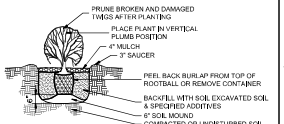
GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH FESCUE TURF SEED.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
5. ALL PLANT MATERIALS MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1ST TO JUNE 1ST, OR THE FALL PLANTING SEASON, SEPTEMBER 30TH UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15TH TO OCTOBER 1ST. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
7. THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
8. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS RECOMMENDATIONS.
9. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4" DOUBLE-GROUND OAK MULCH (COLOR DIED); COLOR TO BE 'JAVA BROWN'. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 4" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS ½" BELOW THE HARDSCAPE SURFACE.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER AS DIRECTED.
11. MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
12. ALL PLANTING BEDS SHALL BE OVER EXCAVATED TO A DEPTH OF 2'. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURED AND THE VIRGIN GRADE YET EXIST,
13. TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, FOLLOWING MAJOR GRADING OPERATIONS THE FINAL 6" LIFT SHALL BE HIGH QUALITY TOPSOIL. SOIL SHALL BE OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
14. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER AND / OR MKEC LANDSCAPE ARCHITECT. ANY SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED AND IMMEDIATELY REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
16. THE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX. THE TYPICAL PLANTING SOIL MIX FOR ALL PLANTING BEDS (SHRUBS, ORNAMENTAL GRASS AND PERENNIAL BED AREAS) SHALL CONSIST OF THE FOLLOWING MAKE-UP UNLESS OTHERWISE INDICATED IN THESE PLANS:
   - 80% TOPSOIL AS SPECIFIED
   - 20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
     - 2 PARTS HUMAS AND/OR PEAT
     - 1 PART STERILIZED COW MANURE
     - 1 PART SHREDDED PINE BARK (BARK PIECES BETWEEN ¾"AND 1-½" IN LENGTH/DIAMETER.
   - COMMERCIAL FERTILIZER AS RECOMMENDED BY SOIL REPORT.
   - LIME AS RECOMMENDED BY SOIL REPORT.
17. PER UNIFIED GOVERNMENT REQUIRMENTS ONE TREE PER 15,000 SF OF AREA IS REQUIRED. SITE IS 224,520 SF / 15,000 = 14.96 TREES REQUIRED, MORE THAN 15 TREES PRESERVED ALONG WESTERN PROPERTY LINE. STREET FRONTAGE IS 1,019' IN LENGTH WITH A CONTINUOUS SCREEN WALL. SCREEN WALL INCLUDES ONE LARGE SHRUB SPACED 10' O.C. ONE TREE PER 30' OF FRONTAGE IS REQUIRED, 1,019' / 30' = 33.96 TREES REQUIRED, 34 TREES PROVIDED.

ORIGINAL PLANT SCHEDULE

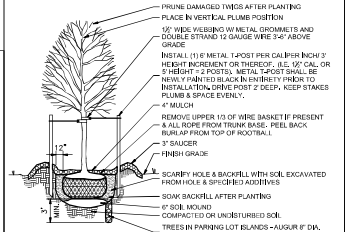
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
TREES				
ACE	16	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2.0" CAL, 12' MIN. HT.
OKR	18	OKLAHOMA REDBUD	CERCIS CHINENSIS 'OKLAHOMA'	2" CAL, 5' MIN. HT.
SHRUBS				
JUN	90	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	SEE FESCUE TURF NOTES	SEED

NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



SHRUB PLANTING
N.T.S.

NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING
N.T.S.

SCALE: 1"=40'
0 40 80

MKEC
Overland Park, KS • 913.317.5500

BRIAN J. HOCHSTEIN
LICENSED
03.06.2025
KANSAS
LANDSCAPE ARCHITECT

CONSTRUCTION PLANS FOR

MILES LEASING OUTDOOR STORAGE

1100 S. 42ND ST., KANSAS CITY, KS

LANDSCAPE PLAN

PROJECT NO.	
	2402010945
SCALE	
	1"=40'

DRAWN	DESIGNED	CHECKED
BJH	BJH	BJH

NO.	REVISION	DATE
0	PERMIT SET	03.26.2025

SHEET NO.
L-101

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