



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: July 30, 2019
Subject: City of Lake Elmo Landscape Plan Review
Springs at Lake Elmo, Review #3

Submittals

- Final Plat Resubmittal Tree Preservation Plan, dated July 26, 2019, received June 26, 2019.
- Final Plat Resubmittal Landscape Plans, dated July 26, 2019, received June 26, 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 meet the code required number of trees.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	1100	1100	Lineal Feet
Lake Shore	0	0	Lineal Feet
Stream Frontage	0	0	Lineal Feet
Total Linear Feet	1100	1100	Lineal Feet
/50 Feet = Required Frontage Trees	22	22	Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	17	17	Acres
*5 = Required Development Trees	85	85	Trees
Interior Parking Lot Spaces*	0	0	Spaces
/10 = Required Parking Lot Trees	0	0	Trees
Perimeter Parking Lot Frontage Length*	1286		Lineal Feet
/50 = Required Frontage Strip Trees	26	26	Trees
Required Mitigation Trees	96	96	
Required Number of Trees	229	229	
Total Trees to Date		284	

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

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	142	50%	>25% required
Coniferous Trees	107	38%	>25% required
Ornamental Trees	35	12%	<15% required
Tree Count	284		

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

B. The landscape plan does **not** meet the landscape layout requirements;

1. No utility conflicts; prefer that the trunk of trees shall be 10 feet from the nearest utility, 5 feet minimum required, including yard drains and storm sewer lines.

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



- C. Interior Parking Lot Landscaping – The development does include several interior parking lots and none of the proposed parking lots exceed 30 stalls requiring additional landscaping.
- D. Perimeter Parking Lot Landscaping – The development does include perimeter parking lots and meets all landscape requirements by providing vegetated screening between four and six feet in height and 90% opaque year round and includes one deciduous or coniferous tree for every 40 linear feet along the property line.
- E. Screening – The landscape plan does meet screening requirements by providing a vegetated screen of at least six feet in height and not less than 90% opaque year round and includes one deciduous or coniferous tree for every 40 linear feet along the property line.

Findings:

1. Resubmitted plans address all comments from the previous review.
2. See attached markup on the landscape plan showing trees in conflict with yard drains and utility lines. There are several constrained open spaces, where after the utilities are installed, field adjustments of trees to fit the remaining open space will be difficult to meet City spacing requirements. The landscape plan needs to be updated with adjusted tree locations to maintain 10' clearance where possible, otherwise maintaining at least 5' as agreed upon.

Recommendation:

It is recommended that a condition of final approval includes submitting a revised landscape plan.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'.

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

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. 40252 Date: _____
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

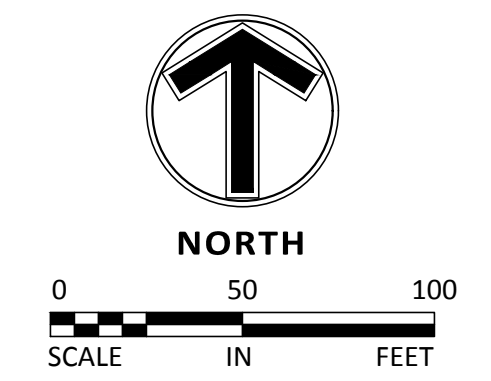
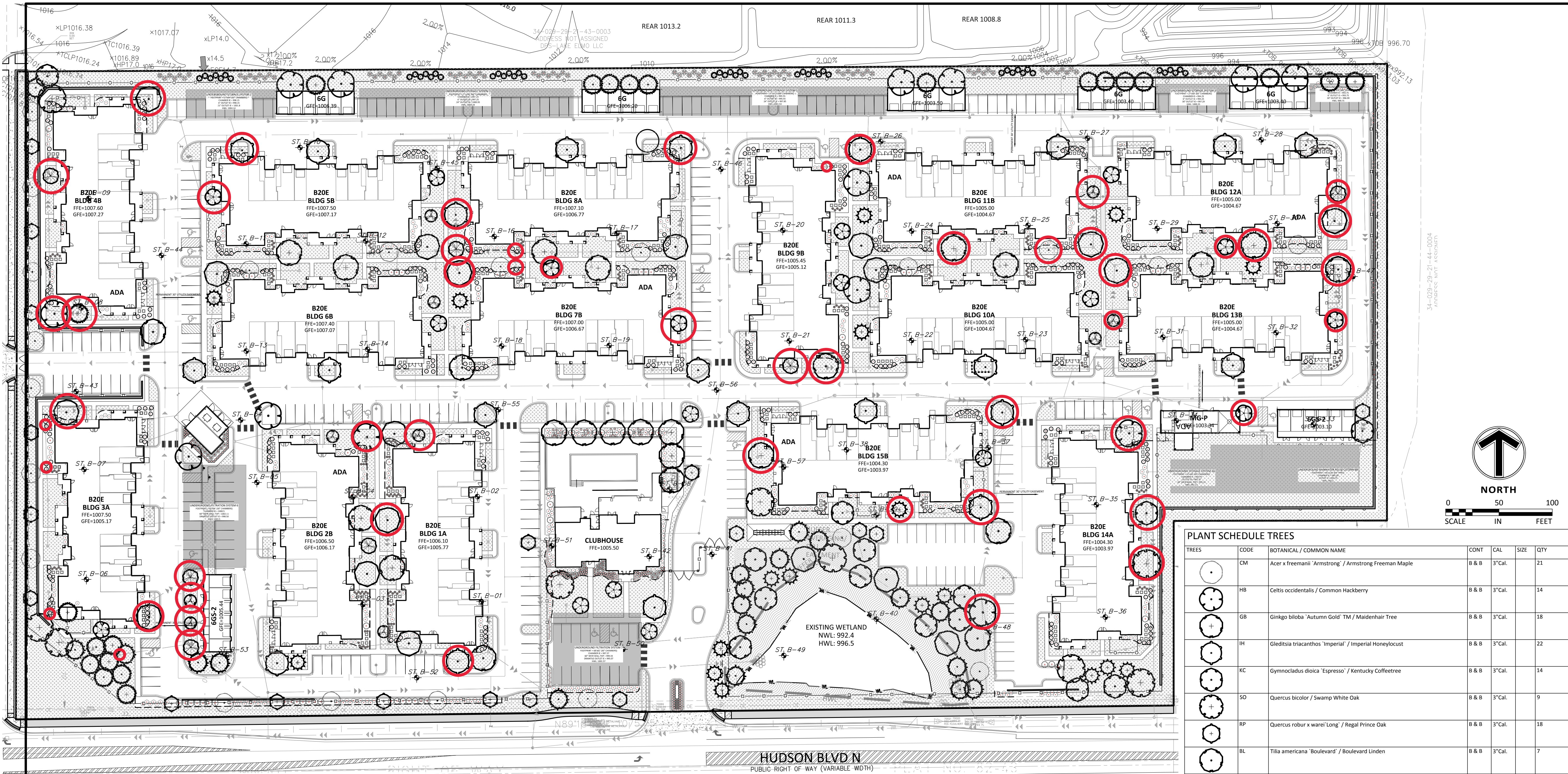
Designed: JEB Drawn: CIL
Approved: ETL Book / Page: _____
Phase: FINAL Initial Issue: 4/12/2019

Revision History

No.	Date	By	Submittal / Revision
4/12/2019			CITY SUBMITTAL
5/1/2019			CITY PRELIMINARY RESUBMITTAL
6/11/2019			BID SET
7/26/2019			CITY SUBMITTAL

Sheet Title
LANDSCAPE
PLAN

Sheet No. Revision
L1.01



PLANT SCHEDULE TREES						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CM	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	3"	Cal	21
	HB	Celtis occidentalis / Common Hackberry	B & B	3"	Cal	14
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	3"	Cal	18
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	3"	Cal	22
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3"	Cal	14
	SO	Quercus bicolor / Swamp White Oak	B & B	3"	Cal	9
	RP	Quercus robur x warei 'Long' / Regal Prince Oak	B & B	3"	Cal	18
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	3"	Cal	7
	PE	Ulmus americana 'Princeton' / American Elm	B & B	3"	Cal	19
CONIFERS						
CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
BF	Abies balsamea / Balsam Fir	B & B	6"		18	
NS	Picea abies / Norway Spruce	B & B	6"		20	
AP	Pinus nigra / Austrian Black Pine	B & B	6"		10	
WP	Pinus strobus / White Pine	B & B	6"		11	
AT	Thuja occidentalis 'Bail John' / Technito Arborvitae	B & B	5"		48	
ORN. TREES						
CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"	Cal	10	
PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"	Cal	7	
JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"	Cal	18	
GROUND COVERS						
CODE	BOTANICAL / COMMON NAME	CONT	QTY			
34-171	MNDOT Seed Mix 34-171 / Wetland Edge	Seed	8,317 sf			
36-211	MNDOT Seed Mix 36-211 / Upland buffer	Seed	10,817 sf			
TUR HIG	Turf Sod Highland Sod / Sod	Sod	165,664 sf			

LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			HEAVY DUTY ASPHALT PAVING	
EASEMENT			CONCRETE PAVING	
BUILDING			CONCRETE SIDEWALK	
RETAINING WALL			ARCHITECTURAL CONCRETE	
WETLAND LIMITS				
TREELINE				
SIGN				
PIPE BOLLARD				
NUMBER OF PARKING STALLS PER ROW				
KEY NOTE				
DETAIL				
CHAIN LINK FENCE				
DECORATIVE WOODEN FENCE				
AIR CONDITIONING UNIT				
NON-STEEL EDGER				

LAKE ELMO, MN LANDSCAPE CODE

MITIGATION FROM TREE PRESERVATION PLAN

COMMON TREES (85.6' @ 3" TREES)	REQUIRED	29 TREES
CONIFER TREES (106.1' @ 3" = 6' TREES)	REQUIRED	36 TREES
HARDWOOD TREES (90.3' @ 3" TREES)	REQUIRED	31 TREES
TOTAL	REQUIRED	96 TREES

SETBACK AREA LANDSCAPE REQUIREMENTS

STREET FRONTAGE (1100 FT / 50 = 22 TREES @ 2.5")	REQUIRED	22 TREES
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DISTURBED AREA (17 ACRES X 5 = 85 TREES @ 2.5") 85 TREES
INTERIOR PARKING LOT = # ABOVE 30 STALLS/10 = 0 0 TREES --- MAY NOT NEED IF UNDER # STALLS
PARKING PERIMETER - LOT FRONTAGE LENGTH 1286 / 50 = 25.72
TOTAL 26 TREES
MITIGATION AND LANDSCAPE REQUIRED TREES 133 TREES
229 TREES

PROPOSED PLANTINGS	REQUIRED	PROPOSED	PERCENTAGE
OVERSTORY TREES	142 TREES	60%	
CONIFEROUS TREES	59 TREES	25%	
ORNAMENTAL TREES*	35 TREES	15%	
TOTAL	229 TREES	236 TREES	

SHRUBS AND PERENNIALS 1,449 UNITS

*DOES NOT COUNT TOWARDS REPLACEMENT TREE TOTALS.