SCREENING REQUIREMENTS (SEC. 151.111 - SCREENING B.4 & B.7)

- PARKING FACILITIES WITH ANY REQURIED FRONT YARD SETBACK SHALL BE SCREENED TO A HEIGHT OF THREE (3) FEET BY LANDSCAPING WHERE PRACTICABLE, BERMING OR LOW WALL.
- REFUSE CONTAINERS IN BUSINESS ZONES WHICH ARE VISIBLE FROM EXISTING PLANNED STREETS, RESIDENTIAL AREAS, INSTITUTIONAL USES, OR PLACES OF PUBLIC ASSEMBLY SHALL BE SCREENED TO A HEIGHT OF 6 FEET AND BE FULLY ENCLOSED.

LANDSCAPING REQUIREMENTS (SEC. 151.112 C & D)

- FOR ALL BUSINESS AND INDUSTRIAL USES, AT LEAST FIFTEEN (15) PERCENT OF THE LOT AREA SHALL BE LANDSCAPED WITH GRASS, SHRUBS AND TREES.

	REQUIRED	PROPOSED
LOT AREA: 86,684± SF	13,002 SF	21,753 SF

- STREET TREES SHALL BE PLACED EVERY FOURTY (40) FEET, OR IF NOT PERMITTED, TREE SHALL BE PLACED IN THE FRONT YARD.*
- QUANTITY OF REQURIED TREES SHALL BE BASED ON TWO (2) CRITERIA:
  - BUILDING FOOTPRINT AREA (TWO (2) TREES PER 1,000 SF OF BUILDING)
  - IMPERVIOUS AREA (ONE (1) SHADE TREE PER 4,000 SF OF IMPERVIOUS AREA)

2 TREES / 1,000 SF OF BUIDLING

	REQUIRED	PROPOSED
BUILDING AREA: 6,658 SF	14	14

1 SHADE TREE / 4,000 SF OF IMPERVIOUS AREA

	REQUIRED	PROPOSED
IMPERVIOUS AREA: 60,000± SF	15	15

TOTAL REQUIRED TREES:
29

LANDSCAPING REQUIREMENTS (SEC. 151.112 M & N)

- TOPSOIL IN LANDSCAPED AREAS SHALL BE AT LEAST SIX (6) INCHES IN DEPTH AND A SANDY LOAM, SILT LOAM, LOAM, OR SANDY CLAY CONSISTING OF NO MORE THAN SIXTY FIVE (65) PERCENT SAND, ONE AND A HALF (1.5) PERCENT TO TEN (10) PERCENT ORGANIC MATTER, A PH OF 4.5 TO 6.8, SOLUABLE SALTS LESS THAN TWO (2) MMHOS/EM, FREE OF CHEMICAL CONTAMINANTS, AND NOT COMPACTED BEYOND EIGHTY (80) PERCENT STANDARD PROCTOR OR TWO HUNDRED (200) PSI. SUB SOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD. SOIL SHALL BE GENERALLY FREE OF DEBRIS SUCH AS LARGE ROCKS AND FRAGMENTS OF WOOS.
- ALL REQUIRED LANDSCAPING PLANTS MUST BE WARRANTED FOR TWO YEARS TO GUARENTEE SURVIVAL. THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF OF THE INSTALLED PLANTS FOR PROPER PLANTING, SIZE, SPECIES, HEALTH, AND LOCATION, AND IF AT ANY TIME DURRING THE WARRANTY PERIOD THE PLANTS ARE FOUND TO BE UNHEALTHY BY CITY STAFF, THEY ARE REQUIRED TO BE REPLACED WITH THE SAME SIZE AND SPECIES BY THE APPLICANT AT THE SOONEST APPROPRIATE PLANTING TIME.

NOTES:

* DUE TO EASEMENT RESTRICTIONS AND EXISTING UNDERGROUND UTILITY LOCATIONS ON SITE, TREE SPACING HAS BEEN REDUCED IN ORDER TO MEET THE REQUIRED QUANTITY OF (29) TREES SET FORTH IN SECTIONS 151.112.C AND 151.112.D

SEED SCHEDULE "A" (LOW MAINTENANCE LAWN)

5-6 LBS./1,000 S.F.

25% HARD FESCUE
25% CHEWINGS FESCUE
30% SHEEPS FESCUE
10% CREEPING RED FESCUE
10% ANNUAL RYE

MAINTENANCE NOTE: LAWN AREAS WITH THIS SEED MIX ONLY REQUIRE MOWING ONCE OR TWICE A YEAR.

§ 54.17 LAWN FERTILIZATION RESTRICTIONS:

A) TIMING OF FERTILIZER APPLICATION: NO LAWN FERTILIZER SHALL BE APPLIED WHEN THE GROUND IS FROZEN AND IN NO EVENT DURING THE PERIOD OF NOVEMBER 15 THROUGH APRIL 1 OF THE SUCCEEDING YEAR.

B) IMPERVIOUS SURFACES: LAWN FERTILIZER SHALL NOT BE APPLIED, SPILLED, OR OTHERWISE DEPOSITED ON AN IMPERVIOUS SURFACE. ANY LAWN FERTILIZER APPLIED, SPILLED, OR DEPOSITED, EITHER INTENTIONALLY OR ACCIDENTALLY, ON AN IMPERVIOUS SURFACE SHALL BE IMMEDIATELY AND COMPLETELY REMOVED.

C) BUFFER ZONES: NO FERTILIZER SHALL BE APPLIED WITHIN ANY ESTABLISHED WETLAND BUFFER ZONE OR WITHIN 20 FEET OF THE EDGE OF ANY WETLAND, POND, RIVER, CREEK OR LAKE.

D) FERTILIZER CONTENT AND APPLICATION RATE: NO FERTILIZER CONTAINING ANY AMOUNT OF PHOSPHORUS OR OTHER COMPOUNDS CONTAINING PHOSPHORUS, SUCH AS PHOSPHATE SHALL BE APPLIED TO ANY TURF WITHIN THE CITY EXCEPT WHEN THE FOLLOWING CONDITIONS APPLY;

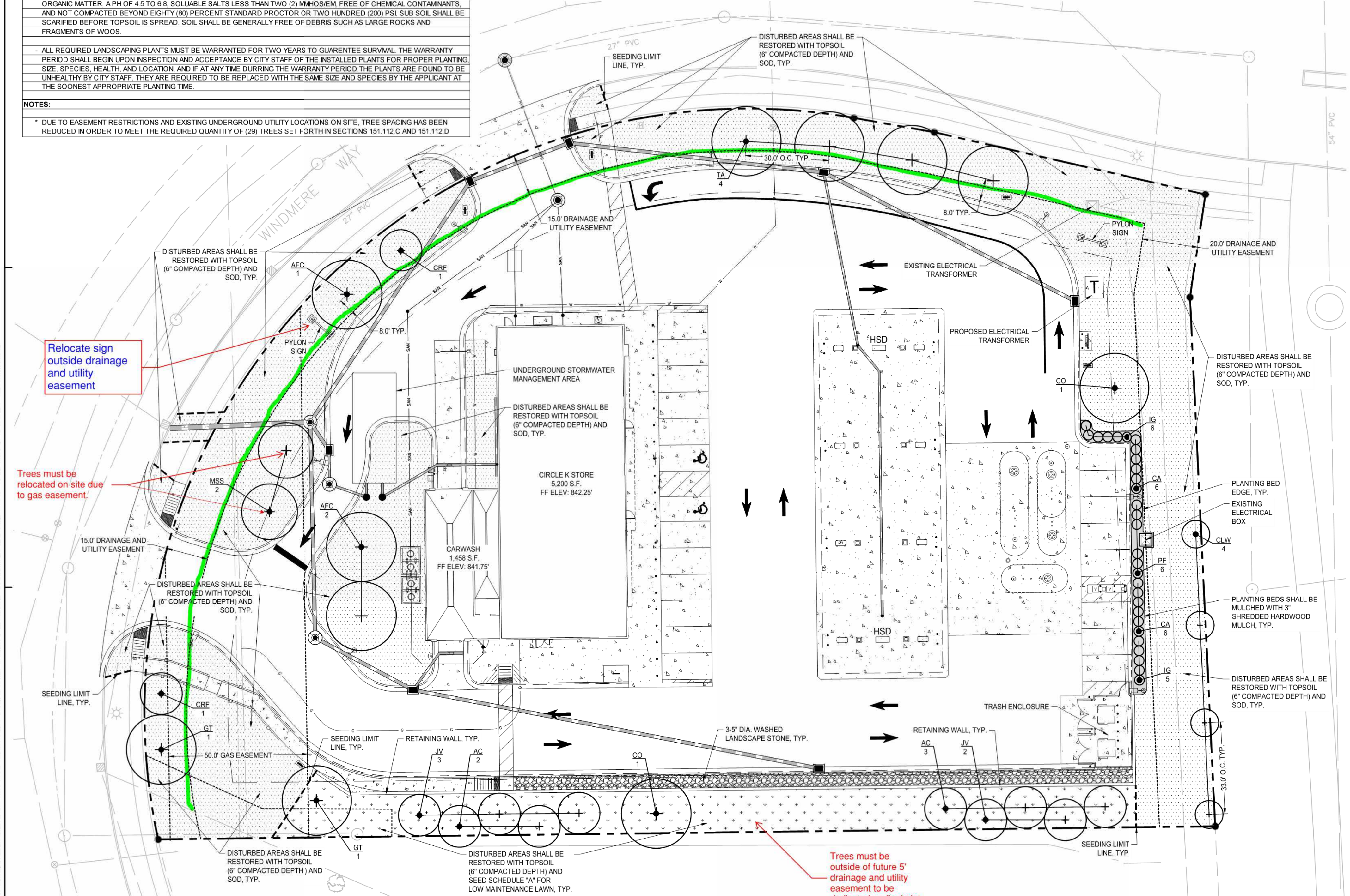
1. NEWLY ESTABLISHED TURF AREAS FOR THE TURFS FIRST GROWING SEASON
2. IN TURF AREAS IN WHICH A SOIL TEST CONFIRMS THAT THE TURF AREA IS BELOW PHOSPHORUS LEVELS ESTABLISHED BY THE UNIVERSITY OF MINNESOTA EXTENSION SERVICE. THE FERTILIZER TO BE APPLIED SHALL NOT CONTAIN AN AMOUNT OF PHOSPHORUS THAT EXCEEDS THE AMOUNT RECOMMENDED IN THE SOIL TEST EVALUATION.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	Notes
Shade Trees								
AFC	3	Acer freemanii 'Celzam'	Celebration Maple	40-45' Ht.	20-25' Sprd.	2.5" Cal.	B&B	
CO	2	Celtis occidentalis	Common Hackberry	40-60' Ht.	40-60' Sprd.	2.5" Cal.	B&B	
GT	2	Gleditsia t.i. 'Skyline'	Skyline Honeylocust	35-45' Ht.	25-35' Sprd.	2.5" Cal.	B&B	
TA	4	Tilia americana 'American Sentry'	American Sentry Linden	40-45' Ht.	25-30' Sprd.	2.5" Cal.	B&B	
Ornamental Trees								
CRF	2	Carpinus caroliniana 'Rising Fire'	Rising Fire American Hornbeam	30' Ht.	15' Sprd.	2" Cal.	B&B	Tree Form
CLW	4	Cercis canadensis 'Little Woody'	Eastern Redbud	10-12' Ht.	8-10' Sprd.	2" Cal.	B&B	
MSS	2	Malus 'Spring Snow'	Spring Snow Crab	20-25' Ht.	15-20' Sprd.	2" Cal.	B&B	
Evergreen Trees								
AC	5	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	
JV	5	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-25' Sprd.	8' Ht.	B&B	
Deciduous / Evergreen Shrubs								
CA	12	Cornus sericea 'Farrow'	Arctic Fire Dogwood	3-4' Ht.	3-4' Sprd.	No. 5	Cont.	
IG	11	Ilex glabra 'Chazmin'	Nordic Inkberry	3-4' Ht.	3-4' Sprd.	No. 5	Cont.	
PF	6	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	2-3' Ht.	3-4' Sprd.	No. 5	Cont.	

No overstory trees allowed in perimeter drainage and utility easements.

Some of the trees to be relocated outside of easements may be located in boulevard of Windermere Way with approval of Shakopee Public Utilities and City Public Works / Engineering.



LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE GROUND HARDWOOD BARK MULCH. MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS OR PRESSURE TREATED LUMBER AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DYED MULCH WILL BE ACCEPTED. MULCH DEPTH SHALL BE FOUR (4) INCHES UNLESS OTHERWISE DIRECTED. MULCH SHALL BE DISC ANCHORED.
9. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF SIX (6) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
    a) AN ORGANIC CONTENT OF 1.5-10%
    b) SOIL ACIDITY RANGE OF pH 4.5 TO pH 6.8
    c) SOLUBLE SALTS OF LESS THAN 2 MMHOS/EM
    d) MAXIMUM CLAY CONTENT OF 15-20%
    e) NO MORE THAN 65% SAND
    f) NOT COMPACTED BEYOND 80% OF STANDARD PROCTOR OR 200PSI
    SUBSOIL SHALL BE SCARIFIED BEFORE TOPSOIL IS SPREAD.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
    a) pH FACTOR.
    b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
    c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
    d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
15. SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS; A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
16. COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
    a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
    b) LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
    c) PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
    d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DS/M), MAXIMUM
    e) pH RANGE OF 6.0-8.5
17. PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS APPROVED IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST.
18. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. SEE SHEET C504 FOR LANDSCAPE DETAILS.
21. UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
22. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.
23. AN IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING AREAS SHALL BE PROVIDED AS A DESIGN-BUILD SYSTEM. CONTRACTOR SHALL FURNISH CONSTRUCTION DRAWINGS OF COMPLETE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO PIPING, SPRAY HEAD AND VALVE LAYOUT, ELECTRICAL CONNECTION, CONTROLLER AND POINT OF CONNECTION FOR WATER, FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE THE POINT OF CONNECTION AND LOCATION OF IRRIGATION CONTROLLER WITH BUILDING CONTRACTOR DURING INSTALLATION. COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE MANUFACTURED BY RAIN BIRD. NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY OWNER.

SOD (GENERAL LAWN AREAS)

SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.

LANDSCAPE LEGEND:

- SHADE / ORNAMENTAL / EVERGREEN TREE
- SHRUB / ORNAMENTAL GRASS
- MULCHED PLANTING BED AREA
- SOD LAWN
- LANDSCAPE STONE AREA
- SEEDING LIMIT LINE

N

0 20 40 60 FT
1" = 20' SCALE BAR

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Date Revised	Description

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
G. HARVEY, PE
PROJECT MANAGER
S. HARRISON
QUALITY CONTROL
S. HARRISON
DRAWN BY
M. SIMBARI
DATE
4/14/2023

PROJECT NAME
HOLIDAY STATIONSTORES LLC
NTI
SWC WINDERMERE WAY & MARYSTOWN RD
NORTHERN TIER BU

1605 WINDERMERE WAY (SWC WINDERMERE WAY & MARTYSTOWN ROAD) SHAKOPEE, MN 55379

CIRCLE K STORES INC.

PROJECT NUMBER
016372

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
C130 8 OF 18

5200 NATIONAL PROTOTYPE