# STAFF REPORT

DATE: 6/6/2017
**REGULAR**
ITEM #: 17

**TO:** City Council

**FROM:** Stephen Wensman, Planning Director

**AGENDA ITEM**: Rezoning and Royal Golf Club at Lake Elmo Preliminary Plat/PUD

**REVIEWED BY:** Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney
Emily Becker, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Mike Bent, Building Official

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**BACKGROUND:**

HC Golf Course Development made application for rezoning from PF- Public Facilities to GCC – Golf Course Community and preliminary plat and preliminary planned unit development (PUD) plans on 2/10/2017. The Planning Commission held a public hearing on March 13, 2017 and recommended approval of the rezoning on March 13, 2017 and the preliminary plat and preliminary PUD on March 27, 2017.

The Metropolitan Council's met on May 24th and recommended approval of the Comprehensive Plan Amendment.

**ISSUE BEFORE COUNCIL:**

The Council is respectfully being asked to adopt Resolution 2017-__ approving the Royal Golf Club at Lake Elmo preliminary plat and PUD plans with conditions based on findings.

**PROPOSAL DETAILS/ANALYSIS:**

Since the Planning Commission review, City Staff requested the developer update his preliminary plat and PUD plans to address some of the comments and issues raised prior to and during the Planning Commission meeting. Although it is not customary to request changes prior to City Council review, there were a number of issues that Staff felt were potentially critical to the preliminary plat layout. The critical issues pertained to stormwater management, and the lift station site designs. The developer submitted revised plans to the Valley Branch Watershed District (VBWD) for their review and to the City on April 10, 2017, in conjunction with the phase 1 grading permit application and was granted a permit with conditions (attached). The City Engineer retained BMI to review the proposed lift station site plans to verify whether the developer's proposed outlots are of adequate size and configuration. The review of the lift stations and outlots is ongoing. Although the list station sites are workable, the sizes of several of them are less than ideal. The Public Works Director has submitted a memo regarding the lift stations and has identified a number of concerns. Specifically, the concerns are with the length and width of the

driveway on the northeast lift station site; the limited size of the south lift stations site; and the proximity to residential properties with the northwest lift station site.

The updated plans received on April 10, 2017 addressed several of the conditions of preliminary plat recommended by Staff and the Planning Commission:

Condition #2: Lots 1, Block 1 and Lot 3, Block 1 were combined into a single lot - combining the area for future "cottages" with the clubhouse lot.
Condition #3: Providing frontage for Lot 1, Block 1 onto 20th Street N – giving the clubhouse street frontage without having to pass into a park property.
Condition # 7 PUD zoning condition – was moved to the findings as consistent with other PUD approvals.
Condition #15: An 8 ft. concrete public trail was provided in the right-of-way in front of Lots 1-11, Block 13.
Condition #18: Sidewalks were provided along one side of all streets except for Street C (Annie Avenue).

These conditions have been removed from the City Council Resolution to approve the Preliminary Plat. Additionally, the revised plans show revisions to the proposed lots on Annie Avenue discussed during the 3/27 Planning Commission meeting. Staff has no issues to the revisions as shown.

The new Condition #15 (old # 20) has been requires woodland management (buckthorn removal) in lieu of tree replacement. Staff and the Planning Commission still recommend it to provide flexibility in meeting tree replacement requirements and in exchange for PUD flexibility. The developer is not proposing any woodland management and prefers not to. If the Council wants it to be a requirement, then no action is necessary. If the Council does not want this to be a requirement, then Condition #15 should be changed to state: "The developer shall ~~provide~~ consider woodland management and pollinator friendly native seeding in lieu of some required tree preservation replacement tree requirements as recommended by the City's Landscape Architect."

The Public Works Director submitted a review of the lift stations, raising some concerns. Planning Staff has added the condition: that the developer address the Public Works Directors concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017

**Engineering Review.** The City Engineer reviewed the preliminary plan (submitted on April 10, 2017) and Grading, Development & Erosion Control plans (submitted on May 10, 2017). The City Engineer raised a few issues that pertain to the plat:

- There are raingardens shown on Outlot J and on Outlot S and a larger infiltration basin on Outlot BB that were required in order to meet VBWD approval. The City requires storm water raingardens and infiltration basins to be contained on City owned outlots. If the raingarden remains on Outlot J, it must be owned by the City. The raingarden on Outlot S should be contained in a separate outlot or combined with Outlot T which will be dedicated to the City. The infiltration basin in Outlot BB should be separated off into a new outlot to be owned by the City. The responsibility for the maintenance of the raingardens should be by the HOA, not the City.
- A stormwater pipe in Outlot V crosses the gas line easement, but no pipe elevations are shown. It is unclear whether this configuration will work, or is acceptable to the gas company.

**FISCAL IMPACT:**

The fiscal impact will be determined with the developer agreement after final plat approval. The proposed plat includes a significant expansion of the City's sewer and water infrastructure, including 3 lift stations. The development will provide a significant contribution to the City's park dedication funds and will provide Sewer and Water Access Charges (SAC/WAC) in an amount to be around 1,752,000 for the 292 residential lots being connected and another 216,000 in SAC/WAC charges for the golf club and maintenance building connections. The future cottages and HOA clubhouse will result in additional SAC and WAC charges. The three lift stations will result in additional ongoing maintenance costs for the City. The developer has agreed to pay $25,000 to offset the costs of ongoing maintenance of two of the three lift stations which will be memorialized in the Developer Agreement for the development. A more detailed accounting of the fiscal impact will be provided with the Developer Agreement for the first phase of the development.

**OPTIONS:**

City Council is has the following options:

1) Adopt Resolution 2017-047 approving the Royal Golf Club at Lake Elmo Preliminary Plat and PUD with the conditions of approval based on findings.
2) Amend, then adopt Resolution 2017-047 approving the Royal Golf Club at Lake Elmo Preliminary Plat and PUD with the conditions of approval based on findings.
3) Deny Resolution 2017-047, table the item and prepare a new Resolution for denial to be brought back at a future meeting.

**RECOMMENDATION**:

Staff and the Planning Commission respectfully request that the City Council adopt Resolution 2017-047 approving the Preliminary Plat and Preliminary PUD Plans.

**ATTACHMENTS:**

- RGC Narrative
- RGC at Lake Elmo preliminary plat and plans submitted 4.10.17
- Resolution 2017-047 approving the RGC Preliminary Plat and PUD
- Metropolitan Council Comprehensive Plan Approval Letter
- City Engineer's Report 6/1/17
- Consulting Landscape Architect's Report 5/31/17
- Washington County review memorandum
- Public Works Lift Station Review Memorandum
- DNR review memorandum

Royal Golf Club

# THE ROYAL GOLF CLUB

Preliminary PUD/Plat

February 10, 2017

**Background**

Tartan Park, 3M's private 27-hole golf course and recreational facility was purchased by H.C. Golf Course Development, LLC in March of 2016. Since that time, the golf course reconstruction and proposed clubhouse renovation have begun with an expected opening Summer of 2017. H.C. Golf applied for a Comprehensive Plan Amendment on September 12, 2016. This application was approved, conditioned on Metropolitan Council approval, January 9, 2017. The EAW for the Royal Golf Club was approved by the City Council on January 17, 2017 and the Zoning Text Amendment for the new Golf Course Community designation was approved on February 7th, 2017. The applicant has prepared a Shoreland PUD/Cluster evaluation that is in the final stages of review by the City of Lake Elmo. On September 8, 2016, H.C. Golf requested that the City undertake a Water Supply study based on the City Engineer's recommendation during the Concept Plan review. The study is complete, the recommended changes to RGC's water looping system have been made. RGC has obtained its required Wetland Alteration Permits and received approval of the Wetland Replacement Plan. This narrative accompanies the Development Stage Planned Unit Development and Preliminary Plat.

RGC and City Staff have been working on the details of the preliminary plat over the last 3 months. During this effort, the concerns raised during the concept review, the EAW, the GCC Zoning Text Amendment, and public comments have been addressed and incorporated into this submission.

11455 20th Street North

Lake Elmo, Minnesota 55042

www.royalgolfclubmn.com

**Substantive Changes Since Sketch Plan Review**

There have been many changes since the Planning Commission saw the original sketch plan. The substantive changes area:

1. Provision of an access to the south connecting the neighborhood to 10th Street.
2. Provision of a public trail connecting 10th Street to 20th Street.
3. Elimination of any cul-de-sacs longer than City Ordinance.
4. Addition of an access from 20th Street to the east part of the site
5. Elimination of 11 lots in the area east of Homestead and north of Tartan Meadows.
6. Connection of the NW neighborhood to the west-central neighborhood.
7. Removal of the 19 lots that had been planned on a wooded ridge along Lake Elmo Ave.

**PUD Flexibility**

RGC is requesting various types of flexibility based on its PUD designation. These requests are listed below and detailed in each category throughout the narrative. These requests are:

1. **The golf course is required by ordinance to have two entrances.** When submitting the grading permit for the course, this was unknown to RGC. As a result, the area where the 2nd access once existed was used as the remediation area where the mercury contaminated soils in the golf course greens was placed. To address the access concern, RCG is proposing to modify the main entrance drive to include a drive with a median at the intersection of 20th Street.
2. **Minimum Lot Size.** The minimum lot size in the GCC is 9,000 square feet. Many of the proposed Villa lots are below this requirement. Typically, an Association maintained unit would be more a LDR or MDR housing style; the smaller lot size would be compensated by common open space. We believe we have done this with our proposal and should be approved. If not allowed, the only way to meet the minimum density would be to make ***all*** the lots closer to the minimum. We believe this would be detrimental to the neighborhood and it exclusivity.
3. **Impervious Surface Area (Per lot).** While we aren't exactly sure at this point because we haven't picked our builders, we suspect that on some of the 55' villa lots we might exceed the 30% impervious coverage requirement. Like #2 above, the villa would typically be a LDR/MDR product with a 40% coverage requirement. We believe it is reasonable to ask this of our villa product as well. We will adhere to the Shoreland Ordnance in the areas covered by the Shoreland District. We are not requesting this flexibility for the Traditional Single Family.
4. **Villa Setbacks.** RGC is requesting a 20' front yard setback when a side-loaded garage is used. In this case, there should be no issue with parking cars in the driveway that will overhang the sidewalk or ROW. This is not an uncommon allowance when utilizing a side-load garage. Additionally, we are requesting 7.5'/7.5' sideyard setback (garage or

living area) for the villas. With the ordinance requirement of 10'/5' there will be instances where we will have garages with 10' of each other. We believe this creates an ugly street view.

5. **We would like "trails" in front yards to be 6' wide.** This argument is made in the Trails section.
6. **ROW width.** In the 55' wide villa area on the east side we are proposing a 50' ROW without sidewalks. This is described in the streets section.
7. **Number of "Entrance Monuments".** City ordinance allows for only 2 entrance monuments per development. We are requesting 4 entrance features – one at the intersection of Street A and 20th Street, one at the clubhouse entrance, one at the entrance on Lake Elmo Ave. and another approximately 600' north of our entrance on 10th Street. In addition, we would like to have up to 6 additional "neighborhood identifiers" used to identify the villa enclaves. There would likely be nothing more than a 2'X2' pillar with the RGC Logo and the name of the neighborhood.
8. **Sidewalks.** We are proposing two small areas where we think sidewalk is not warranted. This is explained in the Sidewalk section.
9. **Garages.** The ordinance states that there is a 1000 square foot maximum for an attached garage without a conditional use permit. It will not be at all uncommon for many of these homes to have 4-car garages, especially if they have golf carts. We would like the flexibility to have a larger garage with a much more expedient review than a CUP, or have a PUD condition that states that there can only be the equivalent of 3 single stall garage doors facing the street. We are still bound by the percentage of garage face to house face requirement.

## Proposed Land Uses and Densities

**Land Uses.** The development contemplates detached, single family homes encompassing a broad range of lifestyles choices and price points. Anticipated homes will range from Association maintained villa products to high-end custom homes. The "villa" product has 5 different "neighborhoods" -- 3 on the west side of the golf course and 2 on the east. It is likely that the neighborhood in the Southwest corner of the site may contain a product for "new families on the go" that will be a two-story product but still Association maintained. This is an emerging buyer segment as Millennials start to form families and switch to owning their own home.

### Lot Sizes.

**Traditional single family lots –** These lots will range from 80' – 100' in width with minimum depths between 130' to 150'. The varied lots are intermixed throughout the development depending on proximity to the golf course and orientation to existing natural features. Front setbacks for traditional single family homes will be 30' as well as the street-side setback for a corner lot. The rear setback is 30'.

Golf course lots will be a minimum of 100' wide. The rear setback will be 30' and side setbacks at proposed to be 15' each side (30' between homes). Internally, RGC may grant variances to the sideyard setback to allow for bump-outs, egress windows, wide eaves and the like. These would be granted only on a case by case basis to allow for unusual architectural elements. In no case, will the setback be less than 10'. No encroachments into utility easements will be allowed. There are 79 Golf Course lots; the average lot area 17,800 square feet.

Off-course lots with 80-90' widths will have the same front and rear setbacks but have 10' sideyard setbacks. Typical City-allowed encroachments into setbacks will be allowed but in no instance will encroachments into utility easements be allowed. There are 88 off-course lots. The 90'+ lots have an average size of 15,600 square feet; the average area for a 80'+ lots is 13,713 square feet.

**Association Maintained Villa Lots --** There are essentially two different villa lots – 55' wide and 65' wide. These will be located on public streets in 5 different enclaves or pods. As negotiations are completed with the two or three custom builders for these homes, plans will be brought forward for City review. Generally, the homes will be 1800 – 2000 square feet on the main level. All units will have full basements. The front setback is proposed to be 20' for side-load garage units and 25' for front loaded garages. The proposed side setbacks are 7.5' from each side (15' between homes).

The lot areas for the 55' lot range from 6900 square feet to 14,700 square feet, averaging approximately 8,700 square feet. The lots areas for the 65' lots range from 7,800 to 13,100 square feet. The average square footage is 9,800 square feet.

The various setback/ROW/Sidewalk relationships that are formed as part of the request are shown on **Exhibits A, B, C, and D.**

**Density.** The current plan indicates a total of 292 units on 231.25 gross residential acres. Using the City's methods of netting out rights-of-way, bluffs, wetlands and the like a net residential area of 186.92 acres is arrived at. This creates a net density of 1.56 units per acre. This is within the density range prescribed by the Golf Course Community Zoning District.

| | |
|---|---|
| Development Area | 231.2449 |
| 10th Street | 2.88 |
| Lake Elmo Avenue | 2.82 |
| Wetlands | 19.71 |
| Wetland Buffers | 9.81 |
| Open Water (area of Easement) | 1.61 |
| Open Space | |
| Trail Easement (Outlots B and Outlot T) | 6.66 |
| Bluff | 0.85 |
| Floodway | 0.00 |
| | |
| Net Residential Area | 186.92 |
| Total Lots | 292 |
| Net Density | 1.56 |

**Streets/Sidewalks.** Streets are generally designed to be 28' feet (back of curb to back of curb) within a 60' right-of-way. All streets have sidewalks on one side except for the 55' villa product on the east side of the neighborhood and the 60-65' villa product in the SW corner. Both "pods" or enclaves contain fewer than 20 lots, and are situated in locations that won't experience through traffic. Both enclaves have a very short walk to a street with a sidewalk or trail. Some lots have access to a trail in their back yard. In only one east neighborhood (55' lots), due to the east/west dimension from the golf course to the east property line, the ROW had to be reduced to 50' to help increase the buffer and preserve trees on the property edge.

**Parks, Trails and Open Spaces.**

**Trails.** In response to the Comprehensive Park Plan for a trail along 20th Street from the clubhouse access to Lake Emo Ave., we have proposed an off-street trail from the easterly most proposed street (Street A) to Street J, where the trail moves away from the street and proceeds through the golf course, neighborhood and other planned open spaces eventually connecting to 10th Street. This is proposed to be credited against the project's park dedication fee. No other public parkland dedication is proposed.

Due to severe topography and trees, it was not possible to construct an off-street trail from the proposed trail intersection with Street E to where it leaves Street D at the NW corner of the Homestead neighborhood. Because it is not preferable to construct asphalt trails along the fronts of lots, an 8' sidewalk was discussed. RGC would prefer to see any sidewalk in a front yard no greater than 6'. While a tree should still be able to grow in a 7' green space (boulevard) between the curb and the

edge of an 8' sidewalk, an 8' wide piece of concrete looks out of scale with the other elements in the front yard. RGC is requesting that the "trail" in the area described be limited to 6'.

**Private Amenities.** A private park is proposed in the SW corner of the site as a small neighborhood amenity. There is also a private HOA maintained fitness center and swimming pool proposed in the golf clubhouse area on the west side of parking lot. The exact location and design have yet to be determined but will be proposed during the CUP process. Use of the fitness center and pool will be paid for through HOA dues. There are also nearly 2 miles of HOA owned nature/exercise trails that exist in the northwest corner of the site (Outlot DD). These are not designed for bicycles or other like as there are numerous bridges, stairways and steep slopes. They are intended to provide a means to experience the hilly woodland and get a more energetic experience than a normal sidewalk or trail.

**Private Open Spaces.** All HOA owned/maintained open spaces will be encumbered by some form of conservation easement to satisfy both DNR and City Ordinance requirements. The specifics of these easements are being worked on with Staff. There are 35 different outlots within the proposed plat; the ownership and maintenance responsibilities of the outlots are shown on Page 8 of the plan set.

**Golf Cart Friendly Neighborhood.** It is very important to RGC that the neighborhood be golf cart friendly. By this, we mean that golf carts would be permitted on the internal public streets and the off-street trails that connect the neighborhood to the clubhouse. Golf carts would not be allowed on sidewalks, streets surrounding the property, or trails that did not link directly to the clubhouse. Ordinances to this affect are common (slow moving vehicle) and essentially center around the driver (must be of legal driving age with insurance, etc.) and the cart itself. If the ordinance is a dawn to dusk ordinance certain accessories must be on the cart; if it includes dusk to dawn operation additional accessories are required. RGC would like to explore this concept with Lake Elmo Public Safety officials to arrive at an ordinance that satisfies all.

**Restrictive Covenants.** The development will be encumbered by a variety of Restrictive Covenants put in place for the benefit of the residents (Architectural Guidelines, use restrictions, exterior storage requirements, vehicle parking, RVs, etc.) as well as Restrictive Covenants placed on open spaces at the direction of the City as part of the Ordinance and Shoreland requirements. As part of the review process, we expect that the agency required covenants will be developed and that concerns of the Planning Commission will be voiced and incorporated into the HOA Documents. Finalization of these documents will be done prior to Final Plat submittal

**Transportation**. All the access points to surrounding streets and County Roads have been approved by the appropriate agencies subject to the final design being presented. During the EAW approval process, a traffic study was performed. All the recommendations of the study have been implemented in the plans, the most significant of which are turn lanes at all the project intersections with 20th Street.

The access to 10th Street has been obtained through negotiation the property owner to the east of the access point, Terry Emerson. The negotiation involves land swaps and other considerations we wish to remain outside the public domain. The discussions are proceeding nicely and we are in the process of reviewing final documents. The land swaps will be accomplished prior to final plat approval so that everything will be memorialized in the plat. The specifics or the land swaps will be presented at the Planning Commission meeting.

## Tree Preservation

Trees were inventoried using two methods. Many trees were individually identified and located. Some trees were inventoried using a foresters sampling method. The individual tree locations as well as the forester's areas are shown on the submitted tree preservation plan. Individual trees were identified by Kjolhaug Environmental Services and Tree Biz. The foresters sample areas were done by Kjolhaug Environmental Services. Carlson McCain surveyed the individual tree locations. The detailed calculations can be found on the submitted tree preservation plan. There is a mitigation requirement of 4,298 caliper inches. This mitigation requirement is fulfilled on the submitted landscape plans.

It should be noted that our calculations are made utilizing the "mixed use" provisions in the City Ordinance. In our opinion, the public nature of the golf course, restaurant, banquet and event facilities, driving range, and teaching center all indicate a use that is commercial in nature and that any financial link between the residential uses and the golf course does not invalidate this provision.

We are confident that the combination of saving over 60% of trees on site as well as all the proposed landscaping and amenity features, The Royal Golf Club at Lake Elmo will become a beautiful new addition to the City that everyone can be proud of.

## Phasing

The first phase of development will be the development of the east side of the project along with a small portion in the SW corner. This is shown on **Exhibit E** of this narrative.

All the first phase utilities will be contained in Phase 1 Development except for a sewer force main along 10th Street and its intersection with Lake Elmo Ave. and a watermain along the south side of 20th Street to its intersection with Lake Elmo Blvd **(Exhibit F).** The Grading Phasing is shown on **Exhibit G.** The primary driver of this phasing is the need to provide public sewer and water to the clubhouse within 2 years of it's opening, which is expected to be the summer of 2017. The ultimate pace of the phasing will be determined by market demand but future phases are generally expected to proceed from the SW corner north to 20th Street. Phasing of critical public infrastructure and trail improvements will be discussed and approved with Staff as we proceed with approvals.

The approximate dates of the 4 development phases are:

Phase 1 – 2017
Phase 2 – 2019
Phase 3 – 2021
Phase 4 -- 2013

**Builders.** While we have spoken with many custom builders in the area, out of respect for the City approval process we have not selected any. With preliminary plat approval, we will announce these builders and, if needed, make a presentation of their work to the City. We are confident that the City will be pleased with the custom builders we will chose. Presently we are considering a pool of 7 custom builders for the traditional homes and 2-3 custom home builders for the villas.

There will be an architectural review committee (ARC) that will approve all house plans in accordance with a prescribed set of architectural guidelines that will cover minimum roof pitches and materials, 4-sided architecture, wrapped windows and doors, Hardie siding and Andersen Windows. As we continue to put together the builder pool, we will be happy to review the architectural guidelines and speak with the builders themselves.

## Summary

The Royal Golf Club is a unique solution to the natural and regulatory challenges that this site presents. Its proximity to transportation and the rest of the metro area, the surrounding open space and recreational areas, quality schools and a broad buyer profile offer a unique locational advantage. Combined with the golf course, there has not been a project of this caliber in the Twin Cities in two decades; there likely will not be another one in the foreseeable future.

We believe that this plan is a solid framework with which to proceed to final plat and the other regulatory steps to bring the neighborhood to reality. We continue to discuss the project with policy makers, refine the plan as we gain more information on the potential market, evolving planning/environmental considerations, and community expectations. We look forward to

advancing the proposal and addressing more details of the design as we prepare for final PUD and plat approvals.

Respectfully submitted,

H.C. Golf Course Development, LLC
Rick Packer
President

# The Royal Golf Club at Lake Elmo

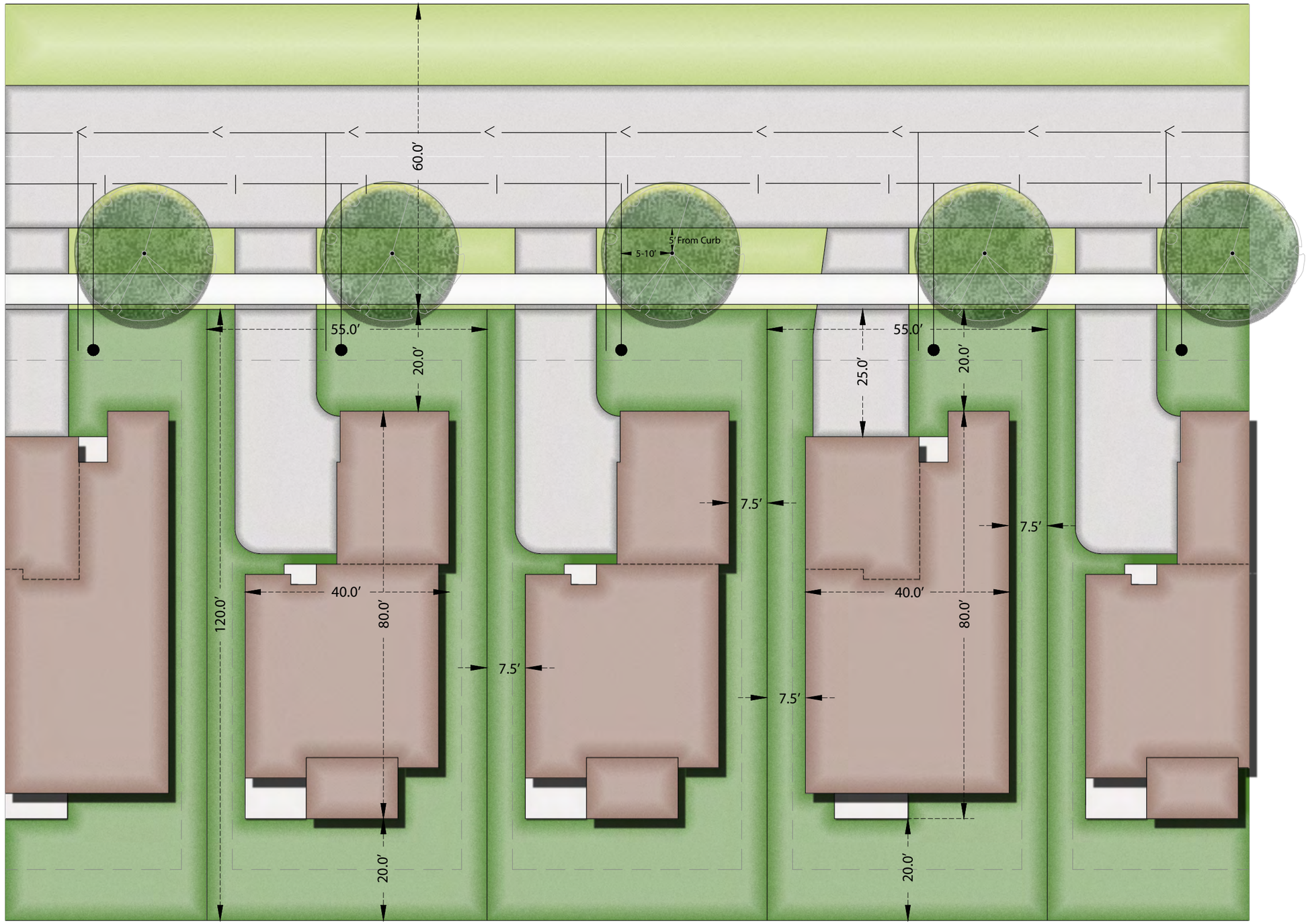



**EXHIBIT A**

HC Golf Course Development, LLC

# The Royal Golf Club at Lake Elmo

**EXHIBIT B**

HC Golf Course Development, LLC

# The Royal Golf Club at Lake Elmo

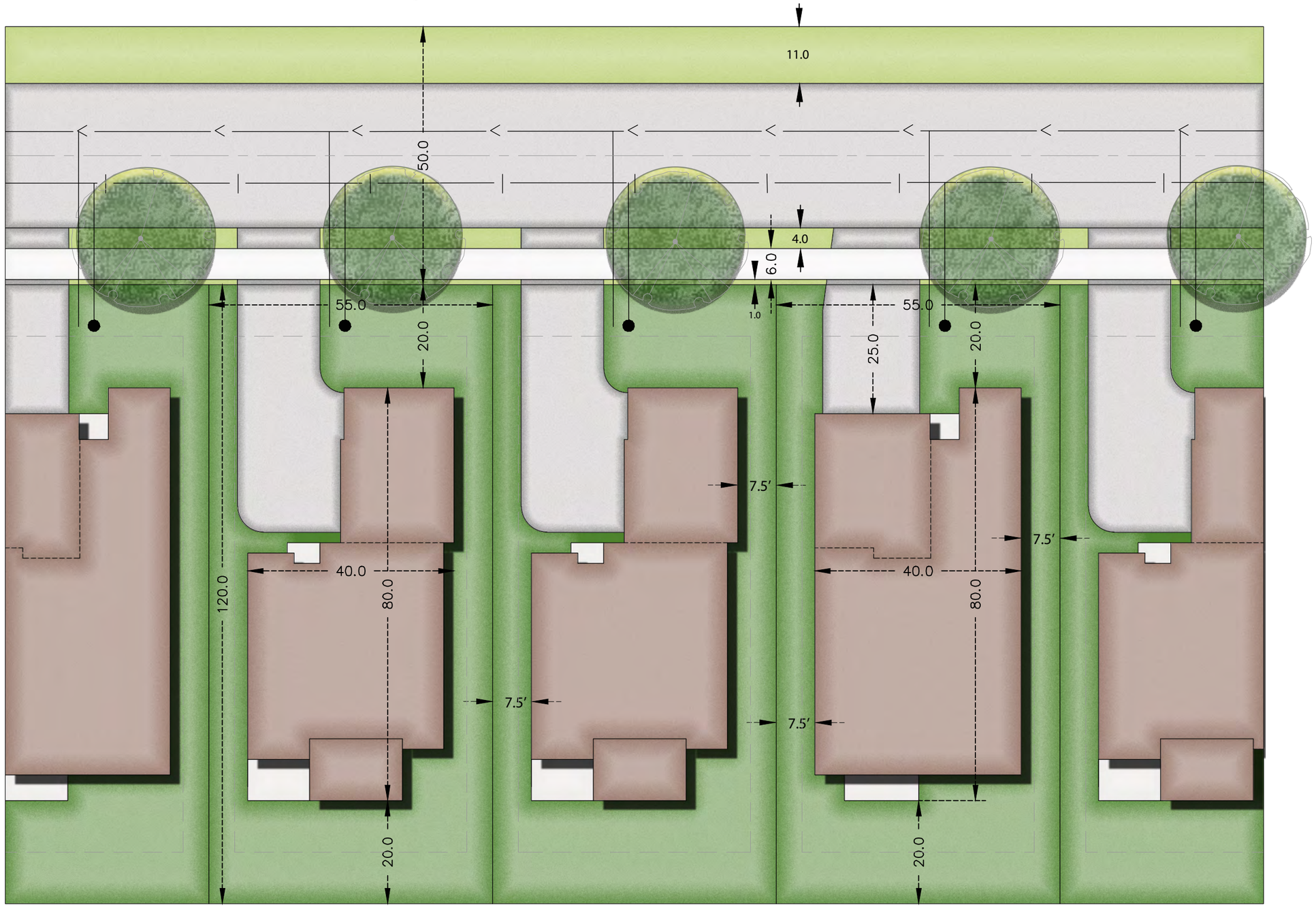



**EXHIBIT C**

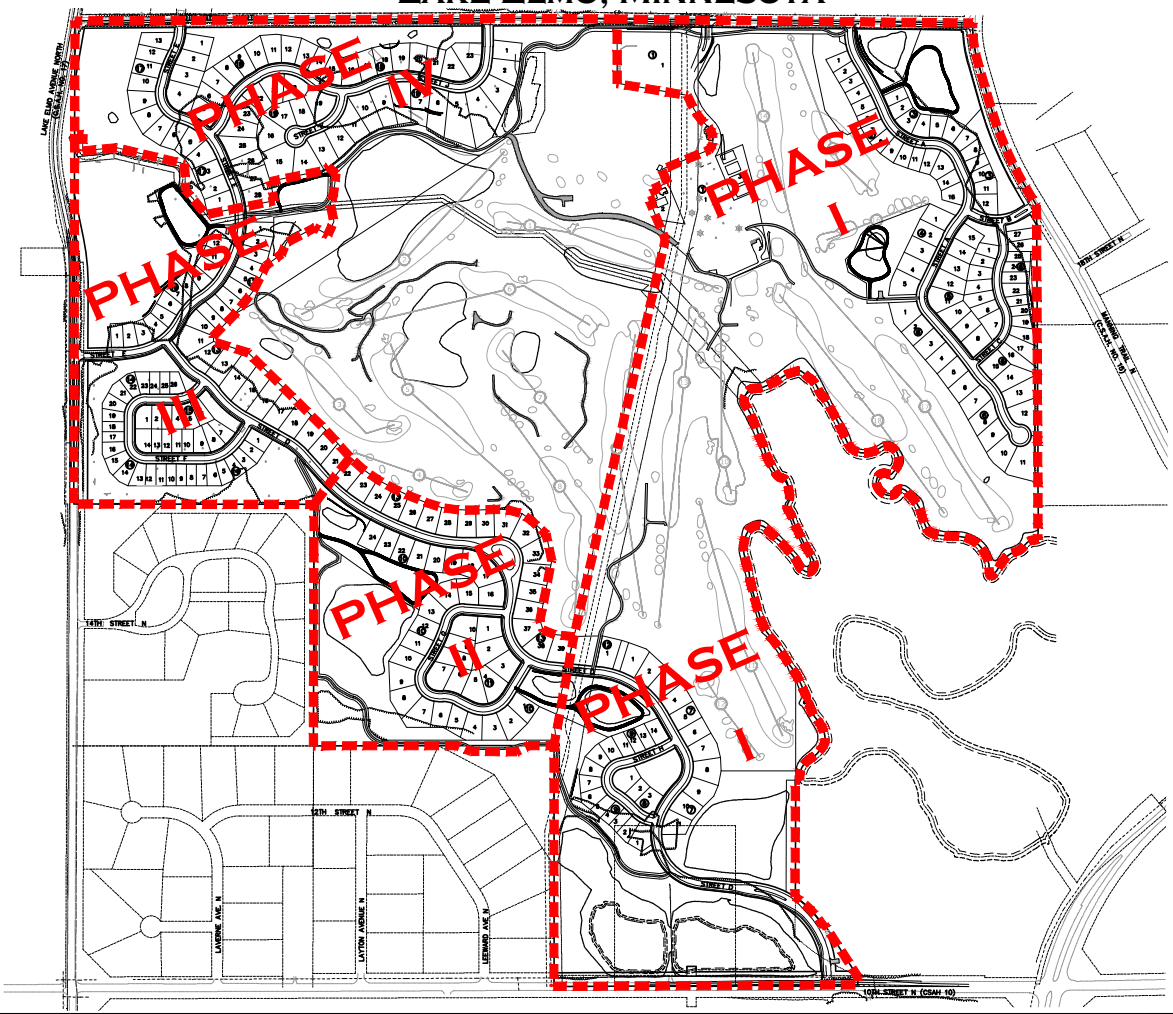
HC Golf Course Development, LLC

# The Royal Golf Club at Lake Elmo

**EXHIBIT D**

HC Golf Course Development, LLC

# Exhibit E
# Phasing Plan - Development
## Lake Elmo, Minnesota

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**BENCHMARKS**

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

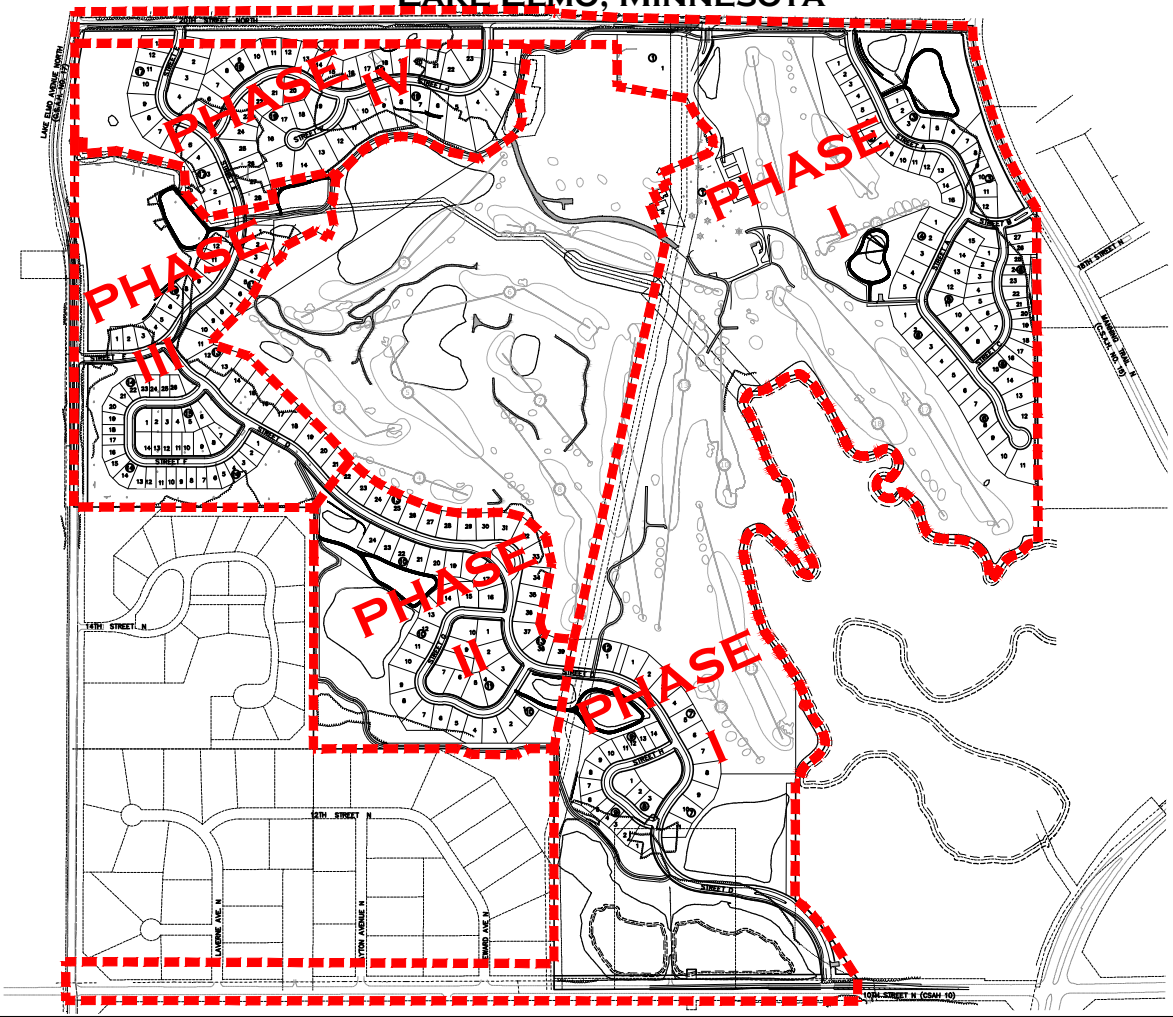
Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT E**

# Exhibit F
# Phasing Plan - Utility
## Lake Elmo, Minnesota

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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

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1. 2/10/17 Revise Per City Comments
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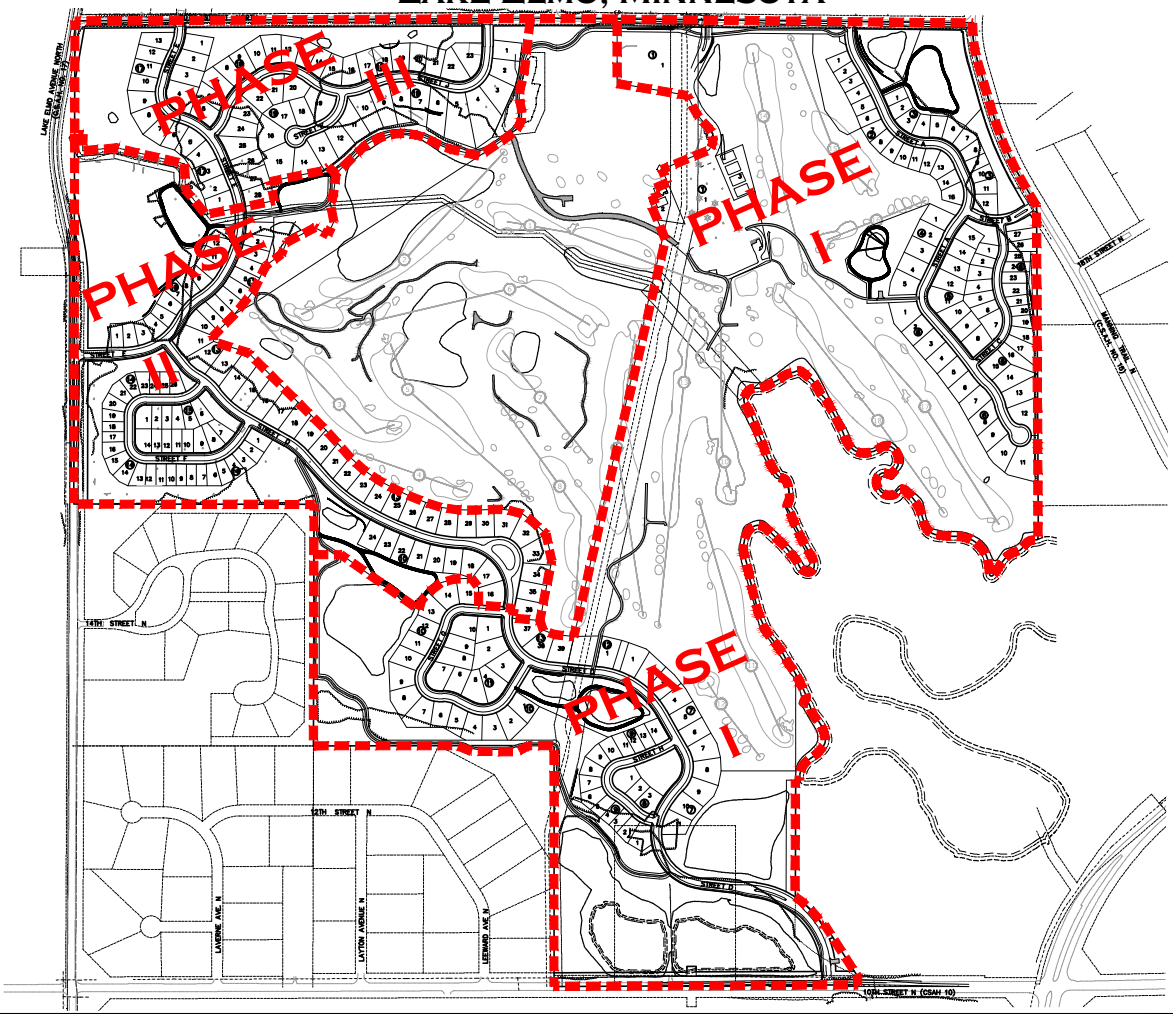
**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT F**

# Exhibit G
# Phasing Plan - GRADING
## Lake Elmo, Minnesota

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

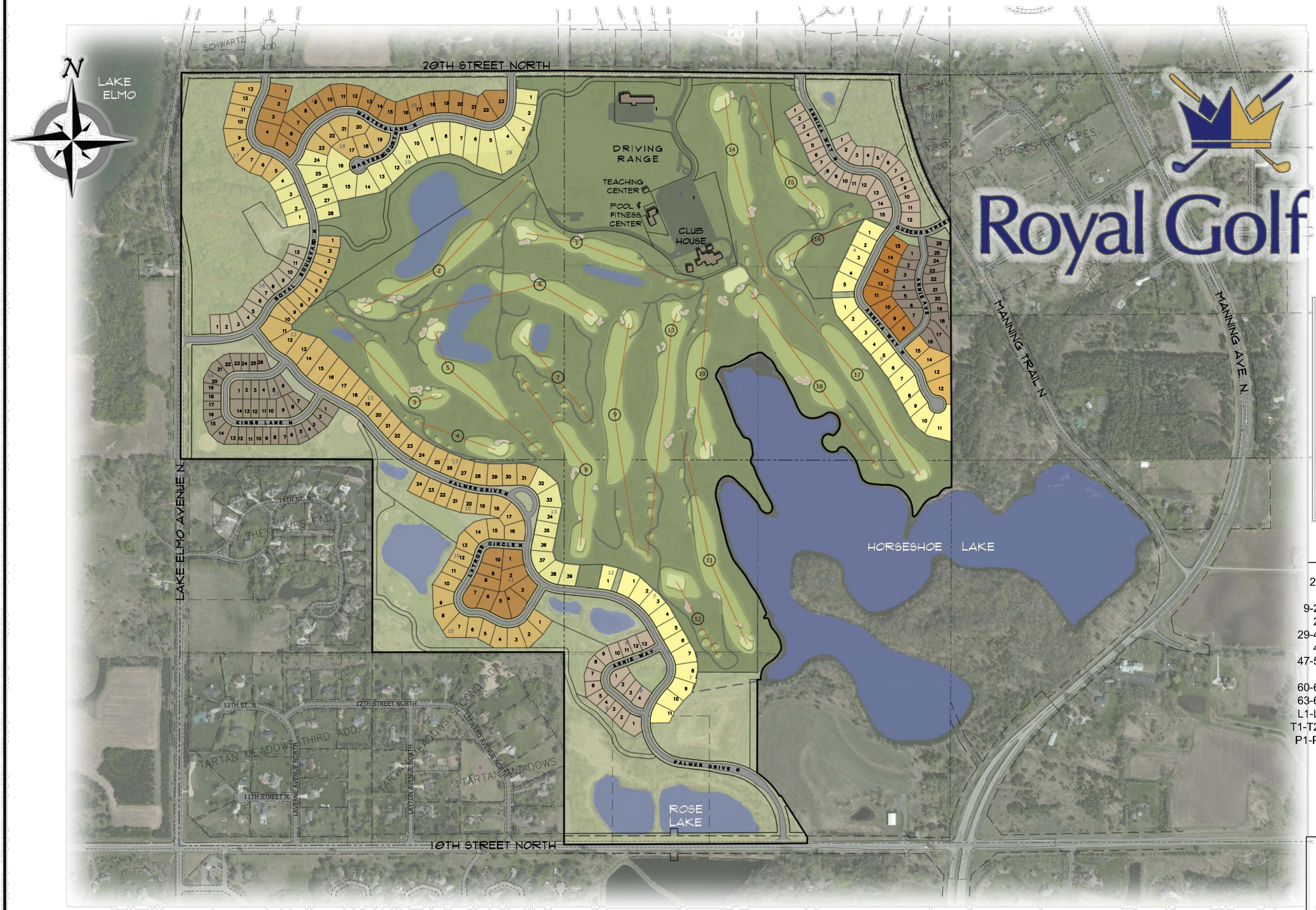
Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner

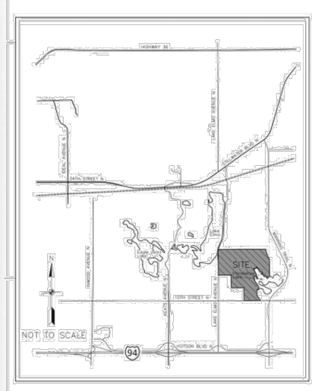
**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT G**

# Royal Golf Club




VICINTY MAP

SHEET INDEX:


1. Cover
2-7. Existing Conditions
8. Preliminary Plat Index
9-27. Preliminary Plat
28. Site Index
29-45. Preliminary Site and Utility Plan
46. Grading Index
47-59. Preliminary Grading and Erosion Control Plan
60-62. Details
63-65. Retaining Wall Profiles
L1-L9. Landscape Plans
T1-T25. Tree Preservation Plan
P1-P3. Phasing Plan


**BENCHMARKS**

1) MN/DOT GSID Station #33653 (NYBECK MN163) = Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) = Top of Control Disk Elevation = 913.04 (NAVD 88).

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Fax: (763) 489-7959
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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 Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 09/21/16 License #: 25063

Drawn: SDB
Designed: BJK
Date: 09/21/16

Revisions:
1. 02/10/17 Revise per City Comments
2. 02/28/17 Revise per City Comments
3. 04/07/17 Revise per City Comments

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**COVER**



Save Date: 05/04/16 | f:\jobs\6021 - 6040\6036 - tartan park\cad\pl\pl6036 renderbase.dwg

## LEGAL DESCRIPTION

The North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

And

Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Northwest Quarter (NW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the Easterly 660 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of said Southwest Quarter of the Southeast Quarter.

And

The Easterly 660 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

**(Proposed Legal Description, which may be subject to City approved parcel subdivision)**
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 1119.38 feet to the point of beginning of the parcel to be described; thence continuing northerly along said West line of Government Lot 4, a distance of 579 feet, more or less, to the shoreline of Horseshoe Lake; thence southeasterly, southerly, and southwesterly along said shoreline to the intersection of a line that bears South 89 degrees 51 minutes 43 seconds East from the point of beginning; thence North 89 degrees 51 minutes 43 seconds West, 23 feet, more or less, to the point of beginning.

And

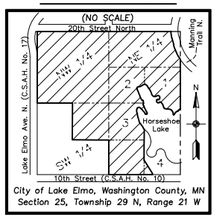
**(Proposed Legal Description, which may be subject to City approved parcel subdivision)**
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 482.61 feet to the point of beginning of the line to be described; thence southeasterly 221.89 feet along a non-tangential curve concave to the southwest having a radius of 490.00 feet, a central angle of 25 degrees 56 minutes 46 seconds, a chord length of 220.00 feet, and a chord bearing of South 43 degrees 56 minutes 35 seconds East; thence North 63 degrees 42 minutes 45 seconds East, not tangent to the last described curve, a distance of 10.23 feet; thence South 32 degrees 27 minutes 51 seconds East, 334.35 feet; thence South 00 degrees 08 minutes 17 seconds West, 45.00 feet to the South line of Government Lot 4 and said line there terminating.

## NOTES

1) The field work for this survey was completed on September 16, 2016.
2) For individual tree locations, please see the Tree Preservation Plan.
3) Surveyed property address – 11455 20th Street North, Lake Elmo, MN 55042.
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
5) Topography shown is a combination of field observations and LIDAR which was provided by the Minnesota Department of Natural Resources.
6) Improvements shown are a combination of field observations as well as improvements as shown an an ALTA/ACSM Survey prepared by Landmark Surveying, Inc. and dated January 13, 2016.
7) Site is currently under construction.
8) Wetlands were delineated by Kjolhaug Environmental Services Company in 2016.
9) The Ordinary High Water elevation for Horseshoe Lake is ±876.9 Feet NAVD 88 (876.8 Feet NGVD 29).
10) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
11) NSP Easement per Document No. 167143 is currently in the process of being confined.

## VICINITY MAP




## SITE DATA

| | |
|---|---|
| TOTAL SITE AREA | ±428.06 AC. |
| EXISTING ZONING | P/PF |
| UTILITIES | AVAILABLE |
| OVERLAY DISTRICT | SHORELAND |

## LEGEND

- ◉ – Denotes Washington County Monument
- ● – Denotes Found Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- PK ◉ – Denotes Set *PK Nail*

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).
2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

N

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

0 150 300 600
(SCALE IN FEET)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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 09/21/2016
FILE NO: 384

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04-07-2017 City Comments

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Lake Elmo, Minnesota

**EXISTING CONDITIONS INDEX**



Save Date: 04/08/17 I:\jobs\6021 - 6040\6036 - tartan park\cad\survey\preli_plat\6036_excon-overall.dwg

## LEGEND

- ◉ – Denotes Washington County Monument
- ● – Denotes Found Iron Pipe or Drill Hole, as noted
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- PK – Denotes Set PK Nail
- FH – Denotes Fire Hydrant
- GP – Denotes Guard Post
- ⋈ – Denotes Gate Valve
- LP – Denotes Light Pole
- MB – Denotes Mailbox
- ⟶ – Denotes Guy Wire
- SMH – Denotes Sanitary Manhole
- SIGN – Denotes Miscellaneous Sign
- EB – Denotes Electric Box
- TV – Denotes Television Box
- UP – Denotes Utility Pole
- FES – Denotes Flared End Section
- CB or DI – Denotes Catch Basin
- TRD 500 + – Denotes Existing Tree
- STMH – Denotes Storm Manhole
- – Denotes Overflow Control Structure
- >> – Denotes Storm Sewer
- W – Denotes Watermain
- FM – Denotes Forcemain
- ug ug – Denotes Underground Gas
- ohe – Denotes Overhead Electric
- ue ue – Denotes Underground Electric
- x x – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- 000 – Denotes Existing 2 Ft. Contour
- 000 – Denotes Existing 10 Ft. Contour

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

N

0 50 100 200

(SCALE IN FEET)

SCHMIETZ-MARTINCO ADDITION

Northwest corner of Section 25, Township 29, Range 21

20TH STREET NORTH

OWNER: KOEHNLE RONALD W. & LAURIE S PID:24.029.21.33.0012

OWNER: COOK CHRISTOPHER P. & KAREN F. PID:24.029.21.33.0011

OWNER: MORGAN DIANE TRUDEAU PID: 24.029.21.33.0008

North line of the Northwest Quarter of Section 25, Township 29, Range 21

N89°41'47"E 2615.71

OWNER: DURAND MARY JEAN TRS PID:24.029.21.34.0001

20TH STREET NORTH

LAKE ELMO AVENUE NORTH (COUNTY STATE AID HIGHWAY NO. 17)

SECTION 25,

North Quarter corner of Section 25, Township 29, Range 21

Sand Volleyball Court

Sand Volleyball Court

Utility Area

Existing Building

~ Bituminous Surface ~

~ Bituminous Surface ~

East line of the Northwest Quarter of Section 25, Township 29, Range 21

West line of the North half of the Northwest Quarter of Section 25, Township 29, Range 21

West line of the Northwest Quarter of Section 25, Township 29, Range 21

OWNER: WASHINGTON COUNTY PID:26.029.21.11.0003

OWNER: WASHINGTON COUNTY PID:26.029.21.11.0002

N00°08'17"E 2636.21

Existing Building

Existing Building

Existing Building

Minnesota DNR protected waters (No. 82-417W)

Surface Water Drainage Easement per Doc. No. 623371

STRUCTURE NOT LOCATED (UNDER WATER)

30" RCP (APPROXIMATE LOCATION PER VALLEY BRANCH WATERSHED DISTRICT)

30" RCP

~ Bituminous Surface ~

Surface Water Drainage Easement per Doc. No. 623371

Existing Building

Minnesota DNR protected waters (No. 82-416W)

Retaining Wall

West line of Government Lot 2, Section 25, Township 29, Range 21

~ Bituminous Surface ~

~ Bituminous Surface ~

TOWNSHIP 29,

RANGE 21

SEE SHEET 4 OF 65 SHEETS

SEE SHEET 7 OF 65 SHEETS

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Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXISTING CONDITIONS**

3 of 65

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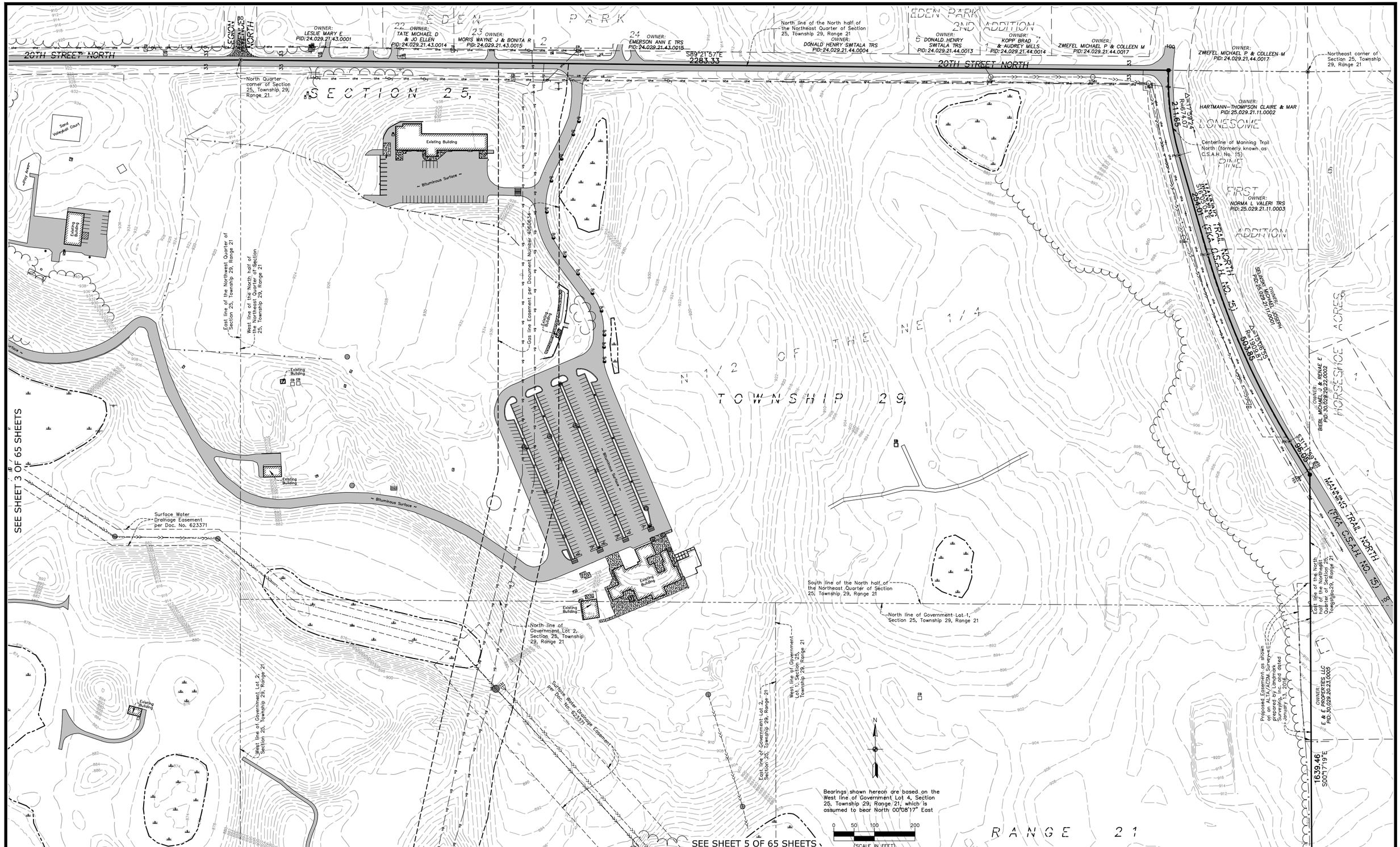


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4 of 65

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SEE SHEET 4 OF 65 SHEETS

SECTION 25,

GOV'T. LOT 2

GOV'T. LOT 1

East line of the Northwest Quarter of Section 25, Township 29, Range 21

West line of Government Lot 2, Section 25, Township 29, Range 21

Gas line Easement per Document Number 4606634

Shoreline of Horseshoe Lake

South line of the Northwest Quarter of Section 25, Township 29, Range 21

South line of Government Lot 2, Section 25, Township 29, Range 21

North line of Government Lot 3, Section 25, Township 29, Range 21

North line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

Gas line Easement per Document Number 4606635

TOWNSHIP 29,

OWNER:
H C GOLF COURSE DEVELOPMENT LL
PID:30.029.20.32.0001

East line of Government Lot 1, Section 25, Township 29, Range 21

East Quarter corner of Section 25, Township 29, Range 21

97.74
S00°12'25"W

Meander corner on East line of Section 25, Township 29, Range 21

±84
N00°15'25"E

HORSESHOE LAKE
Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NGVD 29)

West line of Government Lot 4, Section 25, Township 29, Range 21

East line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

East line of Government Lot 3, Section 25, Township 29, Range 21

±579

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

0 50 100 200
(SCALE IN FEET)

N

RANGE 21

SW 1/4

SEE SHEET 7 OF 65 SHEETS

SEE SHEET 6 OF 65 SHEETS

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**EXISTING CONDITIONS**

5 of 65

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SEE SHEET 5 OF 65 SHEETS

SECTION 25,

THE

GOV'T. LOT 3

SW 1/4

East line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

South line of Government Lot 3, Section 25, Township 29 Range 21

East line of Government Lot 3, Section 25, Township 29, Range 21

±579

1312.83
S89°57'48"W

North line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

PARK
OWNER:
CITY OF LAKE ELMO
PID: 25.029.21.34.0001

OWNER:
VOGEL DENNIS E & KIM M
PID: 25.029.21.34.0013

OWNER:
JOHNSON CRAIG R & LINDA E
PID: 25.029.21.34.0002

OWNER:
NIELSEN JERRY DEAN
PID: 25.029.21.34.0003

OWNER:
GERGEN ROBERT J & ANN L
PID: 25.029.21.34.0004

OWNER:
JONES TIMOTHY J & ROXANNE H
PID: 25.029.21.34.0005

OWNER:
SCHUMACHER JAMES V & LORI E
PID: 25.029.21.34.0006

OWNER:
VANLIESHOUT LAWRENCE A & BARBA
PID: 25.029.21.34.0007

LEEWARD AVENUE NORTH

West line of the Southwest Quarter of Section 25, Township 29, Range 21

N00°01'31"E
1313.47

Gas Line Easement per Document Number 4606615

TOWNSHIP 29,

SW 1/4

SE 1/4

North line of the Southerly Two-Thirds of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

West line of the Easterly 660 feet of the Westerly 990 feet of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

East line of the Westerly 990 feet of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

660

990

LAKE
Minnesota DNR protected waters
(No. 82-112W)

ROSE
Minnesota DNR protected waters
(No. 82-112W)

±23
S89°51'43"E

OWNER:
EMERSON PROP LP
PID: 25.029.21.44.0001

636.77
N00°08'17"E

East line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the East line of Government Lot 4, Section 25, Township 29, Range 21

HORSESHOE LAKE
Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NGVD 29)

C.B.=S43°56'35"E
C.L.=220.00
Δ=25°56'46"
R=490.00
221.89

N67°42'45"E
10.23

N00°08'17"E
482.61

S24°45'52"E
34.35

RANGE 21

N

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0 50 100 200
(SCALE IN FEET)

WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 AS AMENDED

45.00
S00°08'17"W

South Quarter corner of Section 25, Township 29, Range 21

South line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

1657.34
S89°43'40"W

(COUNTY STATE AID HIGHWAY NO. 10)

10TH STREET

Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the Southwest corner of Government Lot 4, Section 25, Township 29, Range 21

South line of Government Lot 4, Section 25, Township 29, Range 21

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**EXISTING CONDITIONS**

6 of 65

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SEE SHEET 3 OF 65 SHEETS

SEE SHEET 5 OF 65 SHEETS

SECTION 25, TOWNSHIP 29, RANGE 21

Bituminous Surface
Baseball field
Bocce Ball Courts
Existing Building
Existing Shelter
Existing Gazebo

West Quarter corner of Section 25, Township 29, Range 21

1310.41
N89°53'18"W

South line of the Northwest Quarter of Section 25, Township 29, Range 21

1312.83
S89°57'48"W

South line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

North line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

East line of the Northwest Quarter of Section 25, Township 29, Range 21

West line of Government Lot 2, Section 25, Township 29, Range 21

Gas line Easement per Document Number 4060634

Gas line Easement per Document Number 4060635

West line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

N00°07'49"E
1316.87

West line of Government Lot 3, Section 25, Township 29, Range 21

East line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

South line of Government Lot 3, Section 25, Township 29, Range 21

LAKE ELMO AVENUE NORTH (COUNTY STATE AID HIGHWAY NO. 17)

14TH ST. N.

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F

HOMESTEAD

TARTAN MEADOWS 2ND ADDITION

OWNER: HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0002

OWNER: DELKOSKI MICHAEL P & STEPHANIE L MANOS-DELKOSKI
PID: 25.029.21.32.0010

OWNER: MCKAY THOMAS S
PID: 25.029.21.32.0011

OWNER: CLIFF GERRY & LILLIAN
PID: 25.029.21.32.0012

OWNER: HAZELTON BRIAN
PID: 25.029.21.32.0013

OWNER: KLUGE JEFFREY T & VICTORIA J
PID: 25.029.21.32.0014

OWNER: NEUBAUER STEVEN W & KRISTINA J
PID: 25.029.21.32.0015

OWNER: YETTER BRIAN J & CYNTHIA RAE SOBIECH
PID: 25.029.21.32.0016

OWNER: BAILEY VICKI L & JOSEPH L SPELTZ
PID: 25.029.21.32.0017

OWNER: RICE DANIEL & CHRISTINE P
PID: 25.029.21.32.0018

OWNER: HOULE JOHN R & DIANE M
PID: 25.029.21.32.0027

OWNER: HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

OWNER: HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

OWNER: CARLSON JAMES G & JANET L
PID: 25.029.21.34.0010

OWNER: VOELLER JAMES & CLOYCE
PID: 25.029.21.34.0011

OWNER: TOFT RODNEY A & JUDY A
PID: 25.029.21.34.0012

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0 50 100 200
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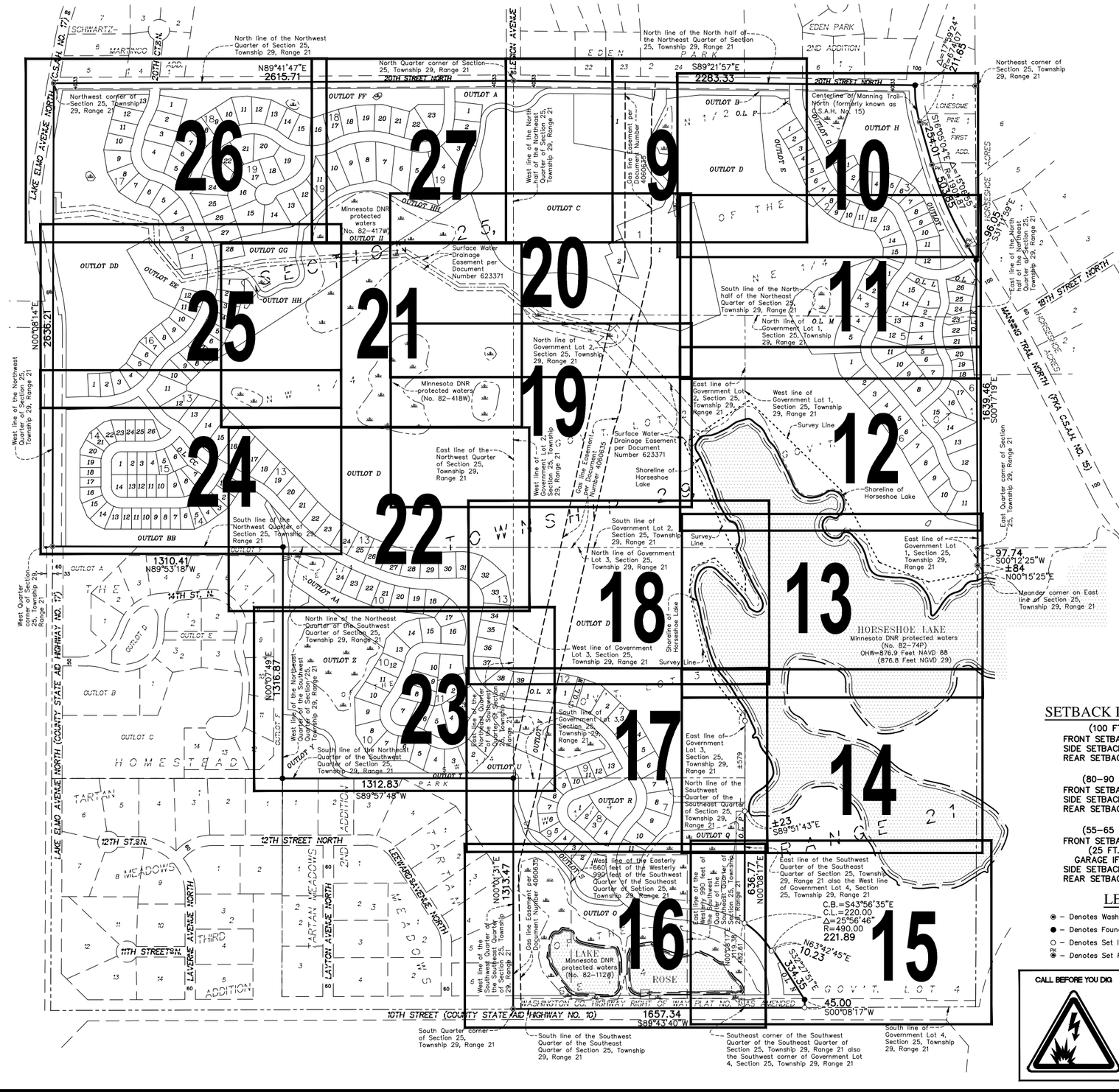
7 of 65

[Save Date: 04/08/17] F:\Jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_excon-sheets.dwg




# LEGAL DESCRIPTION

The North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

And

Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Northwest Quarter (NW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

The Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the Easterly 660 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of said Southwest Quarter of the Southeast Quarter.

And

The Easterly 660 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

And

**(Proposed Legal Description, which may be subject to City approved parcel subdivision)**
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 1119.38 feet to the point of beginning of the parcel to be described; thence continuing northerly along said West line of Government Lot 4, a distance of 579 feet, more or less, to the shoreline of Horseshoe Lake; thence southeasterly, southerly, and southwesterly along said shoreline to the intersection of a line that bears South 89 degrees 51 minutes 43 seconds East from the point of beginning; thence North 89 degrees 51 minutes 43 seconds West, 23 feet, more or less, to the point of beginning.

And

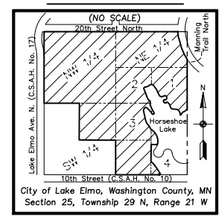
**(Proposed Legal Description, which may be subject to City approved parcel subdivision)**
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 482.61 feet to the point of beginning of the line to be described; thence southeasterly 221.89 feet along a non-tangential curve concave to the southwest having a radius of 490.00 feet, a central angle of 25 degrees 56 minutes 46 seconds, a chord length of 220.00 feet, and a chord bearing of South 43 degrees 56 minutes 35 seconds East; thence North 63 degrees 42 minutes 45 seconds East, not tangent to the last described curve, a distance of 10.23 feet; thence South 32 degrees 27 minutes 51 seconds East, 334.35 feet; thence South 00 degrees 08 minutes 17 seconds West, 45.00 feet to the South line of Government Lot 4 and said line there terminating.

# NOTES

1) The field work for this survey was completed on September 16, 2016.
2) Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East
3) Surveyed property address – 11455 20th Street North, Lake Elmo, MN 55042.
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
5) Wetlands were delineated by Kjolhaug Environmental Services Company in 2016.
6) The Ordinary High Water elevation for Horseshoe Lake is ±876.9 Feet NAVD 88 (876.8 Feet NGVD 29).
7) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
8) NSP Easement per Document No. 167143 is currently in the process of being confined.

# VICINITY MAP




# SITE DATA

| | |
|---|---|
| TOTAL SITE AREA | ±428.06 AC. |
| TOTAL ROW AREA | ±37.81 AC. |
| TOTAL OUTLOT AREA | ±288.43 AC. |

| OUTLOT | (OWNERSHIP) | (MAINTENANCE) | AREA |
|---|---|---|---|
| OUTLOT A | (HOA) | (HOA/CITY) | ±1.01 AC. |
| OUTLOT B | (CITY) | (HOA/CITY) | ±0.55 AC. |
| OUTLOT C | (GOLF COURSE) | (GOLF COURSE) | ±17.22 AC. |
| OUTLOT D | (GOLF COURSE) | (GOLF COURSE) | ±163.90 AC. |
| OUTLOT E | (CITY) | (HOA/CITY) | ±2.04 AC. |
| OUTLOT F | (HOA) | (HOA) | ±0.02 AC. |
| OUTLOT G | (HOA) | (HOA) | ±1.42 AC. |
| OUTLOT H | (CITY) | (HOA/CITY) | ±4.17 AC. |
| OUTLOT I | (HOA) | (HOA) | ±0.93 AC. |
| OUTLOT J | (HOA) | (HOA) | ±0.16 AC. |
| OUTLOT K | (BARNES) | (BARNES) | ±0.35 AC. |
| OUTLOT L | (HOA) | (HOA) | ±0.21 AC. |
| OUTLOT M | (CITY) | (HOA/CITY) | ±2.98 AC. |
| OUTLOT N | (CITY) | (CITY) | ±0.23 AC. |
| OUTLOT O | (HOA) | (HOA) | ±17.17 AC. |
| OUTLOT P | (EMERSON) | (EMERSON) | ±0.71 AC. |
| OUTLOT Q | (HOA) | (HOA) | ±8.38 AC. |
| OUTLOT R | (HOA) | (HOA) | ±1.00 AC. |
| OUTLOT S | (HOA) | (GOLF COURSE/HOA) | ±0.95 AC. |
| OUTLOT T | (CITY) | (CITY/HOA) | ±2.94 AC. |
| OUTLOT U | (HOA) | (HOA) | ±2.05 AC. |
| OUTLOT V | (CITY) | (HOA/CITY) | ±3.75 AC. |
| OUTLOT W | (CITY) | (GOLF COURSE/CITY) | ±0.15 AC. |

| OUTLOT | (OWNERSHIP) | (MAINTENANCE) | AREA |
|---|---|---|---|
| OUTLOT X | (CITY) | (GOLF COURSE/CITY) | ±0.56 AC. |
| OUTLOT Y | (HOA) | (HOA) | ±1.93 AC. |
| OUTLOT Z | (HOA) | (HOA) | ±7.83 AC. |
| OUTLOT AA | (CITY) | (HOA/CITY) | ±3.33 AC. |
| OUTLOT BB | (HOA) | (HOA) | ±6.72 AC. |
| OUTLOT CC | (HOA) | (HOA) | ±0.43 AC. |
| OUTLOT DD | (HOA) | (HOA) | ±16.53 AC. |
| OUTLOT EE | (CITY) | (HOA/CITY) | ±1.99 AC. |
| OUTLOT FF | (HOA) | (HOA) | ±3.75 AC. |
| OUTLOT GG | (CITY) | (HOA/CITY) | ±2.29 AC. |
| OUTLOT HH | (CITY) | (HOA/CITY) | ±3.19 AC. |
| OUTLOT II | (HOA) | (HOA) | ±7.59 AC. |

| | |
|---|---|
| TOTAL GOLF COURSE LOT AREA | ±11.28 AC. |
| TOTAL SINGLE FAMILY LOT AREA | ±90.54 AC. |
| LARGEST LOT | ±38,814 SQ.FT. |
| SMALLEST LOT | ±6,600 SQ.FT. |
| AVERAGE LOT | ±13,553 SQ.FT. |
| TOTAL NUMBER OF LOTS | 328 |
| SINGLE FAMILY LOTS | 291 |
| OUTLOTS | 35 |
| GOLF COURSE LOTS | 2 |
| GROSS DENSITY | ±0.68 LOTS/AC. |
| NET DENSITY | ±1.56 LOTS/AC. |
| EXISTING ZONING | P/PF |
| PROPOSED ZONING | GCC/PUD |
| UTILITIES | AVAILABLE |

* HOA IS AN ABBREVIATION FOR HOME OWNERS ASSOCIATION

# SETBACK INFORMATION

**(100 FT. WIDE LOTS)**
FRONT SETBACK — 30 FT.
SIDE SETBACK — 15 FT.
REAR SETBACK — 30 FT.

**(80-90 FT. WIDE LOTS)**
FRONT SETBACK — 30 FT.
SIDE SETBACK — 10 FT.
REAR SETBACK — 30 FT.

**(55-65 FT. WIDE LOTS)**
FRONT SETBACK — 20 FT.
(25 FT. SETBACK TO GARAGE IF FRONT LOADED)
SIDE SETBACK — 7.5 FT.
REAR SETBACK — 20 FT.

# LEGEND

- ◉ – Denotes Washington County Monument
- ● – Denotes Found Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- PK – Denotes Set PK Nail

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

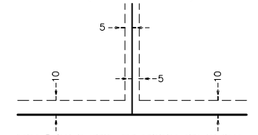
N

0 150 300 600
(SCALE IN FEET)

# BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).
2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

# PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (Not to Scale)




being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

Carlson McCain • environmental • engineering • surveying
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Blaine, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 09/21/2016
FILE NO: 384

Revisions:
02-10-2017 Revised Layout
02-28-2017 City Comments
04-07-2017 City Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT INDEX**



(Save Date: 04/08/17) F:\Jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_prp-index.dwg

LEGION AVENUE NORTH

80

OWNER:
LESLIE MARY E
PID: 24.029.21.43.0001

22

OWNER:
TATE MICHAEL D
& JO ELLEN
PID: 24.029.21.43.0014

EDEN PARK 2

23

OWNER:
MORIS WAYNE J & BONITA R
PID: 24.029.21.43.0015

24

OWNER:
EMERSON ANN E TRS
PID: 24.029.21.43.0015

OWNER:
DONALD HENRY SWITALA TRS
PID: 24.029.21.44.0004

North Quarter corner
of Section 25,
Township 29, Range 21

S89°21'57"E
2283.33

20TH STREET NORTH

North line of the North half of the Northeast Quarter of Section 25, Township 29, Range 21

20TH STREET NORTH

33 40 1614.3 80.0

A

nage & Utility Easement

Drainage & Utility Easement

568.6 455.3 333.3 122.0 116.2

OUTLOT HH
±138,921 sq.ft.

698.9 430.5 346.4 189.4

OUTLOT B ±23,938 sq.ft.

172.2 R=150 94.8 R=100 120.1 R=129 19.1 R=39 148.0 R=159 33.9 R=89

SECTION 25, TOWNSHIP 29, RANGE 21

281.5

1
1
±467,505 sq.ft.

225.0

Drainage & Utility Easement

388.4

701 9,

81.3 R=90

57.5 Drainage & Utility Easement

724.6 R=265 881.7 R=370 97.0 57.0 129.2 R=80 423.5

OUTLOT D
±7,139,499 sq.ft.

N 1/2

OUTLOT F
±791 sq.ft.

R=200 R=195.5

130.0 131.2 122.6 130.2 130.2 67.8

1
±8,413 sq.ft.

2
±8,194 sq.ft.

3
±8,165 sq.ft.

±9

OUTLOT E
±89,000 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

316.8 774 271.2

NE 1/4

SEE SHEET 27 OF 65 SHEETS

SEE SHEET 10 OF 65 SHEETS

TOWNSHIP 29, RANGE 21

OUTLOT C
±750,206 sq.ft.

West line of the North half of the Northeast Quarter of Section 25, Township 29, Range 21

Gas line Easement per Document Number 4060634

279.7 78.21 83.0 R=134 160.7 35.3 262.4

Drainage & Utility Easement

1
1
±467,505 sq.ft.

2

N

0 25 50 100
(SCALE IN FEET)

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

◉ – Denotes Washington County Monument
● – Denotes Found Monument
○ – Denotes Set Iron Pipe, Marked with RLS 40361

SEE SHEET 20 OF 65 SHEETS

SEE SHEET 11 OF 65 SHEETS

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• engineering
• surveying

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Signature:
Date: 09/21/2016 License #: 40361

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

9 of 65

[Save Date: 04/08/17] T:\jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_prp.dwg

20TH STREET NORTH

OWNER: EMERSON ANN E TRS
PID: 24.029.21.43.0015

OWNER: DONALD HENRY SWITALA TRS
PID: 24.029.21.44.0004

North line of the North half of the Northeast Quarter of Section 25, Township 29, Range 21

S89°21'57"E 2283.33

EDEN PARK 2ND ADDITION

OWNER: DONALD HENRY SWITALA TRS
PID: 24.029.21.44.0013

OWNER: KOPP BRAD & AUDREY MILLS
PID: 24.029.21.44.0014

OWNER: ZWEFEL MICHAEL P & COLLEEN M
PID: 24.029.21.44.0017

OWNER: HARTMANN-THOMPSON CLAIRE & MAR
PID: 25.029.21.11.0002

LONESOME PINE 1ST ADD.

OWNER: NORMA L VALERI TRS
PID: 25.029.21.11.0003

OWNER: SEVERN, MICHAEL JOSEPH
PID: 25.029.21.11.0001

OUTLOT B ±23,938 sq.ft.

Drainage & Utility Easement

OUTLOT F ±791 sq.ft.

OUTLOT G ±61,850 sq.ft.
Drainage & Utility Easement (Over all of Outlot G)

OUTLOT H ±181,795 sq.ft.
Drainage & Utility Easement (Over all of Outlot H)

OUTLOT D ±7,139,499 sq.ft.

OUTLOT E ±89,000 sq.ft.
Drainage & Utility Easement (Over all of Outlot E)

OUTLOT I ±401,703 sq.ft.

ANNIKA WAY NORTH

MANNING TRAIL NORTH (FKA C.S.A.H. NO. 15)

Centerline of Manning Trail Northerly (formerly known as C.S.A.H. No. 15)

Utility Easement per Document Number 337771

Utility Easement per Document Number 337771

Drainage & Utility Easement

1 ±8,413 sq.ft.
2 ±8,194 sq.ft.
3 ±8,165 sq.ft.
4 ±9,159 sq.ft.
5 ±9,239 sq.ft.
6 ±8,762 sq.ft.
7 ±9,091 sq.ft.
8 ±9,160 sq.ft.
9 ±9,166 sq.ft.
10 ±9,007 sq.ft.
11 ±8,332 sq.ft.
12 ±12,055 sq.ft.
13 ±13,210 sq.ft.
14 ±9,052 sq.ft.
15

1 ±8,681 sq.ft.
2 ±10,952 sq.ft.
3 ±10,536 sq.ft.
4 ±9,068 sq.ft.
5 ±9,672 sq.ft.
6 ±9,651 sq.ft.
7 ±9,611 sq.ft.
8 ±8,543 sq.ft.
9 ±8,219 sq.ft.
10 ±9,329 sq.ft.
11 ±9,332 sq.ft.

1 ±467,505 sq.ft.

N 1/2 SECTION 25, TOWNSHIP 29, RANGE 21

NE 1/4

SEE SHEET 9 OF 65 SHEETS

SEE SHEET 11 OF 65 SHEETS

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

- ◉ – Denotes Washington County Monument
- ● – Denotes Found Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- PK – Denotes Set PK Nail

0 25 50 100 (SCALE IN FEET)

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
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**H.C. Golf Course Development, LLC**
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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**



[Save Date: 04/08/17] T:\Jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_prp.dwg

SEE SHEET 10 OF 65 SHEETS

SEE SHEET 20 OF 65 SHEETS

SEE SHEET 12 OF 65 SHEETS

SECTION 25, TOWNSHIP 29, RANGE 21

N 1/2 OF THE NE 1/4

GOV'T. LOT 1

GOV'T. LOT 2

OUTLOT D
±7,139,499 sq.ft.

OUTLOT M
±129,866 sq.ft.
Drainage & Utility Easement
(Over all of Outlot M)

OUTLOT I
±40703 sq.ft.

OUTLOT J
±7,085 sq.ft.

OUTLOT K

OUTLOT L
±9,008 sq.ft.

WAY

NORTH

ANNIKA WAY

ANNIE AVENUE

QUEENS STREET NORTH

MANNING TRAIL NORTH

MANNING TRAIL NORTH (FKA C.S.A.H. NO. 15)

Utility Easement per Document Number 537771

Drainage & Utility Easement

Utility Easement

Proposed Easement as shown on an exhibit prepared by Alliance Land Surveying, Inc. and dated January 13, 2016.

South line of the North half of the Northeast Quarter of Section 25, Township 29, Range 21

North line of Government Lot 1, Section 25, Township 29, Range 21

West line of Government Lot 1, Section 25, Township 29, Range 21

East line of Government Lot 2, Section 25, Township 29, Range 21

East line of the North half of the Northeast Quarter of Section 25, Township 29, Range 21

1639.46 S00°17'19"E

OWNER:
BIEBL, MICHAEL J & RENAE E
PID: 30.029.20.22.0002

OWNER:
E & E PROPERTIES LLC
PID: 30.029.20.23.0005

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(SCALE IN FEET)

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Print Name: Thomas R. Balluff, L.S.
Signature:
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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

11 of 65

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SEE SHEET 11 OF 65 SHEETS

SEE SHEET 19 OF 65 SHEETS

GOV'T. LOT 2

GOV'T. LOT 1

East line of Government Lot 2, Section 25, Township 29, Range 21

West line of Government Lot 1, Section 25, Township 29, Range 21

SECTION 25, TOWNSHIP 29, RANGE 21

Drainage & Utility Easement

Surface Water Drainage Easement per Document Number 623371

HORSESHOE LAKE
Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NGVD 29)

Shoreline of Horseshoe Lake

Survey Line

OUTLOT D
±7,139,499 sq.ft.

ANNIKA WAY NORTH

ANNIE AVENUE

ANNIKA WAY NORTH

1 ±19,128 sq.ft.
2 ±15,065 sq.ft.
3 ±15,184 sq.ft.
4 ±15,159 sq.ft.
5 ±15,102 sq.ft.
6 ±15,150 sq.ft.
7 ±16,693 sq.ft.
8 ±16,435 sq.ft.
9 ±15,569 sq.ft.
10 ±17,805 sq.ft.
11 ±29,525 sq.ft.
12 ±16,035 sq.ft.
13 ±20,485 sq.ft.
14 ±18,095 sq.ft.
15 ±15,117 sq.ft.
16 ±11,646 sq.ft.
17 ±17,442 sq.ft.
18 ±14,821 sq.ft.
19 ±7,305 sq.ft.
20 ±8,710 sq.ft.
21 ±10,693 sq.ft.
22 ±10,896 sq.ft.

Proposed Easement as shown on an ALTA/ACSM Survey prepared by Landmark Surveying, Inc. and dated January 13, 2016.

OWNER:
E & E PROPERTIES LLC
PID:30.029.20.23.0005

OWNER:
H C GOLF COURSE DEVELOPMENT LL
PID:30.029.20.12.0001

1639.46
S00°17'19"E

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

(SCALE IN FEET)

● – Denotes Washington County Monument
● – Denotes Found Monument
○ – Denotes Set Iron Pipe, Marked with RLS 40361

SEE SHEET 13 OF 65 SHEETS

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Signature:
Date: 09/21/2016 License #: 40361

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**

12 of 65

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SEE SHEET 12 OF 65 SHEETS

SEE SHEET 18 OF 65 SHEETS

GOV'T. LOT 2

SECTION 25, TOWNSHIP 29, RANGE 21

GOV'T. LOT 1

OUTLOT D
±7,139,499 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

10
±17,805 sq.ft.

6

11
±29,525 sq.ft.

OWNER:
H C GOLF COURSE DEVELO
PID 30.029.20.32.0

N

0 25 50 100
(SCALE IN FEET)

- ◉ – Denotes Washington County Monument
- ● – Denotes Found Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

1639.46
S00°17'19"E

East line of Government Lot 1, Section 25, Township 29, Range 21

East Quarter corner of Section 25, Township 29, Range 21

97.74
S00°12'25"W
Meander corner on East line of Section 25, Township 29, Range 21

±84
N00°15'25"E

Survey Line

Survey Line

HORSESHOE LAKE
Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NGVD 29)

Shoreline of Horseshoe Lake

SEE SHEET 14 OF 65 SHEETS

RANGE 21

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 09/21/2016
FILE NO: 384

Revisions:
02-10-2017 Revised Layout
02-28-2017 City Comments
04-07-2017 City Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**



[Save Date: 04/08/17] I:\jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_prp.dwg

SEE SHEET 13 OF 65 SHEETS

SEE SHEET 17 OF 65 SHEETS

eshoe Lake

184.1

Survey Line

280.3

OUTLOT D
±7,139,499 sq.ft.

East line of Government Lot 3, Section 25, Township 29, Range 21

463.3

OWNER:
EMERSON PROP LP
PID:25.029.21.44.0001

L O T 4

±579

G O V ' T .

L O T 3

of the Southeast
Range 21

406.1

50.0

N23°39'51"43"E

OUTLOT Q
±364,979 sq.ft.

y Easement

HORSESHOE LAKE
Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NGVD 29)

N

0 25 50 100
(SCALE IN FEET)

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SEE SHEET 15 OF 65 SHEETS

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**

14 of 65

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SEE SHEET 14 OF 65 SHEETS

SEE SHEET 16 OF 65 SHEETS

OUTLOT P
±31,097 sq.ft.

OWNER:
EMERSON PROP LP
PID: 25.029.21.44.0001

East line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the West line of Government Lot 4, Section 25, Township 29, Range 21

636.77
N00°08'17"E

524.9
608.4
169.2
457.6
57.5
586.1
482.61
N00°08'17"E
1119.38

DRIVE

C.B.=S43°56'35"E
C.L.=220.00'
Δ=25°56'40"
R=490.00'
221.59

651.1
R=490

NORTH

N63°42'45"E
10.23

S32°27'51"E
334.35

OUTLOT N

Drainage & Utility Easement (Over all of Outlot N)
±9,861 sq.ft.

180.8
218.4
195.5
99.8
35.4
45.00
S00°08'17"W
158.3

40
45
52.9
40.2
16.9
73.3
75

Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the Southwest corner of Government Lot 4, Section 25, Township 29, Range 21

South line of Government Lot 4, Section 25, Township 29, Range 21

SECTION 25, TOWNSHIP 29, RANGE 21

N

0 25 50 100
(SCALE IN FEET)

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**

15 of 65

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SEE SHEET 17 OF 65 SHEETS

SEE SHEET 15 OF 65 SHEETS

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N

0 25 50 100
(SCALE IN FEET)

OUTLOT S
±41,279 sq.ft.

OUTLOT T
±127,875 sq.ft.

OUTLOT O
±747,941 sq.ft.

OUTLOT Q
±364,979 sq.ft.

OUTLOT P
±31,097 sq.ft.

OUTLOT N
±19,951 sq.ft.

1 ±14,308 sq.ft.
2 ±8,922 sq.ft.
3 ±7,522 sq.ft.
11 ±15,694 sq.ft.

SECTION 25, TOWNSHIP 29, RANGE 21

S 1/2 OF SW 1/4

SE 1/4

North line of the Southerly Two-Thirds of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

Drainage & Utility Easement

Drainage & Utility Easement (Over all of Outlot O)

West line of the Easterly 660 feet of the Westerly 990 feet of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

East line of the Westerly 990 feet of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

East line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the West line of Government Lot 4, Section 25, Township 29, Range 21

636.77
N00°08'17"E

N00°08'17"E 1119.38

N00°08'17"E 482.61

N00°01'31"E 1313.47

PALMER DRIVE

N63°42'45"E 10.23

S32°27'51"E 354.35

C&E=S43°36'05"E
CL=220.05
Δ=25°20'06"
R=498.00
221.89

LAKE ROSE
Minnesota DNR protected waters
(No. 82–112W)

LAKE ROSE
Minnesota DNR protected waters
(No. 82–112W)

RANGE 21

TOWNSHIP 29,

TARTAN MEADOWS
TARTAN MEADOWS

OWNER: JONES, TIMOTHY J. & ROXANNE H
PID: 25.029.21.41.0008

OWNER: SCHUMACHER, JAMES J & LORI E
PID: 25.029.21.34.0006

OWNER: VANLIESHOUT LAWRENCE A & BARBA
PID: 25.029.21.34.0007

OWNER: EMERSON PROP LP
PID: 25.029.21.44.0001

Gas line Easement per Document Number 4060635

WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1 AS AMENDED
10TH STREET (COUNTY STATE AID HIGHWAY NO. 10)

1657.34
S89°43'40"W

10TH STREET (COUNTY STATE AID HIGHWAY NO. 10)

South Quarter corner of Section 25, Township 29, Range 21

South line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 also the Southwest corner of Government Lot 4, Section 25, Township 29, Range 21

South line of Government Lot 4 Section 25, Township 29, Ran

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**

16 of 65

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SEE SHEET 23 OF 65 SHEETS

SEE SHEET 18 OF 65 SHEETS

SEE SHEET 14 OF 65 SHEETS

SEE SHEET 16 OF 65 SHEETS

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0 25 50 100
(SCALE IN FEET)

PALMER DRIVE 276.2 NORTH

PALMER DRIVE 247.2

ARNIE 182.4 WAY

ARNIE WAY

TOWNSHIP 29,

SECTION 25,

GOV'T. LOT 4

GOV'T. LOT 3

OUTLOT U
±89,487 sq.ft.

OUTLOT V
±163,406 sq.ft.
Drainage & Utility Easement
(Over all of Outlot V)

OUTLOT R
±43,590 sq.ft.

OUTLOT S
±41,279 sq.ft.

OUTLOT T
±27,875 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

OUTLOT Q
±364,979 sq.ft.

±24,411 sq.ft.
Drainage & Utility Easement
(Over all of Outlot X)

OUTLOT L
±579

1 ±14,795 sq.ft.
2 ±17,125 sq.ft.
1 ±16,629 sq.ft.
1 ±17,817 sq.ft.
2 ±16,302 sq.ft.
3 ±16,366 sq.ft.
4 ±16,031 sq.ft.
5 ±15,000 sq.ft.
6 ±15,000 sq.ft.
7 ±17,317 sq.ft.
8 ±18,011 sq.ft.
9 ±17,548 sq.ft.
10 ±15,692 sq.ft.
11 ±15,694 sq.ft.
1 ±14,308 sq.ft.
2 ±8,922 sq.ft.
3 ±7,522 sq.ft.
4 ±7,908 sq.ft.
5 ±8,712 sq.ft.
6 ±9,236 sq.ft.
7 ±8,634 sq.ft.
8 ±8,630 sq.ft.
9 ±9,501 sq.ft.
10 ±8,645 sq.ft.
11 ±7,828 sq.ft.
12 ±7,759 sq.ft.
13 ±10,437 sq.ft.
1 ±11,909 sq.ft.
2 ±9,934 sq.ft.
3 ±9,071 sq.ft.
4 ±11,788 sq.ft.

Gas line Easement per Document Number 4060835

Drainage & Utility Easement

East line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

South line of Government Lot 3, Section 25, Township 29, Range 21

West line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

East line of Government Lot 3, Section 25, Township 29, Range 21

North line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

North line of the Southerly Two-Thirds of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21

East line of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29, Range 21 and the East line of Government Lot 4, Section 25, Township 29, Range 21

636.77
N00°08'17"E

±23
S89°51'43"E

OWNER:
EMERSON PROP LP
PID:25.029.21.44.0001

OWNER:
LAKE ELMO
29.21.34.0001

OWNER:
MELSEN, BARRY J BEAN
PID:25.029.21.34.0003

OWNER:
GERDEN, ROBERT & A
PID:25.029.21.34.0

PARK

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11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

17 of 65

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SEE SHEET 19 OF 65 SHEETS

SEE SHEET 22 OF 65 SHEETS

SEE SHEET 23 OF 65 SHEETS

SEE SHEET 13 OF 65 SHEETS

SEE SHEET 17 OF 65 SHEETS

GOV'T. LOT 2

SECTION 25,

TOWNSHIP 29,

RANGE 21

GOV'T. LOT 3

N

0 25 50 100
(SCALE IN FEET)

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● – Denotes Found Monument
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South line of Government Lot 2, Section 25, Township 29, Range 21

North line of Government Lot 3, Section 25, Township 29, Range 21

Gas line Easement per Document

Gas line Easement per Document Number 4060635

Drainage & Utility Easement

West line of Government Lot 3, Section 25, Township 29, Range 21

Survey Line

Shoreline of Horseshoe Lake

NORTH

PALMER

SW 1/4

32 ±19,108 sq.ft.

33 ±19,228 sq.ft.

34 ±15,726 sq.ft.

35 ±15,000 sq.ft.

36 ±15,359 sq.ft.

37 ±17,493 sq.ft.

38 ±17,048 sq.ft.

39 ±16,917 sq.ft.

OUTLOT D ±7,139,499 sq.ft.

OUTLOT X ±24,411 sq.ft. Drainage & Utility Easement (Over all of Outlot X)

OUTLOT W Drainage & Utility Easement (Over all of Outlot W) ±6,611 sq.ft.

12 1 ±16,629 sq.ft.

1 ±17,817 sq.ft.

3 ±,162 sq.ft.

13

| | | | | | | |
|---|---|---|---|---|---|---|
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SEE SHEET 20 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 22 OF 65 SHEETS

SEE SHEET 12 OF 65 SHEETS

SEE SHEET 18 OF 65 SHEETS

Minnesota DNR protected waters (No. 82-416W)

SECTION 25, TOWNSHIP 29, RANGE 21

OUTLOT D
±7,139,499 sq.ft.

West line of Government Lot 2, Section 25, Township 29, Range 21

East line of the Northwest Quarter of Section 25, Township 29, Range 21

Surface Water Drainage Easement per Document Number 823371

Drainage & Utility Easement

Gas line Easement per Document Number 4060634

40

40

40

NW 1/4

GOV'T. LOT 2

91.8

North line of the Northeast Quarter of

South line of Government Lot 2, Section 25, Township 29, Range 21

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- ○ – Denotes Set Iron Pipe, Marked with RLS 40361

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N

0 25 50 100

(SCALE IN FEET)

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**



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SEE SHEET 27 OF 65 SHEETS

SEE SHEET 9 OF 65 SHEETS

SEE SHEET 10 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

DNR protected waters
(No. 82-417W)

SECTION 25,

TOWNSHIP 29,

RANGE 21

NW 1/4

West line of the North half of the Northwest Quarter of Section 25, Township 29, Range 21

West line of the North half of the Northwest Quarter of Section 25, Township 29, Range 21

West line of Government Lot 2, Section 25, Township 29, Range 21

North line of Government Lot 2, Section 25, Township 29, Range 21

211.3

293.3
R=226

75.8
R=864

420.2
R=599

279.7

40

Drainage & Utility Easement

40

78.2

1
1
±467,505 sq.ft.

83.0

56.3

2
±23,972 sq.ft.

45.9

245.7

110.0

224.7

151.4

114.7

64.0

80.9

Gas line Easement per Document Number 4960634

97.1

188.3

Surface Water Drainage Easement per Document Number 623371

Drainage

Surface Water Drainage Easement per Document Number 623371

Surface Water Drainage Easement per Document Number 623371

OUTLOT D
±7,139,499 sq.ft.

Minnesota DNR protected waters
(No. 82-418W)

N

0 25 50 100
(SCALE IN FEET)

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SEE SHEET 11 OF 65 SHEETS

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SEE SHEET 26 OF 65 SHEETS

SEE SHEET 27 OF 65 SHEETS

SEE SHEET 25 OF 65 SHEETS

SEE SHEET 20 OF 65 SHEETS

SEE SHEET 19 OF 65 SHEETS

Surface Water Drainage Easement per Document Number 623371

OUTLOT HH
±38,921 sq.ft.

1
±10,798 sq.ft.

2
±10,492 sq.ft.

3
95 sq.ft.

OUTLOT II
±330,779 sq.ft.

Drainage & Utility Easement

Minnesota DNR protected waters (No. 82-417W)

OUTLOT D
±7,139,499 sq.ft.

Minnesota DNR protected waters (No. 82-118W)

SECTION 25, TOWNSHIP 29, RANGE 21

West line of the Northeast Quarter of the Northeast Quarter of Section 25, Township 29, Range 21

West line of Government Lot 2, Section 25, Township 29, Range 21

SEE SHEET 22 OF 65 SHEETS

(SCALE IN FEET)

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**

21 of 65

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SEE SHEET 21 OF 65 SHEETS

SEE SHEET 24 OF 65 SHEETS

SEE SHEET 19 OF 65 SHEETS

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● – Denotes Found Monument
○ – Denotes Set Iron Pipe, Marked with RLS 40361

N

0 25 50 100
(SCALE IN FEET)

East line of the Northwest Quarter of Section 25, Township 29, Range 21

SECTION 25, TOWNSHIP 29, RANGE 21

N 1/4 OF THE NW 1/4

S 1/2 OF THE SW 1/4

NE 1/4 OF THE NE 1/4

North line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

OUTLOT D
±7,139,499 sq.ft.

OUTLOT T
±127,875 sq.ft.

OUTLOT AA
±145,106 sq.ft.
Drainage & Utility Easement (Over all of Outlot AA)

OUTLOT F
OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

OWNER:
HAZELTON BRIAN
PID: 25.029.21.32.0013

OWNER:
KLUGE JEFFREY T & VICTORIA J
PID: 25.029.21.32.0014

OWNER:
NEUBAUER STEVEN W & KRISTINA J
PID: 25.029.21.32.0015

OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

HOMESTEAD TRAIL

PALMER DRIVE NORTH

PALMER DRIVE

Drainage & Utility Easement

Drainage Easement per Document Number 3124108

Utility Easement

Drainage

N00°07'49"E 1316.87

1 ±10,427 sq.ft.
2 8,073 sq.ft.
17 ±20,016 sq.ft.
18 ±17,272 sq.ft.
19 ±16,225 sq.ft.
20 ±15,128 sq.ft.
21 ±15,191 sq.ft.
22 ±15,158 sq.ft.
23 ±15,507 sq.ft.
24 ±15,240 sq.ft.
25 ±15,277 sq.ft.
26 ±15,110 sq.ft.
27 ±15,578 sq.ft.
28 ±15,626 sq.ft.
29 ±15,396 sq.ft.
30 ±15,000 sq.ft.
31 ±18,007 sq.ft.
32 ±19,108 sq.ft.
33 ±19,228 sq.ft.
34 ±15,726 sq.ft.
35
10
13

SEE SHEET 23 OF 65 SHEETS

SEE SHEET 18 OF 65 SHEETS

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 09/21/2016
FILE NO: 384

Revisions:
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02-28-2017 City Comments
04-07-2017 City Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

22 of 65

[Save Date: 04/08/17] T:\jobs\6021 - 6040\6036 - tartan park\cad\survey\preli. plat\6036_prp.dwg

SEE SHEET 22 OF 65 SHEETS

SEE SHEET 18 OF 65 SHEETS

SEE SHEET 17 OF 65 SHEETS

OUTLOT T
±127,875 sq.ft.

OUTLOT Z
±341,196 sq.ft.
Drainage & Utility Easement
(Over all of Outlot Z)

OUTLOT Y
±83,991 sq.ft.

OUTLOT X
±24,411 sq.ft.
Drainage & Utility Easement
(Over all of Outlot X)

OUTLOT U
±89,487 sq.ft.

OUTLOT T
±127,875 sq.ft.

SECTION 25, TOWNSHIP 29, RANGE 21

THE HOMESTEAD

TARTAN MEADOWS 1 THIRD ADDITION

TARTAN MEADOWS 2ND ADDITION

LATROBE CIRCLE NORTH

PALMER DRIVE NORTH

Drainage & Utility Easement

West line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

West line of Government Lot 3, Section 25, Township 29, Range 21

East line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

Gas line Easement per Document Number 4066635

South line of the Northeast Quarter of the Southwest Quarter of Section 25, Township 29, Range 21

South line of Government Lot 3, Section 25, Township 29, Range 21

N00°07'49"E 1316.87

1312.83 S89°57'48"W

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

0 25 50 100
(SCALE IN FEET)

● – Denotes Washington County Monument
● – Denotes Found Monument
○ – Denotes Set Iron Pipe, Marked with RLS 40361

OWNER: NEUBAUER STEVEN W & KRISTINA J
PID: 25.029.21.32.0015

OWNER: YETTER BRIAN J & CYNTHIA RAE SOBIECH
PID: 25.029.21.32.0016

OWNER: BAILEY VICKI L & JOSEPH L SPELTZ
PID: 25.029.21.32.0017

OWNER: HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

OWNER: RICE DANIEL & CHRISTINE P
PID: 25.029.21.32.0018

OWNER: HOULE JOHN R & DIANE M
PID: 25.029.21.32.0027

OWNER: CARLSON JAMES G & JANET L
PID: 25.029.21.34.0010

OWNER: VOELLER JAMES & CLOYCE
PID: 25.029.21.34.0011

OWNER: TOFT RODNEY A & JUDY A
PID: 25.029.21.34.0012

OWNER: CITY OF LAKE ELMO
PID: 25.029.21.34.0001

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

23 of 65

[Issue Date: 04/08/17] F:\Jobs\6021 - 6040\6036 - tartan park\cad\survey\prel_plat\6036_prp.dwg

SEE SHEET 25 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 22 OF 65 SHEETS

N

0 25 50 100
(SCALE IN FEET)

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LAKE ELMO AVENUE NORTH (COUNTY STATE AID HIGHWAY NO. 17)

OWNER:
WASHINGTON COUNTY
PID: 25.029.21.11.0003

West line of the Northwest Quarter of Section 25, Township 29, Range 21
N00°08'14"E
2636.21

809.4

779.4

ROYAL BOULEVARD NORTH

PALMER DRIVE NORTH

KINGS LANE NORTH

SECTION 25, TOWNSHIP 29, RANGE 21

OUTLOT CC
±18,601 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

OUTLOT T
±127,875 sq.ft.

OUTLOT BB
±292,553 sq.ft.

OUTLOT A
OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0002

OUTLOT F
OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

THE HOMESTEAD

1310.41
N89°53'18"W

South line of the Northwest Quarter of Section 25, Township 29, Range 21

West Quarter corner of Section 25, Township 29, Range 21

1235.4

RANGE 21

OWNER:
DELKOSKI MICHAEL P & STEPHANIE L MANOS-DELKOSKI
PID: 25.029.21.32.0010

OWNER:
MCKAY THOMAS S
PID: 25.029.21.32.0011

OWNER:
CLIFF GERRY & LILLIAN
PID: 25.029.21.32.0012

OWNER:

Drainage Easement per Document Number 3124108

Drainage & Utility Easement

Utility Easement

Drainage

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

24 of 65

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SEE SHEET 26 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 24 OF 65 SHEETS

SECTION 25, TOWNSHIP 29, RANGE 21

LAKE ELMO AVENUE NORTH
(COUNTY STATE AID HIGHWAY NO. 17)

OWNER:
WASHINGTON COUNTY
PID:26.029.21.11.0003

OWNER:
WASHINGTON COUNTY
PID:26.029.21.11.0002

OUTLOT DD
±719,934 sq.ft.

OUTLOT EE
±86,510 sq.ft.
Drainage & Utility Easement
(Over all of Outlot EE)

OUTLOT GG
±99,737 sq.ft.
Drainage & Utility Easement
(Over all of Outlot GG)

OUTLOT HH
±138,221 sq.ft.

OUTLOT II
±330,779 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

Surface Water Drainage Easement
per Document Number 623371

Drainage & Utility Easement

Minnesota DNR protected waters
(No. 82-417W)

ROYAL BOULEVARD NORTH

PALAMER DRIVE

Lots 1–13, Block 16 (±sq.ft.):
1 ±14,319 · 2 ±13,625 · 3 ±10,019 · 4 ±10,126 · 5 ±9,314 · 6 ±9,651 · 7 ±9,744 · 8 ±9,149 · 9 ±9,857 · 10 ±9,339 · 11 ±9,072 · 12 ±9,500 · 13 ±18,893

Lots 1–28 (±sq.ft.):
1 ±10,798 · 2 ±10,492 · 3 ±10,395 · 4 ±10,282 · 5 ±10,331 · 6 ±10,614 · 7 ±10,409 · 8 ±10,243 · 9 ±10,616 · 10 ±12,266 · 11 ±22,588 · 12 ±1 · 28 ±15,555

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- ◉ – Denotes Washington County Monument
- ● – Denotes Found Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361

(SCALE IN FEET)

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

25 of 65

[Save Date: 04/08/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\survey\prel. plat\6036_prp.dwg

SCHWARTZ-MARTINCO ADDITION

OWNER: KOEHNLE RONALD W & LAURIE S
PID: 24.029.21.33.0012

OWNER: COOK CHRISTOPHER P & KAREN F
PID: 24.029.21.33.0011

20TH COURT NORTH

SCHWARTZ-MARTINCO ADDITION

OWNER: MORGAN DIANE TRUDEAU
PID: 24.029.21.33.0008

OWNER: DURAND MARY JEAN TRS
PID: 24.029.21.34.0001

Northwest corner of Section 25, Township 29, Range 21

20TH STREET NORTH

North line of the Northwest Quarter of Section 25, Township 29, Range 21

N89°41'47"E 2615.71

575.0

1676.4

1616.4

SECTION 25, TOWNSHIP 29, RANGE 21

LAKE ELMO AVENUE NORTH (C.S.A.H. NO. 17)

ROYAL BOULEVARD NORTH

MASTERS LANE NORTH

MASTERS COURT NORTH

OUTLOT A
±163,...

OUTLOT P
±138,921 sq.ft.

OUTLOT DD
±719,934 sq.ft.

OUTLOT GG
±99,737 sq.ft.

Drainage & Utility Easement

Surface Water Drainage Easement per Document Number 623371

OWNER: WASHINGTON COUNTY
PID: 26.029.21.11.0003

West line of the Northwest Quarter of Section 25, Township 29, Range 21

N00°08'14"E 2636.21

Bearings shown hereon are based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East

0 25 50 100 (SCALE IN FEET)

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○ – Denotes Set Iron Pipe, Marked with RLS 40361

SEE SHEET 25 OF 65 SHEETS

SEE SHEET 27 OF 65 SHEETS

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Lake Elmo, Minnesota

**PRELIMINARY PLAT**



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OWNER:
DURAND MARY JEAN TRS
PID: 24.029.21.34.0001

N89°41'47"E
2615.71

20TH STREET NORTH

North line of the Northwest Quarter of Section 25, Township 29, Range 21

LEGION AVENUE NORTH

North Quarter corner of Section 25, Township 29, Range 21

OWNER:
LESLIE MARY E
PID: 24.029.21.43.0001

OWNER:
TATE MICHAEL D
& JO ELLEN
PID: 24.029.21.43.0014

S89°21'57"E
2283.33

1676.4

364.3

20TH STREET NORTH

334.0

OUTLOT FF
±163,254 sq.ft.

SECTION 25,

OUTLOT A
±43,973 sq.ft.

Drainage & Utility Easement

16
±15,139 sq.ft.

17
±14,152 sq.ft.

18
±14,090 sq.ft.

19
±14,810 sq.ft.

20
±14,187 sq.ft.

21
±14,505 sq.ft.

22
±18,273 sq.ft.

23
±21,046 sq.ft.

1
±15,297 sq.ft.

2
±17,567 sq.ft.

3
±21,852 sq.ft.

4
±38,814 sq.ft.

5
±36,237 sq.ft.

6
±23,843 sq.ft.

7
±21,923 sq.ft.

8
±21,751 sq.ft.

9
±21,664 sq.ft.

10
±21,434 sq.ft.

11
±19,630 sq.ft.

12
±17,321 sq.ft.

MASTERS LANE NORTH

TOWNSHIP 29,

RANGE 21

OUTLOT HH
±138,921 sq.ft.

OUTLOT II
±330,779 sq.ft.

OUTLOT C
±750,206 sq.ft.

Minnesota DNR protected waters
(No. 82-417W)

SEE SHEET 26 OF 65 SHEETS

SEE SHEET 9 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 20 OF 65 SHEETS

West line of the North half of the Northwest Quarter of Section 25, Township 29, Range 21

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N

0 25 50 100
(SCALE IN FEET)

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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY PLAT**

27 of 65

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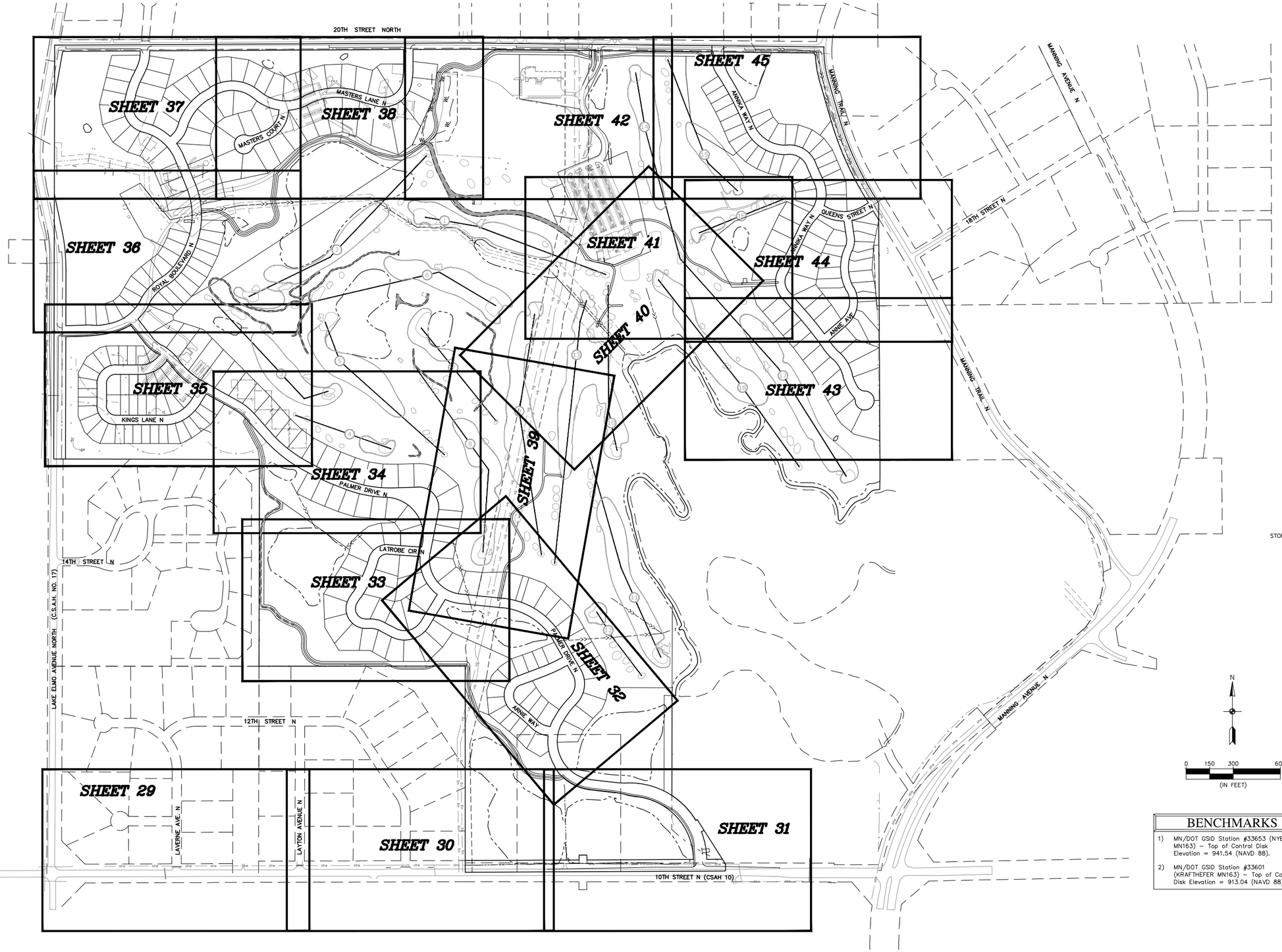


## SITE PLAN LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT | | |
| SETBACK LINE | | |
| CURB | | |
| BITUMINOUS | | |
| CONCRETE | | |
| SANITARY SEWER | | |
| WATER MAIN | | |
| STORM SEWER | | |
| FENCE | x x x | |
| OVERHEAD ELECTRIC | ohe ohe | |
| UNDERGROUND TELEPHONE | ut ut | |
| UNDERGROUND TELEVISION | utv utv | |
| UNDERGROUND GAS | ug ug | |
| STORM CATCH BASIN & MANHOLE | | |
| OUTLET CONTROL STRUCTURE | | |
| MANHOLE | | |
| HYDRANT | | |
| GATE VALVE | | |
| LIGHT POLE | | |
| ELECTRIC BOX | | |
| TELEPHONE BOX | | |
| TELEVISION BOX | | |
| POWER POLE | | |

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

CALL BEFORE YOU DIG

811

Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."


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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

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**SITE INDEX**

28 of 65


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LAKE ELMO AVENUE NORTH (C.S.A.H. NO. 17)

LAVERNE AVE. N

LAYTON AVENUE N

EX. 16" HDPE WATERMAIN

EX. 16" HDPE FORCEMAIN

BUILT MANHOLE OVER EXISTING FORCEMAIN AND CONNECT TO EXISTING.

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

AIR RELEASE MH

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

AIR RELEASE MH

10TH STREET N (CSAH 10)

SEE SHEET 30

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

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N

0 25 50 100

(IN FEET)

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Lake Elmo, Minnesota

**PRELIMINARY SITE & UTILITY PLAN**



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**PRELIMINARY SITE & UTILITY PLAN**



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SEE SHEET 32

SEE SHEET 30

RE= 894.95
INV. 875.60
INV. 875.50

6" CONCRETE SIDEWALK

RE= 891.20
INV. 874.91
INV. 874.81

RE= 889.32
INV. 873.51
INV. 873.41

8" BIT. TRAIL

OUTLOT O

OUTLOT P

PALMER DRIVE N

RE= 889.70
INV. 872.33
INV. 872.23

RE= 890.72
INV. 871.42–NW
INV. 871.42–NE
INV. 871.32–S

PLUG
INV. 871.62

8" PVC SAN SEWER

12" DIP WM

RE= 891.32
INV. 870.74–N
INV. 870.64–E
INV. 870.64–S (PLUG)

RE= 892.50
INV. 870.00

LIFT STATION

VALVE MANHOLE

OUTLOT N

12" PLUG

PLUG
INV. 870.25

LAKE ROSE
WL–1 100 YR HWL = 883.4
MN DNR# 82011200

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

AIR RELEASE MH

8' PAVED SHOULDER
12' THROUGH LANE
13' LEFT TURN LANE
12' THROUGH LANE

12' RIGHT TURN LANE
12' THROUGH LANE

12' THROUGH LANE

FUTURE GRAVITY SEWER

10TH STREET N (CSAH 10)

650' 195' 300' 100' 300' 180' 650'

50:1 15:1 50:1

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).


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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY SITE & UTILITY PLAN**



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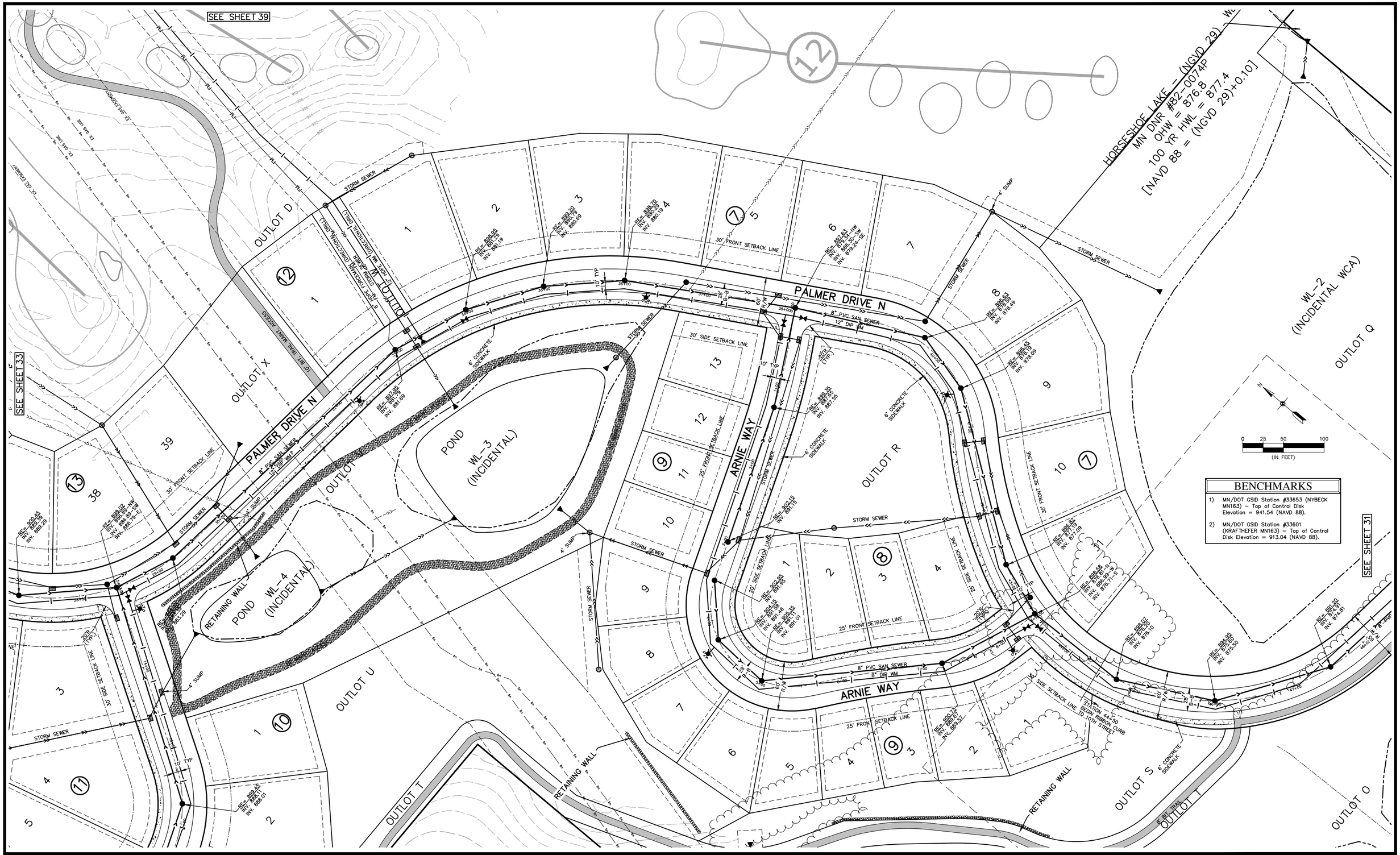


## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).
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32 of 65

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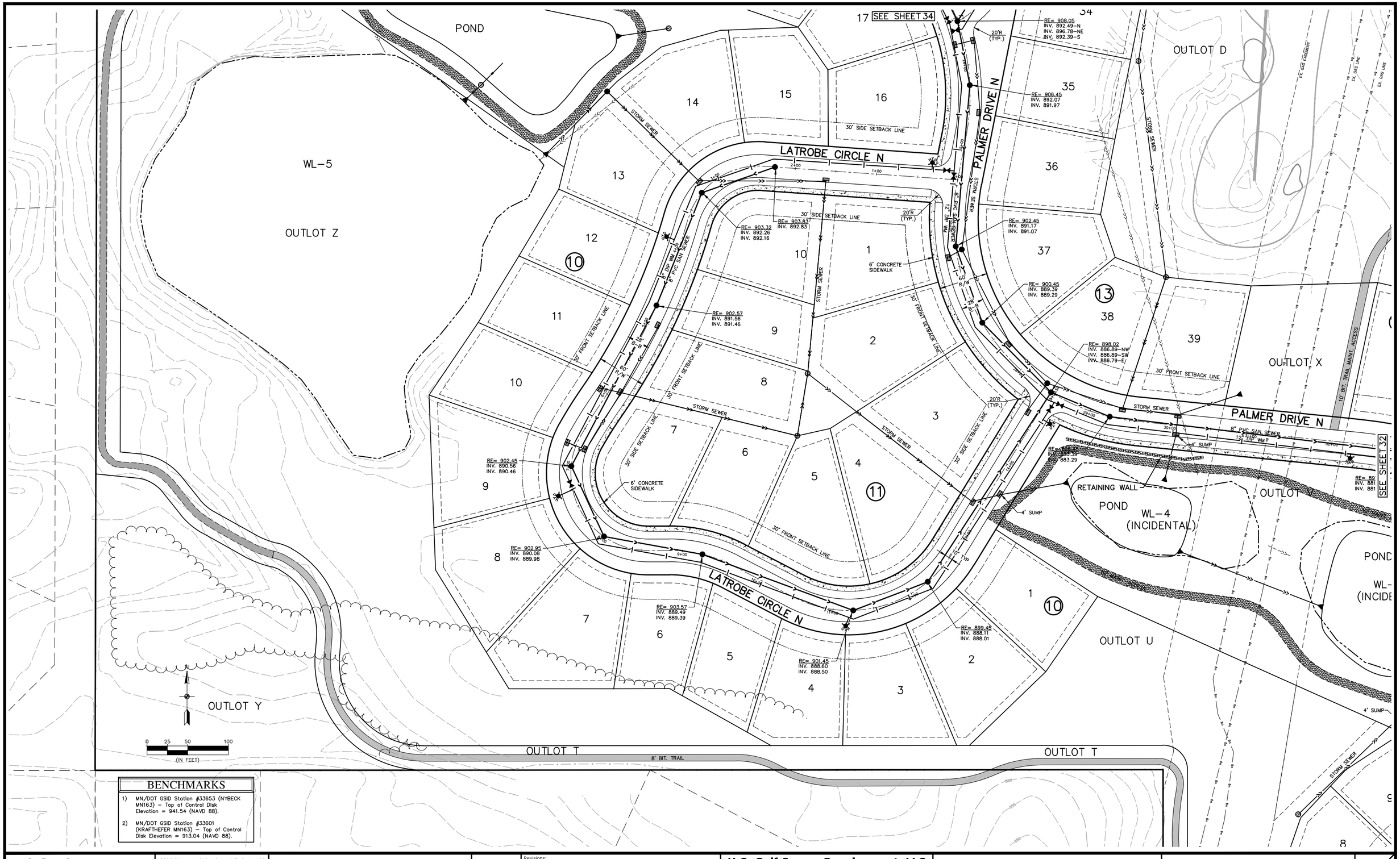


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SEE SHEET 35
1-8-NW
8-SW
8-SE

PALMER DRIVE N

30' FRONT SETBACK LINE

TRACK LINE

STORM SEWER

6' BIT. TRAIL

RE= 911.33
INV. 900.72
INV. 900.62

STORM SEWER

8" PVC SAN SEWER

12" DIP WM

10' BIT. TRAIL/MAINT ACCESS

6" CONCRETE SIDEWALK

RE= 908.82
INV. 897.82
INV. 897.72

RETAINING WALL

OUTLOT AA

WL-6
(INCIDENTAL)
POND

EX. 12" HDPE STORM SEWER INV. 893.18

INV. 92.45

EX. OUTLET CONTROL STRUCTURE INV. 893.14

4' SUMP

OUTLOT T

8' BIT. TRAIL

OUTLOT AA
POND

RE= 909.07
INV. 896.72
INV. 896.62

RE= 910.20
INV. 895.72
INV. 895.62

RE= 911.70
INV. 894.42
INV. 894.32

RE= 911.45
INV. 893.42
INV. 893.32

RE= 913.69
INV. 902.69

RE= 909.45
INV. 892.87
INV. 892.77

RE= 910.95
INV. 899.97
INV. 899.87

RE= 908.05
INV. 892.49-N
INV. 896.78-NE
INV. 892.39-S

20'R (TYP.)

OUTLOT D

SEE SHEET 33

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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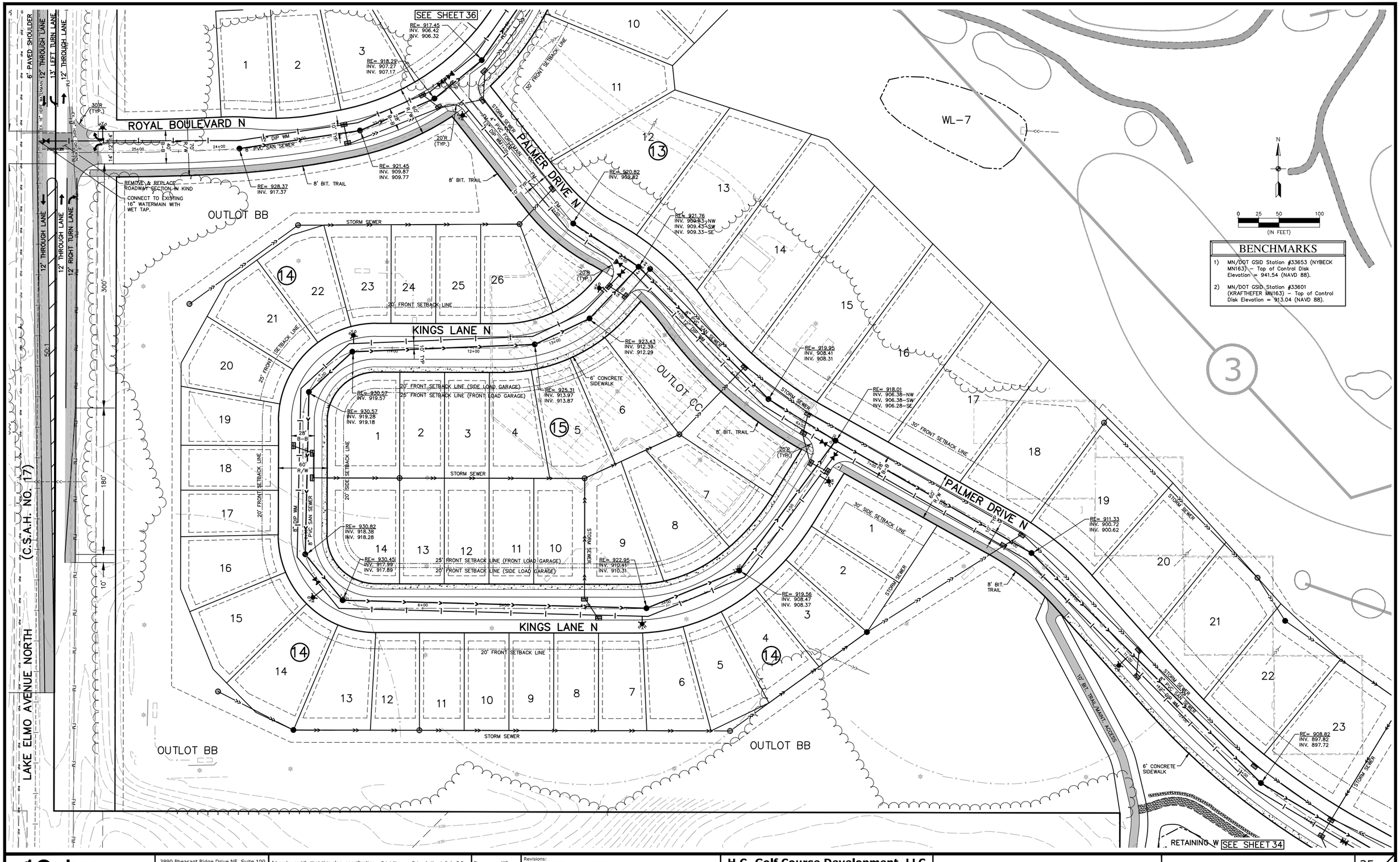


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SEE SHEET 37

LAKE ELMO AVENUE NORTH (C.S.A.H. NO. 17)

6' PAVED SHOULDER | 13' LEFT TURN LANE | 12' THROUGH LANE | 12' THROUGH LANE

1087.5' RADIUS

OUTLOT GG

INF. BASIN

POND

OUTLOT B

OUTLOT EE

INF. BASIN

OUTLOT HH

OUTLOT II

WL-8 (INCIDENTAL)

WL-7

OUTLOT DD

RETAINING WALL

RETAINING WALL

ROYAL BOULEVARD N

PALMER CREEK BLVD

LIFT STATION

VALVE MH

4' SUMP

STORM SEWER

6" SIDEWALK

10' BIT. TRAIL/MAINT. ACCESS

6' SIDEWALK

8' CONCRETE SIDEWALK

(APPROXIMATE LOCATION PER VALLEY BRANCH WATERSHED DISTRICT)

RE= 896.45
INV. 885.42
INV. 885.32

RE= 894.33
INV. 882.82
INV. 882.72

RE= 896.57
INV. 881.32-N
INV. 884.76-S
INV. 881.22-W

RE= 900.95
INV. 889.81
INV. 889.71

RE= 905.95
INV. 894.91
INV. 894.81

RE= 909.95
INV. 898.51
INV. 898.41

RE= 915.70
INV. 904.58
INV. 904.48

RE= 917.45
INV. 906.42
INV. 906.32

RE= 918.29
INV. 907.27
INV. 907.17

SEE SHEET 35

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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**PRELIMINARY SITE & UTILITY PLAN**



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20TH STREET NORTH

RIGHT TURN LANE

CONNECT TO EXISTING 16" WATERMAIN WITH WET TAP.

REMOVE & REPLACE ROADWAY SECTION IN KIND

12" HDPE (DIRECTIONAL DRILL)

12" HDPE (DIRECTIONAL DRILL)

LAKE ELMO AVENUE NORTH (C.S.A.H. NO. 17)

ROYAL BOULEVARD N

MASTERS LANE N

MASTERS COURT N

OUTLOT DD

OUTLOT FF

OUTLOT GG

WL-9

WL-21

INF. BASIN

10' BIT. TRAIL/MAINT. ACCESS

4' SUMP

SEE SHEET 38

SEE SHEET 36

| BENCHMARKS |
|---|
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0 25 50 100 (IN FEET)

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**PRELIMINARY SITE & UTILITY PLAN**

37 of 65

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20TH STREET NORTH

RIGHT TURN LANE

30'R (TYP.)

12" HDPE (DIRECTIONAL DRILL)

OUTLOT FF

WL-20

WL-21

RETAINING WALL

STORM SEWER

MASTERS LANE N

OUTLOT A

REMOVE EXISTING ENTRANCE

10' BIT. TRAIL/MAINT. ACCESS

SEE SHEET 37

SEE SHEET 42

OUTLOT C

RE= 928.07
INV. 917.07

RE= 931.47
INV. 916.67
INV. 915.57

RE= 932.41
INV. 915.17
INV. 915.07

RE= 930.56
INV. 914.67
INV. 914.57

RE= 917.95
INV. 904.67
INV. 904.57

RE= 907.36
INV. 895.87
INV. 895.77

RE= 906.87
INV. 893.90-E
INV. 893.90-S
INV. 893.80-W

RE= 906.45
INV. 893.46
INV. 893.36

RE= 910.95
INV. 891.87
INV. 891.77

RE= 908.45
INV. 892.47
INV. 892.37

RE= 908.57
INV. 890.98
INV. 890.88

RE= 906.57
INV. 895.17
INV. 895.07

RE= 907.82
INV. 894.30
INV. 894.20

RE= 908.20
INV. 894.70
INV. 894.60

RE= 908.57
INV. 895.10
INV. 895.00

RE= 910.85
INV. 898.85

RE= 896.45
INV. 885.42
INV. 885.32

RE= 894.33

8" DIP WM

8" PVC SAN SEWER

6" CONCRETE SIDEWALK

30' FRONT SETBACK LINE

30' SIDE SETBACK LINE

20'R (TYP.)

60' R/W

46' B.O.C.

MASTERS COURT N

4' SUMP

OUTLOT HH

OUTLOT II

WL-11

OUTLOT GG

INF. BASIN

RETAINING WALL

RETAINING WALL

STRUCTURE NOT LOCATED

N

0 25 50 100
(IN FEET)

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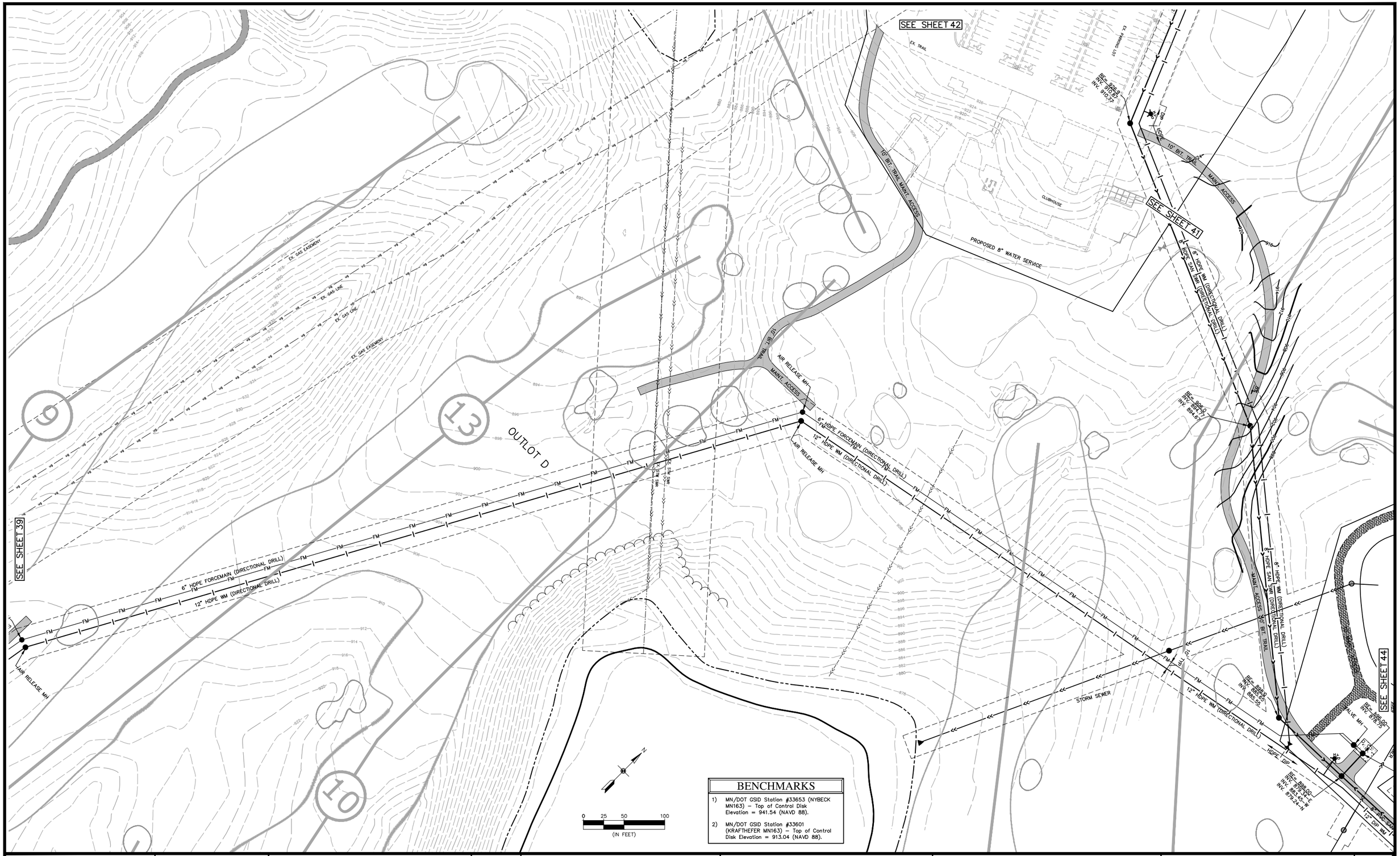


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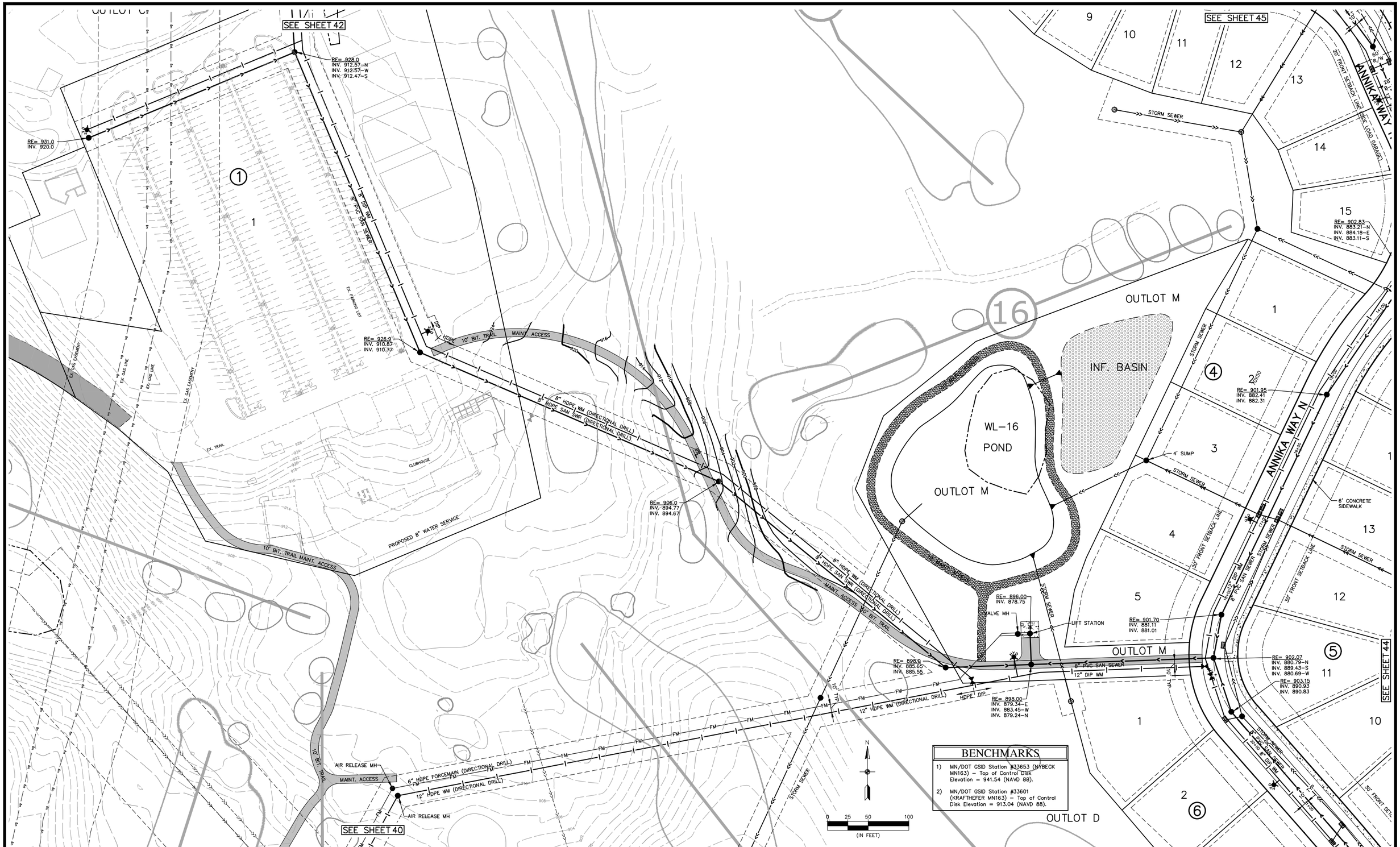


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20TH STREET NORTH

RIGHT TURN LANE

12" HDPE (DIRECTIONAL DRILL)

30'R (TYP.)

MASTERS LANE N

STORM SEWER

OUTLOT A

REMOVE EXISTING ENTRANCE

10' BIT. TRAIL/MAINT. ACCESS

OUTLOT HH

OUTLOT C

OUTLOT HH

10' BIT. TRAIL/MAINT. ACCESS

RETAINING WALL

10' BIT. TRAIL/MAINT. ACCESS

HDPE (DIRECTIONAL DRILL)

HDPE

MH

8' BIT. TRAIL

OUTLOT B

EXISTING BUILDING

1

EXISTING PARKING LOT

EXISTING DRIVING RANGE

OUTLOT C

DC GAS EASEMENT

EX. GAS LINE

DC GAS EASEMENT

EXISTING DRIVE

6" DIP WM

RETAINING WALL

WL-18

WL-19

8" PVC SAN. SEWER

EXISTING DRIVE

6" DIP WM

8" PVC SAN. SEWER

RE= 928.07
INV. 917.07

RE= 931.47
INV. 916.67
INV. 915.57

RE= 932.41
INV. 915.17
INV. 915.07

RE= 924.0
INV. 915.0

RE= 924.0
INV. 913.64
INV. 913.54

RE= 928.0
INV. 912.57-N
INV. 912.57-W
INV. 912.47-S

RE= 931.0
INV. 920.0

1 2 3 4

10' TYP

SEE SHEET 38

SEE SHEET 45

SEE SHEET 41

14

N

0 25 50 100
(IN FEET)

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SEE SHEET 40

SEE SHEET 44

OUTLOT D

STORM SEWER

WL-22

HORSESHOE LAKE – (NGVD 29)
MN DNR #82-0074P
OHW = 876.8
100 YR HWL = 877.4
[NAVD 88 = (NGVD 29)+0.10]

WL-15
(INCIDENTAL)

ANNIE AVE.

ANNIKA WAY N

MANNING TRAIL N
(C.S.A.H. NO. 15)

RE= 912.98
INV. 899.00
INV. 898.90

RE= 911.75
INV. 899.40
INV. 899.30

RE= 910.65
INV. 899.61

RE= 906.33
INV. 892.03
INV. 891.93

RE= 906.08
INV. 893.53
INV. 893.43

RE= 906.79
INV. 894.79

RE= 905.95
INV. 894.33
INV. 894.23

6" CONCRETE SIDEWALK

30' FRONT SETBACK LINE

30' SIDE SETBACK LINE

20' FRONT SETBACK LINE (SIDE LOAD GARAGE)

20'R (TYP.)

8" SANITARY SEWER

60' R/W

46' B.O.C.

N

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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Fax: (763) 489-7959
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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY SITE & UTILITY PLAN**



[Save Date: 04/08/17] I:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelim residential plans\6036-site.dwg

SEE SHEET 45

SEE SHEET 41

SEE SHEET 40

SEE SHEET 43

OUTLOT M

OUTLOT D

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

INF. BASIN

WL-16 POND

QUEENS STREET N

ANNIKA WAY N

ANNIE AVE.

RETAINING WALL

REMOVE EXISTING CULVERT, NEW CULVERTS TO MATCH EXISTING CULVERT SIZE

MAINT. ACCESS 10' BIT. TRAIL

LIFT STATION

6' CONCRETE SIDEWALK

4' SUMP

RE= 906.0
INV. 894.77
INV. 894.67

RE= 896.00
INV. 878.75

RE= 898.9
INV. 885.65
INV. 885.55

RE= 898.00
INV. 879.34-E
INV. 883.45-W
INV. 879.24-N

RE= 901.70
INV. 881.11
INV. 881.01

RE= 901.95
INV. 882.41
INV. 882.31

RE= 902.83
INV. 883.21-N
INV. 884.18-E
INV. 883.11-S

RE= 902.08
INV. 884.01
INV. 883.91

RE= 902.45
INV. 883.61
INV. 883.51

RE= 902.07
INV. 880.79-N
INV. 889.43-S
INV. 880.69-W

RE= 903.15
INV. 890.93
INV. 890.83

RE= 897.22
INV. 886.22
INV. 886.12

RE= 900.83
INV. 889.02
INV. 889.92

RE= 909.03
INV. 898.00
INV. 897.90

RE= 912.44
INV. 898.60
INV. 898.50

RE= 912.98
INV. 899.00
INV. 898.90

RE= 911.75
INV. 899.40
INV. 899.30

RE= 906.33
INV. 892.03
INV. 891.93

RE= 910.65
INV. 899.61

8" PVC SAN SEWER
8" DIP WM
12" DIP WM
12" HDPE WM (DIRECTIONAL DRILL)
8" HDPE WM (DIRECTIONAL DRILL)
8" HDPE SAN SWR (DIRECTIONAL DRILL)
HDPE DIP
STORM SEWER

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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20TH STREET NORTH

RIGHT TURN LANE

12" DIP WM

8' BIT. TRAIL

75' R/W

45'

19' B-B

19' B-B

10' B-B

OUTLOT F

OUTLOT G

WL-17

RETAINING WALL

OUTLOT H

OUTLOT E

OUTLOT D

INF. BASIN

ANNIKA WAY N

MANNING TRAIL N

24" RCP

RIGHT TURN LANE

RE= 896.70
INV. 888.70

RE= 902.36
INV. 888.00
INV. 887.90

RE= 901.45
INV. 886.90
INV. 886.80

RE= 901.95
INV. 886.21
INV. 886.11

RE= 902.20
INV. 885.41
INV. 885.31

RE= 901.95
INV. 885.11
INV. 885.01

RE= 901.67
INV. 884.71
INV. 884.61

RE= 902.08
INV. 884.01
INV. 883.91

RE= 902.45
INV. 883.61

RE= 902.83

RIM 887.52

RIM 893.05
INV 887.25

RIM 891.58
INV 887.03

RIM 893.45
INV 887.05

INV 886.71

4' SUMP

6' CONCRETE SIDEWALK

STORM SEWER

8" PVC SAN SEWER

12" DIP WM

5' PVC SAN SEWER

20' FRONT SETBACK LINE (SIDE LOAD GARAGE)

30'R

SEE SHEET 42

SEE SHEET 44

N

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) - Top of Control Disk Elevation = 913.04 (NAVD 88).


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Lake Elmo, Minnesota

**PRELIMINARY SITE & UTILITY PLAN**

45 of 65

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LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| CURB LINE | | |
| BITUMINOUS | | |
| CONCRETE | | |
| SANITARY SEWER | | |
| STORM SEWER | | |
| WATER MAIN | | |
| OVERHEAD UTILITY | ohe | |
| STORM CATCH BASIN | | DENOTES INLET PROTECTION |
| STORM MANHOLE | | |
| OUTLET CONTROL STRUCTURE | | |
| MANHOLE | | |
| HYDRANT | | |
| GATE VALVE | | |
| TELEVISION BOX | | |
| TELEPHONE BOX | | |
| UTILITY POLE | | |
| RETAINING WALL | | |
| FENCE | x | |
| 10' CONTOUR | | |
| 2' CONTOUR | | |
| FEMA FLOOD PLAIN | | |
| WETLAND LINE | | |
| SPOT ELEVATION | 00.0 | 00.0 |
| EMERGENCY OVERFLOW | | E.O.F. 000.0 |
| SILT FENCE | | |
| TREE FENCE | | |
| TREELINE | | |
| SOIL BORING | TH | |
| GRADING LIMITS | | |
| STORM CATCH BASIN | | DENOTES INLET PROTECTION |
| WETLAND BUFFER SIGN | | DENOTES SIGN, DENOTES POST |

## WETLAND FILL SUMMARY

| | AREA |
|---|---|
| WETLAND FILL: | 3097 S.F. |
| WETLAND EXCAVATION: | 12,032 S.F. |
| TOTAL WETLAND IMPACT: | 15,129 S.F. |

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.

## NORTHEAST FLOODPLAIN SUMMARY

| | |
|---|---|
| EXISTING FLOODPLAIN: | 81.3 AC/FT |
| PROPOSED FLOODPLAIN: | 81.3 AC/FT |

## SOUTH FLOODPLAIN SUMMARY

| | |
|---|---|
| FLOODPLAIN FILL: | 2500 CY |
| FLOODPLAIN MITIGATION: | 3200 CY |

N

0 150 300 600
(IN FEET)

## BENCHMARKS

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CALL BEFORE YOU DIG. 811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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**INDEX**



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20TH STREET NORTH

EXISTING OUTLET FOR WETLAND 17 (887.6)

BUFFER AREA: 75' AVERAGE
REQUIRED: 66,982 SQ.FT.
PROVIDED: 67,355 SQ.FT.

OUTLOT B

OUTLOT F

OUTLOT G

RETAINING WALL #12

WL-17
100 YR HWL = 893.8
(FROM DOWNS LAKE)

RETAINING WALL #13

100 YR HWL = 893.8
(FROM DOWNS LAKE)

OUTLOT H

MANNING TRAIL N

ANNIKA WAY N

OUTLOT E

INFILTRATION BASIN
POND 20
100 YR HWL = 886.5* (MODEL)
NWL = 881.8
OUTLET = 882.3
100 YR HWL = 893.8
(FROM DOWNS LAKE)

100 YR HWL= 894.7

100 YR HWL= 893.8

FLOODPLAIN STORAGE

SEE SHEET 50

SEE SHEET 48

MATCH EXISTING CULVERT SIZE

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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**PRELIMINARY GRADING & EROSION CONTROL PLAN**



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SEE SHEET 47

SEE SHEET 51

SEE SHEET 49

WETLAND EXCAVATION 12,032 S.F.

INFILTRATION BASIN #10
100 YR HWL 887.3

POND 10
NWL = 884.0
OUTLET =884.5
100 YR HWL =887.3

WL-16

OUTLOT N

OUTLOT D

OUTLOT J

OUTLOT K

OUTLOT M

FLOODPLAIN STORAGE

MATCH EXISTING CULVERT SIZE

RETAINING WALL #11

QUEENS STREET N

ANNIKA WAY N

ANNIE AVENUE

18TH STREET N

MANNING TRAIL N

100 YR HWL= 893.8

100 YR HWL= 907.3

100 YR HWL= 897.3

100 YR HWL= 900.3

100 YR HWL= 900.8

100 YR HWL= 896.4

N

0 25 50 100
(IN FEET)

## BENCHMARKS

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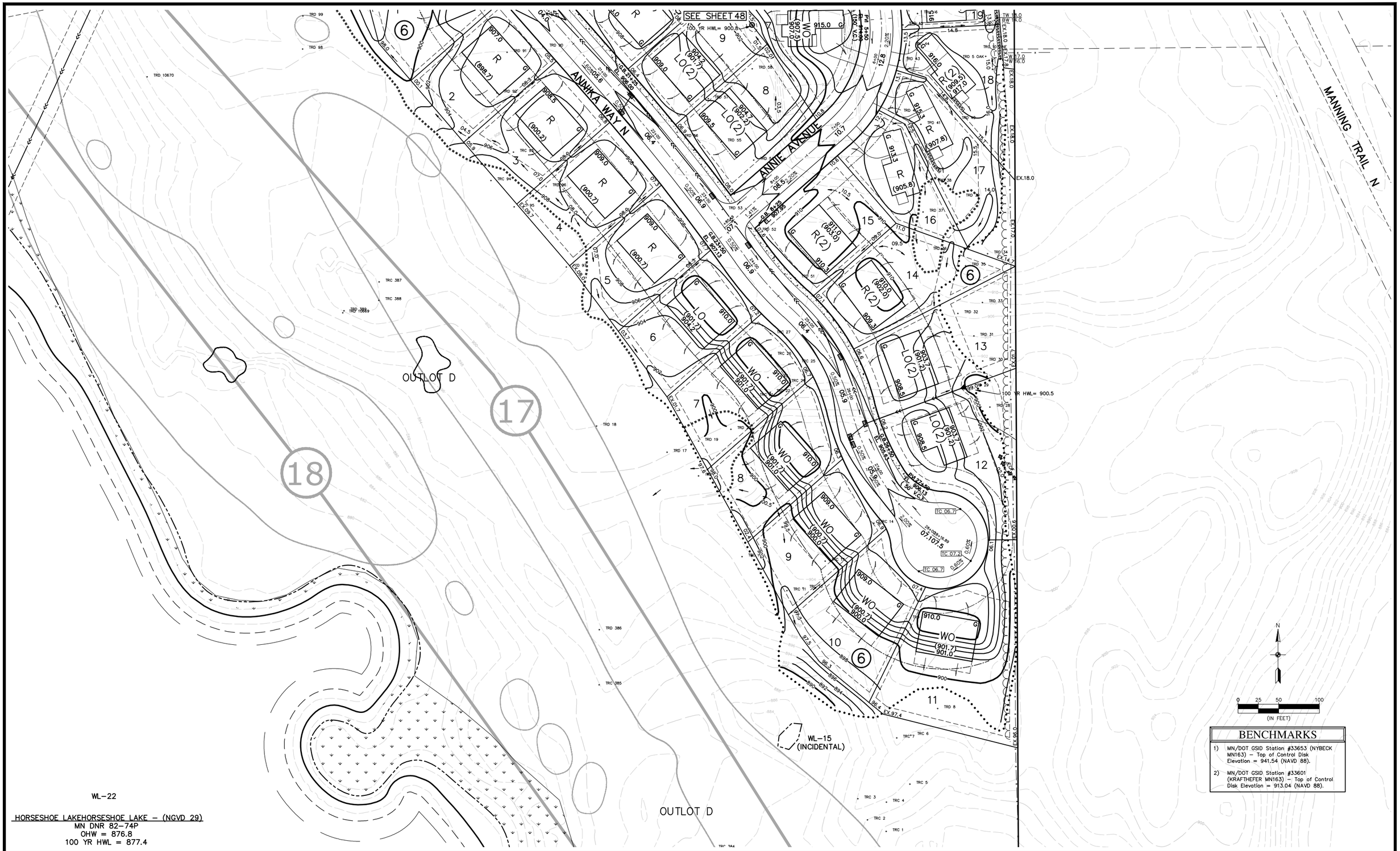


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OUTLOT A

NW-B4
100 YR HWL = 913.1

OUTLOT HH

RETAINING WALL #14

EXISTING PARKING LOT

RETAINING WALL #15

WL-18
100 YR HWL = 916.0

OUTLOT B

OUTLOT D

WL-19

OUTLOT C

EXISTING DRIVING RANGE

FLOODPLAIN STORAGE

SEE SHEET 52

SEE SHEET 51

SEE SHEET 47

(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

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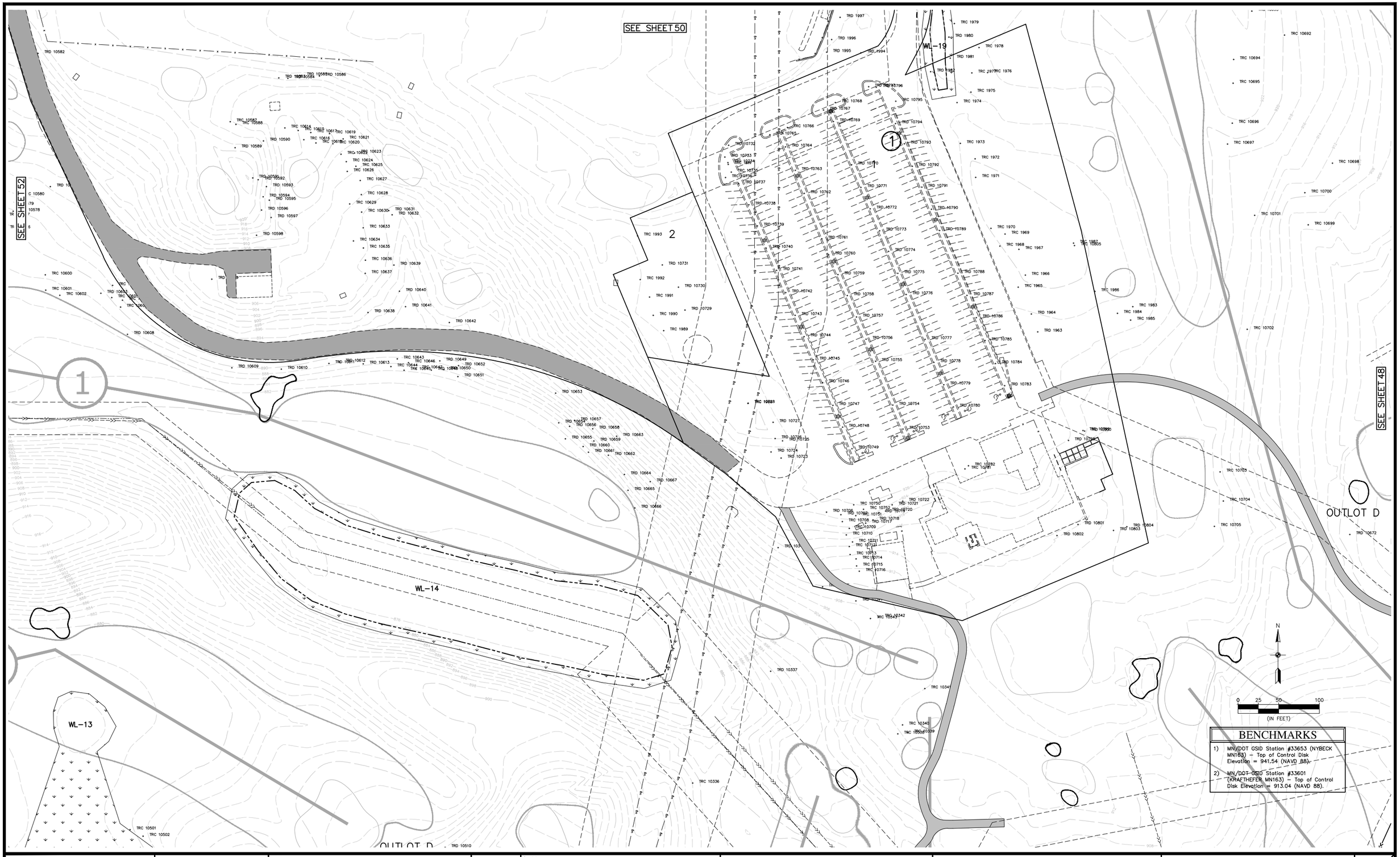


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51 of 65

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20TH STREET NORTH

GRAVEL CONSTRUCTION ENTRANCE

WETLAND 21
100 YR HWL = 898.0

WETLAND FILL
3,097 S.F.

WL-21

OUTLOT FF

RETAINING WALL #1

WETLAND 20
100 YR HWL = 909.7

BUFFER AREA: 50' AVERAGE
REQUIRED: 16,266 SQ.FT.
PROVIDED: 16,270 SQ.FT.

OUTLOT A

NW-B4
100 YR HWL =

MASTERS LANE N

MASTERS COURT N

OUTLOT HH

RETAINING WALL #3

RETAINING WALL #2

SEE SHEET 53

SEE SHEET 50

SEE SHEET 54

100 YR HWL= 904.2

100 YR HWL= 906.7

100 YR HWL= 900.2

100 YR HWL= 888.6

WL-11

WETLAND NW-B5
MN DNR 82-417W
100 YR HWL = 877.3 (NGVD 29)

[NAVD 88 = (NGVD 29)+0.10]

OUTLOT II

OUTLOT A
BUFFER AREA: 50' AVERAGE
REQUIRED: 76,099 SQ.FT.
PROVIDED: 101,125 SQ.FT.

OUTLOT GG

INFILTRATION BASIN #30
100 YR HWL 883.6

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

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52 of 65


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20TH STREET NORTH

(C.S.A.H. NO. 17)

LAKE ELMO AVENUE NORTH

ROYAL BLVD N

MASTERS LANE N

MASTERS COURT N

OUTLOT DD

OUTLOT FF

OUTLOT GG

OUTLOT HH

WETLAND 21
100 YR HWL = 898.0

WETLAND FILL
3,097 S.F.

WL-21

WL-9
100 YR HWL=887.2

BUFFER AREA: 75' AVERAGE
REQUIRED: 31,967 SQ.FT.
PROVIDED: 32,027 SQ.FT.

INFILTRATION BASIN #30
100 YR HWL 883.6

DRAINAGE

TOP OF BERM

SEE SHEET 54

SEE SHEET 52

0 25 50 100
(IN FEET)

## BENCHMARKS

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Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: LOC
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

53 of 65

[Save Date: 04/08/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelim residential plans\6036-gr.dwg

OUTLOT DD

OUTLOT EE

OUTLOT FF

OUTLOT GG

OUTLOT HH

OUTLOT II

OUTLOT D

SEE SHEET 53

SEE SHEET 55

POND 40
NWL = 883.8
100 YR HWL = 884.9

INFILTRATION BASIN #40
OUTLET EL =886.5
BOTTOM EL =885.5

INFILTRATION BASIN #30
100 YR HWL 883.6

POND 30
NWL = 881.6
100 YR HWL = 883.6
OUTLET = 882.3

SW-B1
100 YR HWL = 886.8

WL-7
100 YR HWL = 880.3

RETAINING WALL #5
RETAINING WALL #4
RETAINING WALL #6

ROYAL BLVD N

LAKE ELMO AVENUE NORTH
(C.S.A.H. NO. 17)

OUTLOT A
BUFFER AREA: 50' A
REQUIRED: 76,099 SF
PROVIDED: 101,125 S

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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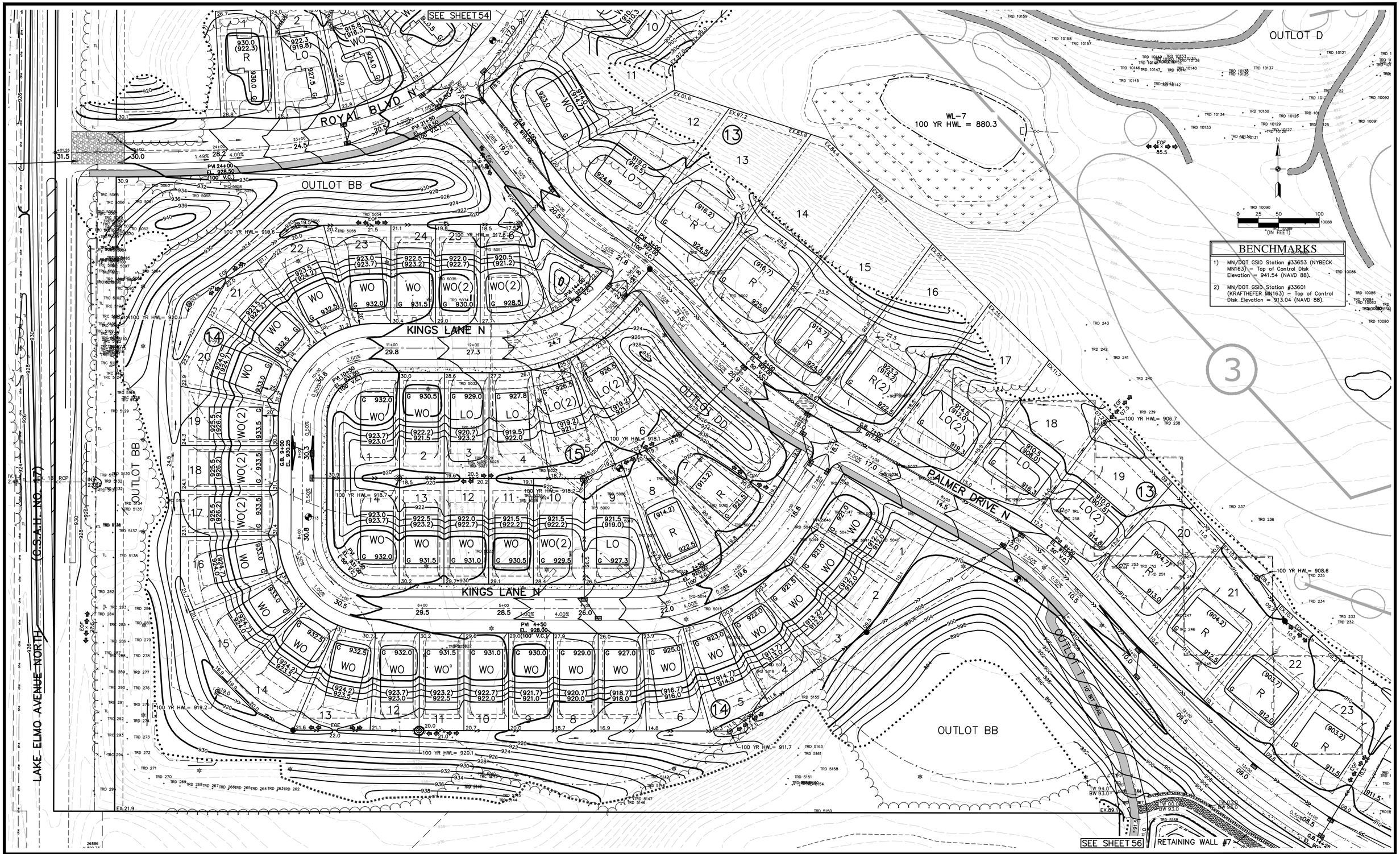


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55 of 65

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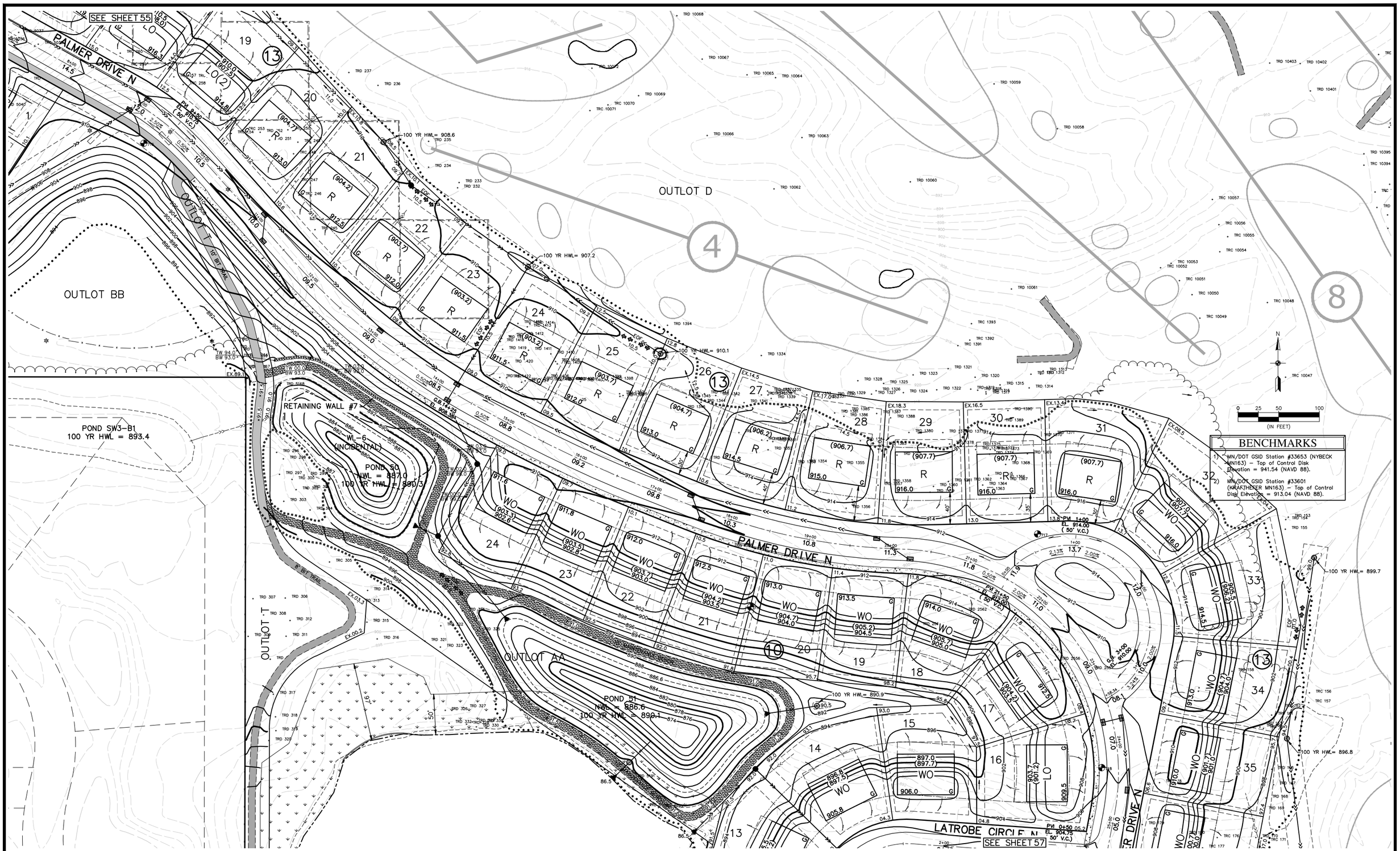


| | | | | | |
|---|---|---|---|---|---|
| Carlson McCain • environmental • engineering • surveying | 3890 Pheasant Ridge Drive NE, Suite 100<br>Blaine, MN 55449<br>Phone: (763) 489-7900<br>Fax: (763) 489-7959<br>www.carlsonmccain.com | I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota<br>Print Name: Brian J. Krystofiak, P.E.<br>Signature:<br>Date: 9/21/16 License #: 25063 | Drawn: LOC<br>Designed: BJK<br>Date: 9/21/16 | Revisions:<br>1. 2/10/17 Revise Per City Comments<br>2. 2/28/17 Revise Per City Comments<br>3. 4/07/17 Revise Per City & Watershed Comments | **H.C. Golf Course Development, LLC**<br>11074 Radisson Rd NE<br>Blaine, MN 55449 |

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56 of 65

[Save Date: 04/08/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelim residential plans\6036-gr.dwg

POND 51
NWL = 886.6
100 YR HWL = 890.1

WL-5
WETLAND 5
NWL = 886.5
100 YR HWL = 888.5

OUTLOT Z

BUFFER AREA: 50' AVERAGE
REQUIRED: 85,765 SQ.FT.
PROVIDED: 99,620 SQ.FT.

OUTLOT Y

OUTLOT X

OUTLOT V

OUTLOT U

OUTLOT T

WL-4
(INCIDENTAL)
POND 60
NWL = 883.0
100 YR HWL = 887.5

RETAINING WALL #8

LATROBE CIRCLE N

PALMER DRIVE N

SEE SHEET 56

SEE SHEET 58

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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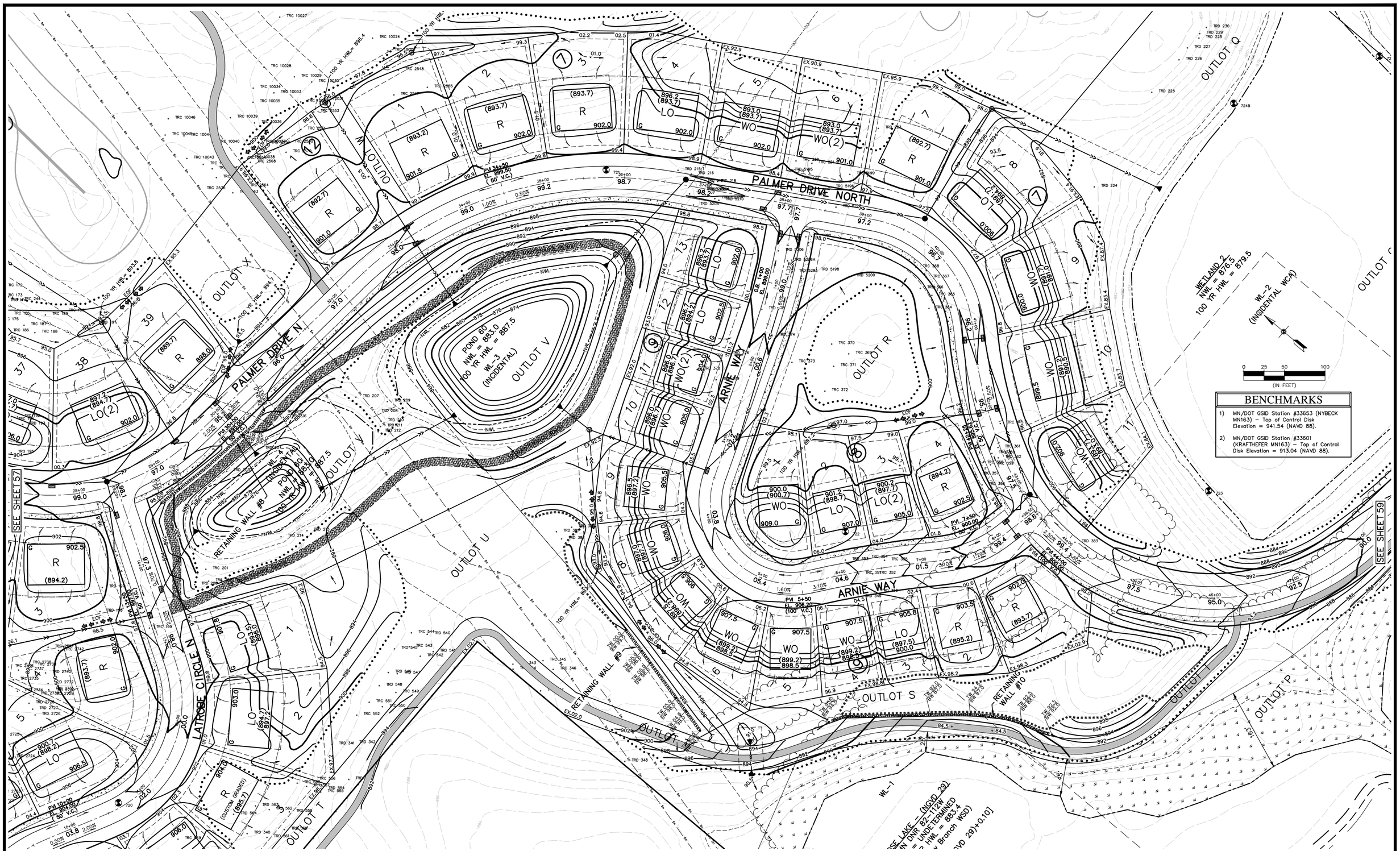


## BENCHMARKS

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WL-22
HORSESHOE LAKEHORSESHOE LAKE – (NGVD 29)
MN DNR 82-74P
OHW = 876.8
100 YR HWL = 877.4
[NAVD 88 = (NGVD 29)+0.10]

OUTLOT Q

OUTLOT P

OUTLOT O

WETLAND 2
NWL = 876.5
100 YR HWL = 879.5

WL-2
(INCIDENTAL WCA)

FLOODPLAIN MITIGATION
3200 C.Y.

FLOODPLAIN FILL
2500 C.Y.

BUFFER AREA: 30' AVERAGE
REQUIRED: 146,556 SQ.FT.
PROVIDED: 134,989 SQ.FT.

WL-1
ROSE LAKE – (NGVD 29)
MN DNR 82-112W
OHW = UNDETERMINED
100 YR HWL = 883.4
(Per Valley Branch WSD)
[NAVD 88 = (NGVD 29)+0.10]

PALMER DRIVE N

STREET I

10TH STREET (COUNTY STATE AID HIGHWAY NO. 10)

RETAINING WALL #10

SEE SHEET 58

UTLOT S

LOT R

0 25 50 100
(IN FEET)

## BENCHMARKS

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**PRELIMINARY GRADING & EROSION CONTROL PLAN**

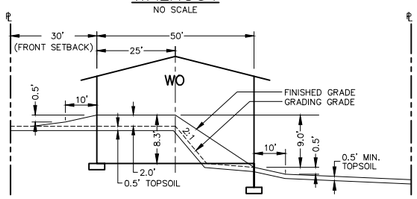
59 of 65

[Save Date: 04/08/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelim residential plans\6036-gr.dwg

## SINGLE FAMILY HOLDDOWNS FOR 80–100' LOTS

L1–5 B4, L8–15 B5, L1–15 B6, L1–11 B7, L1–24 B10, L1–10 B11, L1 B12, L11–39 B13, L1–13 B17, L1–23 B18, L1–28 B19

### WALKOUT
NO SCALE

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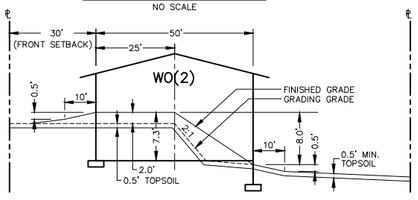
NO SCALE

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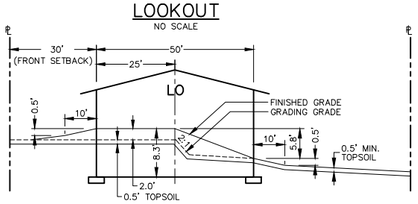


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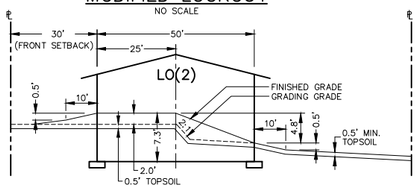


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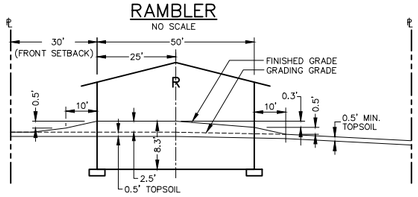


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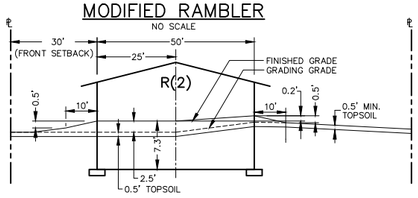
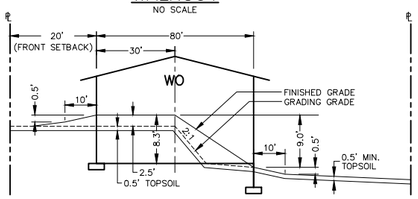



## SINGLE FAMILY HOLDDOWNS FOR 55' – 65' LOTS

L1–26 B14, L1–14 B15

### WALKOUT
NO SCALE

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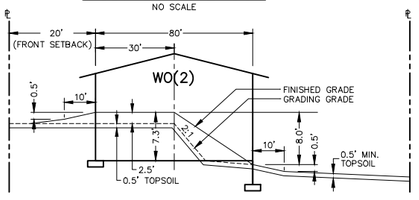


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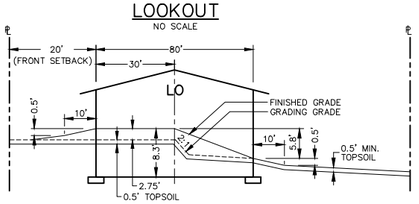


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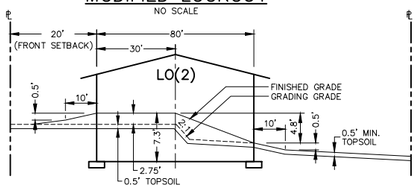


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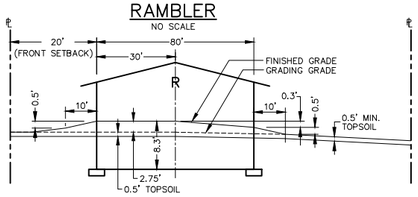


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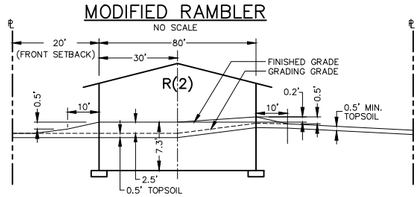
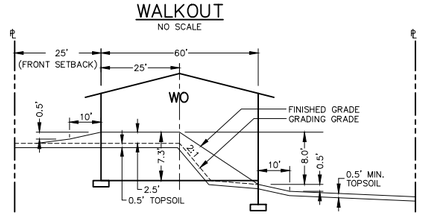



## SINGLE FAMILY HOLDDOWNS FOR 65' LOTS

L1–4 B8, L1–13 B9

### WALKOUT
NO SCALE

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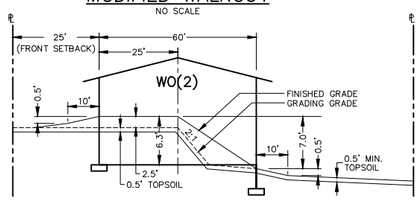


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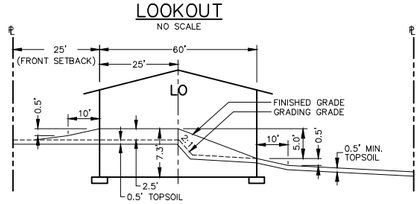


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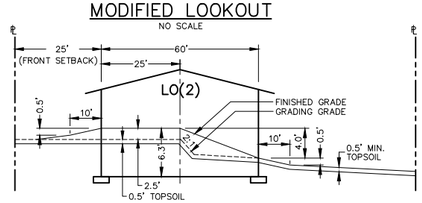


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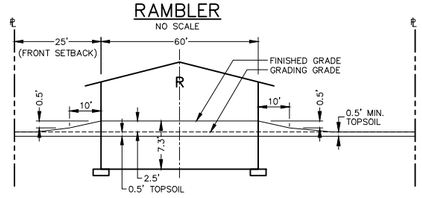



## TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

TOPSOIL: MINIMUM OF 6" OF TOPSOIL.

SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

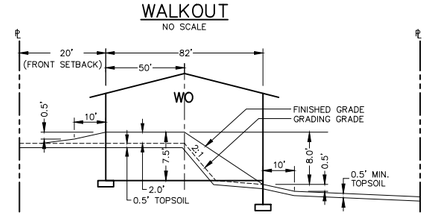
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

## SINGLE FAMILY HOLDDOWNS FOR 55' – 65' LOTS (PRATT)

L1–7 B5, L16–26 B6

### WALKOUT
NO SCALE

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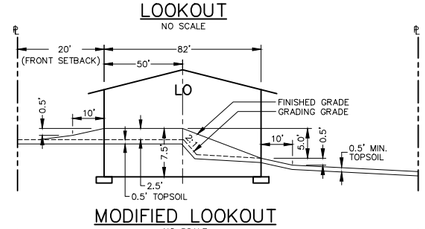


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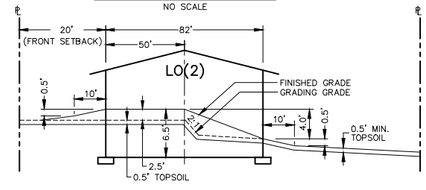


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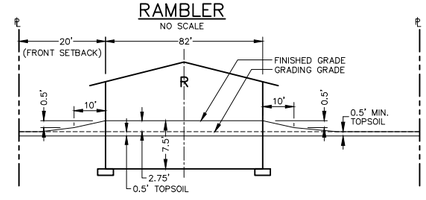


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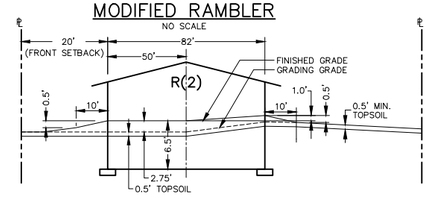
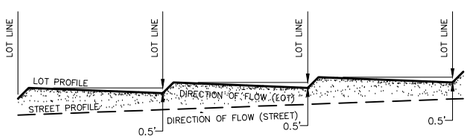


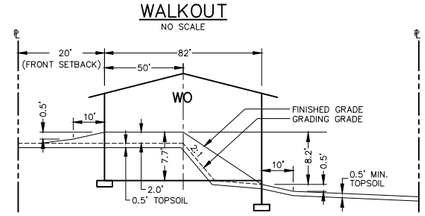

## LOT BENCHING DETAIL




## SINGLE FAMILY HOLDDOWNS FOR 60' LOTS (GORHAM)

L1–15 B2, L1–12 B3, L1–10 B13, L1–12 B16

### WALKOUT
NO SCALE




### MODIFIED WALKOUT
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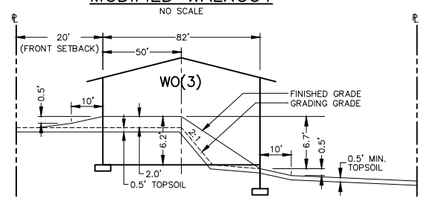


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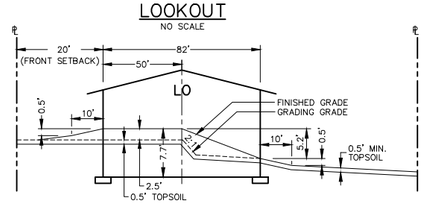


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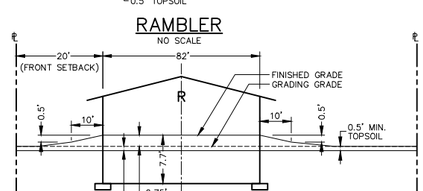
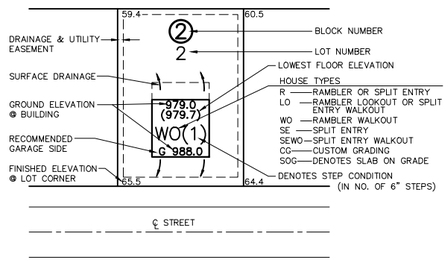



## GRADING PLAN LOT KEY





Carlson McCain
• environmental
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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**DETAILS**



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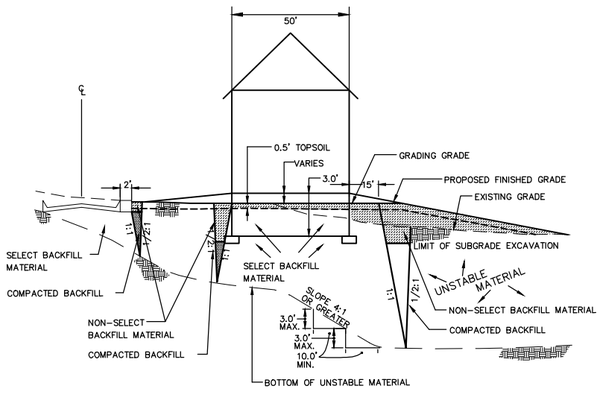
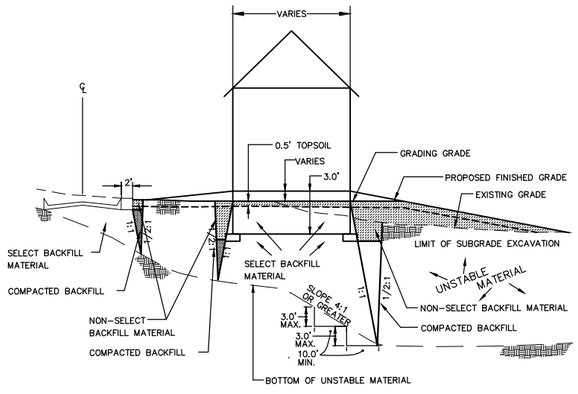
## SUBGRADE CORRECTION (80–100' LOTS)




## SUBGRADE CORRECTION (55' – 65' LOTS)




## POND – 10
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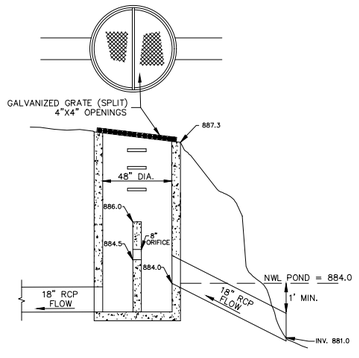


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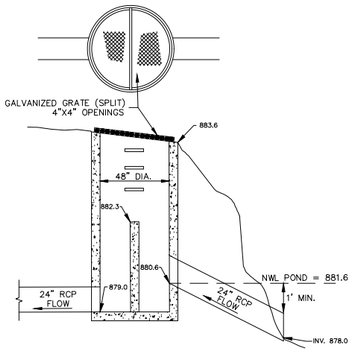


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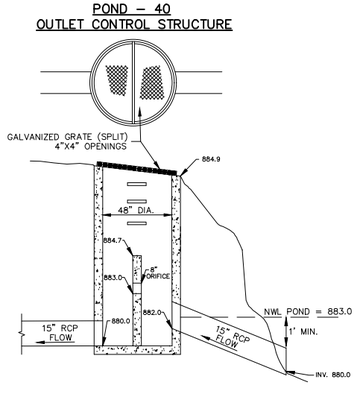


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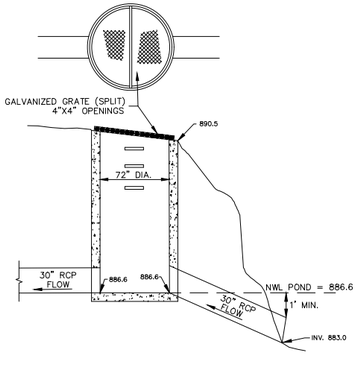
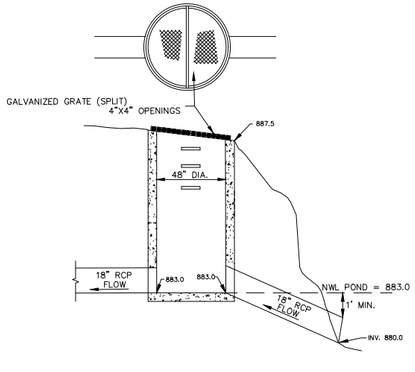


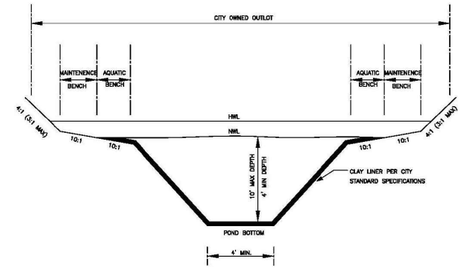

## POND – 60
## OUTLET CONTROL STRUCTURE




CITY OF LAKE ELMO

FEBRUARY 2015

## TYPICAL POND SECTION




STANDARD DRAWING NO. 416
LAKE ELMO

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLETS. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL PREVENT STANDARD WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT TRAPS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

### STANDARD PLAN NOTES
GRADING AND EROSION CONTROL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600A — LAKE ELMO

9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HOLD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.

10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS. PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

11. DRAINAGE DITCHES. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. TURF ESTABLISHMENT. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

### STANDARD PLAN NOTES
GRADING AND EROSION CONTOL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600B — LAKE ELMO

13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER'S APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOOKING TO PRODUCE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

15. FINAL STORM SEWER SYSTEM. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

18. CONCRETE WASHOUT ONSITE. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASH-OUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

### STANDARD PLAN NOTES
GRADING AND EROSION CONTOL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600C — LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.

2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.

3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.

4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.

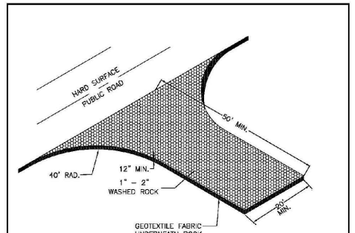
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.

6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

### STANDARD PLAN NOTES
SITE RESTORATION PLANS

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 600D — LAKE ELMO

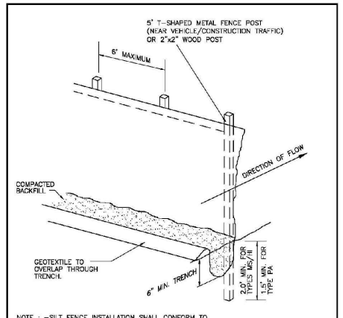



NOTES:
1. MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
2. A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
3. CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.
5. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

### ROCK CONSTRUCTION ENTRANCE

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 605 — LAKE ELMO

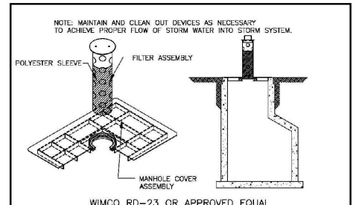



NOTE : -SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/PA NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
-MATERIALS SHALL CONFORM TO MNDOT 3886.

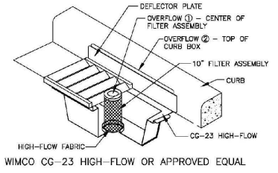
### SILT FENCE

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 601 — LAKE ELMO




WIMCO RD-23 OR APPROVED EQUAL




WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

### SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2015

CITY OF LAKE ELMO — STANDARD DRAWING NO. 604 — LAKE ELMO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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
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**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
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**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**DETAILS**

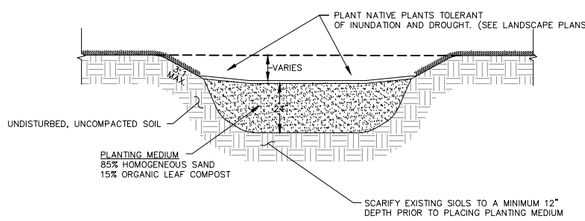


[Save Date: 04/07/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelm residential plans\6036_dtls.dwg

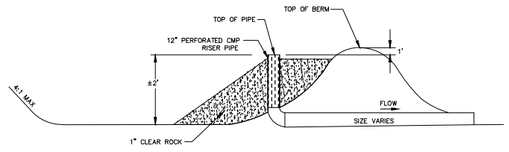
## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| CURB LINE | | |
| BITUMINOUS | | |
| CONCRETE | | |
| SANITARY SEWER | | |
| STORM SEWER | | |
| WATER MAIN | | |
| OVERHEAD UTILITY | | |
| STORM CATCH BASIN | | DENOTES INLET PROTECTION |
| STORM MANHOLE | | |
| OUTLET CONTROL STRUCTURE | | |
| MANHOLE | | |
| HYDRANT | | |
| GATE VALVE | | |
| TELEVISION BOX | | |
| TELEPHONE BOX | | |
| UTILITY POLE | | |
| RETAINING WALL | | |
| FENCE | | |
| 10' CONTOUR | | |
| 2' CONTOUR | | |
| FEMA FLOOD PLAIN | | |
| WETLAND LINE | | |
| SPOT ELEVATION | 00.0 | 00.0 E.O.F. 000.0 |
| EMERGENCY OVERFLOW | | |
| SILT FENCE | | |
| TREE FENCE | | |
| TREELINE | | |
| SOIL BORING | TH | |
| GRADING LIMITS | | |
| STORM CATCH BASIN | | DENOTES INLET PROTECTION |
| WETLAND BUFFER SIGN | | DENOTES SIGN, DENOTES POST |

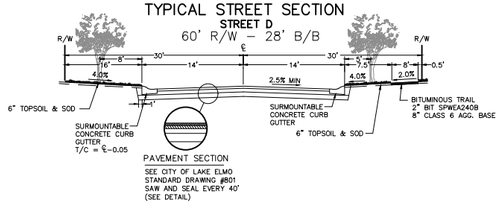
## INFILTRATION BASINS



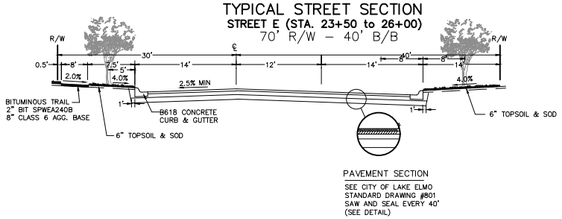

## TEMPORARY SEDIMENT BASIN W/PERFORATED RISER PIPE



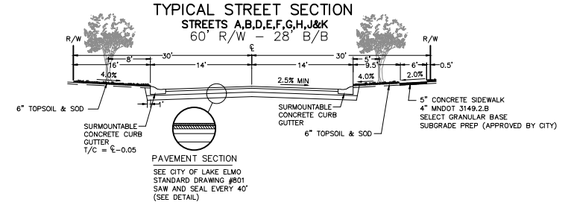

## TYPICAL STREET SECTION
**STREET D**
60' R/W – 28' B/B




## TYPICAL STREET SECTION
**STREET E (STA. 23+50 to 26+00)**
70' R/W – 40' B/B




## TYPICAL STREET SECTION
**STREETS A,B,D,E,F,G,H,J&K**
60' R/W – 28' B/B

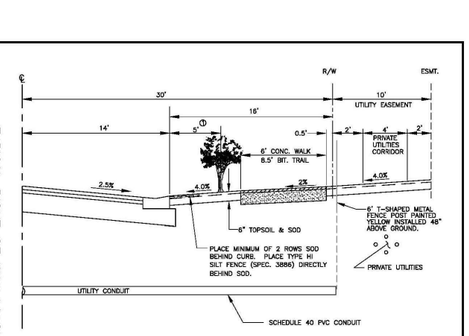



FEBRUARY 2015

CITY OF LAKE ELMO

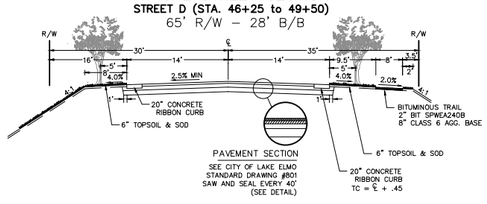
## TYPICAL RIGHT OF WAY LAYOUT

STANDARD DRAWING NO. 805 LAKE ELMO

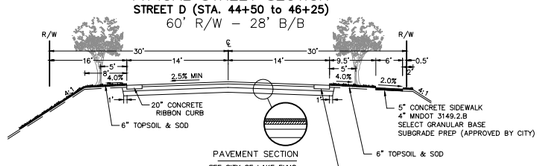



NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

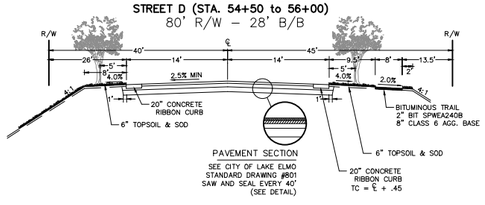
## TYPICAL STREET SECTION
**STREET D (STA. 46+25 to 49+50)**
65' R/W – 28' B/B



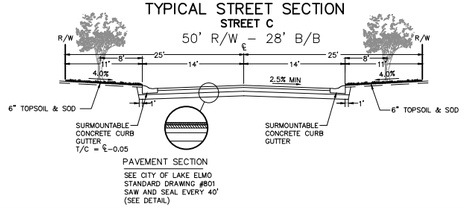

## TYPICAL STREET SECTION
**STREET D (STA. 44+50 to 46+25)**
60' R/W – 28' B/B



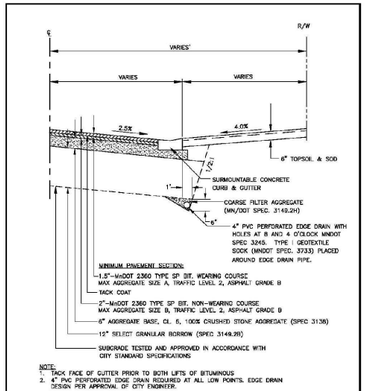

## TYPICAL STREET SECTION
**STREET D (STA. 54+50 to 56+00)**
80' R/W – 28' B/B




## TYPICAL STREET SECTION
**STREET C**
50' R/W – 28' B/B




## TYPICAL LOCAL RESIDENTIAL STREET SECTION
**(MINIMUM 7-TON DESIGN)**



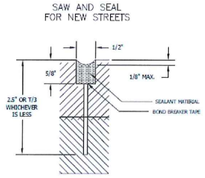

NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS
2. 4" PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.

FEBRUARY 2015

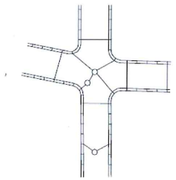
CITY OF LAKE ELMO

STANDARD DRAWING NO. 801 LAKE ELMO

## SAW AND SEAL FOR NEW STREETS



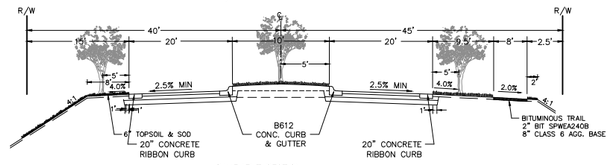

## SAW AND SEAL SAMPLE LAYOUT



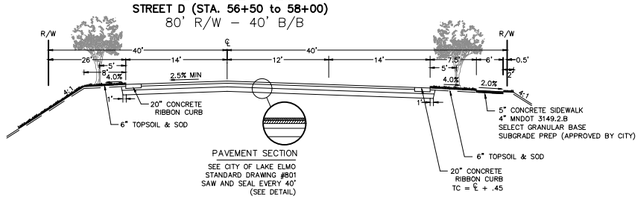
NOTES
1. SAW AND SEAL CUT LOCATIONS SHALL BE AT 10' +/- SPACING AND AT MANHOLES, OR AS DIRECTED BY THE ENGINEER.
2. SAW AND SEAL CUT SHALL BE STRAIGHT AND MATCH JOINTS IN CURB AND GUTTER.
3. JOINTS TO BE BLOWN CLEAN AND DRIED WITH A HEAT LANCE IMMEDIATELY BEFORE SEALING.
4. CONTRACTOR TO SETUP AND MAINTAIN TRAFFIC CONTROL, INCLUDING FLAGGERS, IN ACCORDANCE WITH MNUTCD, APPENDIX B.
5. BOND BREAKER TAPE IS OPTIONAL

SAW AND SEAL

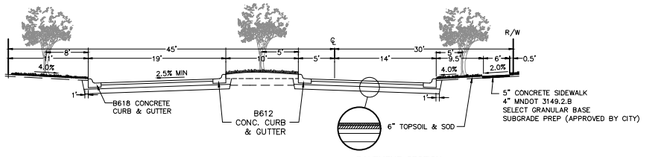
## TYPICAL STREET SECTION
**STREET D (CENTER ISLAND STA. 51+00 to 52+75)**
85' R/W – 50' B-B



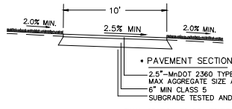

## TYPICAL STREET SECTION
**STREET D (STA. 56+50 to 58+00)**
80' R/W – 40' B/B




## TYPICAL STREET SECTION
**STREET A (CENTER ISLAND STA. 0+00 to 1+25)**
75' R/W – 48' B/B




## 10' BITUMINOUS ACCESS ROAD




• PAVEMENT SECTION
2.5"-MnDOT 2360 TYPE SP BIT. WEARING COURSE
MIX AGGREGATE SIZE A, TRAFFIC LEVEL 2, ASPHALT GRADE B
6" MIN CLASS 5
SUBGRADE TESTED AND APPROVED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS

• FINAL SECTION TO BE VERIFIED BY GEOTECHNICAL ENGINEER/CITY ENGINEER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Drawn: ADB
Designed: BJK
Date: 9/21/16

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Lake Elmo, Minnesota

**DETAILS**



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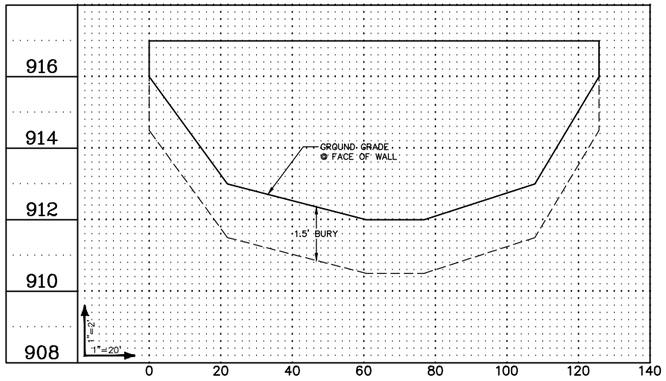
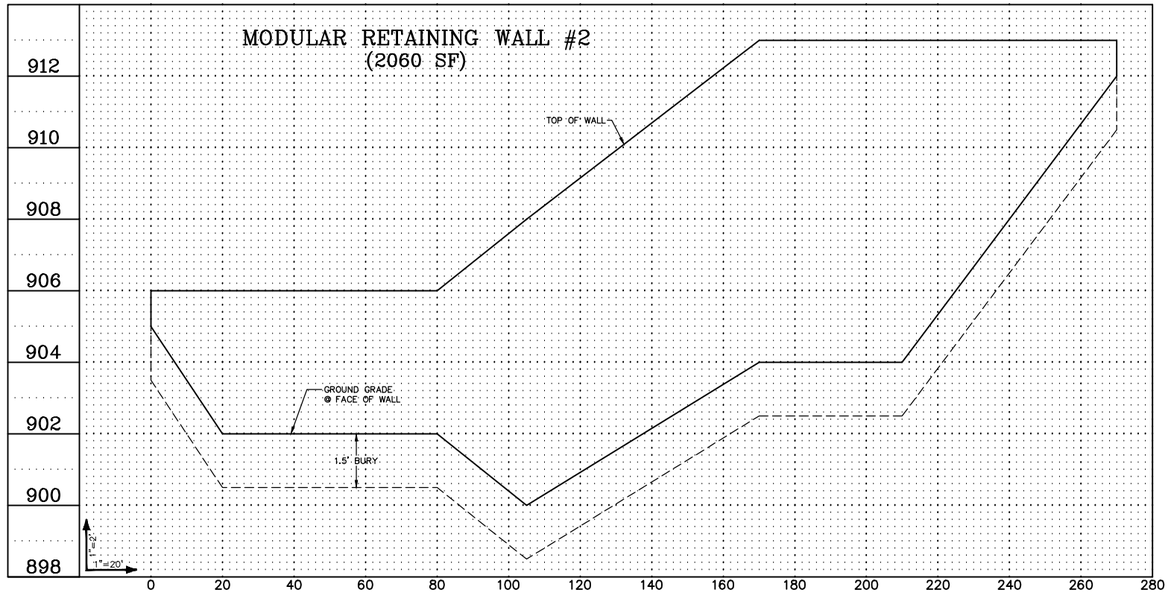
## MODULAR RETAINING WALL #1
(690 SF)




## MODULAR RETAINING WALL #2
(2060 SF)

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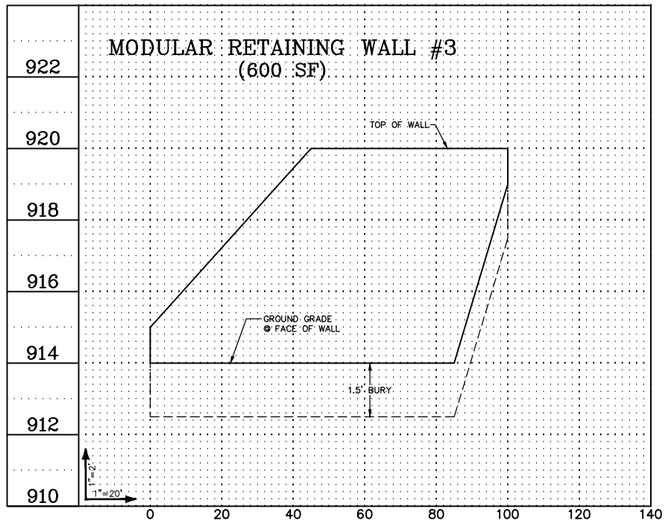
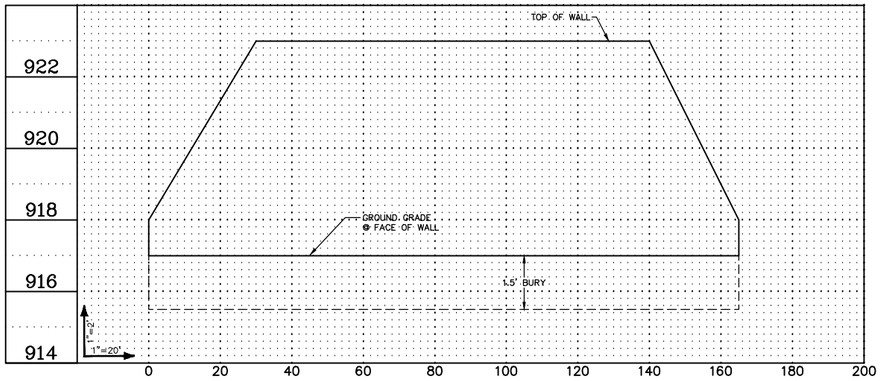
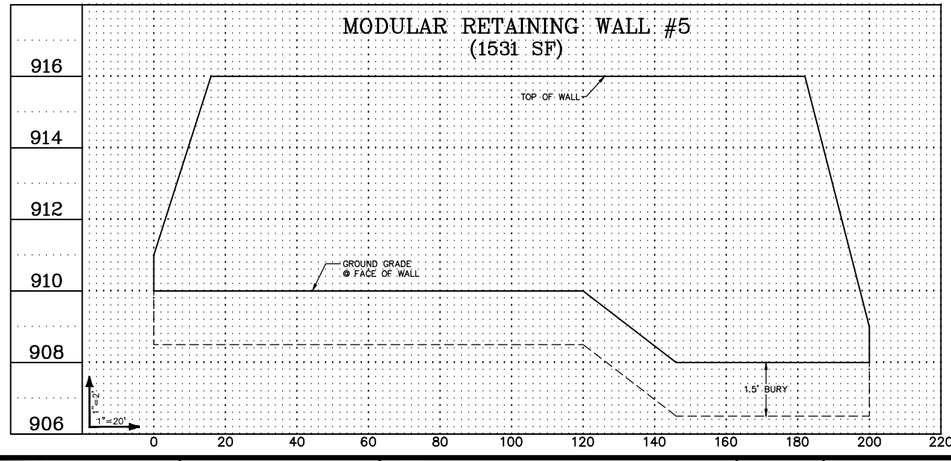
(600 SF)



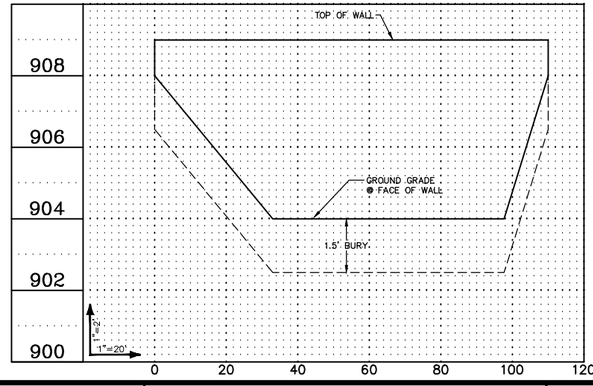

## MODULAR RETAINING WALL #4
(1100 SF)




## MODULAR RETAINING WALL #5
(1531 SF)




## MODULAR RETAINING WALL #6
(625 SF)

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**RETAINING WALL PROFILES**



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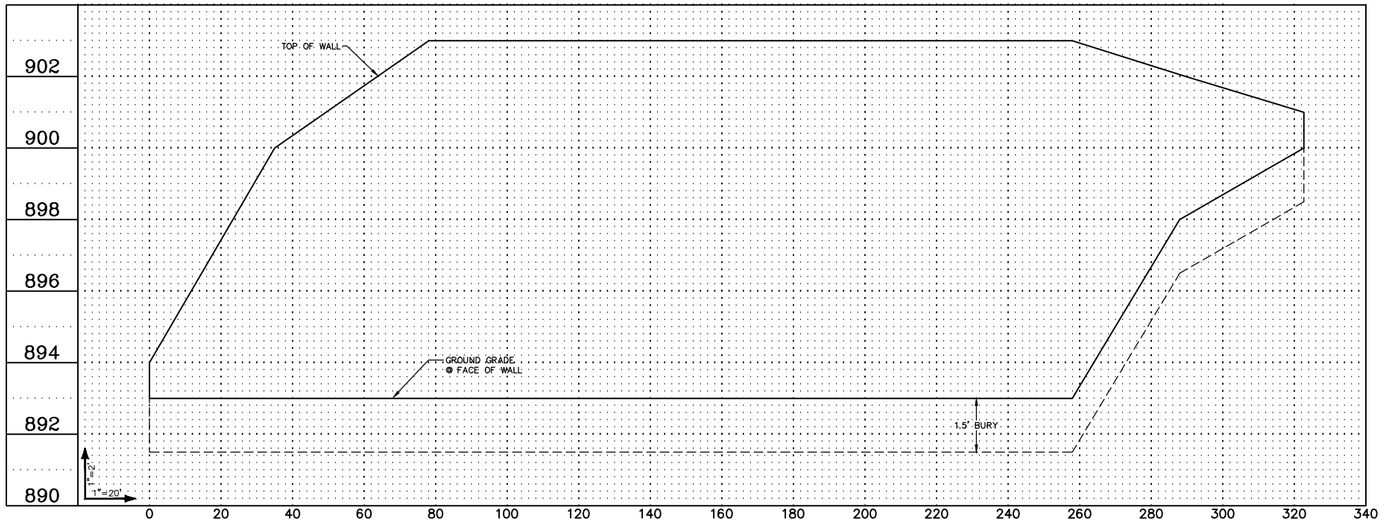
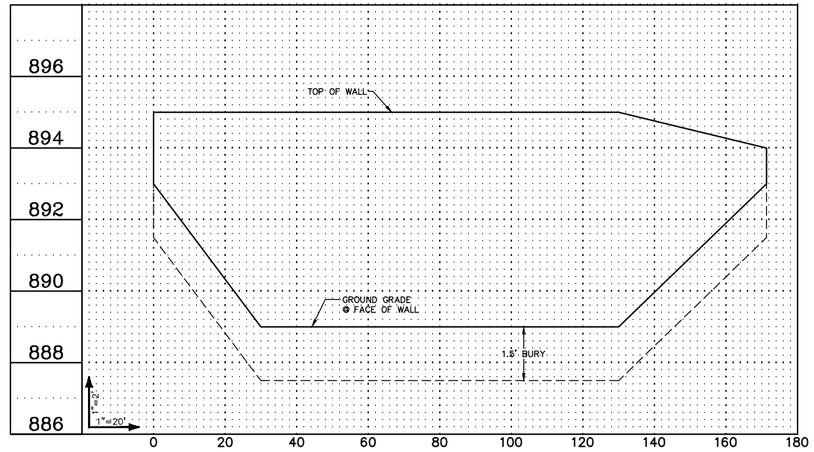
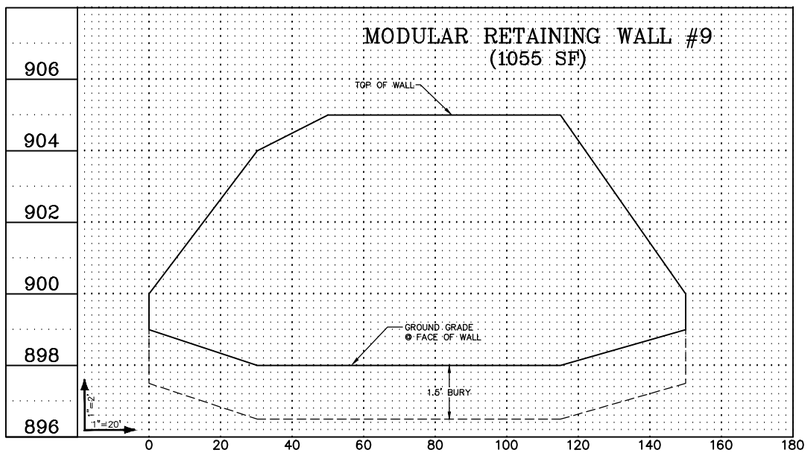
## MODULAR RETAINING WALL #7
(3100 SF)



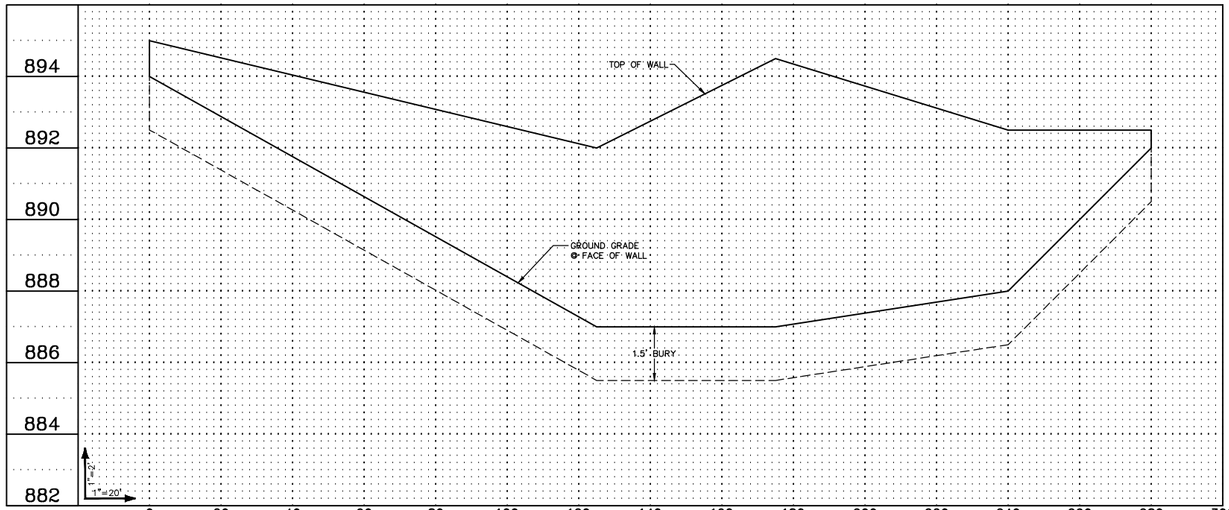

## MODULAR RETAINING WALL #8
(1125 SF)



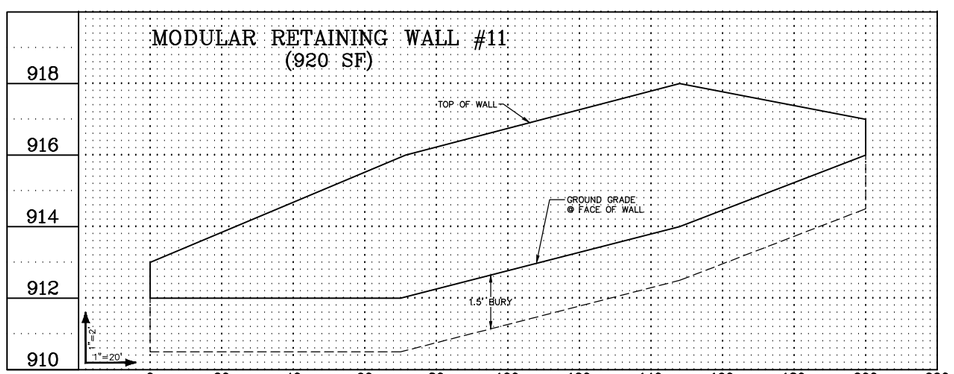

## MODULAR RETAINING WALL #9
(1055 SF)




## MODULAR RETAINING WALL #10
(1598 SF)




## MODULAR RETAINING WALL #11
(920 SF)





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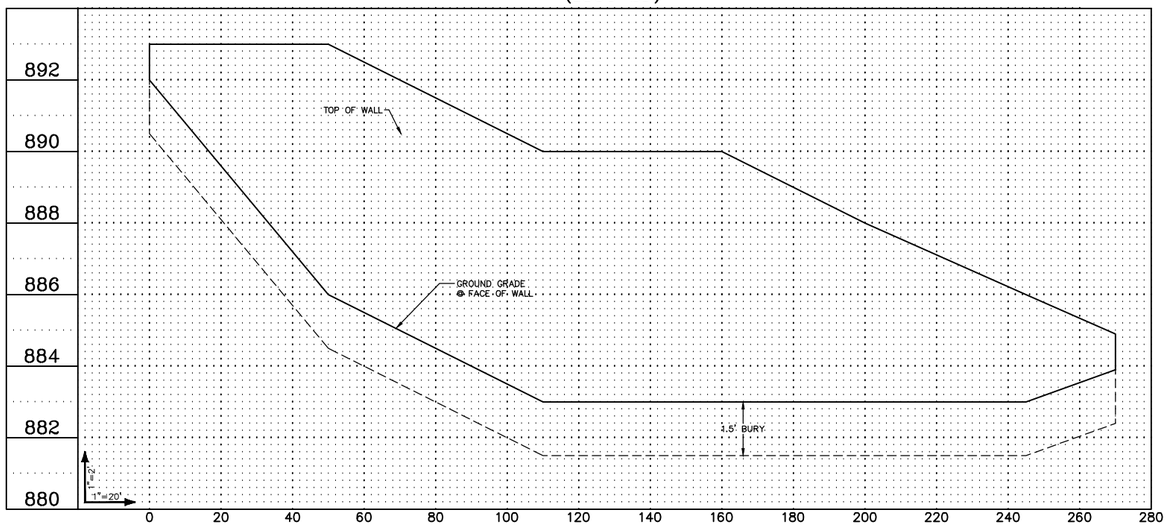
## MODULAR RETAINING WALL #12
(1850 SF)

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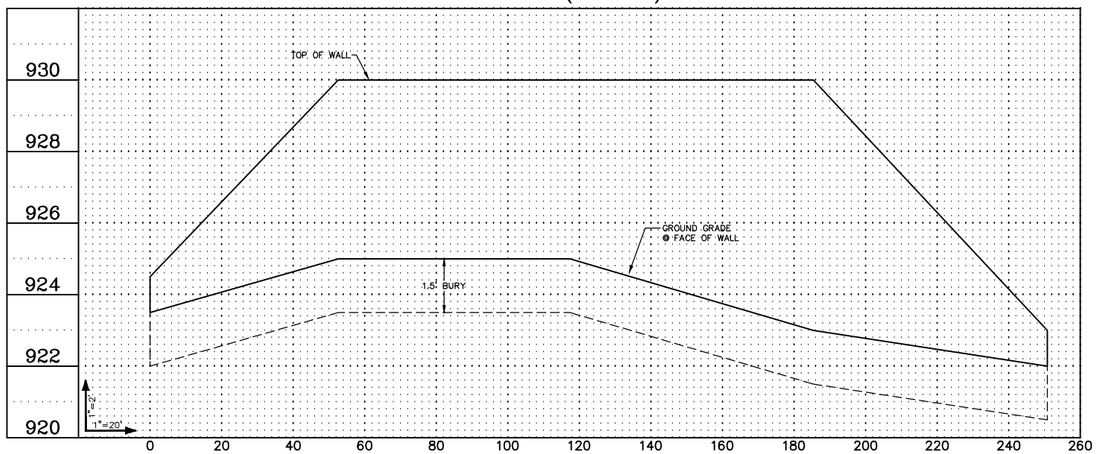
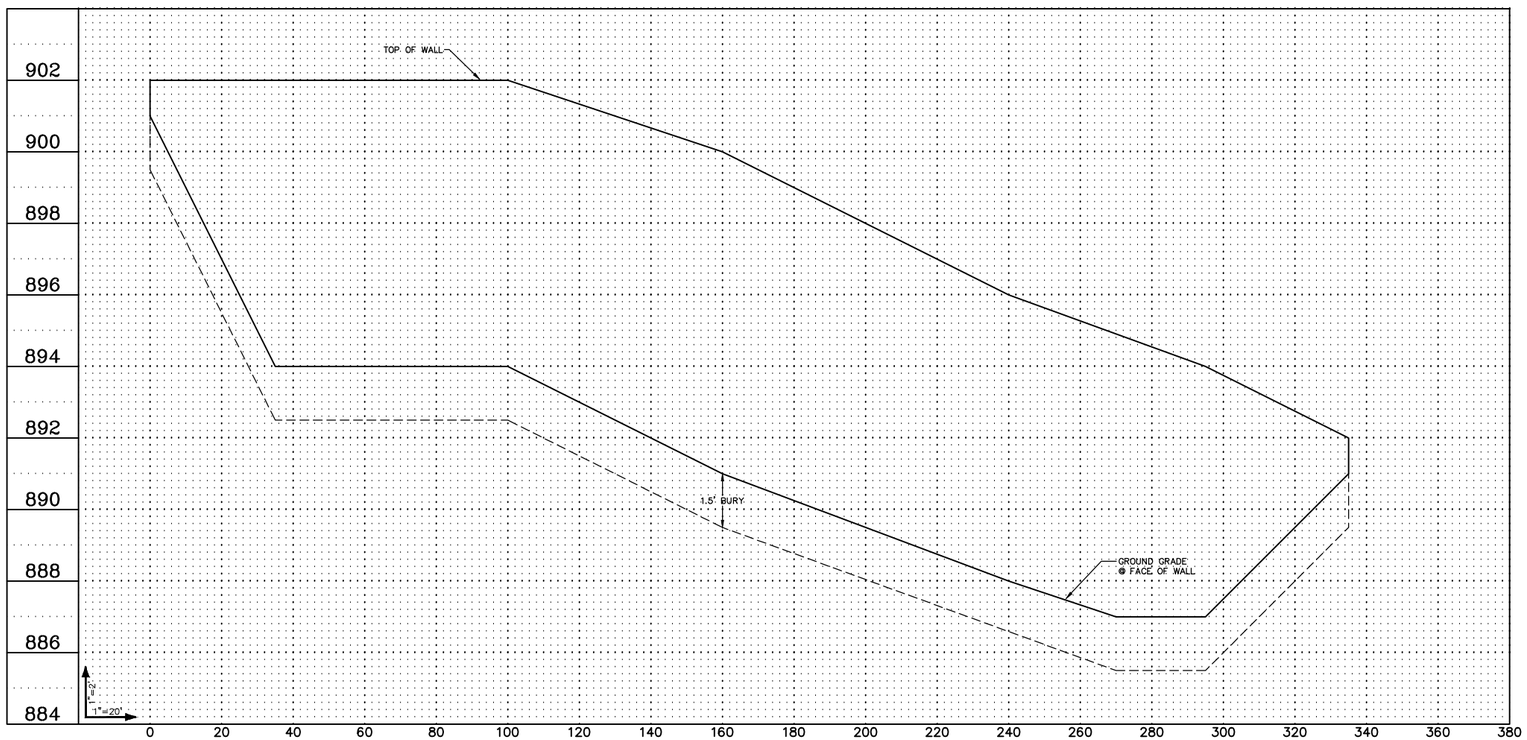
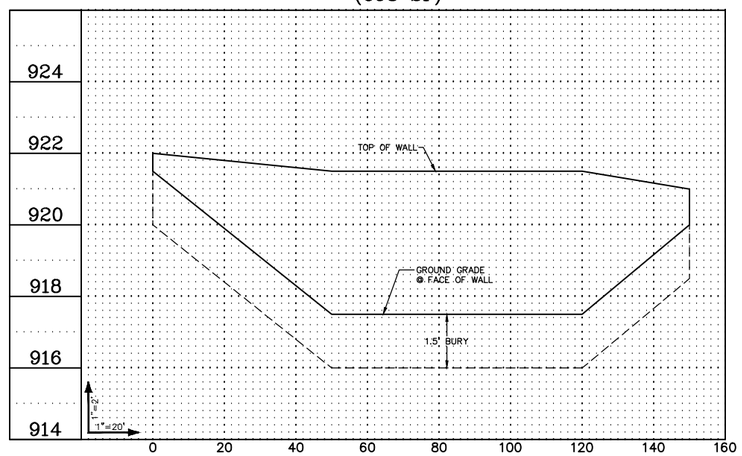
(1530 SF)




## MODULAR RETAINING WALL #13
(2950 SF)




## MODULAR RETAINING WALL #15
(693 SF)





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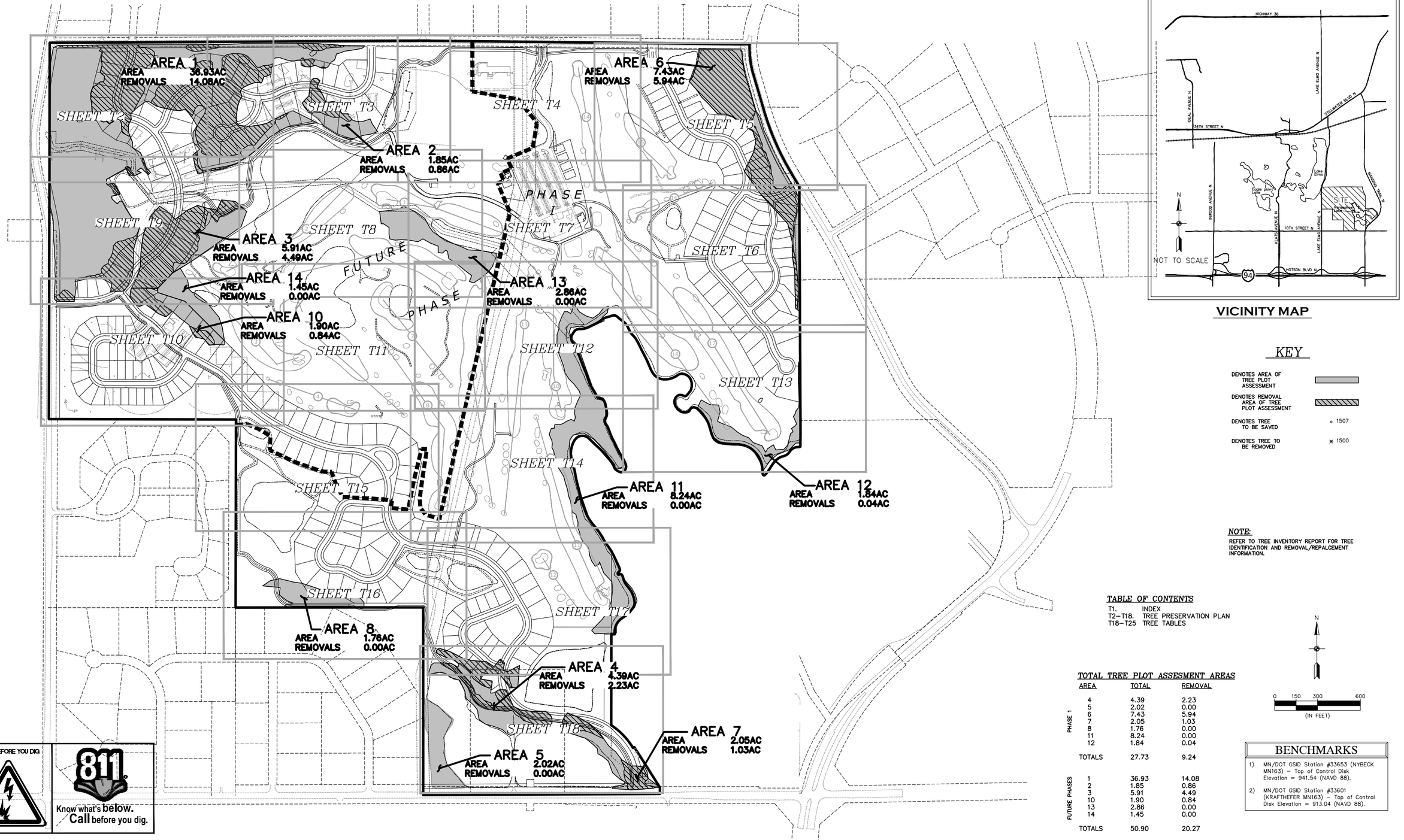





VICINITY MAP

KEY

DENOTES AREA OF TREE PLOT ASSESSMENT

DENOTES REMOVAL AREA OF TREE PLOT ASSESSMENT

DENOTES TREE TO BE SAVED ○ 1507

DENOTES TREE TO BE REMOVED ✕ 1500

NOTE:
REFER TO TREE INVENTORY REPORT FOR TREE IDENTIFICATION AND REMOVAL/REPLACEMENT INFORMATION.

TABLE OF CONTENTS

T1. INDEX
T2–T18. TREE PRESERVATION PLAN
T18–T25 TREE TABLES

N

0 150 300 600
(IN FEET)

TOTAL TREE PLOT ASSESSMENT AREAS

| | AREA | TOTAL | REMOVAL |
|---|---|---|---|
| PHASE 1 | 4 | 4.39 | 2.23 |
| | 5 | 2.02 | 0.00 |
| | 6 | 7.43 | 5.94 |
| | 7 | 2.05 | 1.03 |
| | 8 | 1.76 | 0.00 |
| | 11 | 8.24 | 0.00 |
| | 12 | 1.84 | 0.04 |
| | TOTALS | 27.73 | 9.24 |
| FUTURE PHASES | 1 | 36.93 | 14.08 |
| | 2 | 1.85 | 0.86 |
| | 3 | 5.91 | 4.49 |
| | 10 | 1.90 | 0.84 |
| | 13 | 2.86 | 0.00 |
| | 14 | 1.45 | 0.00 |
| | TOTALS | 50.90 | 20.27 |

BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

NOTE:
TREE IDENTIFICATION AND TREE AREA CALCULATIONS WERE PROVIDED BY KJOLHAUG ENVIRONMENTAL SERVICES.

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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**TREE PRESERVATION PLAN**

T1 of 25

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**TREE PRESERVATION PLAN**

T2 of 25

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20TH STREET NORTH

AREA 1
AREA 36.93AC
REMOVALS 14.08AC

AREA 2
AREA 1.85AC
REMOVALS 0.86AC

MASTERS LANE N

MASTERS COURT N

SEE SHEET T2

SEE SHEET T4

SEE SHEET T8

WETLAND 21
100 YR HWL = 898.0

WETLAND 20
100 YR HWL = 909.7

WETLAND NW-B5
MN DNR 82-417W
100 YR HWL = 877.3 (NGVD 29)
[NAVD 88 = (NGVD 29)+0.10]

OUTLOT II

OUTLOT HH

INFILTRATION BASIN #30
100 YR HWL 883.6

0 25 50 100
(IN FEET)

## BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

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Signature:
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

Revisions:
1. 02/10/17 Revise Layout per Owner
2. 04/07/17 Per City and Watershed Comments

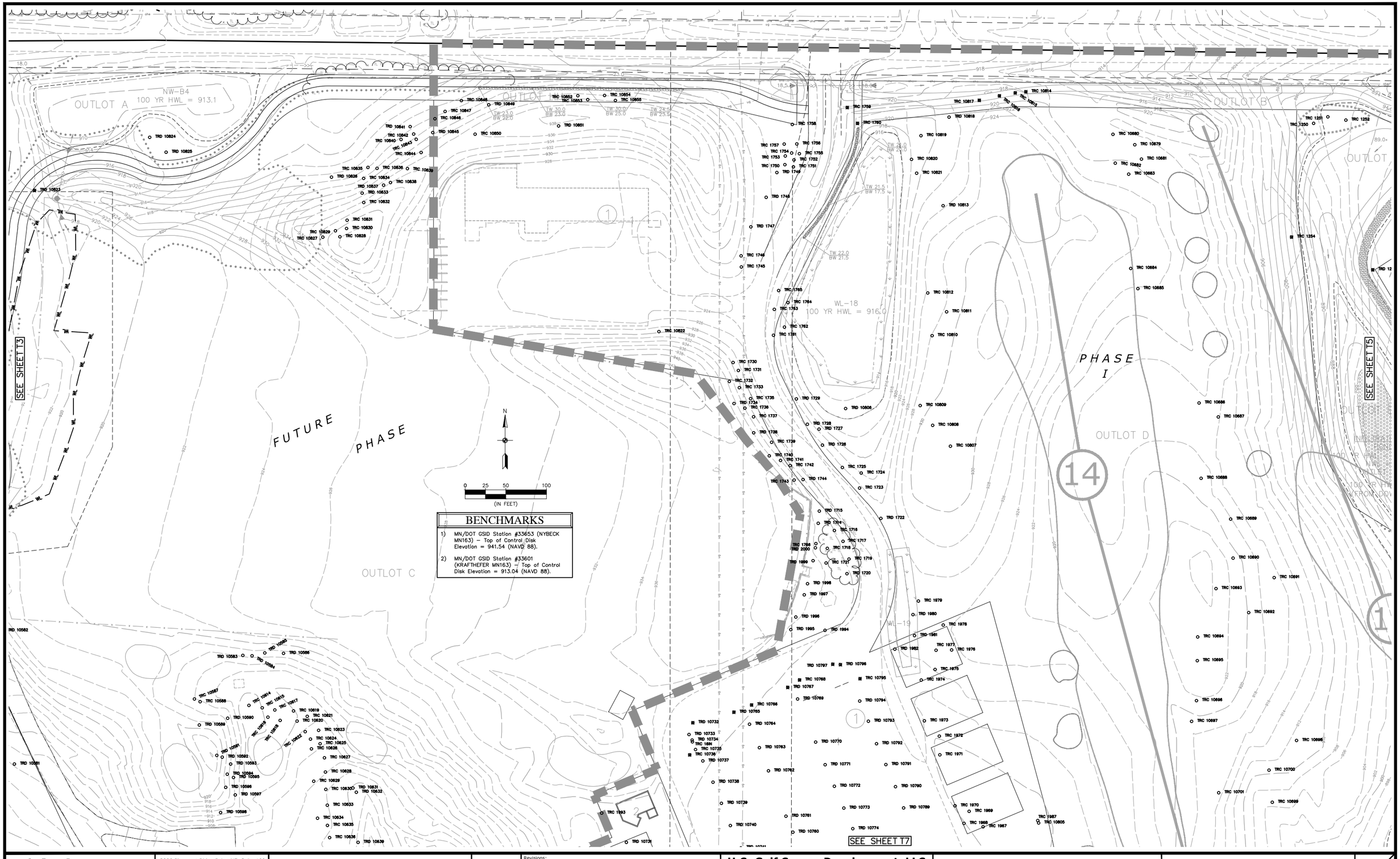
**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**TREE PRESERVATION PLAN**

T3 of 25

[Save Date: 04/06/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\trees\6036_tree.dwg

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1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88).

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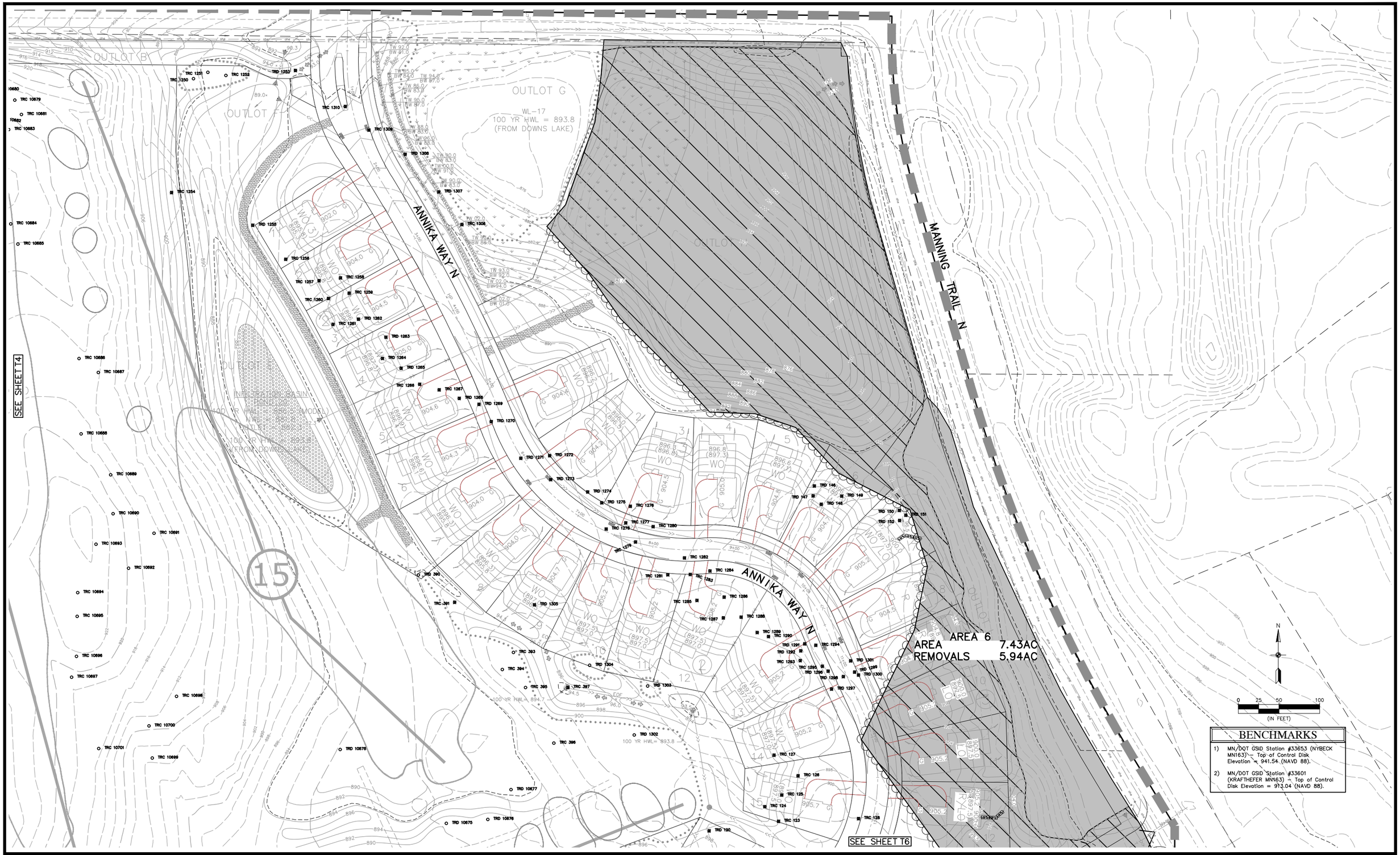


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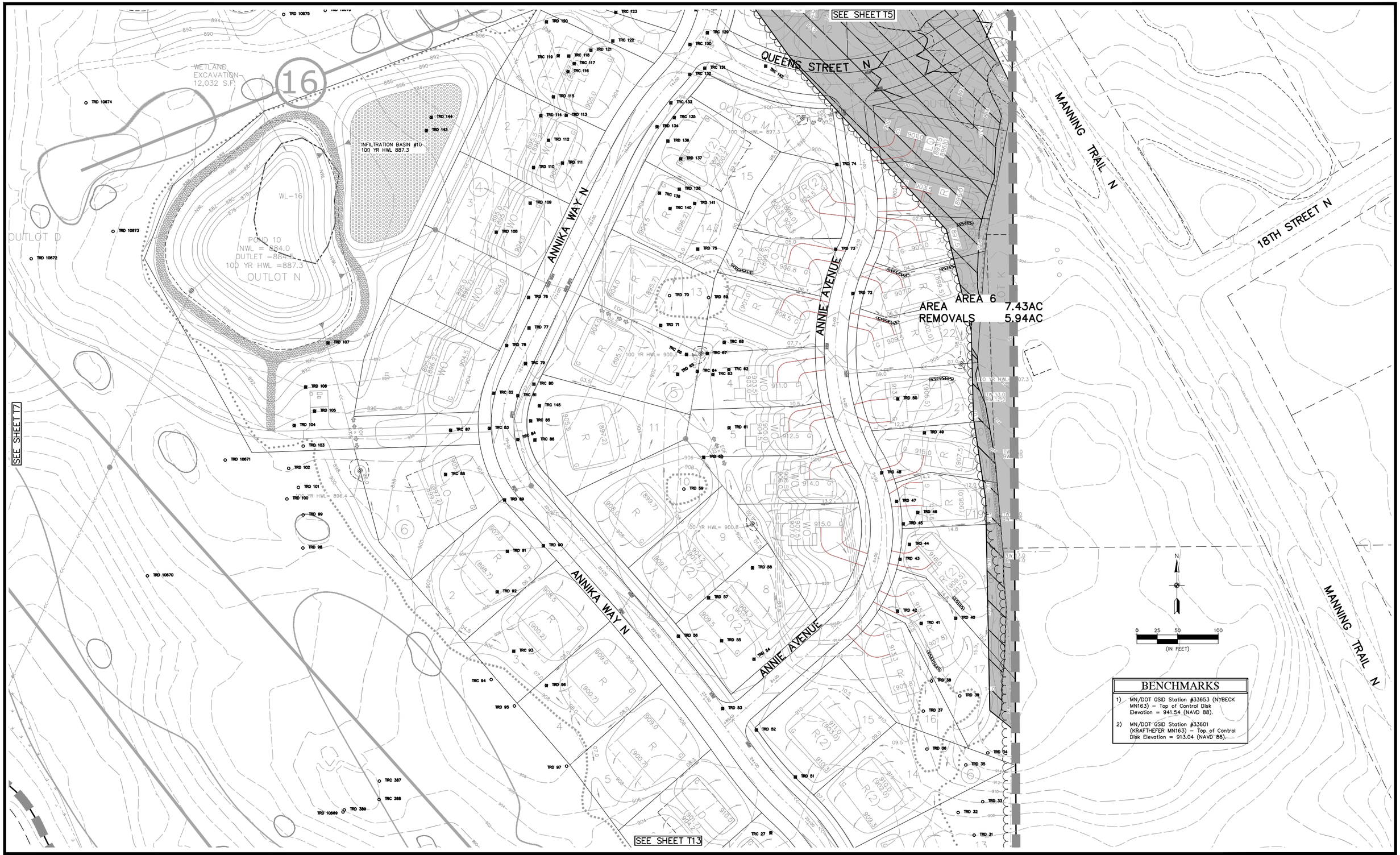


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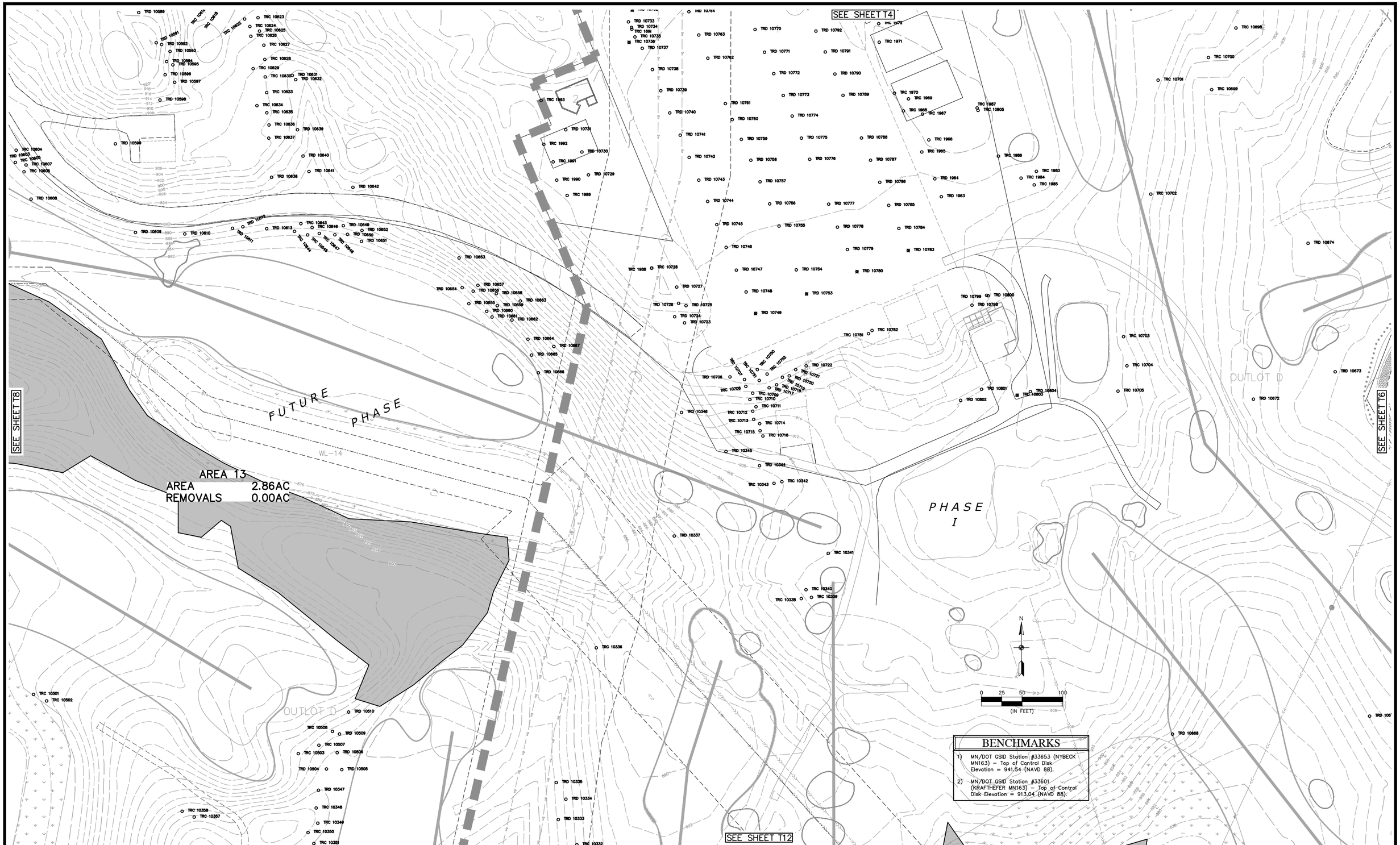


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SEE SHEET T2

OUTLOT DD

OUTLOT EE

OUTLOT II

OUTLOT JJ

INFILTRATION BASIN #30
100 YR HWL 883.6

INFILTRATION BASIN #40
OUTLET EL =886.5
BOTTOM EL =885.5

SW-B1
100 YR HWL = 886.8

WL-7
100 YR HWL = 880.3

TOP OF BERM

EOF THRU PIPE

AREA 1
AREA 36.93AC
REMOVALS 14.08AC

AREA 3
AREA 5.91AC
REMOVALS 4.49AC

AREA 10
AREA 1.90AC
REMOVALS 0.84AC

AREA 14
AREA 1.45AC
REMOVALS 0.00AC

SEE SHEET T10

SEE SHEET T8

ROYAL BLVD N

LAKE ELMO AVENUE NORTH
(C.S.A.H. NO. 17)

0 25 50 100
(IN FEET)

## BENCHMARKS

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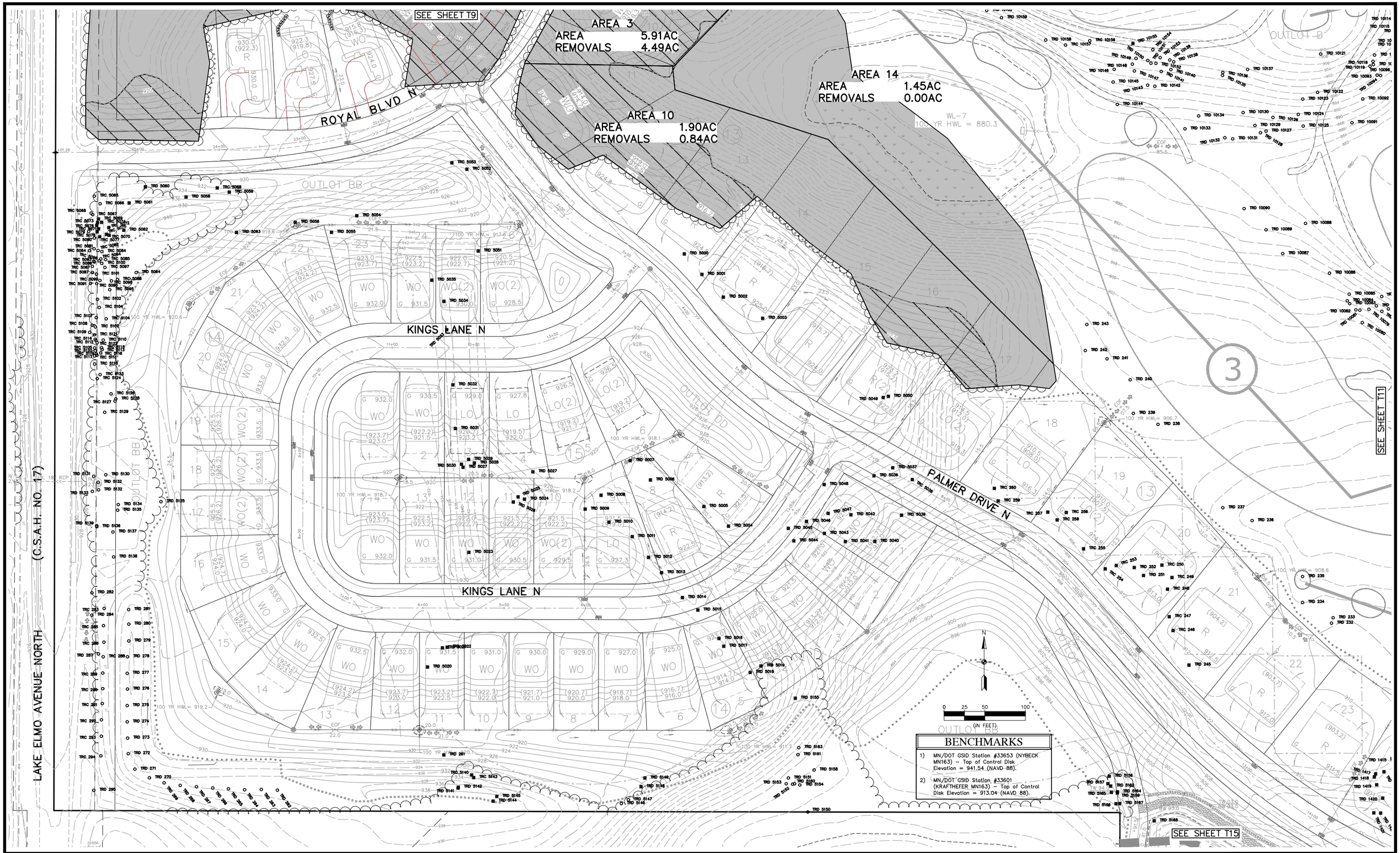


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SEE SHEET T8

(NGVD 29)
MN DNR 82-418W
100 YR HWL = 876.8
[NAVD 88 = (NGVD 29)+0.10]

OUTLOT B

OUTLOT D

WL-10

WL-12

N

0 25 50 100
(IN FEET)

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100 YR HWL= 908.6

100 YR HWL= 907.2

SEE SHEET T10

SEE SHEET T12

SEE SHEET T15

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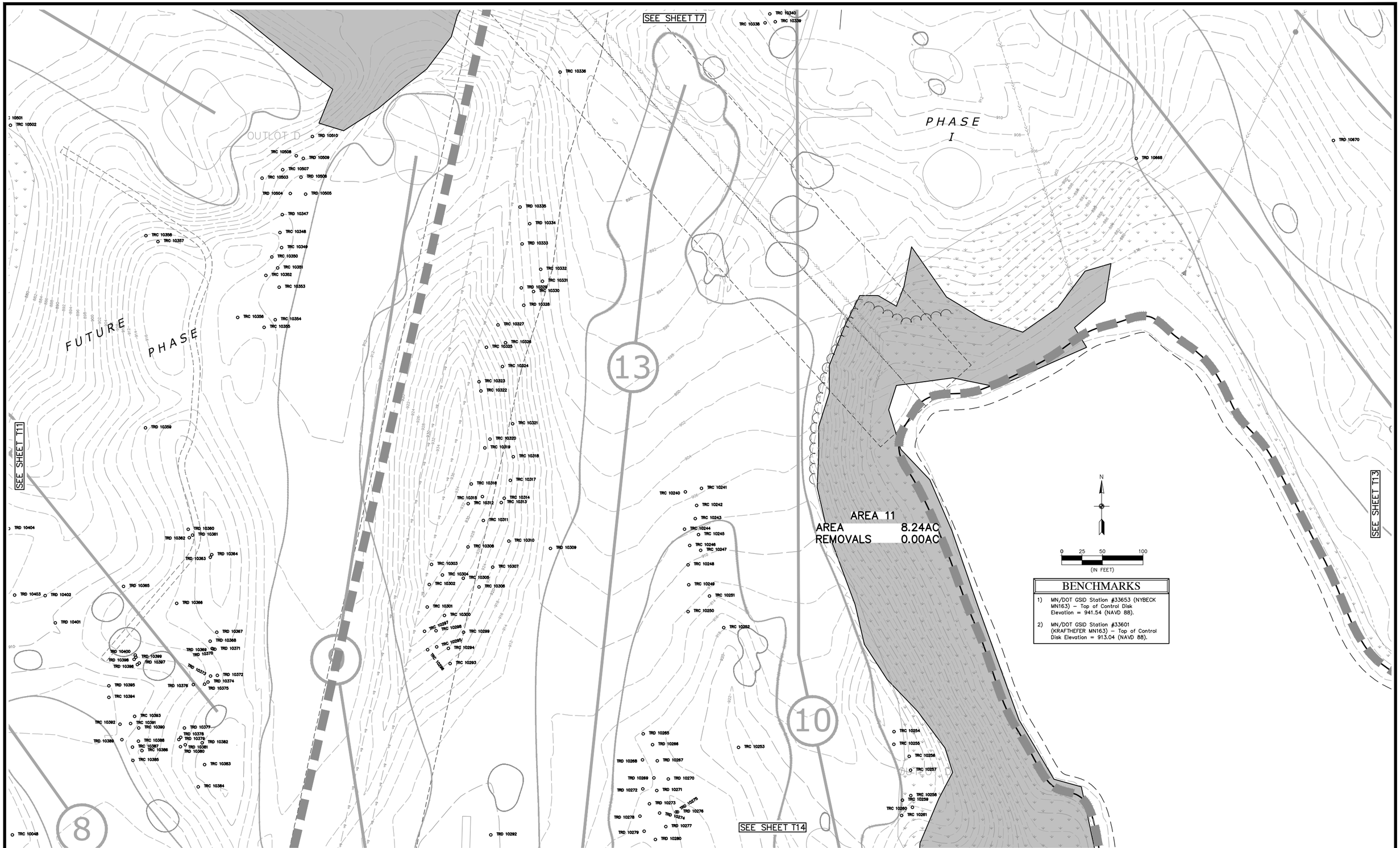


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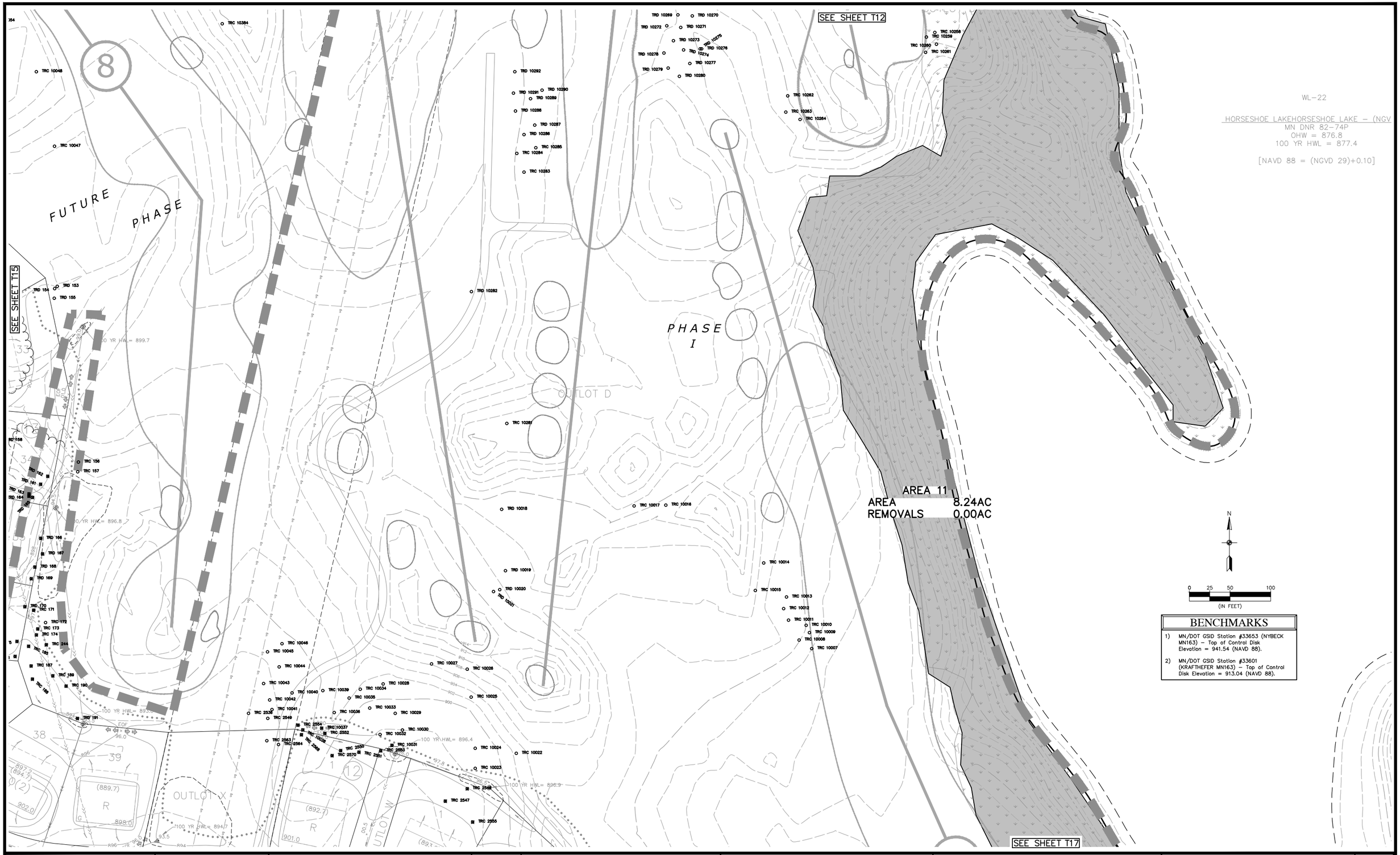


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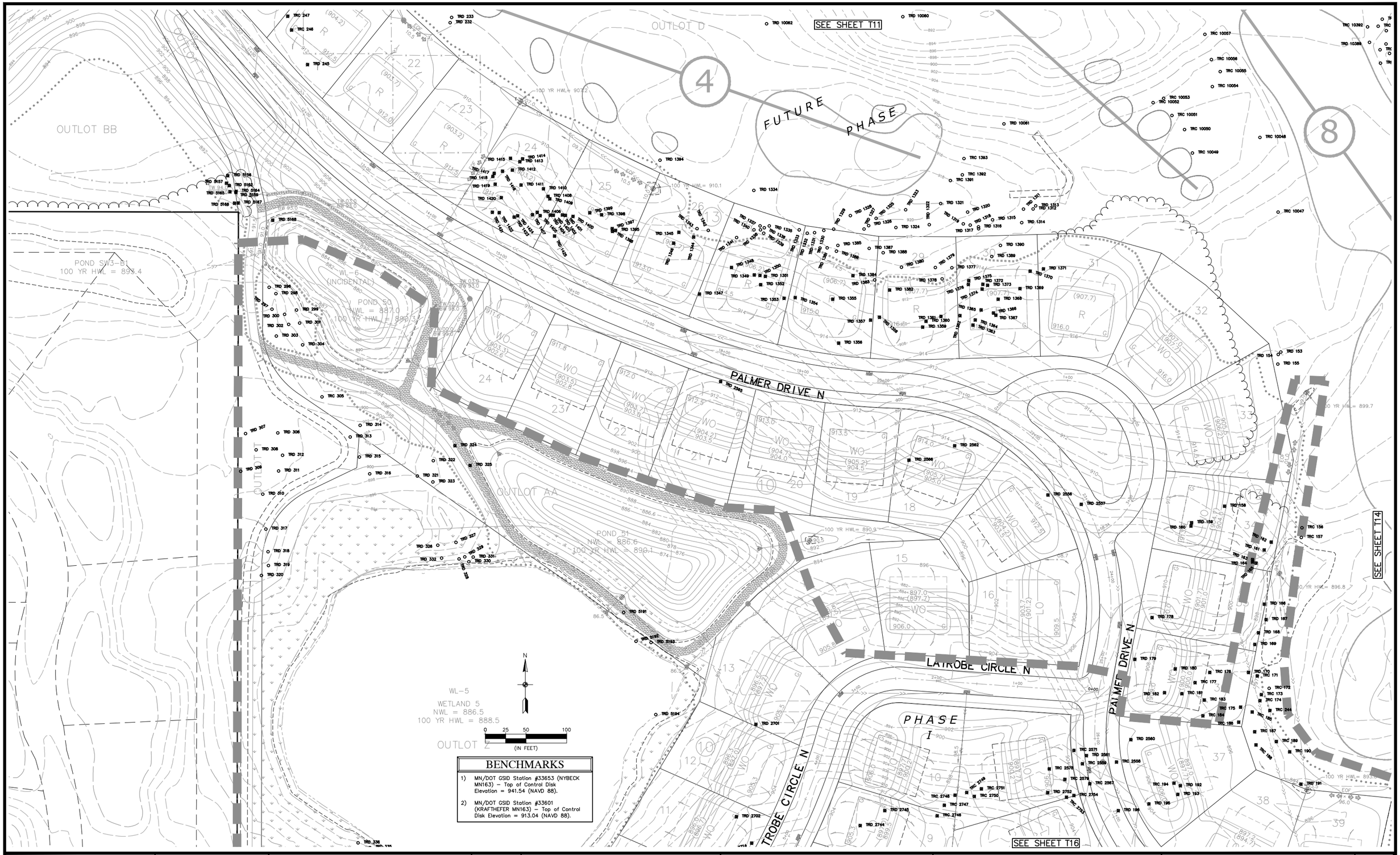


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SEE SHEET T15

SEE SHEET T17

OUTLOT Z

OUTLOT Y

OUTLOT X

OUTLOT V

OUTLOT U

OUTLOT T

LATROBE CIRCLE N

PALMER DRIVE N

STREET N

AREA 8

| | |
|---|---|
| AREA | 1.76AC |
| REMOVALS | 0.00AC |

N

0 25 50 100

(IN FEET)

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SEE SHEET T17

AREA 4
AREA 4.39AC
REMOVALS 2.23AC

AREA 5
AREA 2.02AC
REMOVALS 0.00AC

AREA 7
AREA 2.05AC
REMOVALS 1.03AC

ARNIE WAY

PALMER DRIVE N

STREET I

10TH STREET (COUNTY STATE AID HIGHWAY NO. 10)

WL-1

ROSE LAKE – (NGVD 29)
MN DNR 82–112W
OHW = UNDETERMINED
100 YR HWL = 883.4
(Per Valley Branch WSD)

[NAVD 88 = (NGVD 29)+0.10]

WL-2
(INCIDENTAL WCA)

OUTLOT Q

OUTLOT P

FLOODPLAIN
MITIGATION
3200 C.Y.

WL-1

ROSE LAKE – (NGVD 29)
MN DNR 82–112W
OHW = UNDETERMINED
100 YR HWL = 883.4
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[NAVD 88 = (NGVD 29)+0.10]

N

0 25 50 100
(IN FEET)

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# PHASE I INDIVIDUAL SHOTS

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 1 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 2 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 3 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 4 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 5 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 6 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 7 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 8 | Basswood | 28 | 3 | 1 | Exempt | - | X | |
| 9 | Ash, Green | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 10 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 11 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 12 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 13 | Spruce, White | 20 | 3 | 1 | Coniferous | Yes | | X |
| 14 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 15 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 16 | Ash, Green | 27.5 | 3 | 1 | Common Tree | Yes | X | |
| 17 | Kentucky Coffee Tree | 18 | 4 | 1 | Common Tree | Yes | X | |
| 18 | Maple, Silver | 38 | 4 | 1 | Common Tree | Yes | X | |
| 19 | Basswood | 22.5 | 3 | 1 | Common Tree | Yes | X | |
| 20 | Basswood | 28 | 2 | 1 | Common Tree | Yes | X | |
| 21 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 22 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 23 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 24 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 25 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 26 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 27 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 28 | Basswood | 38 | 3 | 1 | Common Tree | Yes | X | |
| 29 | Basswood | 22 | 4 | 1 | Common Tree | Yes | | X |
| 30 | Ash, Green | 22 | 4 | 1 | Common Tree | Yes | X | |
| 31 | Ash, Green | 17 | 3 | 1 | Common Tree | Yes | X | |
| 32 | Maple, Silver | 20 | 3 | 1 | Common Tree | Yes | X | |
| 33 | Ash, Green | 20 | 4 | 1 | Common Tree | Yes | X | |
| 34 | Basswood | 15 | 3 | 1 | Common Tree | Yes | X | |
| 35 | Ash, Green | 11.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 36 | Basswood | 15 | 2 | 1 | Common Tree | Yes | X | |
| 37 | Basswood | 27 | 3 | 1 | Common Tree | Yes | X | |
| 38 | Ash, Green | 21 | 2 | 1 | Common Tree | Yes | X | |
| 39 | Ash, Green | 19 | 2 | 1 | Common Tree | Yes | X | |
| 40 | Ash, Green | 18 | 2 | 1 | Common Tree | Yes | | X |
| 41 | Basswood | 23 | 3 | 1 | Common Tree | Yes | | X |
| 42 | Maple, Silver | 13 | 2 | 1 | Common Tree | Yes | | X |
| 43 | Maple, Silver | 13.5 | 2 | 1 | Common Tree | Yes | | X |
| 44 | Maple, Silver | 16 | 2 | 1 | Common Tree | Yes | | X |
| 45 | Maple, Silver | 24 | 3 | 1 | Common Tree | Yes | | X |
| 46 | Cottonwood | 23 | 3 | 1 | Common Tree | Yes | | X |
| 47 | Maple, Silver | 14 | 2 | 1 | Common Tree | Yes | | X |
| 48 | Maple, Silver | 40 | 3 | 1 | Common Tree | Yes | | X |
| 49 | Basswood | 12 | 2 | 1 | Common Tree | Yes | | X |
| 50 | Basswood | 20 | 2 | 1 | Common Tree | Yes | | X |
| 51 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 52 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 53 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 54 | Maple, Silver | 13 | 3 | 1 | Common Tree | Yes | | X |
| 55 | Boxelder | 24 | 2 | 1 | Common Tree | Yes | | X |
| 56 | Ash, Green | 30 | 2 | 1 | Common Tree | Yes | | X |
| 57 | Maple, Silver | 18 | 3 | 1 | Common Tree | Yes | | X |
| 58 | Ash, Green | 19 | 3 | 1 | Common Tree | Yes | | X |
| 59 | Maple, Silver | 34 | 4 | 1 | Common Tree | Yes | X | |
| 60 | Maple, Sugar | 18 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 61 | Maple, Silver | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 62 | Pine, Red | 12.5 | 4 | 1 | Coniferous | Yes | | X |
| 63 | Pine, Red | 14 | 3 | 1 | Coniferous | Yes | | X |
| 64 | Pine, Red | 13 | 3 | 1 | Coniferous | Yes | | X |
| 65 | Pine, Red | 14 | 3 | 1 | Coniferous | Yes | | X |
| 66 | Pine, Red | 16 | 2 | 1 | Coniferous | Yes | | X |
| 67 | Pine, Red | 15 | 2 | 1 | Coniferous | Yes | | X |
| 68 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 69 | Maple, Silver | 64 | 3 | 1 | Common Tree | Yes | X | |
| 70 | Maple, Silver | 52 | 3 | 1 | Common Tree | Yes | X | |
| 71 | Ash, Green | 20 | 3 | 1 | Common Tree | Yes | | X |
| 72 | Maple, Silver | 43 | 3 | 1 | Common Tree | Yes | | X |
| 73 | Ash, Green | 34 | 2 | 1 | Common Tree | Yes | | X |
| 74 | Kentucky Coffee Tree | 13 | 3 | 1 | Common Tree | Yes | | X |
| 75 | Maple, Silver | 15 | 3 | 1 | Common Tree | Yes | | X |
| 76 | Ash, Green | 28 | 2 | 1 | Common Tree | Yes | | X |
| 77 | Ash, Green | 26 | 3 | 1 | Common Tree | Yes | | X |
| 78 | Maple, Silver | 25 | 2 | 1 | Common Tree | Yes | | X |
| 79 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | | X |
| 80 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 81 | Pine, Red | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 82 | Maple, Silver | 36 | 3 | 1 | Common Tree | Yes | | X |
| 83 | Pine, Scotts | 17.5 | 2 | 1 | Coniferous | Yes | | X |
| 84 | Pine, Red | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 85 | Pine, Red | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 86 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 87 | Spruce, White | 24 | 4 | 1 | Coniferous | Yes | | X |
| 88 | Spruce, White | 32 | 3 | 1 | Coniferous | Yes | | X |
| 89 | Maple, Silver | 28.5 | 2 | 1 | Common Tree | Yes | | X |
| 90 | Maple, Silver | 29 | 2 | 1 | Common Tree | Yes | | X |
| 91 | Maple, Silver | 32 | 3 | 1 | Common Tree | Yes | | X |
| 92 | Ash, Green | 20 | 2 | 1 | Common Tree | Yes | | X |
| 93 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 94 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 95 | Maple, Silver | 30 | 2 | 1 | Common Tree | Yes | X | |
| 96 | Maple, Sugar | 17 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 97 | Maple, Silver | 49 | 4 | 1 | Common Tree | Yes | X | |
| 98 | Maple, Red | 10 | N/A | 0 | Deciduous Hardwood | Yes | X | |
| 99 | Basswood | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 100 | Basswood | 11 | N/A | 0 | Common Tree | No | Not Significant | |
| 101 | Basswood | 11 | N/A | 0 | Common Tree | No | Not Significant | |
| 102 | Basswood | 14 | 2 | 1 | Common Tree | Yes | X | |
| 103 | Ash, White | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 104 | Ash, White | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 105 | Ash, Green | 12 | 4 | 1 | Common Tree | Yes | | X |
| 106 | Ash, Green | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 107 | Basswood | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 108 | Maple, Silver | 17.5 | 3 | 1 | Common Tree | Yes | | X |
| 109 | Ash, Green | 23 | 2 | 1 | Common Tree | Yes | | X |
| 110 | Basswood | 14 | 3 | 1 | Common Tree | Yes | | X |
| 111 | Kentucky Coffee Tree | 10 | 3 | 1 | Common Tree | No | Not Significant | |
| 112 | Ash, Green | 12 | 2 | 1 | Common Tree | Yes | | X |
| 113 | Kentucky Coffee Tree | 13 | 3 | 1 | Common Tree | Yes | | X |
| 114 | Basswood | 16 | 2 | 1 | Common Tree | Yes | | X |
| 115 | Basswood | 13 | 2 | 1 | Common Tree | Yes | | X |
| 116 | Pine, Red | 15 | 2 | 1 | Coniferous | Yes | | X |
| 117 | Spruce, Blue | 12 | 2 | 1 | Coniferous | Yes | | X |
| 118 | Spruce, Blue | 17 | 2 | 1 | Coniferous | Yes | | X |
| 119 | Spruce, White | 11 | 2 | 1 | Coniferous | Yes | | X |
| 120 | Basswood | 14 | 3 | 1 | Common Tree | Yes | | X |
| 121 | Locust, Honey | 14.5 | 2 | 2 | Common Tree | Yes | | X |
| 122 | Pine, Scotts | 22 | 3 | 1 | Coniferous | Yes | | X |
| 123 | Spruce, White | 11 | 4 | 1 | Coniferous | Yes | | X |
| 124 | Spruce, White | 9 | 3 | 1 | Coniferous | Yes | | X |
| 125 | Spruce, White | 10.5 | 4 | 1 | Coniferous | Yes | | X |
| 126 | Spruce, White | 20 | 4 | 1 | Coniferous | Yes | | X |
| 127 | Spruce, White | 26 | 4 | 1 | Coniferous | Yes | | X |
| 128 | Spruce, White | 17.5 | 3 | 1 | Coniferous | Yes | | X |
| 129 | Spruce, White | 15 | 3 | 1 | Coniferous | Yes | | X |
| 130 | Spruce, White | 15 | 2 | 1 | Coniferous | Yes | | X |
| 131 | Spruce, White | 11.5 | 3 | 1 | Coniferous | Yes | | X |
| 132 | Spruce, Blue | 10.5 | 3 | 1 | Coniferous | Yes | | X |
| 133 | Spruce, Blue | 10 | 3 | 1 | Coniferous | Yes | | X |
| 134 | Ash, Green | 20 | 2 | 1 | Common Tree | Yes | | X |
| 135 | Spruce, Blue | 10.5 | 3 | 1 | Coniferous | Yes | | X |
| 136 | Ash, Green | 16 | 2 | 1 | Common Tree | Yes | | X |
| 137 | Maple, Silver | 44.5 | 2 | 1 | Common Tree | Yes | | X |
| 138 | Maple, Silver | 18 | 3 | 1 | Common Tree | Yes | | X |
| 139 | Cedar, white | 11.5 | 2 | 2 | Common Tree | No | Not Significant | |
| 140 | Cedar, white | 14 | 2 | 5 | Common Tree | Yes | | X |
| 141 | Locust, Honey | 21.5 | 2 | 1 | Common Tree | Yes | | X |
| 142 | Spruce, White | 20 | 3 | 1 | Coniferous | Yes | | X |
| 143 | Basswood | 28 | 3 | 1 | Common Tree | Yes | | X |
| 144 | Basswood | 20 | 4 | 1 | Common Tree | Yes | | X |
| 145 | Pine, Red | 18 | 2 | 1 | Coniferous | Yes | | X |
| 146 | Oak, White | 22 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 147 | Oak, Burr | 20 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 148 | Oak, Burr | 17 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 149 | Oak, Burr | 14 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 150 | Oak, Burr | 12 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 151 | Oak, Burr | 14 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 152 | Oak, Burr | 15.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 161 | Cottonwood | 16 | 2 | 1 | Common Tree | Yes | | X |
| 162 | Ash, Green | 10 | 2 | 1 | Common Tree | No | Not Significant | |
| 163 | Cottonwood | 14 | 2 | 1 | Common Tree | Yes | | X |
| 164 | Cottonwood | 15 | 2 | 1 | Common Tree | Yes | | X |
| 165 | Cottonwood | 12 | 2 | 2 | Common Tree | Yes | | X |
| 166 | Willow, Black | 42 | 3 | 2 | Common Tree | Yes | | X |
| 167 | Birch, River | 13 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 168 | Birch, River | 10 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 169 | Birch, River | 97 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 170 | Cottonwood | 14 | 3 | 1 | Common Tree | Yes | | X |
| 171 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 172 | Pine, White | 15 | 3 | 1 | Coniferous | Yes | X | |
| 173 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | | X |
| 174 | Oak, White | 31 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 175 | Pine, White | 12.5 | 3 | 1 | Coniferous | Yes | | X |
| 185 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | | X |
| 186 | Spruce, White | 8 | 2 | 1 | Coniferous | Yes | | X |
| 187 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 188 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | | X |
| 189 | Pine, White | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 190 | Pine, White | 14 | 3 | 1 | Coniferous | Yes | | X |
| 191 | Cottonwood | 23 | 3 | 1 | Common Tree | Yes | | X |
| 192 | Cottonwood | 12 | 3 | 1 | Common Tree | Yes | | X |
| 193 | Cottonwood | 13 | 3 | 1 | Common Tree | Yes | | X |
| 194 | Pine, White | 14 | 3 | 1 | Coniferous | Yes | | X |
| 195 | Elm, Siberian | 13 | 3 | 1 | Common Tree | Yes | | X |
| 196 | Cottonwood | 13 | 3 | 1 | Common Tree | Yes | | X |
| 197 | Boxelder | 14 | 2 | 1 | Common Tree | Yes | | X |
| 198 | Boxelder | 19 | 2 | 1 | Common Tree | Yes | | X |
| 199 | Elm, American | 20 | 3 | 1 | Common Tree | Yes | | X |
| 200 | Boxelder | 17 | 2 | 3 | Common Tree | Yes | X | |
| 201 | Ash, Green | 16 | 3 | 1 | Common Tree | Yes | X | |
| 202 | Ash, Green | 15 | 2 | 1 | Common Tree | Yes | X | |
| 203 | Willow, Black | 12 | 2 | 1 | Common Tree | Yes | | X |
| 204 | Maple, Silver | 12 | 2 | 2 | Common Tree | Yes | | X |
| 205 | Birch, River | 10 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 206 | Willow, Black | 23 | 2 | 2 | Common Tree | Yes | | X |
| 207 | Willow, Black | 13 | 2 | 2 | Common Tree | Yes | X | |
| 208 | Elm, Siberian | 10.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 209 | Elm, Siberian | 6 | 2 | 1 | Common Tree | No | Not Significant | |
| 210 | Cottonwood | 12 | 4 | 1 | Common Tree | Yes | X | |
| 211 | Elm, Siberian | 8 | 1 | 1 | Common Tree | No | Not Significant | |
| 212 | Willow, Black | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 213 | Willow, Black | 39 | 2 | 1 | Common Tree | Yes | X | |
| 214 | Aspen, Quaking | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 215 | Spruce, Blue | 16 | 3 | 3 | Coniferous | Yes | | X |
| 216 | Spruce, Blue | 8.5 | 3 | 2 | Coniferous | Yes | | X |
| 217 | Spruce, Blue | 10 | 3 | 3 | Coniferous | Yes | | X |
| 218 | Birch, River | 9.5 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 219 | Spruce, White | 14 | 4 | 1 | Coniferous | Yes | | X |
| 220 | Spruce, Blue | 10 | 2 | 1 | Coniferous | Yes | | X |
| 221 | Spruce, White | 14.5 | 4 | 1 | Coniferous | Yes | | X |
| 222 | Spruce, Blue | 14 | 3 | 1 | Coniferous | Yes | | X |
| 223 | Maple, Sugar | 11 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 224 | Locust, Honey | 13 | 4 | 1 | Common Tree | Yes | X | |
| 225 | Elm, Siberian | 17 | 3 | 2 | Common Tree | Yes | X | |
| 226 | Elm, Siberian | 15 | 3 | 3 | Common Tree | Yes | X | |
| 227 | Elm, American | 15 | 4 | 2 | Common Tree | Yes | X | |
| 228 | Elm, Siberian | 11 | N/A | 0 | Common Tree | No | Not Significant | |
| 229 | Elm, Siberian | 14 | 3 | 2 | Common Tree | Yes | X | |
| 230 | Elm, Siberian | 10 | N/A | 0 | Common Tree | No | Not Significant | |
| 231 | Oak, Red | 16 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 244 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 296 | Birch, River | 10 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 297 | Birch, River | 8 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 298 | Birch, River | 10.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 299 | Birch, River | 10 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 300 | Birch, River | 8 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 301 | Birch, River | 11 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 302 | Birch, River | 9 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 303 | Cottonwood | 25 | 4 | 1 | Common Tree | Yes | X | |
| 304 | Tamarack | 11 | 3 | 1 | Coniferous | Yes | X | |
| 305 | Tamarack | 16 | 2 | 1 | Coniferous | Yes | X | |
| 306 | Cottonwood | 20 | 4 | 1 | Common Tree | Yes | X | |
| 307 | Ash, Green | 12 | 4 | 1 | Common Tree | Yes | X | |
| 308 | Cottonwood | 19 | 4 | 1 | Common Tree | Yes | X | |
| 309 | Boxelder | 23 | 3 | 5 | Common Tree | Yes | X | |
| 310 | Cottonwood | 23 | 4 | 1 | Common Tree | Yes | X | |
| 311 | Cottonwood | 16.5 | 4 | 1 | Common Tree | Yes | X | |
| 312 | Cottonwood | 16 | 4 | 1 | Common Tree | Yes | X | |
| 313 | Maple, Red | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 314 | Maple, Red | 10 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 315 | Ash, Green | 13 | 3 | 1 | Common Tree | Yes | X | |
| 316 | Ash, Green | 15 | 3 | 1 | Common Tree | Yes | X | |
| 317 | Locust, Honey | 20 | 4 | 1 | Common Tree | Yes | X | |
| 318 | Locust, Honey | 15 | 4 | 1 | Common Tree | Yes | X | |
| 319 | Maple, Sugar | 9 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 320 | Maple, Sugar | 14 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 321 | Ash, Green | 15 | 3 | 1 | Common Tree | Yes | X | |
| 322 | Ash, Green | 10.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 323 | Ash, Green | 10 | 3 | 1 | Common Tree | No | Not Significant | |
| 324 | Hackberry, Northern | 12 | 4 | 1 | Common Tree | Yes | | X |
| 325 | Hackberry, Northern | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 326 | Oak, Pin | 20.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 327 | Boxelder | 18.5 | 4 | 1 | Common Tree | Yes | X | |
| 328 | Boxelder | 8.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 329 | Aspen, Quaking | 12 | 3 | 1 | Common Tree | Yes | X | |
| 330 | Oak, White | 16 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 331 | Aspen, Quaking | 10.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 332 | Boxelder | 20.5 | 4 | 1 | Common Tree | Yes | X | |
| 333 | Birch, River | 14 | 3 | 2 | Deciduous Hardwood | Yes | X | |
| 334 | Birch, River | 10 | 3 | 3 | Deciduous Hardwood | Yes | X | |
| 335 | Birch, River | 11 | 3 | 3 | Deciduous Hardwood | Yes | X | |
| 336 | Birch, River | 12 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 337 | Birch, River | 14 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 338 | Birch, River | 13 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 339 | Cottonwood | 18 | 4 | 1 | Common Tree | Yes | X | |
| 340 | Hackberry, Northern | 18 | 2 | 1 | Common Tree | Yes | X | |
| 341 | Cottonwood | 31 | 2 | 1 | Common Tree | Yes | X | |
| 342 | Cottonwood | 25 | 1 | 1 | Common Tree | Yes | Bad Quality | |
| 343 | Ash, Green | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 344 | Ash, Green | 10 | 2 | 2 | Common Tree | No | Not Significant | |
| 345 | Pine, Red | 13 | 2 | 1 | Coniferous | Yes | X | |
| 346 | Pine, Red | 14 | 3 | 1 | Coniferous | Yes | X | |
| 347 | Boxelder | 11 | 2 | 2 | Common Tree | No | Not Significant | |
| 348 | Oak, White | 12 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 349 | Maple, Sugar | 11 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 350 | Maple, Silver | 12 | 3 | 1 | Common Tree | Yes | | X |
| 351 | Spruce, Blue | 15 | 3 | 1 | Coniferous | Yes | | X |
| 352 | Spruce, Blue | 17 | 4 | 1 | Coniferous | Yes | | X |
| 353 | Oak, Red | 11 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 354 | Spruce, Blue | 16 | 4 | 1 | Coniferous | Yes | | X |
| 355 | Spruce, Blue | 14 | 3 | 1 | Coniferous | Yes | | X |
| 356 | Pine, White | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 357 | Pine, White | 21 | 4 | 1 | Coniferous | Yes | | X |
| 358 | Pine, White | 14 | 3 | 1 | Coniferous | Yes | | X |
| 359 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 360 | Pine, White | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 361 | Pine, White | 16 | 3 | 1 | Coniferous | Yes | | X |
| 362 | Pine, White | 9.5 | 1 | 1 | Coniferous | Yes | Bad Quality | |
| 363 | Pine, White | 15 | 2 | 2 | Coniferous | Yes | | X |
| 364 | Pine, White | 9 | 2 | 1 | Coniferous | Yes | | X |
| 365 | Pine, White | 16 | 2 | 1 | Coniferous | Yes | | X |
| 366 | Pine, White | 13.5 | 3 | 1 | Coniferous | Yes | | X |
| 367 | Pine, White | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 368 | Pine, Whitey | 16 | 4 | 1 | Coniferous | Yes | | X |
| 369 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | X | |
| 370 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | X | |
| 371 | Pine, White | 11 | 3 | 1 | Coniferous | Yes | X | |
| 372 | Pine, White | 11.5 | 3 | 1 | Coniferous | Yes | X | |
| 373 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | | X |
| 374 | Aspen, Quaking | 13 | 2 | 1 | Common Tree | Yes | | X |
| 375 | Aspen, Quaking | 16 | 3 | 1 | Common Tree | Yes | | X |
| 376 | Oak, Red | 13 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 377 | Oak, Red | 11 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 378 | Oak, Red | 15 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 379 | Oak, Red | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 380 | Locust, Honey | 12.5 | 3 | 1 | Common Tree | Yes | X | |
| 381 | Locust, Honey | 15 | 3 | 1 | Common Tree | Yes | X | |
| 382 | Locust, Honey | 12.5 | 2 | 1 | Common Tree | Yes | X | |
| 383 | Elm, Siberian | 23 | 3 | 1 | Common Tree | NA | Part of Plot Area 4 | |
| 384 | Spruce, White | 28 | 4 | 1 | Coniferous | Yes | X | |
| 385 | Spruce, White | 27 | 4 | 1 | Coniferous | Yes | X | |
| 386 | Maple, Silver | 38 | 4 | 1 | Common Tree | Yes | X | |
| 387 | Previously Removed | N/A | N/A | N/A | Exempt | - | X | |
| 388 | Previously Removed | N/A | N/A | N/A | Exempt | - | X | |
| 389 | Maple, Silver | 18 | 4 | 1 | Common Tree | Yes | X | |
| 390 | Locust, Honey | 26 | 4 | 1 | Common Tree | Yes | X | |
| 391 | Spruce, White | 20 | 4 | 1 | Coniferous | Yes | | X |
| 393 | Pine, White | 13 | 4 | 1 | Coniferous | Yes | X | |
| 394 | Pine, Red | 15 | 4 | 1 | Coniferous | Yes | X | |
| 395 | Spruce, White | 26 | 4 | 1 | Coniferous | Yes | X | |
| 396 | Spruce, White | 13 | 4 | 1 | Coniferous | Yes | X | |
| 397 | Spruce, White | 22 | 3 | 1 | Coniferous | Yes | | X |
| 540 | Ash, Green | 14 | 3 | 1 | Common Tree | Yes | X | |
| 541 | Ash, Green | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 542 | Spruce, Blue | 10.5 | 3 | 1 | Coniferous | Yes | X | |
| 543 | Spruce, Blue | 12 | 2 | 1 | Coniferous | Yes | X | |
| 544 | Spruce, Blue | 14.5 | 3 | 1 | Coniferous | Yes | X | |
| 545 | Maple, Red | 16 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 546 | Maple, Red | 12 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 547 | Maple, Red | 10 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 548 | Maple, Red | 15 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 549 | Spruce, Blue | 19 | 3 | 1 | Coniferous | Yes | X | |
| 550 | Spruce, Blue | 17 | 3 | 1 | Coniferous | Yes | X | |
| 551 | Spruce, Blue | 16 | 3 | 1 | Coniferous | Yes | X | |
| 552 | Spruce, Blue | 16 | 3 | 1 | Coniferous | Yes | X | |
| 553 | Cottonwood | 20.5 | 3 | 1 | Common Tree | Yes | X | |
| 554 | Cottonwood | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 555 | Pine, White | 7 | 3 | 1 | Coniferous | No | Not Significant | |
| 556 | Pine, White | 14 | 3 | 1 | Coniferous | Yes | X | |
| 557 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | X | |
| 558 | Pine, White | 16 | 3 | 1 | Coniferous | Yes | X | |
| 559 | Elm, Siberian | 11 | 2 | 2 | Common Tree | No | Not Significant | |
| 560 | Pine, White | 11 | 4 | 1 | Coniferous | Yes | X | |
| 561 | Cottonwood | 14 | 3 | 2 | Common Tree | Yes | X | |
| 562 | Hackberry, Northern | 10 | 3 | 1 | Common Tree | No | Not Significant | |
| 563 | Hackberry, Northern | 9 | 3 | 1 | Common Tree | No | Not Significant | |
| 564 | Hackberry, Northern | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 565 | Pine, White | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 566 | Elm, Siberian | 11.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 567 | Elm, Siberian | 10 | 3 | 1 | Common Tree | No | Not Significant | |
| 568 | Elm, Siberian | 12 | 2 | 1 | Common Tree | Yes | | X |
| 569 | Spruce, Blue | 16.5 | 3 | 1 | Coniferous | Yes | | X |
| 570 | Spruce, Blue | 15 | 3 | 1 | Coniferous | Yes | | X |
| 571 | Spruce, White | 18 | 4 | 1 | Coniferous | Yes | | X |
| 572 | Elm, Siberian | 24 | 3 | 1 | Common Tree | Yes | X | |
| 573 | Hackberry, Northern | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 574 | Hackberry, Northern | 13 | 3 | 1 | Common Tree | Yes | | X |
| 575 | Hackberry, Northern | 8.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 576 | Hackberry, Northern | 8 | 3 | 1 | Common Tree | No | Not Significant | |
| 577 | Hackberry, Northern | 9 | 3 | 1 | Common Tree | No | Not Significant | |
| 578 | Hackberry, Northern | 8 | 3 | 1 | Common Tree | No | Not Significant | |
| 579 | Cottonwood | 26 | 3 | 1 | Common Tree | Yes | | X |
| 580 | Hackberry, Northern | 9 | 3 | 1 | Common Tree | No | Not Significant | |
| 581 | Cottonwood | 35 | 3 | 1 | Common Tree | Yes | X | |
| 582 | Cottonwood | 26 | 4 | 1 | Common Tree | Yes | X | |
| 583 | Cottonwood | 28 | 4 | 1 | Common Tree | Yes | X | |
| 584 | Cottonwood | 22 | 4 | 1 | Common Tree | Yes | X | |
| 585 | Aspen, Quaking | 12 | 3 | 1 | Common Tree | Yes | X | |
| 586 | Maple, Sugar | 9 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 587 | Maple, Sugar | 13 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 588 | Maple, Sugar | 13 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 589 | Pine, White | 23 | 4 | 1 | Coniferous | Yes | X | |
| 590 | Pine, White | 24 | 4 | 1 | Coniferous | Yes | X | |
| 1250 | Pine, Red | 17 | 4 | 1 | Coniferous | Yes | X | |
| 1251 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | X | |
| 1252 | Pine, Red | 20 | 3 | 1 | Coniferous | Yes | X | |
| 1253 | Maple, Silver | 23 | 3 | 2 | Common Tree | Yes | | X |
| 1254 | Previously Removed | N/A | N/A | N/A | Exempt | - | | X |
| 1255 | Maple, Silver | 37 | 2 | 1 | Common Tree | Yes | | X |
| 1256 | Pine, Red | 20 | 2 | 1 | Coniferous | Yes | | X |
| 1257 | Pine, Red | 16 | 3 | 1 | Coniferous | Yes | | X |
| 1258 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | | X |
| 1259 | Pine, Red | 13.5 | 3 | 1 | Coniferous | Yes | | X |
| 1260 | Pine, Red | 16 | 3 | 1 | Coniferous | Yes | | X |
| 1261 | Pine, Red | 15.5 | 2 | 1 | Coniferous | Yes | | X |
| 1262 | Maple, Silver | 42 | 2 | 1 | Common Tree | Yes | | X |


Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
1. 02/10/17 Revise Layout per Owner
2. 04/07/17 Per City and Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**TREE PRESERVATION PLAN**

T19 of 25

[Save Date: 04/05/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\trees\6036_tree_table.dwg

# PHASE I INDIVIDUAL SHOTS CONT'D

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 1263 | Ash, Green | 18 | 3 | 1 | Common Tree | Yes | | X |
| 1264 | Maple, Silver | 18 | 2 | 2 | Common Tree | Yes | | X |
| 1265 | Locust, Honey | 30 | 2 | 1 | Common Tree | Yes | | X |
| 1266 | Pine, Red | 13 | 3 | 1 | Coniferous | Yes | | X |
| 1267 | Pine, Red | 12 | 3 | 1 | Coniferous | Yes | | X |
| 1268 | Pine, Red | 12.5 | 3 | 1 | Coniferous | Yes | | X |
| 1269 | Maple, Silver | 25 | 3 | 1 | Common Tree | Yes | | X |
| 1270 | Maple, Silver | 25.5 | 3 | 1 | Common Tree | Yes | | X |
| 1271 | Maple, Silver | 38 | 3 | 1 | Common Tree | Yes | | X |
| 1272 | Maple, Silver | 41 | 2 | 1 | Common Tree | Yes | | X |
| 1273 | Ash, Green | 21.5 | 3 | 1 | Common Tree | Yes | | X |
| 1274 | Locust, Honey | 12 | 2 | 3 | Common Tree | Yes | | X |
| 1275 | Ash, Green | 16 | 2 | 1 | Common Tree | Yes | | X |
| 1276 | Pine, Red | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 1277 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 1278 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | | X |
| 1279 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 1280 | Pine, Red | 16 | 2 | 1 | Coniferous | Yes | | X |
| 1281 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | | X |
| 1282 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | | X |
| 1283 | Pine, Red | 17 | 3 | 1 | Coniferous | Yes | | X |
| 1284 | Pine, Red | 20 | 3 | 1 | Coniferous | Yes | | X |
| 1285 | Pine, Red | 16 | 3 | 1 | Coniferous | Yes | | X |
| 1286 | Birch, River | 9 | 2 | 3 | Deciduous Hardwood | Yes | | X |
| 1287 | Birch, River | 11 | 2 | 3 | Deciduous Hardwood | Yes | | X |
| 1288 | Birch, River | 10 | 2 | 3 | Deciduous Hardwood | Yes | | X |
| 1289 | Spruce, White | 13 | 2 | 2 | Coniferous | Yes | | X |
| 1290 | Spruce, White | 19 | 3 | 1 | Coniferous | Yes | | X |
| 1291 | Oak, Burr | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1292 | Pine, Red | 17 | 4 | 1 | Coniferous | Yes | | X |
| 1293 | Spruce, White | 17 | 3 | 1 | Coniferous | Yes | | X |
| 1294 | Oak, Burr | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1295 | Pine, Red | 14 | 4 | 1 | Coniferous | Yes | | X |
| 1296 | Pine, Red | 14 | 3 | 1 | Coniferous | Yes | | X |
| 1297 | Oak, Burr | 13 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 1298 | Oak, White | 14.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1299 | Oak, Burr | 13 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1300 | Oak, Burr | 16 | 0 | 1 | Deciduous Hardwood | Yes | Dead | |
| 1301 | Oak, Burr | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1302 | Maple, Red | 8 | N/A | 0 | Deciduous Hardwood | Yes | X | |
| 1303 | Locust, Honey | 28 | 4 | 1 | Common Tree | Yes | X | |
| 1304 | Maple, Silver | 40 | 3 | 1 | Common Tree | Yes | X | |
| 1305 | Ash, Green | 30 | 4 | 1 | Common Tree | Yes | | X |
| 1306 | Spruce, White | 28 | 4 | 1 | Coniferous | Yes | | X |
| 1307 | Maple, Silver | 23 | 2 | 1 | Common Tree | Yes | | X |
| 1308 | Maple, Silver | 54 | 1 | 5 | Common Tree | Yes | Bad Quality | |
| 1309 | Spruce, White | 40 | 4 | 1 | Coniferous | Yes | | X |
| 1310 | Spruce, White | 28 | 4 | 1 | Coniferous | Yes | | X |
| 1714 | Crabapple | 6 | 4 | 4 | Common Tree | No | Not Significant | |
| 1715 | Crabapple | 7 | 4 | 4 | Common Tree | No | Not Significant | |
| 1716 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1717 | Spruce | 8 | 4 | 1 | Coniferous | Yes | X | |
| 1718 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1719 | Spruce | 8 | 4 | 2 | Coniferous | Yes | X | |
| 1720 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1721 | Spruce | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1722 | Maple | 10 | 4 | 1 | Common Tree | No | Not Significant | |
| 1723 | Spruce | 10 | 3 | 3 | Coniferous | Yes | X | |
| 1724 | Spruce | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1725 | Spruce | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1726 | Crabapple | 9 | 4 | 4 | Common Tree | No | Not Significant | |
| 1727 | Crabapple | 7 | 4 | 3 | Common Tree | No | Not Significant | |
| 1728 | Crabapple | 8 | 4 | 6 | Common Tree | No | Not Significant | |
| 1729 | Maple | 13 | 4 | 1 | Common Tree | Yes | X | |
| 1730 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1731 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1732 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1733 | Spruce | 8 | 4 | 1 | Coniferous | Yes | X | |
| 1734 | Birch, river | 10 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 1735 | Spruce | 8 | 4 | 1 | Coniferous | Yes | X | |
| 1736 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1737 | Spruce | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1738 | Maple | 11 | 4 | 1 | Common Tree | No | Not Significant | |
| 1739 | Spruce | 9 | 4 | 1 | Coniferous | Yes | X | |
| 1740 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1741 | Spruce | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1742 | Spruce | 6 | 4 | 1 | Coniferous | No | Not Significant | |
| 1743 | Spruce | 15 | 4 | 1 | Coniferous | Yes | X | |
| 1744 | Birch, river | 10 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1745 | Pine | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1746 | Spruce | 17 | 4 | 11 | Coniferous | Yes | X | |
| 1747 | Ash | 18 | 4 | 1 | Common Tree | Yes | X | |
| 1748 | Ash | 18 | 4 | 1 | Common Tree | Yes | X | |
| 1749 | Linden, Littleleaf | 14 | 4 | 2 | Common Tree | Yes | X | |
| 1750 | Pine | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1751 | Pine | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1752 | Pine | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1753 | Pine | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1754 | Pine | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1755 | Pine | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1756 | Pine | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1757 | Spruce | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1758 | Spruce | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1759 | Spruce | 15 | 4 | 1 | Coniferous | Yes | | X |
| 1760 | Spruce | 18 | 4 | 1 | Coniferous | Yes | | X |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 1761 | Spruce | 15 | 4 | 1 | Coniferous | Yes | X | |
| 1762 | Spruce | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1763 | Spruce | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1764 | Spruce | 11 | 3 | 1 | Coniferous | Yes | X | |
| 1765 | Spruce | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1766 | Spruce | 9 | 4 | 1 | Coniferous | Yes | X | |
| 1963 | Maple | 8 | 4 | 1 | Common Tree | No | Not Significant | |
| 1964 | Maple | 10 | 4 | 1 | Common Tree | No | Not Significant | |
| 1965 | Pine | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1966 | Pine | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1967 | Pine | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1968 | Spruce | 10 | 4 | 1 | Coniferous | Yes | X | |
| 1969 | Spruce | 10 | 3 | 1 | Coniferous | Yes | X | |
| 1970 | Spruce | 11 | 4 | 1 | Coniferous | Yes | X | |
| 1971 | Maple | 8 | 4 | 1 | Common Tree | No | Not Significant | |
| 1972 | Maple | 10 | 4 | 1 | Common Tree | No | Not Significant | |
| 1973 | Maple | 10 | 4 | 1 | Common Tree | No | Not Significant | |
| 1974 | Maple | 10 | 4 | 1 | Common Tree | No | Not Significant | |
| 1975 | Maple | 19 | 4 | 1 | Common Tree | Yes | X | |
| 1976 | Spruce | 24 | 4 | 1 | Coniferous | Yes | X | |
| 1977 | Spruce | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1978 | Spruce | 18 | 4 | 1 | Coniferous | Yes | X | |
| 1979 | Spruce | 9 | 4 | 2 | Coniferous | Yes | X | |
| 1980 | Crabapple | 8 | 4 | 4 | Common Tree | No | Not Significant | |
| 1981 | Crabapple | 9 | 4 | 4 | Common Tree | No | Not Significant | |
| 1982 | Maple, Amur | 12 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 1983 | Spruce | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1984 | Pine | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1985 | Spruce | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1986 | Pine | 12 | 4 | 1 | Coniferous | Yes | X | |
| 1987 | Spruce, white | 23.0 | 4 | 1 | Coniferous | Yes | X | |
| 1988 | Spruce, blue | 17.5 | 4 | 1 | Coniferous | Yes | X | |
| 1989 | Spruce | 16 | 4 | 1 | Coniferous | Yes | X | |
| 1990 | Spruce | 14 | 4 | 1 | Coniferous | Yes | X | |
| 1991 | Spruce | 17 | 4 | 1 | Coniferous | Yes | X | |
| 1992 | Spruce | 13 | 4 | 1 | Coniferous | Yes | X | |
| 1993 | Spruce | 15 | 4 | 1 | Coniferous | Yes | X | |
| 1994 | Maple | 13 | 4 | 1 | Common Tree | Yes | X | |
| 1995 | Crabapple | 8 | 4 | 4 | Common Tree | No | Not Significant | |
| 1996 | Crabapple | 6 | 4 | 4 | Common Tree | No | Not Significant | |
| 1997 | Crabapple | 6 | 4 | 4 | Common Tree | No | Not Significant | |
| 1998 | Crabapple | 8 | 4 | 4 | Common Tree | No | Not Significant | |
| 1999 | Crabapple | 9 | 4 | 4 | Common Tree | No | Not Significant | |
| 2000 | Crabapple | 8 | 4 | 4 | Common Tree | No | Not Significant | |
| 2536 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 2547 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2548 | Pine, white | 18.0 | 4 | 1 | Coniferous | Yes | | X |
| 2549 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 2550 | Spruce, white | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 2551 | Spruce, blue | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 2552 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 2553 | Spruce, blue | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2554 | Spruce, white | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 2555 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2558 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | | X |
| 2559 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 2560 | Aspen, Quaking | 12.0 | 4 | 1 | Common Tree | Yes | | X |
| 2561 | Cottonwood | 26.0 | 4 | 1 | Common Tree | Yes | | X |
| 2563 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 2564 | Pine, white | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 2567 | Pine, white | 20.0 | 4 | 2 | Coniferous | Yes | | X |
| 2568 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | | X |
| 2570 | Pine, white | 28.0 | 4 | 2 | Coniferous | Yes | | X |
| 2571 | Spruce, white | 16.0 | 4 | 1 | Coniferous | Yes | | X |
| 2578 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2579 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2701 | Cherry, black | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 2702 | Cottonwood | 26.0 | 4 | 1 | Common Tree | Yes | | X |
| 2703 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 2704 | Elm, Siberian | 14.0 | 4 | 1 | Common Tree | Yes | | X |
| 2705 | Elm, Siberian | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 2706 | Elm, Siberian | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 2707 | Elm, Siberian | 13.0 | 4 | 1 | Common Tree | Yes | | X |
| 2708 | Cottonwood | 12.5 | 4 | 1 | Common Tree | Yes | | X |
| 2709 | Elm, Siberian | 12.5 | 3 | 1 | Common Tree | Yes | | X |
| 2710 | Elm, Siberian | 17.0 | 3 | 1 | Common Tree | Yes | | X |
| 2711 | Elm, Siberian | 17.0 | 3 | 1 | Common Tree | Yes | | X |
| 2712 | Cottonwood | 14.5 | 4 | 1 | Common Tree | Yes | | X |
| 2713 | Cottonwood | 29.0 | 4 | 1 | Common Tree | Yes | | X |
| 2714 | Cottonwood | 14.5 | 4 | 1 | Common Tree | Yes | | X |
| 2715 | Elm, Siberian | 22.0 | 3 | 1 | Coniferous | Yes | | X |
| 2716 | Pine, Austrian | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 2717 | Pine, Austrian | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 2718 | Pine, Austrian | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 2719 | Pine, Austrian | 15.5 | 3 | 1 | Coniferous | Yes | | X |
| 2720 | Pine, Austrian | 14.0 | 3 | 1 | Coniferous | Yes | | X |
| 2721 | Pine, Austrian | 13.5 | 4 | 1 | Coniferous | Yes | | X |
| 2722 | Pine, Austrian | 19.0 | 3 | 1 | Coniferous | Yes | | X |
| 2723 | Pine, Austrian | 17.0 | 3 | 1 | Coniferous | Yes | | X |
| 2724 | Elm, Siberian | 21.0 | 3 | 1 | Common Tree | Yes | | X |
| 2725 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 2726 | Cottonwood | 19.0 | 4 | 1 | Common Tree | Yes | | X |
| 2727 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | | X |
| 2728 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | | X |
| 2729 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | | X |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 2730 | Cottonwood | 14.5 | 4 | 1 | Common Tree | Yes | | X |
| 2731 | Cottonwood | 18.5 | 4 | 1 | Common Tree | Yes | | X |
| 2732 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 2733 | Cottonwood | 13.0 | 4 | 1 | Common Tree | Yes | | X |
| 2734 | Elm, American | 13.0 | 4 | 1 | Common Tree | Yes | | X |
| 2735 | Pine, Austrian | 15.0 | 3 | 1 | Coniferous | Yes | | X |
| 2736 | Pine, Austrian | 18.0 | 3 | 1 | Coniferous | Yes | | X |
| 2737 | Pine, Austrian | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 2738 | Pine, Austrian | 13.0 | 4 | 1 | Coniferous | Yes | | X |
| 2739 | Pine, Austrian | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 2740 | Boxelder | 36.5 | 3 | 6 | Common Tree | Yes | | X |
| 2741 | Pine, Austrian | 22.0 | 3 | 1 | Coniferous | Yes | | X |
| 2742 | Pine, Austrian | 16.0 | 3 | 1 | Coniferous | Yes | | X |
| 2743 | Basswood | 12.0 | 4 | 1 | Common Tree | Yes | | X |
| 2744 | Ash, green | 15.5 | 4 | 1 | Common Tree | Yes | | X |
| 2745 | Ash, green | 12.5 | 4 | 1 | Common Tree | Yes | | X |
| 2746 | Spruce, blue | 16.0 | 4 | 1 | Coniferous | Yes | | X |
| 2747 | Spruce, blue | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2748 | Spruce, blue | 17.0 | 4 | 1 | Coniferous | Yes | | X |
| 2749 | Spruce, blue | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 2750 | Spruce, blue | 14.5 | 4 | 1 | Coniferous | Yes | | X |
| 2751 | Spruce, blue | 12.0 | 3 | 1 | Coniferous | Yes | | X |
| 2752 | Cottonwood | 27.5 | 4 | 1 | Common Tree | Yes | | X |
| 2753 | Pine, white | 8.5 | 4 | 1 | Coniferous | Yes | | X |
| 2754 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 5169 | Cottonwood | 30.0 | 3 | 1 | Common Tree | Yes | X | |
| 5170 | Cottonwood | 20.0 | 4 | 1 | Common Tree | Yes | X | |
| 5171 | Cottonwood | 30.0 | 4 | 1 | Common Tree | Yes | X | |
| 5172 | Cottonwood | 18.0 | 4 | 1 | Common Tree | Yes | X | |
| 5173 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 5174 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 5175 | Cottonwood | 13.0 | 4 | 1 | Common Tree | Yes | X | |
| 5176 | Cottonwood | 12.0 | 4 | 1 | Common Tree | Yes | X | |
| 5177 | Cottonwood | 13.0 | 4 | 1 | Common Tree | Yes | X | |
| 5178 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 5179 | Cottonwood | 24.0 | 4 | 1 | Common Tree | Yes | X | |
| 5180 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 5181 | Cottonwood | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 5182 | Cottonwood | 12.0 | 4 | 1 | Common Tree | Yes | X | |
| 5184 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 5184 | Cottonwood | 24.0 | 4 | 1 | Common Tree | Yes | X | |
| 5185 | Cottonwood | 24.0 | 4 | 1 | Common Tree | Yes | X | |
| 5186 | Cottonwood | 22.0 | 4 | 1 | Common Tree | Yes | X | |
| 5187 | Boxelder | 16.0 | 3 | 1 | Common Tree | Yes | X | |
| 5188 | Boxelder | 16.0 | 3 | 1 | Common Tree | Yes | X | |
| 5189 | Ash, green | 18.0 | 3 | 1 | Common Tree | Yes | X | |
| 5190 | Cottonwood | 30.0 | 4 | 1 | Common Tree | Yes | X | |
| 5191 | Willow, black | 38.0 | 3 | 1 | Common Tree | Yes | X | |
| 5192 | Willow, black | 38.0 | 3 | 1 | Common Tree | Yes | X | |
| 5193 | Willow, black | 32.0 | 3 | 1 | Common Tree | Yes | X | |
| 5194 | Birch, river | 8.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 5195 | Spruce, white | 16.0 | 4 | 1 | Coniferous | Yes | | X |
| 5196 | Pine, Scots | 8.0 | 4 | 1 | Coniferous | Yes | | X |
| 5197 | Cottonwood | 13.0 | 4 | 1 | Common Tree | Yes | | X |
| 5198 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 5199 | Pine, Scots | 8.0 | 4 | 1 | Coniferous | Yes | | X |
| 5200 | Elm, Siberian | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 5201 | Cottonwood | 14.0 | 3 | 2 | Common Tree | Yes | | X |
| 5202 | Cottonwood | 13.0 | 4 | 1 | Common Tree | Yes | | X |
| 5203 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 5204 | Birch, river | 7.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5205 | Birch, river | 8.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5206 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | | X |
| 5207 | Birch, river | 9.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5208 | Birch, river | 8.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5210 | Birch, river | 11.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5205A | Birch, river | 7.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 5206A | Cottonwood | 15.0 | 4 | 1 | Common Tree | Yes | | X |
| 5207A | Birch, river | 7.0 | 3 | 3 | Deciduous Hardwood | Yes | | X |
| 10001 | Maple, red | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10002 | Spruce, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10003 | Spruce, white | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 10004 | Spruce, white | 9.0 | 3 | 1 | Coniferous | Yes | X | |
| 10005 | Cottonwood | 31.0 | 4 | 1 | Common Tree | Yes | X | |
| 10006 | Cottonwood | 29.0 | 4 | 1 | Common Tree | Yes | X | |
| 10007 | Pine, Austrian | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10008 | Pine, Austrian | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10009 | Pine, Austrian | 13.0 | 3 | 1 | Coniferous | Yes | X | |
| 10010 | Pine, Austrian | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10011 | Pine, Austrian | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10012 | Pine, Austrian | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10013 | Pine, Austrian | 15.5 | 3 | 1 | Coniferous | Yes | X | |
| 10014 | Pine, Austrian | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 10015 | Pine, Austrian | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10016 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10017 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10018 | Cottonwood | 13.5 | 4 | 1 | Common Tree | Yes | X | |
| 10019 | Cottonwood | 17.5 | 4 | 1 | Common Tree | Yes | X | |
| 10020 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | X | |
| 10021 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | X | |
| 10022 | Spruce, white | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 10023 | Spruce, blue | 9.0 | 3 | 1 | Coniferous | Yes | X | |
| 10024 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10025 | Spruce, blue | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10026 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10027 | Spruce, blue | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10028 | Spruce, blue | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10029 | Spruce, blue | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 10030 | Spruce, blue | 8.5 | 3 | 1 | Coniferous | Yes | X | |
| 10031 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | | X |
| 10032 | Spruce, blue | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10033 | Spruce, blue | 9.0 | 3 | 1 | Coniferous | Yes | X | |
| 10034 | Pine, white | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 10035 | Spruce, blue | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10036 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10037 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 10038 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | | X |
| 10039 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10040 | Pine, white | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10041 | Pine, white | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10042 | Pine, white | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10043 | Pine, white | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10044 | Pine, white | 10.5 | 3 | 1 | Coniferous | Yes | X | |
| 10045 | Pine, white | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10046 | Pine, white | 8.5 | 4 | 1 | Coniferous | Yes | X | |
| 10240 | Pine, Scots | 18.0 | 3 | 1 | Coniferous | Yes | X | |
| 10241 | Pine, Scots | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 10242 | Pine, Scots | 18.5 | 4 | 1 | Coniferous | Yes | X | |
| 10243 | Pine, Scots | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10244 | Pine, Scots | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10245 | Pine, Scots | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10246 | Pine, Scots | 16.5 | 4 | 1 | Coniferous | Yes | X | |
| 10247 | Pine, Scots | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10248 | Pine, Scots | 18.5 | 4 | 1 | Coniferous | Yes | X | |
| 10249 | Pine, Scots | 21.0 | 4 | 1 | Coniferous | Yes | X | |
| 10250 | Pine, Scots | 25.0 | 4 | 1 | Coniferous | Yes | X | |
| 10251 | Pine, Scots | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10252 | Pine, Scots | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10253 | Spruce, white | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 10254 | Spruce, blue | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10255 | Spruce, blue | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10256 | Spruce, blue | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10257 | Spruce, blue | 15.0 | 3 | 1 | Coniferous | Yes | X | |
| 10258 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10259 | Pine, white | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10260 | Pine, white | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 10261 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10262 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10263 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10264 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10265 | Birch, river | 20.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10266 | Birch, river | 23.5 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10267 | Birch, river | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10268 | Birch, river | 26.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10269 | Birch, river | 19.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10270 | Birch, river | 24.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10271 | Birch, river | 9.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10272 | Birch, river | 13.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10273 | Birch, river | 15.5 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10274 | Birch, river | 19.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10275 | Birch, river | 8.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10276 | Birch, river | 8.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10277 | Birch, river | 21.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10278 | Birch, river | 25.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10279 | Birch, river | 28.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10280 | Birch, river | 25.5 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10281 | Pine, Scots | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10282 | Cottonwood | 17.0 | 4 | 1 | Common Tree | Yes | X | |
| 10283 | Tamarack | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10284 | Tamarack | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10285 | Tamarack | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10286 | Oak, pin | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10287 | Oak, pin | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10288 | Oak, pin | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10289 | Oak, pin | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10290 | Oak, pin | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10291 | Oak, pin | 11.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10292 | Oak, pin | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10293 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10294 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10295 | Pine, white | 8.5 | 4 | 1 | Coniferous | Yes | X | |
| 10296 | Pine, white | 23.0 | 3 | 2 | Coniferous | Yes | X | |
| 10297 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10298 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10299 | Pine, white | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10300 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10301 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10302 | Pine, white | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10303 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10304 | Pine, white | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10305 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10306 | Pine, white | 15.0 | 3 | 1 | Coniferous | Yes | X | |
| 10307 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10308 | Pine, white | 13.0 | 3 | 1 | Coniferous | Yes | X | |
| 10309 | Oak, red | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10310 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10311 | Pine, white | 15.0 | 3 | 1 | Coniferous | Yes | X | |
| 10312 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10313 | Pine, Scots | 8.5 | 4 | 1 | Coniferous | Yes | X | |
| 10314 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJ

# PHASE I INDIVIDUAL SHOTS CONT'D

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10315 | Pine, Scots | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10316 | Pine, white | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 10317 | Pine, white | 19.0 | 4 | 2 | Coniferous | Yes | X | |
| 10318 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10319 | Pine, Scots | 13.0 | 3 | 1 | Coniferous | Yes | X | |
| 10320 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10321 | Pine, white | 19.0 | 3 | 1 | Coniferous | Yes | X | |
| 10322 | Pine, Scots | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10323 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10324 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10325 | Pine, white | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10326 | Pine, white | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10327 | Pine, white | 21.0 | 3 | 2 | Coniferous | Yes | X | |
| 10328 | Oak, pin | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10329 | Oak, pin | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10330 | Pine, Scots | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10331 | Pine, Scots | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10332 | Pine, Scots | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10333 | Oak, pin | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10334 | Oak, pin | 15.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10335 | Oak, pin | 17.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10336 | Tamarack | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10337 | Oak, bur | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10338 | Spruce, blue | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10339 | Spruce, blue | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10340 | Spruce, blue | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10341 | Spruce, blue | 22.5 | 4 | 1 | Coniferous | Yes | X | |
| 10342 | Spruce, white | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10343 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10344 | Honeylocust | 12.0 | 4 | 1 | Common Tree | Yes | X | |
| 10345 | Maple, red | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10346 | Maple, red | 21.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10668 | Maple, silver | 45.5 | 4 | 1 | Common Tree | Yes | X | |
| 10669 | Maple, silver | 20.0 | 4 | 1 | Common Tree | Yes | X | |
| 10670 | Maple, silver | 26.5 | 4 | 1 | Common Tree | Yes | X | |
| 10671 | Maple, silver | 35.0 | 4 | 1 | Common Tree | Yes | X | |
| 10672 | Maple, silver | 39.5 | 4 | 1 | Common Tree | Yes | X | |
| 10673 | Maple, silver | 38.0 | 4 | 1 | Common Tree | Yes | X | |
| 10674 | Maple, silver | 44.0 | 4 | 1 | Common Tree | Yes | X | |
| 10675 | Basswood | 28.0 | 4 | 1 | Common Tree | Yes | X | |
| 10676 | Basswood | 27.0 | 4 | 1 | Common Tree | Yes | X | |
| 10677 | Basswood | 33.0 | 4 | 1 | Common Tree | Yes | X | |
| 10678 | Maple, sugar | 26.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10679 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10680 | Spruce, white | 22.0 | 4 | 1 | Coniferous | Yes | X | |
| 10681 | Spruce, white | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 10682 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10683 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10684 | Spruce, blue | 24.0 | 3 | 1 | Coniferous | Yes | X | |
| 10685 | Spruce, blue | 21.0 | 4 | 1 | Coniferous | Yes | X | |
| 10686 | Douglasfir | 24.0 | 4 | 1 | Coniferous | Yes | X | |
| 10687 | Spruce, blue | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10688 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10689 | Spruce, blue | 20.0 | 3 | 1 | Coniferous | Yes | X | |
| 10690 | Spruce, blue | 26.0 | 3 | 1 | Coniferous | Yes | X | |
| 10691 | Spruce, white | 25.0 | 4 | 1 | Coniferous | Yes | X | |
| 10692 | Spruce, white | 19.0 | 4 | 1 | Coniferous | Yes | X | |
| 10693 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10694 | Pine, Scots | 29.0 | 4 | 1 | Coniferous | Yes | X | |
| 10695 | Pine, red | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10696 | Pine, red | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10697 | Pine, red | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 10698 | Pine, Scots | 21.0 | 3 | 1 | Coniferous | Yes | X | |
| 10699 | Pine, Scots | 26.0 | 3 | 1 | Coniferous | Yes | X | |
| 10700 | Pine, Scots | 21.0 | 3 | 1 | Coniferous | Yes | X | |
| 10701 | Pine, Scots | 27.0 | 3 | 1 | Coniferous | Yes | X | |
| 10702 | Pine, Austrian | 25.0 | 3 | 1 | Coniferous | Yes | X | |
| 10703 | Pine, red | 16.5 | 4 | 1 | Coniferous | Yes | X | |
| 10704 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10705 | Pine, red | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 10706 | Crabapple | 12.0 | 4 | 1 | Common Tree | Yes | X | |
| 10707 | Crabapple | 9.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10708 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10709 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10710 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10711 | Spruce, white | 12.0 | 3 | 1 | Coniferous | Yes | X | |
| 10712 | Spruce, white | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10713 | Spruce, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10714 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10715 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10716 | Spruce, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10717 | Birch, river | 28.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10718 | Birch, river | 27.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10719 | Birch, river | 27.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10720 | Birch, river | 28.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10721 | Birch, river | 28.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10722 | Birch, river | 28.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10723 | Crabapple | 8.0 | 3 | 1 | Common Tree | No | Not Significant | |
| 10724 | Crabapple | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10725 | Crabapple | 6.0 | 3 | 1 | Common Tree | No | Not Significant | |
| 10726 | Crabapple | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10727 | Crabapple | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10728 | Duplicate see Tree No. 1988 | | | | | | | |
| 10729 | Birch, river | 10.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10730 | Birch, river | 10.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10731 | Birch, river | 12.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10732 | Crabapple | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10733 | Crabapple | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10734 | Crabapple | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10735 | Pine, Scots | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10736 | Spruce, blue | 11.0 | 3 | 1 | Coniferous | Yes | | X |
| 10737 | Honeylocust | 10.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10738 | Honeylocust | 13.0 | 4 | 1 | Common Tree | Yes | X | |
| 10739 | Honeylocust | 14.5 | 4 | 1 | Common Tree | Yes | X | |
| 10740 | Honeylocust | 9.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10741 | Honeylocust | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10742 | Honeylocust | 10.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10743 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10744 | Honeylocust | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10745 | Honeylocust | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10746 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10747 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10748 | Honeylocust | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10749 | Honeylocust | 12.0 | 4 | 1 | Common Tree | Yes | | X |
| 10750 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10751 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10752 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10753 | Honeylocust | 9.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10754 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10755 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10756 | Honeylocust | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10757 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10758 | Honeylocust | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10759 | Honeylocust | 10.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10760 | Honeylocust | 10.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10761 | Honeylocust | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10762 | Honeylocust | 15.5 | 4 | 1 | Common Tree | Yes | X | |
| 10763 | Honeylocust | 10.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10764 | Honeylocust | 11.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10765 | Crabapple | 11.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10766 | Spruce, white | 13.5 | 4 | 1 | Coniferous | Yes | | X |
| 10767 | Crabapple | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10768 | Spruce, blue | 16.0 | 4 | 1 | Coniferous | Yes | | X |
| 10769 | Honeylocust | 9.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10770 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10771 | Honeylocust | 9.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10772 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10773 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10774 | Honeylocust | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10775 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10776 | Honeylocust | 6.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10777 | Honeylocust | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10778 | Honeylocust | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10779 | Honeylocust | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10780 | Honeylocust | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10781 | Pine, Scots | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10782 | Pine, Scots | 21.0 | 4 | 1 | Coniferous | Yes | X | |
| 10783 | Honeylocust | 12.5 | 4 | 1 | Common Tree | Yes | | X |
| 10784 | Honeylocust | 10.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10785 | Honeylocust | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10786 | Honeylocust | 11.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10787 | Honeylocust | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10788 | Honeylocust | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10789 | Honeylocust | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10790 | Honeylocust | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10791 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10792 | Honeylocust | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10793 | Honeylocust | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10794 | Honeylocust | 10.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10795 | Spruce, blue | 15.0 | 3 | 1 | Coniferous | Yes | | X |
| 10796 | Crabapple | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10797 | Crabapple | 7.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10798 | Birch, paper | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10799 | Birch, paper | 13.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10800 | Birch, paper | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10801 | Honeylocust | 17.0 | 4 | 1 | Common Tree | Yes | X | |
| 10802 | Honeylocust | 20.5 | 4 | 1 | Common Tree | Yes | X | |
| 10803 | Honeylocust | 12.5 | 3 | 1 | Common Tree | Yes | | X |
| 10804 | Maple, sugar | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10805 | Duplicate see Tree No. 1987 | | | | | | | |
| 10806 | Willow | 46.0 | 4 | 4 | Common Tree | Yes | X | |
| 10807 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10808 | Spruce, blue | 16.5 | 4 | 1 | Coniferous | Yes | X | |
| 10809 | Spruce, blue | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10810 | Spruce, blue | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10811 | Spruce, blue | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10812 | Spruce, blue | 19.0 | 4 | 1 | Coniferous | Yes | X | |
| 10813 | Maple, silver | 34.5 | 4 | 1 | Common Tree | Yes | X | |
| 10814 | Spruce, Norway | 13.0 | 4 | 1 | Coniferous | Yes | | X |
| 10815 | Spruce, Norway | 12.0 | 4 | 1 | Coniferous | Yes | | X |
| 10816 | Spruce, Norway | 13.0 | 3 | 1 | Coniferous | Yes | | X |
| 10817 | Douglasfir | 18.0 | 4 | 1 | Coniferous | Yes | | X |
| 10818 | Maple, silver | 39.5 | 4 | 1 | Common Tree | Yes | X | |
| 10819 | Spruce, blue | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10820 | Spruce, blue | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10821 | Spruce, blue | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10822 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10845 | Ash, green | 19.0 | 4 | 1 | Common Tree | Yes | X | |
| 10846 | Pine, Scots | 24.0 | 3 | 1 | Coniferous | Yes | X | |
| 10847 | Pine, Scots | 14.5 | 4 | 1 | Coniferous | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10848 | Pine, Austrian | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10849 | Cottonwood | 30.0 | 4 | 1 | Common Tree | Yes | X | |
| 10850 | Pine, Scots | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10851 | Cottonwood | 15.5 | 3 | 2 | Common Tree | Yes | X | |
| 10852 | Pine, Austrian | 17.0 | 4 | 1 | Coniferous | Yes | X | |
| 10853 | Pine, Austrian | 26.0 | 3 | 1 | Coniferous | Yes | X | |
| 10854 | Spruce, blue | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10855 | Pine, Austrian | 14.0 | 4 | 1 | Coniferous | Yes | X | |

**Note:** Tree Tags 1-2000 by Carlson Mccain, Tree Tags 2536-5207A by KES and Tree Tags 10001-10855 by TreeBiz

## TOTAL INDIVIDUAL TREE SHOT ASSESMENT (PHASE 1)

| | |
|---|---|
| Total caliper inches from individual shots (Phase 1) | 13,466.50 |
| Common Tree RemovalCaliper Inches | 2507.5 |
| Coniferous Tree Removal Caliper Inches | 2421.0 |
| Deciduous Hardwood Removal Caliper Inches | 586.5 |

| Quality Rating | |
|---|---|
| 4 | Good |
| 3 | Fair |
| 2 | Poor |
| 1 | Bad |
| 0 | Dead |

## TOTAL TREE PLOT ASSESMENT AREAS (PHASE 1)

| | Total Area (Acres) | Removal Area (Acres) | Caliper Inches per Acre | Total Caliper Inches | Total Caliper Inches Removed | Common Inches Removed | Conifer Inches Removed | Hardwood Inches removed |
|---|---|---|---|---|---|---|---|---|
| **Area 4** | 4.39 | 2.23 | 1010.00 | 4433.90 | 2252.30 | 1013.54 | 337.85 | 900.92 |
| **Area 5** | 2.02 | 0.00 | 290.00 | 585.80 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 6** | 7.43 | 5.94 | 1325.63 | 9849.39 | 7874.21 | 874.91 | 0.00 | 6999.30 |
| **Area 7** | 2.05 | 1.03 | 906.67 | 1858.67 | 933.87 | 700.40 | 0.00 | 233.47 |
| **Area 8** | 1.76 | 0.00 | 815.00 | 1434.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 9** | See individual tree shot information | | | | | | | |
| **Area 11** | 8.24 | 0.00 | 1485.00 | 12236.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 12** | 1.84 | 0.04 | 1707.50 | 3141.80 | 68.30 | 18.99 | 0.00 | 49.31 |
| **Totals:** | **27.73** | **9.24** | | **33540.36** | **11128.68** | **2607.83** | **337.85** | **8183.00** |

| | |
|---|---|
| Total caliper inches from all areas (Phase 1) | 33,540.36 |
| Common Tree RemovalCaliper Inches | 2607.83 |
| Coniferous Tree Removal Caliper Inches | 337.85 |
| Deciduous Hardwood Removal Caliper Inches | 8183.00 |

## SUMMARY (PHASE I)

| | |
|---|---|
| Total caliper inches on the site | 138,991.36 |
| Allowable significant removal for the site | |
| (Allowable removal = 30% Total Significant DBH) | 41,697.41 |
| Common Tree RemovalCaliper Inches | 5115.3 |
| Coniferous Tree Removal Caliper Inches | 2758.8 |
| Deciduous Hardwood Removal Caliper Inches | 8769.5 |
| Total Removal Caliper Inches | 16643.7 |
| **Total Replacement Caliper Inches for Phase 1** | **0.00** |

| | |
|---|---|
| Removal for Phase 1 | 16643.68 |
| Total on the site | ÷ 138991.36 |
| Percent Removed | 11.97% |

No replacment is required for Phase 1

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
1. 02/10/17 Revise Layout per Owner
2. 04/07/17 Per City and Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**TREE PRESERVATION PLAN**

T21 of 25

[Save Date: 04/05/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\trees\6036_tree_table.dwg

# FUTURE PHASES INDIVIDUAL SHOTS

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 153 | Cottonwood | 14 | 3 | 1 | Common Tree | Yes | X | |
| 154 | Cottonwood | 10.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 155 | Cottonwood | 15 | 2 | 3 | Common Tree | Yes | X | |
| 156 | Tamarack | 7.5 | 2 | 1 | Coniferous | No | Not Significant | |
| 157 | Tamarack | 12.5 | 3 | 1 | Coniferous | Yes | | X |
| 158 | Cottonwood | 16.5 | 2 | 2 | Common Tree | Yes | | X |
| 159 | Cottonwood | 17 | 3 | 1 | Common Tree | Yes | | X |
| 160 | Cottonwood | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 176 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 177 | Pine, White | 11.5 | 3 | 1 | Coniferous | Yes | | X |
| 178 | Willow, Black | 24 | 2 | 3 | Common Tree | Yes | | X |
| 179 | Willow, Black | 30 | 2 | 2 | Common Tree | Yes | | X |
| 180 | Elm, Siberian | 8 | 2 | 2 | Common Tree | No | Not Significant | |
| 181 | Pine, White | 12 | 3 | 1 | Coniferous | Yes | | X |
| 182 | Aspen, Quaking | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 183 | Oak, White | 15 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 184 | Pine, White | 13 | 3 | 1 | Coniferous | Yes | | X |
| 232 | Ash, Green | 28 | 3 | 1 | Common Tree | Yes | X | |
| 233 | Maple, Silver | 51 | 3 | 1 | Common Tree | Yes | X | |
| 234 | Maple, Silver | 22.5 | 2 | 1 | Common Tree | Yes | X | |
| 235 | Maple, Silver | 25 | 2 | 1 | Common Tree | Yes | X | |
| 236 | Maple, Sugar | 56 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 237 | Maple, Sugar | 23 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 238 | Maple, Silver | 42 | 4 | 1 | Common Tree | Yes | X | |
| 239 | Maple, Silver | 38 | 4 | 1 | Common Tree | Yes | X | |
| 240 | Maple, Silver | 40.5 | 4 | 1 | Common Tree | Yes | X | |
| 241 | Maple, Silver | 28.5 | 4 | 1 | Common Tree | Yes | X | |
| 242 | Maple, Silver | 32 | 4 | 1 | Common Tree | Yes | X | |
| 243 | Maple, Silver | 37.5 | 4 | 1 | Common Tree | Yes | X | |
| 245 | Maple, Amyr | 6.5 | 1 | 4 | Deciduous Hardwood | Yes | Bad Quality | |
| 246 | Spruce, Blue | 15 | 3 | 1 | Coniferous | Yes | | X |
| 247 | Spruce, Blue | 12.5 | 2 | 2 | Coniferous | Yes | | X |
| 248 | Spruce, Blue | 12 | 3 | 1 | Coniferous | Yes | | X |
| 249 | Spruce, Blue | 11 | 2 | 1 | Coniferous | Yes | | X |
| 250 | Spruce, Blue | 14.5 | 3 | 1 | Coniferous | Yes | | X |
| 251 | Maple, Amyr | 4 | 1 | 8 | Deciduous Hardwood | No | Not Significant | |
| 252 | Maple, Amyr | 4 | 1 | 8 | Deciduous Hardwood | No | Not Significant | |
| 253 | Spruce, Blue | 11 | 2 | 1 | Coniferous | Yes | | X |
| 254 | Spruce, Blue | 8 | 2 | 1 | Coniferous | Yes | | X |
| 255 | Spruce, Blue | 11 | 2 | 1 | Coniferous | Yes | | X |
| 256 | Spruce, Blue | 9 | 2 | 1 | Coniferous | Yes | | X |
| 257 | Spruce, Blue | 9 | 2 | 1 | Coniferous | Yes | | X |
| 258 | Spruce, Blue | 11.5 | 2 | 1 | Coniferous | Yes | | X |
| 259 | Spruce, Blue | 10 | 3 | 1 | Coniferous | Yes | | X |
| 260 | Spruce, Blue | 9.5 | 3 | 1 | Coniferous | Yes | | X |
| 261 | Birch, Paper | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 262 | Ash, Green | 14 | 2 | 1 | Common Tree | Yes | X | |
| 263 | Ash, Green | 20 | 2 | 1 | Common Tree | Yes | X | |
| 264 | Ash, Green | 12 | 2 | 1 | Common Tree | Yes | X | |
| 265 | Ash, Green | 13 | 2 | 1 | Common Tree | Yes | X | |
| 266 | Ash, Green | 17.5 | 2 | 1 | Common Tree | Yes | X | |
| 267 | Ash, Green | 17.5 | 2 | 1 | Common Tree | Yes | X | |
| 268 | Ash, Green | 18.5 | 2 | 1 | Common Tree | Yes | X | |
| 269 | Ash, Green | 21 | 2 | 1 | Common Tree | Yes | X | |
| 270 | Ash, Green | 12.5 | 2 | 1 | Common Tree | Yes | X | |
| 271 | Ash, Green | 22 | 2 | 1 | Common Tree | Yes | X | |
| 272 | Ash, Green | 16.5 | 2 | 1 | Common Tree | Yes | X | |
| 273 | Ash, Green | 18 | 2 | 1 | Common Tree | Yes | X | |
| 274 | Ash, Green | 21 | 2 | 1 | Common Tree | Yes | X | |
| 275 | Ash, Green | 18 | 2 | 1 | Common Tree | Yes | X | |
| 276 | Ash, Green | 22 | 2 | 1 | Common Tree | Yes | X | |
| 277 | Ash, Green | 19 | 2 | 2 | Common Tree | Yes | X | |
| 278 | Ash, Green | 14 | 2 | 2 | Common Tree | Yes | X | |
| 279 | Ash, Green | 20.5 | 2 | 1 | Common Tree | Yes | X | |
| 280 | Ash, Green | 24.5 | 2 | 1 | Common Tree | Yes | X | |
| 281 | Ash, Green | 24.5 | 2 | 1 | Common Tree | Yes | X | |
| 282 | Elm, American | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 283 | Pine, Red | 14.5 | 2 | 1 | Coniferous | Yes | X | |
| 284 | Elm, Siberian | 20 | 3 | 1 | Common Tree | Yes | X | |
| 285 | Pine, Red | 15 | 3 | 1 | Coniferous | Yes | X | |
| 286 | Pine, Red | 13.5 | 2 | 1 | Coniferous | Yes | X | |
| 287 | Elm, Siberian | 17 | 2 | 1 | Common Tree | Yes | X | |
| 288 | Pine, Red | 16.5 | 3 | 1 | Coniferous | Yes | X | |
| 289 | Pine, Red | 15.5 | 3 | 1 | Coniferous | Yes | X | |
| 290 | Pine, Red | 16.5 | 3 | 1 | Coniferous | Yes | X | |
| 291 | Pine, Red | 13.5 | 3 | 1 | Coniferous | Yes | X | |
| 292 | Pine, Red | 15 | 2 | 1 | Coniferous | Yes | X | |
| 293 | Pine, Red | 15.5 | 2 | 1 | Coniferous | Yes | X | |
| 294 | Elm, Siberian | 22 | 2 | 1 | Common Tree | Yes | X | |
| 295 | Boxelder | 14.5 | 2 | 1 | Common Tree | Yes | X | |
| 392 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 398 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 399 | Oak, Red | 32.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 400 | Oak, White | 21 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 401 | Maple, Silver | 34 | 3 | 1 | Common Tree | Yes | | X |
| 402 | Maple, Silver | 45.5 | 3 | 1 | Common Tree | Yes | | X |
| 403 | Basswood | 14.5 | 0 | 1 | Common Tree | Yes | Dead | |
| 404 | Oak, White | 26 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 405 | Oak, White | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 406 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 407 | Oak, White | 14 | 2 | 2 | Deciduous Hardwood | Yes | X | |
| 408 | Oak, White | 17 | 2 | 2 | Deciduous Hardwood | Yes | X | |
| 409 | Oak, White | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 410 | Oak, White | 10 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 411 | Oak, White | 30 | 4 | 1 | Deciduous Hardwood | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 412 | Oak, White | 20 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 413 | Oak, White | 20.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 414 | Oak, White | 9 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 415 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 416 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 417 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 418 | Oak, White | 15 | 2 | 2 | Deciduous Hardwood | Yes | X | |
| 419 | Oak, White | 17 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 420 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 421 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 422 | Oak, Burr | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 423 | Oak, White | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 424 | Oak, White | 12.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 425 | Oak, White | 20.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 426 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 427 | Oak, White | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 428 | Oak, White | 23 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 429 | Oak, White | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 430 | Birch, Paper | 16 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 431 | Oak, White | 19 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 432 | Oak, Burr | 19 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 433 | Oak, White | 18.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 434 | Oak, White | 21.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 435 | Oak, White | 14.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 436 | Oak, White | 17 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 437 | Oak, White | 22 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 438 | Oak, White | 18 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 439 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 440 | Oak, White | 17.5 | 3 | 0 | Deciduous Hardwood | Yes | | X |
| 441 | Oak, White | 17 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 442 | Oak, White | 18 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 443 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 444 | Oak, White | 19.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 445 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 446 | Birch, Paper | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 447 | Oak, White | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 448 | Oak, White | 19 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 449 | Oak, White | 15.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 450 | Oak, White | 17 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 451 | Basswood | 13 | 2 | 2 | Common Tree | Yes | | X |
| 452 | Basswood | 15.5 | 3 | 1 | Common Tree | Yes | | X |
| 453 | Oak, White | 17 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 454 | Oak, White | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 455 | Oak, White | 14.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 456 | Oak, White | 15 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 457 | Oak, White | 15 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 458 | Oak, White | 13 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 459 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 460 | Oak, White | 20.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 461 | Oak, Burr | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 462 | Oak, Burr | 25 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 463 | Oak, White | 15.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 464 | Oak, White | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 465 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 466 | Oak, White | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 467 | Oak, White | 11.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 468 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 469 | Oak, White | 17 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 470 | Oak, White | 15 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 471 | Oak, White | 19 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 472 | Oak, Burr | 18.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 473 | Oak, White | 11.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 474 | Oak, White | 14.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 475 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 476 | Oak, White | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 477 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 478 | Oak, White | 14 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 479 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 480 | Oak, Burr | 20 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 481 | Oak, White | 21 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 482 | Oak, White | 17 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 483 | Oak, White | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 484 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 485 | Maple, Red | 22 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 486 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 487 | Oak, White | 23 | 1 | 1 | Deciduous Hardwood | Yes | Bad Quality | |
| 488 | Oak, White | 18 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 489 | Oak, Burr | 27.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 490 | Oak, White | 16.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 491 | Oak, White | 16.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 492 | Oak, White | 18.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 493 | Oak, White | 20.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 494 | Oak, White | 13 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 495 | Oak, White | 16.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 496 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 497 | Oak, White | 19 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 498 | Oak, White | 15 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 499 | Oak, White | 17 | 2 | 2 | Deciduous Hardwood | Yes | X | |
| 500 | Oak, White | 24.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 501 | Oak, White | 25.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 502 | Oak, White | 22.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 503 | Oak, White | 30 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 504 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 505 | Oak, White | 24.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 506 | Oak, White | 21 | 4 | 1 | Deciduous Hardwood | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 507 | Oak, White | 20.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 508 | Oak, White | 29 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 509 | Oak, White | 26.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 510 | Oak, White | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 511 | Oak, White | 29.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 512 | Oak, White | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 513 | Oak, White | 22.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 514 | Oak, White | 29 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 515 | Oak, White | 20 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 516 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 517 | Oak, White | 23.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 518 | Oak, White | 29.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 519 | Oak, White | 23 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 520 | Oak, White | 26.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 521 | Oak, White | 22.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 522 | Oak, White | 24 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 523 | Oak, White | 27.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 524 | Oak, White | 28 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 525 | Oak, White | 26.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 526 | Oak, White | 30 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 527 | Oak, White | 19.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 528 | Maple, Sugar | 11 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 529 | Oak, White | 27 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 530 | Ash, Green | 10.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 531 | Oak, White | 28 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 532 | Oak, White | 20.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 533 | Maple, Amur | 13.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 534 | Maple, Amur | 11 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 535 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 536 | Spruce, White | 18.5 | 3 | 1 | Coniferous | Yes | X | |
| 537 | Spruce, White | 13.5 | 2 | 1 | Coniferous | Yes | X | |
| 538 | Pine, Red | 27 | 3 | 1 | Coniferous | Yes | X | |
| 539 | Spruce, White | 19.5 | 4 | 1 | Coniferous | Yes | X | |
| 591 | Elm, Siberian | 13 | 2 | 1 | Common Tree | Yes | | X |
| 592 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 593 | Oak, White | 13 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 594 | Oak, White | 18.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 595 | Oak, Burr | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 596 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 597 | Oak, Burr | 12.5 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 598 | Oak, Red | 19 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 599 | Oak, White | 31 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 600 | Oak, White | 10.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 601 | Oak, White | 19 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 602 | Oak, White | 25 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 603 | Oak, White | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 604 | Oak, White | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 605 | Oak, White | 20.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 606 | Oak, White | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 607 | Oak, White | 25.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 608 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 609 | Oak, White | 12.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 610 | Oak, White | 13 | 0 | 1 | Deciduous Hardwood | Yes | Dead | |
| 611 | Oak, White | 26.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 612 | Oak, Red | 7.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 613 | Oak, Red | 9 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 614 | Oak, White | 24 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 615 | Oak, White | 29.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 616 | Birch, Paper | 11 | 1 | 1 | Deciduous Hardwood | Yes | Bad Quality | |
| 617 | Birch, Paper | 8.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 618 | Oak, White | 11 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 619 | Oak, White | 25 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 620 | Oak, White | 12 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 621 | Oak, White | 13 | 4 | 2 | Deciduous Hardwood | Yes | | X |
| 622 | Oak, White | 17 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 623 | Basswood | 16.5 | 3 | 1 | Common Tree | Yes | | X |
| 624 | Oak, Red | 17 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 625 | Oak, White | 16 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 626 | Oak, White | 23.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 627 | Oak, White | 26 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 628 | Oak, White | 28 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 629 | Oak, White | 17 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 630 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 631 | Oak, White | 14 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 632 | Oak, White | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 633 | Cherry, Black | 9 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 634 | Cherry, Black | 9.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 635 | Birch, Paper | 7.5 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 636 | Birch, Paper | 6.5 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 637 | Oak, White | 31 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 638 | Oak, Red | 21 | 2 | 2 | Deciduous Hardwood | Yes | X | |
| 639 | Oak, Red | 15.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 640 | Elm, Siberian | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 641 | Oak, Red | 8 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 642 | Oak, Red | 7 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 643 | Elm, Siberian | 14 | 3 | 1 | Common Tree | Yes | X | |
| 644 | Oak, Red | 13.5 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 645 | Oak, Red | 12.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 646 | Oak, White | 15 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 647 | Oak, White | 18.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 648 | Oak, White | 15.5 | 1 | 1 | Deciduous Hardwood | Yes | Bad Quality | |
| 649 | Aspen, Quaking | 11 | 3 | 1 | Common Tree | No | Not Significant | |
| 650 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 651 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 652 | Oak, White | 16 | 2 | 1 | Deciduous Hardwood | Yes | | X |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 1311 | Ash, Green | 12 | 2 | 1 | Common Tree | Yes | X | |
| 1312 | Ash, Green | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1313 | Ash, Green | 7 | 2 | 2 | Common Tree | No | Not Significant | |
| 1314 | Ash, Green | 9.5 | 2 | 2 | Common Tree | No | Not Significant | |
| 1315 | Ash, Green | 9.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1316 | Elm, Siberian | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1317 | Elm, Siberian | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1318 | Elm, Siberian | 9 | 2 | 1 | Common Tree | No | Not Significant | |
| 1319 | Ash, Green | 7 | 2 | 2 | Common Tree | No | Not Significant | |
| 1320 | Ash, Green | 8 | 3 | 1 | Common Tree | No | Not Significant | |
| 1321 | Ash, Green | 23 | 3 | 1 | Common Tree | Yes | X | |
| 1322 | Ash, Green | 13 | 2 | 2 | Common Tree | Yes | X | |
| 1323 | Ash, Green | 16 | 2 | 1 | Common Tree | Yes | X | |
| 1324 | Elm, Siberian | 11.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1325 | Oak, Burr | 9 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1326 | Oak, Burr | 7 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 1327 | Oak, Burr | 5.5 | 2 | 1 | Deciduous Hardwood | No | Not Significant | |
| 1328 | Oak, Burr | 19 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1329 | Ash, Green | 8 | 3 | 1 | Common Tree | No | Not Significant | |
| 1330 | Ash, Green | 8.5 | 2 | 3 | Common Tree | No | Not Significant | |
| 1331 | Maple, Silver | 6 | 2 | 1 | Common Tree | No | Not Significant | |
| 1332 | Ash, Green | 6 | 2 | 1 | Common Tree | No | Not Significant | |
| 1333 | Boxelder | 8.5 | 2 | 2 | Common Tree | No | Not Significant | |
| 1334 | Maple, Silver | 37 | 3 | 1 | Common Tree | Yes | X | |
| 1335 | Ash, Green | 10.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1336 | Ash, Green | 7 | 2 | 1 | Common Tree | No | Not Significant | |
| 1337 | Ash, Green | 7 | 2 | 1 | Common Tree | No | Not Significant | |
| 1338 | Ash, Green | 10 | 2 | 1 | Common Tree | No | Not Significant | |
| 1339 | Elm, American | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1340 | Ash, Green | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 1341 | Ash, Green | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1342 | Ash, Green | 15 | 2 | 1 | Common Tree | Yes | X | |
| 1343 | Elm, American | 7 | 2 | 1 | Common Tree | No | Not Significant | |
| 1344 | Ash, Green | 7 | 2 | 2 | Common Tree | No | Not Significant | |
| 1345 | Ash, Green | 9 | 2 | 1 | Common Tree | No | Not Significant | |
| 1346 | Ash, Green | 10 | 3 | 1 | Common Tree | No | Not Significant | |
| 1347 | Ash, Green | 9 | 2 | 2 | Common Tree | No | Not Significant | |
| 1348 | Ash, Green | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 1349 | Cottonwood | 14 | 3 | 1 | Common Tree | Yes | | X |
| 1350 | Cottonwood | 14 | 3 | 1 | Common Tree | Yes | | X |
| 1351 | Cottonwood | 12 | 3 | 1 | Common Tree | Yes | | X |
| 1352 | Ash, Green | 9 | 2 | 2 | Common Tree | No | Not Significant | |
| 1353 | Ash, Green | 8 | 2 | 2 | Common Tree | No | Not Significant | |
| 1354 | Ash, Green | 9.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1355 | Ash, Green | 11 | 2 | 2 | Common Tree | No | Not Significant | |
| 1356 | Ash, Green | 11 | 2 | 2 | Common Tree | No | Not Significant | |
| 1357 | Maple, Silver | 7 | 3 | 1 | Common Tree | No | Not Significant | |
| 1358 | Elm, American | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1359 | Elm, American | 7 | 1 | 1 | Common Tree | No | Not Significant | |
| 1360 | Ash, Green | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1361 | Cottonwood | 13 | 2 | 1 | Common Tree | Yes | | X |
| 1362 | Ash, Green | 8 | 2 | 0 | Common Tree | No | Not Significant | |
| 1363 | Elm, Siberian | 10 | 2 | 1 | Common Tree | No | Not Significant | |
| 1364 | Elm, American | 7.5 | 2 | 2 | Common Tree | No | Not Significant | |
| 1365 | Elm, American | 9.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 1366 | Elm, American | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1367 | Cottonwood | 6 | 2 | 1 | Common Tree | No | Not Significant | |
| 1368 | Elm, American | 14 | 2 | 2 | Common Tree | Yes | | X |
| 1369 | Ash, Green | 7 | 2 | 2 | Common Tree | No | Not Significant | |
| 1370 | Ash, Green | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1371 | Ash, Green | 6 | 2 | 1 | Common Tree | No | Not Significant | |
| 1372 | Ash, Green | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 1373 | Elm, American | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 1374 | Ash, Green | 5.5 | 2 | 2 | Common Tree | No | Not Significant | |
| 1375 | Cottonwood | 13 | 3 | 1 | Common Tree | Yes | | X |
| 1376 | Boxelder | 11 | 2 | 2 | Common Tree | No | Not Significant | |
| 1377 | Cottonwood | 11.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1378 | Elm, American | 11 | 2 | 1 | Common Tree | No | Not Significant | |
| 1379 | Cottonwood | 14 | 2 | 2 | Common Tree | Yes | X | |
| 1380 | Cottonwood | 16 | 2 | 2 | Common Tree | Yes | X | |
| 1381 | Cottonwood | 17 | 2 | 2 | Common Tree | Yes | X | |
| 1382 | Maple, Silver | 7 | 2 | 2 | Common Tree | No | Not Significant | |
| 1383 | Cottonwood | 12 | 3 | 1 | Common Tree | Yes | X | |
| 1384 | Cottonwood | 12.5 | 2 | 1 | Common Tree | Yes | | X |
| 1385 | Cottonwood | 9 | 2 | 1 | Common Tree | No | Not Significant | |
| 1386 | Elm, American | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1387 | Elm, American | 9.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1388 | Elm, American | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1389 | Elm, Siberian | 17 | 2 | 1 | Common Tree | Yes | X | |
| 1390 | Ash, Green | 8 | 2 | 3 | Common Tree | No | Not Significant | |
| 1391 | Pine, White | 16 | 3 | 1 | Coniferous | Yes | X | |
| 1392 | Pine, White | 16 | 3 | 1 | Coniferous | Yes | X | |
| 1393 | Pine, White | 8 | 2 | 2 | Coniferous | Yes | X | |
| 1394 | Ash, Green | 15.5 | 3 | 1 | Common Tree | Yes | X | |
| 1395 | Oak, Red | 8 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1396 | Oak, Red | 10.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1397 | Oak, Red | 16 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1398 | Oak, Burr | 14 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1399 | Oak, Burr | 31 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1400 | Oak, Burr | 13 | 3 |

# FUTURE PHASES INDIVIDUAL SHOTS CONT'D

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 1406 | Oak, White | 16 | 2 | 3 | Deciduous Hardwood | Yes | | X |
| 1407 | Oak, Burr | 10 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1408 | Oak, Red | 10 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 1409 | Oak, Red | 10 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1410 | Ash, Green | 8 | 2 | 1 | Common Tree | No | Not Significant | |
| 1411 | Elm, American | 8.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1412 | Ash, Green | 14.5 | 2 | 1 | Common Tree | Yes | | X |
| 1413 | Boxelder | 13 | 2 | 1 | Common Tree | Yes | | X |
| 1414 | Boxelder | 17.5 | 2 | 1 | Common Tree | Yes | | X |
| 1415 | Boxelder | 20 | 2 | 1 | Common Tree | Yes | | X |
| 1416 | Ash, Green | 10 | 2 | 2 | Common Tree | No | Not Significant | |
| 1417 | Ash, Green | 10 | 2 | 1 | Common Tree | No | Not Significant | |
| 1418 | Ash, Green | 18 | 2 | 1 | Common Tree | Yes | | X |
| 1419 | Ash, Green | 13 | 2 | 1 | Common Tree | Yes | | X |
| 1420 | Cherry, Black | 11.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1421 | Oak, Burr | 23 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1422 | Oak, White | 33 | 1 | 1 | Deciduous Hardwood | Yes | Bad Quality | |
| 1423 | Oak, Burr | 11 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1424 | Oak, Burr | 7 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1425 | Oak, Red | 10 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1426 | Oak, White | 31.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1427 | Oak, Burr | 23 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1428 | Oak, Burr | 31 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1429 | Oak, White | 35 | 1 | 1 | Deciduous Hardwood | Yes | Bad Quality | |
| 1430 | Oak, White | 19.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1431 | Basswood | 14 | 2 | 1 | Common Tree | Yes | X | |
| 1432 | Oak, White | 27 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1433 | Ash, Green | 19 | 2 | 1 | Common Tree | Yes | X | |
| 1434 | Oak, White | 24.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1435 | Maple, Sugar | 28.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1436 | Ginkgo | 13 | 2 | 1 | Common Tree | Yes | X | |
| 1437 | Spruce, White | 22.5 | 3 | 1 | Coniferous | Yes | X | |
| 1438 | Spruce, White | 19 | 3 | 1 | Coniferous | Yes | X | |
| 1439 | Oak, Burr | 22 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1440 | Oak, Burr | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1441 | Oak, Burr | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1442 | Ash, Green | 10.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1443 | Ash, Green | 10.5 | 2 | 1 | Common Tree | No | Not Significant | |
| 1444 | Oak, Burr | 29.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1445 | Spruce, White | 21.5 | 3 | 1 | Coniferous | Yes | | X |
| 1446 | Oak, Burr | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1447 | Pine, Red | 16.5 | 3 | 1 | Coniferous | Yes | | X |
| 1448 | Pine, Red | 23.5 | 2 | 1 | Coniferous | Yes | | X |
| 1449 | Pine, Red | 30 | 3 | 1 | Coniferous | Yes | | X |
| 1450 | Pine, Red | 21.5 | 2 | 1 | Coniferous | Yes | | X |
| 1451 | Oak, White | 28 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1452 | Pine, Red | 20 | 2 | 1 | Coniferous | Yes | | X |
| 1453 | Pine, Red | 20 | 0 | 1 | Coniferous | Yes | Dead | |
| 1454 | Oak, White | 25.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1455 | Oak, White | 20 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 1456 | Oak, White | 19.5 | 2 | 2 | Deciduous Hardwood | Yes | | X |
| 1457 | Oak, White | 31.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1458 | Oak, White | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1459 | Oak, White | 24.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1460 | Ash, Green | 12 | 2 | 1 | Common Tree | Yes | | X |
| 1461 | Oak, White | 17 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1462 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1463 | Oak, White | 11 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1464 | Oak, White | 15 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1465 | Oak, White | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1466 | Oak, White | 23 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1467 | Oak, White | 18 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1468 | Oak, White | 30.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1469 | Oak, White | 20 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1470 | Oak, White | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1471 | Oak, White | 27.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1472 | Oak, White | 23 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1473 | Oak, White | 20 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1474 | Oak, White | 26 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 1475 | Oak, White | 26.5 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 1476 | Oak, White | 34.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1477 | Oak, White | 30.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1478 | Oak, White | 31 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1479 | Oak, White | 32.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1480 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1481 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1482 | Oak, White | 25 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1483 | Oak, White | 22.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1484 | Oak, White | 20.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1485 | Oak, White | 22 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1486 | Oak, White | 25 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 1487 | Oak, White | 26 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1488 | Maple, Sugar | 16 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 1489 | Oak, White | 28 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1490 | Oak, White | 25 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1491 | Oak, White | 31.5 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 1492 | Oak, White | 27.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 1493 | Ash, Green | 13.5 | 2 | 1 | Common Tree | Yes | | X |
| 1494 | Basswood | 17.5 | 2 | 1 | Common Tree | Yes | X | |
| 1495 | Basswood | 16 | 4 | 1 | Common Tree | Yes | X | |
| 1497 | Maple, Silver | 20 | 3 | 2 | Common Tree | Yes | | X |
| 1498 | Maple, Silver | 34 | 2 | 2 | Common Tree | Yes | X | |
| 1499 | Basswood | 13 | 1 | 1 | Common Tree | Yes | Bad Quality | |
| 1500 | Oak, White | 24 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 2556 | Willow, black | 62.0 | 3 | 8 | Common Tree | Yes | | X |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 2557 | Willow, black | 58.0 | 3 | 1 | Common Tree | Yes | | X |
| 2562 | Cottonwood | 26.0 | 4 | 1 | Common Tree | Yes | | X |
| 2565 | Willow, black | 16.0 | 2 | 3 | Common Tree | Yes | | X |
| 2566 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | | X |
| 5000 | Maple, silver | 27.0 | 4 | 1 | Common Tree | Yes | | X |
| 5001 | Maple, silver | 25.0 | 4 | 1 | Common Tree | Yes | | X |
| 5002 | Maple, silver | 24.0 | 3 | 1 | Common Tree | Yes | | X |
| 5003 | Maple, silver | 34.0 | 4 | 1 | Common Tree | Yes | | X |
| 5004 | Ash, green | 14.0 | 4 | 1 | Common Tree | Yes | | X |
| 5005 | Ash, green | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5006 | Ash, green | 20.0 | 3 | 1 | Common Tree | Yes | | X |
| 5007 | Ash, green | 12.0 | 3 | 1 | Common Tree | Yes | | X |
| 5008 | Ash, green | 18.0 | 4 | 1 | Common Tree | Yes | | X |
| 5009 | Ash, green | 23.0 | 4 | 1 | Common Tree | Yes | | X |
| 5010 | Ash, green | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5011 | Ash, green | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 5012 | Ash, green | 28.0 | 3 | 1 | Common Tree | Yes | | X |
| 5013 | Ash, green | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 5014 | Ash, green | 19.0 | 4 | 1 | Common Tree | Yes | | X |
| 5015 | Ash, green | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 5016 | Ash, green | 32.0 | 3 | 1 | Common Tree | Yes | | X |
| 5017 | Ash, green | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5018 | Ash, green | 32.0 | 3 | 1 | Common Tree | Yes | | X |
| 5019 | Ash, green | 26.0 | 4 | 1 | Common Tree | Yes | | X |
| 5020 | Birch, paper | 14.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5021 | Birch, paper | 10.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5022 | Birch, paper | 11.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5023 | Basswood | 14.0 | 1 | 2 | Common Tree | No | Bad Quality | |
| 5024 | Maple, silver | 40.0 | 3 | 3 | Common Tree | Yes | | X |
| 5025 | Maple, silver | 13.0 | 3 | 1 | Common Tree | Yes | | X |
| 5026 | Maple, silver | 22.0 | 3 | 1 | Common Tree | Yes | | X |
| 5027 | Ash, green | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5027 | Maple, silver | 12.0 | 3 | 1 | Common Tree | Yes | | X |
| 5028 | Maple, silver | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 5029 | Maple, silver | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 5030 | Maple, silver | 18.0 | 2 | 2 | Common Tree | Yes | | X |
| 5031 | Maple, silver | 24.0 | 3 | 1 | Common Tree | Yes | | X |
| 5032 | Maple, silver | 58.0 | 3 | 8 | Common Tree | Yes | | X |
| 5033 | Ash, green | 26.0 | 4 | 1 | Common Tree | Yes | | X |
| 5034 | Ash, green | 32.0 | 4 | 1 | Common Tree | Yes | | X |
| 5035 | Ash, green | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5036 | Oak, red | 18.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5037 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5038 | Pine, Scots | 13.0 | 3 | 1 | Coniferous | Yes | | X |
| 5039 | Oak, bur | 28.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5040 | Oak, red | 24.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5041 | Oak, pin | 18.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5042 | Oak, pin | 25.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5043 | Oak, red | 24.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5044 | Oak, red | 24.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5045 | Boxelder | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 5046 | Oak, pin | 27.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5047 | Oak, red | 17.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5048 | Oak, red | 27.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5049 | Boxelder | 15.0 | 3 | 1 | Common Tree | Yes | | X |
| 5050 | Boxelder | 20.0 | 3 | 1 | Common Tree | Yes | | X |
| 5051 | Maple, sugar | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5052 | Pine, Scots | 14.0 | 3 | 1 | Coniferous | Yes | | X |
| 5053 | Pine, Scots | 28.0 | 3 | 2 | Coniferous | Yes | | X |
| 5054 | Maple, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5055 | Maple, red | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5056 | Maple, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5058 | Spruce, blue | 8.0 | 4 | 1 | Coniferous | Yes | | X |
| 5058 | Basswood | 28.0 | 4 | 1 | Common Tree | Yes | | X |
| 5059 | Spruce, blue | 8.0 | 4 | 1 | Coniferous | Yes | | X |
| 5060 | Ash, green | 15.0 | 2 | 1 | Common Tree | Yes | | X |
| 5061 | Basswood | 20.0 | 4 | 1 | Common Tree | Yes | | X |
| 5062 | Basswood | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 5063 | Maple, red | 13.0 | 2 | 1 | Deciduous Hardwood | Yes | | X |
| 5064 | Basswood | 17.0 | 3 | 1 | Common Tree | Yes | X | |
| 5065 | Pine, red | 18.0 | 4 | 1 | Coniferous | Yes | X | |
| 5066 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5067 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5068 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5069 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 5070 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 5071 | Pine, red | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 5072 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | | X |
| 5073 | Pine, red | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 5074 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | | X |
| 5075 | Pine, red | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 5076 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | | X |
| 5077 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | | X |
| 5078 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | | X |
| 5079 | Pine, red | 10.0 | 3 | 1 | Coniferous | Yes | X | |
| 5080 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5081 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5082 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 5084 | Pine, red | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 5084 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5085 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5087 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5087 | Pine, red | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 5088 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5089 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 5090 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5091 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5093 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5094 | Pine, red | 10.0 | 3 | 1 | Coniferous | Yes | X | |
| 5095 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 5096 | Pine, red | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 5097 | Pine, red | 10.0 | 3 | 1 | Coniferous | Yes | X | |
| 5098 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5099 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5100 | Pine, red | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 5101 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 5102 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 5104 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5104 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 5105 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5107 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 5107 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5108 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5109 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5110 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5111 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5112 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5113 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5114 | Pine, red | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 5115 | Pine, red | 13.0 | 3 | 1 | Coniferous | Yes | X | |
| 5116 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 5117 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5118 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 5119 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5120 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5121 | Pine, red | 12.0 | 3 | 1 | Coniferous | Yes | X | |
| 5122 | Pine, red | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 5123 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5124 | Pine, red | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 5125 | Boxelder | 13.0 | 3 | 1 | Common Tree | Yes | X | |
| 5126 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 5127 | Pine, red | 8.0 | 3 | 1 | Coniferous | Yes | X | |
| 5128 | Pine, red | 10.0 | 3 | 1 | Coniferous | Yes | X | |
| 5129 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 5130 | Maple, silver | 47.0 | 1 | 5 | Common Tree | Yes | Bad Quality | |
| 5131 | Boxelder | 16.0 | 3 | 1 | Common Tree | Yes | X | |
| 5132 | Boxelder | 20.0 | 2 | 1 | Common Tree | Yes | X | |
| 5132 | Boxelder | 18.0 | 3 | 1 | Common Tree | Yes | X | |
| 5133 | Boxelder | 24.0 | 3 | 1 | Common Tree | Yes | X | |
| 5134 | Maple, silver | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 5135 | Maple, silver | 16.0 | 3 | 2 | Common Tree | Yes | X | |
| 5136 | Boxelder | 13.0 | 3 | 2 | Common Tree | Yes | X | |
| 5137 | Maple, silver | 28.0 | 4 | 1 | Common Tree | Yes | X | |
| 5138 | Maple, silver | 13.0 | 3 | 2 | Common Tree | Yes | X | |
| 5139 | Boxelder | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 5140 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | | X |
| 5141 | Birch, paper | 10.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5142 | Birch, paper | 8.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5143 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | | X |
| 5144 | Birch, paper | 10.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5145 | Birch, paper | 12.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5146 | Oak, bur | 6.0 | 3 | 1 | Deciduous Hardwood | Yes | | X |
| 5147 | Oak, bur | 6.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5148 | Oak, bur | 6.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5149 | Oak, bur | 6.0 | 3 | 2 | Deciduous Hardwood | Yes | | X |
| 5150 | Boxelder | 14.0 | 3 | 1 | Common Tree | Yes | X | |
| 5151 | Willow, black | 22.0 | 1 | 2 | Common Tree | Yes | Bad Quality | |
| 5152 | Willow, black | 24.0 | 1 | 2 | Common Tree | Yes | Bad Quality | |
| 5153 | Willow, black | 22.0 | 1 | 1 | Common Tree | Yes | Bad Quality | |
| 5154 | Boxelder | 13.0 | 3 | 1 | Common Tree | Yes | X | |
| 5155 | Oak, bur | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 5156 | Boxelder | 12.0 | 3 | 1 | Common Tree | Yes | | X |
| 5157 | Boxelder | 14.0 | 3 | 1 | Common Tree | Yes | | X |
| 5158 | Willow, black | 15.0 | 2 | 1 | Common Tree | Yes | X | |
| 5159 | Boxelder | 13.0 | 3 | 1 | Common Tree | Yes | | X |
| 5160 | Boxelder | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 5161 | Boxelder | 14.0 | 3 | 1 | Common Tree | Yes | X | |
| 5162 | Boxelder | 16.0 | 3 | 1 | Common Tree | Yes | | X |
| 5163 | Boxelder | 14.0 | 3 | 2 | Common Tree | Yes | X | |
| 5164 | Boxelder | 15.0 | 3 | 1 | Common Tree | Yes | | X |
| 5165 | Boxelder | 12.0 | 4 | 1 | Common Tree | Yes | | X |
| 5166 | Cottonwood | 26.0 | 3 | 2 | Common Tree | Yes | | X |
| 5167 | Cottonwood | 22.0 | 4 | 1 | Common Tree | Yes | | X |
| 5168 | Elm, Siberian | 12.0 | 4 | 1 | Common Tree | Yes | | X |
| 10047 | Pine, Austrian | 17.5 | 3 | 1 | Coniferous | Yes | X | |
| 10048 | Pine, Austrian | 14.5 | 3 | 1 | Coniferous | Yes | X | |
| 10049 | Spruce, blue | 21.0 | 3 | 1 | Coniferous | Yes | X | |
| 10050 | Spruce, blue | 21.5 | 3 | 1 | Coniferous | Yes | X | |
| 10051 | Spruce, blue | 19.0 | 3 | 1 | Coniferous | Yes | X | |
| 10052 | Spruce, blue | 20.0 | 3 | 1 | Coniferous | Yes | X | |
| 10053 | Spruce, blue | 16.5 | 3 | 1 | Coniferous | Yes | X | |
| 10054 | Tamarack | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10055 | Tamarack | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10056 | Tamarack | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10057 | Tamarack | 19.0 | 4 | 1 | Coniferous | Yes | X | |
| 10058 | Maple, silver | 31.0 | 4 | 1 | Common Tree | Yes | X | |
| 10059 | Oak, red | 33.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10060 | Cottonwood | 81.0 | 4 | 1 | Common Tree | Yes | X | |
| 10061 | Maple, silver | 43.0 | 3 | 1 | Common Tree | Yes | X | |
| 10062 | Maple, silver | 55.0 | 3 | 1 | Common Tree | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10063 | Maple, silver | 42.0 | 3 | 1 | Common Tree | Yes | X | |
| 10064 | Maple, silver | 26.5 | 4 | 1 | Common Tree | Yes | X | |
| 10065 | Ash, green | 21.0 | 4 | 1 | Common Tree | Yes | X | |
| 10066 | Maple, silver | 42.0 | 4 | 1 | Common Tree | Yes | X | |
| 10067 | Maple, silver | 34.0 | 4 | 1 | Common Tree | Yes | X | |
| 10068 | Maple, sugar | 18.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10069 | Maple, sugar | 20.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10070 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10071 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10072 | Maple, sugar | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10073 | Oak, red | 13.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10074 | Oak, red | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10075 | Oak, bur | 10.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10076 | Oak, bur | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10077 | Oak, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10078 | Oak, red | 14.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10079 | Oak, bur | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10080 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10081 | Oak, bur | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10082 | Oak, bur | 6.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10083 | Oak, bur | 34.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10084 | Oak, bur | 15.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10085 | Oak, red | 29.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10086 | Oak, bur | 17.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10087 | Oak, bur | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10088 | Maple, silver | 36.0 | 3 | 1 | Common Tree | Yes | X | |
| 10089 | Oak, bur | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10090 | Oak, red | 46.0 | 2 | 1 | Deciduous Hardwood | Yes | X | |
| 10091 | Cherry, black | 28.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10092 | Oak, red | 11.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10093 | Oak, red | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10094 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10095 | Oak, red | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10096 | Oak, red | 13.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10097 | Oak, red | 14.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10098 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10099 | Oak, red | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10100 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10101 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10102 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10103 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10104 | Oak, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10105 | Oak, red | 10.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10106 | Oak, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10107 | Oak, red | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10108 | Oak, red | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10109 | Oak, red | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10110 | Oak, red | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10111 | Oak, red | 6.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10112 | Oak, red | 10.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10113 | Oak, red | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10114 | Oak, red | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10115 | Oak, red | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10116 | Oak, red | 8.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10117 | Oak, red | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10118 | Oak, red | 11.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10119 | Oak, red | 11.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10120 | Oak, red | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10121 | Honeylocust | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10122 | Boxelder | 13.5 | 3 | 1 | Common Tree | Yes | X | |
| 10123 | Boxelder | 13.0 | 4 | 1 | Common Tree | Yes | X | |
| 10124 | Oak, red | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10125 | Oak, red | 26.5 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10126 | Oak, red | 16.0 | 3 | 2 | Deciduous Hardwood | Yes | X | |
| 10127 | Oak, red | 23.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10128 | Oak, red | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10129 | Birch, paper | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10130 | Elm, American | 13.5 | 4 | 1 | Common Tree | Yes | X | |
| 10131 | Boxelder | 40.0 | 3 | 3 | Common Tree | Yes | X | |
| 10132 | Ash, green | 8.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 10133 | Elm, American | 13.0 | 3 | 1 | Common Tree | Yes | X | |
| 10134 | Elm, American | 15.0 | 3 | 1 | Common Tree | Yes | X | |
| 10135 | Oak, red | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10136 | Oak, red | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10137 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10138 | Oak, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10139 | Oak, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10140 | Oak, red | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10141 | Oak, red | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10142 | Elm, American | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10143 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10144 | Oak, red | 28.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10145 | Boxelder | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10146 | Oak, red | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10147 | Oak, red | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10148 | Oak, red | 13.

# FUTURE PHASES INDIVIDUAL SHOTS CONT'D

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10158 | Oak, red | 19.0 | 3 | 2 | Deciduous Hardwood | Yes | X | |
| 10159 | Elm, American | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10160 | Elm, American | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10161 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10162 | Oak, red | 22.0 | 3 | 2 | Deciduous Hardwood | Yes | X | |
| 10163 | Elm, American | 14.0 | 3 | 1 | Common Tree | Yes | X | |
| 10164 | Cherry, black | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10165 | Oak, white | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10166 | Aspen | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10167 | Ash, green | 8.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10168 | Boxelder | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10169 | Oak, white | 20.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10170 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10171 | Oak, red | 9.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10172 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10173 | Oak, white | 22.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10174 | Oak, white | 19.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10175 | Oak, bur | 24.0 | 4 | 1 | Deciduous Hardwood | NA | Part of Plot 3 | |
| 10176 | Maple, silver | 45.0 | 3 | 1 | Common Tree | Yes | X | |
| 10177 | Oak, white | 20.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10178 | Oak, red | 54.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10179 | Oak, red | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10180 | Oak, red | 31.5 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10181 | Oak, red | 18.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10182 | Oak, white | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10183 | Oak, white | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10184 | Oak, bur | 27.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10185 | Oak, white | 23.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10186 | Oak, white | 21.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10187 | Oak, bur | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10188 | Oak, bur | 26.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 10189 | Birch, paper | 17.0 | 4 | 3 | Deciduous Hardwood | Yes | X | |
| 10190 | Oak, bur | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10191 | Oak, bur | 15.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10192 | Oak, bur | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10193 | Oak, red | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10194 | Oak, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10195 | Oak, red | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10196 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10197 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10198 | Oak, red | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10199 | Oak, bur | 26.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10200 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10201 | Oak, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10202 | Oak, bur | 15.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10203 | Oak, bur | 17.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10204 | Oak, bur | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10205 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10206 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10207 | Oak, red | 16.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10208 | Oak, bur | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10209 | Oak, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10210 | Oak, red | 29.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10211 | Oak, bur | 17.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10212 | Oak, bur | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10213 | Cherry, black | 9.0 | 3 | 2 | Deciduous Hardwood | Yes | X | |
| 10214 | Elm, American | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10215 | Oak, red | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10216 | Oak, bur | 26.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10217 | Oak, bur | 14.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10218 | Oak, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10219 | Oak, red | 10.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10220 | Oak, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10221 | Oak, bur | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10222 | Oak, bur | 28.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10223 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10224 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10225 | Spruce, blue | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10226 | Oak, red | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10227 | Oak, red | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10228 | Oak, bur | 28.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10229 | Oak, bur | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10230 | Oak, bur | 29.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10231 | Oak, bur | 28.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10232 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10233 | Spruce, blue | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10234 | Spruce, blue | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10235 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10236 | Spruce, blue | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10237 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10238 | Oak, red | 40.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10239 | Oak, bur | 26.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10347 | Oak, pin | 10.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10348 | Pine, Austrian | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10349 | Pine, red | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10350 | Pine, red | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10351 | Pine, red | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10352 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10353 | Pine, red | 11.5 | 4 | 1 | Coniferous | Yes | X | |
| 10354 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10355 | Pine, red | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10356 | Pine, red | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10357 | Spruce, blue | 19.0 | 3 | 1 | Coniferous | Yes | X | |
| 10358 | Spruce, blue | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 10359 | Cottonwood | 15.5 | 4 | 1 | Common Tree | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10360 | Cottonwood | 18.5 | 4 | 1 | Common Tree | Yes | X | |
| 10361 | Cottonwood | 14.0 | 3 | 1 | Common Tree | Yes | X | |
| 10362 | Cottonwood | 19.0 | 4 | 1 | Common Tree | Yes | X | |
| 10363 | Cottonwood | 16.5 | 4 | 1 | Common Tree | Yes | X | |
| 10364 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 10365 | Maple, silver | 34.0 | 4 | 1 | Common Tree | Yes | X | |
| 10366 | Maple, sugar | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10367 | Cottonwood | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10368 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10369 | Cottonwood | 19.5 | 4 | 1 | Common Tree | Yes | X | |
| 10370 | Cottonwood | 16.5 | 4 | 1 | Common Tree | Yes | X | |
| 10371 | Cottonwood | 11.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10372 | Ash, green | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 10373 | Cottonwood | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10374 | Cottonwood | 21.0 | 4 | 1 | Common Tree | Yes | X | |
| 10375 | Ash, green | 6.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10376 | Elm, American | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 10377 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10378 | Ash, green | 7.0 | 4 | 1 | Common Tree | No | Not Significant | |
| 10379 | Ash, green | 6.5 | 3 | 1 | Common Tree | No | Not Significant | |
| 10380 | Cottonwood | 18.0 | 4 | 1 | Common Tree | Yes | X | |
| 10381 | Cottonwood | 20.0 | 4 | 1 | Common Tree | Yes | X | |
| 10382 | Ash, green | 16.0 | 4 | 2 | Common Tree | Yes | X | |
| 10383 | Spruce, blue | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10384 | Spruce, blue | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10385 | Pine, Scots | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10386 | Pine, Scots | 15.0 | 3 | 1 | Coniferous | Yes | X | |
| 10387 | Pine, Scots | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10388 | Pine, Scots | 17.0 | 3 | 1 | Coniferous | Yes | X | |
| 10389 | Maple, sugar | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10390 | Pine, Scots | 20.0 | 3 | 1 | Coniferous | Yes | X | |
| 10391 | Pine, Scots | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10392 | Pine, Scots | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10393 | Pine, Scots | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10394 | Pine, Scots | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10395 | Maple, silver | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 10396 | Maple, silver | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 10397 | Maple, silver | 42.0 | 3 | 5 | Common Tree | Yes | X | |
| 10398 | Maple, silver | 13.5 | 4 | 1 | Common Tree | Yes | X | |
| 10399 | Maple, silver | 20.0 | 3 | 1 | Common Tree | Yes | X | |
| 10400 | Maple, silver | 36.0 | 3 | 5 | Common Tree | Yes | X | |
| 10401 | Elm, American | 21.0 | 4 | 1 | Common Tree | Yes | X | |
| 10402 | Elm, Siberian | 18.0 | 3 | 1 | Common Tree | Yes | X | |
| 10403 | Elm, American | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10404 | Maple, silver | 38.0 | 3 | 1 | Common Tree | Yes | X | |
| 10405 | Birch, paper | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10406 | Birch, paper | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10407 | Birch, paper | 16.0 | 4 | 4 | Deciduous Hardwood | Yes | X | |
| 10408 | Spruce, blue | 18.0 | 3 | 1 | Coniferous | Yes | X | |
| 10409 | Oak, red | 16.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10410 | Oak, red | 13.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10411 | Birch, paper | 10.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10412 | Oak, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10413 | Oak, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10414 | Oak, red | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10415 | Oak, red | 14.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10416 | Ash, green | 8.5 | 4 | 1 | Common Tree | No | Not Significant | |
| 10417 | Elm, American | 13.5 | 3 | 1 | Common Tree | Yes | X | |
| 10418 | Elm, American | 14.5 | 3 | 1 | Common Tree | Yes | X | |
| 10419 | Elm, American | 14.5 | 3 | 1 | Common Tree | Yes | X | |
| 10420 | Birch, paper | 30.0 | 3 | 3 | Deciduous Hardwood | Yes | X | |
| 10421 | Birch, paper | 13.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10422 | Oak, red | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10423 | Birch, paper | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10424 | Birch, paper | 8.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10425 | Oak, red | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10426 | Oak, bur | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10427 | Basswood | 12.0 | 3 | 2 | Common Tree | Yes | X | |
| 10428 | Oak, red | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10429 | Elm, Siberian | 25.0 | 3 | 1 | Common Tree | Yes | X | |
| 10430 | Oak, red | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10431 | Oak, red | 6.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10432 | Basswood | 21.0 | 4 | 2 | Common Tree | Yes | X | |
| 10433 | Maple, silver | 14.5 | 4 | 1 | Common Tree | Yes | X | |
| 10434 | Basswood | 15.0 | 3 | 2 | Common Tree | Yes | X | |
| 10435 | Basswood | 15.5 | 4 | 2 | Common Tree | Yes | X | |
| 10436 | Birch, paper | 8.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10437 | Cottonwood | 18.0 | 4 | 1 | Common Tree | Yes | X | |
| 10438 | Cottonwood | 17.5 | 4 | 1 | Common Tree | Yes | X | |
| 10439 | Cottonwood | 19.0 | 4 | 1 | Common Tree | Yes | X | |
| 10440 | Cottonwood | 13.5 | 4 | 1 | Common Tree | Yes | X | |
| 10441 | Elm, American | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10442 | Cottonwood | 18.5 | 4 | 1 | Common Tree | Yes | X | |
| 10443 | Cottonwood | 34.5 | 4 | 2 | Common Tree | Yes | X | |
| 10444 | Cottonwood | 12.5 | 4 | 1 | Common Tree | Yes | X | |
| 10445 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10446 | Cottonwood | 17.0 | 4 | 1 | Common Tree | Yes | X | |
| 10447 | Elm, American | 13.5 | 4 | 1 | Common Tree | Yes | X | |
| 10448 | Cottonwood | 44.0 | 4 | 1 | Common Tree | Yes | X | |
| 10449 | Cottonwood | 40.0 | 3 | 1 | Common Tree | Yes | X | |
| 10450 | Cottonwood | 14.0 | 4 | 1 | Common Tree | Yes | X | |
| 10451 | Cottonwood | 23.0 | 3 | 2 | Common Tree | Yes | X | |
| 10452 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10453 | Spruce, blue | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10454 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10455 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10456 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10457 | Willow | 61.0 | 4 | 4 | Common Tree | Yes | X | |
| 10458 | Cottonwood | 18.0 | 4 | 1 | Common Tree | Yes | X | |
| 10459 | Willow | 52.0 | 3 | 1 | Common Tree | Yes | X | |
| 10460 | Spruce, white | 8.5 | 4 | 1 | Coniferous | Yes | X | |
| 10461 | Spruce, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10462 | Cottonwood | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 10463 | Willow | 55.0 | 4 | 1 | Common Tree | Yes | X | |
| 10464 | Cottonwood | 17.0 | 4 | 1 | Common Tree | Yes | X | |
| 10465 | Cottonwood | 35.0 | 4 | 1 | Common Tree | Yes | X | |
| 10466 | Willow | 65.0 | 3 | 1 | Common Tree | Yes | X | |
| 10467 | Pine, white | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10468 | Pine, white | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10469 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10470 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10471 | Pine, white | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10472 | Pine, white | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10473 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10474 | Pine, white | 19.5 | 4 | 1 | Coniferous | Yes | X | |
| 10475 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10476 | Cottonwood | 18.0 | 4 | 1 | Common Tree | Yes | X | |
| 10477 | Willow | 33.0 | 4 | 1 | Common Tree | Yes | X | |
| 10478 | Willow | 13.0 | 4 | 1 | Common Tree | Yes | X | |
| 10479 | Willow | 65.0 | 4 | 1 | Common Tree | Yes | X | |
| 10480 | Willow | 36.0 | 4 | 4 | Common Tree | Yes | X | |
| 10481 | Willow | 36.0 | 4 | 1 | Common Tree | Yes | X | |
| 10482 | Cottonwood | 17.5 | 4 | 1 | Common Tree | Yes | X | |
| 10483 | Cottonwood | 16.5 | 4 | 1 | Common Tree | Yes | X | |
| 10484 | Willow | 23.0 | 4 | 3 | Common Tree | Yes | X | |
| 10485 | Willow | 13.0 | 4 | 2 | Common Tree | Yes | X | |
| 10486 | Willow | 47.0 | 4 | 6 | Common Tree | Yes | X | |
| 10487 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10488 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10489 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10490 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10491 | Pine, red | 10.5 | 3 | 1 | Coniferous | Yes | X | |
| 10492 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10493 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10494 | Spruce, blue | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10495 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10496 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10497 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10498 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10499 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10500 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10501 | Spruce, blue | 19.5 | 4 | 1 | Coniferous | Yes | X | |
| 10502 | Spruce, blue | 22.0 | 3 | 1 | Coniferous | Yes | X | |
| 10503 | Spruce, blue | 21.0 | 3 | 1 | Coniferous | Yes | X | |
| 10504 | Oak, pin | 19.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10505 | Oak, pin | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10506 | Oak, pin | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10507 | Spruce, blue | 17.0 | 3 | 1 | Coniferous | Yes | X | |
| 10508 | Spruce, blue | 19.0 | 3 | 1 | Coniferous | Yes | X | |
| 10509 | Elm, Siberian | 12.0 | 3 | 1 | Common Tree | Yes | X | |
| 10510 | Elm, Siberian | 25.0 | 4 | 1 | Common Tree | Yes | X | |
| 10511 | Oak, bur | 32.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10512 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10513 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10514 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10515 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10516 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10517 | Pine, white | 14.0 | 3 | 1 | Coniferous | Yes | X | |
| 10518 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10519 | Pine, white | 11.5 | 4 | 1 | Coniferous | Yes | X | |
| 10520 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10521 | Pine, white | 12.5 | 3 | 1 | Coniferous | Yes | X | |
| 10522 | Pine, white | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10523 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10524 | Pine, white | 16.0 | 3 | 2 | Coniferous | Yes | X | |
| 10525 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10526 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10527 | Pine, white | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10528 | Pine, white | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10529 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10530 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10531 | Pine, white | 11.5 | 4 | 1 | Coniferous | Yes | X | |
| 10532 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10533 | Pine, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10534 | Pine, white | 14.0 | 3 | 1 | Coniferous | Yes | X | |
| 10535 | Pine, white | 25.0 | 3 | 1 | Coniferous | Yes | X | |
| 10536 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10537 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10538 | Pine, white | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10539 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10540 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10541 | Pine, white | 21.0 | 3 | 2 | Coniferous | Yes | X | |
| 10542 | Pine, Austrian | 19.0 | 3 | 1 | Coniferous | Yes | X | |
| 10543 | Pine, white | 17.0 | 3 | 1 | Coniferous | Yes | X | |
| 10544 | Pine, white | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10545 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10546 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10547 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10548 | Pine, white | 10.5 | 4 | 1 | Coniferous | Yes | X | |
| 10549 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10550 | Pine, white | 12.0 | 3 | 1 | Coniferous | Yes | X | |
| 10551 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10552 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10553 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10554 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10555 | Pine, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10556 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10557 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10558 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10559 | Pine, white | 8.5 | 4 | 1 | Coniferous | Yes | X | |
| 10560 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10561 | Pine, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10562 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10563 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10564 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10565 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10566 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10567 | Pine, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10568 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10569 | Pine, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10570 | Pine, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10571 | Spruce, white | 9.0 | 4 | 1 | Coniferous | Yes | X | |
| 10572 | Spruce, white | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10573 | Spruce, Norway | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10574 | Spruce, white | 8.0 | 4 | 1 | Coniferous | Yes | X | |
| 10575 | Spruce, white | 9.5 | 4 | 1 | Coniferous | Yes | X | |
| 10576 | Pine, Scots | 12.0 | 3 | 1 | Coniferous | Yes | X | |
| 10577 | Pine, Scots | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10578 | Pine, Scots | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10579 | Pine, Scots | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10580 | Pine, Scots | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10581 | Maple, silver | 73.0 | 3 | 1 | Common Tree | Yes | X | |
| 10582 | Maple, sugar | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10583 | Maple, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10584 | Maple, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10585 | Maple, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10586 | Maple, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10587 | Pine, white | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10588 | Pine, white | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10589 | Maple, red | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10590 | Maple, silver | 30.0 | 4 | 1 | Common Tree | Yes | X | |
| 10591 | Oak, bur | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10592 | Oak, bur | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10593 | Oak, red | 18.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10594 | Oak, bur | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10595 | Oak, bur | 11.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10596 | Oak, bur | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10597 | Oak, bur | 12.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10598 | Oak, bur | 32.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10599 | Maple, red | 12.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10600 | Spruce, blue | 18.5 | 4 | 1 | Coniferous | Yes | X | |
| 10601 | Spruce, blue | 17.5 | 4 | 1 | Coniferous | Yes | X | |
| 10602 | Spruce, blue | 17.5 | 4 | 1 | Coniferous | Yes | X | |
| 10603 | Ginkgo | 16.0 | 4 | 1 | Common Tree | Yes | X | |
| 10604 | Spruce, white | 9.0 | 3 | 1 | Coniferous | Yes | X | |
| 10605 | Spruce, white | 10.0 | 3 | 1 | Coniferous | Yes | X | |
| 10606 | Spruce, white | 10.0 | 4 | 1 | Coniferous | Yes | X | |
| 10607 | Spruce, white | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10608 | Maple, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10609 | Maple, red | 18.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10610 | Maple, red | 22.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10611 | Oak, bur | 24.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10612 | Oak, bur | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10613 | Oak, bur | 26.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10614 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10615 | Pine, white | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10616 | Pine, white | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10617 | Pine, white | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10618 | Pine, red | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 10619 | Pine, red | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10620 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10621 | Pine, red | 17.5 | 4 | 1 | Coniferous | Yes | X | |
| 10622 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10623 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10624 | Pine, red | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10625 | Pine, red | 15.5 | 4 | 1 | Coniferous | Yes | X | |
| 10626 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10627 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10628 | Pine, red | 13.5 | 3 | 1 | Coniferous | Yes | X | |
| 10629 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10630 | Pine, red | 11.0 | 4 | 1 | Coniferous | Yes | X | |
| 10631 | Oak, bur | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10632 | Oak, bur | 31.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10633 | Pine, red | 13.0 | 4 | 1 | Coniferous | Yes | X | |
| 10634 | Pine, red | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10635 | Pine, red | 14.0 | 4 | 1 | Coniferous | Yes | X | |
| 10636 | Pine, red | 14.5 | 4 | 1 | Coniferous | Yes | X | |
| 10637 | Pine, red | 15.0 | 4 | 1 

# FUTURE PHASES INDIVIDUAL SHOTS CONT'D

| Tree No. | Tree Species | DBH (in.) | Quality | Stems | City Classification | Significant | Saved | Removed |
|---|---|---|---|---|---|---|---|---|
| 10645 | Spruce, white | 11.5 | 3 | 1 | Coniferous | Yes | X | |
| 10646 | Spruce, white | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10647 | Spruce, white | 11.0 | 3 | 1 | Coniferous | Yes | X | |
| 10648 | Oak, pin | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10649 | Oak, pin | 13.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10650 | Oak, pin | 15.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10651 | Oak, pin | 13.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10652 | Oak, pin | 16.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10653 | Oak, bur | 9.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10654 | Oak, red | 9.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10655 | Oak, bur | 7.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10656 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10657 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10658 | Oak, bur | 26.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10659 | Elm, Siberian | 15.5 | 4 | 1 | Common Tree | Yes | X | |
| 10660 | Oak, bur | 15.0 | 4 | 2 | Deciduous Hardwood | Yes | X | |
| 10661 | Oak, red | 11.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10662 | Oak, red | 34.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10663 | Oak, red | 10.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10664 | Oak, red | 6.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10665 | Oak, red | 7.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10666 | Oak, bur | 8.5 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10667 | Oak, red | 27.0 | 3 | 1 | Deciduous Hardwood | Yes | X | |
| 10823 | Maple, red | 14.0 | 4 | 1 | Deciduous Hardwood | Yes | | X |
| 10824 | Oak, bur | 29.5 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10825 | Oak, bur | 30.0 | 4 | 1 | Deciduous Hardwood | Yes | X | |
| 10826 | Elm, Siberian | 26.0 | 3 | 1 | Common Tree | Yes | X | |
| 10827 | Pine, Scots | 19.0 | 4 | 1 | Coniferous | Yes | X | |
| 10828 | Spruce, blue | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10829 | Pine, Scots | 16.0 | 4 | 1 | Coniferous | Yes | X | |
| 10830 | Pine, red | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10831 | Pine, red | 13.5 | 4 | 1 | Coniferous | Yes | X | |
| 10832 | Pine, Scots | 20.0 | 4 | 1 | Coniferous | Yes | X | |
| 10833 | Ash, green | 15.0 | 4 | 1 | Common Tree | Yes | X | |
| 10834 | Pine, Austrian | 9.0 | 3 | 1 | Coniferous | Yes | X | |
| 10835 | Pine, Austrian | 13.0 | 3 | 1 | Coniferous | Yes | X | |
| 10836 | Pine, Austrian | 16.0 | 3 | 1 | Coniferous | Yes | X | |
| 10837 | Maple, silver | 31.0 | 3 | 1 | Common Tree | Yes | X | |
| 10838 | Pine, Austrian | 14.0 | 3 | 1 | Coniferous | Yes | X | |
| 10839 | Pine, Austrian | 15.0 | 4 | 1 | Coniferous | Yes | X | |
| 10840 | Pine, Austrian | 12.5 | 4 | 1 | Coniferous | Yes | X | |
| 10841 | Ash, green | 12.0 | 4 | 1 | Common Tree | Yes | X | |
| 10842 | Pine, Austrian | 13.5 | 3 | 1 | Coniferous | Yes | X | |
| 10843 | Pine, Austrian | 12.0 | 4 | 1 | Coniferous | Yes | X | |
| 10844 | Pine, Austrian | 16.0 | 4 | 1 | Coniferous | Yes | X | |

**Note:** Tree Tags 1-2000 by Carlson Mccain, Tree Tags 2536-5207A by KES and Tree Tags 10001-10855 by TreeBiz

# TOTAL INDIVIDUAL TREE SHOT ASSESMENT (ENTIRE SITE)

| | |
|---|---|
| Total caliper inches from individual shots (Phase 1) | 13,466.50 |
| Common Tree RemovalCaliper Inches | 2507.5 |
| Coniferous Tree Removal Caliper Inches | 2421.0 |
| Deciduous Hardwood Removal Caliper Inches | 586.5 |

| | |
|---|---|
| Total caliper inches from individual shots (Future Phases) | 19,057.00 |
| Common Tree RemovalCaliper Inches | 1701.0 |
| Coniferous Tree Removal Caliper Inches | 551.0 |
| Deciduous Hardwood Removal Caliper Inches | 3569.0 |

| Quality Rating | |
|---|---|
| 4 | Good |
| 3 | Fair |
| 2 | Poor |
| 1 | Bad |
| 0 | Dead |

# TOTAL TREE PLOT ASSESMENT AREAS (ENTIRE SITE)

| | Total Area (Acres) | Removal Area (Acres) | Caliper Inches per Acre | Total Caliper Inches | Total Caliper Inches Removed | Common Inches Removed | Conifer Inches Removed | Hardwood Inches removed |
|---|---|---|---|---|---|---|---|---|
| **Area 1** | 36.93 | 14.08 | 1750.00 | 64627.50 | 24640.00 | 12320.00 | 12320.00 | 6849.92 |
| **Area 2** | 1.85 | 0.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 3** | 5.91 | 4.49 | 1010.00 | 5969.10 | 4534.90 | 453.49 | 0.00 | 4081.41 |
| **Area 4** | 4.39 | 2.23 | 1010.00 | 4433.90 | 2252.30 | 1013.54 | 337.85 | 900.92 |
| **Area 5** | 2.02 | 0.00 | 290.00 | 585.80 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 6** | 7.43 | 5.94 | 1325.63 | 9849.39 | 7874.21 | 874.91 | 0.00 | 6999.30 |
| **Area 7** | 2.05 | 1.03 | 906.67 | 1858.67 | 933.87 | 700.40 | 0.00 | 233.47 |
| **Area 8** | 1.76 | 0.00 | 815.00 | 1434.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 9** | See Individual tree shot information | | | | | | | |
| **Area 10** | 1.90 | 0.84 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 11** | 8.24 | 0.00 | 1485.00 | 12236.40 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 12** | 1.84 | 0.04 | 1707.50 | 3141.80 | 68.30 | 18.99 | 0.00 | 49.31 |
| **Area 13** | 2.86 | 0.00 | 815.00 | 2330.90 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Area 14** | 1.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Totals:** | **78.63** | **29.51** | | **106467.86** | **40303.58** | **15381.32** | **12657.85** | **19114.33** |

| | |
|---|---|
| Total caliper inches from all areas | 106,467.86 |
| Common Tree RemovalCaliper Inches | 15381.3 |
| Coniferous Tree Removal Caliper Inches | 12657.8 |
| Deciduous Hardwood Removal Caliper Inches | 19114.3 |

# SUMMARY (ENTIRE SITE)

| | |
|---|---|
| Total caliper inches on the site | 138,991.36 |
| Allowable significant removal for the site | |
| (Allowable removal = 30% Total Significant DBH) | 41,697.41 |
| Common Tree RemovalCaliper Inches | 19589.8 |
| Coniferous Tree Removal Caliper Inches | 15629.8 |
| Deciduous Hardwood Removal Caliper Inches | 23269.8 |
| Total Removal Caliper Inches | 58489.5 |
| **Total Replacement Caliper Inches for Site** | **8396.05** |

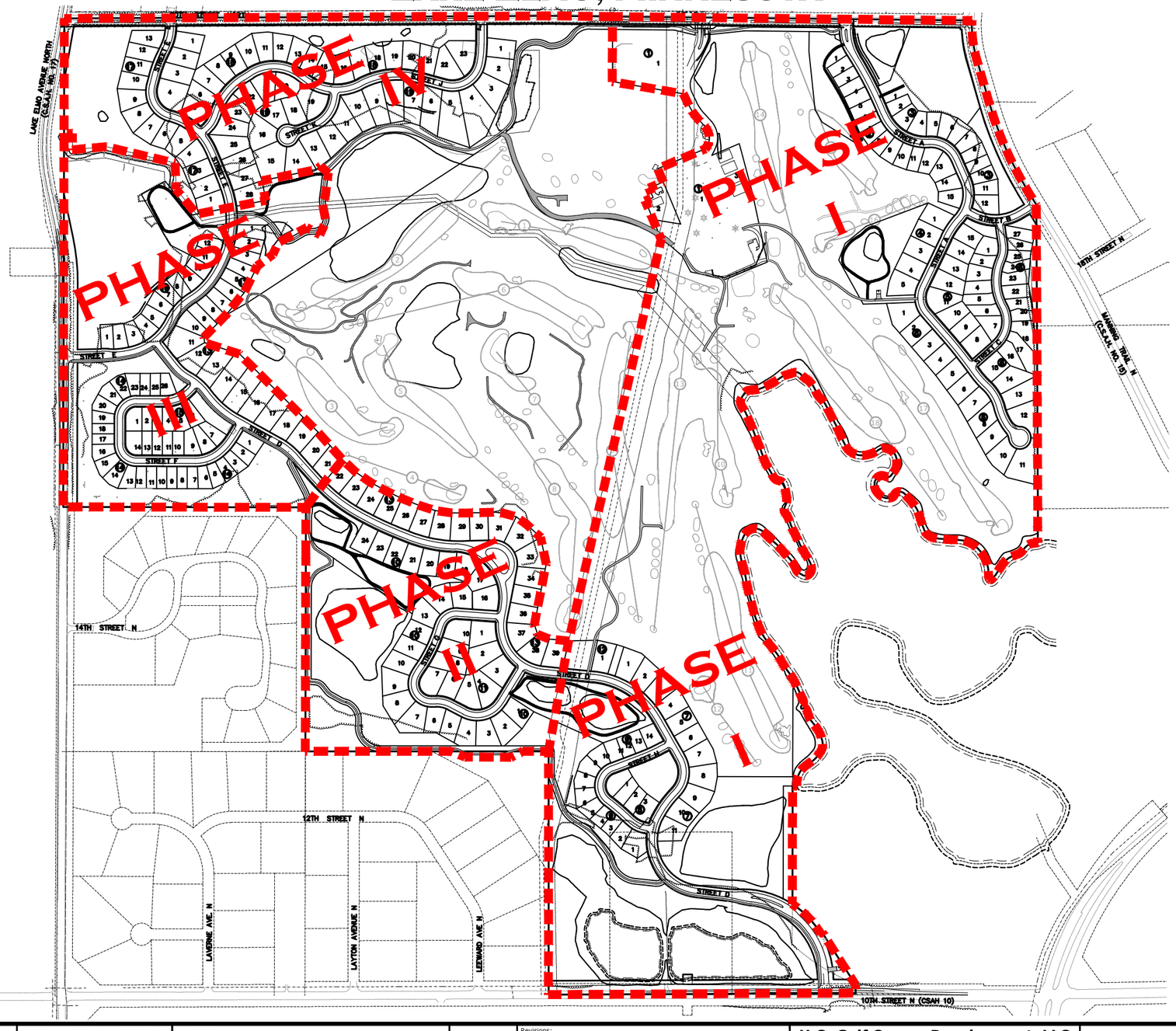
| | |
|---|---|
| Removal Threshold (30%) | 41697.4 |
| Common Tree Removal | - 19589.8 |
| | 22107.6 |
| Coniferous Tree Removal | - 15629.8 |
| | 6477.7 |
| Deciduous Hardwood Removal | 23269.8 |
| | - 6477.7 |
| Removal Over Threhold | 16792.1 |
| | x 0.5 |
| Hardwood Replacement Requirement | 8396.05 |

Removal over threshold shall be counted against Hardwood Trees at a rate of replacement of 1/2" mitigated per 1" removed
**Mitigation requirement: 8396.05"**

## NOTE:

TREE IDENTIFICATION AND TREE AREA CALCULATIONS WERE PROVIDED BY KJOLHAUG ENVIRONMENTAL SERVICES.

# Exhibit E
# Phasing Plan - Development
## Lake Elmo, Minnesota




N

0 150 300 600
(IN FEET)

| BENCHMARKS |
|---|
| 1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88). |
| 2) MN/DOT GSID Station #33601 (KRAFTHEFER MN163) – Top of Control Disk Elevation = 913.04 (NAVD 88). |

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Carlson McCain • environmental • engineering • surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com


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 Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

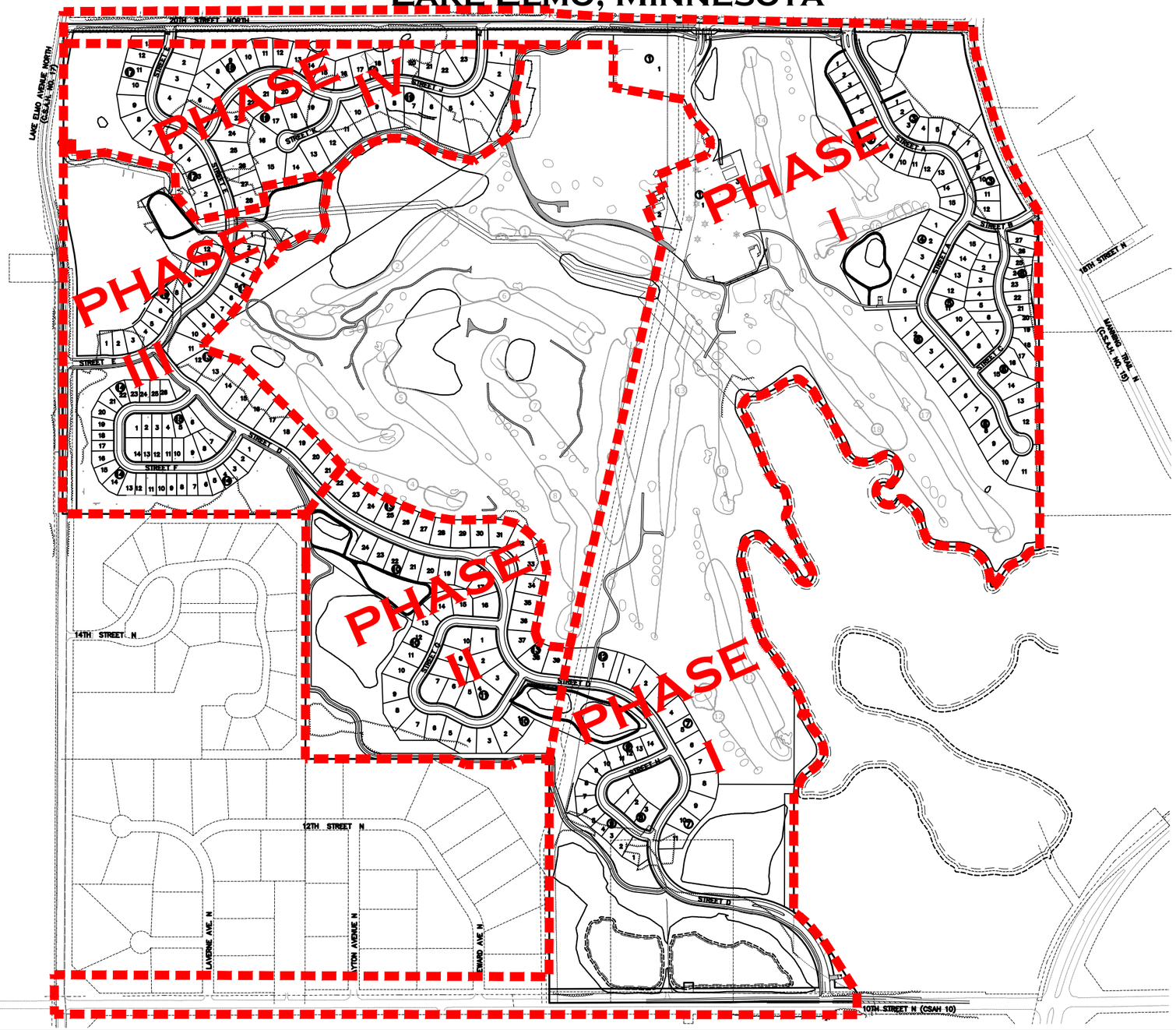
**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT F**
**PHASING PLAN - DEVELOPMENT**



[Save Date: 02/21/17] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\preliminary residential plans\6036-phasing exhibit.dwg

# Exhibit F
# Phasing Plan - Utility
## Lake Elmo, Minnesota




N

0 150 300 600
(IN FEET)

### BENCHMARKS

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 9/21/16 License #: 25063

Drawn: ADB
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT F**
**PHASING PLAN -UTILITY**

P2 of 3

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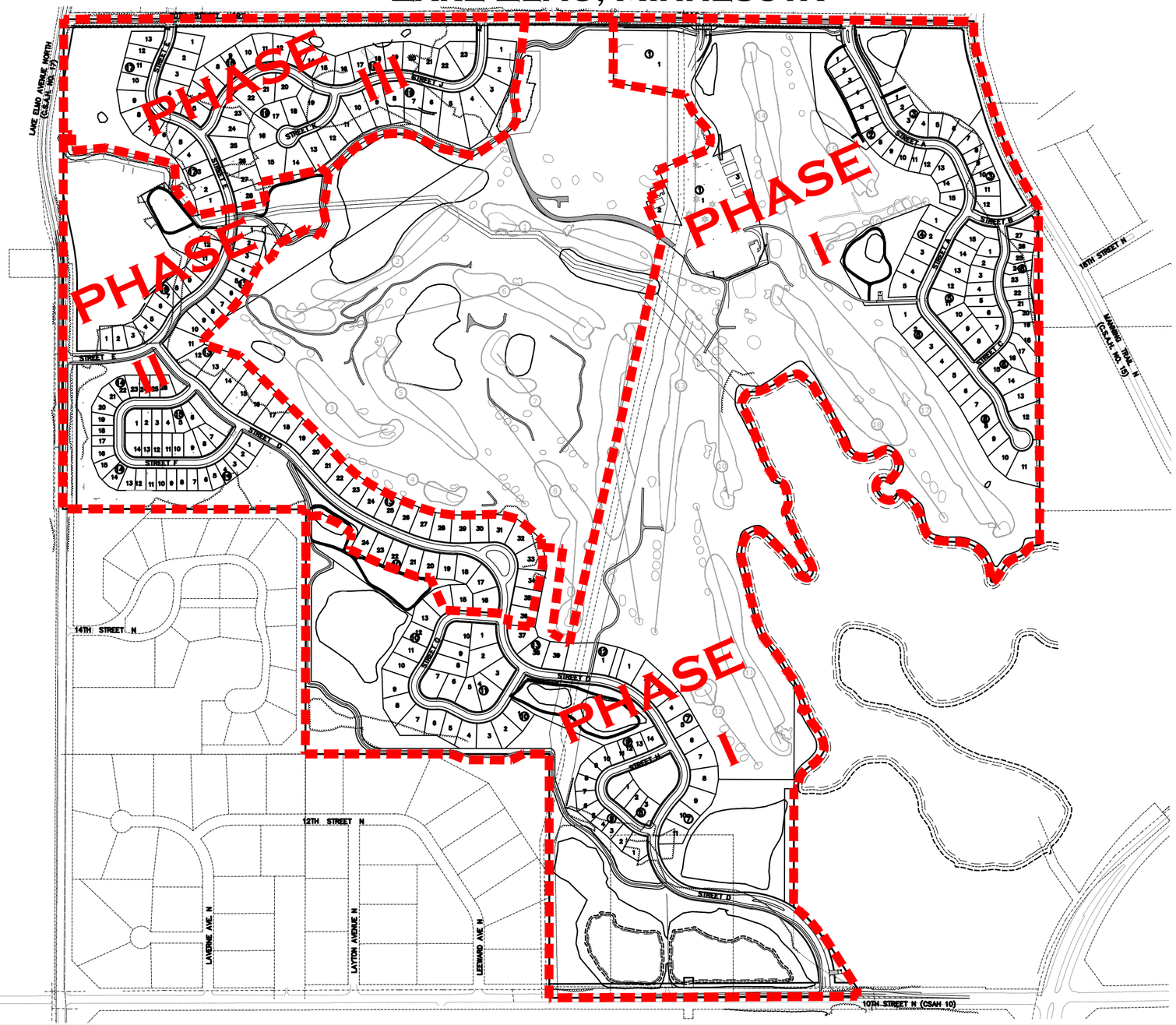
# Exhibit G
# Phasing Plan - GRADING
## Lake Elmo, Minnesota




N

0 150 300 600
(IN FEET)

### BENCHMARKS

1) MN/DOT GSID Station #33653 (NYBECK MN163) – Top of Control Disk Elevation = 941.54 (NAVD 88).

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Signature:
Date: 9/21/16 License #: 25063

Drawn: JJO
Designed: BJK
Date: 9/21/16

Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner
3. 4/07/17 Revise Per City & Watershed Comments

**H.C. Golf Course Development, LLC**
11074 Radisson Rd NE
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT LAKE ELMO**
Lake Elmo, Minnesota

**EXHIBIT G**
**PHASING PLAN - GRADING**

P3 of 3

Save Date: 02/21/17 F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\preim residential plans\6036-phasing exhibit.dwg

**CITY OF LAKE ELMO**
**WASHINGTON COUNTY**
**STATE OF MINNESOTA**

**RESOLUTION NO. 2017-047**

*A RESOLUTION APPROVING THE ROYAL GOLF AT LAKE ELMO ZONING MAP AMENDMENT, PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS.*

**WHEREAS,** H.C. Golf Course Development, LLC, 11074 Radisson Road NE, Blaine, MN 55449 ("Applicants") have submitted an application to the City of Lake Elmo ("City") for a Preliminary Plat and a Planned Unit Development (PUD) Preliminary Plan for a planned development to be called Royal Golf Club at Lake Elmo, copies of which are on file in the City Planning Department; and

**WHEREAS**, the proposed Zoning Map Amendment and Preliminary Plat and Preliminary Planned Unit Development is for a residential golf course community Planned Unit Development on 428.06 acres of land located between 10th Street and 20th Streets, east of Lake Elmo Avenue and west of Manning Trail on the former 3M Tartan Park properties and will include 292 single-family residential lots, a lot for the clubhouse and facilities, and golf course; and

**WHEREAS**, the Lake Elmo City Council approved the Royal Golf Club at Lake Elmo PUD Concept Plan on September 9, 2016; and

**WHEREAS**, the Lake Elmo Planning Commission held a Public Hearing on March 13, 2017 to consider the Zoning Map Amendment and Preliminary Plat and Preliminary Plans for the PUD; and

**WHEREAS,** on March 13, 2017, the Lake Elmo Planning Commission adopted a motion to recommend the City Council approve the Zoning Map Amendment to zone the subject properties to GCC – Golf Course Community; and

**WHEREAS**, on March 27, 2017 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Royal Golf Club at Lake Preliminary Plat and Preliminary PUD Plans; and

**WHEREAS,** the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Royal Golf Club at Lake Elmo Zoning Map Amendment, Preliminary Plat and Preliminary PUD Plans to the City Council as part of a memorandum from the Planning Department dated June 6, 2017; and

**WHEREAS,** the City Council reviewed the recommendation of the Planning Commission and the proposed Royal Golf Club at Lake Elmo PUD Preliminary Plat and Preliminary Plans at a meeting on May 2, 2017 and June 6, 2017.

**NOW, THEREFORE,** based upon the testimony elicited and information received, the City Council makes the following:

## FINDINGS

1) That the Royal Golf Club at Lake Elmo PUD General Concept Plan was approved by the City on September 6, 2016 and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved PUD General Concept Plan.

2) That the Royal Golf Club at Lake Elmo zoning map amendment, preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

3) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan generally comply with the City's GCC - Golf Course Community zoning districts as modified by the PUD regulations.

4) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.

5) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.

6) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated March 8, 2017 and modified by the PUD regulations.

7) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, shoreland, and erosion and sediment control, except as noted in this staff report and review memorandum from the City Engineer dated March 8, 2017.

8) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.

9) That the proposed PUD Preliminary Plan is for a 292-unit single family residential golf course community Planned Unit Development on 428.06 acres of land located on the former 3M Tartan Park properties.

10) That the Preliminary plat and Preliminary PUD Plan will be located on property legally described on the attached Exhibit "A".

11) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Setbacks:

**Royal Golf Club at Lake Elmo Setbacks**

| | 100 Ft. Wide Lots | 80-90 Ft. Wide Lots | 55-65 Ft. Wide Lots |
|---|---|---|---|
| Front | 30 ft. | 30 ft. | 20 ft. for side loaded garages, or 25' |
| Side | 15 ft. | 10 ft. | 10ft. house/5ft. garage or 7.5 ft. |
| Corner Side | 15 ft. | 15 ft. | 15 ft. |

| | | | |
|---|---|---|---|
| Rear | 30 ft. | 30 ft. | 20 ft. |

b. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 40%. All other lots shall have a maximum impervious coverage of 30%.

c. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.

d. Attached Garages: That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.

e. Subdivision Identification Signs: the Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivison identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood.

f. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.

## CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a Preliminary Plat and Preliminary PUD Plans is granted, provided the following conditions are met:

1. That cross access easements be recorded between the owner of the golf course/golf club and the HOA to permit HOA and resident access to the future fitness center, clubhouse and other amenities by the HOA residents over the clubhouse entrance drive and parking lot and trails.
2. Any expansion to the Royal Golf Club clubhouse or intensification of its use shall require a conditional use permit.
3. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.
4. That the developer prepare an exhibit that clearly identifies the proposed setbacks for specific lots within the development.
5. Prior to the execution of a Final Plat for any phase of the development by City officials, the Developer shall enter into a Developer's Agreement for that phase acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
6. Each phase of the Royal Golf Club at Lake Elmo shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association which shall be submitted in final form to the Planning Director

before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statues 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.

7. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.

8. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space for each platted phase of the development.

9. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement.

10. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement on Outlot R as discussed by the developer during the PUD concept review.

11. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails. And lastly, that the cost of constructing any public trails within the dedicated park land be credited towards any fees in lieu of park dedication.

    a. Outlots B, HH and T shall be dedicated to the City as parkland for trails.

12. That a trail phasing plan be submitted by the developer to be approved by City Staff and that the public trails be constructed within each phase prior to building permits being issued for that phase of development.

13. That a 10' wide trail segment be provided from Palmer Drive (on preliminary plans) to the east edge of the plat within the County Right-of-Way.

14. That the Tree Preservation Plans and Preliminary Landscape Plans be updated to comply with the City's tree preservation requirements and the City's landscape requirements for review and approval by the City prior to recording the final plat.

15. The developer consider woodland management and pollinator friendly native seeding in lieu of some required tree preservation replacement tree requirements as recommended by the City's Landscape Architect.

16. All changes and modifications to the plans requested by the City Engineer in the Engineer's report dated, March 8, 2017 and June 1, 2017 shall be incorporated into the preliminary plat and PUD plans.

17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
18. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing turn lane improvements meeting Washington County standards at the developer's sole expense.
19. That the preliminary PUD Plans be approved by Valley Branch Watershed District and that evidence be provided that all conditions attached to a Valley Branch Watershed District permit be provided prior to the commencement of any grading activity on the site.
20. That all openspace within the shorelands be protected with a conservation easement and that conservation easements be provided for review by the City Attorney and to be executed prior to final plat approval.
21. That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance.
22. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
23. The applicant must provide the city a letter of approval to perform the proposed work in the gas pipeline easement within the development area as a condition of preliminary plat approval.
24. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department.
25. That the preliminary plat be updated to include street names that are consistent with the City's street naming ordinance and approved by the City Council.
26. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.
27. The developer shall enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and PUD plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
28. The developer shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site.
29. That approval of the preliminary plat be contingent on Street D access to 10$^{th}$ Street.
30. That the Royal Golf Club development will not have street lights except at street intersections and that a photometric analysis be done by the developer to ensure the clubhouse parking lot lighting is compliance with the City's lighting ordinance.

31. That the developer work with the adjacent property owners to get an agreement in place for screening and that it be incorporated into the final landscape plans.

32. that the developer address the Public Works Directors concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017

Passed and duly adopted this 6th day of June, 2017 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

May 31, 2017

Stephen Wensman, Planning Director
City of Lake Elmo
3800 Laverne Avenue N
Lake Elmo, MN 55042

**RE: City of Lake Elmo, Royal Golf Club Comprehensive Plan Amendment – Post Council Action**
Metropolitan Council Review File No. 20599-13
Metropolitan Council District No. 12

Dear Mr. Wensman:

At its meeting on May 24, 2017, the Metropolitan Council reviewed the City's Comprehensive Plan Amendment (CPA), based on the staff report attached. The amendment reguides 428.06 acres from Public/Park to Golf Course Community. The project proposes to retain the golf course and develop 223.62 gross acres of the area for 292 residential units. The subject property encompasses the former 3M Tartan Park property.

The Council found that the CPA conforms to the regional system plans for transportation, wastewater, and parks; is consistent with *Thrive MSP 2040* and Council policies; and is compatible with the plans of adjacent jurisdictions. Therefore, the City may place the CPA into effect.

A copy of the staff report to the Council is attached for your records. The Council will append the amendment, submission form and supplemental information to the City's plan in the Council's files. If you have any questions, please contact me at 651-602-1895.

Sincerely,

LisaBeth Barajas, Manager
Local Planning Assistance

*Attachment*

CC: Steve O'Brien, Minnesota Housing
Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Harry Melander, Metropolitan Council District No. 12
Corrin Wendell, Sector Representative
Raya Esmaeili, Reviews Coordinator

*N:\CommDev\LPA\Communities\Lake Elmo\Letters\Lake Elmo 2017 Royal Golf Club 20599-13 Post Council Action.docx*

# Committee Report

*Business Item No. 2017-109*

## Community Development Committee

For the Metropolitan Council meeting of May 24, 2017

**Subject:** City of Lake Elmo Royal Golf Club Comprehensive Plan Amendment (Review File No. 20599-13)

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Lake Elmo to place the Royal Golf Club comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the review record for land use, housing, and forecasts.

### Summary of Committee Discussion/Questions

LisaBeth Barajas, Local Planning Assistance Manager, presented the staff's report to the Committee. Committee Member Gail Dorfman asked regarding the purpose for extension of the MUSA line. Barajas responded that the City would be providing city water and sewer to this development. Council Dorfman noted that this would likely not include housing opportunities for lower income families.

Chair Steve Elkins asked about potential for future development opportunities on the site. Barajas noted that much of the site is retained for public stormwater management and retention of natural resources, so would not be available for future development. On a separate note, Chair Elkins asked about the City's progress in updating its ordinances to reflect major amendments that had been approved over the last couple of years. Barajas indicated that the City had done that work as part of the amendment work, given that new ordinances were needed to accommodate development in what was once a rural area. Evidence of this ordinance work can be seen in the amount of development that has occurred in the I-94 corridor since then.

The Committee recommended approval of the proposed actions on a vote of 4-2.



METROPOLITAN COUNCIL

# Community Development Committee

Meeting date: May 15, 2017

For the Metropolitan Council meeting of May 24, 2017

**Subject**: City of Lake Elmo Royal Golf Club Comprehensive Plan Amendment (Review File No. 20599-13)

**District(s), Member(s):** District 12, Harry Melander

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175)

**Staff Prepared/Presented:** LisaBeth Barajas, Manager, Local Planning Assistance (651-602-1895)

**Division/Department:** Community Development / Regional Planning

## Proposed Action

That the Metropolitan Council:

4. Adopt the attached review record and allow the City of Lake Elmo to place the Royal Golf Club comprehensive plan amendment into effect.
5. Find that the amendment does not change the City's forecasts.
6. Advise the City to implement the advisory comments in the review record for land use, housing, and forecasts.

## Background

The proposed amendment reguides approximately 428 acres from Public Park to a new designation of Golf Course Community, and extends the Metropolitan Urban Service Area (MUSA) to the project site to provide wastewater services. The property is adjacent to an existing city sanitary sewer line on the west. The proposed land use change would support the development of Royal Golf Club, a 292-unit project on 192.5 net acres. The proposed project is on the site of the former 3M Tartan Golf Course in eastern Lake Elmo. An environmental assessment worksheet (EAW) was also previously prepared for the proposed project (Review File No. 21630-1).

## Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

## Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

## Funding

None.

## Known Support / Opposition

There is no known support or opposition.



METROPOLITAN COUNCIL

# Review Record

*City of Lake Elmo*
*Royal Golf Club Comprehensive Plan Amendment*

Review File No. 20599-13, Council Business Item No. 2017-109

## BACKGROUND

The City of Lake Elmo is located in central Washington County. The City is bounded by the City of Grant to the north, the City of Stillwater and the City of Oak Park Heights to the northeast, Baytown Township and West Lakeland Township to the east, the City of Afton to the southeast, the City of Woodbury to the south, and the City of Oakdale to the west.

Consistent with the policies adopted by the Council in June 2014 (*Business Item 2014-143*) regarding review of local comprehensive plans, this amendment is being reviewed under *Thrive MSP 2040* and its policy plans.

*Thrive MSP 2040* identifies the City as an Emerging Suburban Edge community. The Metropolitan Council forecasts that between 2010 and 2040, the City will grow from 8,061 to 18,200 people; and from 2,776 to 7,100 households. The Metropolitan Council also forecasts that between 2010 and 2040, the City's employment will increase from 1,941 to 3,800 jobs.

The Council reviewed the City's Update (*Business Item 2010-89*, Review File No. 20599-1) on March 24, 2010. This is the 12th amendment since the review of the Update.

## REQUEST SUMMARY

The proposed amendment reguides approximately 428 acres from Public Park to a new designation of Golf Course Community, and extends the Metropolitan Urban Service Area (MUSA) to the project site to provide wastewater services. The property is adjacent to an existing city sanitary sewer line on the west. The proposed land use change would support the development of Royal Golf Club, a 292-unit project on 192.5 net acres. The proposed project is on the site of the former 3M Tartan Golf Course in eastern Lake Elmo. An environmental assessment worksheet (EAW) was also previously prepared for the proposed project (Review File No. 21630-1).

## OVERVIEW

| | |
|---|---|
| **Conformance with Regional Systems** | The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans. |
| **Consistency with Council Policies** | The CPA is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts. |



METROPOLITAN COUNCIL

**Compatibility with Plans of Adjacent Jurisdictions** The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on March 24, 2010 (*Business Item 2010-89*, Review File No. 20599-1).
- The Fredrich Farm CPA was administratively approved on September 13, 2010 (Review File No. 20599-2).
- The Council acted on the I-94 CPA on February 27, 2013 (*Business Item 2013-28*, Review File No. 20599-3).
- The Olson Lake Trail CPA was administratively approved on June 13, 2013 (Review File No. 20599-4).
- The Council acted on the Village Area CPA on December 11, 2013 (*Business Item 2013-320*, Review File No. 20599-5).
- The Diedrich-Landucci CPA was administratively approved on December 12, 2013 (Review File No. 20599-6).
- The Council passed Resolution 2014-8 terminating the Memorandum of Understanding between the City and the Council on May 28, 2014 (*Business Item 2014-114*).
- The Density Range Adjustments CPA was administratively approved on June 27, 2014 (Review File No. 20599-7).
- The RAD-Alt Land Use Category Elimination CPA was administratively approved on September 19, 2014 (Review File No. 20599-8).
- The Holliday CPA was administratively approved on September 23, 2014 (Review File No. 20599-9).
- The Wildflower CPA was administratively approved on December 17, 2014 (Review File No. 20599-10).
- The Senior Living CPA was administratively approved on April 6, 2016 (Review File No. 20599-11).
- The Rural Single Family Sewered CPA was administratively approved on January 4, 2017 (Review File No. 20599-12).

## ISSUES

I. Does the amendment conform to the regional system plans?

II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?

III. Does the amendment change the Township's forecasts?

IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### *Conformance with Regional Systems*

The CPA conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for regional parks and wastewater are included below.

### Regional Parks

*Reviewer: Jan Youngquist (651-602-1029)*

The proposed amendment conforms to the *2040 Regional Parks Policy Plan* (RPPP). The amendment site is adjacent to the Central Greenway Regional Trail Search Corridor and on the opposite side of Lake Elmo Avenue from Lake Elmo Park Reserve, both of which are part of the regional parks system governed by the RPPP. Washington County owns and operates the park reserve and will lead a future master planning process to determine the alignment of the Central Greenway Regional Trail in consultation with the City of Lake Elmo. The change in land use guiding from Public Park to Golf Course Community is not anticipated to negatively impact these regional parks system facilities.

### Wastewater Services

*Reviewer: Roger Janzig (651-602-1029)*

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The amendment site is adjacent to the City's trunk sanitary sewer line, which connects to Interceptor 8063 for conveyance to the Eagle Point Regional Wastewater Treatment Plant. The Metropolitan Disposal System has adequate capacity of this project location.

## *Consistency with Council Policy*

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with land use, housing, and forecasts are detailed below.

### Land Use

*Reviewer: LisaBeth Barajas (651-602-1895)*

The proposed amendment is consistent with the Council's land use policies as identified in *Thrive MSP 2040* (Thrive). Thrive designates the City as a both an Emerging Suburban Edge and Rural Residential community. The majority of the City's forecasted growth is expected to be accommodated within the Emerging Suburban Edge designation within the community.

The proposed amendment reguides 423.06 acres from Public/Park to Golf Course Community. This land was previously outside of the City's identified MUSA, and because it was a golf course, was not anticipated to need wastewater services when the comprehensive plan was developed. The proposed amendment includes extending the MUSA to cover the amendment property (Figure 4). The existing formerly named Tartan Golf Course on the site will be retained and later reguided to Public/Park as a condition of receiving approval to develop the remaining land for residential purposes served with city sewer and water. The guided density for the new Golf Course Community Designation is 1.4 to 1.65 units per acre.

The project proposal is a 292-unit residential development called Royal Golf Course (Figure 5). The development will occur on the remaining non-golf course land, which is 230.61 gross acres in size. With the extent of wetlands, the creek, bluffs, and a public trail as part of the proposed project, the net developable acreage is reduced to 192.5 acres, resulting in a net density of 1.52 units per acre for the proposed project. As shown in Table 1, the City's overall planned density from 2010-2030 is reduced from 3.25 units per acre to 3.06 units per acre. While the City's overall density is reduced, the planned density remains consistent with the Council's density policy of 3 to 5 units per acre for Emerging Suburban Edge communities.

**Table 1. Lake Elmo Residential Density Calculations, 2010-2030**

| Category | Density Range Min | Max | Acres | Min Units | Max Units |
|---|---|---|---|---|---|
| Urban Low Density | 2.5 | 4 | 519.49 | 1299 | 2078 |
| Urban Medium Density | 4 | 7.5 | 381.69 | 1527 | 2863 |
| Urban High Density | 7.5 | 15 | 143.37 | 1075 | 2151 |
| Golf Course Community | 1.4 | 1.65 | 192.5 | 292 | 292 |
| Village Urban Low Density Res. | 1.5 | 2 | 245.95 | 369 | 492 |
| Village Urban Medium Density Res. | 2.5 | 5 | 121.7 | 304 | 609 |
| Village Mixed Use | 6 | 10 | 164.4 | 543 | 1644 |
| | | **TOTALS** | **1769.1** | **5409** | **10128** |
| | | | **Overall Density** | **3.06** | **5.72** |

In 2016, an Environmental Assessment Worksheet (EAW) was also prepared for the proposed project. Council staff found the EAW to be complete and accurate with respect to regional concerns (Review File No. 201630-1, letter dated November 21, 2016). The proposed amendment is substantially the same as what had been analyzed in the EAW, with only minor changes in the layout and design of the project site.

### *Advisory Comments*

The Council advises the City to consider additional locations for higher density development as further additions of land guided for low density or reguiding of land to lower densities could place the City out of conformance with the Council's density policy requirements for the wastewater system.

## Housing

*Reviewer: Tara Beard (651-602-1051)*

The proposed amendment is consistent with the Council's policies for housing. The City's plan currently plans for sufficient land to promote affordable housing development to address their share of the region's 2011-2020 need for affordable housing. The City currently guides 65 acres of Urban High Density residential for that decade such that at least 485 high density units could be built; its share of the 2011-2020 regional need is 465. The proposed amendment does not impact these numbers as it does not involve changes to the Urban High Density category.

### *Advisory Comments*

The City should note that its share of the region's 2021-2030 need for affordable housing is 508 units, and the minimum density of land guided to address this need in its 2040 Comprehensive Plan update is 8 units per acre. If the City has any questions about its comprehensive plan update and consistency with Council housing policy, it is encouraged to contact their Sector Representative or Council housing staff.

## Forecasts

*Reviewer: Todd Graham (651-602-1322)*

The forecast-related content of the proposed amendment is consistent with Council policy. The City offers that the plan amendment does not affect the community-wide forecast, but does accelerate the staging of sewer-serviced growth by +300 units in 2020 and 2030. Council staff agree: Expected

development fits within the community total forecast, but does accelerate the staging of sewer-serviced growth. Sewer-serviced forecasts can be revised.

The expected development fits within the community total forecast prepared by Metropolitan Council; no change is needed to the community total forecast.

### *Advisory Comments*

TAZ forecasts are not discussed in plan materials, but this would be helpful information. A draft set of TAZ forecasts for 2040 has been prepared by Met Council and is available for local governments to review.

The Royal Golf Club site is within TAZ #2403. The zone is currently forecasted to gain +36 households during 2010-40. Council staff recommend adding +260 households and +700 population to the TAZ #2403 forecast. *Balancing adjustments* can be made to TAZs elsewhere in the community. The City can update the TAZ forecast through correspondence to Metropolitan Council.

## *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## ATTACHMENTS

Figure 1: Location Map Showing Community Designations

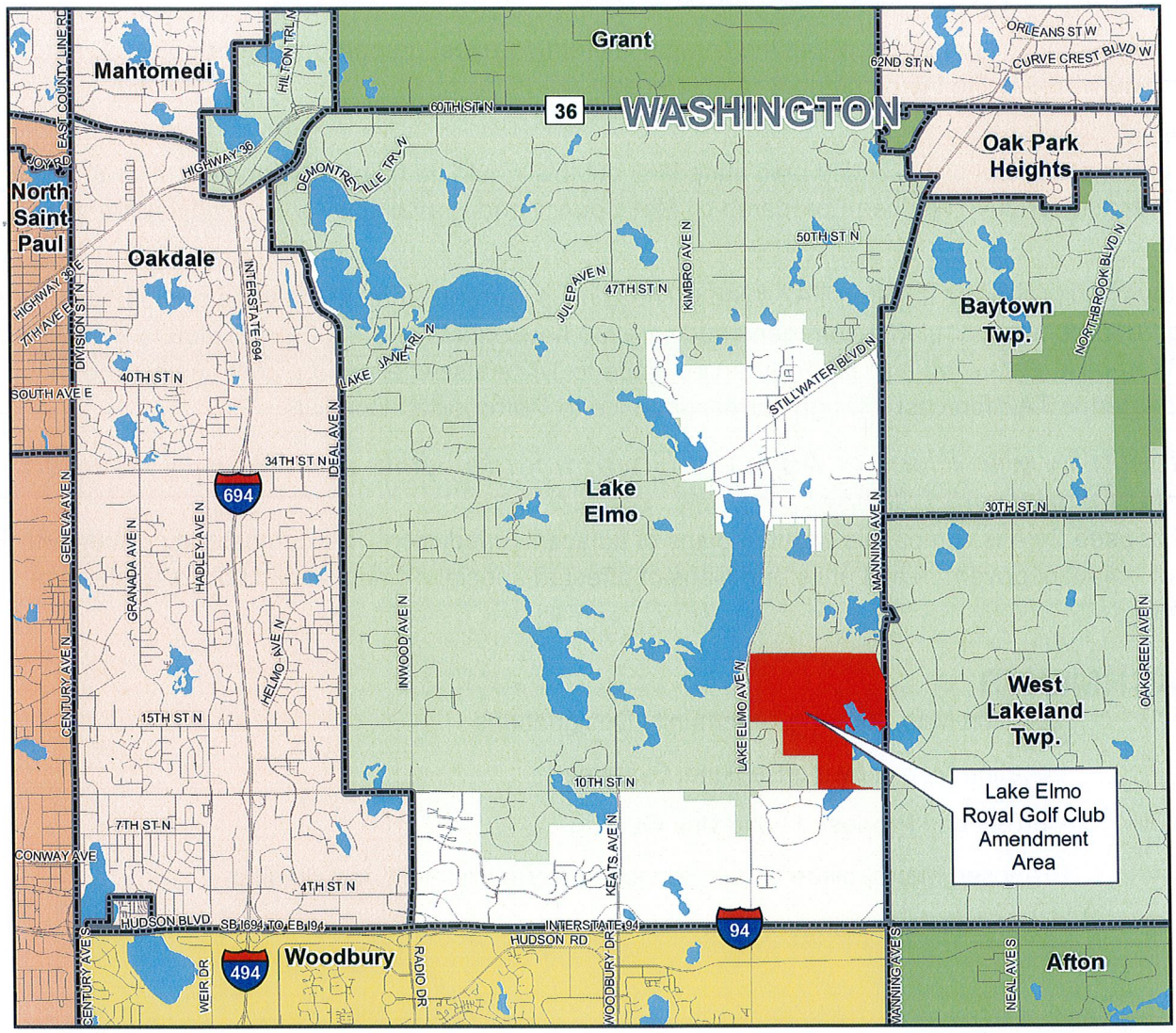
Figure 2: Location Map showing Regional Systems

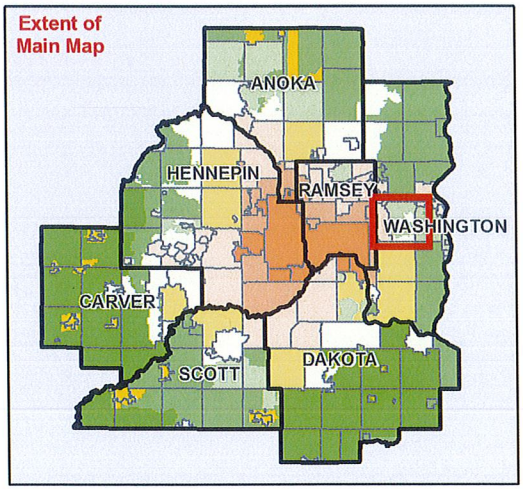
Figure 3: Current and Proposed Land Use Guiding

Figure 4: Proposed Metropolitan Urban Service Area Amendment and Staging

Figure 5: Royal Golf Club Concept Plan

## *Figure 1: Location Map Showing Community Designations*



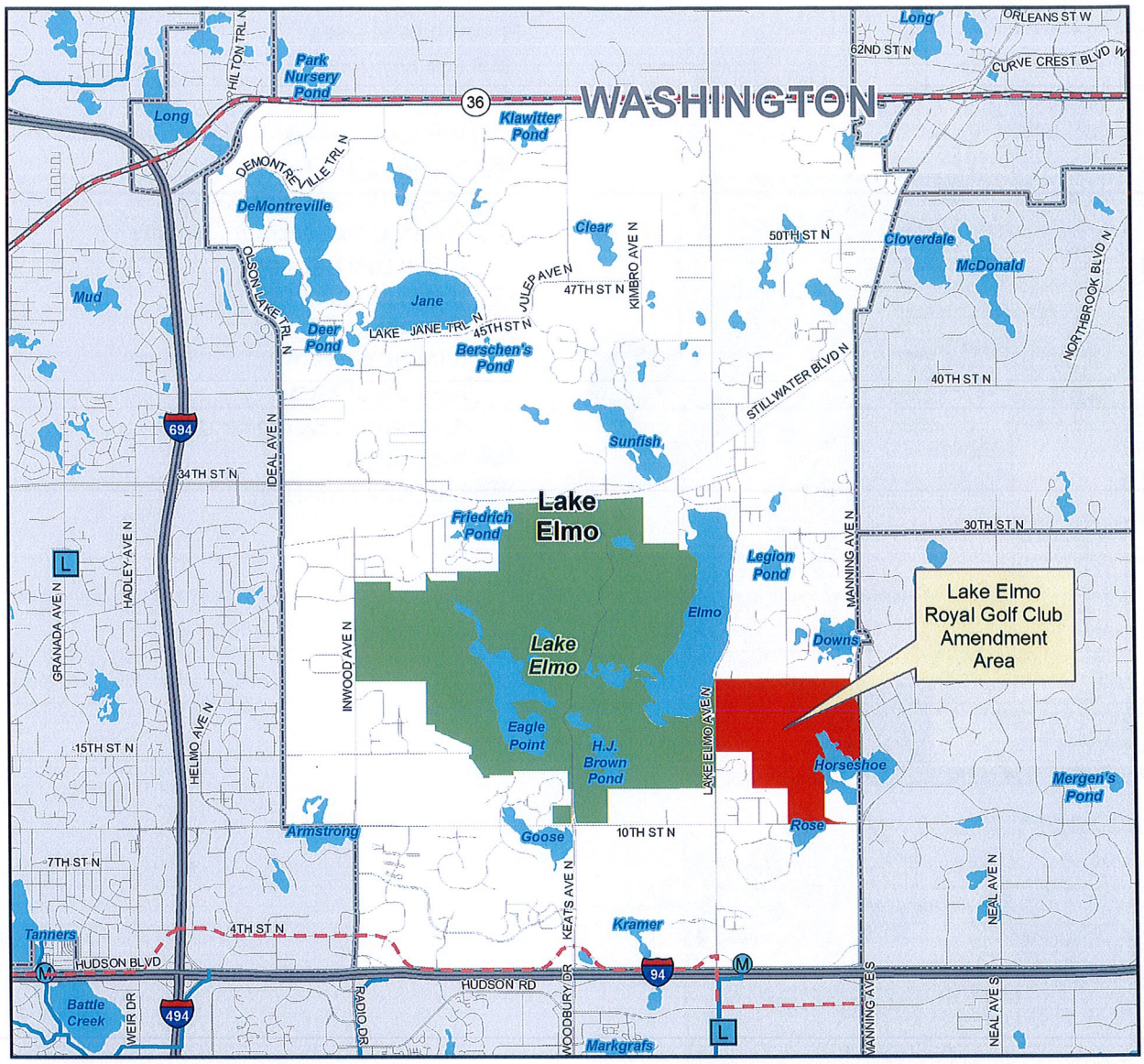



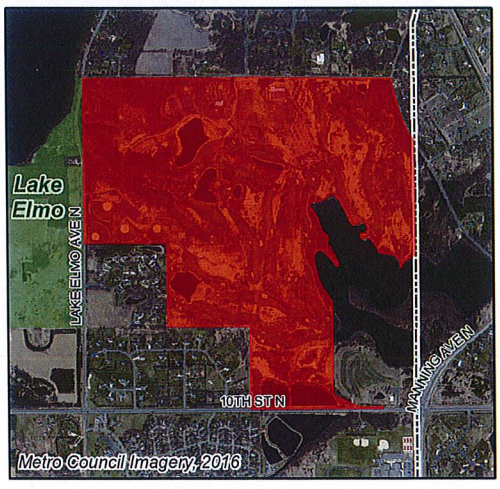

**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

Ncompass Street Centerlines

# Figure 2: Location Map Showing Regional Systems




**Regional Systems**

**Regional Highway System**
- Interstates
- US Highways
- State Highways
- County Roads

Regional Transitways
- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

**Recreation Open Space**
- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails

**Wastewater Treatment**
- Meters
- LiftStations
- MCES Interceptors
- MCES Treatment Plants

Ncompass Street Centerlines

## *Figure 3: Current and Proposed Land Use Guiding*

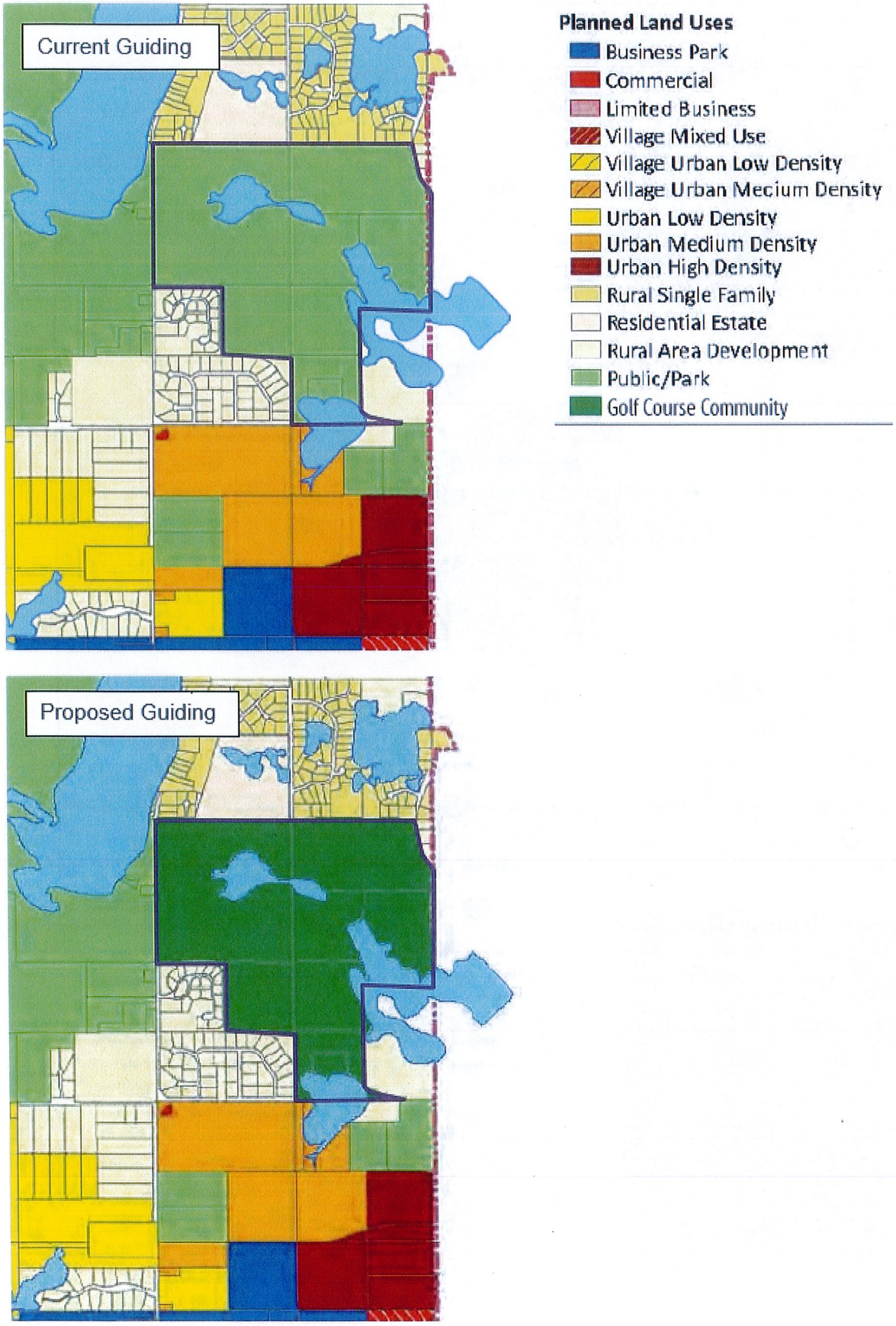
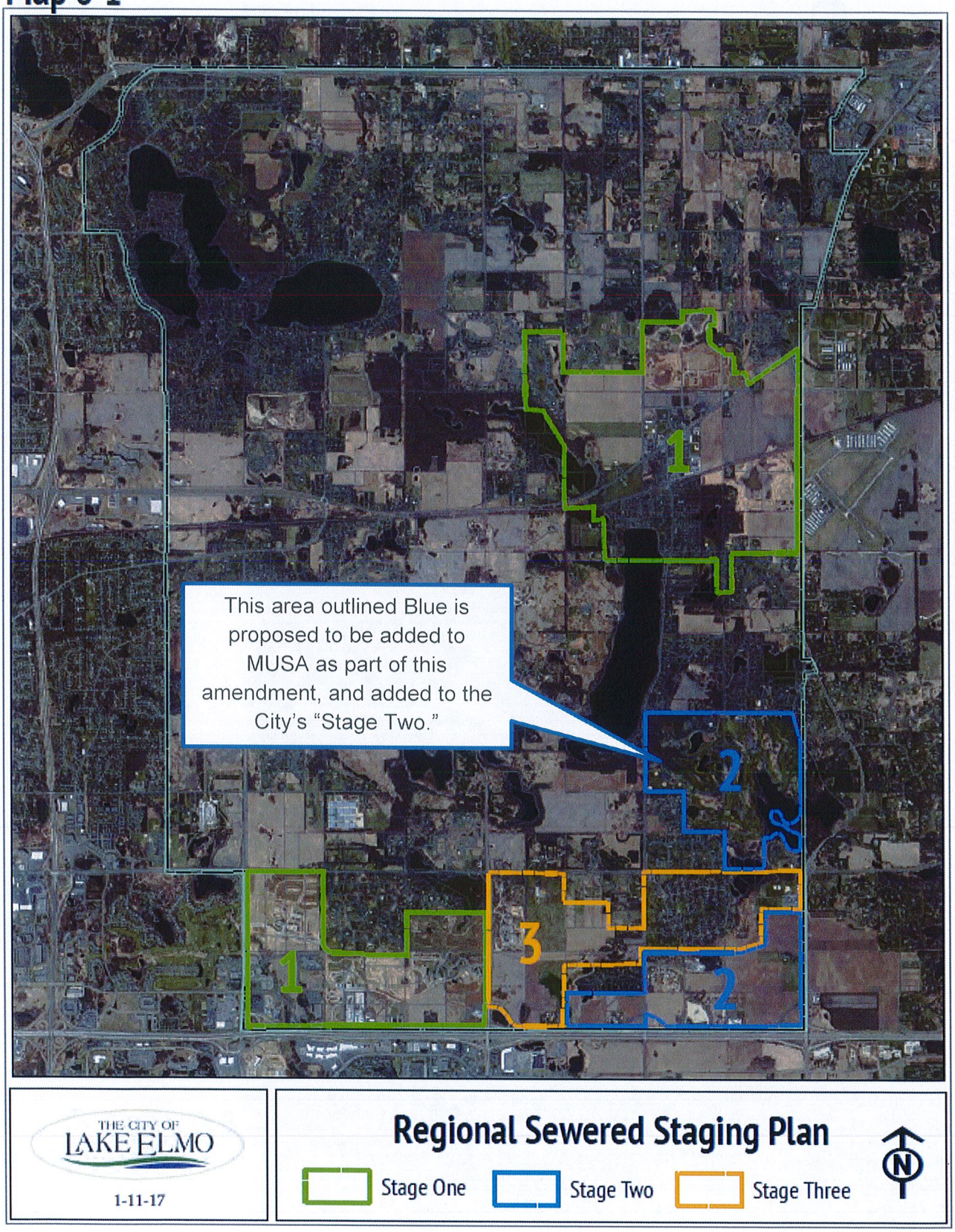


*Figure 4: Proposed Metropolitan Urban Service Area Amendment and Staging*



## *Figure 4: Royal Golf Club Concept Plan*

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

# LANDSCAPE ARCHITECTURAL REVIEW REPORT
# LAKE ELMO, MN

**PROJECT: THE ROYAL GOLF CLUB AT LAKE ELMO**
**LANDSCAPE ARCHITECTURAL REVIEW DATED MAY 31, 2017**

***REVIEWED:***

- ***TREE PRESERVATION PLAN T1-T25, DATED 4/7/2017***
- ***LANDSCAPE PLANS L1-L16, DATED 5/4/2017***

The submitted Tree Preservation Plans & Landscape Plans are **NOT** in compliance with the City's requirements and therefore are **NOT APPROVED** until items listed below are addressed. Once below required action items are addressed please resubmit entire package for City re-review.

***Action Items 1-4 are required prior to achieving grading plan approval for phase one.***

1. Clarify that the list on the top right of the Tree Preservation Plan T24 of 24 that refers to total caliper inches from individual shots is inclusive of total caliper inches of significant trees only. We are uncertain if that list includes all caliper inches of both significant and non-significant trees.
2. Add City Detail LP1.0 – Tree Protection Detail to Tree Preservation Plan.
3. Add Note to Tree Preservation Plan: All tree protection measures to be field staked prior to installation. Contractor to coordinate field review of proposed tree protection locations with the City and Project Forester /Landscape Architect prior to any tree protection installation.
4. Per Ordinance 154.257 3m: Signature of the professional (forester or landscape architect) preparing report shall be on the submitted plan.

***Action Items 5 - 22 required prior to achieving landscape plan approval***

5. It appears grading limits have increased since last landscape plan submission dated 2/10/2017. Therefore, update Landscape Data Chart on top of plan L1 of 16 to reflect new "Developed or Disturbed by Development Activity".
6. Upon final approval of the Tree preservation plan we will revisit final planting requirements for the project.
7. The current design appears to maximize meeting tree replacement and landscape requirements creating a landscape to be devoid of high quality landscape spaces and crowding of trees which may lead to other

plant health issues in the near future. City Staff recommends management of existing woodlands, wetlands, shorelines as well as establishing pollinator friendly native prairie type habitat & plantings on-site in lieu of some of the required tree plantings.

8. There is an overabundance of Maple species in the Plan Schedule. Staff recommends replacing Celebration Maple on Plant Schedule with another Genus such as Kentucky CoffeeTree to promote more diversity. Some nice cultivars that are male and absent of fruit are Kentucky Decaf or Kentucky Espresso. Celebration Maple have not been very available in the industry at the present time and there are already 6 plus Acer (Maples) Species specified for project when you include Machine Moved Maples.
9. It is recommended that Plant Schedule – specify ornamental trees, 1.5" Caliper Nursery Stock Size as either #25 container or B& B to give more options for suppliers to meet your request of quality nursery stock for the Project.
10. Specify list of trees with sizing to be utilized for planting within single family residential lots by Builders.
11. It is recommended that the developer use the updated 2017 Planting Details & Notes Cut Sheets - LP2.0, LP2.1, LP2.2, LP2.3, LP2.4, LP2.5 & LP2.6 at full scale on your full size sheets for future revisions (do not scale cut sheets) as it appears all of the conditions exist on your project site.
12. Revise Street Tree layouts in plan to be consistent with required setbacks from curbs, sidewalks and other known obstacles (fire hydrants, signs, lighting, etc.). Although not required, a more consistent spacing of street trees is preferred, approximately 50 feet on center. A tighter spacing of trees may be considered.
13. Provide more information in regard to final location and design of entry signage monuments and surrounding landscape spaces.
14. Please coordinate with the Project Engineer to eliminate conflicts between proposed trees and plantings within stormwater ponds and infiltration areas to ensure that they are outside of the maintenance benches.
15. Provide irrigation plans for any proposed or renovated irrigation systems in accordance with Lake Elmo Landscape Irrigation Specification 32 84 01 GENERAL DEVELOPMENT 2016-11-14.pdf & The City of Lake Elmo Irrigation Details IR1.0 & IR1.1
16. Provide reference to & information on your plans for all landscape areas in accordance with Lake Elmo Planting Specification 32 90 00.pdf & Lake Elmo Engineering-Spec 3292 Turf Establishment.pdf
17. Submit a multi-year written plan with graphics to illustrate how you are planning on maintaining all of the landscape areas on-site for the length of warranty period / establishment.
18. Provide more detailed information on street median landscaping.
19. Verify that Sugar Maples are not being specified as boulevard trees as they don't perform very well in that application unless irrigated.
20. On sheet L9 please provide more space for proposed Arborvitae to grow to minimize future encroachment onto proposed trails and to clear sightlines which give the perception of actual safety because people can see what is ahead and around them and if other people are visible.

2350 BAYLESS PLACE • ST. PAUL, MN • 55114
PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

21. Provide written authorization from the Homestead HOA and MN Land Trust for landscaping on HOA open space.
22. Provide sufficient plan detail to ensure the proposed landscaping on the Homestead HOA open space does not impact individual septic systems or back up septic system areas.

**LANDSCAPE ARCHITECTURE, INC.**

STEPHEN MASTEY, ASLA, CLARB, LEED AP
**LANDSCAPE ARCHITECT**

Washington County

**Public Works Department**

**Donald J. Theisen, P.E.**
Director

**Wayne H. Sandberg, P.E.**
Deputy Director/County Engineer

March 6, 2017

Stephen Wensman
Community Development Director
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, Mn 55042

**Re: Washington County comments on the Preliminary Plat Royal Golf Club at Lake Elmo, in the City of Lake Elmo**

Dear Mr. Wensman,
We have reviewed the Preliminary Plat of the Royal Golf Club Residential Development at Lake Elmo dated 9/21/2016. The Project is located north of County State Aid Highway (CSAH) 10 /10th Street, south of 20th Street North, west of Manning Trail North and east of CSAH 17/Lake Elmo Avenue. The project will convert approximately 147.9 acres of golf course, woodland, ball fields, grassland, and wetland to approximately 292 single-family residential lots. The project will involve grading, installation of public and private infrastructure, open space preservation, tree clearing, and stormwater ponding. The project will include approximately 90.8 acres of private open space consisting of woodland, stormwater ponds, wetlands, grassland, and turf areas. Based on the plans submitted, we offer the following comments:

- The plat needs to reflect future right-of way along 10th Street/CSAH 10 and Lake Elmo Avenue/CSAH 17 as identified in the Washington County Comprehensive Plan 2030, Transportation Plan, Minimum Right-of-Way Widths for County Roads:
    - The future right-of-way width along CSAH 10 is 184 feet (92 feet from the centerline of the roadway. The current preliminary plat, dated 9/21/2016, identifies 75 feet from the centerline of CSAH 10. The preliminary and final plat plan should be updated to reflect an additional 17 feet of right-of-way.

    - The future right-of-way width along CSAH 17/Lake Elmo Avenue is 150 feet. Some of the pages on the preliminary play identify the right-of-way as 75 feet from the centerline of CSAH 17. The applicant should verify the 75 foot right-of way on all the pages of preliminary plat, and provide this information to the county and the city before the preliminary plat is approved.

The access points at CSAH 17/Lake Elmo Avenue and CSAH 10/10th Street are acceptable to the county. The developer has submitted turn-lane improvement plans for the intersections at CSAH 10/10th Street at Street D and CSAH 17/Lake Elmo at Street E that meet county requirements. These plans do reflect comments from the county on these turn lane improvements as part of the development. Currently, the timing of these improvements should be coordinated with the CSAH 17 improvements planned in 2018-2019. The County will coordinate the plans and cost participation with the City of Lake Elmo on these improvements.

Any work in the county right-of-way as it relates to the development will require a right-of-way permit, including: grading for the installation of culverts, installation of water and sewer services, turn lane modifications, road improvements, trails, Americans with Disability Act (ADA) ramp improvements.

A County Trail is shown on the Future Trail System map in the Washington County 2030 Comprehensive Plan. This is a long range plan to be implemented as development occurs, or if a larger roadway project is planned. Based on the current roadway alignment with Lake Rose adjacent to the CSAH 10 roadway, a trail could not be constructed without impacting the Lake. Any trail should be planned as part of a larger project and will be evaluated at that time; however, a small section could be constructed along CSAH 10 east of Street D.

Although the county has not reviewed a stormwater plan to date, the developer, city or watershed district, must submit the drainage report and calculations for review of any downstream impacts to the county drainage system. Along with the drainage calculations, there must be written conclusions that the volume and rate of stormwater run-off into any county right-of-way will not increase as part of the project.

Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from adjacent highways could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds.

County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right-of-way deemed necessary to minimize the impact of any highway noise.

If you have any questions or comments to the responses on the Royal Golf Club Residential Development Preliminary Plat please contact me at Ann.pung-terwedo@co.washington.mn.us.

Sincerely,

Ann Pung-Terwedo, Senior Planner

Cc: Joe Gustafson, Traffic Engineer

THE CITY OF LAKE ELMO

**MEMORANDUM**

**Date:** 5/19/2017

**To:** Stephen Wensman, City Planning Director

**From:** Rob Weldon, Public Works Director

**Subject:** Royal Golf Club Lift Stations

This memo is intended to outline some of the conditions that will exist at the three lift station locations within the Royal Golf Club Development. It is imperative, that in the future the city has greater input in selection and location of lift station sites with regards to accessibly, location to structures and site sizing.

**Northeast Site:**

1. Long driveways require more maintenance and make it difficult to bring large vehicles in for annual/bi annual contractual preventative maintenance. Large trucks require wider turning radius and more room to maneuver. This particular driveway had to be widened 4' and turning radius increased to allow for maint. vehicles.
2. Control panel and generator pad had to be shifted to provide screening from nearby residential structures. This requires regrading of the site to allow for adequate room.

**South Site:**

1. This site posses complications due to limited space between the road to the west and low land to the east.
2. We will have complications bringing larger equipment into this site to perform annual/bi-annual maintenance. It is likely that this equipment will have difficulty turning into this site and also, it is possible that a portion of the vehicle could extend into the street.
3. Turning around in this site will be very tight. Vehicles may have to back out into the street daily if there is not adequate room to turn around.

**Northwest Site:**

1. This site is too close to residential properties. Residents will hear backup alarms on a daily basis.
2. When annual/bi-annual maintenance is performed, those vehicles will extend into the street and cause traffic problems.
3. The emergency generator will be very noticeable to residents when it runs. Generators typically are exercised weekly to ensure proper operation during emergency outages.
4. Odors from the lift station will be noticeable to residents.

DEPARTMENT OF NATURAL RESOURCES

CENTRAL REGION
1200 WARNER ROAD
SAINT PAUL, MN 55106
651-259-5800

5/30/2017

Stephen Wensman
Planning Director
3800 Laverne Avenue North
Lake Elmo, MN 55042

Re: MNDNR Review of Shoreland Planned Unit Development (PUD) Density for Royal Golf Club PUD/Preliminary Plat (Location: UTM X:510311; Y:4979214)

Stephen –

The Royal Golf Club is a residential planned unit development (PUD) located at the site of the former Tartan Golf Course and includes shoreland district areas from four public waters: Lake Elmo (82010600), Horseshoe Lake (82007400), Rose Lake (82011200), and Downs Lake (82011000). MNDNR has reviewed this PUD/Preliminary Plat and determined that it meets state shoreland residential PUD density requirements as proposed (100 single family units).

Overall open space for the PUD is 50.5%. Before final approval of this PUD by the City of Lake Elmo, the preservation and maintenance of open spaces through deed restrictions, covenants, permanent easements, public dedication or other equally effective and permanent means must be in place (MN Rules 6120.3800 Subpart 5 C).

Density has been reduced from 111 to 100 units from what was presented in the concept PUD design and additional efforts have been made by the developer to minimize impacts to shoreland areas. The project does not include riparian lots (which has the result of reducing density in Tier 1 areas), residential structures will meet required OHW setbacks, and shore impact zones will be at least 70% open space.

Prior to final PUD approval, please determine that the percent impervious of the development meets the maximum 25% impervious surface limit required in shoreland areas. Also, please insure that the project meets the required 30 foot minimum structure setback from top of bluffs.

Thank you for the City's diligent work at applying the state shoreland PUD standards and for working to improve the design of this project to reduce impacts to steep slopes, shore impact zones, bluff zones, and vegetated areas.

Sincerely,

Jenifer L Sorensen

Jenifer Sorensen, East Metro Area Hydrologist
MN Department of Natural Resources
1200 Warner Road, St. Paul, MN 55106
651-259-5754; jenifer.sorensen@state.mn.us

CC: Dan Petrik, MNDNR Land Use Specialist