



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: May 7, 2019
Subject: City of Lake Elmo Landscape Plan Review
Springs at Lake Elmo, Review #1

Submittals

- Tree Preservation Plan, dated April 12, 2019, received April 12, 2019.
- Landscape Plans, dated April 12, 2019, received April 12, 2019.

Location: North of Hudson Boulevard North, West of Keats Avenue North in Lake Elmo, MN

Land Use Category: Rural Development Transitional being rezoned to Urban High Density Planned Unit Development

Surrounding Land Use Concerns:

The property to the north (Bentley Village) is Urban Medium Density Residential and is less intensive land use than the proposed Urban High Density Residential. Screening is required on the north boundary.

The property's use to the west (Rural Development Transitional) is unknown at the moment and east (Commercial) is a zone that is more intensive land use than this proposed Urban High Density Residential. Screening is not required on the east or west boundaries. To the south is Interstate 94 where screening is suggested to help with noise abatement.

Special landscape provisions in addition to the zoning code:

None.

Tree Preservation:

A. A tree preservation plan has been submitted that does meet all requirements.

| Entire Site | | | |
|--|---|---------|----------------|
| Total Caliper Inches of Significant Trees On-Site: | | 1050 | Cal Inches |
| | Common Trees | 489 | |
| | Conifer/Evergreen Trees | 303 | |
| | Hardwood Trees | 258 | |
| | Nuisance Trees | 0 | |
| Significant Inches Removed On-Site | | 1050 | Cal Inches |
| | Common Trees | 489 | |
| | Conifer/Evergreen Trees | 303 | |
| | Hardwood Trees | 258 | |
| | Nuisance Trees | 0 | |
| 30% Tree Removal Limits (Cal. Inches) | | Allowed | Proposed |
| | Subtract Common Tree Removals | 146.7 | 489 |
| | Subtract Conifer/Evergreen Tree Removals | 90.9 | 303 |
| | Subtract Hardwood Tree Removals | 77.4 | 258 |
| Removals in excess of 30% allowances | | | |
| | Removals in excess of 30% allowances | 142.0 | Cal Inches |
| | Common Removals in Excess of 30% Allowance | 342.3 | |
| | Conifer Removals in Excess of 30% Allowance | 212.1 | |
| | Hardwood Removals in Excess of 30% Allowance | 180.6 | |
| | Common Tree Replacement Needed (1/4 the dia inches removed) | 85.6 | Cal Inches |
| | Conifer Tree Replacement Needed (1/2 the dia inches removed) | 106.1 | Cal Inches |
| | Hardwood Tree Replacement Needed (1/2 the dia inches removed) | 90.3 | Cal Inches |
| Common Tree Replacement Required @ 3" per Tree | | 29 | # Trees |
| Conifer Tree Replacement Required @ 3" per 6' Tall Tree | | 36 | # Trees |
| Hardwood Tree Replacement Required @ 3" per Tree | | 31 | # Trees |

- B. There are 37 specimen trees identified in the tree inventory. The following tree ID numbers are defined as specimen, 3501-3534, 3557, 3561, and 3563. All specimen trees are proposed for removal.
- C. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- D. Tree replacement calculations does follow the required procedure.
- E. This project is residential development; therefore, mitigation replacement trees shall be in addition to landscape required tree counts.

Landscape Requirements:

The preliminary landscape plans **do not** meet the code required number of trees. The preliminary plans show fewer than the code required tree quantities.

| | Master Plan (Code Required) | Master Plan Proposed | |
|--|--------------------------------|-------------------------|-------------|
| Street frontage | 1100 | | Lineal Feet |
| Lake Shore | 0 | | Lineal Feet |
| Stream Frontage | 0 | | Lineal Feet |
| Total Linear Feet | 1100 | | Lineal Feet |
| /50 Feet = Required Frontage Trees | 22 | | Trees |
| Development or Disturbed Area | - | | SF |
| Development or Disturbed Area | 17 | | Acres |
| *5 = Required Development Trees | 85 | | Trees |
| Interior Parking Lot Spaces* | 36 | | Spaces |
| /10 = Required Parking Lot Trees | 4 | | Trees |
| Perimeter Parking Lot Frontage Length* | 1286 | | Lineal Feet |
| /50 = Required Frontage Strip Trees | 26 | | Trees |
| Required Mitigation Trees | 96 | | |
| Required Number of Trees | 233 | | |
| Total Trees to Date | | 184 | |

* 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 meet the minimum compositions of required trees:

- At least 25% of the required number of trees shall be deciduous shade trees
- At least 25% of the required number of trees shall be coniferous trees
- Up to 15% of the required number of trees may be ornamental tree

| Master Plan | Qty | % Composition | |
|-----------------------|-----|---------------|---------------|
| Deciduous Shade Trees | 125 | 74% | >25% required |
| Coniferous Trees | 44 | 26% | >25% required |
| Ornamental Trees | 15 | 9% | <15% required |

Tree Count 169

A. A landscape plan has been submitted that **does not include** all requirements.

1. The landscape plan **does not** include required City standard notes and details.

- B. The landscape plan **does not** meet the landscape layout requirements.
- No utility conflicts; Prefer that the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot.
- C. Interior Parking Lot Landscaping – The development does include several interior parking lots. Only one meets the threshold of 30 parking spaces and **does not** meet the following landscape requirements.
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 8,650 square feet and a planting bed measuring approximately 0 square feet separates the parking lot from the circle drive/drop-off area. The planting area is approximately 0% of the interior of the parking lot area.
 2. The planting area includes 1 shade tree and does not satisfy the minimum required 4 tree planted to meet the requirements for this interior parking lot.
- D. Perimeter Parking Lot Landscaping – The development **does** include perimeter parking lots and **does not** meet the following landscape requirements.
1. Alongside and rear property lines abutting residential properties or districts, screening shall be provided, consisting of either a masonry wall, fence or berm in combination with landscape material that forms a screen a minimum of four (4) feet in height, a maximum of six (6) feet in height, and not less than ninety percent (90%) opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per forty (40) linear feet along the property line.
- E. Screening – The landscape plan **does not** meet screening requirements.

Screening is required by City code. Screening shall be used to provide visual and noise separation of intensive uses from less intensive uses. Where screening is required in the City Code between uses or districts, it shall consist of either a masonry wall (chain link will not suffice) or fence in combination with landscape material that forms a screen at least six (6) feet in height, and not less than ninety percent (90%) opaque on a year-round basis. Landscape material shall include trees, planted at a minimum of one deciduous or coniferous tree per forty (40) linear feet along the property line. Additional landscape material such as shade trees or trellises may be required to partially screen views from above.

A single, straight row of evergreen trees is inadequate for screening. Vegetative screening should consist of more than one row of evergreen trees and include a row of other trees or native shrubs in front of the evergreens to soften the “development wall” effect.

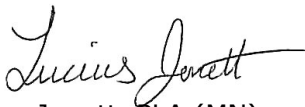
Findings:

1. Tree calculations for mitigation and landscape requirements are based on 3" DBH trees. This diameter exceeds the minimum size required and provides fewer trees at a larger diameter.
2. Tree replacement calculations do not follow the required procedure. We are not able to follow the math of how the common, conifer, and nuisance species were tabulated. Please provide tabulations.
3. Preliminary landscape sheets do not include required City standard notes and details. Update details using City standard notes and details.
4. There are some landscape conflicts with utility lines. Please refer to attached document for problem areas. Please correct tree spacing so the trunk of trees shall be 10 feet from the nearest utility, including water and sewer service stubs to each lot.
5. The preliminary landscape plans do not calculate interior parking lot and perimeter parking lot tree plantings. Please refer to attached document for identified issues. Please update landscape plan to provide the required plantings.
6. The north side of the property will need to satisfy both screening and perimeter parking lot requirements.

Recommendation:

It is recommended that a condition of approval include submitting a revised landscape plan addressing findings 2-6 listed above.

Sincerely,



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

Client
**CONTINENTAL
483 FUND LLC**

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

Project
**SPRINGS AT
LAKE ELMO**

Location
**LAKE ELMO,
MINNESOTA**
9955 HUDSON BOULEVARD NORTH

Certification
I hereby certify that this survey, plan 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.

William L. Delaney
Registration No. 52 Date: 4/12/2019
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary
Designed: EAV Drawn: CIL
Approved: EAV Book / Page:
Phase: PRELIMINARY Initial Issue: 4/12/2019

Revision History
No. Date By Submittal / Revision
4/12/2019 CITY SUBMITTAL

Sheet Title
**LANDSCAPE
PLAN**

Sheet No. Revision
L1.01

Project No. 21654

