



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: October 30, 2019
Subject: City of Lake Elmo Landscape Plan Review
Inwood 7th Addition, Review #1

Submittals

- Full Construction Documents, dated September 26, 2019, received October 18, 2019.

Location: Southwest quadrant of Island Trail and 5th Street N, Lake Elmo, MN

Land Use Category: Urban High Density, PUD

Surrounding Land Use Concerns: None

Special landscape provisions in addition to the zoning code: None

Tree Preservation:

- A. The existing parcel for this development is vacant and absent of any trees. No tree preservation plan is required.

Landscape Requirements:

The master plan landscape plans **do not** meet the code required number of trees.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	586		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	586		Lineal Feet
/50 Feet = Required Frontage Trees	12		Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	2.8		Acres
*5 = Required Development Trees	14		Trees
Interior Parking Lot Spaces*	63		Spaces
/10 = Required Parking Lot Trees	7		Trees
Perimeter Parking Lot Frontage Length	0		Lineal Feet
/50 = Required Frontage Strip Trees	0		Trees
Required Mitigation Trees	0		
Required Number of Trees **	33		
Total Trees to Date		30	

* Interior parking lot landscaping trees are required based on stall count:

None if 0 - 30 Parking Spaces

1 tree per 10 spaces if 31 - 100 Parking Spaces

1 tree per 15 spaces If >101 Parking Spaces

** Residential development - mitigation replacement trees are in addition to landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans **do not** meet the minimum compositions of required trees:

- Up to 15% of the required number of trees may be ornamental tree

Master Plan	Qty	% Composition	
Deciduous Shade Trees	9	30%	>25% required
Coniferous Trees	8	27%	>25% required
Ornamental Trees	13	43%	<15% required
Tree Count	30		

A. A landscape plan has been submitted that does meet all requirements

B. The landscape plan **does not include** the landscape layout requirements:

- Tree Spacing Not Specified
- *No driveway conflicts; Prefer that the trunk of trees shall be 8-10 feet minimum from the nearest driveway edge.*

C. Interior Parking Lot Landscaping – The development does include interior parking lots.

1. At least 5% of the interior area of parking lots with more than 30 parking spaces is devoted to landscape planting areas. The parking lot is measured at approximately 22,808 square feet and a planting bed measuring approximately 6,600 square feet separates the parking lot from the main entrance. The planting area is approximately 34% of the interior of the parking lot area.
2. The planting area includes 7 shade trees satisfying the minimum required tree planting requirements for interior parking lots.

D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.

E. Screening – Screening is not required by City code.

Special Landscape Considerations:

- A. 5th Street – The development is along 5th Street which has been completed with previous phases of the Inwood development.
- a. The applicant has marked the existing 5th street boulevard trees to remain which meets the required 5th Street landscaping elements.

Findings:

1. Not all code required trees have been provided.
2. Landscape plans do not meet the minimum composition requirements.
 - a. Too many ornamental species have been proposed. Some of the ornamental species should be exchanged for deciduous or evergreen species as they fit site conditions and to meet the minimum composition requirements.
3. Landscape plans do not meet the landscape layout requirements.
 - a. The Boulevard Linden proposed by the entrance drive is located too close to the driveway edge. See attached figure.
 - b. Only two (2) trees are proposed along Island Trail (measured at approximately 270 lineal feet of frontage) and does not fulfill street frontage requirements of one tree every 50 feet. Provide additional trees along Island Trail street frontage to make the streetscape cohesive with the rest of the Inwood development along Island Trail.

Ken Roberts
Planning Director
City of Lake Elmo
October 30, 2019



Recommendation:

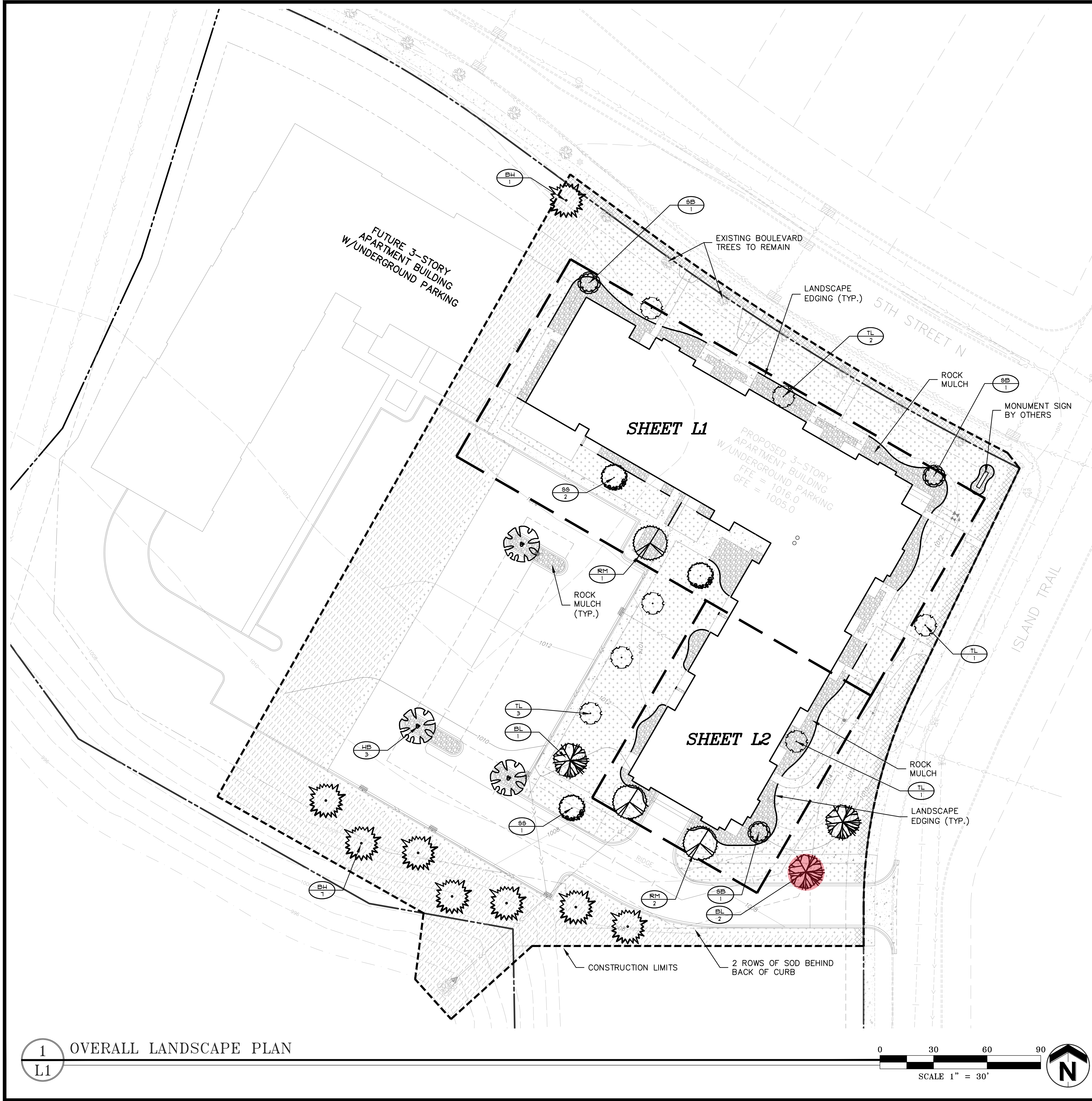
It is recommended that conditions of approval include:

1. Submit a revised landscape plan addressing the above findings.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect



LAKE ELMO LANDSCAPE CODE

- A MINIMUM OF (1) TREE PER 50 LF OF STREET FRONTAGE.
 - TOTAL STREET FRONTAGE = 586 LF. (EXCLUDES 227 LF FRONTAGE FOR FUTURE DEVELOPMENT)
 - 586/50 = 12 TREES REQUIRED
 - 227/50 = 5 TREES REQUIRED (FUTURE)
- ADDITIONALLY, (6) TREES SHALL BE PLANTED PER (1) ACRE OF DEVELOPED LAND OR DISTURBED BY DEVELOPMENT ACTIVITY.
 - OVERALL SITE ACREAGE = 2.8 ac (EXCLUDES 1.4 ac AREA FOR FUTURE DEVELOPMENT)
 - 2.8 x 6 = 17 TREES REQUIRED
 - 1.4 x 6 = 9 TREES REQUIRED (FUTURE)
- AT LEAST 25% OF TREE COUNT SHALL BE DECIDUOUS OR CONIFEROUS
- CONGREGATE HOUSING REQUIRES 50sf OF OPEN SPACE PER RESIDENCE
 - 68 UNITS X 50sf = 3400sf OPEN SPACE REQUIRED
 - PATIO & RAISED GARDENS +/- 3400sf OF OPEN SPACE
- IRRIGATION SHALL BE PROVIDED FOR ALL SOD/SEED AND LANDSCAPE AREAS PER LAKE ELMO DETAILS / SPECIFICATIONS

PLANTING NOTES

- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC. STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEEDDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	COMMERCIAL TURF - SOD	TURFGRASS SOD
	SALT TOLERANT SOD	MnDOT 3878 C
	LOW MAINT. TURF - SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT SODDED	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	1.5" TRAP ROCK	TRAP ROCK, COORDINATE WITH OWNER

LANDSCAPE LEGEND - TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL MATURE HEIGHT	HEIGHT
DECIDUOUS TREES							
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	3	15'	60'
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	3	15'	50'
RM	Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	3	14'	50'
ORNAMENTAL TREES							
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	3	8'	20'
SS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	3	8'	25'
TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	7	8'	20'
EVERGREEN TREES							
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6"	BB	8	6'	40'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE.
CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SITE LANDSCAPE PLAN

INWOOD 7TH ADDITION
5th Street N. & Island Trail
Lake Elmo, Minnesota

RPS LEGACY LLC
2935 Country Drive, Suite 100
Little Canada, MN 55117

REVISIONS

1.	
DRAWN BY:	RJR
DESIGNED BY:	RJR
ISSUE DATE:	09/26/19

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 09/26/19 License #: 56346