









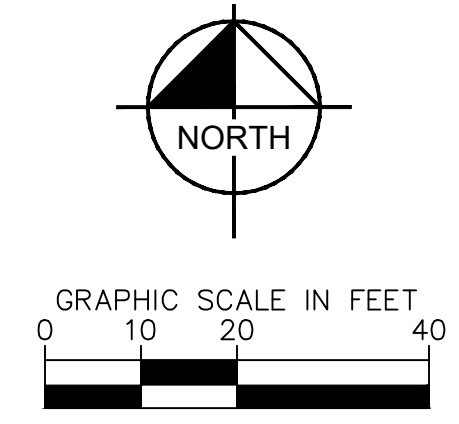
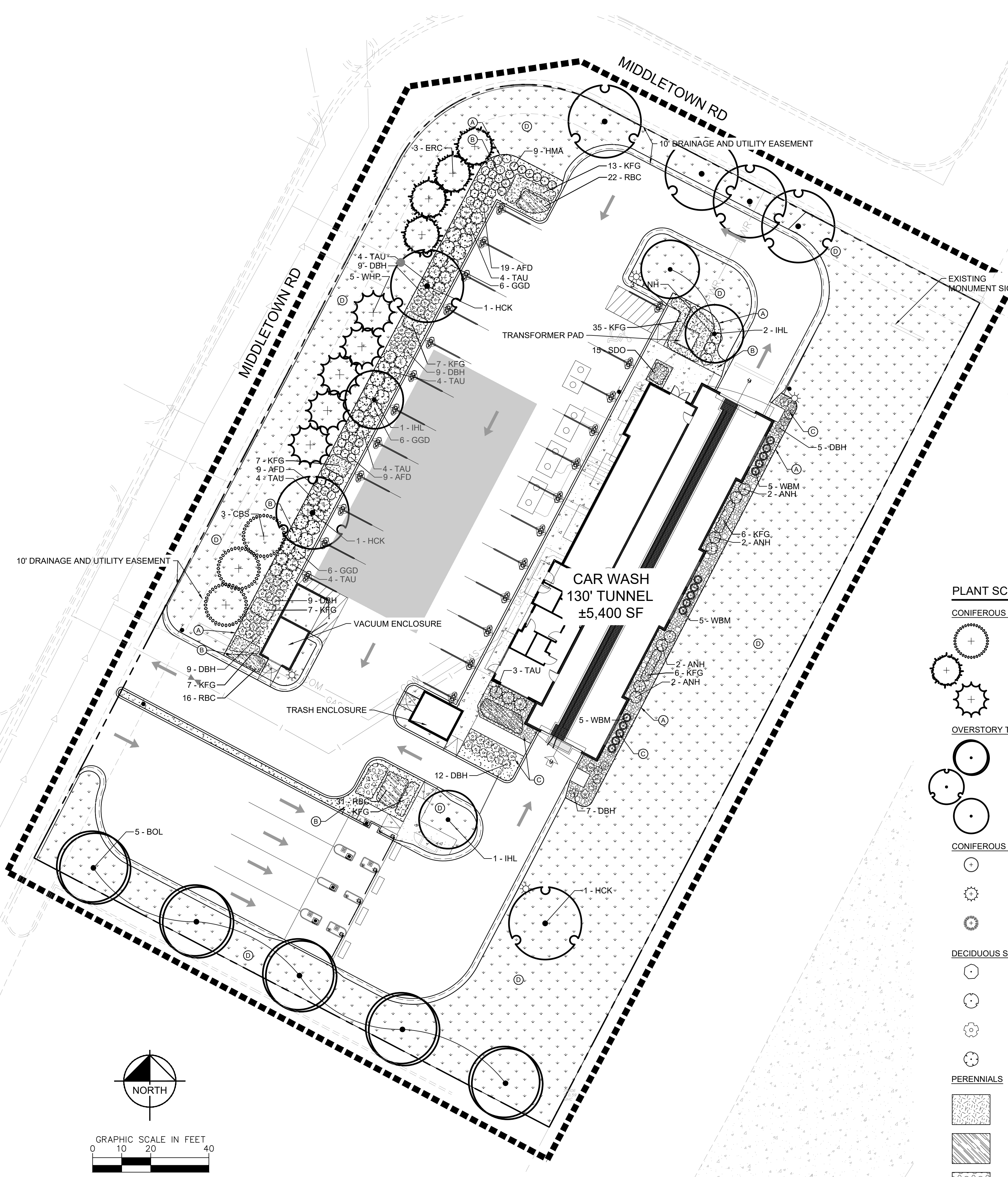








K:\TWC\_LDE\Mister Car Wash\Spring Lake Park, MN\3 Design\CAD\PlanSheets\1-LANDSCAPE PLAN.DWG May 12, 2022 - 4:31pm  
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- LANDSCAPE KEYNOTES**
- (A) EDGER (TYP.)
  - (B) DOUBLE SHREDED HARDWOOD MULCH (TYP.)
  - (C) ROCK MULCH (TYP.)
  - (D) SOD (TYP.)

- LANDSCAPE LEGEND**
- EXISTING DECIDUOUS TREE (TYP.)
  - EXISTING CONIFEROUS TREE (TYP.)
  - EXISTING SHRUB (TYP.)
  - EDGER (TYP.)
  - APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

**LANDSCAPE SUMMARY**

**OFF STREET PARKING REQUIREMENTS**

OVERSTORY TREES REQUIRED: 3 TREES = 1 TREE / 10 PARKING SPACES = 25 SPACES / 10  
 OVERSTORY TREES PROVIDED: 3 TREES

SCREENING REQUIRED: BUFFER YARD REQUIRED WHEN COMMERCIAL ABUTS A RESIDENTIAL ZONE  
 SCREENING PROVIDED: SEE PLAN

**BUILDING PERIMETER REQUIREMENTS**

FOUNDATION PLANTINGS REQUIRED: AT LEAST 50% OF TOTAL PERIMETER TO BE SODDED OR LANDSCAPED  
 FOUNDATION PLANTINGS PROVIDED: 180 LF OF FOUNDATION PLANTINGS = 360 LF PERIMETER / 2

**PLANT DIVERSITY REQUIREMENTS**

\*NOTE: PLAN MUST MEET 3 OF THE FOLLOWING

\*OVERSTORY TREES REQUIRED: 12 TREES = 1 TREE / 3,000 SF OF OPEN AREA = 35,322 SF / 3,000  
 OVERSTORY TREES PROVIDED: 12 TREES

\*ORNAMENTAL TREES REQUIRED: 24 TREES = 1 TREE / 1,500 SF OF OPEN AREA = 35,322 SF / 1,500  
 ORNAMENTAL TREES PROVIDED: 4 EXISTING ORNAMENTAL TREES

\*EVERGREEN TREES REQUIRED: 12 TREES = 1 TREE / 3,000 SF OF OPEN AREA = 35,322 SF / 3,000  
 EVERGREEN TREES PROVIDED: 12 TREES

\*SHRUBS REQUIRED: 354 SHRUBS = 1 DECIDUOUS OR 1 EVERGREEN SHRUB / 100 SF OF OPEN AREA = 35,322 SF / 100  
 SHRUBS PROVIDED: 177 SHRUBS

**PLANT SCHEDULE**

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	
	CBS	3	PICEA PUNGENS	COLORADO SPRUCE	B & B	8' HT.	
	ERC	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	8' HT.	
	WHP	5	PINUS STROBUS	WHITE PINE	B & B	8' HT.	
OVERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	
	BOL	5	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL.	
	HCK	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	
	IHL	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.	
CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	HMA	9	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#5 CONT.	3' O.C.	
	TAU	27	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	5' O.C.	
	WBM	15	PINUS MUGO 'WHITE BUD'	MUGO WHITE BUD PINE	#5 CONT.	3' O.C.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	AFD	37	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5 CONT.	3' O.C.	
	ANH	11	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	
	DBH	60	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
	GGD	18	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD	#5 CONT.	5' O.C.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	KFG	102	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.		30" o.c.
	RBC	104	ECHINACEA PURPUREA 'RUBY STAR'	RUBY STAR CONEFLOWER	#1 CONT.		20" o.c.
	SDO	49	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.		18" o.c.

PRELIMINARY - NOT FOR CONSTRUCTION

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**LANDSCAPE PLAN**

**MCW - SPRING LAKE PARK, MN**  
 PREPARED FOR  
**MISTER CAR WASH**  
 SPRING LAKE PARK

SHEET NUMBER  
**L100**

No.	REVISIONS	DATE	BY

KHA PROJECT: 160284005  
 DATE: 05/13/2022  
 SCALE: AS SHOWN  
 DESIGNED BY: CFK  
 DRAWN BY: CFK  
 CHECKED BY: MGC  
 MITCHELL G. COOKAS, P.L.A.  
 MN LIC. NO. 5652