



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: July 22, 2019
Subject: City of Lake Elmo Landscape Plan Review
Kwik Trip Store #1078, Review #1

Submittals

- Landscape Plans, dated 06/28/2019, received 07/15/2019.

Location: Southeast quadrant of Inwood Ave N (CSAH NO 13) and 5th Street N , Lake Elmo, MN)

Land Use Category: Commercial Planned Unit Development

Surrounding Land Use Concerns: None.

Special landscape provisions in addition to the zoning code: None.

Tree Preservation:

- A. A tree removal plan has been submitted showing all trees to be removed. All trees are less than the significant tree definition and no mitigation is required.
- B. There are no specimen trees identified in the tree inventory.
- C. Tree replacement is not required because no significant trees are being removed.
- D. This project is commercial development; therefore mitigation replacement trees can be included toward landscape required tree counts, however there are no mitigation trees required.

Landscape Requirements:

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

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	630		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	630		Lineal Feet
/50 Feet = Required Frontage Trees	13		Trees
Development or Disturbed Area	-		SF
Development or Disturbed Area	2.27		Acres
*5 = Required Development Trees	12		Trees
Interior Parking Lot Spaces*	18		Spaces
/10 = Required Parking Lot Trees	0		Trees
Perimeter Parking Lot Frontage Length	150		Lineal Feet
/50 = Required Frontage Strip Trees	3		Trees
Required Mitigation Trees	0		
Required Number of Trees **	28		
Total Trees to Date		25	

* Parking lot landscaping or screening trees are included in landscape required tree counts.

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

** Commercial development - mitigation replacement trees are included in 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	13	52%	>25% required
Coniferous Trees	6	24%	>25% required
Ornamental Trees	6	24%	<15% required
Builder Trees			
Tree Count		25	

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

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

Topsoil Minimum 6-inch
Tree Location without Sidewalk or Trail 8-feet back of curb
Tree Location with Sidewalk or Trail..... 5-feet back of curb

C. Interior Parking Lot Landscaping – The development does include interior parking lots however its less than 30 parking space. No additional tree planting is needed.

D. Perimeter Parking Lot Landscaping – The development does include perimeter parking lots along 5th Street. Perimeter parking lot landscaping **has not** been provided according to:

1. A landscaped frontage strip at least five (5) feet wide shall be provided between parking areas and public streets, sidewalks, or paths.
 - a. Within the frontage strip, screening shall consist of either a masonry wall, fence, berm, or hedge or combination that forms a screen a minimum of three and one-half (3.5) and a maximum of four (4) feet in height, and not less than fifty percent (50%) opaque on a year-round basis.
 - b. Trees shall be planted at a minimum of one deciduous tree per fifty (50) linear feet within the frontage strip.

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

Special Landscape Considerations:

A. 5th Street – The development is along 5th Street.

- i. The landscape plan **does not include** the required landscaping elements:

Topsoil Minimum 6-inch
Turf Treatment Salt Tolerant Sod (MN DOT 3878 C)

- Turf sod to be located from back of curb to 5 feet behind trail or sidewalk.

Prairie sod may be used for remaining R/W
Tree Location..... 7-feet back of curb

Ken Roberts
Planning Director
City of Lake Elmo
July 22, 2019



Findings:

1. The submitted landscape plan does not meet the required number of trees. 3 Additional trees are needed to account for the Perimeter Parking Lot Frontage.
2. The proposed development has perimeter parking along 5th Street that requires perimeter parking lot landscaping.
3. One tree was found to be in conflict with sidewalk and curb setbacks and should be relocated to elsewhere on the property. See attached markup plan.
4. Two evergreen trees are in conflict with proposed stormsewer and should be relocated to elsewhere on the property. See attached markup plan.
5. 6" of topsoil is required versus the 4" of topsoil stated in the notes. See attached markup plan.

Recommendation:

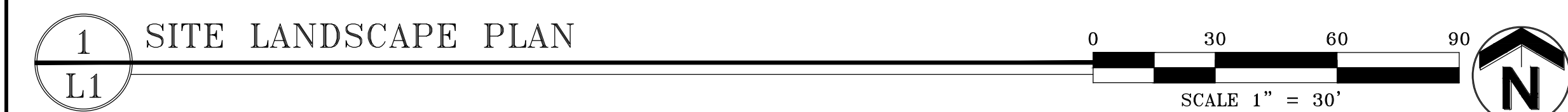
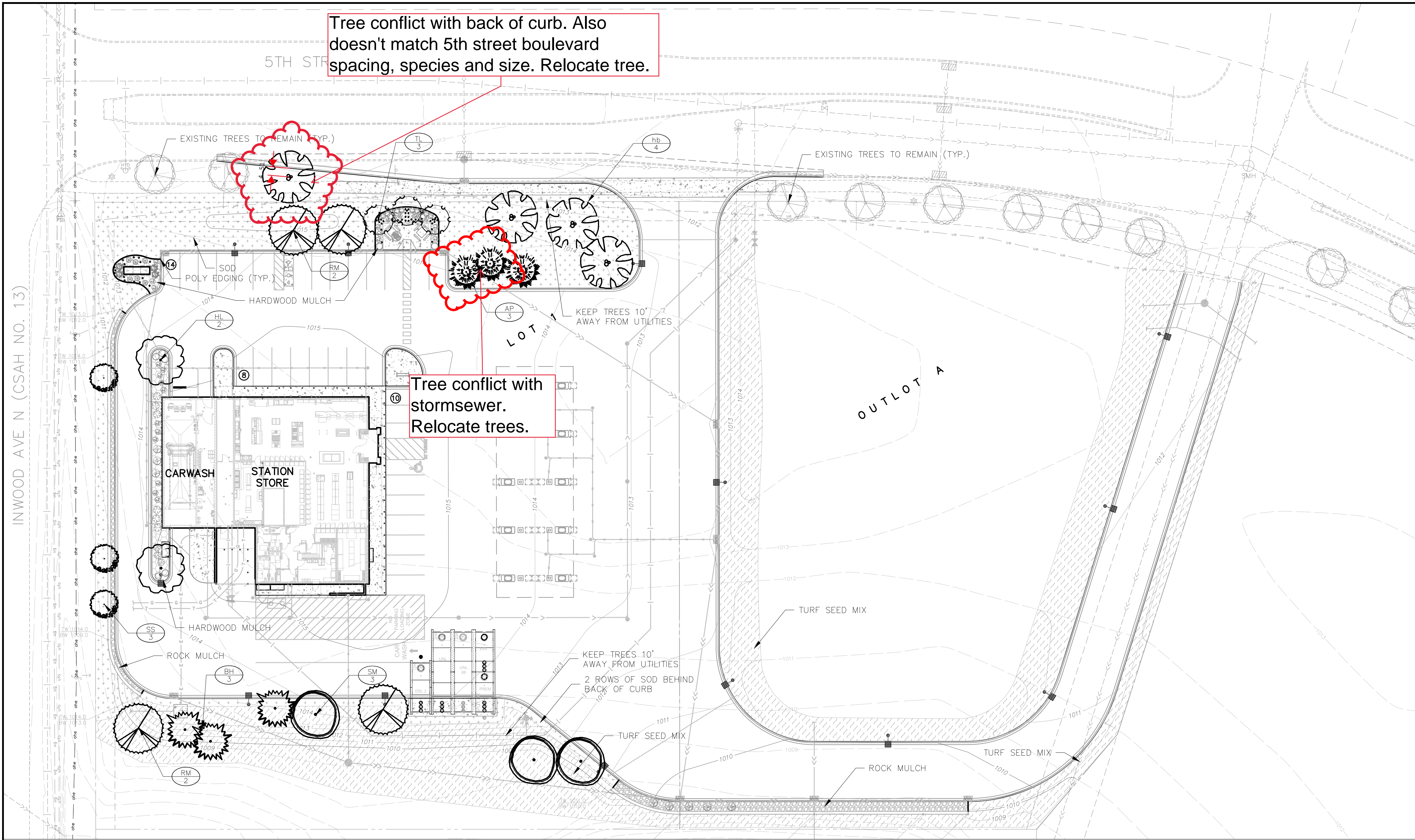
It is recommended that a condition of approval include:

1. Submit a revised landscape plan to address the findings above.

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



SEED MIX LEGEND (FOR ALL SHEETS)		
SYM.	TYPE	SEED MIX
[Pattern]	NATIVE WET PRAIRIE	MN SEED MIX 34-271 (OLD BWSR W2)
[Pattern]	WETLAND FRINGE	MN SEED MIX 35-221 (OLD BWSR U6)
[Pattern]	COMMERCIAL TURF - SOD	HIGHLAND SOD
[Pattern]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT FENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Pattern]	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Pattern]	HARDWOOD MULCH	(NATURAL COLOR)
[Pattern]	SHREDDED HARDWOOD MULCH	
[Pattern]	3/4" TRAP ROCK	TRAP ROCK, COORDINATE WITH OWNER

LANDSCAPE QUANTITIES	
SOD	1,425 sy
TURF SEED	26,735sf
NATIVE SEED	0 sf
HARDWOOD MULCH BED	13 yds
HARDWOOD (1/4cy Per Tree)	5 yds
ROCK MULCH	13 yds
POLY EDGING	140 lf

LANDSCAPE LEGEND							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL	MATURE
						HEIGHT	HEIGHT
DECIDUOUS TREES							
HL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5"	BB	2	10'	50'
HB	CELTIS OCCIDENTALIS	HACKBERRY	2.5"	BB	4	15'	50'
SM	ACER SACCHARUM	SUGAR MAPLE	2.5"	BB	3	14'	50'
RM	ACER RUBRUM 'NORTHWOODS'	NORTHWOODS MAPLE	2.5"	BB	4	14'	50'
ORNAMENTAL TREES							
SS	MALUS x 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5"	BB	3	8'	25'
TL	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5"	BB	3	8'	20'
EVERGREEN TREES							
BH	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6"	BB	3	6'	40'
NS	PICEA ABIES	NORWAY SPRUCE	6"	BB	3	6'	40'

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

- PLANTING NOTES
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.

4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.

6. 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.

7. 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.

8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.

9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER PESTERIOUS 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.

10. 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.

11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.

12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

13. 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.

14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNDISTURBED 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 HEeled IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

17. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0202 (TWO DIES METRO AREA) OR 800-252-1168 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

18. USE ANTI-DESICCANT (WILTPROF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.

19. 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 MIX/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 10-10 FERTILIZER AT 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.

20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.

21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.

22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1 DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1 EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1 EVERGREEN B&B: 4/1 5/1; 9/21 - 11/1 TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20 NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20

23. 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 PLUMBER 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.

24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (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.

25. 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.

26. ACCEPTANCE INSPECTION

27. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

28. ALL DISTURBED AREAS TO RECEIVE NATIVE WET AND SEEDED ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

Kwik Trip

Kwik Star

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Carlson McCain

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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: James A. Kalkes, RLA

Signature: *James A. Kalkes*

Date: 06/28/19 License #: 45071

LANDSCAPE PLAN

CONVENIENCE STORE #1078
WITH SINGLE BAY CARWASH

INWOOD AVE N & 5TH STREET N
LAKE ELMO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY JAK

SCALE GRAPHIC

PROJ. NO. 7967-00

DATE 2019-06-28

SHEET 1078 L1