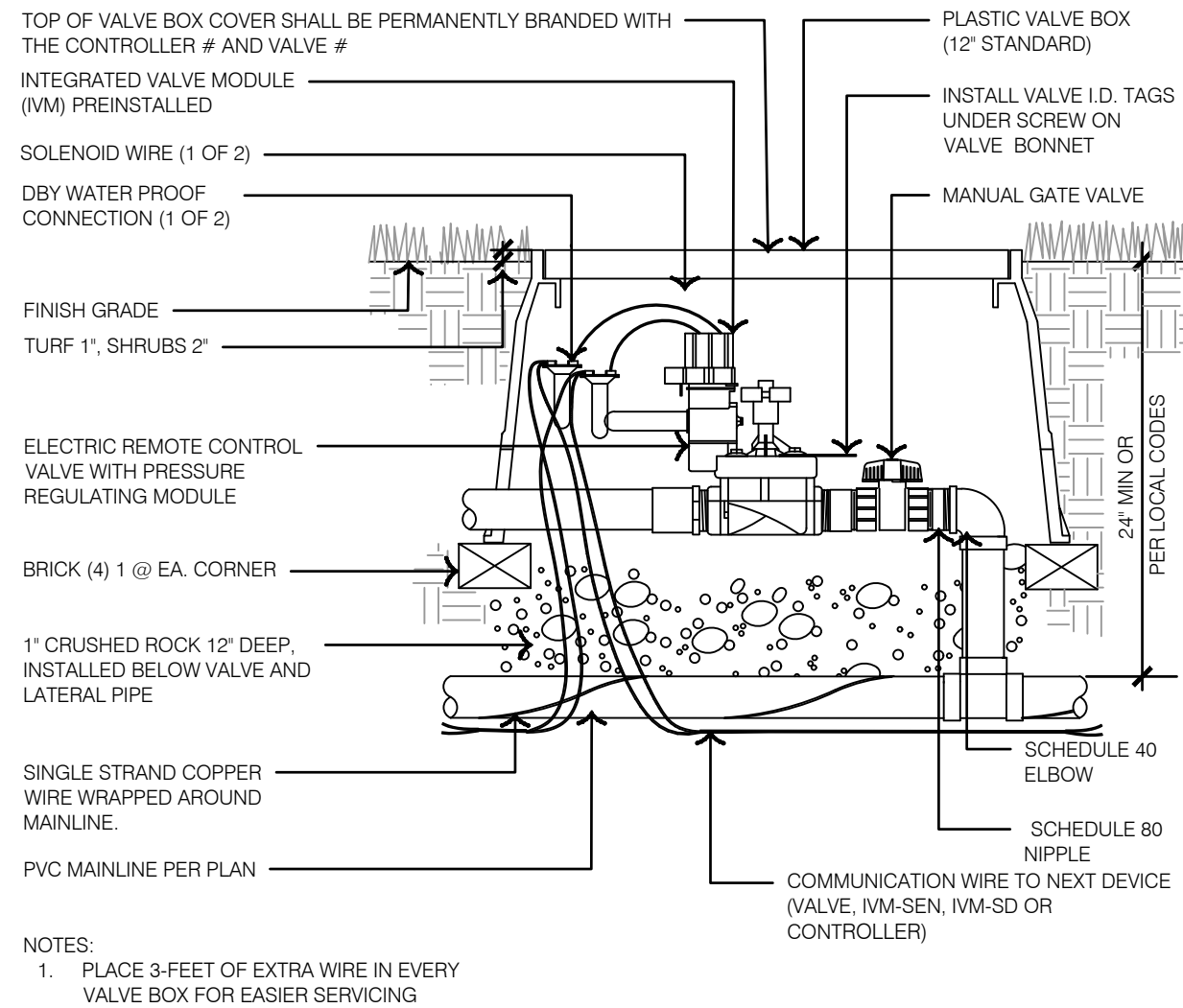
5 LANDSCAPE DRIPLINE EASY FIT COMPRESSION FITTING POTABLE WATER



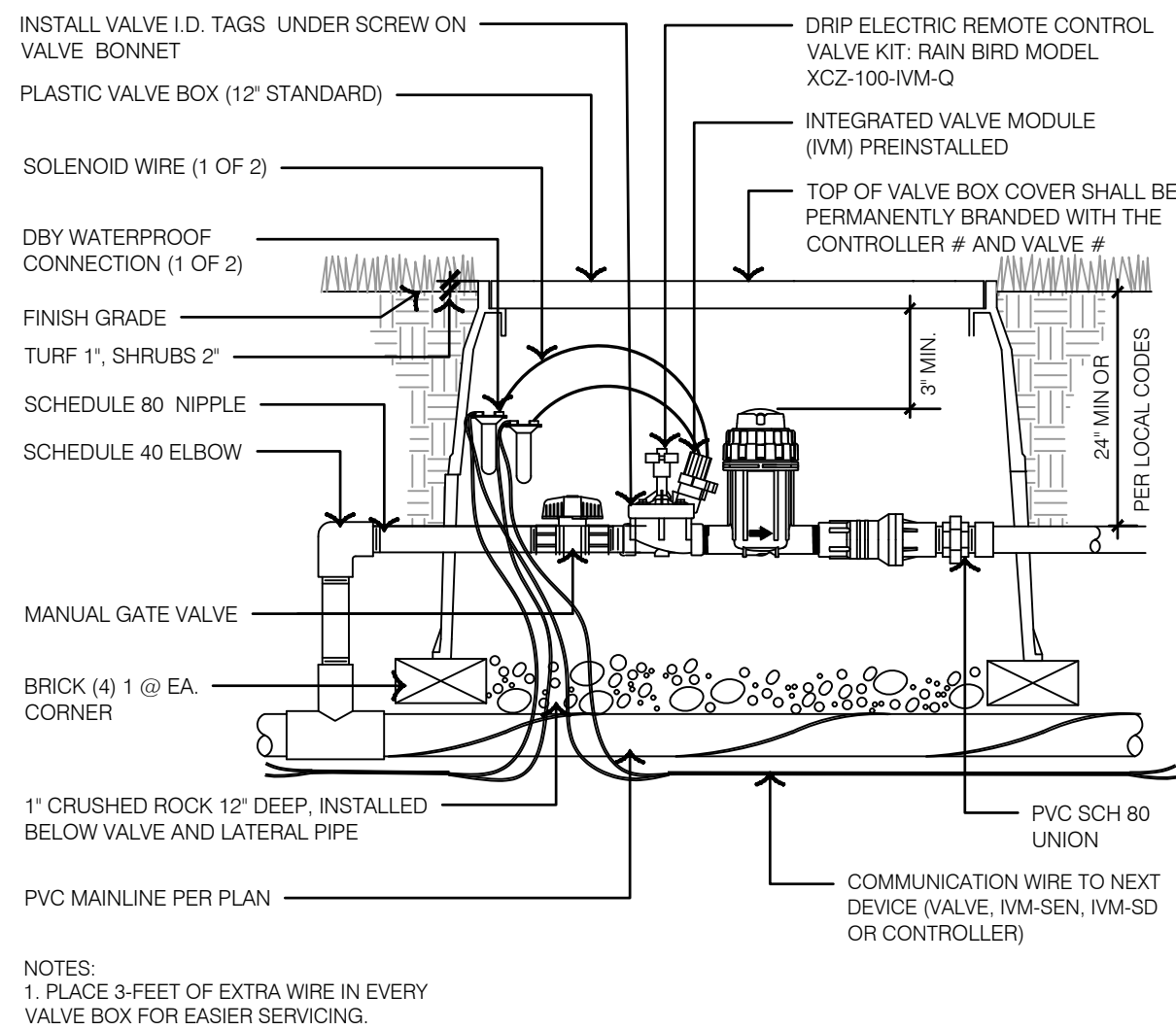
6 LANDSCAPE DRIPLINE CONNECTION - POTABLE WATER



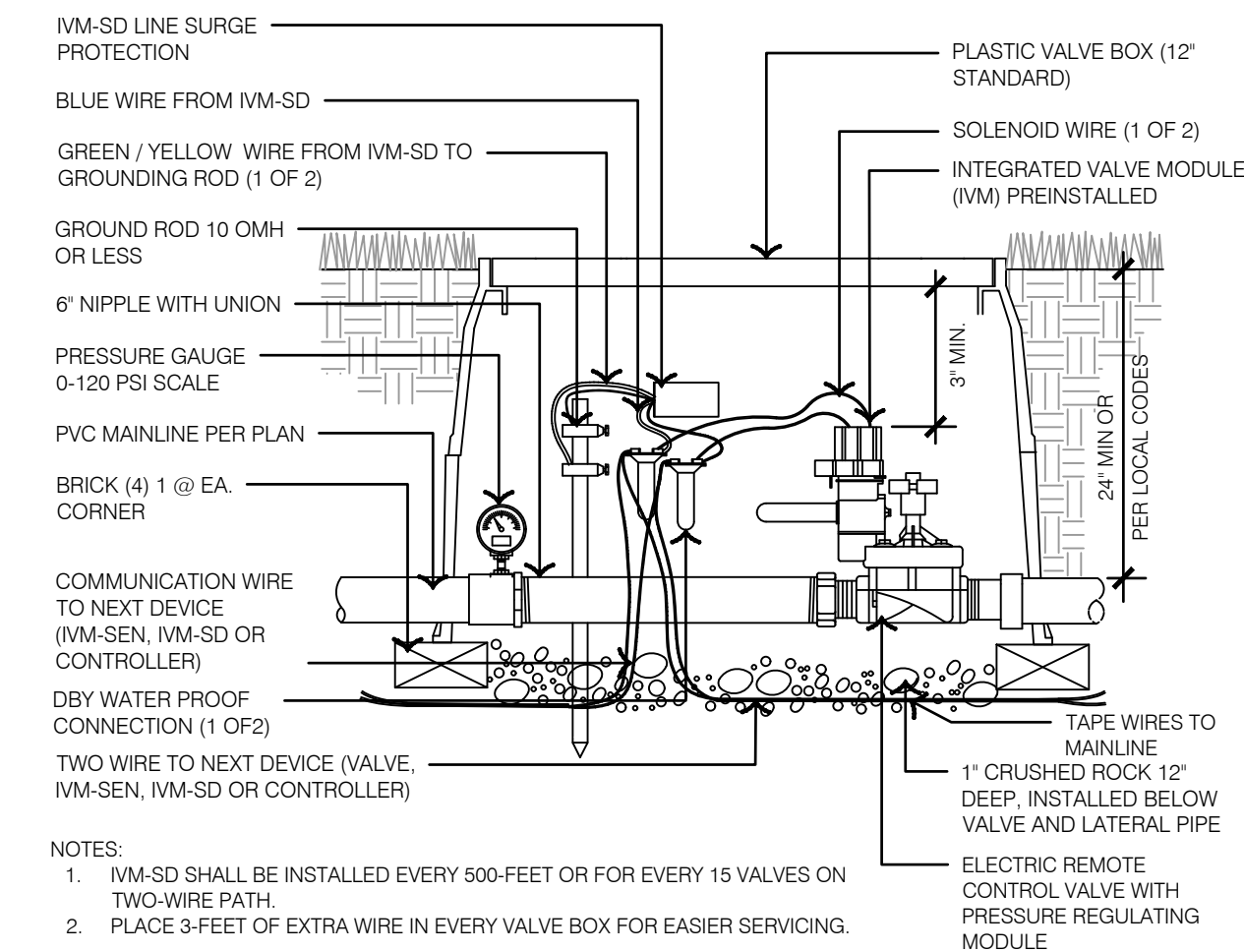
7 LANDSCAPE DRIPLINE AIR VALVE KIT - POTABLE WATER



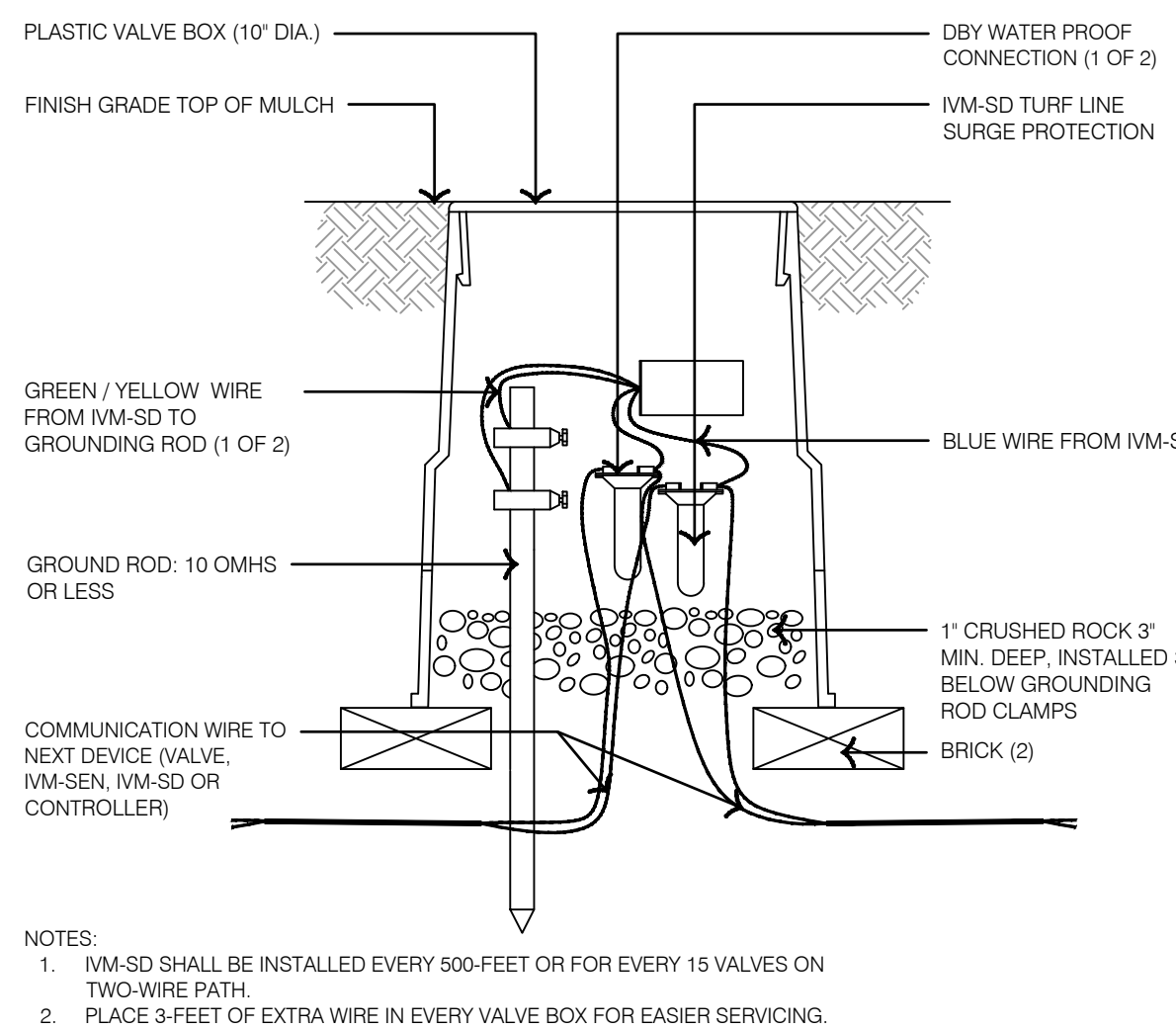
8 REMOTE CONTROL VALVE - POTABLE WATER



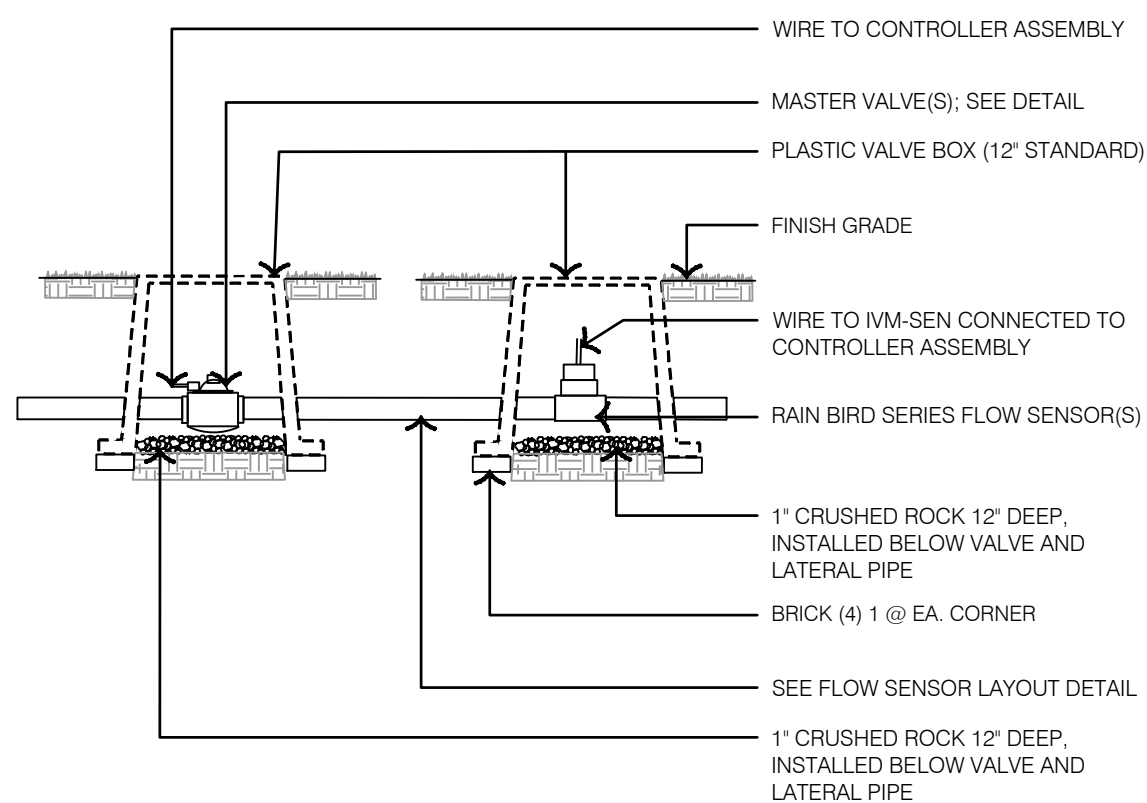
9 DRIP REMOTE CONTROL VALVE - POTABLE WATER



10 MASTER VALVE - POTABLE WATER



11 LINE SURGE PROTECTION



12 MASTER VALVE & FLOW SENSOR TYPICAL - POTABLE WATER

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DATE: Nov 11, 2025 10:32am USER: lbanks

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

BY	
DESCRIPTION	
DATE	CITY EDP RE-SUBMITTAL 10/09/2025 ISSUE FOR BID 11/07/2025
REV. NO.	
2025	

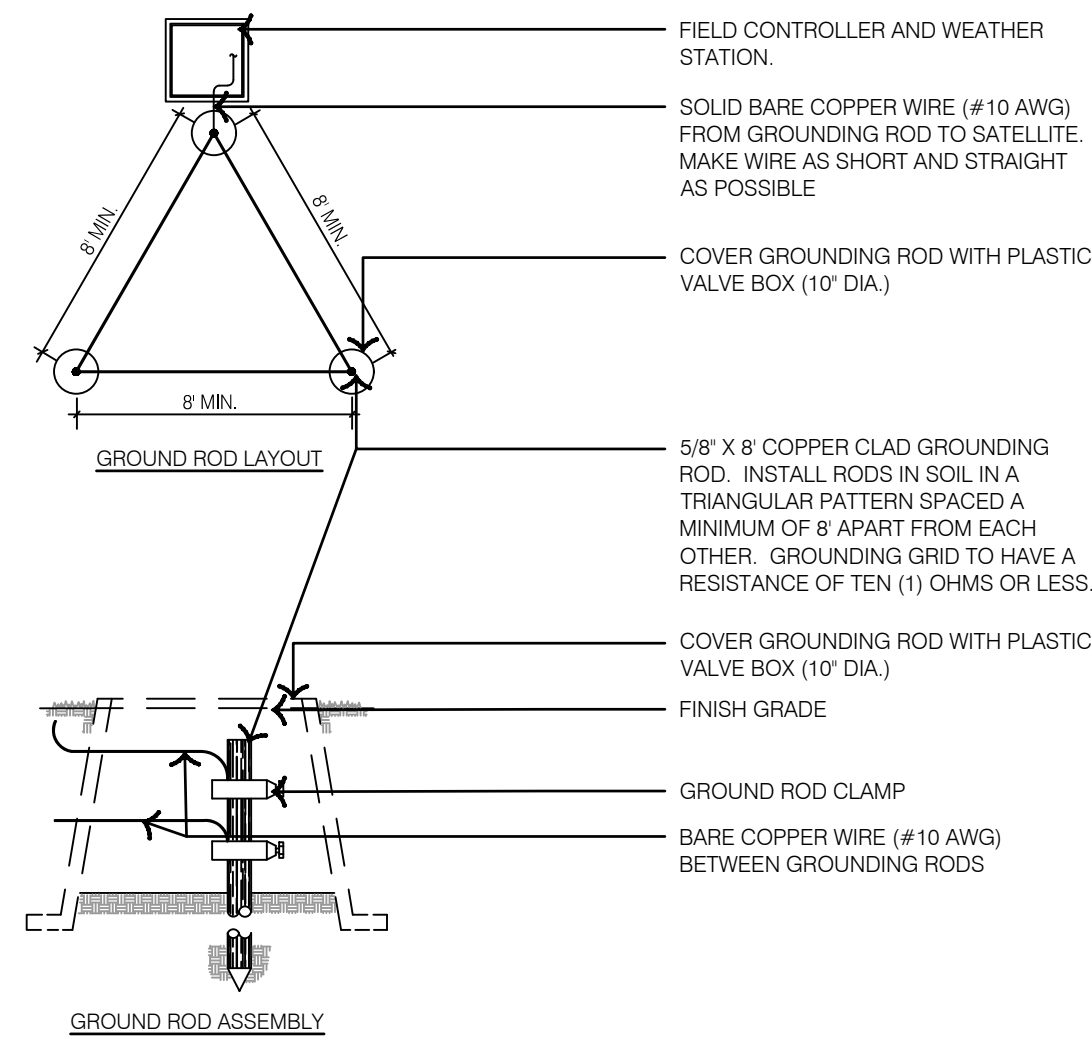
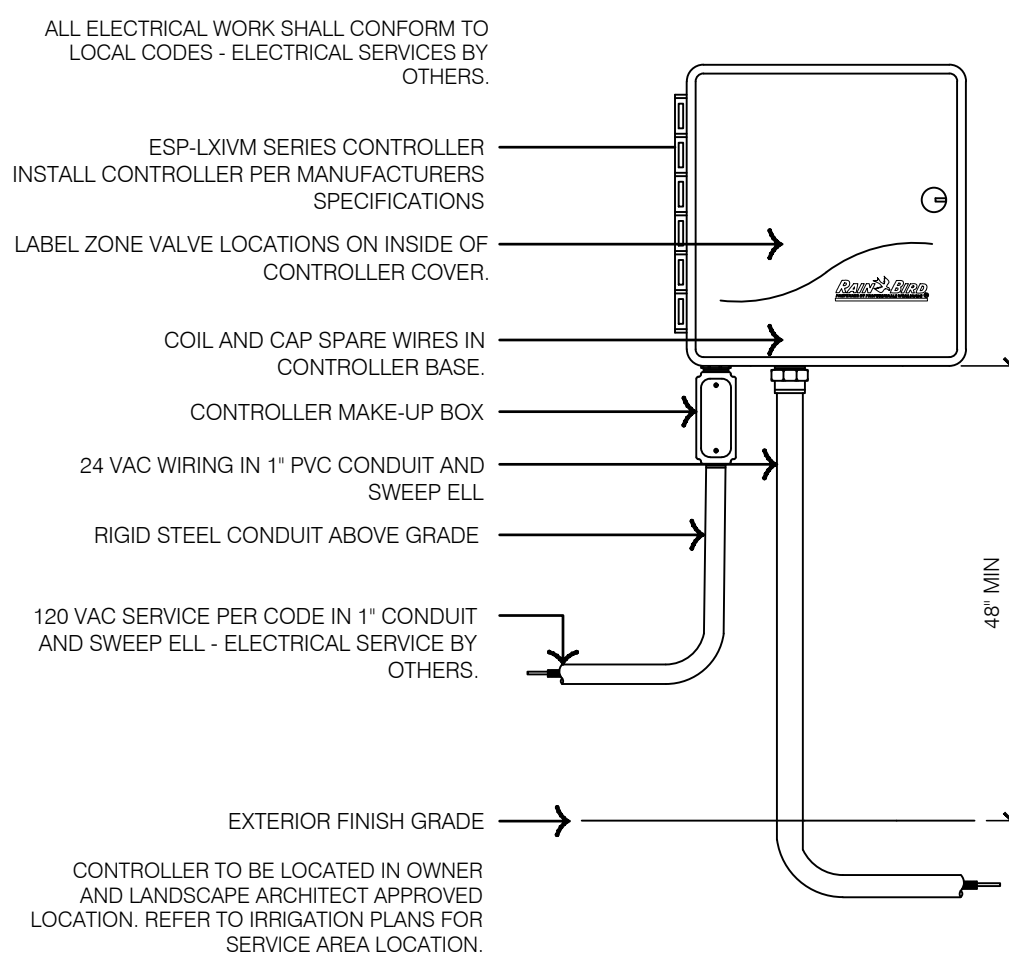
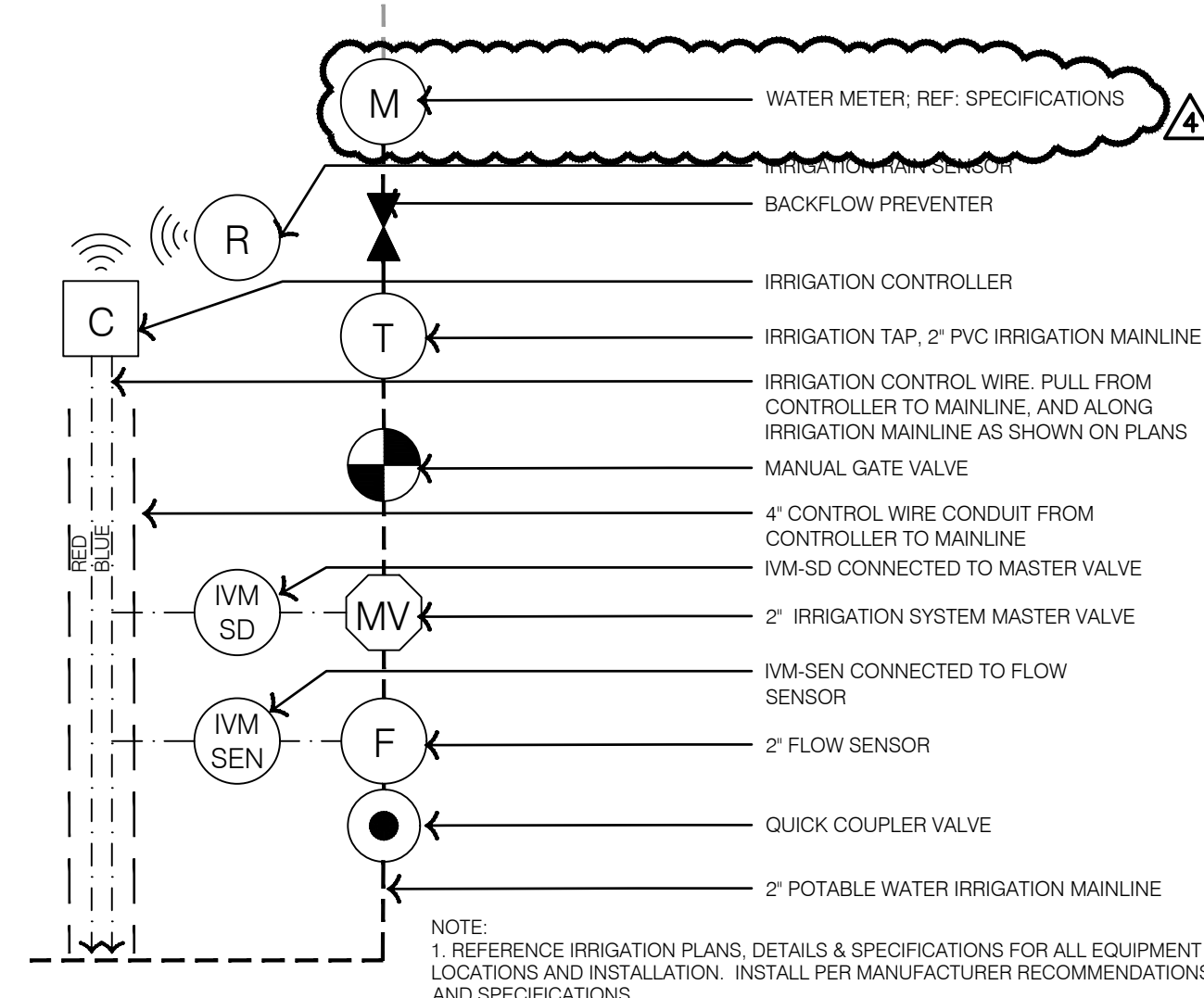
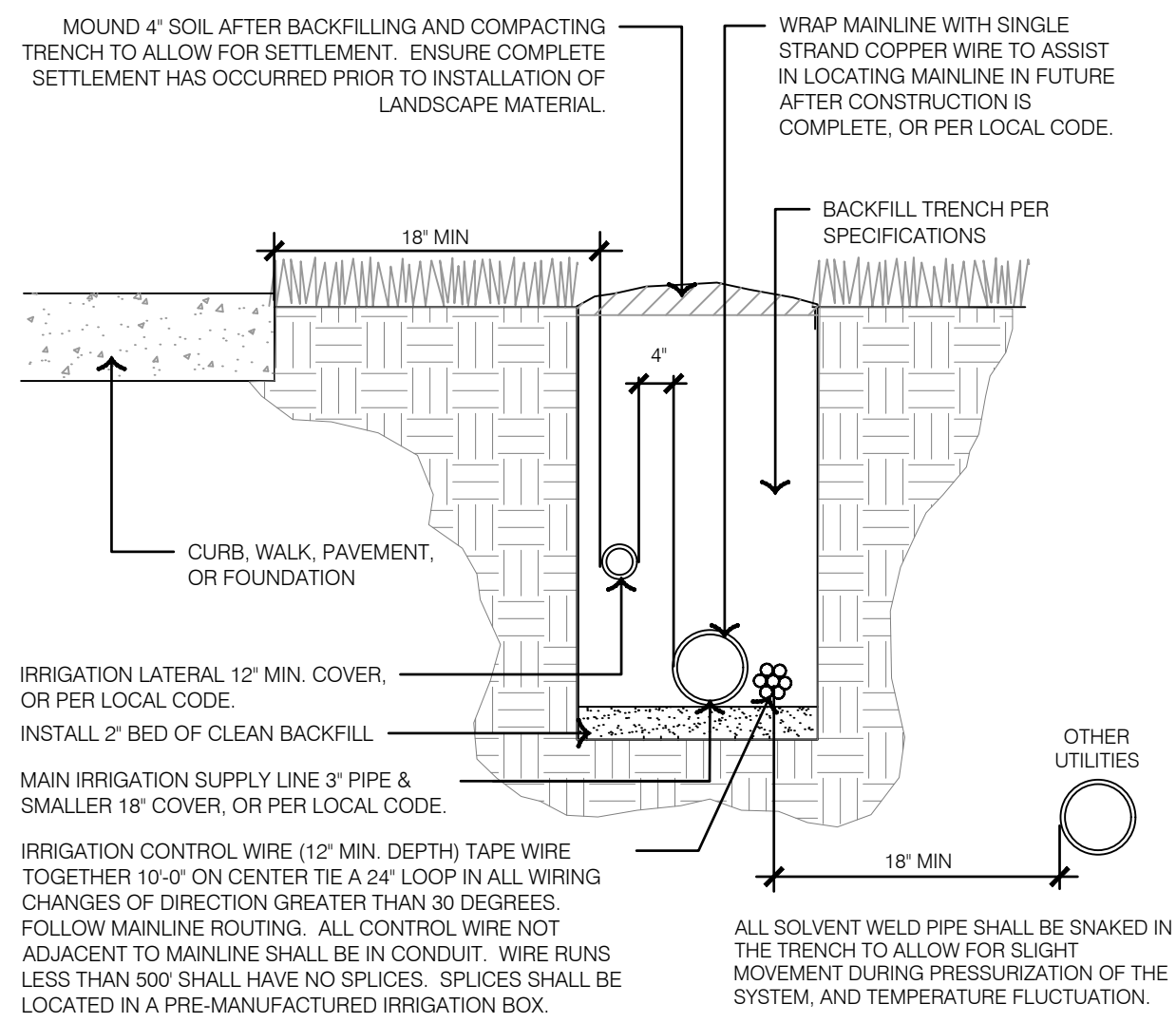
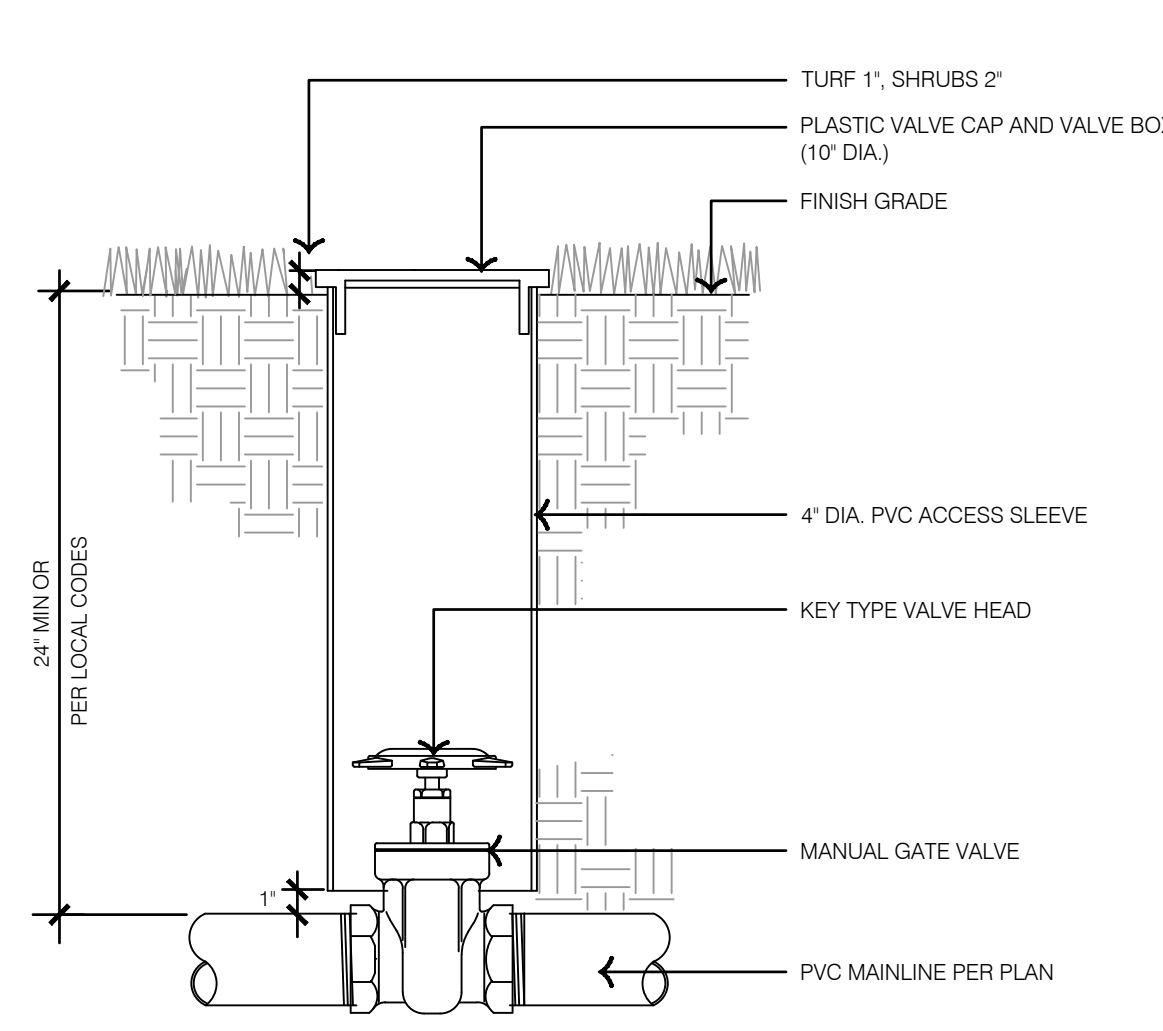
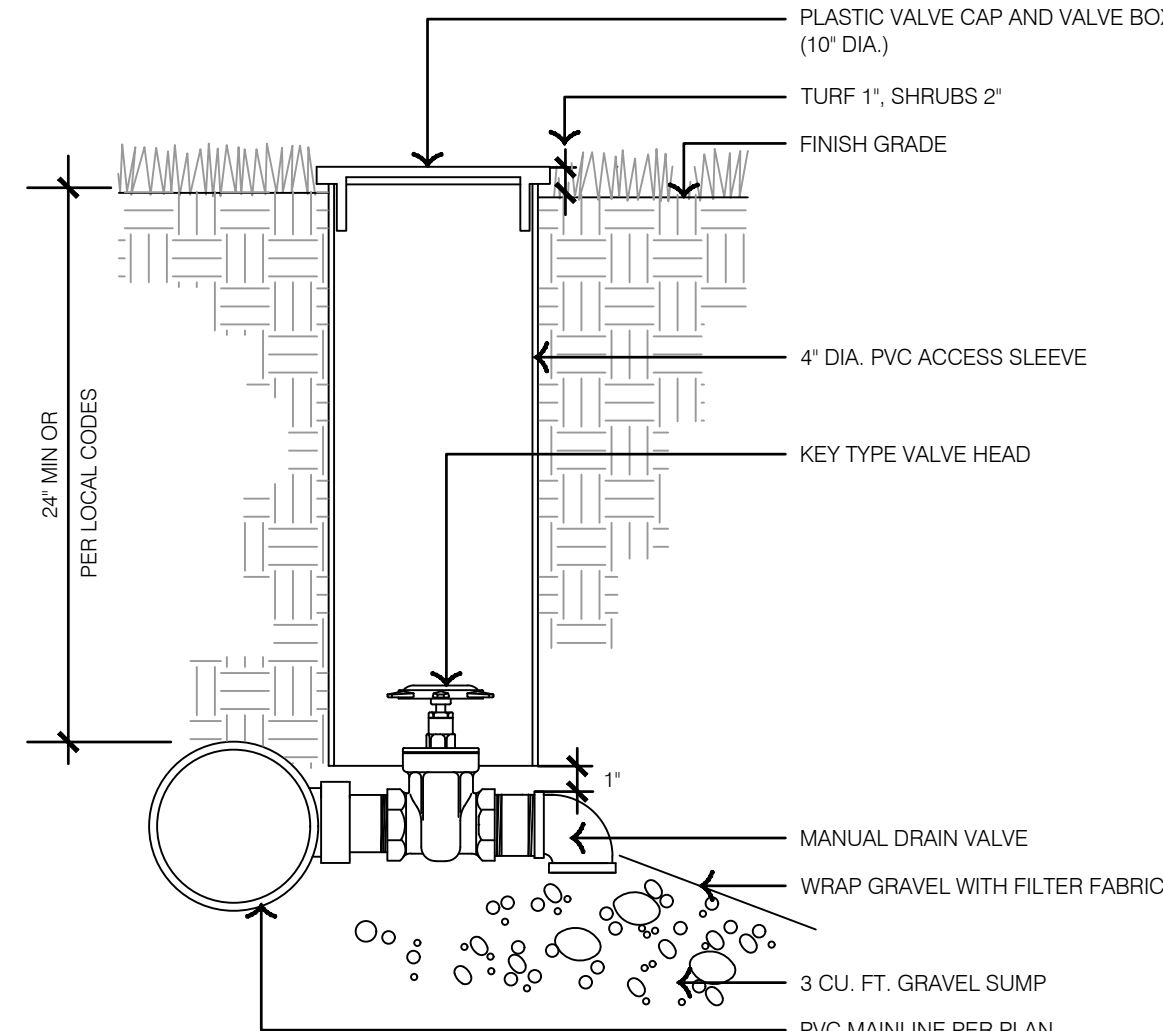
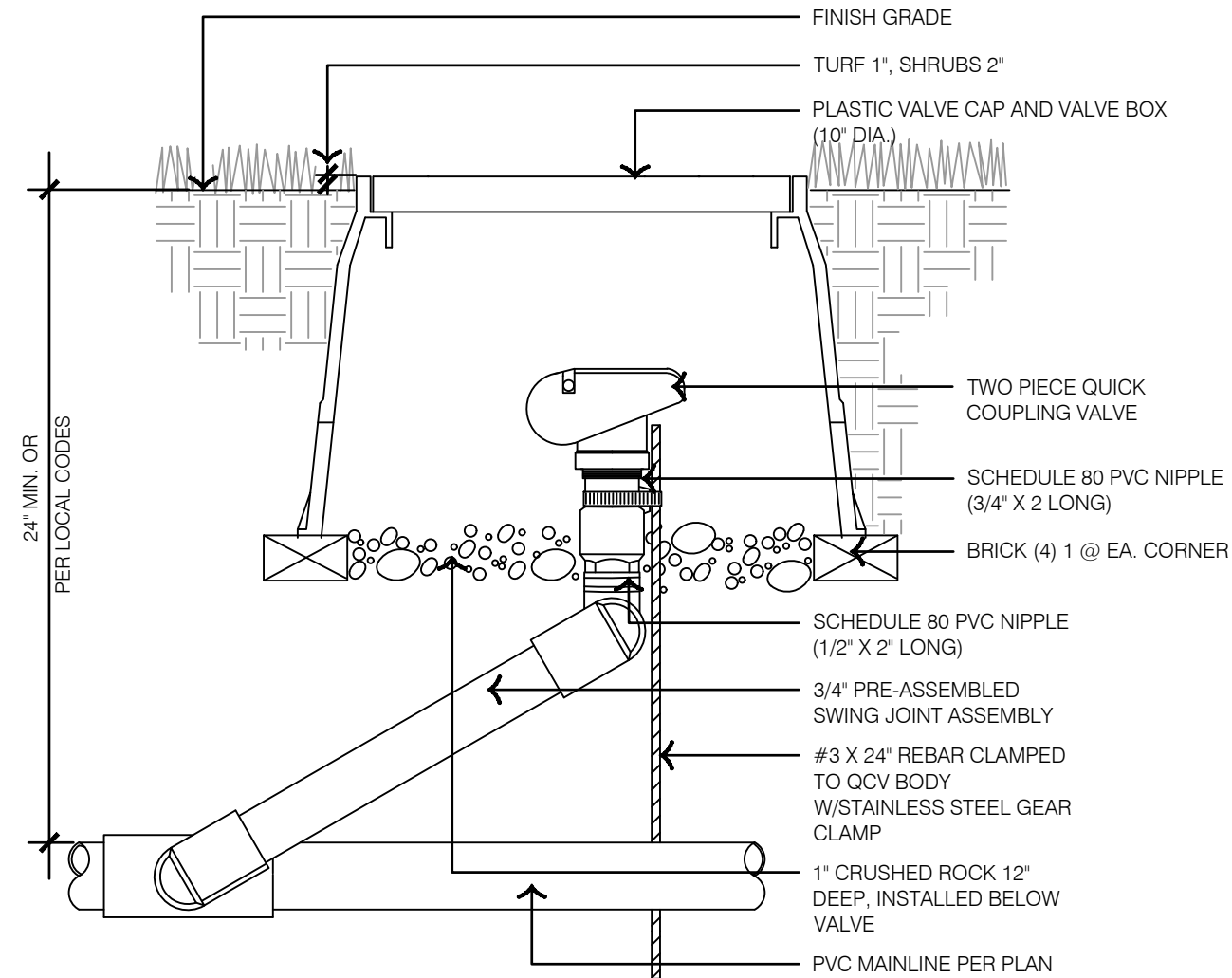
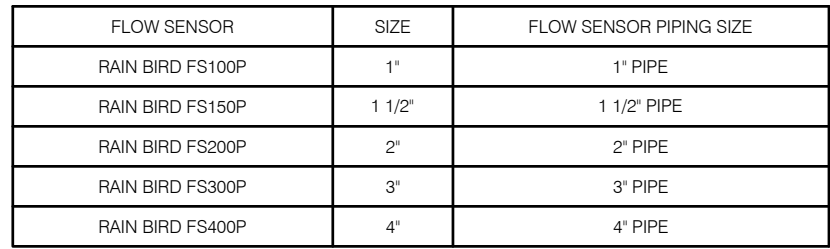
IRRIGATION DETAILS
FINAL DEVELOPMENT PLAN SUBMITTAL

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
L390



NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	DESIGN PSI	COLOR
1	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	11.8	1.72 LF	40	RED
2	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	25.26	25	30	RED
3	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	3.69	447.2 LF	40	RED
4	RAN BIRD XC2-100-1/4MG		TUFF ROTOR	7.67	132 LF	30	RED
5	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	23.02	17	30	RED
6	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	26.97	29	30	BLUE
7	RAN BIRD PEB-B/V	1-1/2"	TUFF ROTOR	7.67	132 LF	30	BLUE
8	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	9.83	538.9 LF	40	BLUE
9	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	4.47	1,655 LF	40	BLUE
10	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	30.53	28	30	BLUE
11	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	33.77	28	30	BLUE
12	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	8.01	1,151 LF	40	BLUE
13	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	1.34	7,67 LF	40	BLUE
14	RAN BIRD PEB-B/V	1-1/2"	TUFF ROTOR	17.44	8	45	BLUE
15	RAN BIRD XC2-100-1/4MG		AREA FOR DRIFLINE	1.34	1,051 LF	40	BLUE
16	RAN BIRD PEB-B/V	1-1/2"	TUFF SPRAY	10.19	9	30	BLUE

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

FLOW AVAILABLE
Point of Connection Size: 1 1/2"
Flow Available 46.59 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:	46.59 GPM
Residual Flow Available:	12.82 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:	0.04 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:	68.8 PSI
Pressure Available:	7.0 PSI
Residual Pressure Available:	6.15 PSI

****NOTE:**

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

4

3

2

1



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

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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DRAWN BY:	
DATE	
ISSUE	DATE
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

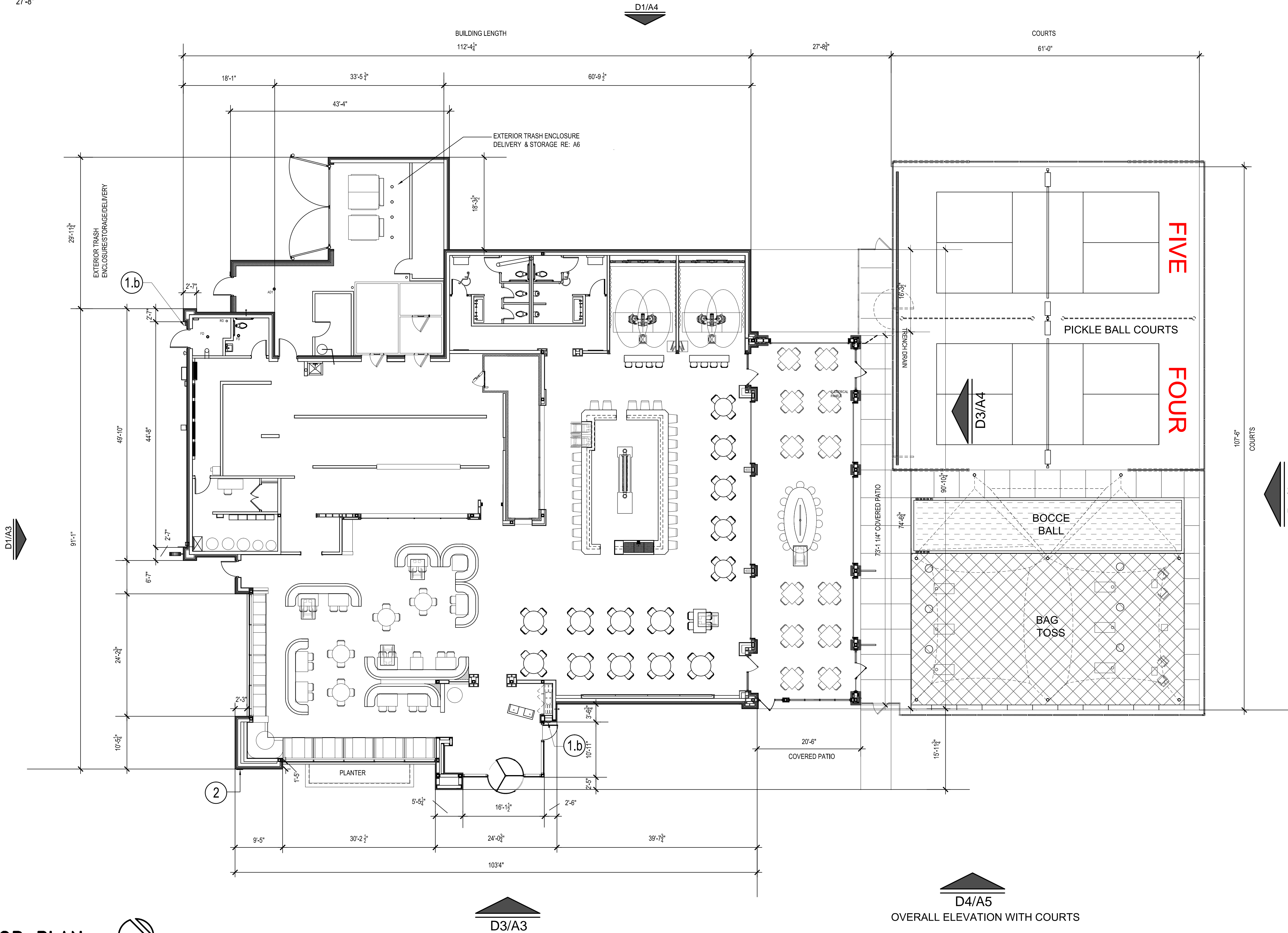
A2 - ASSEMBLY
TYPE VB

BUILDING HEIGHT:
HEIGHT AT ENTRY TOWER:

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

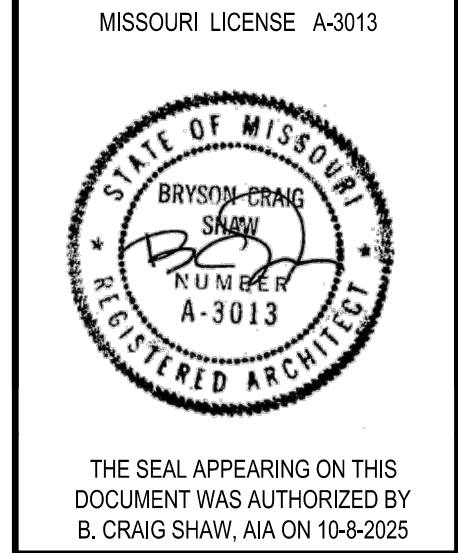
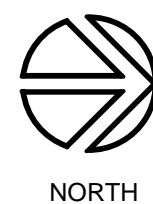
GROSS SQ FT CALCULATIONS	
BUILDING:	9,969 SQ FT
CONDITIONED SPACE	
EXTERIOR COVERED PATIO:	1,447 SQ FT
NON-CONDITIONED SPACE	
EXTERIOR TRASH/DELIVERY/ STORAGE:	1,209 SQ FT
EXTERIOR RECREATIONAL COURTS AREA:	6,836 SQ FT

- 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
- 2

Large Format Tile to Simulate Stone
- 3

Cast Stone Cap
- 4

Brick- Modular Standard Face Brick
- 5

Accent Brick- Standard Face Brick
- 6

Cast Stone Accents, 2" thick, 8" x 8"
- 7

EIFS with metal rain screen
- 8

Entry Tower Metal Wall at Roof
- 9

Sunshade Band w/ louvers over doors & windows
- 10

Precast Column Cap
- 11

Garage Door w/ Store Front System Above
- 12

Parapet Cap
- 13

Glazed Curtain Wall System
- 14

Glazed Storefront System
- 15

Sign 1
- 16

Sheet Metal Column Wrap to match Curtain Wall System
- 17

Ring Toss Game
- 18

Sign 4
- 19

Door & Frame
- 20

Trash Enclosure Gates & Post
- 21

Roof Overflow- Scupper
- Coronado Stone Products

Virginia Tile, American Olean Merit- 12 x 24

Texas Building Products

Yankee Hill Brick

Cloud Ceramics

Texas Building Products

6" panel width, 2" maximum gap between panels

W/ LED light behind on smooth stucco
- Pre-Finished Aluminum

Pre-fabricated

Pre-fabricated

--

Pre-finished metal

Kawneer- 1600 2 Wall System

Kawneer- Trifab 601T Framing System

Wall Mounted

--

Blade Sign for Express To Go

FRP Door Finish Anodized Aluminum Frame

Steel- Powder Coated

Pre-finished Metal
- Pro Ledge Huron Amerimix 50/50

Cool Beige - mortar Amerimix 50/50

Color: Taupe - mortar Amerimix 50/50

Medium iron spot , smooth - mortar Amerimix Light Maroon

Ebony iron spot, smooth - mortar Amerimix Dark Black

Color: Taupe

Knotwood Alum panel- wood look

Color: Blackbutt

Stucco, color to match: SW 6071 Popular Gray

Kynar Dark Anodized Bronze

Kynar Finish- Dark Anodized Bronze

SW 6258 Tricom Black, Powercoat

--

Dark Anodized Bronze

Dark Anodized Bronze, tinted glass

Dark Anodized Bronze, tinted glass

--

--

Black

SW 6258 Tricom Black

Dark Anodized Bronze

- 22

Firepit base
- 23

Firepit Top
- 24

Revolving Door, 84" X 96"
- 25

Planter- Stone Veneer on CMU
- 26

Accent Down Lights on Wall Behind Sunshade Band
- 27

Exterior Light
- 28

Column Wrapped in Break Metal
- 29

Exterior Accent Light
- 30

Coping for roof over covered patio
- 31

Address Numbers
- 32

Sign
- 33

Roof Drain & Downspout
- 35

Aluminum Exterior Door
- 36

Festoon Lights
- 37

Top of Roof Shown Beyond
- 38

Ring Toss Game, by owner

- Madera Stone, 6' x 8"

Granite

Boom Edam, Manual Assist

Coronado Stone Products

--

- Down Light

--

Decorative Wall Sconce

Pre-finished Metal

6" Pre-finished Metal

Illuminated Block Letters

Pre-finished metal

- Gray Goose Leather, Polished

Dark Anodized Bronze

Color: Pro Ledge Huron

--

- Dark Anodized Bronze

Dark Anodized Bronze

Dark Anodized Bronze

Dark Anodized Bronze

See General Note #7

- Dark Anodized Bronze

--

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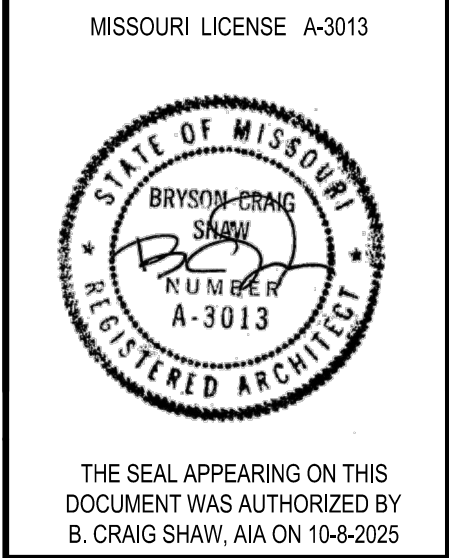
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GENERAL NOTES:

1. SIGNAGE TO BE PERMITTED UNDER SEPARATE PERMIT
2. 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
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Lee's Summit, Missouri

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SHAW, HOFSTRA + ASSOCIATES
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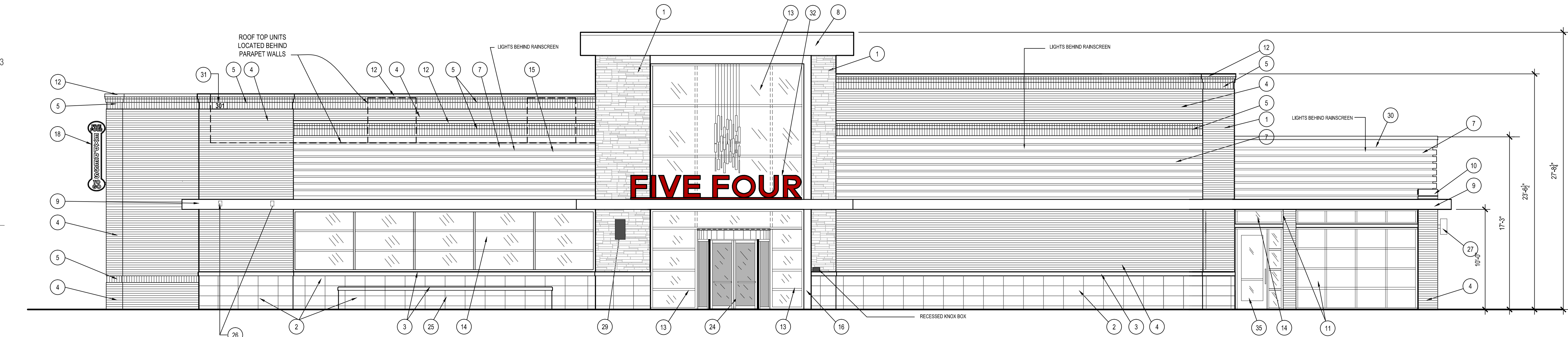
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SHEET 24/36

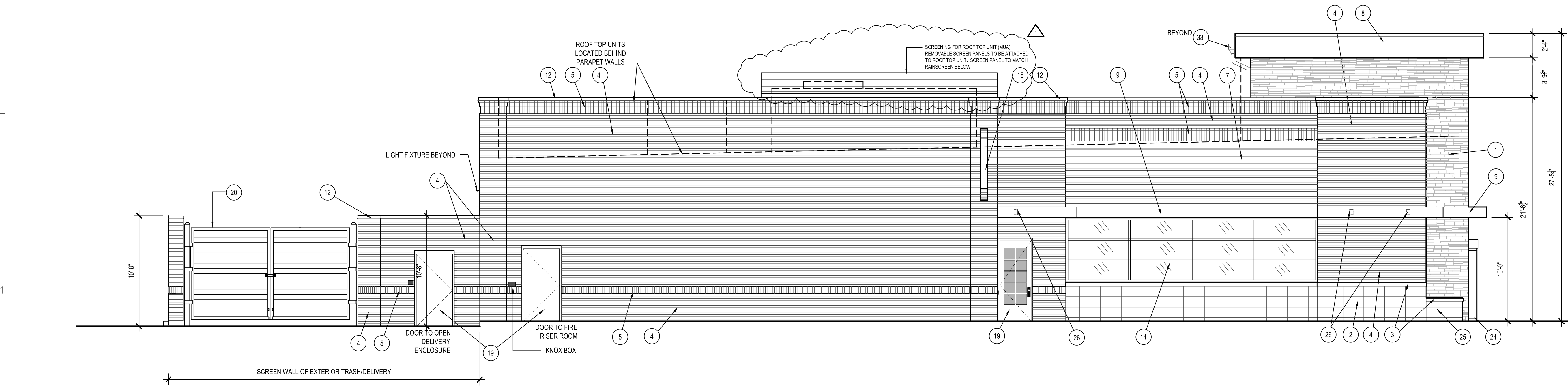
BUILDING
ELEVATIONS

A3



D3 FRONT ELEVATION

3/16" = 1'-0"

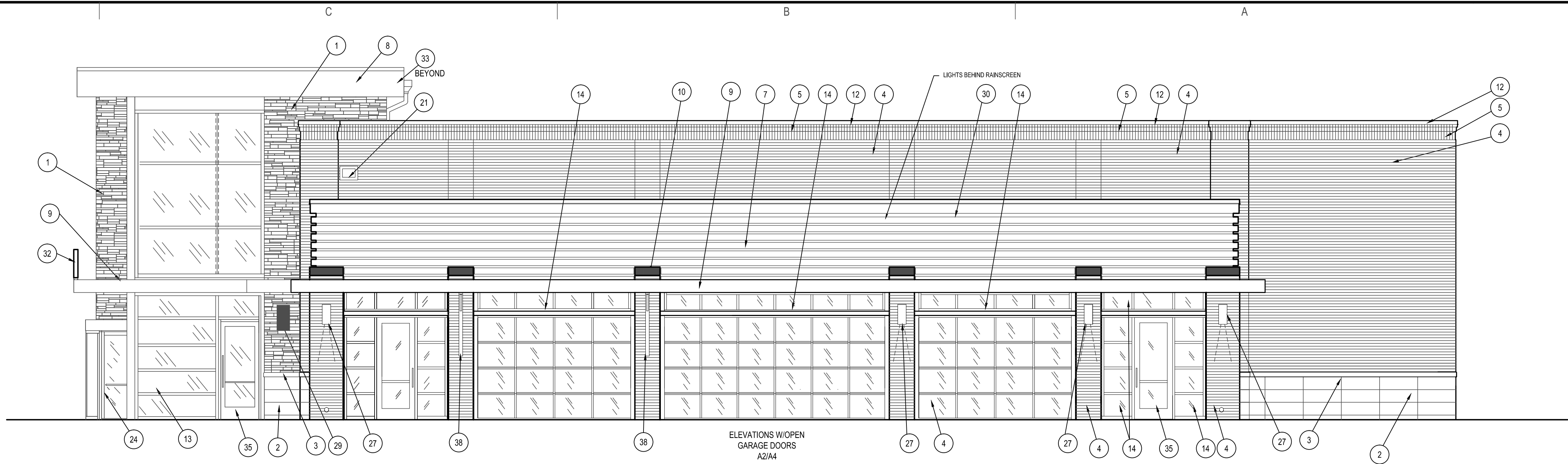


D1 SIDE ELEVATION

3/16" = 1'-0"

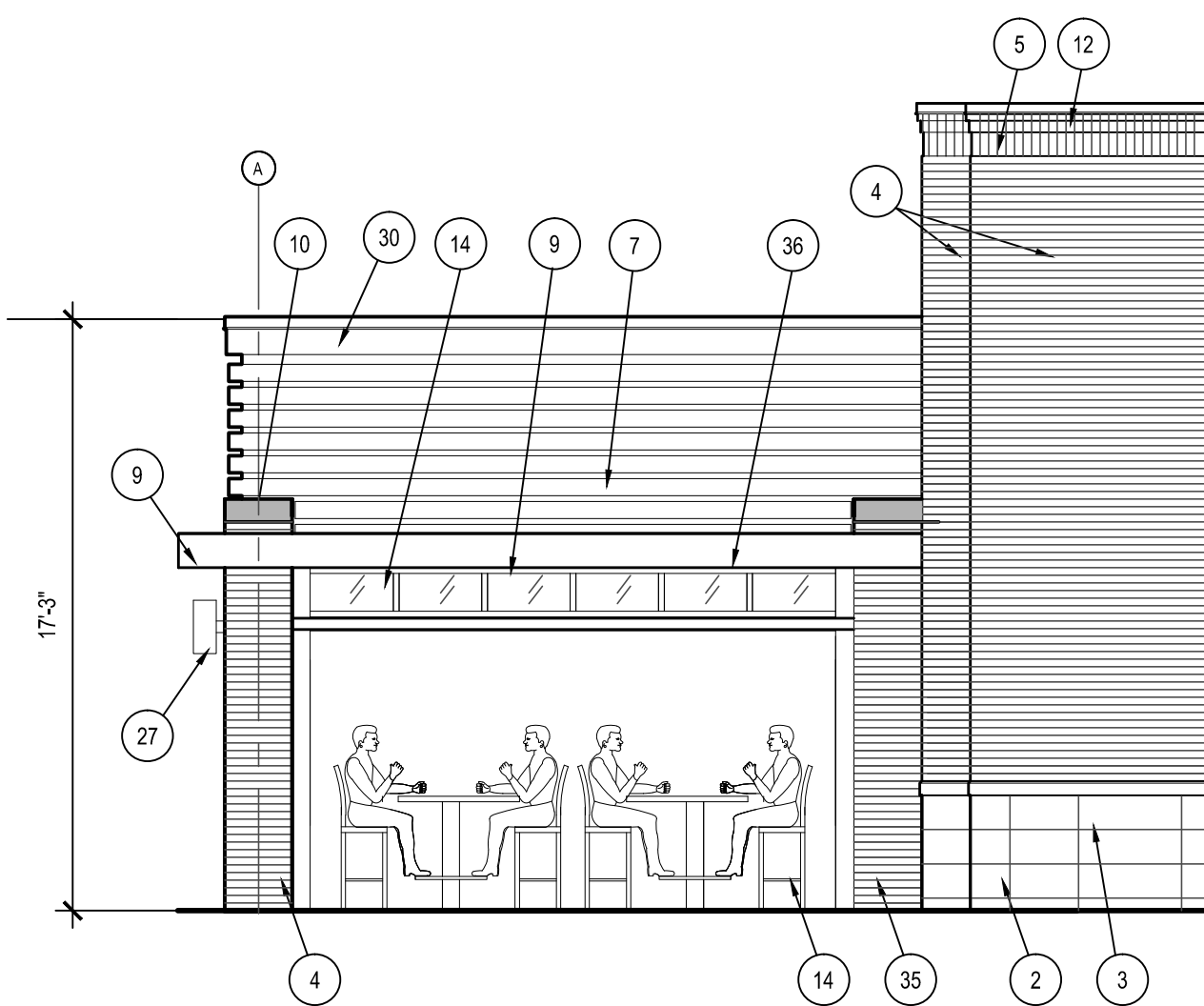
D3 ELEVATION

3/16" = 1'-0"



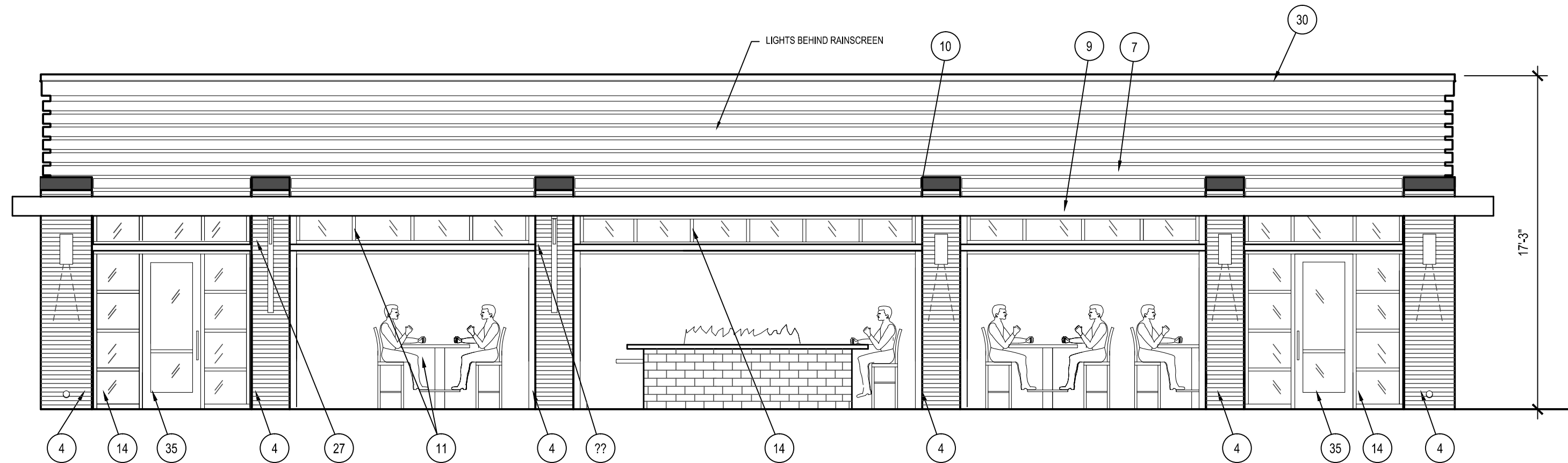
D2 ELEVATION

3/16" = 1'-0"



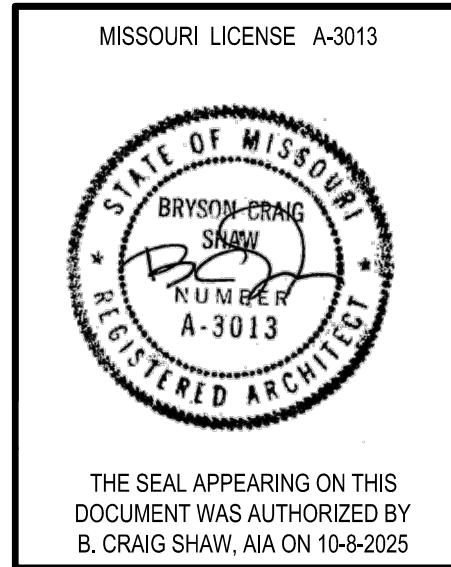
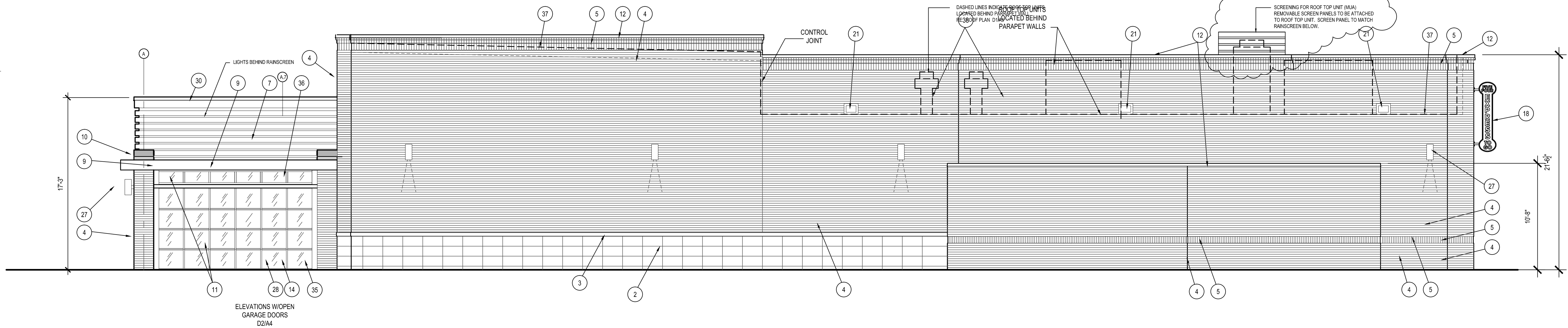
A2 ELEVATION

3/16" = 1'-0"



D1 ELEVATION

3/16" = 1'-0"



FIVE FOUR
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Lee's Summit, Missouri



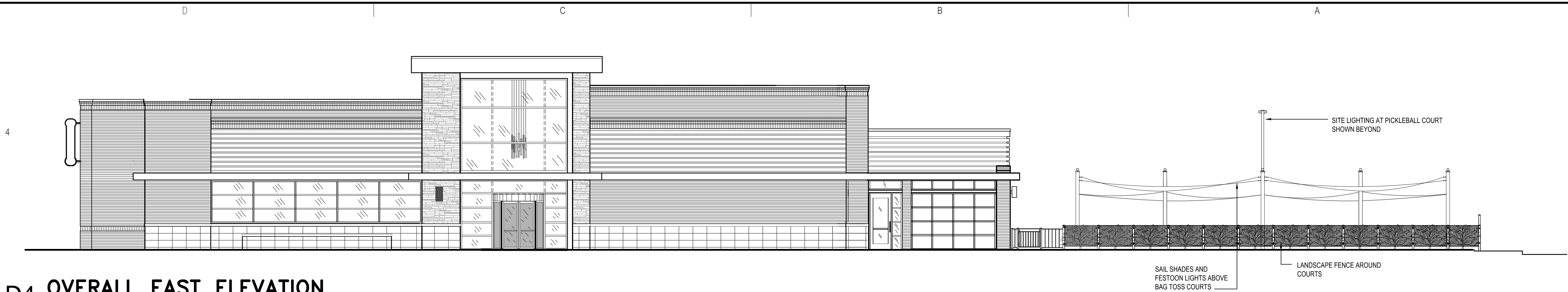
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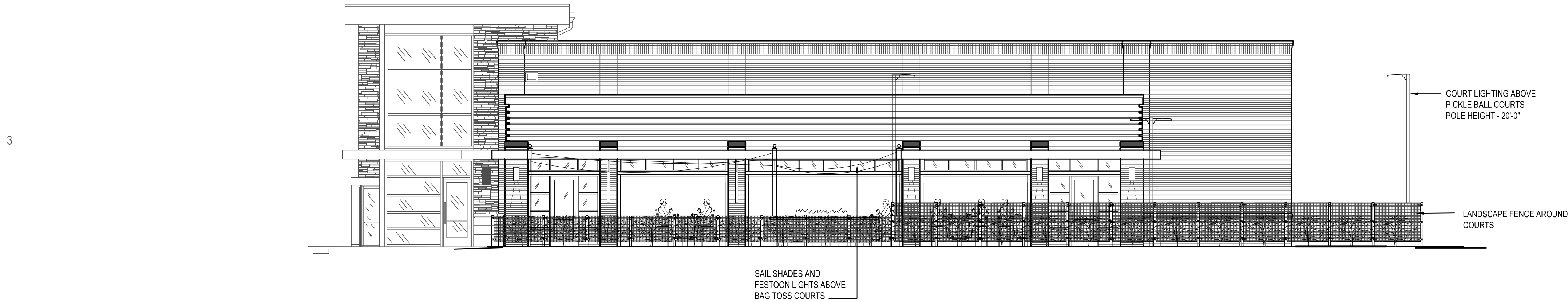
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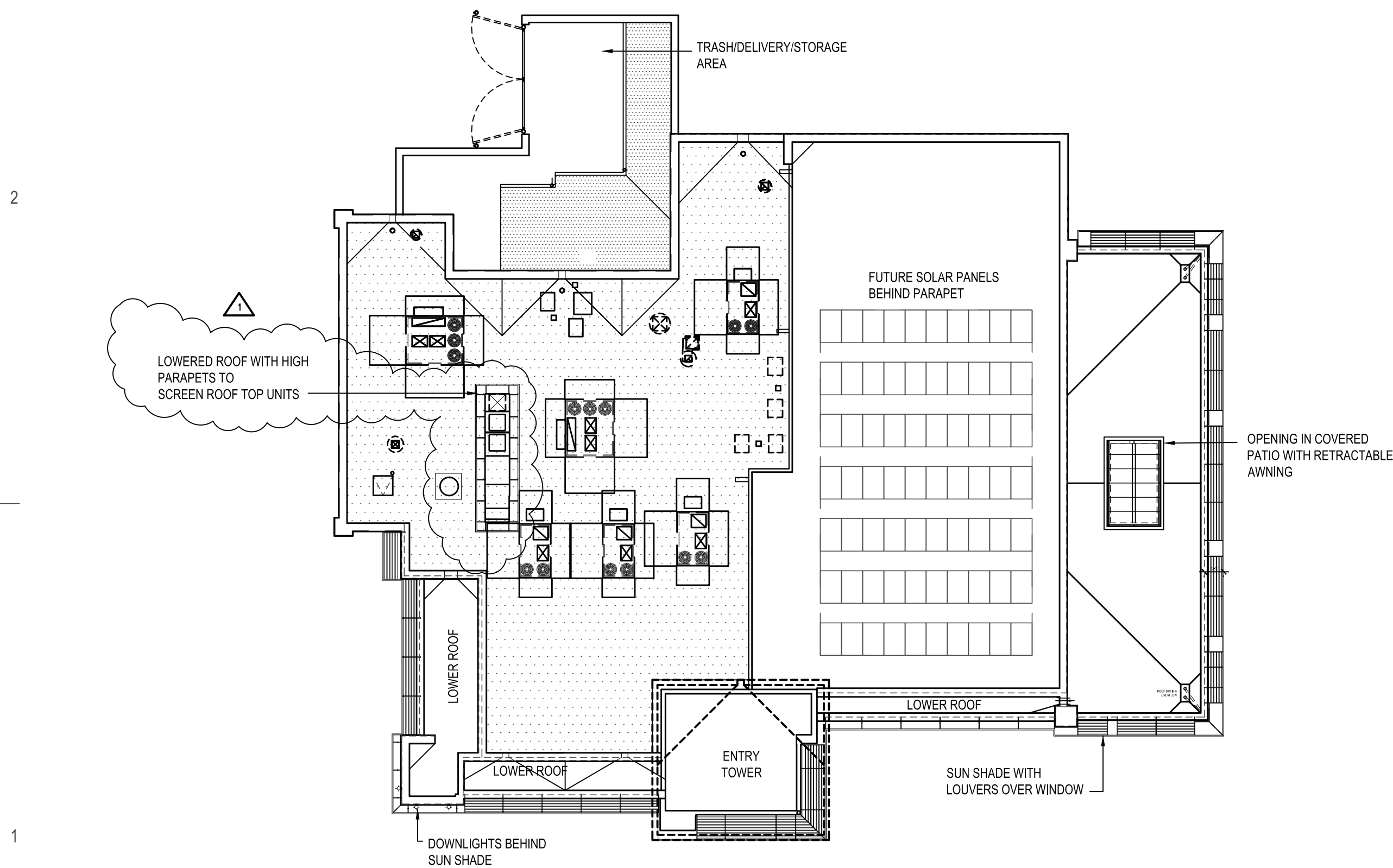
SHEET 24x36
BUILDING ELEVATIONS
A4



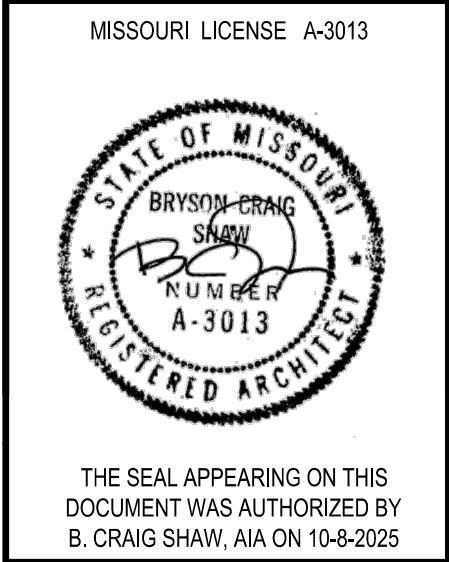
D4 OVERALL EAST ELEVATION
1/8" = 1'-0"



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



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



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

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JOB NO.	
DRAWN BY:	
ISSUE	DATE
FINAL DEVELOPMENT PLAN	09-02-2025
REVISION TO 1ST SUBMITTAL	10-08-2025

SHEET 24/36

OVERALL ELEV
& ROOF PLAN

A5

RASH
LOSURE

A6



- 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 & A2/004
- 4 BOLLARD - VERIFY LOCATION WITH OWNER
POWDER COAT - RE: A1/A004
- 5 GATE POST - POWDER COAT - RE: A1/A004
- 6 FLOOR AREA DRAIN- RE: MEP
- 7 PRE FINISHED METAL COPING (DARK BRONZE)
- 8 PROVIDE 6" CURB WITH 1/2" PLYWOOD AND HORIZONTAL STRIPS 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


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

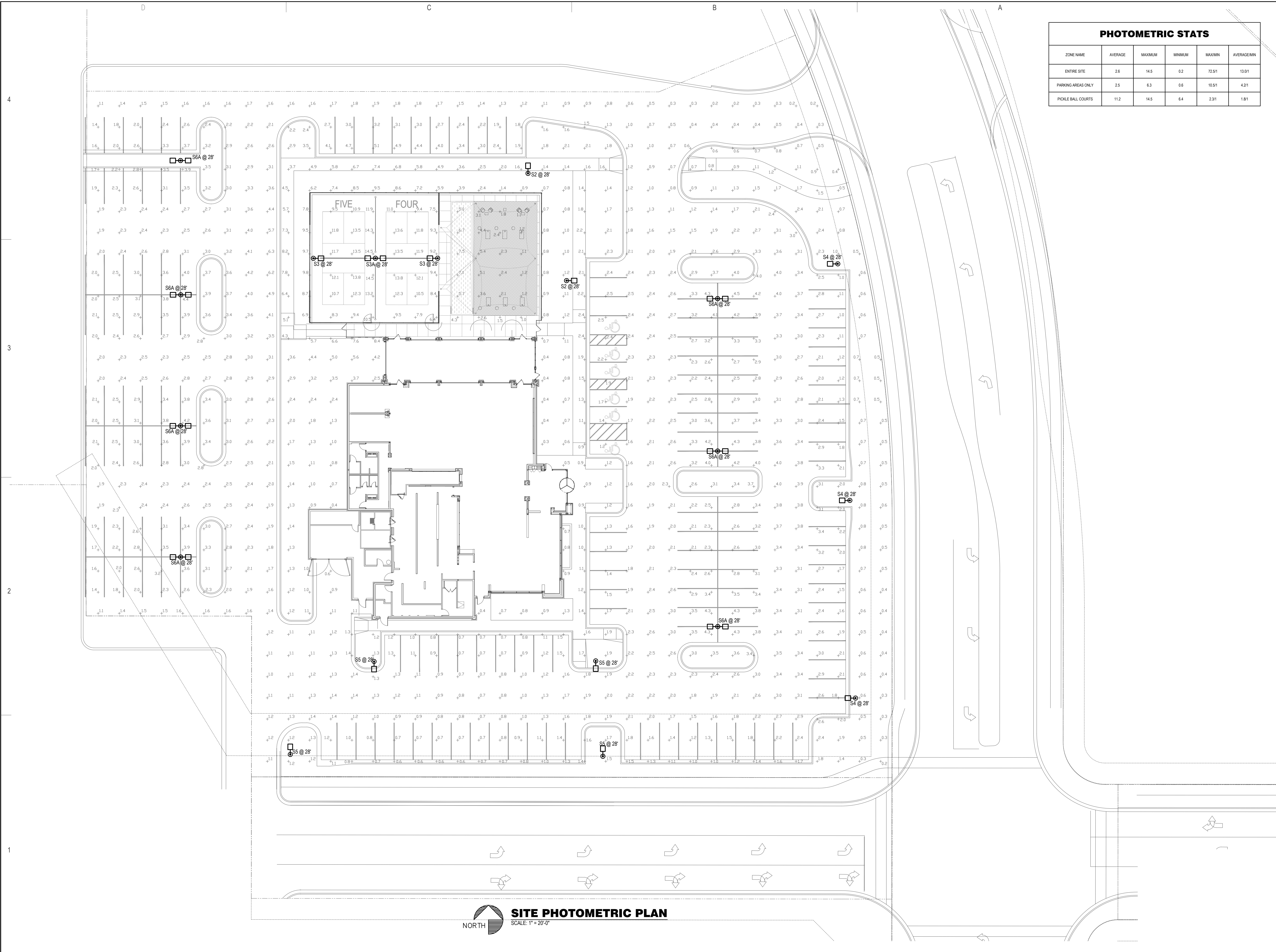

1/4" = 1'-0"



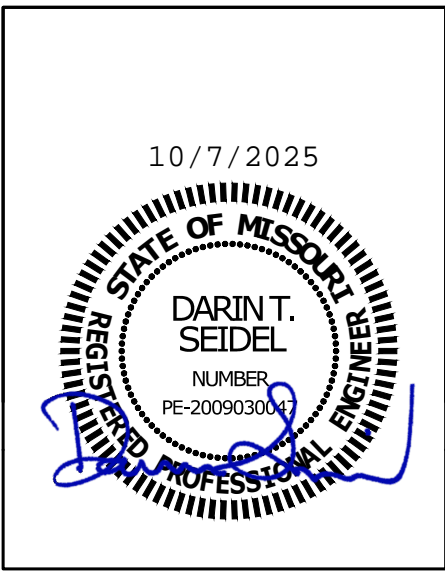
1/2" = 1'-0"


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


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
301 SW Oldham Parkway
Lee's Summit, Missouri



BC PROJECT #: 24808
MISSOURI
FE COA #2009003929

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JOB NO.	
DRAWN BY: TPF/PH	
ISSUE	DATE
PERMIT	10-06-2025

SHEET 24/36

SITE
PHOTOMETRIC
PLAN

E402

NOTE:
1. MATCH DEVELOPMENT STANDARDS. NO SUBSTITUTIONS PERMITTED.



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SHEET 24x36

SITE
PHOTOMETRICS
DETAILS

E403