



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: March 29, 2019
Subject: City of Lake Elmo Landscape Plan Review
Easton Village 5th Addition, Review #1

Submittals

- 5th Addition Landscape Plans, dated 03/06/2019, received 03/13/2019.

Location: Southwest quadrant of the intersection of Manning Avenue North & Union Pacific Railroad, Lake Elmo, MN

Land Use Category: Low Density Residential

Surrounding Land Use Concerns: None

Special landscape provisions in addition to the zoning code: None

Tree Preservation:

A tree survey/preservation plan has been previously submitted, including a tree inventory showing individual trees that are to be saved. This plan was approved as part of the original Preliminary Plat.

A tree preservation plan has been provided and previously approved allowing the replacement caliper inches to include the use of ornamental trees, deciduous and coniferous shrubs.

Landscape Requirements:

The landscape plans are generally consistent with the previously approved preliminary plat and phases 1 – 4. There have been some changes to the locations and species of street trees along the roads, a reduction of plantings around the perimeter of the gas distribution station, and an increase of plantings along the railroad tracks.

5th Addition	Qty	% Composition	
Deciduous Shade Tree	88	55%	>25% required
Coniferous Tree	56	35%	>25% required
Ornamental Trees*	16	10%	<15% required

Tree Count 160

**Ornamental Trees, Deciduous shrubs and Coniferous shrubs were included in totals*

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

- 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.
 2. All utilities and pavements **are not** shown on the landscape plan to review for tree placement conflicts.
- B. The landscape plan **does not** consistently meet the landscape layout requirements:
1. Per typical Right of Way layout, place boulevard trees 5' from back of curb when sidewalk or trail is present, 8' from back of curb when no sidewalk or trail is present.
- C. Interior Parking Lot Landscaping – The development does not include interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – The landscape plan does provide noise separation and screening from the railroad.

Findings:

1. The increase of plantings along the railroad tracks is encouraged.
2. The reduction of plantings shown around the perimeter of the gas distribution station will not create open views from the homes on those lots to the distribution station. There are many existing trees on the Natural Gas Company property, not shown on the Easton Village plans. Reviewing Washington County GIS, the chain link fence and distribution station footprint is central on the property and surrounded by several rows of trees; all on the Northern Natural Gas Company property.
3. Several trees are shown over driveway pavement and need to be relocated. See attached figure highlighting the conflicts.
4. A few trees are placed within 10' of storm sewer utilities and need to be relocated to provide 10' from tree trunk to utility pipes.
5. Water and sanitary sewer utilities to the homes are not shown on the landscape plans and need to be included to show any tree placement conflicts.
6. Tree layout does not consistently match the typical ROW layout with boulevard trees 5' from back of curb when sidewalk is present and 8' from back of curb when no sidewalk is present.
7. City standard details are not used for planting details.

Ken Roberts
Planning Director
City of Lake Elmo
March 29, 2019



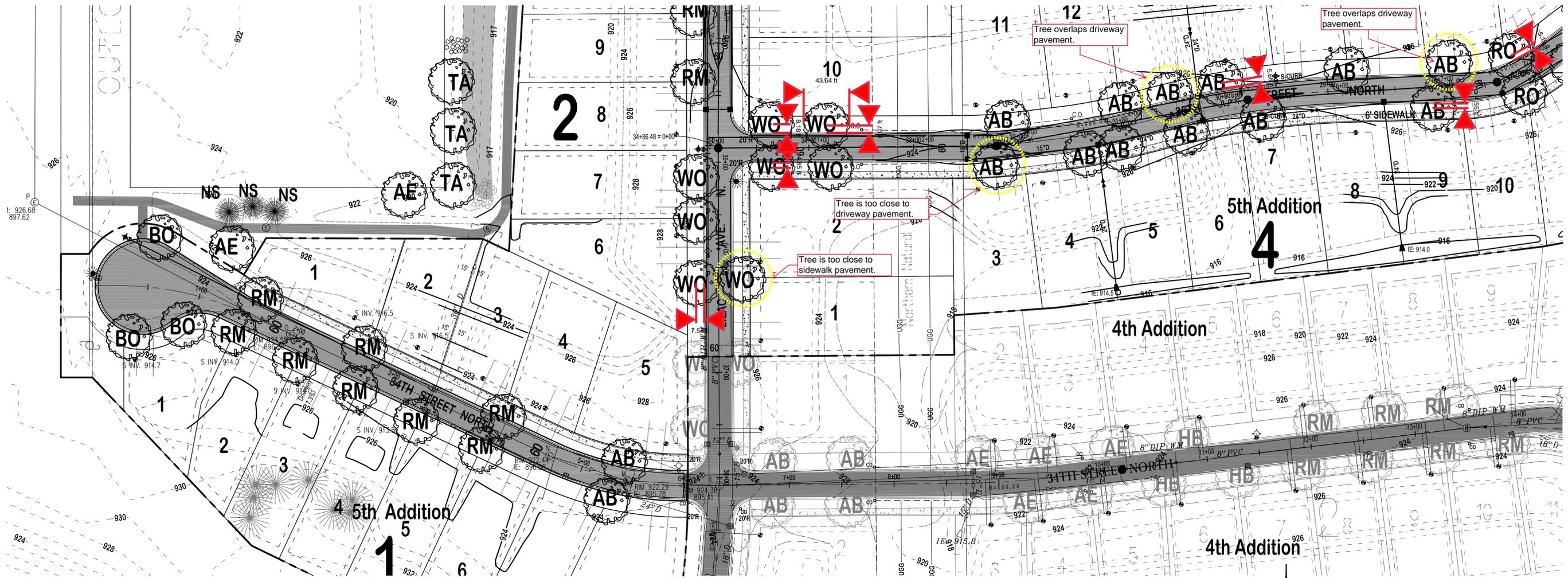
Recommendation:

It is recommended that the conditions of approval include submitting a revised landscape plan showing the water and sanitary sewer utilities, including City standard details, and adjusting the tree layouts to resolve the conflicts noted in the findings above.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is written in a cursive style with a long, sweeping underline.

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



DRAWING PHASE:
OWNER REVIEW
AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DAVID CHMIELEWSKI
 40639
 LICENSE NO.
 03/06/2019
 DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
 2140 COUNTY ROAD 42 WEST
 BURNSVILLE, MN 55337

PROJECT TITLE
**EASTON VILLAGE
 5TH ADDITION
 FINAL PLAN**
 LAKE ELMO, MINNESOTA

PLANTING SCHEDULE AND QUANTITIES FOR ENTIRE PROJECT

	OVERSTORY TREES	Latin Name	Quantity	Size	Type	Notes
RM	Northwood Red Maple	Acer rubrum 'Northwood'	20	2-1/2" Dia.	B&B	
WW	Prairie Cascade Willow	Salix 'Prairie Cascade'	4	2-1/2" Dia.	B&B	
AB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	17	2-1/2" Dia.	B&B	
TA	Quaking Aspen	Populus tremuloides	28	2-1/2" Dia.	#45 Cont.	Berm/Open Space Only
BO	Bur Oak	Quercus macrocarpa	4	2-1/2" Dia.	B&B	
CT	Canada Red Choke Cherry	Prunus virginiana	1	2-1/2" Dia.	B&B	Berm/Open Space Only
AE	Accolade Elm	Ulmus 'Morton'	6	2-1/2" Dia.	B&B	
WO	White Oak	Quercus alba	8	2-1/2" Dia.	B&B	

	ORNAMENTAL	Latin Name	Quantity	Size	Type	Notes
FP	Double Flowering Plum	Prunus triloba	16	2" Dia.	B&B	Berm/Open Space Only

	CONIFERIOUS	Latin Name	Quantity	Size	Type	Notes
AP	Austrian Pine	Pinus nigra	3	8-ft	B&B	
NS	Norway Spruce	Picea abies	3	8-ft	B&B	
WS	White Black Hills Spruce	Picea glauca 'Densata'	9	8-ft	B&B	
WP	White Pine	Pinus strobus	12	8-ft	B&B	
FE	First Editions Juniper	Juniperus scopulorum 'Bailigh'	9	#2	Container	Berms
SP	Star Power Juniper	Juniperus x 'J.N. Select Blue'	20	#2	Container	Berms

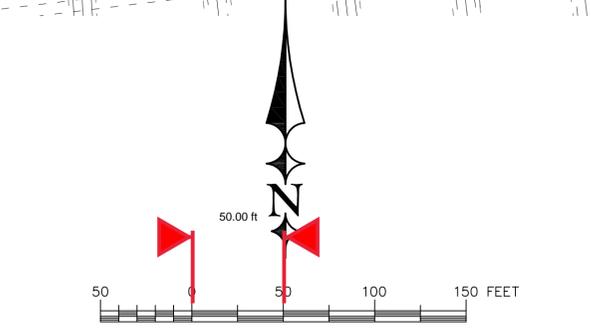
**STANDARD PLAN NOTES
 LANDSCAPE PLANS**

- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
- No plant substitutions shall be made without the prior written authorization from the City.
- All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.
- All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.
- All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
- Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.
- All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
- An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
 LP2.0
 LAKE ELMO



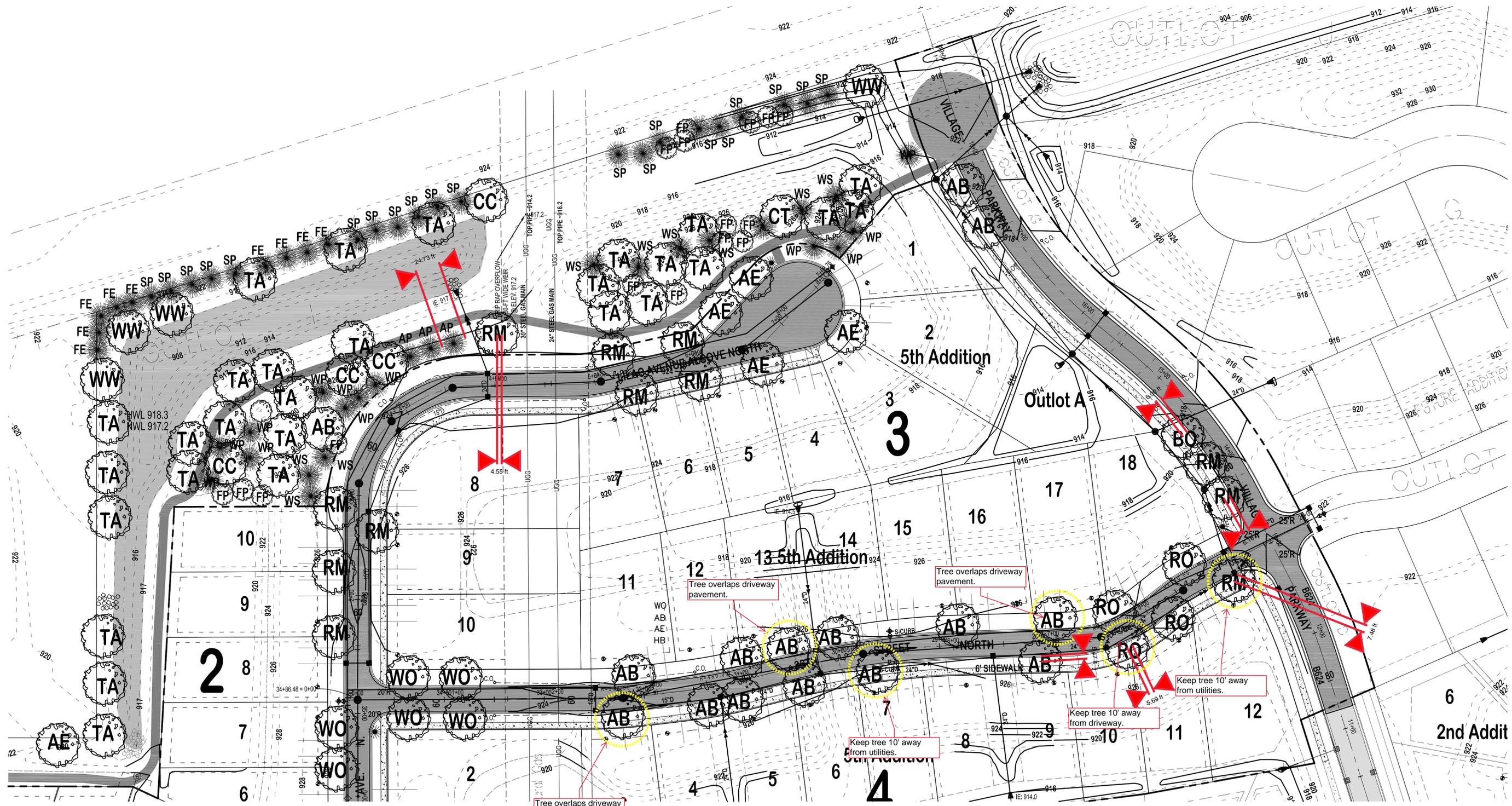
Legend

- 5TH ADDITION BOUNDARY
- 15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY 'ACRON' LAMP.
- UTILITY EASEMENT
- PROPOSED DECIDUOUS TREE
- EXISTING PLANTED TREES

NOTE:

- Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree in locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.
- All trees to be located per City Standard Plate Detail 805 for location in boulevard, centered 5-ft from the back of the curb of the roadway when sidewalk or trail is present or 8-feet from the back of curb if sidewalk or trail is not present.

NO.	REVISION DESCRIPTION	DATE



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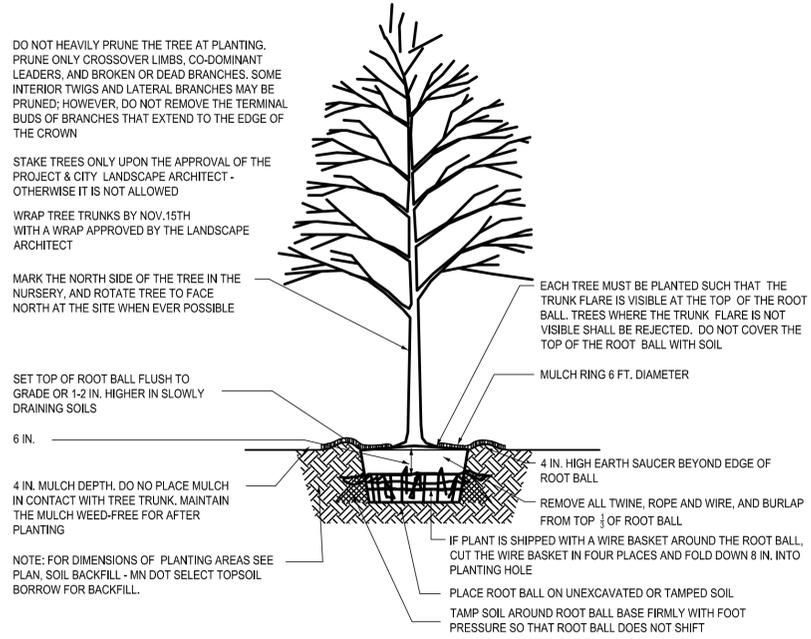
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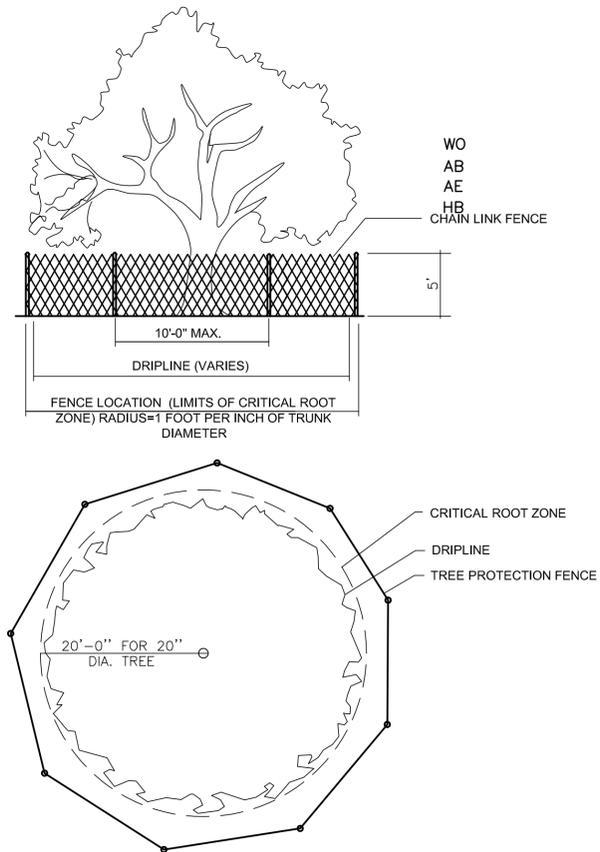
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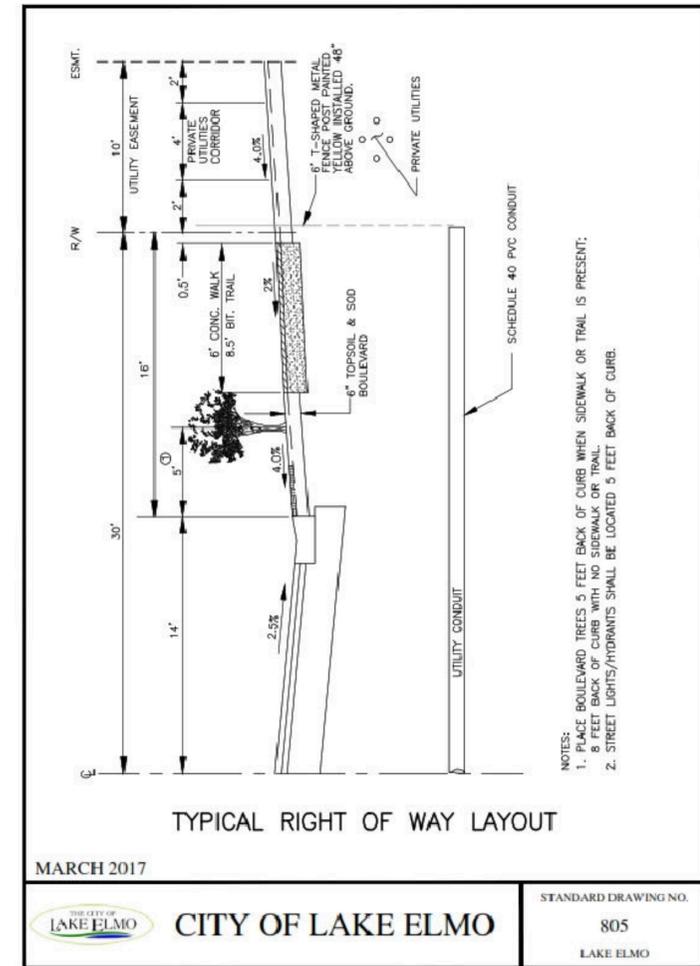
DECIDUOUS TREE PLANTING DETAIL - SECTION

NOT TO SCALE



TREE PROTECTION - SECTION & PLAN

NOT TO SCALE



TYPICAL RIGHT OF WAY LAYOUT

DRAWING PHASE:

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<input checked="" type="checkbox"/>	AGENCY REVIEW
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DAVID CHMIELEWSKI

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FINAL PLAN
LAKE ELMO, MINNESOTA**

NO.	REVISION DESCRIPTION	DATE

JOB NO. 19-101

SHEET TITLE
**LANDSCAPE
DETAILS**

SHEET NO.

L3