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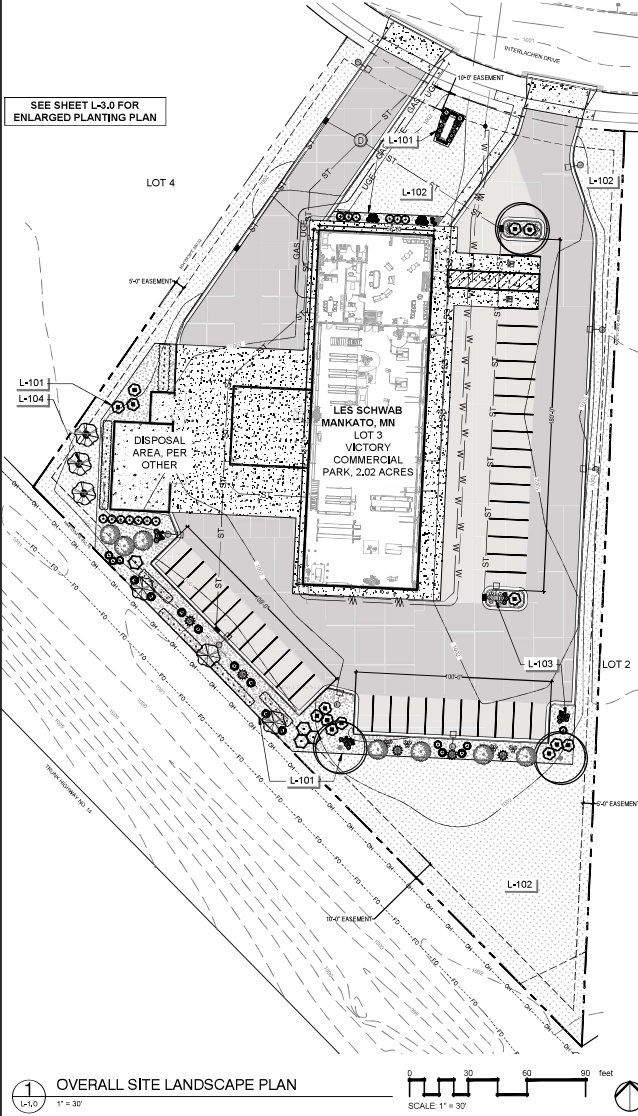
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MANKATO LES SCHWAB SHEET INDEX	
SHEET	DESCRIPTION
L-1,0	OVERALL SITE LANDSCAPE PLAN
L-3,0	PLANTING PLAN
L-5,0	LANDSCAPE DETAILS & NOTES

LANDSCAPE CODE REQUIREMENTS
B-3 HIGHWAY COMMERCIAL DISTRICT, HIGHWAY GATEWAY OVERLAY DISTRICT

SEC. 10.87. - SIGNS SUBD. 9, LANDSCAPING REQUIREMENTS	
REQUIRED	PROVIDED
THE GROUND AREA AROUND THE BASE OF THE SIGN OF THE MONUMENT AND GROUND / PYLON SIGNS SHALL BE LANDSCAPED WITH SHRUBS AND GROUND COVER EQUAL TO THE AREA OF 50% OF SIGN FACE. THE LANDSCAPING SHALL CONSIST OF SHRUBS AND GROUND COVERS THAT CAN WITHSTAND THE ENVIRONMENTAL CONDITIONS OF THE SITE, WILL PROVIDE SEASONAL INTEREST	REQUIRED: SIGN FACE = 56.25 SF PER SIDE, 112.50 SF TOTAL 112.50 X 50% = 56.25 SF PROVIDED: 132 SF OF LANDSCAPING AT BASE OF SIGN, SEE PLANTING PLAN

SEC. 10.48. - GT GATEWAY OVERLAY DISTRICTS SUBD. 3, HIGHWAY GATEWAY OVERLAY DISTRICT	
REQUIRED	PROVIDED
WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED FROM THE STREET WITH A WALL FENCE, OR HEDGE TO A MINIMUM OF 4 FEET NOR MORE THAN 8 FEET IN HEIGHT, NOR BE LESS THAN 80% OPAQUE, THIS SCREENING MUST BE ACCOMPLISHED IN THE SETBACK AREA BETWEEN 10 FEET AND 15 FEET FROM THE RIGHT-OF-WAY LINE.	MIN. 4' TALL HEDGE ALONG PARKING AREA, SEE PLANTING PLAN AND PLANT SCHEDULE
THE SUM TOTAL OF GROUND AREA THAT MAY BE COVERED BY ALL STRUCTURES LOCATED ON THE ZONING LOT IN THE HIGHWAY GATEWAY OVERLAY DISTRICT SHALL NOT EXCEED 75% OF THE LOT AREA.	STRUCTURE COMPRISES 12% OF TOTAL LOT AREA

SEC. 10.88. - LANDSCAPING AND SCREENING SUBD. 3, LANDSCAPE PLANS	
REQUIRED	PROVIDED
EVERGREENS SHOULD BE INCORPORATED INTO THE LANDSCAPE TREATMENT OF A SITE. PARTICULARLY IN THOSE AREAS SCREENING PARKING LOTS FROM DEDICATED PUBLIC RIGHT-OF-WAYS OR PROPERTY ZONED FOR RESIDENTIAL USE, ALL EVERGREENS SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.	EVERGREENS INCORPORATED IN LANDSCAPE AT APPROPRIATE PLANTING SIZE, SEE PLANTING PLAN
ALL SHADE TREES SHALL HAVE A MINIMUM TRUNK SIZE AT THE TIME OF INSTALLATION OF 2 1/2" IN DIAMETER, AS MEASURED BY A CALIPER 6" ABOVE THE ESTABLISHED GROUND LEVEL.	ALL SHADE TREES SPECIFIED AT 2 1/2" CALIPER, SEE PLANT SCHEDULE

SEC. 10.88 LANDSCAPING AND SCREENING SUBD. 7, OFF-STREET LOADING AREAS	
REQUIRED	PROVIDED
EVERY OFF-STREET LOADING AREA VISIBLE FROM A PUBLIC STREET, SHALL BE SCREENED ON ALL SIDES VISIBLE FROM SUCH LOT OR STREET BY AN OPAQUE FENCE, WALL, OR DENSELY PLANTED EVERGREEN HEDGE OF NOT LESS THAN 6 FEET IN HEIGHT, EXCEPT AS NECESSARY FOR ACCESS.	EVERGREEN HEDGE PROVIDED BETWEEN LOADING AREA AND STREET, SEE PLANTING PLAN

SEC. 10.88 LANDSCAPING AND SCREENING SUBD. 8, REFUSE CONTAINERS	
REQUIRED	PROVIDED
ALL REFUSE AND RECYCLABLE MATERIAL CONTAINERS SHALL BE FULLY ENCLOSED BY A GATED OPAQUE FENCE OR WALL OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN SUCH CONTAINERS FROM VIEW BY ALL ADJOINING PROPERTIES AND ALL STREETS, THE OUTSIDE BASE OF THE WALL OR FENCE SHALL BE LANDSCAPED IF THE WALL OR FENCE FRONTS ON A PUBLIC STREET.	OUTSIDE OF FENCE AROUND REFUSE CONTAINERS IS LANDSCAPED, SEE PLANTING PLAN, FENCE BY OTHERS

SEC. 10.88. - LANDSCAPING AND SCREENING SUBD. 5, PERIMETER LANDSCAPING - OFF-STREET PARKING LOTS	
REQUIRED	PROVIDED
EVERY OFF-STREET PARKING LOT CONTAINING 4 OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST 3 FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT, THE REQUIRED PERIMETER LANDSCAPING AREA SHALL BE MEASURED FROM THE BACK CURB AND EXCLUDES ANY PARKING SPACE OVERHANG AREA. THE PERIMETER LANDSCAPING SHALL CONSIST OF A COMBINATION OF GROUND COVER, SHADE TREES OR EVERGREEN TREES, SHRUBS, AND APPROPRIATE SCREENING DEVICES SUCH AS DECORATIVE WALLS, FENCES OR BERMS, SHADE TREES SHALL BE PROVIDED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF, EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF 1 TREE AND SHRUB FOR EVERY 25 LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF, EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN 3 FEET, AREAS NOT PLANTED WITH SHRUBS, TREES, OR OTHER APPROPRIATE SCREENING DEVICES SHALL BE MAINTAINED WITH LIVING GROUND COVER, OR PLANTING BEDS WITH BARK OR ROCK MULCH.	PERIMETER LANDSCAPING ABIDING TO STANDARDS SET FORTH IN THIS SECTION HAS BEEN PROVIDED, SEE PLANTING PLAN. 109' EAST PERIMETER LENGTH: 109 / 50 = 2.18 SHADE TREES REQ'D, 3 SHADE TREES PROVIDED 109 / 25 = 4.36 EVERGREEN TREES AND SHRUBS REQUIRED 5 EVERGREEN TREES AND 11 EVERGREEN SHRUBS PROVIDED 100' SOUTH PERIMETER LENGTH: 100 / 50 = 2 SHADE TREES REQ'D, 2 SHADE TREES PROVIDED 100 / 25 = 4 EVERGREEN TREES AND SHRUBS REQUIRED 7 EVERGREEN TREES AND 5 EVERGREEN SHRUBS PROVIDED

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	SPACING
TREES					
	AL	6	AMELANCHIER LAEVIS ALLEGHANY SERVICEBERRY * ¹	2.5" CAL.	PER PLAN
	GO	3	OLEDTISIA TRIACANTHOS 'NORTHERN ACCLAIM' NORTHERN ACCLAIM HONEY LOCUST * ^{1,0}	2.5" CAL.	PER PLAN
	PN	7	PINUS NIGRA 'OREGON GREEN' OREGON GREEN AUSTRALIAN PINE ²	6" HEIGHT MIN.	PER PLAN
	TS	5	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE *	6" HEIGHT MIN.	PER PLAN
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	CF	13	CORNUS SERICEA 'FARROW' ARCTIC FIRE ² RED TWIG DOGWOOD *	5 GAL	PER PLAN
	CS	4	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD *	5 GAL	PER PLAN
	JP	10	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' PRINCE OF WALES JUNIPER *	5 GAL	PER PLAN
	MC	8	MICROBIOTA DECUSSATA 'PRIDES' CELTIC PRIDES SIBERIAN CARPET CYPRESS	5 GAL	PER PLAN
	RG	14	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC ²	5 GAL	PER PLAN
HEDGES					
	SX	34	SYRINGA X 'JEFLADY' LITTLE LADY TM LILAC	10 GAL	PER PLAN
	TH	8	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	5 GAL	PER PLAN
PERENNIALS					
	BB	9	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA * ^{1,0}	1 GAL	PER PLAN
	CR	10	CAREX RADIATA EASTERN STAR SEDGE *	1 GAL	PER PLAN
	GM	3	GERANIUM MACULATUM SPOTTED GERANIUM * ^{1,0}	4" POT	PER PLAN
	NL	19	NEPETA RACEMOSA WALKER'S LOW WALKER'S LOW CATMINT ²	1 GAL	PER PLAN
	RS	23	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER *	1 GAL	PER PLAN
	SS	24	SCHREYA X RIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM * ^{1,0}	1 GAL	PER PLAN
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
	PW	8	PHLOX DIVARICATA WOODLAND PHLOX *	4" POT	12" o.c. 1' HT X 1' SP

*Minnesota native plant / variety of native plant
²Drought tolerant

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	LANDSCAPE EDGING COLMET, 4" HT X 3/16" THICK, BLACK POWDER COAT FINISH INSTALL PER MANUFACTURER'S SPECIFICATIONS	555 LF
	LOW-MAINTENANCE LAWN CONTACT: RAMY TURF, RAMYTURF.COM, 507-387-4091, MANKATO, MN HYDROSEED ALL AREAS INDICATED ON PLAN WITH "CUT LESS LOW GROWING TURF MIX" BY RAMY TURF, HYDROSEED WITH "TERRA BLEND HYDRO MULCH" UNLESS SEEDING DORMANTLY IN NOVEMBER, IF DORMANT SEEDING, THEN USE "FLEXTERA HYDRO MULCH"	23,023 SF
	LANDSCAPE BED, TYP. CONTACT: TOTAL LANDSCAPE SUPPLY, TOTALLANDSCAPESUPPLYMN.COM, 507-642-7625, MANKATO, MN MIN. THREE TO FOUR INCH LAYER OF 1 1/2" ST. CLOUD GRANITE ROCK MULCH INSTALLED OVER NON-MOVEN WEEED FABRIC	6,823 SF
	TREE RING 3/4" DIAMETER TREE RING WITH WESTERN RED CEDAR MULCH FROM TOTAL LANDSCAPE SUPPLY, OR EQUIVALENT, INSTALL AROUND ALL TREES OUTSIDE OF LANDSCAPE BEDS, SEE PLAN AND DETAIL 2 ON SHEET L-5,0	

ALL LANDSCAPED AREAS TO BE IRRIGATED.
IRRIGATION PLANS TO BE PROVIDED.

DATE: 07/20/2024
BY: [Signature]
PROJECT NAME: OVERALL SITE LANDSCAPE PLAN
SHEET NO: L-1.0
JOB NO: 20240720
DRAWING FILE NO:
DRAWING NO:
SHEET NO: 01 OF 03

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OVERALL SITE LANDSCAPE PLAN
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