

LEE'S SUMMIT LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING

CODE REQUIREMENT PER SEC. 8.810 (A-C) LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES AND DRIVEWAYS. EVERY FOUR ROWS OF PARKING SHALL INCLUDE A LANDSCAPE ISLAND OF AT LEAST TEN FEET IN WIDTH. THE ISLAND SHALL BE PLANTED IN TREES, SHRUBS, GRASS, OR GROUND COVER, EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
1/4 45,000 SF INTERIOR PARKING LOT AREA	45,000 X .05 = 2,250 2,250 / 180 (ISLAND AREA) = 12.5 = 13	14 TREES + SHRUBS, GRASS, OR GROUND COVER	14 TREES + PARKING LOT SHRUBS PROVIDED

PARKING LOT SCREENING

CODE REQUIREMENT PER SEC. 8.820 (A-C) FOR ANY PARKING LOT DESIGNED TO ACCOMMODATE 5 CARS OR MORE, IF SUCH PARKING LOT OR LOADING AREA IS VISIBLE FROM A STREET FROM A VISUAL SCREEN SHALL BE PROVIDED. SCREENING TO A HEIGHT OF 2'5" MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET. SCREENING SHALL BE DECORATIVE AND 100% OPAQUE TO A HT OF 2'5" ABOVE THE ELEVATION OF THE PARKING AREA OR THE STREET (HIGHEST). PLANTED ONLY. A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LF THAT WILL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN 2 GROWING SEASONS. SHRUBS MUST BE AT LEAST 18" TALL AT THE TIME OF PLANTING AND BE OF A SPECIES THAT WILL NORMALLY GROW TO AT LEAST 2'5" IN HT AT MATURITY AND BE SUITABLE FOR THE PARKING LOT APPLICATION. THE STREET-SIDE SCREENING TREATMENT MAY BE LOCATED WITHIN THE LANDSCAPE STRIP REQUIRED UNDER THIS DIVISION ALONG THE FRONT YARD OF THE PROPERTY.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
1 NE INDEPENDENCE AV = 184 LF	184 / 40 = 4.6 X 12 = 55	55 SHRUBS (+ 4 SHRUBS PER STREET FRONTAGE LANDSCAPING REQ) = 64 TOTAL	83 SHRUBS

STREET FRONTAGE LANDSCAPING

CODE REQUIREMENT PER SEC. 8.790-A(1)-(3) TREE SHALL BE PLANTED FOR EACH 30 FT OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPED SETBACK ABUTTING SAID STREET FRONTAGE. SUCH TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK IF APPROVED AS PART OF THE LANDSCAPE PLAN. A MINIMUM 20-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 30 FEET. IN COMMERCIAL AND INDUSTRIAL DISTRICTS, ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20 FEET WIDE. 1 SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPED SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.






REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
NE INDEPENDENCE AV = 184 LF PRIVATE RD = 222 LF	184 / 30 = 6 // 60 = 9 222 / 30 = 7 // 70 = 12	- 6 TREES + 9 SHRUBS - 8 TREES + 12 SHRUBS	- 8 TREES + 83 SHRUBS - 8 TREES + 16 SHRUBS

OPEN YARD AREAS

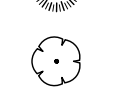
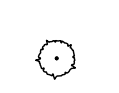

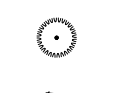

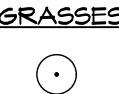

CODE REQUIREMENT PER SEC. 8.790-B(1)-(3) THE MIN. OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT AREA. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH 50% GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF 1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.

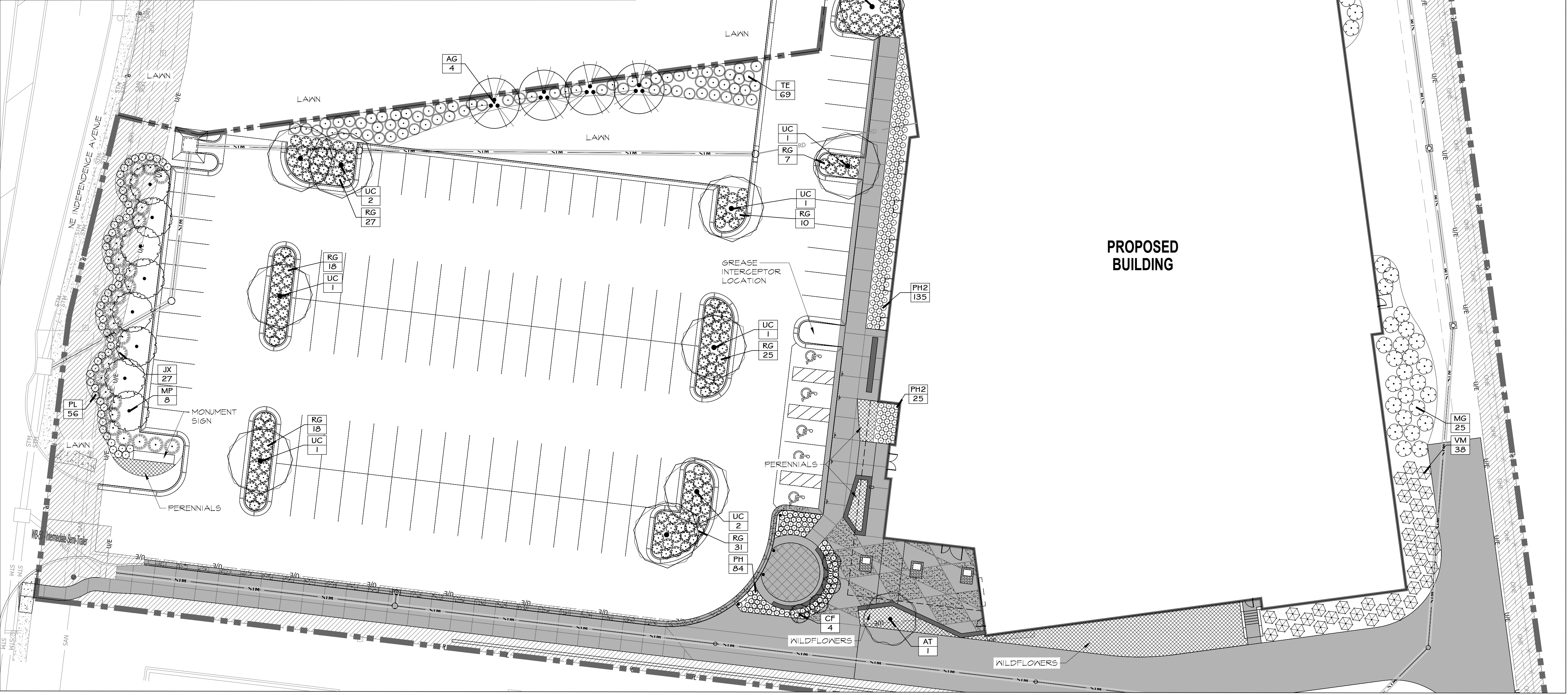
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
48,948 SF TOTAL LOT AREA (NOT INCLUDING BUILDINGS)	48,948 / 5,000 = 9.7896 X 20 (2) = 40 SHRUBS	20 TREES + 40 SHRUBS	24 TREES + 115 SHRUBS

PLANT SCHEDULE

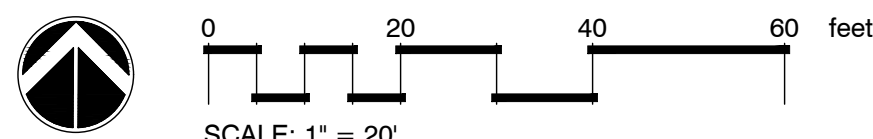
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AT	Acer truncatum	Shantung Maple	---
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	---
	CF	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	---
	MP	Malus x 'Prairifire'	Prairifire Crabapple	---
	UC	Ulmus x 'Frontier'	Frontier Elm	---

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	---
	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	---
	PL	Physocarpus opulifolius 'Dorados B' TM	Lemon Candy Dwarf Ninebark	---
	RS	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	---
	TE	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	---
	VM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	---
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	PH2	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	---



LANDSCAPE PLAN 1
SCALE: 1"=20'



NOT FOR CONSTRUCTION

K-1 Speed
Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
09/07/2022

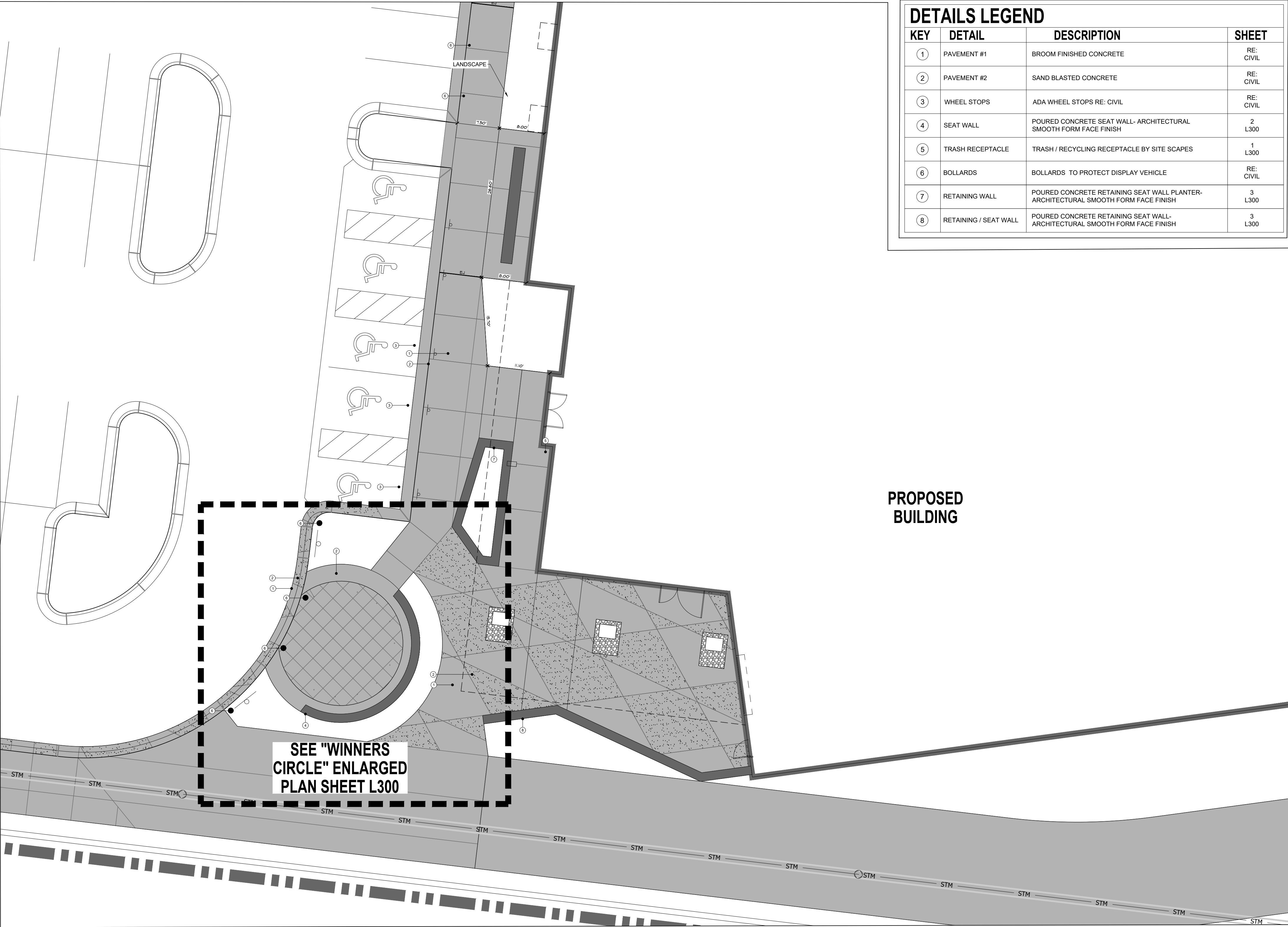
#	Revisions:
01	PDP: CITY COMMENTS 03/15/2022

Project #: 211107

Preliminary
Landscape Plan
10 February 2022

LANDSCAPE PLAN

L100



DETAILS LEGEND			
KEY	DETAIL	DESCRIPTION	SHEET
①	PAVEMENT #1	BROOM FINISHED CONCRETE	RE: CIVIL
②	PAVEMENT #2	SAND BLASTED CONCRETE	RE: CIVIL
③	WHEEL STOPS	ADA WHEEL STOPS RE: CIVIL	RE: CIVIL
④	SEAT WALL	POURED CONCRETE SEAT WALL- ARCHITECTURAL SMOOTH FORM FACE FINISH	2 L300
⑤	TRASH RECEPTACLE	TRASH / RECYCLING RECEPTACLE BY SITE SCAPES	1 L300
⑥	BOLLARDS	BOLLARDS TO PROTECT DISPLAY VEHICLE	RE: CIVIL
⑦	RETAINING WALL	POURED CONCRETE RETAINING SEAT WALL- ARCHITECTURAL SMOOTH FORM FACE FINISH	3 L300
⑧	RETAINING / SEAT WALL	POURED CONCRETE RETAINING SEAT WALL- ARCHITECTURAL SMOOTH FORM FACE FINISH	3 L300

GENERAL CONCRETE NOTES

- CAST IN PLACE CONCRETE
1. PORTLAND CEMENT SHALL BE TYPE II CONFORMING TO ASTM C150. TYPE I CEMENT MAY BE USED PROVIDED EITHER FLY ASH OR GROUND GRANULATED BLAST FURNACE SLAG IS ALSO INCLUDED IN THE MIX.
2. STRUCTURAL CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS. CEMENTITIOUS MATERIALS REFERS TO THE TOTAL COMBINED WEIGHT OF ALL CEMENT, FLY ASH, AND GROUND GRANULATED BLAST FURNACE SLAGS CONTAINED IN THE MIX.
- A. 4000 PSI (FOR CONCRETE MIXED WITH BLENDED CEMENT OR MIX OF PORTLAND CEMENT AND FLY ASH OR SLAG)
- B. MAXIMUM WATER/CEMENTITIOUS SHALL BE 0.45 MATERIALS RATIO, BY WEIGHT
- C. SLUMP RANGE
- I. 6A. NOMINAL, UNLESS HIGH RANGE WATER REDUCING ADMIXTURE IS USED
- II. 8A. MAX. BEFORE ADDITION OF HIGH RANGE WATER REDUCING ADMIXTURE
- III. 8A. MAX. AFTER ADDITION OF HIGH RANGE WATER REDUCING ADMIXTURE
- D. AIR CONTENT: 6% +/-1.5%
3. CLASS B CONCRETE SHALL NOT BE AIR-ENTRAINED UNLESS OTHERWISE INDICATED. THE MINIMUM COMPRESSIVE STRENGTH (28-DAY) OF THESE TYPES OF CONCRETE SHALL BE 2500 PSI.
4. ALL CONCRETE FOR WALLS SHALL BE PLACED THROUGH OPENINGS IN THE FORM SPACED AT FREQUENT INTERVALS OR THROUGH TREMIES (HEAVY DUCT CANNAS, RUBBER, ETC.), EQUIPPED WITH SUITABLE HOPPER HEADS. TREMIES SHALL BE OF VARIABLE LENGTHS SO THAT THE FREE FALL SHALL NOT EXCEED FIVE (5) FEET AND A SUFFICIENT NUMBER SHALL BE PLACED IN THE FORM TO INSURE THE CONCRETE BEING KEPT LEVEL AT ALL TIMES.

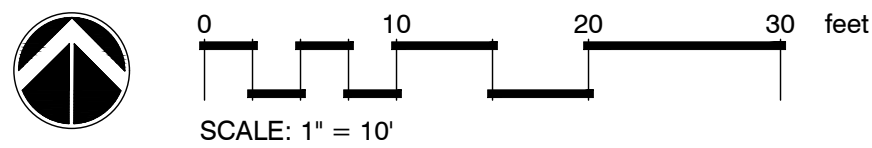
- REINFORCING STEEL
1. BAR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 FOR GRADE 60 BILLET STEEL REINFORCING. ALL REINFORCING STEEL SHALL BE FROM DOMESTIC MILLS AND SHALL HAVE THE MANUFACTURER'S MILL MARKINGS ROLLED INTO THE BAR WHICH SHALL INDICATE THE PRODUCER, SIZE, TYPE, AND GRADE.
2. ACCESSORIES SHALL INCLUDE ALL NECESSARY CHAIRS, SLAB BOLSTERS, CONCRETE BLOCKS, TIE WIRES, DIPS, SUPPORTS, SPACERS AND OTHER DEVICES TO POSITION REINFORCING DURING CONCRETE PLACEMENT. SLAB BOLSTERS SHALL HAVE GRAY PLASTIC-COATED LEGS.
3. CONCRETE BLOCKS (DOBIES) USED TO SUPPORT AND POSITION BOTTOM REINFORCING STEEL SHALL HAVE THE SAME OR HIGHER COMPRESSIVE STRENGTH AS SPECIFIED FOR THE CONCRETE IN WHICH IT IS LOCATED.
4. ALL REINFORCING BARS SHALL BE SHOP FABRICATED UNLESS APPROVED BY THE CONSTRUCTION MANAGER TO BE BENT IN THE FIELD. REINFORCING BATS SHALL NOT BE STRAIGHTENED OR REBENT IN A MANNER THAT WILL INJURE THE MATERIAL. HEATING OF BARS WILL NOT BE PERMITTED.
5. THE SURFACES OF ALL REINFORCING STEEL AND OTHER METALWORK TO BE IN CONTACT WITH CONCRETE SHALL BE THOROUGHLY CLEANED OF ALL DIRT, GREASE, LOOSE SCALE AND RUST, GROUT, MORTAR AND OTHER FOREIGN SUBSTANCES IMMEDIATELY BEFORE THE CONCRETE PLACED. WHERE THERE IS A DELAY IN DEPOSITING CONCRETE, REINFORCING SHALL BE REINSPECTED AND IF NECESSARY RECLEANED.
6. THE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE FORMWORK SHALL BE MADE OF PLASTIC OR STEEL COATED WITH A 1/8 INCH MINIMUM THICKNESS OF PLASTIC WHICH EXTENDS AT LEAST 1/2 INCH FROM THE CONCRETE SURFACE. PLASTIC SHALL BE GRAY IN COLOR.
7. REINFORCING BARS MAY BE MOVED WITHIN ONE BAR DIAMETER AS NECESSARY TO AVOID INTERFERENCE WITH OTHER CONCRETE REINFORCING, CONDUITS, OR EMBEDDED ITEMS. IF BARS ARE MOVED MORE THAN ONE BAR DIAMETER, OR ENOUGH TO EXCEED PLACING TOLERANCES, THE RESULTING ARRANGEMENT OF BARS SHALL BE AS ACCEPTABLE TO THE CONSTRUCTION MANAGER.
8. REINFORCING BAR SPLICES SHALL ONLY BE USED AT LOCATIONS SHOWN ON THE DRAWINGS. WHEN IT IS NECESSARY TO SPLICE REINFORCING AT POINTS OTHER THAN WHERE SHOWN, THE CHARACTER OF THE SPLICE SHALL BE AS ACCEPTABLE TO THE CONSTRUCTION MANAGER.
9. THE LENGTH OF LAP FOR REINFORCING BARS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI 318 FOR A CLASS B SPLICE.
- CONCRETE ACCESSORIES
- EXPANSION JOINT MATERIAL
- I. PREFORMED EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING, AND SHALL BE OF THE FOLLOWING TYPES:
- A. SPONGE, RUBBER, CONFORMING TO ASTM D1752, TYPE I
- B. CORK, CONFORMING TO ASTM D1752, TYPE II
- C. SELF-EXPANDING CORK, CONFORMING TO ASTM D1752, TYPE III
2. ALL EXPANSION JOINTS EXPOSED IN THE FINISH WORK, EXTERIOR AND INTERIOR, SHALL BE SEALED WITH THE SPECIFIED JOINT SEALANT. EXPANSION JOINT MATERIAL AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
3. A BOND BREAKER SHALL BE USED BETWEEN EXPANSION JOINT MATERIAL AND SEALANT. THE JOINT SHALL BE THOROUGHLY CLEAN AND FREE FROM DIRT AND DEBRIS BEFORE THE PRIMER AND SEALANT ARE APPLIED. WHERE THE FINISHED JOINT WILL BE VISIBLE, MASKING OF THE ADJOINING SURFACES SHALL BE CARRIED OUT TO AVOID THEIR DISCOLORATION. THE SEALANT SHALL BE NEATLY TOOLED INTO PLACE AND ITS FINISHED SURFACES SHALL PRESENT A CLEAN AND EVEN APPEARANCE.
4. A SINGLE COMPONENT POLYURETHANE JOINT SEALANT MEETING ASTM C-420, TYPE S, GRADE NS, CLASS 15, USE NT, M, A, AND D CAPABLE OF WITHSTANDING 25% IN EXTENSION OR COMPRESSION SUCH AS MAXIMUM NS-100, TAYMS INDUSTRIES, OR SIKAFLEX 1A, SIKA CORPORATION, LYNHURST, NY SHALL BE USED IN ALL EXPANSION AND CONTRACTION JOINTS IN CONCRETE.
5. BOND BREAKERS USED FOR CONCRETE SHALL BE EITHER A POLYETHYLENE FILM OR PLASTI TAPE AS RECOMMENDED BY THE SEALANT MANUFACTURER.

- GENERAL CONCRETE NOTES
1. CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:
- A. CONCRETE DEPOSITED DIRECTLY AGAINST SOIL: 8A
- B. CONCRETE EXPOSED TO WEATHER (#5 OR SMALLER): 1/1/2A
- C. CONCRETE EXPOSED TO WEATHER (#6 OR LARGER): 2A
- D. SLABS: 1/1/2A
- E. AT SURFACES CONTACTING WATER: 2A
- F. WALLS 12" OR MORE: 2"
- G. WALLS LESS THAN 12" (#5 OR SMALLER): 1-1/2"
- H. WALLS LESS THAN 12" (#6 OR LARGER): 2"
- I. FOR WALLS EXPOSED TO WATER ADD 1/2A TO ABOVE

2. SPLICES SHALL BE CLASS 'B' CONFORMING TO THE PROVISIONS OF ACI 318 UNLESS NOTED OTHERWISE.
3. ALL EMBEDDED ITEMS SHALL BE INSTALLED AND SECURED IN PLACE BEFORE CONCRETE PLACEMENT. CONSULT OTHER DISCIPLINES FOR PIPING, EMBEDDED ITEMS AND OPENINGS.
4. ALL JOINTS IN WATER BEARING STRUCTURES SHALL HAVE A WATERSTOP. ALL JOINTS BELOW GRADE IN WALLS OR SLABS WHICH ENCLOSE AN ACCESSIBLE AREA SHALL HAVE WATERSTOPS
5. CONSTRUCTION JOINTS NOT SHOWN SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE APPROVAL OF THE CONSTRUCTION MANAGER PRIOR TO SUBMITTING REBAR SHOP DRAWINGS.
6. PROVIDE VERTICAL CONSTRUCTION JOINTS IN WALLS AND HORIZONTAL JOINTS IN SLABS NOT GREATER THAN 30'-0A ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS.
7. NO BACKFILL SHALL BE PLACED AGAINST ANY SUBSTRUCTURE WALLS UNLESS ADJACENT FLOOR SLABS HAVE TAKEN THEIR FINAL SET, OR WALLS HAVE BEEN PROPERLY BRACED, AND IN ANY CASE NOT SOONER THAN 28 DAYS AFTER THE PLACING OF CONCRETE UNLESS APPROVED BY THE CONSTRUCTION MANAGER.
- JOINTS IN CONCRETE
1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONSTRUCTION JOINTS SHALL BE LOCATED NEAR THE MIDDLE OF THE SPANS OF SLABS.
2. MAXIMUM DISTANCE BETWEEN HORIZONTAL JOINTS IN SLABS AND VERTICAL JOINTS IN WALLS SHALL BE 30'-0A.
3. ALL CORNERS SHALL BE PART OF A CONTINUOUS PLACEMENT, AND SHOULD A CONSTRUCTION JOINT BE REQUIRED, THE JOINT SHALL NOT BE LOCATED CLOSER THAN FIVE FEET FROM A CORNER.
4. ALL REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE CONTINUED ACROSS CONSTRUCTION JOINTS. KEYS AND INCLINED DOVELS SHALL BE PROVIDED IN ALL JOINTS IN TH WALLS EXCEPT AS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. SIZE OF KEYS SHALL BE AS SHOWN ON THE DRAWINGS.
5. ALL JOINTS IN WATER BEARING STRUCTURES SHALL HAVE A WATERSTOP.
6. THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LITANCE REMOVED BY WIRE BRUSHING, AIR OR LIGHT SAND BLASTING.
7. THE JOINT SHALL BE THOROUGHLY CLEAN AND FREE FROM DIRT AND DEBRIS BEFORE THE PRIMER AND THE SEALANT ARE APPLIED. WHERE THE FINISHED JOINT WILL BE VISIBLE, MASKING OF THE ADJOINING SURFACES SHALL BE CARRIED OUT TO AVOID THEIR DISCOLORATION. THE SEALANT SHALL BE NEATLY TOOLED INTO PLACE AND ITS FINISHED SURFACE SHALL PRESENT A CLEAN AND EVEN APPEARANCE.

LAYOUT PLAN 1

SCALE: 1"=10'




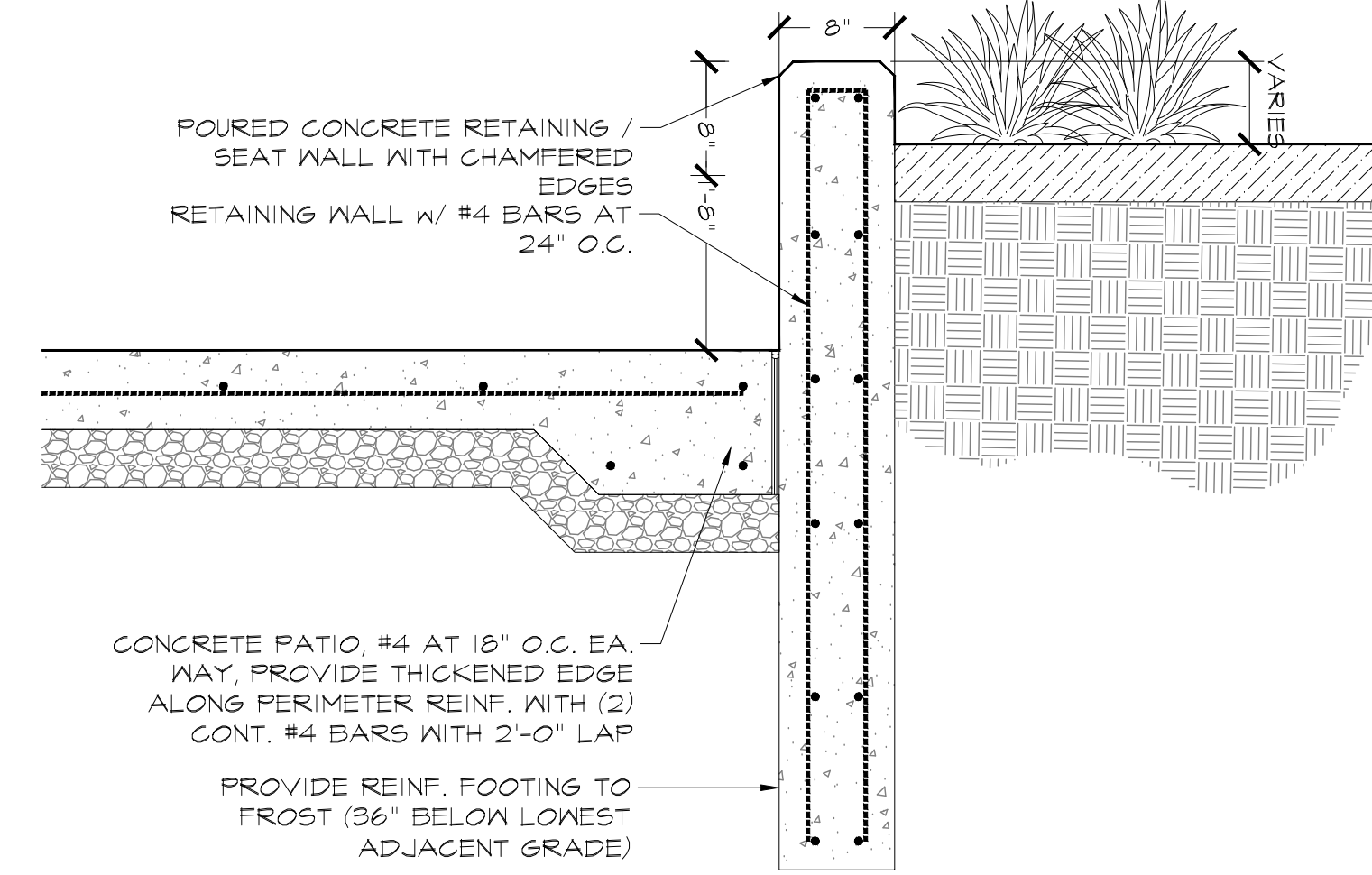
LEGEND

- CONCRETE PAVING: SANDBLASTED
- CONCRETE PAVING: BROOM FINISHED

GENERAL HARDSCAPE NOTES

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL FLAG OR MARK UTILITIES, 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.
2. THE LAYOUT OF SITE ELEMENTS WITHIN THESE PLANTS REFERENCE THE COORDINATE SYSTEM DETERMINED BY THE ARCHITECT. DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT AND CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND/OR FEES TO CONSTRUCT THE SITE IMPROVEMENTS.
4. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DIMENSIONS ARE PULLED FROM BACK OF CURBS AND OUTSIDE FACE OF BUILDINGS.
5. LANDSCAPE WALLS ARE DEPICTED IN PLAN VIEWS WITHOUT COPING. DIMENSIONS ARE FROM OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
6. ALL LIGHT FIXTURES, DRAIN INLETS, AND OTHER SITE ELEMENTS ARE DIMENSIONED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL STONE AND MASONRY VENEERED WALLS SHALL PROVIDE A MINIMUM ON ONE VENEER COURSING BELOW THE FINISHED GRADE (HOLD BRICK LEDGE DOWN). DOES NOT APPLY TO PYLONS WITH CONCRETE FINISH PEDESTAL BASES.
8. THE CONTRACTOR SHALL COORDINATE HARDSCAPE DETAILS, PLAN LAYOUT, AND FINISHED PAVEMENT ELEVATIONS WITH CIVIL STORM WATER AND UTILITY PLANS.
9. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL STONE MODULAR MASONRY UNITS, CONCRETE, MORTAR REINFORCEMENT, AND OTHER NECESSARY MATERIALS TO CONSTRUCT THE IMPROVEMENTS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. ALL PRECAST STONE WILL BE ORDERED, INSTALLED, AND COORDINATED BY THE CONTRACTOR.
10. PRODUCT MOCK-UPS SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY MASONRY WORK. WALL SYSTEM MOCK-UPS SHALL BE 4'X4' MIN.
11. THE CONTRACTOR SHALL SUPPLY AND INSTALL FLASHINGS, KEEP HOLES, AND/OR VENTS AS REQUIRED PROTECTING FINISHES FROM MOISTURE DAMAGE AND EFFLORESCENCE.
12. ALL MATERIALS SPECIFIED AND WORKMANSHIP INVOLVED SHALL BE OF THE BEST QUALITY FOR THE PURPOSE INTENDED AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP NOT IN ACCORDANCE WITH THESE SPECIFICATIONS OR MEETINGS WITH APPROVAL EITHER BEFORE OR AFTER.
13. LOCATE AND PLACE IRRIGATION AND LIGHTING SLEEVES PRIOR TO CASTING FOOTINGS FOR SEAT WALLS, PLANTER CURBS, AND GENERAL PAVEMENT.
14. IRRIGATIONS SLEEVES ARE SHOWN AT APPROXIMATE LOCATIONS AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE IRRIGATION OF PLANTER POTS WITH THE LANDSCAPE ARCHITECT AND IRRIGATION DESIGNER.
16. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE BUT SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF IN EACH AREA, THE CONTRACTOR SHALL REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL. AT FINAL COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
17. WASTE MATERIALS RESULTING FROM THIS PROJECT SHALL BE DISPOSED OF OFF-SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ANY WASTE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRECAST CONCRETE PIECES FOR EACH PARTICULAR APPLICATION TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CASTINGS.
19. BELOW GRADE CONCRETE FOUNDATION WALLS WITH VENEERED FACES SHALL BE WATERPROOFED ON THE BACKFILLED SIDE. APPLY TWO COATS OF KARANK CORPORATION 'ONE-KOTE ELASTOMERIC LIQUID MEMBRANE' TO A CLEAN, DRY, DEBRIS-FREE SURFACE AS PER THE MANUFACTURER'S PRINTED INSTRUCTIONS.
20. WHERE WELDS MUST BE COMPLETED IN THE FIELD, TOUCHUP PAINTING WILL BE REQUIRED AFTER STEEL STRUCTURES ARE FULLY ERECTED. CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS OF SHOP PAINT. APPLY PAINT NEATLY BY BRUSH OR SPRAY USING THE SAME MATERIAL AS USED FOR SHOP PAINTING.

	P.O. Box 22326 Lincoln, NE 68542		PE: 402/421-9464 WEBSITE: www.sitescapesonline.com FX: 402/421-9479 E-MAIL: info@sitescapesonline.com	
	TITLE WESTPORT RECEPIACLE	PRODUCT NO. WP2-2000	NOMI TOLERANCES U.O.S. FRACTION— $\frac{1}{16}$ " ANG— $\pm 1^\circ$	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITECAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITECAPES, INC., IS PROHIBITED.



3 POURED CONCRETE PLANTER SEAT WALL

POURED CONCRETE RETAINING /
SEAT WALL WITH CHAMFERED
EDGES
RETAINING WALL W/ #4 BARS AT
24" O.C.

CONCRETE PATIO, #4 AT 18" O.C. EA.
WAY, PROVIDE THICKENED EDGE
ALONG PERIMETER REINF. WITH (2)
CONT. #4 BARS WITH 2'-0" LAP

PROVIDE REINF. FOOTING TO
FROST (36" BELOW LOWEST
ADJACENT GRADE)

SEAT WALL PLANTER / RETAINING WALL

LANDSCAPE BED

WHEEL STOPS AT HANDICAP PARKING RE: CIVIL

SAND BLASTED CONCRETE

BROOM FINISHED CONCRETE

SIGNAGE

WINNERS CIRCLE PAVING PATTERN

CAR ENTRY POINT SPECIAL CURB RE: CIVIL

BOLLARDS TO PROTECT DISPLAY CAR APPROX. 7 FT OC.

SIGNAGE

FIRE ACCESS

BROOM FINISHED CONCRETE

FREE STANDING SEAT WALL WITH LED STRIP LIGHTING UNDERNEATH

WINNERS CIRCLE

ANGULAR SEAT / RETAINING WALL

TREES WITH TIVOLI LIGHTS CONTRACTOR TO PROVIDE MANUFACTURES SHOP DRAWING PRIOR TO INSTALLATION

ALL WEATHER OUTLETS

SAND BLASTED CONCRETE

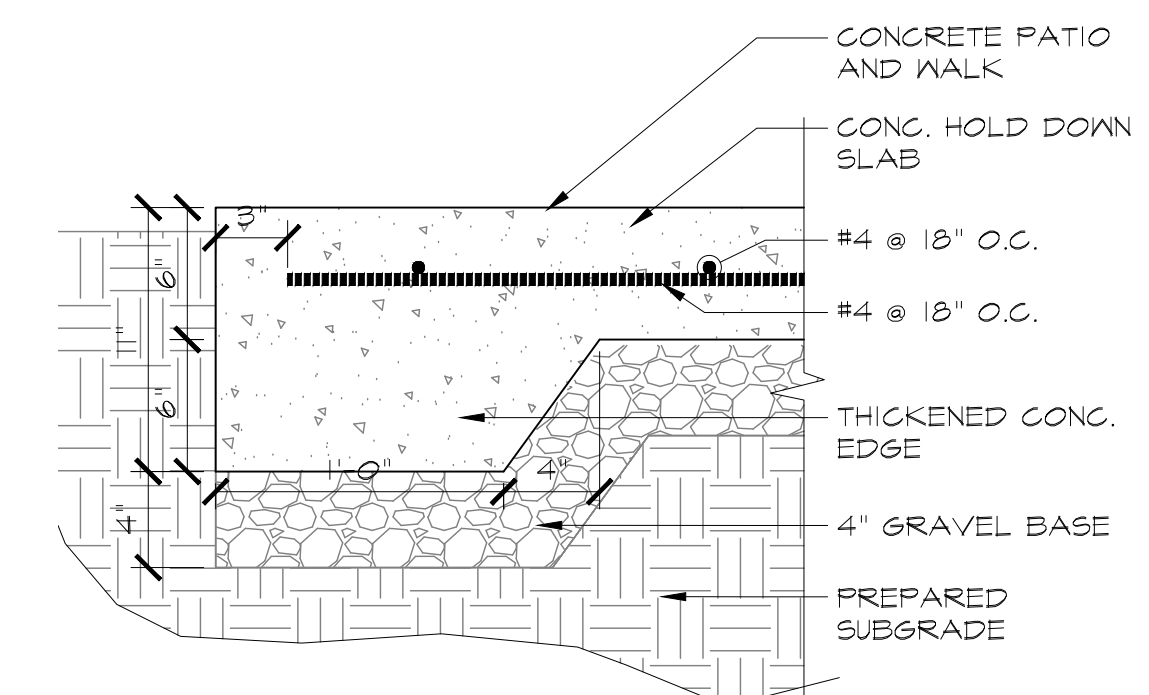
PLAZA

RIVER ROCK FILL AROUND BLDG COLUMNS

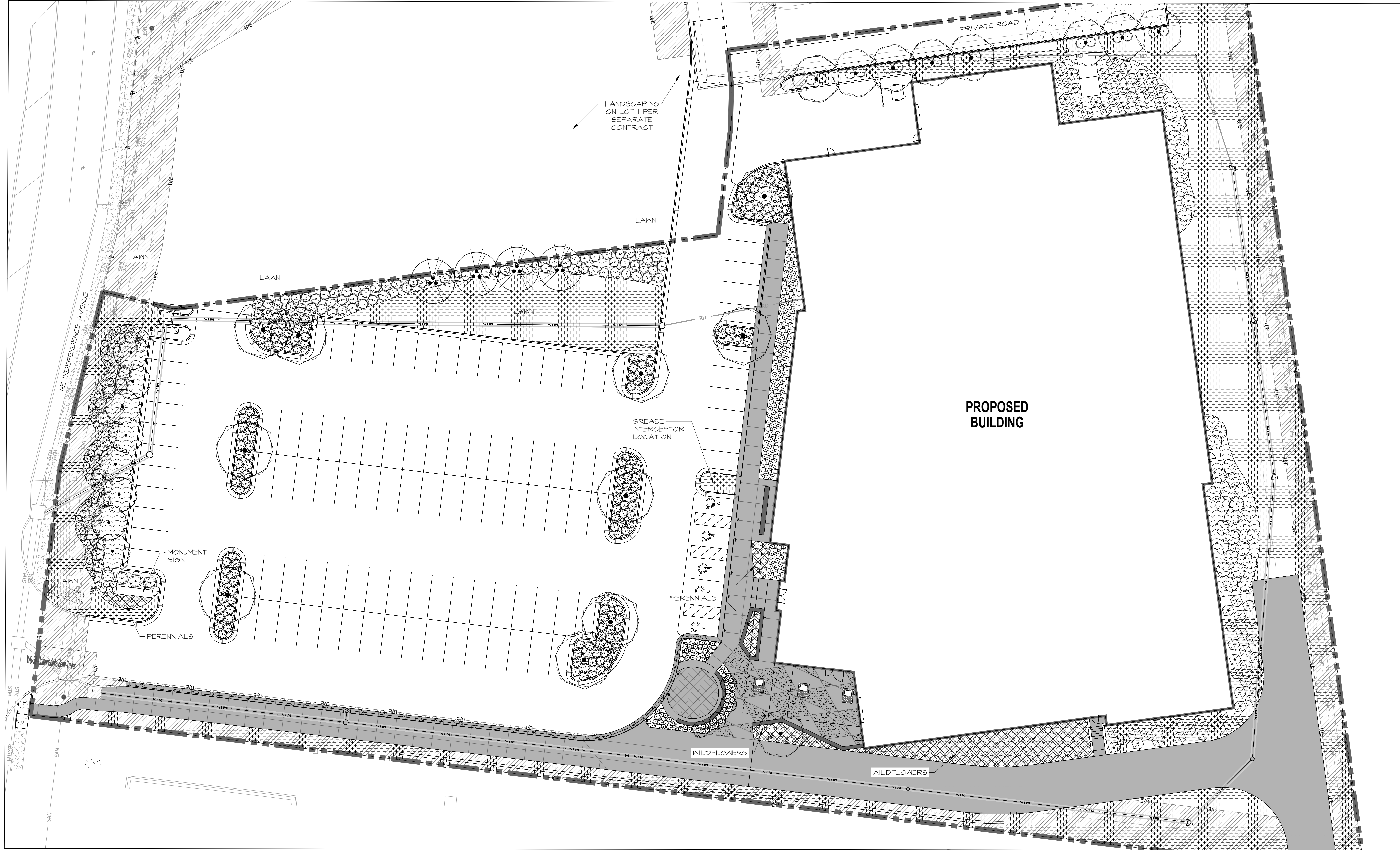
CONCRETE PAVING #2

FIRE LANE

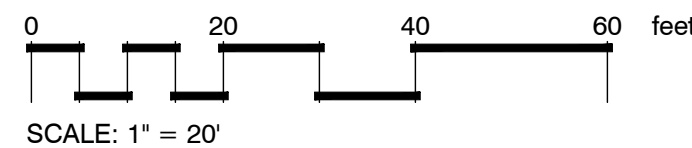
NOTE:
CONTINUOUS HIGH CHAIRS USED TO SET REBAR, CENTERED IN CONCRETE SLAB



NOT FOR
CONSTRUCTION



IRRIGATION ID PLAN
SCALE: 1"=20'



LEGEND

- | | | | |
|--|----------------------|--|-----------------|
| | TURF TYPE SPRAY HEAD | | DRIP IRRIGATION |
|--|----------------------|--|-----------------|

GENERAL NOTE

IRRIGATION CONTRACTOR SHALL DETERMINE SIZE OF IRRIGATION MAIN.

IRRIGATION CONTRACTOR SHALL SUPPLY IRRIGATION LAYOUT AND SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.

NOT FOR
CONSTRUCTION

K-1 Speed
Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
09/07/2022

#	Revisions:
01	PDP: CITY COMMENTS 03/15/2022

Project #: 211107

Preliminary
Landscape Plan
10 February 2022

IRRIGATION ID PLAN

L400