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LANDSCAPE CODE REQUIREMENTS

B-3 HIGHWAY COMMERCIAL DISTRICT, HIGHWAY GATEWAY OVERLAY DISTRICT

SEC. 10.87 - SIGNS SUBD. 9, LANDSCAPING REQUIREMENTS

REQUIRED
THE GROUND AREA AROUND THE BASE OF THE SIGN OF THE MONUMENT AND GROUND Pylon SIGNS SHALL BE LANDSCAPED WITH SHRUBS AND PERMANENT PLANTING TO COVER 100% 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

PROVIDED
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 - OT GATEWAY OVERLAY DISTRICTS SUBD. 3, HIGHWAY GATEWAY OVERLAY DISTRICT

REQUIRED
WHEREVER A SURFACE PARKING AREA FACES A STREET OR ALLEY, THE PERIMETER SHALL BE SCREENED BY A MINIMUM OF 8 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.

PROVIDED
MIN. 4" TALL HEDGE ALONG PARKING PLAN AND PLANT SCHEDULE

SEC. 10.88 - LANDSCAPING AND SCREENING SUBD. 3, LANDSCAPE PLANS

REQUIRED
EVERGREENS SHOULD BE INCORPORATED INTO THE LANDSCAPE 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.

PROVIDED
ALL SHADE TREES SHALL HAVE A MINIMUM TRUNK SIZE AT THE TIME OF INSTALLATION OF 2" IN DIAMETER, AS MEASURED BY A CALIPER 6" ABOVE THE ESTABLISHED GROUND LEVEL.

SEC. 10.88 LANDSCAPING AND SCREENING SUBD. 1, OFF-STREET LOADING AREAS

REQUIRED
EVERY OFF-STREET LOADING AREA VISIBLE FROM A PUBLIC STREET OR 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.

PROVIDED
EVERGREEN HEDGE PROVIDED WITH 10' LOADING AREA AND SEE PLANTING PLAN

SEC. 10.88 LANDSCAPING AND SCREENING SUBD. 2, REFUSE CONTAINERS

REQUIRED
ALL REFUSE AND RECYCLABLE MATERIAL CONTAINERS SHALL BE FULLY ENCLOSED BY A GATED OPAQUE FENCE OR WALL OF CONTAINERS FROM VIEW BY ALL ADJACING 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.

PROVIDED
OUTSIDE OF FENCE AROUND REFUSE CONTAINERS IS TO BE LANDSCAPED WITH PLANTING PLAN, FENCE BY OTHERS

SEC. 10.88 - LANDSCAPING AND SCREENING SUBD. 5, PERIMETER LANDSCAPING - OFF-STREET PARKING LOTS

REQUIRED
EVERY OFF-STREET PARKING LOT CONTAINING 100 MORE PAVED SPACES THAN 100 SHALL BE PERIMETER LANDSCAPED WITH PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST 3 FEET OR GREATER IN EACH ZONING DISTRICT. THE REQUIRED SETBACK STANDARDS OF EACH ZONING DISTRICT. THE REQUIRED PERIMETER LANDSCAPING 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 PLANTED WITH PERMANENT GROUND COVER, OR PLANTING BEDS WITH BARK OR ROCK MULCH.

PROVIDED
PERIMETER LANDSCAPING ADJOINING PERIMETER LANDSCAPING SHALL BE MAINTAINED AT A HEIGHT OF 10' EAST PERIMETER LENGTH: 100' 50' = 2.18 SHADE TREES REQD. 3 SHADE TREES PROVIDED 100' 25' = 4.36 EVERGREEN TREES REQD. 7 EVERGREEN TREES AND 11 EVERGREEN SHRUBS PROVIDED OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF 1 TREE AND SHRUB FOR EVERY 50 LINEAR FEET 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 PLANTED WITH PERMANENT GROUND COVER, OR PLANTING BEDS WITH BARK OR ROCK MULCH.

SEE SHEET L-3.0 FOR ENLARGED PLANTING PLAN

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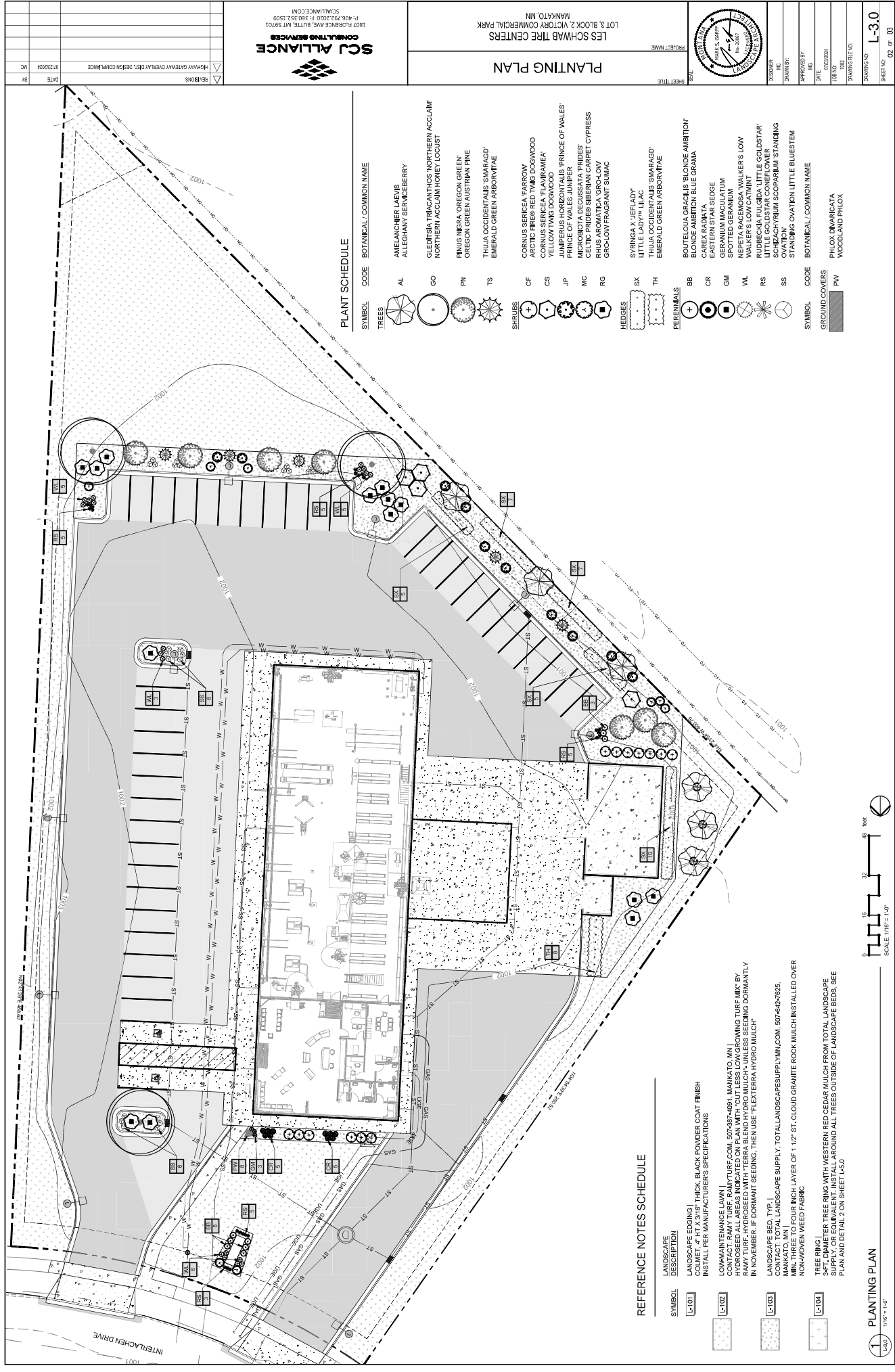
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DATE	BY	REVISIONS
07/23/2024	MC	HIGHWAY GATEWAY OVERLAY (GEO. DESIGN COMPLIANCE)

SCU ALLIANCE

CONSULTING SERVICES

1800 FLUENCE AVE SUITE 100 WILTON, MN 55095
P: 651.792.2000 F: 651.603.1599
SCUALLIANCE.COM

LESS SCHWAB TREE CENTERS
LOT 3, BLOCK 2, VICTORIA COMMERCIAL PARK
MANKATO, MN

PLANTING PLAN

PROJECT NAME

SHEET TITLE

DATE

DESIGNED BY

DRAWN BY

APPROVED BY

DATE

JOB NO.

DRAWING FILE NO.

DRAWING NO.

SHEET NO.

L-3.0

02 OF 03

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AL	AMELANCHIER LAEVIS
	GO	GLEITSIA FRAGRANS 'NORTHERN ACCLAIM'
	PN	PINUS STROBUS 'NORTHERN ACCLAIM HONEY LOCUST'
	TS	THUJA OCCIDENTALIS 'NORTHERN ACCLAIM'
	CF	CORNUS SERICEA 'FARROW'
	CS	CORNUS SERICEA 'FLAVIRAMEA'
	JP	JUNIPERUS COMMUNIS 'PRINCE OF WALES'
	MC	MICROBIOTA DECUSATA 'PRINCE OF WALES'
	RG	RHUS AROMATICA 'GRO-LOW'
	SK	SYRINGA X JEFFREYI 'JEFFREY'
	TH	THUJULA OCCIDENTALIS 'JEFFREY'
	BB	BUTELOUA GRACILIS 'BLONDE AMBITION'
	GM	GERANIUM MACULATUM
	NL	NEPETA RACEMOSA 'WALKER'S LOW'
	RS	RUDEBECKIA FULGIDA 'LITTLE GOLDSTAR'
	SS	SCHUECHZERIA PALUSTRIS 'STANDING Ovation'
	PW	PHLOX DIVARICATA
		WOODLAND PALOX

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
	LANDSCAPE EDGING COLMET, 4" HT X 3 1/8" THICK, BLACK POWDER COAT FINISH INSTALL PER MANUFACTURER'S SPECIFICATIONS
	LOW MAINTENANCE LAWN CONTACT: RAINY TURF, RAINYTURF.COM, 507-387-4091, MANKATO, MN HYDROSEED ALL AREAS INDICATED ON PLAN WITH "CUT LESS LOW GROWING TURF MIX" BY NOVEMBER 1, 2024. SEEDS SHALL BE PLANTED AND COVERED WITH MULCH DURING DOMINANTLY IN NOVEMBER. IF DORMANT SEEDING, THEN USE "FLEX TERRA HYDRO MULCH"
	LANDSCAPE BED, TYP. MIN. THREE TO FOUR INCH LAYER OF 1 1/2" ST. CLOUD GRANITE ROCK MULCH INSTALLED OVER NONWOVEN WEED FABRIC
	TREE RING 3-FT. DIAMETER TREE RING WITH WESTERN RED CEDAR MULCH FROM TOTAL LANDSCAPE SUPPLY OR EQUIVALENT SHALL AROUND ALL TREES OUTSIDE OF LANDSCAPE BEDS. SEE PLAN AND DETAIL L-2 ON SHEET L-02

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PLANTING PLAN

1/8" = 1'-0"

0 15 30 45 feet

SCALE 1/8" = 1'-0"