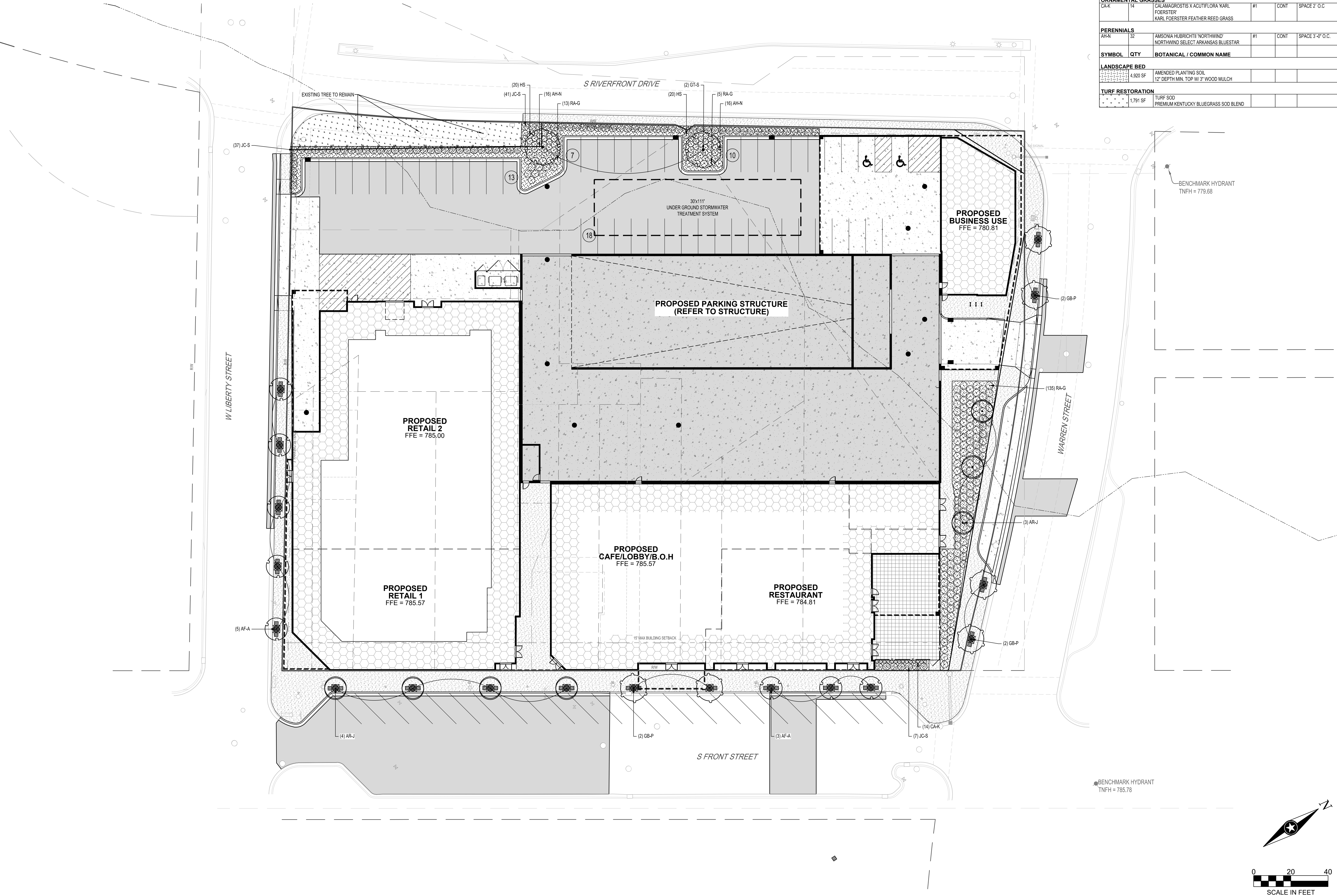


LANDSCAPE REQUIREMENTS			
AS REQUIRED IN MANKATO, MN ZONING CODE (ZONE CBD-C)			
LOCATION	TYPE	REQUIRED	PROVIDED
PERIMETER LANDSCAPING	SCREENING REQUIREMENTS	PER DIVISION 8 SECTION 10.1740 (a) EVERY OFF-STREET PARKING LOT CONTAINING FOUR OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER 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 LOUVER 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.

PLANTING SCHEDULE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE
OVERSTORY TREES					
AR-J	7	ACER RUBRUM 'JFS-KW78' ARMSTRONG GOLD® MAPLE	2.5" CAL	B & B	SINGLE STEM
AFA	8	ACER X FREEMANNI 'ARMSTRONG' ARMSTRONG FREEMAN MAPLE	2.5" CAL	B & B	SINGLE STEM
GB-P	6	GINKGO BILOBA 'PIN 2720' PRINCETON SENTINEL MAIDENHAIR TREE	2.5" CAL	B & B	SINGLE STEM
GT-S	2	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2.5" CAL		
DECIDUOUS SHRUBS					
HS	40	DIERVILLA SPLENDENS 'EL MADRIGAL' FIREFLY NIGHTGLOW	#2	CONT	SPACE 3'-0" O.C.
RA-G	153	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#2	CONT	SPACE 4'-0" O.C.
EVERGREEN SHRUBS					
JC-S	65	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	#5	CONT	SPACE 4'-0" O.C.
ORNAMENTAL GRASSES					
CAK	14	CALLAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#1	CONT	SPACE 2' O.C.
PERENNIALS					
AH-N	32	AMSONIA HUBRICHTII 'NORTHWIND' NORTHWIND SELECT ARKANSAS BLUESTAR	#1	CONT	SPACE 3'-0" O.C.
SYMBOL QTY BOTANICAL / COMMON NAME					
LANDSCAPE BED					
	4,920 SF	AMENDED PLANTING SOIL 12" DEPTH MIN. TOP W/ 3" WOOD MULCH			
TURF RESTORATION					
	1,781 SF	TURF SOD PREMIUM KENTUCKY BLUEGRASS SOD BLEND			



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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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-C5-LAND
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/14/24
CLIENT PROJECT NO.	-

TITLE
SITE PLANTING PLAN

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION