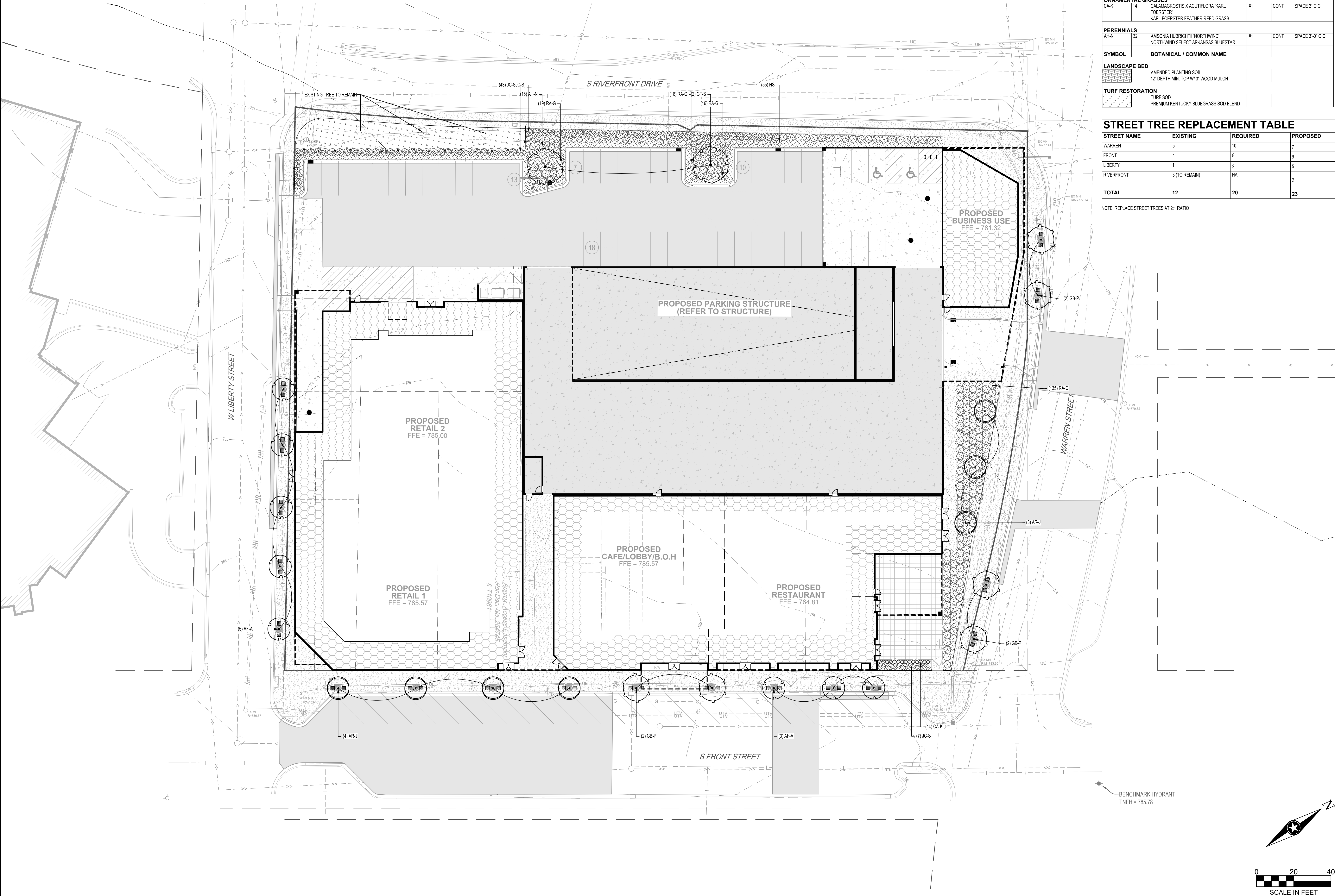


LANDSCAPE REQUIREMENTS			
AS REQUIRED IN MANKATO, MN ZONING CODE (ZONE CBD-C)			
LOCATION	TYPE	REQUIRED	PROVIDED
PERIMETER LANDSCAPING	SCREENING REQUIREMENTS	PER DIVISION 8 SECTION 10.1740 (a) EVERY OFF-STREET PARKING LOT CONTAINING FOUR OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE 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 ONE TREE FOR EVERY 50 LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE TREE AND SHRUB FOR EVERY 25 LINEAR FEET OF PERIMETER LENGTH OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN SIX FEET. SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR, ORNAMENTAL TREES AND SHRUBS MAY BE SUBSTITUTED FOR SHADE TREES AND EVERGREENS. 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 IS PROVIDED AROUND THE OFF-STREET PARKING WITH THREE (3) FOOT HEIGHT EVERGREEN SHRUB PLANTINGS. 160 LF OFF-STREET PARKING / 50 = 3 REQUIRED SHADE TREES; 2 SHADE TREES PROVIDED + 3 EXISTING TREES TO REMAIN.
OFF STREET LOADING AREAS	SCREENING REQUIREMENTS	PER DIVISION 8 SECTION 10.1742 EVERY OFF-STREET LOADING AREA VISIBLE FROM ANY LOT ZONED FOR RESIDENTIAL USE OR VISIBLE FROM ANY 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 SIX FEET IN HEIGHT, EXCEPT AS NECESSARY FOR ACCESS.	A 6' HEIGHT WALL WITH VERTICAL LOUVRE SLATS WILL BE PROVIDED. REFER TO ARCHITECTURAL DRAWINGS.
PARKING LOTS	LOT COVERAGE	EVERY OFF-STREET PARKING LOT PROVIDING 50 SPACES OR MORE SHALL PROVIDE INTERIOR LANDSCAPING. INTERIOR LANDSCAPING SHALL CONSIST OF PLANTING ISLANDS WITH A MINIMUM AREA OF 80 SQUARE FEET AND A MINIMUM WIDTH OF SIX FEET, MEASURED FROM THE BACK OF CURB TO BACK OF CURB. THE INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE AREA OF THE PARKING LOT. AREA DEVOTED TO PERIMETER LANDSCAPING SHALL NOT BE CONSIDERED AS ANY PART OF INTERIOR LANDSCAPING. WHERE MORE THAN ONE PLANTING ISLAND IS PROVIDED, SUCH ISLANDS SHALL BE APPROPRIATELY SPACED THROUGHOUT THE PARKING LOT. AS PART OF SITE PLAN REVIEW, PURSUANT TO ARTICLE X, DIVISION 10, OF THIS CHAPTER, INTERIOR LANDSCAPING MAY BE REQUIRED FOR OFF-STREET PARKING LOTS CONTAINING LESS THAN 50 SPACES.	16217 SF SURFACE PARKING AREA. 828 SF (5.1%) OF INTERIOR LANDSCAPING.



PLANT SCHEDULE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE
OVERSTORY TREES					
AR-J	7	ACER RUBRUM 'JFS-KW78'	2.5' CAL	B & B	SINGLE STEM
AF-A	8	ACER X FRIENANII 'ARMSTRONG'	2.5' CAL	B & B	SINGLE STEM
GB-P	6	GINKGO BILOBA 'PN1 2720'	2.5' CAL	B & B	SINGLE STEM
GT-S	2	PRINCETON SENTRY® MAIDENHAIR TREE	2.5' CAL	B & B	SINGLE STEM
		CLEODORA TRICANTHOS 'NERIUS SKYCOLE'			
		SKYLINE® HONEY LOCUST			
DECIDUOUS SHRUBS					
HS	55	DIERVILLA SPLENDENS 'EL MADRIGAL'	#2	CONT	SPACE 3'-0" O.C.
		FIREFLY NIGHTGLOW			
RA-G	191	RHUS AROMATICA 'GROLOW'	#2	CONT	SPACE 4'-0" O.C.
		GROLOW FRAGRANT SUMAC			
EVERGREEN SHRUBS					
JC-S	79	JUNIPERUS CHINENSIS 'SEA GREEN'	#5	CONT	SPACE 4'-0" O.C.
		SEA GREEN JUNIPER			
ORNAMENTAL GRASSES					
CA-K	14	CLALAWAGROSTIS X ACUTIFLORA KARL FOERSTER	#1	CONT	SPACE 2' O.C.
		KARL FOERSTER FEATHER REED GRASS			
PERENNIALS					
AH-N	32	AMSONIA HUBRICHTII 'NORTHWIND'	#1	CONT	SPACE 3'-0" O.C.
		NORTHWIND SELECT ARKANSAS BLUESTAR			
SYMBOL					
LANDSCAPE BED					
		AMENDED PLANTING SOIL			
		12" DEPTH MIN. TOP W/ 3" WOOD MULCH			
TURF RESTORATION					
		TURF SOD			
		PREMIUM KENTUCKY BLUEGRASS SOD BLEND			

STREET TREE REPLACEMENT TABLE			
STREET NAME	EXISTING	REQUIRED	PROPOSED
WARREN	5	10	7
FRONT	4	8	9
LIBERTY	1	2	5
RIVERFRONT	3 (TO REMAIN)	NA	2
TOTAL	12	20	23

NOTE: REPLACE STREET TREES AT 2:1 RATIO



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PROJECT

FRONT STREET PLACE

MIXED USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33587
FILE NAME 33587-CS-LAND
DRAWN BY SMW
DESIGNED BY SMW, NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE 11/11/24

CLIENT PROJECT NO. -

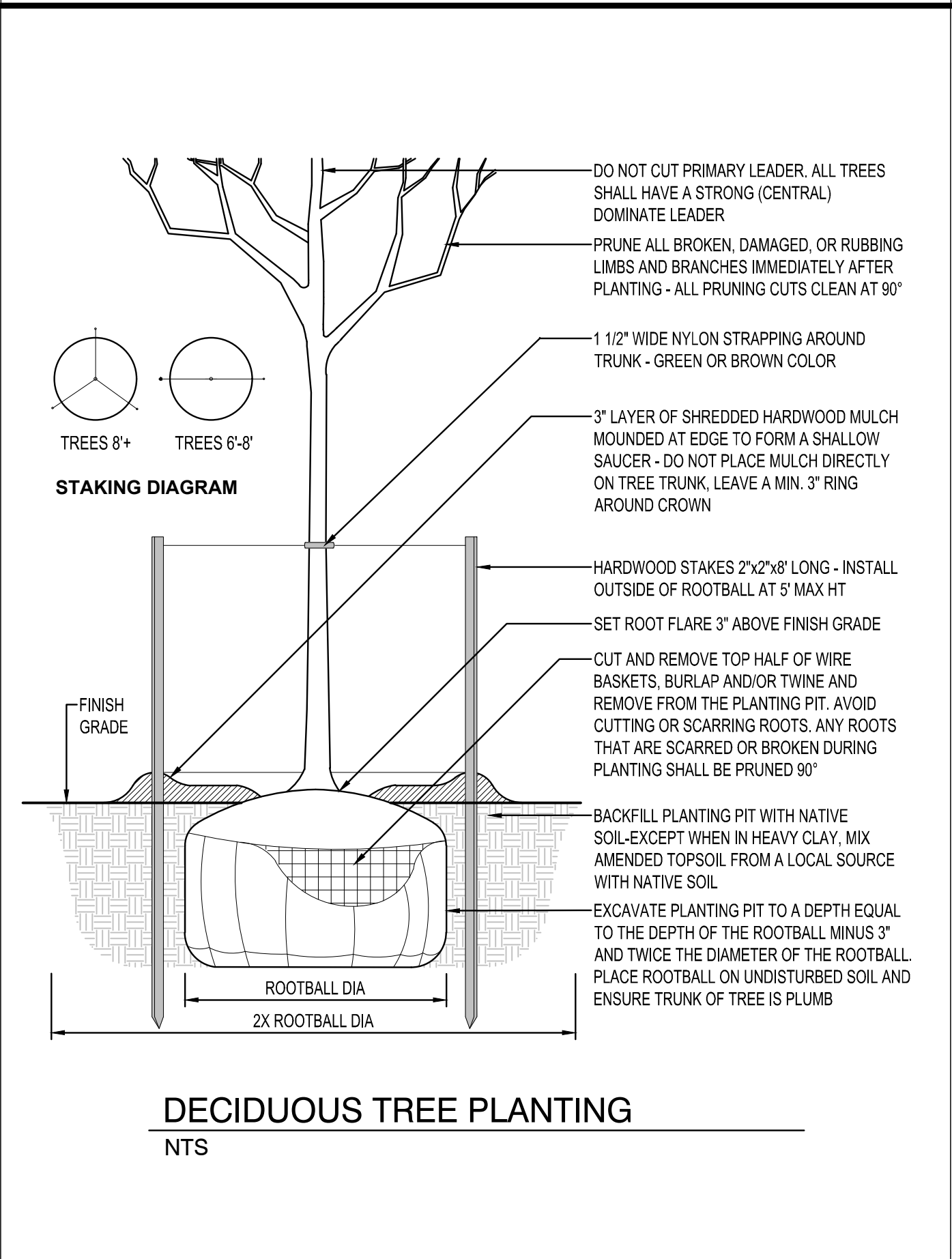
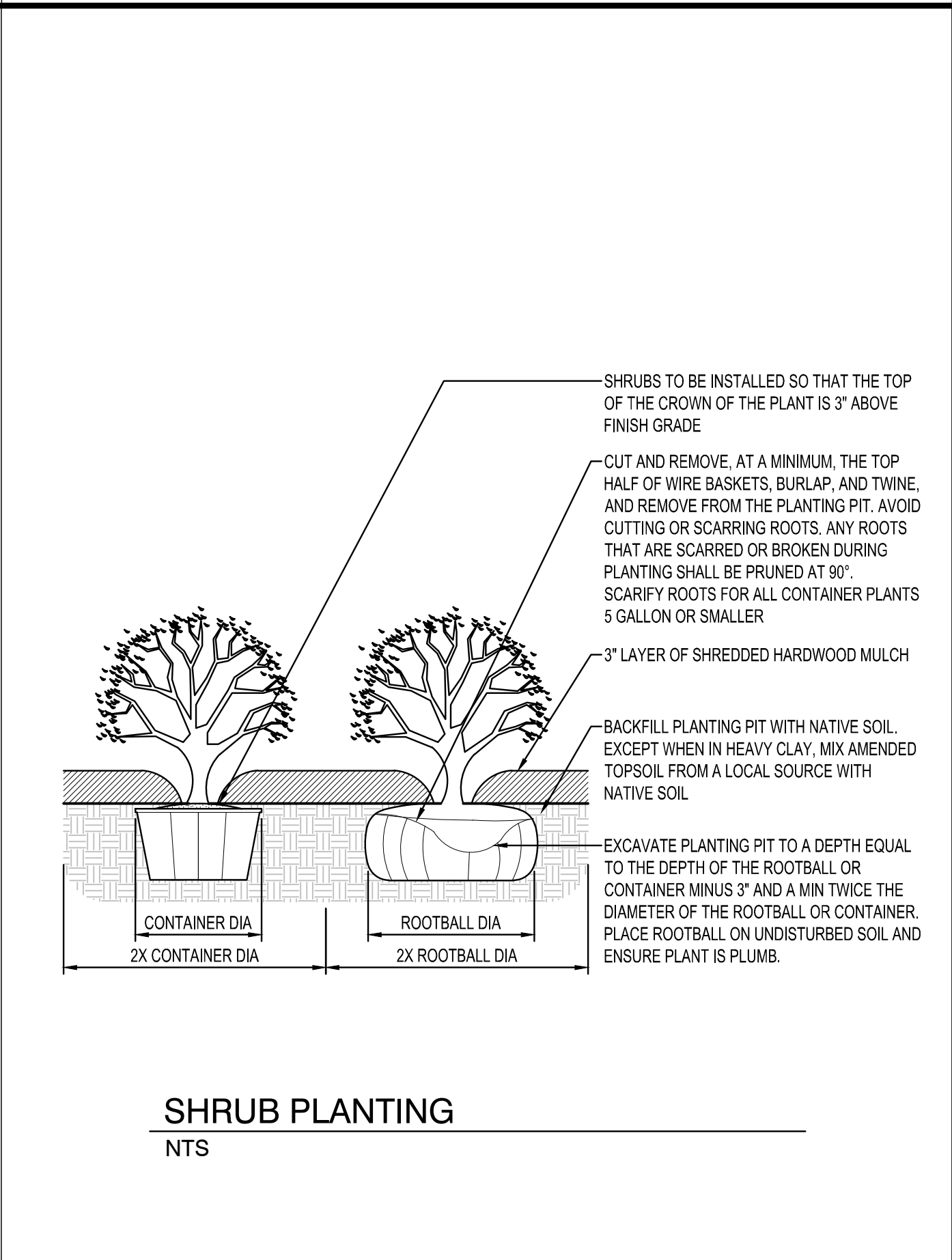
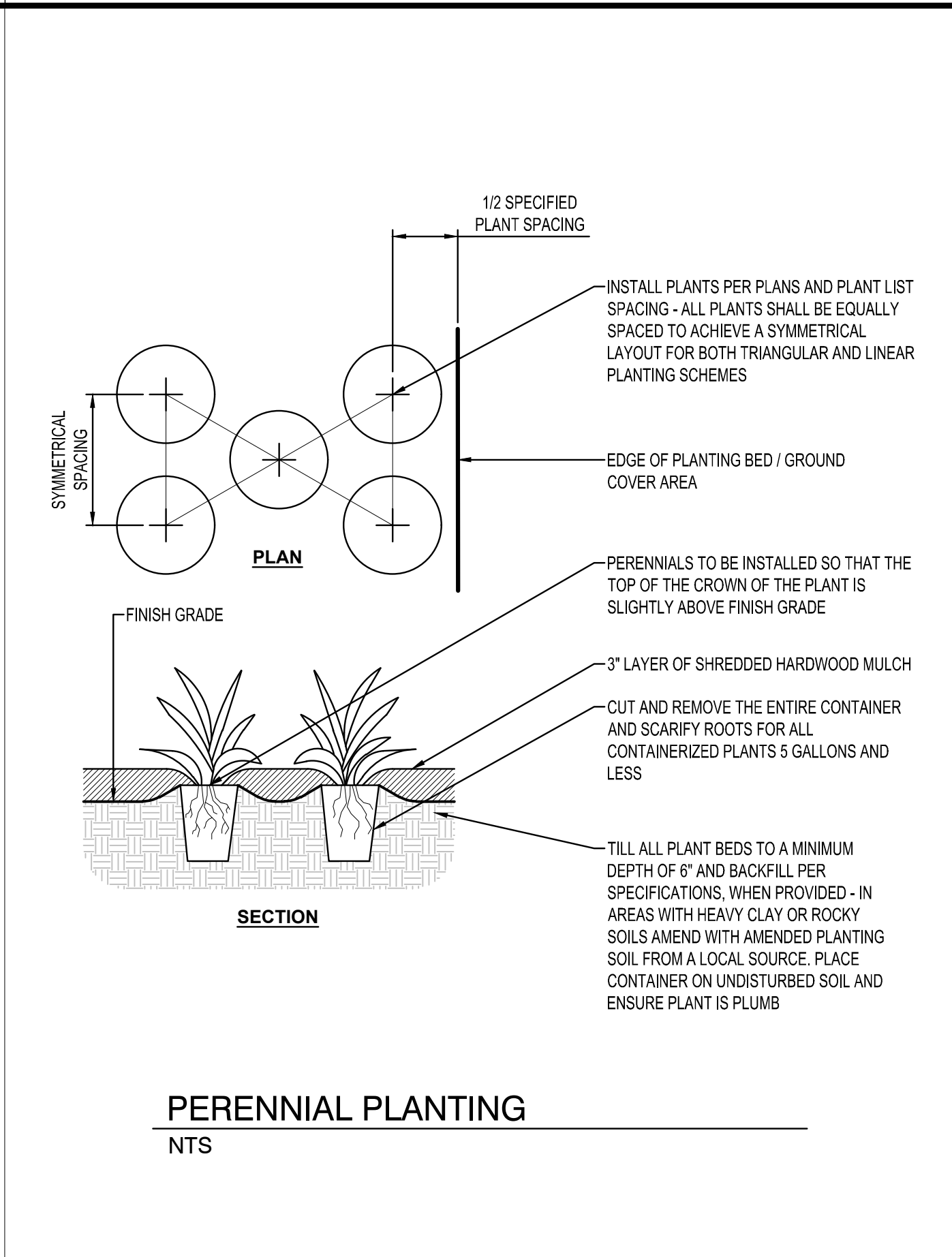
TITLE

SITE PLANTING PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION



- PLANTING NOTES**
- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
 - SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
 - REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
 - FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
 - IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
 - ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - PROVIDE SHREDDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (8" Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
 - MULCHING MATERIAL SHALL BE SHREDDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3". FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
 - CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 - INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
 - ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



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PROJECT

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PLACE**

**MIXED USE
DEVELOPMENT**

MANKATO

MINNESOTA

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TITLE

PLANTING DETAILS

SHEET

C5-20

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