BEACON HILL REDEVELOPMENT

Kansas City, Missouri

SEIDEL/HOLZMAN — Master Planner, Design Architect

HNTB — Urban Designer, Landscape Architect

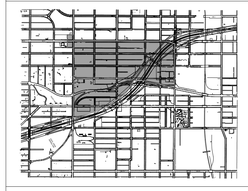
13-BEACON HILL HOTEL LANDSCAPE PLAN.DWG

BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

Taliaferro & Browne, Inc.

Engineering - Landscape Architecture - Surveying

LOCATION MAP



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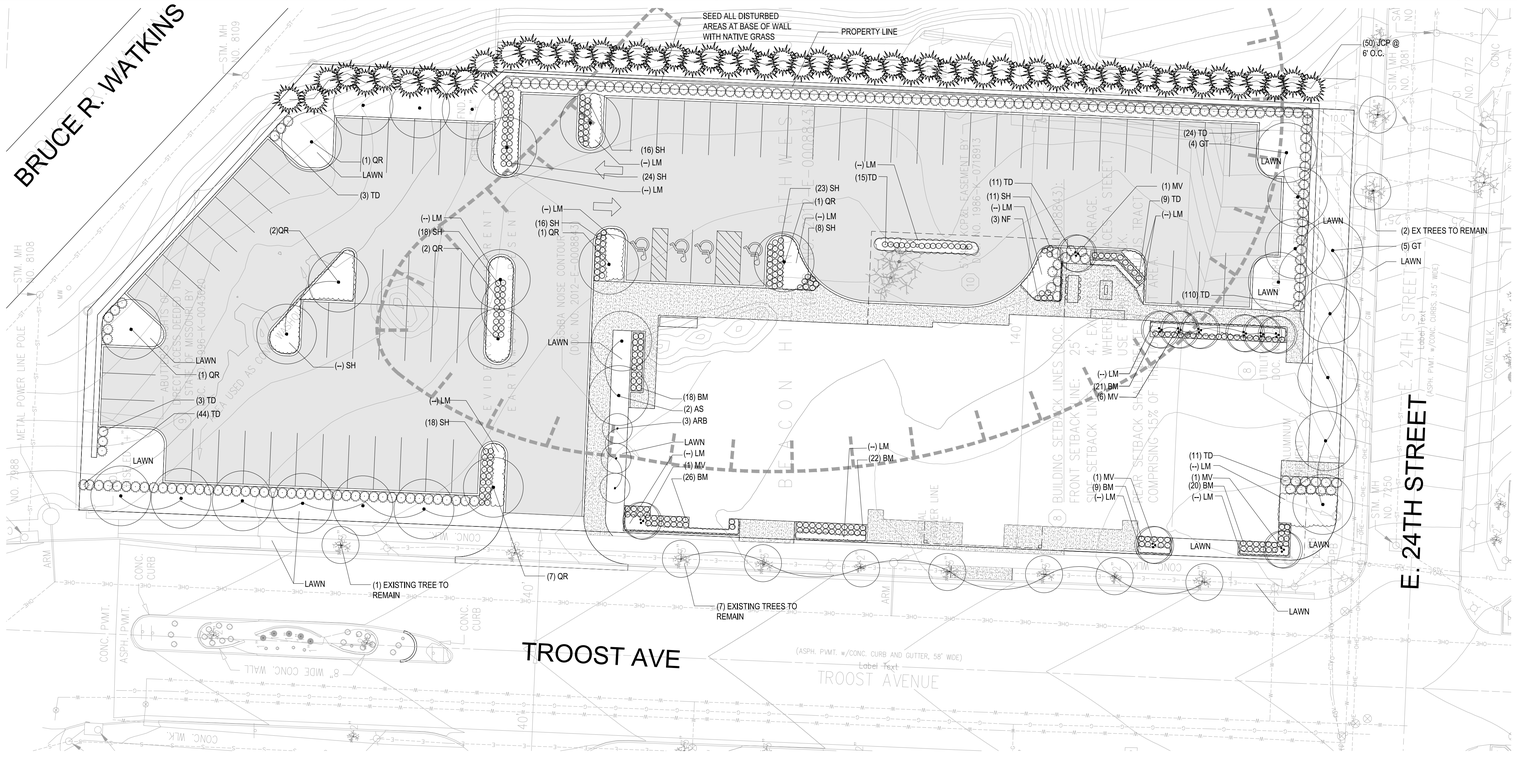
UR SET
TB PROJECT 90-3590
REVISED
MARCH 2, 2018

BEACON HILL HOTEL LANDSCAPE PLAN UR 13



PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.	REMARKS
		TREES			
MV	--	SWEETBAY MAGNOLIA	Magnolia virginiana	8' HT. / B & B	MULTI-STEM
QR	--	SHUMARD OAK	Quercus shumardii	2" CAL / B&B	MATCHED
GT	--	HONEY LOCUST	Gleditsia triacanthos in. 'Shademaster'	2" CAL. /B&B	MATCHED
AS	--	MAPLE	Acer saccharum 'John Pair'	2" CAL. /B&B	MATCHED
JP	--	PERFECTA JUNIPER	Juniperus chinesis 'Perfecta'	5' HT /B&B	MATCHED
ARB	--	COLUMNAR MAPLE	Acer rubrum 'Bowhall'	5' HT /B&B	MATCHED
		SHRUBS			
BM	--	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	3 GALLON / CONT.	3'-0" ON CENTER
TD	--	DENSI YEW	Taxus densiformis	5 GALLON / CONT.	4'-0" ON CENTER
		PERENNIALS/GRASSES			
SH	--	PRAIRIE DROPSEED	Sporobolus heterolepsis	1 GALLON / CONT.	1'-6" ON CENTER
LM	--	BIG BLUE LILYTURF	Liriope muscari 'Big Blue'	1 GALLON / CONT.	1'-0" ON CENTER
·	--	NATIVE GRASS SEED	To be determined	SEED	--
·	·	LAWN	Festuca arundinacea	SOD	MATCH EXISTING

GENERAL NOTES:

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS. CALL DIG-RITE FOR UTILITY LOCATES.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. A ONE (1') FOOT CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT . A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A 60.1, THE AMERICAN STANDARD FOR NURSERY STOCK.
5. PREPARE PLANTING BEDS AND INCORPORATED AMENDMENT ACCORDING TO SPECIFICATIONS. ALL AMENDMENTS SHALL BE BIOLOGICALLY BASED PRODUCTS , SYNTHETIC/PETROLEUM BASED FERTILIZERS SHALL NOT BE INSTALLED, RE: SPECIFICATIONS. REFER TO DETAILS RELATED TO ALL PLANTING MATERIALS.
6. ALL PLANTING BEDS SHALL BE EDGED WITH BLACK STEEL EDGING AND OR SHOVEL CUT EDGING PER THE PLANS.
7. DOUBLE GROUND HARDWOOD MULCH PER SPECIFICATION S SHALL BE USED AS A THREE (3") TOPDRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS
9. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATION. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVED FINE GRADING AND CONDITION OF SITE PRIOR TO PLANT INSTALLATION, SODDING AND/OR SEEDING OPERATIONS.
11. A PERCOLATION TEST SHALL BE COMPLETED IN ALL PARKING ISLANDS PRIOR TO BACKFILL OF IMPORTED SOIL.

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

GENERATOR STUDIO

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913.305.1124

ARCHITECT: THOMAS J. PROEBSTLE
LICENSE NO. A-2002107812

STATE OF MISSOURI — CARON LECH PUGSLEY — LICENSED — PLA-2011001524 — PROFESSIONAL LANDSCAPE ARCHITECT — 8-16-2016

SEAL

BEACON HILL REDEVELOPMENT
TRACT H, BEACON HILL NORTHWEST QUADRANT

TROOST AVE AND E 24TH ST
KANSAS CITY, MO 64108

NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

ISSUE DATE: 12 NOVEMBER 2015

REV	DESCRIPTION	DATE

PROJECT NO: GS-15-06
DRAWN BY: CJL
CHK'D BY: CJL
SHEET TITLE
LANDSCAPE PLAN

L100

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