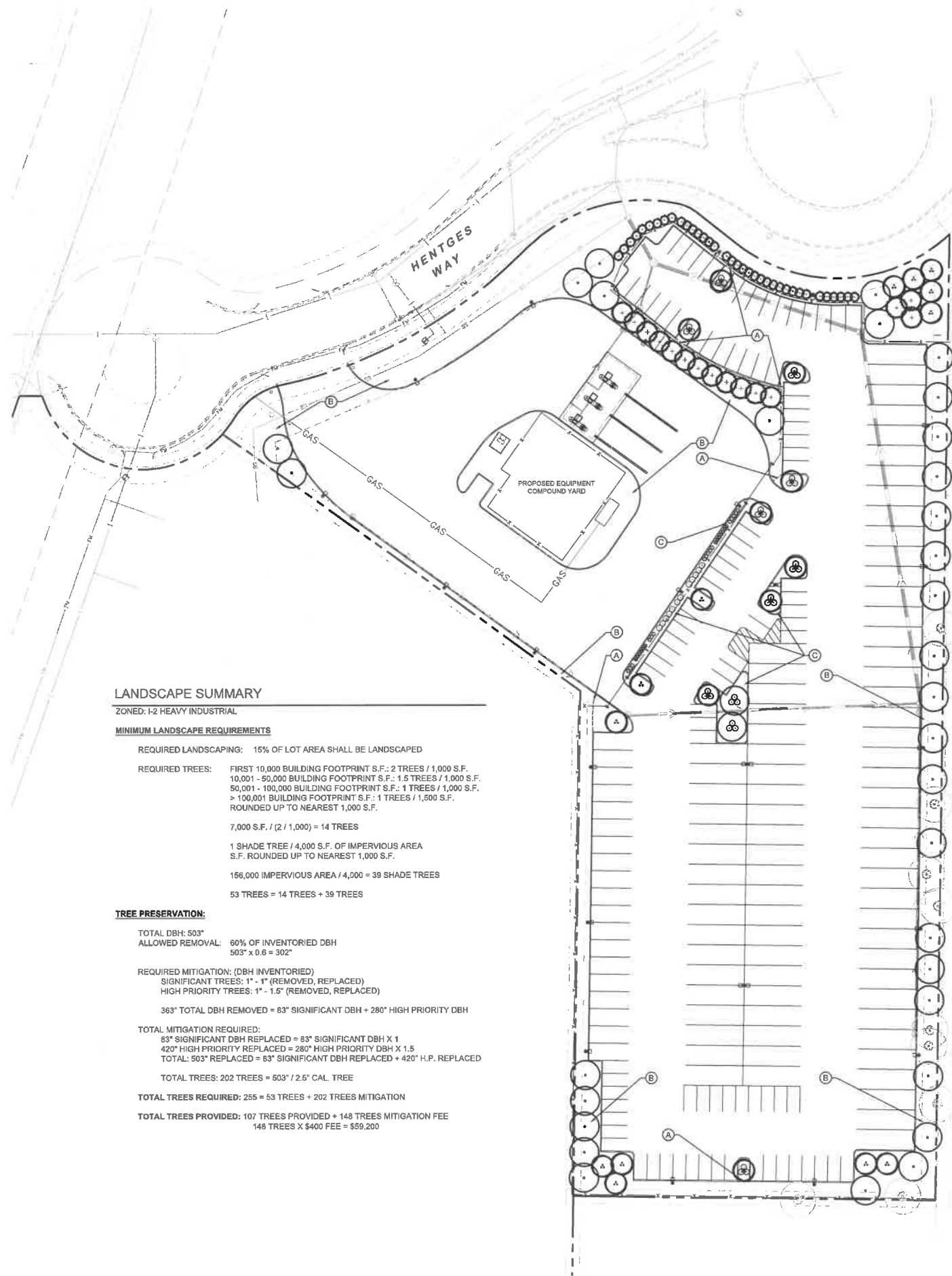




LANDSCAPE SUMMARY

ZONED: I-2 HEAVY INDUSTRIAL

MINIMUM LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING: 15% OF LOT AREA SHALL BE LANDSCAPED

REQUIRED TREES: FIRST 10,000 BUILDING FOOTPRINT S.F.: 2 TREES / 1,000 S.F.
10,001 - 50,000 BUILDING FOOTPRINT S.F.: 1.5 TREES / 1,000 S.F.
50,001 - 100,000 BUILDING FOOTPRINT S.F.: 1 TREES / 1,000 S.F.
> 100,001 BUILDING FOOTPRINT S.F.: 1 TREES / 1,500 S.F.
ROUNDED UP TO NEAREST 1,000 S.F.

7,000 S.F. / (2 / 1,000) = 14 TREES

1 SHADE TREE / 4,000 S.F. OF IMPERVIOUS AREA
S.F. ROUNDED UP TO NEAREST 1,000 S.F.

156,000 IMPERVIOUS AREA / 4,000 = 39 SHADE TREES

53 TREES = 14 TREES + 39 TREES

TREE PRESERVATION:

TOTAL DBH: 503"
ALLOWED REMOVAL: 60% OF INVENTORIED DBH
503" x 0.6 = 302"

REQUIRED MITIGATION: (DBH INVENTORIED)
SIGNIFICANT TREES: 1" - 1" (REMOVED, REPLACED)
HIGH PRIORITY TREES: 1" - 1.5" (REMOVED, REPLACED)

363" TOTAL DBH REMOVED = 83" SIGNIFICANT DBH + 280" HIGH PRIORITY DBH

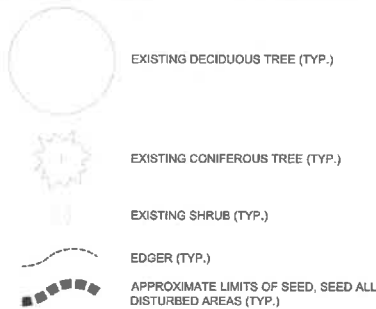
TOTAL MITIGATION REQUIRED:
83" SIGNIFICANT DBH REPLACED = 83" SIGNIFICANT DBH X 1
420" HIGH PRIORITY REPLACED = 280" HIGH PRIORITY DBH X 1.5
TOTAL: 503" REPLACED = 83" SIGNIFICANT DBH REPLACED + 420" H.P. REPLACED

TOTAL TREES: 202 TREES = 503" / 2.5" CAL. TREE

TOTAL TREES REQUIRED: 255 = 53 TREES + 202 TREES MITIGATION

TOTAL TREES PROVIDED: 107 TREES PROVIDED + 148 TREES MITIGATION FEE
148 TREES X \$400 FEE = \$59,200

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
(B) SEED WITH MNDOT 25-131 SEED MIX (TYP.)
(C) ROCK MULCH (TYP.)

CONCEPT PLANT SCHEDULE

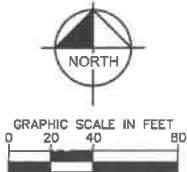
OVERSTORY TREE	34
CONIFEROUS TREE	15
ORNAMENTAL TREE	22
CONIFEROUS SCREEN	36

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
•	AFD	2	CORNUS STOLONIFERA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	#5 CONT.	4' O.C.
•	AJN	10	PHYSOCARPUS OPULIFOLIUS 'JEFAM' TM	AMBER JUBILEE NINEBARK	#5 CONT.	4' O.C.
•	GLS	33	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
•	BBS	13	ANDROPOGON GERARDII NATIVE	BIG BLUESTEM	#1 CONT.	30" O.C.
•	KFG	16	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" O.C.

LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNL A & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE. AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MNDOT SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIPIES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.



DATE SIGNED:

PLOT DATE:

CNG FLEET FUELING STATION

LANDSCAPE PLAN

DATE 05/05/2022	DESIGNED BY BPS
SCALE AS NOTED	APPROVED BY RAH
SHEET	L1.0



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ASSET NO:

BY

DATE

REV

3

IN ORIGINAL DRAWING

CAUTION: THIS DRAWING MAY BE REDUCED

Know what's below. CALL 811 before you dig.

TREE POINT	DBH	TRUNKS	TYPE	HPT - HIGH PRIORITY TREE	STATUS
6368	14	1	Cherry	NO	REMAIN
6385	28	1	Oak	YES	REMOVE
6399	31	1	Oak	YES	REMOVE
6402	9	1	Oak	NO	REMAIN
6404	9	1	Oak	NO	REMOVE
6408	33	1	Oak	YES	REMAIN
6421	28	1	Oak	YES	REMAIN
6422	10	1	Hackberry	NO	REMAIN
6423	7	1	Oak	NO	REMOVE
6424	25	1	Oak	YES	REMOVE
6453	26	2	Oak	YES	REMOVE
6456	12	1	Oak	NO	REMOVE
6457	25	1	Oak	YES	REMOVE
6458	18	1	Oak	YES	REMOVE
6460	9	1	Cherry	NO	REMOVE
6461	14	2	Oak	NO	REMOVE
6463	15	3	Oak	YES	REMOVE
6469	6	1	Cherry	NO	REMOVE
6470	6	1	Oak	NO	REMOVE
6471	21	1	Oak	YES	REMOVE
6472	15	5	Oak	YES	REMOVE
6473	6	1	Oak	NO	REMOVE
6475	24	1	Oak	YES	REMAIN
6476	6	1	Oak	NO	REMAIN
6485	23	1	Oak	YES	REMOVE
6486	10	1	Oak	NO	REMAIN
6496	22	2	Oak	YES	REMOVE
6497	16	1	Oak	YES	REMOVE
6498	8	1	Oak	NO	REMOVE
6499	15	5	Oak	YES	REMOVE
6508	6	1	Cherry	NO	REMOVE
6510	6	2	Oak	NO	REMAIN