Our Mission is to Provide Quality Public Services in a Fiscally Responsible Manner While Preserving the City's Open Space Character

NOTICE OF MEETING
City Council Meeting
Tuesday, June 6, 2017 7:00 P.M.
City of Lake Elmo | 3800 Laverne Avenue North

AGENDA

A. Call to Order/Pledge of Allegiance
B. Approval of Agenda
C. Approval of Minutes
1. May 16, 2017 Special Meeting

D. Public Comments/Inquires
E. Presentations
F. Consent Agenda
2. Approve Payment of Disbursements and Payroll
3. Approve Resolution Congratulating Lake Elmo Inn – *Resolution 2017-058*
4. Approve Inwood 5th Development Agreement – *Resolution 2017-059*
5. Downtown Phase 2 Improvements – Approve Cooperative Agreement Payment No. 2 (06.15.2017).
6. Approve Inwood Booster Station – Change Order No. 4.
7. Downtown Phase 3 Improvements – Approve Declaration of Easement on City Hall Property.
8. MnDOT Master 2018-2022 Contract – Approve Agreement – *Resolution 2017-060*
9. Approve LDO Lake Improvement Matching Grant
10. Accept Resignation of Public Works Operator
11. Approve City Representative on Friends of Sunfish Lake Park Board
12. Approve Easton Village 2nd Addition Development Agreement
13. Approve Customized Training Income Contract with Hennepin Technical College

G. Regular Agenda
14. Hammes 1st Addition Drainage and Utility Easement Vacation-Public Hearing – *Resolution 2017-050*
15. MS4 Program – Public Meeting and Approve Annual Report
16. Wildflower PUD Amendment - *Resolution 2017-048*
17. Royal Golf Preliminary Plat and PUD-*Resolution 2017-047*
18. Parcel A – Schiltgen Property Concept PUD
19. Planning Commission Appointment

H. Council Reports
I. Staff Reports and Announcements
J. Adjourn

CITY OF LAKE ELMO
CITY COUNCIL SPECIAL MEETING MINUTES
MAY 16, 2017

CALL TO ORDER

Mayor Pearson called the meeting to order at 6:00 p.m.

PRESENT: Mayor Mike Pearson and Councilmembers Justin Bloyer, Julie Fliflet, Jill Lundgren and Christine Nelson. **ABSENT:** None.

Staff present: Administrator Handt, City Clerk Johnson and Attorneys Dyan Ebert, Cally Kjellberg-Nelson and Phil Trebatoski.

Councilmember Lundgren, seconded by Mayor Pearson, moved TO ENTER CLOSED SESSION. **Motion passed 5 – 0.**

Closed session held to discuss the City's pending litigation regarding Zuleger v. City of Lake Elmo. This portion of the meeting was closed pursuant to Minnesota Statutes Section 13D.05, subd. 3(b).

Councilmember Bloyer, seconded by Mayor Pearson, moved TO RETURN TO OPEN SESSION. **Motion passed 5 – 0.**

Councilmember Nelson, seconded by Councilmember Fliflet, moved TO APPROVE THE SETTLEMENT OF THE ZULEGER V. LAKE ELMO LAWSUIT AS NEGOTIATED DURING THE MEDIATION ON MAY 9, 2017, INCLUDING A CONTRIBUTION OF $30,000 BY THE CITY, WITH NO ADMISSION OF LIABILITY, AND ALSO AUTHORIZING ADMINISTRATOR KRISTINA HANDT TO EXECUTE THE FINAL SETTLEMENT DOCUMENTS, IF NECESSARY. **Motion passed 5 – 0.**

Meeting adjourned at 6:43 p.m.

LAKE ELMO CITY COUNCIL

ATTEST:

_____
Mike Pearson, Mayor

_____
Julie Johnson, City Clerk

MAYOR & COUNCIL COMMUNICATION

DATE: **June 6, 2017**
CONSENT ITEM **#2**
MOTION

AGENDA ITEM: Approve Disbursements in the amount of $3,969,914.94

SUBMITTED BY: Brian Swanson, Finance Director

THROUGH: Kristina Handt, City Administrator

REVIEWED BY: Kristina Handt, City Administrator

FISCAL IMPACT: **$3,968,748.99**

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to approve disbursements in the amount of $3,968,748.99 No specific motion is needed as this is recommended to be part of the *Consent Agenda*.

BACKGROUND INFORMATION/STAFF REPORT: The City of Lake Elmo has the fiduciary responsibility to conduct normal business operations. Below is a summary of current claims to be disbursed and paid in accordance with State law and City policies and procedures.

Claim #	Amount	Description
ACH	$ 15,266.60	Payroll Taxes to IRS & MN Dept. of Revenue 05/25/17
ACH	$ 7,822.08	Payroll Retirement to PERA 05/25/17
ACH	$ 1,000.00	Payroll Retirement to MDCP 05/25/17
45992-45993	$ 7,166.15	Payroll Checks 05/25/17
Direct Deposits	$ 39,905.67	Payroll Deposits 05/25/17
45987-46049	$ 3,896,422.54	Accounts Payable 05/12/17-06/06/17
2833-2834	$ 1,165.95	Accounts Payable 06/06/17 (Library Checks)

TOTAL	**$ 3,968,748.99**	

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council approve as part of the Consent Agenda the aforementioned disbursements in the amount of $3,968,748.99

ATTACHMENTS:

1. Accounts Payable – check register

K. Hurst

Accounts Payable
To Be Paid Proof List

User: Amy
Printed: 06/01/2017 - 12:44 PM
Batch: 006-06-2017

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
American Flagpole & Flag Corp											
AMFLAG											
133025	05/10/2017	49.90	0.00	06/06/2017	Replace station # 1 flag		-			No	0000
101-420-2220-44010 Repairs/Maint Bldg											
	133025 Total:	49.90									
	AMFLAG Total:	49.90									
	American Flagpole & Flag Corp Total:	49.90									
Aspen Mills, Inc.											
ASPENMI											
198197	05/17/2017	109.90	0.00	06/06/2017	M. Cornell - Boots		-			No	0000
101-420-2220-44170 Uniforms											
	198197 Total:	109.90									
	ASPENMI Total:	109.90									
	Aspen Mills, Inc. Total:	109.90									
Cardmember Service											
CARDMEMB											
20170519	05/19/2017	64.26	0.00	06/06/2017	Holiday - Car Wash		-			No	0000
101-420-2220-44300 Miscellaneous											
20170519	05/19/2017	18.50	0.00	06/06/2017	Years of Svs Identifier		-			No	0000
101-420-2220-44170 Uniforms											
20170519	05/19/2017	75.00	0.00	06/06/2017	Firefighter License		-			No	0000
101-420-2220-44330 Dues & Subscriptions											
20170519	05/19/2017	22.41	0.00	06/06/2017	Adaptor - Station 2 Monitor		-			No	0000
101-420-2220-42000 Office Supplies											
20170519	05/19/2017	30.35	0.00	06/06/2017	Kowalski's - Program Supplies		-			No	0000
206-450-5300-44300 Miscellaneous											

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
20170519	05/19/2017	59.98	0.00	06/06/2017	Office Max		-			No	0000
206-450-5300-44300	Miscellaneous										
20170519	05/19/2017	61.86	0.00	06/06/2017	MSFT Subscription		-			No	0000
206-450-5300-42185	Software										
20170519	05/19/2017	40.69	0.00	06/06/2017	Target - Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170519	05/19/2017	50.00	0.00	06/06/2017	Peachjar		-			No	0000
206-450-5300-44300	Miscellaneous										
20170519	05/19/2017	407.08	0.00	06/06/2017	BLS Autodesk		-			No	0000
101-410-1910-43190	Software Programs										
20170519	05/19/2017	24.54	0.00	06/06/2017	Menards - Power Strips		-			No	0000
101-410-1320-42000	Office Supplies										
20170519	05/19/2017	7.80	0.00	06/06/2017	USPS Postage - MN Dept of Health		-			No	0000
601-494-9400-43220	Postage										
20170519	05/19/2017	10.98	0.00	06/06/2017	Menards - Drinking Water Brookfield		-			No	0000
101-410-1320-42000	Office Supplies										
20170519	05/19/2017	50.00	0.00	06/06/2017	Constant Contact - Weekly email letter		-			No	0000
101-410-1450-43180	Information Technology/Web										
20170519	05/19/2017	248.34	0.00	06/06/2017	Grandview Lodge - K Handt		-			No	0000
101-410-1320-44370	Conferences & Training										
20170519	05/19/2017	20.88	0.00	06/06/2017	Hagberg's - Propane Refill		-			No	0000
101-420-2400-44350	Books										
20170519	05/19/2017	50.00	0.00	06/06/2017	NFSA - Plan Review Conf.		-			No	0000
101-420-2400-44370	Conferences & Training										
20170519	05/19/2017	150.00	0.00	06/06/2017	Tatems Software Subscription		-			No	0000
101-430-3100-44300	Miscellaneous										
20170519	05/19/2017	341.03	0.00	06/06/2017	Volley Ball Nets		-			No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs										
20170519	05/19/2017	516.96	0.00	06/06/2017	Grandview Lodge - R Weldon		-			No	0000
601-494-9400-44370	Conferences & Training										
	20170519 Total:	2,250.66									
	CARDMEMB Total:	2,250.66									
	Cardmember Service Total:	2,250.66									
Century Power Equipment											
CENTPOW											
715109	04/27/2017	82.31	0.00	06/06/2017	Mower Belt		-			No	0000
101-450-5200-42210	Equipment Parts										
	715109 Total:	82.31									
	CENTPOW Total:	82.31									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Century Power Equipment Total:	82.31									
CenturyLink											
CENTURYL											
20170519	05/19/2017	212.53	0.00	06/06/2017	Phone Service - Library 0519-0618	-				No	0000
206-450-5300-43210	Telephone										
20170519	05/19/2017	20.64	0.00	06/06/2017	Internet Service - Library 0519-0618	-				No	0000
206-450-5300-43250	Internet										
20170519	05/19/2017	214.16	0.00	06/06/2017	Phone Service	-				No	0000
206-450-5300-43210	Telephone										
20170519	05/19/2017	18.62	0.00	06/06/2017	Internet Service	-				No	0000
206-450-5300-43250	Internet										
	20170519 Total:	465.95									
	CENTURYL Total:	465.95									
	CenturyLink Total:	465.95									
Channing Bete Co., LLC.											
CHANNING											
53325949	03/29/2017	1,620.13	0.00	06/06/2017	CPR Training Equipment	-				No	0000
101-420-2220-42080	EMS Supplies										
	53325949 Total:	1,620.13									
	CHANNING Total:	1,620.13									
	Channing Bete Co., LLC. Total:	1,620.13									
Cintas Corporation #754											
CINTAS											
754726114	05/10/2017	130.63	0.00	06/06/2017	Uniforms	-				No	0000
101-430-3100-44170	Uniforms										
	754726114 Total:	130.63									
754728686	05/17/2017	130.16	0.00	06/06/2017	Uniforms	-				No	0000
101-430-3100-44170	Uniforms										
	754728686 Total:	130.16									
754730857	05/23/2017	106.68	0.00	06/06/2017	Cleaning & Maintenance Supplies	-				No	0000
101-410-1940-44010	Repairs/Maint Contractual Bldg										
	754730857 Total:	106.68									
754731249	05/24/2017	132.03	0.00	06/06/2017	Uniforms	-				No	0000
101-430-3100-44170	Uniforms										
	754731249 Total:	132.03									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	CINTAS Total:	499.50									
	Cintas Corporation #754 Total:	499.50									
City of Maplewood											
CTYMAPLE											
9084	05/09/2017	4,000.00	0.00	06/06/2017	EMPSTF Rental/Use		-			No	0000
101-420-2220-44370	Conferences & Training										
	9084 Total:	4,000.00									
	CTYMAPLE Total:	4,000.00									
	City of Maplewood Total:	4,000.00									
City of Oakdale											
CTYOAKDA											
10000460-01	04/30/2017	8,114.71	0.00	06/06/2017	Water meter - South Pit 040317-050117		-			No	0000
601-494-9400-43820	Water Utility										
	10000460-01 Total:	8,114.71									
201705085657	05/08/2017	207.67	0.00	06/06/2017	E1 - Repair turn signals		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	201705085657 Total:	207.67									
	CTYOAKDA Total:	8,322.38									
	City of Oakdale Total:	8,322.38									
City of Roseville											
CTYROSEV											
0222826	05/12/2017	4,166.25	0.00	06/06/2017	April 2017 - IT Services		-			No	0000
101-410-1450-43180	Information Technology/Web										
	0222826 Total:	4,166.25									
0222855	05/12/2017	112.47	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-410-1320-43210	Telephone										
0222855	05/12/2017	23.66	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-420-2400-43210	Telephone										
0222855	05/12/2017	234.87	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-430-3100-43210	Telephone										
0222855	05/12/2017	17.77	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-410-1930-43210	Telephone										
0222855	05/12/2017	35.55	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-410-1520-43210	Telephone										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
0222855	05/12/2017	49.30	0.00	06/06/2017	April 2017 - Telephone Support		-			No	0000
101-410-1910-43210	Telephone										
	0222855 Total:	473.62									
0222895	05/12/2017	4,166.25	0.00	06/06/2017	May 2017 - IT Service		-			No	0000
101-410-1450-43180	Information Technology/Web										
	0222895 Total:	4,166.25									
0222924	05/12/2017	112.47	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-410-1320-43210	Telephone										
0222924	05/12/2017	23.66	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-420-2400-43210	Telephone										
0222924	05/12/2017	234.87	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-430-3100-43210	Telephone										
0222924	05/12/2017	17.77	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-410-1930-43210	Telephone										
0222924	05/12/2017	35.55	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-410-1520-43210	Telephone										
0222924	05/12/2017	49.30	0.00	06/06/2017	May 2017 - Telephone Support		-			No	0000
101-410-1910-43210	Telephone										
	0222924 Total:	473.62									
	CTYROSEV Total:	9,279.74									
	City of Roseville Total:	9,279.74									
City of St. Paul											
CTYSTPAU											
21690	04/10/2017	781.64	0.00	06/06/2017	Asphalt		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	21690 Total:	781.64									
	CTYSTPAU Total:	781.64									
	City of St. Paul Total:	781.64									
Compass Minerals											
COMPASS											
34922	05/09/2017	11,519.12	0.00	06/06/2017	Road Salt		-			No	0000
101-430-3125-42290	Sand/Salt										
	34922 Total:	11,519.12									
	COMPASS Total:	11,519.12									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Compass Minerals Total:	11,519.12									
Delta Dental Of Minnesota											
DELTA											
39530213	05/15/2017	1,844.80	0.00	06/06/2017	June 2017 Premium		-			No	0000
101-000-0000-21706	Medical Insurance										
	39530213 Total:	1,844.80									
	DELTA Total:	1,844.80									
	Delta Dental Of Minnesota Total:	1,844.80									
DPC Industries, Inc.											
DPCINDUS											
DE82000044-17	04/30/2017	20.00	0.00	06/06/2017	Chlorine		-			No	0000
601-494-9400-42160	Chemicals										
	DE82000044-17 Total:	20.00									
	DPCINDUS Total:	20.00									
	DPC Industries, Inc. Total:	20.00									
Emergency Apparatus Maint. Inc											
EMERGAPP											
93314	05/09/2017	1,130.38	0.00	06/06/2017	Repair T2 dump chute		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	93314 Total:	1,130.38									
	EMERGAPP Total:	1,130.38									
	Emergency Apparatus Maint. Inc Total:	1,130.38									
Ferguson Waterworks, Inc #2516											
FERGUSON											
236757	05/02/2017	1,349.96	0.00	06/06/2017	Neptune Software Support 040117-033120		-			No	0000
601-494-9400-43180	Software Support										
236757	05/02/2017	1,349.96	0.00	06/06/2017	Neptune Software Support 040117-033120		-			No	0000
602-495-9450-43180	Software Support										
	236757 Total:	2,699.92									
	FERGUSON Total:	2,699.92									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Ferguson Waterworks, Inc #2516 Total:		2,699.92									
Focus Engineering, Inc.											
FOCUS											
3669-3671	05/29/2017	1,103.00	0.00	06/06/2017	General Engineering Services		-			No	0000
101-410-1930-43030	Engineering Services										
3669-3671	05/29/2017	1,162.10	0.00	06/06/2017	Planning Services		-			No	0000
101-410-1910-43030	Engineering Services										
	3669-3671 Total:	2,265.10									
3672	05/29/2017	360.00	0.00	06/06/2017	Water		-			No	0000
601-494-9400-43030	Engineering Services										
3672	05/29/2017	261.25	0.00	06/06/2017	Sewer		-			No	0000
602-495-9450-43030	Engineering Services										
3672	05/29/2017	1,300.18	0.00	06/06/2017	Stormwater		-			No	0000
603-496-9500-43030	Engineering Services										
	3672 Total:	1,921.43									
3673	05/29/2017	1,154.92	0.00	06/06/2017	Transportation & Traffic Systems		-			No	0000
409-480-8000-43030	Engineering Services										
	3673 Total:	1,154.92									
3674	05/29/2017	2,253.75	0.00	06/06/2017	Water System Activities (DEEDS)		-			No	0000
409-480-8000-43030	Engineering Services										
	3674 Total:	2,253.75									
3675	05/29/2017	135.00	0.00	06/06/2017	Beehive Asset Management		-			No	0000
409-480-8000-43030	Engineering Services										
	3675 Total:	135.00									
3676	05/29/2017	1,882.50	0.00	06/06/2017	CSAH 13 - Ideal Ave		-			No	0000
409-480-8000-43030	Engineering Services										
	3676 Total:	1,882.50									
3677	05/29/2017	7,480.00	0.00	06/06/2017	OV Phase 3		-			No	0000
409-480-8000-43030	Engineering Services										
	3677 Total:	7,480.00									
3678	05/29/2017	1,694.00	0.00	06/06/2017	I-94 Lift Station		-			No	0000
602-495-9450-43030	Engineering Services										
	3678 Total:	1,694.00									
3679	05/29/2017	2,141.25	0.00	06/06/2017	2017 Street Improvement		-			No	0000
409-480-8000-43030	Engineering Services										
	3679 Total:	2,141.25									
3680	05/29/2017	999.61	0.00	06/06/2017	2017 Seal Coat Project		-			No	0000
409-480-8000-43030	Engineering Services										
	3680 Total:	999.61									
3681	05/29/2017	903.56	0.00	06/06/2017	2017 Crack Seal Project		-			No	0000
409-480-8000-43030	Engineering Services										
	3681 Total:	903.56									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
3682	05/29/2017	281.77	0.00	06/06/2017	CSAH 15/50th St Traffic Signal		-			No	0000
101-430-3120-42250	Seal Coat and Crack Fill										
	3682 Total:	281.77									
3683	05/29/2017	45.00	0.00	06/06/2017	Savona - 1st Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3683 Total:	45.00									
3684	05/29/2017	6,630.79	0.00	06/06/2017	Hammes Estates		-			No	0000
803-000-0000-22910	Developer Payments										
	3684 Total:	6,630.79									
3685	05/29/2017	210.00	0.00	06/06/2017	Engstrom Village - Wildflower		-			No	0000
803-000-0000-22910	Developer Payments										
	3685 Total:	210.00									
3686	05/29/2017	90.00	0.00	06/06/2017	Village Preserve		-			No	0000
803-000-0000-22910	Developer Payments										
	3686 Total:	90.00									
3687	05/29/2017	138.00	0.00	06/06/2017	Inwoood PUD		-			No	0000
803-000-0000-22910	Developer Payments										
	3687 Total:	138.00									
3688	05/29/2017	198.00	0.00	06/06/2017	Auto Owners Building		-			No	0000
803-000-0000-22910	Developer Payments										
	3688 Total:	198.00									
3689	05/29/2017	387.85	0.00	06/06/2017	Arbor Glen Senior Living		-			No	0000
803-000-0000-22910	Developer Payments										
	3689 Total:	387.85									
3690	05/29/2017	5,681.14	0.00	06/06/2017	Savona - 4th Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3690 Total:	5,681.14									
3691	05/29/2017	2,220.00	0.00	06/06/2017	Easton Village 3rd Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3691 Total:	2,220.00									
3692	05/29/2017	4,196.67	0.00	06/06/2017	Inwood 3rd		-			No	0000
803-000-0000-22910	Developer Payments										
	3692 Total:	4,196.67									
3693	05/29/2017	676.24	0.00	06/06/2017	Village Preserve - 2nd		-			No	0000
803-000-0000-22910	Developer Payments										
	3693 Total:	676.24									
3694	05/29/2017	2,408.03	0.00	06/06/2017	OV Phase 2		-			No	0000
409-480-8000-43030	Engineering Services										
	3694 Total:	2,408.03									
3695	05/29/2017	240.00	0.00	06/06/2017	Hidden Meadows		-			No	0000
803-000-0000-22910	Developer Payments										
	3695 Total:	240.00									
3696	05/29/2017	1,332.50	0.00	06/06/2017	The Highlands		-			No	0000
803-000-0000-22910	Developer Payments										
	3696 Total:	1,332.50									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
3697	05/29/2017	630.00	0.00	06/06/2017	Wasatch Storage		-			No	0000
803-000-0000-22910	Developer Payments										
	3697 Total:	630.00									
3698	05/29/2017	757.82	0.00	06/06/2017	Inwood 4th Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3698 Total:	757.82									
3699	05/29/2017	1,320.00	0.00	06/06/2017	Inwood 5th		-			No	0000
803-000-0000-22910	Developer Payments										
	3699 Total:	1,320.00									
3700	05/29/2017	1,710.00	0.00	06/06/2017	Easton Village 3rd Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3700 Total:	1,710.00									
3701	05/29/2017	240.00	0.00	06/06/2017	Lakewood Crossing - 2nd Addition		-			No	0000
803-000-0000-22910	Developer Payments										
	3701 Total:	240.00									
3702	05/29/2017	360.00	0.00	06/06/2017	Bremer Bank Service Center Expansion		-			No	0000
803-000-0000-22910	Developer Payments										
	3702 Total:	360.00									
3703	05/29/2017	390.00	0.00	06/06/2017	Shiltgen Parcel A		-			No	0000
803-000-0000-22910	Developer Payments										
	3703 Total:	390.00									
3704	05/29/2017	300.00	0.00	06/06/2017	3M Litigation - Engineering Support		-			No	0000
601-494-9400-43030	Engineering Services										
	3704 Total:	300.00									
3705	05/29/2017	1,231.05	0.00	06/06/2017	2017 Mill & Overlay Project		-			No	0000
101-430-3120-42250	Seal Coat and Crack Fill										
	3705 Total:	1,231.05									
	FOCUS Total:	54,505.98									
	Focus Engineering, Inc. Total:	54,505.98									
Grainger											
GRAINGER											
9432206333	05/02/2017	139.68	0.00	06/06/2017	Replace Monitor Cable,Replace Coffee Pot		-			No	0000
101-420-2220-44010	Repairs/Maint Bldg										
	9432206333 Total:	139.68									
	GRAINGER Total:	139.68									
	Grainger Total:	139.68									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Great America Financial											
GREATAM											
20343983	05/16/2017	436.95	0.00	06/06/2017	Copier Maintenance - Sharp MX-5141N		-			No	0000
101-410-1940-44040	Repairs/Maint Contractual Eqpt										
	20343983 Total:	436.95									
	GREATAM Total:	436.95									
	Great America Financial Total:	436.95									
Holiday Credit Office											
HOLIDAYC											
20170515	05/15/2017	23.69	0.00	06/06/2017	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	20170515 Total:	23.69									
	HOLIDAYC Total:	23.69									
	Holiday Credit Office Total:	23.69									
Innovative Office Solutions											
INNOVAT											
IN1614405	05/16/2017	19.75	0.00	06/06/2017	Office Supplies - Business Cards JC		-			No	0000
101-430-3100-42000	Office Supplies										
	IN1614405 Total:	19.75									
IN1620672	05/16/2017	138.56	0.00	06/06/2017	Office Supplies - Admin		-			No	0000
101-410-1320-42000	Office Supplies										
IN1620672	05/16/2017	138.56	0.00	06/06/2017	Office Supplies - Planning		-			No	0000
101-420-2400-42000	Office Supplies										
IN1620672	05/16/2017	138.56	0.00	06/06/2017	Office Supplies - Bldg Insp		-			No	0000
101-420-2400-42000	Office Supplies										
	IN1620672 Total:	415.68									
IN1624208	05/16/2017	33.84	0.00	06/06/2017	Office Supplies - Admin		-			No	0000
101-410-1320-42000	Office Supplies										
IN1624208	05/16/2017	33.84	0.00	06/06/2017	Office Supplies - Planning		-			No	0000
101-420-2400-42000	Office Supplies										
IN1624208	05/16/2017	33.83	0.00	06/06/2017	Office Supplies - Bldg Insp		-			No	0000
101-420-2400-42000	Office Supplies										
	IN1624208 Total:	101.51									
	INNOVAT Total:	536.94									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Innovative Office Solutions Total:		536.94									
Kath Fuel Oil Service Co											
kathfuel											
590155	05/15/2017	968.66	0.00	06/06/2017	Fuel		-			No	0000
101-430-3100-42120 Fuel, Oil and Fluids											
590155 Total:		968.66									
kathfuel Total:		968.66									
Kath Fuel Oil Service Co Total:		968.66									
Kennedy & Graven, Chartered											
KENGRAVE											
137335	05/31/2017	2,801.54	0.00	06/06/2017	Civil Matters		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	785.23	0.00	06/06/2017	Library		-			No	0000
206-450-5300-43040 Legal Services											
137335	05/31/2017	12,286.11	0.00	06/06/2017	3M Litigation		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	902.50	0.00	06/06/2017	Haz Bldg - 9240 31st Street		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	193.75	0.00	06/06/2017	Verizon Lease		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	69.75	0.00	06/06/2017	Union Contract Negotiations		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	215.00	0.00	06/06/2017	Boulder Ponds 2nd Addition-Final Plat		-			No	0000
803-000-0000-22910 Developer Payments											
137335	05/31/2017	2,556.31	0.00	06/06/2017	Danielson Property Condemnation		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	258.00	0.00	06/06/2017	The Royal Golf		-			No	0000
803-000-0000-22910 Developer Payments											
137335	05/31/2017	259.00	0.00	06/06/2017	Zuleger v. City of Lake Elmo		-			No	0000
101-410-1320-43040 Legal Services											
137335	05/31/2017	107.50	0.00	06/06/2017	Hidden Meadows 2nd Addition		-			No	0000
803-000-0000-22910 Developer Payments											
137335 Total:		20,434.69									
KENGRAVE Total:		20,434.69									
Kennedy & Graven, Chartered Total:		20,434.69									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
King Kassidy											
KINGK											
20175022	05/22/2017	55.00	0.00	06/06/2017	Cable Oper - 052217 Enviro Comm		-			No	0000
101-410-1450-43620	Cable Operations										
20175022	05/22/2017	55.00	0.00	06/06/2017	Cable Oper - 052217 Planning Comm		-			No	0000
101-410-1450-43620	Cable Operations										
	20175022 Total:	110.00									
	KINGK Total:	110.00									
	King Kassidy Total:	110.00									
Lake Elmo Sod Farms LLC											
LAKEESOD											
18014	05/24/2017	17.40	0.00	06/06/2017	Sod for plow/boulder damage		-			No	0000
101-430-3125-42250	Landscaping Materials										
	18014 Total:	17.40									
	LAKEESOD Total:	17.40									
	Lake Elmo Sod Farms LLC Total:	17.40									
Maroney's Sanitation, Inc											
MARONEYS											
673797	05/04/2017	121.72	0.00	06/06/2017	Trash Service - City Hall		-			No	0000
101-410-1940-43840	Refuse										
673797	05/04/2017	50.77	0.00	06/06/2017	Trash Service - Fire Station 2		-			No	0000
101-420-2220-43840	Refuse										
673797	05/04/2017	221.17	0.00	06/06/2017	Trash Service - Parks Building (storage)		-			No	0000
101-450-5200-43840	Refuse										
673797	05/04/2017	231.04	0.00	06/06/2017	Trash Service - Public Works		-			No	0000
101-420-2220-43840	Refuse										
673797	05/04/2017	50.88	0.00	06/06/2017	Trash Service - Library		-			No	0000
206-450-5300-43840	Refuse										
	673797 Total:	675.58									
	MARONEYS Total:	675.58									
	Maroney's Sanitation, Inc Total:	675.58									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
McCarthy Well Company											
MCCARTHY											
27074	05/18/2017	11,562.54	0.00	06/06/2017	Well # 1 Pump Rebuild - Final Invoice		-			No	0000
601-494-9400-45300	Improvments Other Than Bldgs										
	27074 Total:	11,562.54									
	MCCARTHY Total:	11,562.54									
	McCarthy Well Company Total:	11,562.54									
Memphis Net & Twine Co Inc.											
MEMPHISN											
191668	05/08/2017	1,030.31	0.00	06/06/2017	New Tennis Nets		-			No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs										
	191668 Total:	1,030.31									
	MEMPHISN Total:	1,030.31									
	Memphis Net & Twine Co Inc. Total:	1,030.31									
Menards - Oakdale											
MENARDSO											
24803	05/17/2017	117.12	0.00	06/06/2017	Restroom repairs at PW		-			No	0000
101-430-3100-44010	Repairs/Maint Bldg										
	24803 Total:	117.12									
29364	05/04/2017	409.71	0.00	06/06/2017	Tablyn Park Railing		-			No	0000
101-450-5200-42250	Landscaping Materials										
29364	05/04/2017	355.80	0.00	06/06/2017	Hammer, Drill & Bits		-			No	0000
101-450-5200-42400	Small Tools & Minor Equipment										
	29364 Total:	765.51									
29370	05/04/2017	73.44	0.00	06/06/2017	Tablyn Park Railing		-			No	0000
101-450-5200-42250	Landscaping Materials										
	29370 Total:	73.44									
29445	05/05/2017	24.97	0.00	06/06/2017	Shop Supplies - parks		-			No	0000
101-450-5200-42000	Office Supplies										
	29445 Total:	24.97									
29498	05/05/2017	156.80	0.00	06/06/2017	Tablyn Park Railing		-			No	0000
101-450-5200-42250	Landscaping Materials										
	29498 Total:	156.80									
29504	05/05/2017	-187.02	0.00	06/06/2017	Tablyn Park Railing - CREDIT		-			No	0000
101-450-5200-42250	Landscaping Materials										
	29504 Total:	-187.02									
29786	05/09/2017	53.46	0.00	06/06/2017	Phone Accessories		-			No	0000
101-450-5200-44300	Miscellaneous										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	29786 Total:	53.46									
29947	05/11/2017	21.96	0.00	06/06/2017	Drinking Water - Brookfield		-			No	0000
101-410-1450-43180	Information Technology/Web										
	29947 Total:	21.96									
30410	05/17/2017	262.82	0.00	06/06/2017	Shop Materials - Parks		-			No	0000
101-450-5200-42000	Office Supplies										
	30410 Total:	262.82									
30523	05/18/2017	119.96	0.00	06/06/2017	Rain Gear		-			No	0000
101-430-3100-44375	Personal Protection Equipment										
	30523 Total:	119.96									
30584	05/19/2017	18.43	0.00	06/06/2017	Station Supplies		-			No	0000
101-420-2220-44010	Repairs/Maint Bldg										
	30584 Total:	18.43									
	MENARDSO Total:	1,427.45									
	Menards - Oakdale Total:	1,427.45									
Midwest Lift Works, LLC											
MIDLIFT											
1679	05/25/2017	787.50	0.00	06/06/2017	Vehicle Hoist Svs - Inspection		-			No	0000
101-430-3100-44040	Repairs/Maint Eqpt										
	1679 Total:	787.50									
	MIDLIFT Total:	787.50									
	Midwest Lift Works, LLC Total:	787.50									
Minnesota Department of Health											
MDH											
20170517	05/17/2017	1,661.00	0.00	06/06/2017	2017 2nd Q Water Connection Fees		-			No	0000
601-494-9400-43820	Water Utility										
	20170517 Total:	1,661.00									
	MDH Total:	1,661.00									
	Minnesota Department of Health Total:	1,661.00									
MN City/County Mgmt. Assoc.											
MCMA											
20170501	05/01/2017	162.00	0.00	06/06/2017	MN City/County Mgmt Assoc 050117-043018		-			No	0000
101-410-1320-44330	Dues & Subscriptions										
	20170501 Total:	162.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	MCMA Total:	162.00									
	MN City/County Mgmt. Assoc. Total:	162.00									
Oakdale Rental Center											
OAKDRC											
118341	05/18/2017	17.72	0.00	06/06/2017	Propane		-			No	0000
101-430-3100-42120	Fuel, Oil and Fluids										
	118341 Total:	17.72									
	OAKDRC Total:	17.72									
	Oakdale Rental Center Total:	17.72									
Performance Pools & Spa, Inc											
PERFORPO											
20170531	05/31/2017	500.00	0.00	06/06/2017	Refund Escrow 2017-130 5820 Lily Ave		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170531 Total:	500.00									
	PERFORPO Total:	500.00									
	Performance Pools & Spa, Inc Total:	500.00									
Plunkett's Pest Control Inc											
PLUNKETT											
5670774	05/08/2017	128.55	0.00	06/06/2017	2017 2nd Q - Pest Control		-			No	0000
101-430-3100-44010	Repairs/Maint Bldg										
	5670774 Total:	128.55									
	PLUNKETT Total:	128.55									
	Plunkett's Pest Control Inc Total:	128.55									
Pomp's Tire Service, Inc.											
POMPS											
210283282	04/28/2017	831.24	0.00	06/06/2017	Dump Truck Tires		-			No	0000
101-430-3125-44040	Repairs/Maint Eqpt										
	210283282 Total:	831.24									
210283288	04/26/2017	589.32	0.00	06/06/2017	Pick Up Tires		-			No	0000
101-430-3100-44040	Repairs/Maint Eqpt										
	210283288 Total:	589.32									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	POMPS Total:	1,420.56									
	Pomp's Tire Service, Inc. Total:	1,420.56									
RABOUIN, INC											
RABOUIN											
20170601	06/01/2017	2,500.00	0.00	06/06/2017	June 2017 - Contracted Assessor Fee	-				No	0000
101-410-1320-43100	Assessing Services										
	20170601 Total:	2,500.00									
	RABOUIN Total:	2,500.00									
	RABOUIN, INC Total:	2,500.00									
Ryland Homes											
RYLAND											
20170526	05/31/2017	5,000.00	0.00	06/06/2017	Refund Escrow 2016-754 11091 4th St	-				No	0000
803-000-0000-22900	Deposits Payable										
20170526	05/31/2017	5,000.00	0.00	06/06/2017	Refund Escrow 2016-664 382 Langly Ave	-				No	0000
803-000-0000-22900	Deposits Payable										
20170526	05/31/2017	5,000.00	0.00	06/06/2017	Refund Escrow 2016-857 396 Langly Ave	-				No	0000
803-000-0000-22900	Deposits Payable										
	20170526 Total:	15,000.00									
	RYLAND Total:	15,000.00									
	Ryland Homes Total:	15,000.00									
Sachs Jim											
SACHSJIM											
20170526	05/26/2017	32.00	0.00	06/06/2017	Water Exam Fee	-				No	0000
601-494-9400-44370	Conferences & Training										
	20170526 Total:	32.00									
	SACHSJIM Total:	32.00									
	Sachs Jim Total:	32.00									
SelectAccount											
SELECTAC											
009811-20170504	05/04/2017	12.66	0.00	06/06/2017	Participant Fee 040117-043017	-				No	0000
101-410-1520-43150	Contract Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
009811-20170504	05/04/2017	12.66	0.00	06/06/2017	Participant Fee 050117-053117		-			No	0000
101-410-1520-43150	Contract Services										
	009811-20170504 Total:	25.32									
	SELECTAC Total:	25.32									
	SelectAccount Total:	25.32									
SENSUS USA											
SENSUS											
ZA17019316	05/09/2017	974.97	0.00	06/06/2017	Sensus Software Support 070917-070818		-			No	0000
601-494-9400-43180	Software Support										
ZA17019316	05/09/2017	974.97	0.00	06/06/2017	Sensus Software Support 070917-070818		-			No	0000
602-495-9450-43180	Software Support										
	ZA17019316 Total:	1,949.94									
	SENSUS Total:	1,949.94									
	SENSUS USA Total:	1,949.94									
Short Elliott Hendrickson, Inc											
SEH											
331704	06/03/2017	1,668.75	0.00	06/06/2017	OV Phase 3 - Plans & Specs		-			No	0000
409-480-8000-43030	Engineering Services										
	331704 Total:	1,668.75									
331748	05/05/2017	1,371.26	0.00	06/06/2017	Construction Services		-			No	0000
601-494-9400-43030	Engineering Services										
	331748 Total:	1,371.26									
	SEH Total:	3,040.01									
	Short Elliott Hendrickson, Inc Total:	3,040.01									
Sprint											
SPRINT											
761950227-168	05/18/2017	39.36	0.00	06/06/2017	Cell Phone Svs - Fire Dept		-			No	0000
101-420-2220-43210	Telephone										
761950227-168	05/18/2017	216.66	0.00	06/06/2017	Cell Phone Svs - Building Dept		-			No	0000
101-420-2400-43210	Telephone										
761950227-168	05/18/2017	97.97	0.00	06/06/2017	Cell Phone Svs - Public Works Dept		-			No	0000
101-430-3100-43210	Telephone										
761950227-168	05/18/2017	118.15	0.00	06/06/2017	Cell Phone Svs - Parks Dept		-			No	0000
101-450-5200-43210	Telephone										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
761950227-168	05/18/2017	16.76	0.00	06/06/2017	Cell Phone Svs - Planning Dept		-			No	0000
101-410-1910-43210	Telephone										
761950227-168	05/18/2017	68.68	0.00	06/06/2017	Cell Phone Svs - Administration		-			No	0000
101-410-1940-43210	Telephone										
	761950227-168 Total:	557.58									
	SPRINT Total:	557.58									
	Sprint Total:	557.58									
Stillwater Motors											
STILLMOT											
293515	05/15/2017	99.95	0.00	06/06/2017	Detail Hood - scratches		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	293515 Total:	99.95									
294703	05/15/2017	89.95	0.00	06/06/2017	Program headlights		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	294703 Total:	89.95									
	STILLMOT Total:	189.90									
	Stillwater Motors Total:	189.90									
Stillwater Towing Inc											
STILLTOW											
159739	05/17/2017	300.00	0.00	06/06/2017	Training Props		-			No	0000
101-420-2220-44370	Conferences & Training										
	159739 Total:	300.00									
	STILLTOW Total:	300.00									
	Stillwater Towing Inc Total:	300.00									
Surplus Services											
SURPLUS											
20037492	05/19/2017	105.00	0.00	06/06/2017	Book Cases - Storage Room		-			No	0000
101-410-1320-42000	Office Supplies										
	20037492 Total:	105.00									
	SURPLUS Total:	105.00									
	Surplus Services Total:	105.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
T.A. Schifsky & Sons Inc											
TASCH											
61276	05/15/2017	130.00	0.00	06/06/2017	Hot Mix		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	61276 Total:	130.00									
	TASCH Total:	130.00									
	T.A. Schifsky & Sons Inc Total:	130.00									
TDS Metrocom - LLC											
TDS											
651714220905	05/13/2017	104.87	0.00	06/06/2017	Analog Lines - Fire		-			No	0000
101-420-2220-43210	Telephone										
651714220905	05/13/2017	195.34	0.00	06/06/2017	Analog Lines - Public Works		-			No	0000
101-430-3100-43210	Telephone										
651714220905	05/13/2017	96.04	0.00	06/06/2017	Analog Lines - Lift Station Alarms		-			No	0000
602-495-9450-43210	Telephone										
651714220905	05/13/2017	50.02	0.00	06/06/2017	Analog Lines - Alarm Well House # 2		-			No	0000
601-494-9400-43210	Telephone										
	651714220905 Total:	446.27									
	TDS Total:	446.27									
	TDS Metrocom - LLC Total:	446.27									
Telemetry & Process Controls											
TELEMETR											
105589	05/23/2017	279.00	0.00	06/06/2017	Contract Svs - SCADA		-			No	0000
601-494-9400-43150	Contract Services										
105589	05/23/2017	279.00	0.00	06/06/2017	Contract Svs - SCADA		-			No	0000
602-495-9450-43150	Contract Services										
	105589 Total:	558.00									
	TELEMETR Total:	558.00									
	Telemetry & Process Controls Total:	558.00									
The Tool Guy, LLC											
TOOLGUY											
29969	05/23/2017	84.45	0.00	06/06/2017	Shop Tools		-			No	0000
101-430-3100-42400	Small Tools & Minor Equipment										
	29969 Total:	84.45									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	TOOLGUY Total:	84.45									
	The Tool Guy, LLC Total:	84.45									
Town & Country Cleaning Co											
TOWNCTRY											
417 197	04/01/2017	350.00	0.00	06/06/2017	Library - April 2017 Janitorial Svs		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	417 197 Total:	350.00									
W517 484	05/11/2017	350.00	0.00	06/06/2017	Library - Wash Windows 050817		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	W517 484 Total:	350.00									
	TOWNCTRY Total:	700.00									
	Town & Country Cleaning Co Total:	700.00									
Twin Gable Office Condo Inc.											
TWINGABL											
20170531	05/31/2017	19,600.00	0.00	06/06/2017	OV Phase 3 - Easment Acquisition		-			No	0000
602-495-9450-45300	Improvements Other Than Bldgs										
	20170531 Total:	19,600.00									
	TWINGABL Total:	19,600.00									
	Twin Gable Office Condo Inc. Total:	19,600.00									
Verizon Wireless											
VERIZON											
9785586062	05/10/2017	35.01	0.00	06/06/2017	Air Card for tablet - 04/11-05/10		-			No	0000
101-420-2220-43210	Telephone										
	9785586062 Total:	35.01									
	VERIZON Total:	35.01									
	Verizon Wireless Total:	35.01									
WASHINGTON COUNTY											
WACO-PW											
120204	06/01/2017	1,430,424.46	0.00	06/06/2017	Lake Elmo Ave/DT Project		-			No	0000
409-480-8000-43150	Contract Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
120204	06/01/2017	1,124,363.56	0.00	06/06/2017	Lake Elmo Ave/DT Project		-			No	0000
601-494-9400-43150	Contract Services										
120204	06/01/2017	867,885.96	0.00	06/06/2017	Lake Elmo Ave/DT Project		-			No	0000
602-495-9450-43150	Contract Services										
120204	06/01/2017	144,469.30	0.00	06/06/2017	Lake Elmo Ave/DT Project		-			No	0000
603-496-9500-43150	Contract Services										
	120204 Total:	3,567,143.28									
120236	05/18/2017	19,826.09	0.00	06/06/2017	CSAH 15/50th Signal 2017.145 #10856		-			No	0000
409-480-8000-43150	Contract Services										
	120236 Total:	19,826.09									
	WACO-PW Total:	3,586,969.37									
WASHTAX											
88064	05/24/2017	4,891.00	0.00	06/06/2017	2017 Assessing Fee		-			No	0000
101-410-1320-43100	Assessing Services										
	88064 Total:	4,891.00									
	WASHTAX Total:	4,891.00									
	Washington County Total:	3,591,860.37									
White Anita											
Whiteani											
20170522	05/22/2017	55.00	0.00	06/06/2017	Cable Oper - 052317 Maint Comm		-			No	0000
101-410-1450-43620	Cable Operations										
20170522	05/22/2017	55.00	0.00	06/06/2017	Cable Oper - 052317 Safety Comm		-			No	0000
101-410-1450-43620	Cable Operations										
	20170522 Total:	110.00									
	Whiteani Total:	110.00									
	White Anita Total:	110.00									
Xcel Energy											
XCEL											
547095574	05/19/2017	235.40	0.00	06/06/2017	New Lift Station		-			No	0000
602-495-9450-43810	Electric Utility										
	547095574 Total:	235.40									
547149309	05/19/2017	11.78	0.00	06/06/2017	Tennis Court		-			No	0000
101-450-5200-43810	Electric Utility										
	547149309 Total:	11.78									
547160008	05/19/2017	91.45	0.00	06/06/2017	Parks Buildings		-			No	0000
101-450-5200-43810	Electric Utility										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	547160008 Total:	91.45									
547162176	05/19/2017	20.92	0.00	06/06/2017	Pebble Park		-			No	0000
101-450-5200-43810	Electric Utility										
	547162176 Total:	20.92									
547164845	05/19/2017	41.78	0.00	06/06/2017	Wells 1 & 2		-			No	0000
601-494-9400-43810	Electric Utility										
	547164845 Total:	41.78									
547168161	05/19/2017	102.37	0.00	06/06/2017	Arts Center		-			No	0000
101-450-5200-43810	Electric Utility										
	547168161 Total:	102.37									
547168205	05/19/2017	20.46	0.00	06/06/2017	Lift Station		-			No	0000
602-495-9450-43810	Electric Utility										
	547168205 Total:	20.46									
547174458	05/19/2017	17.92	0.00	06/06/2017	Lift Station		-			No	0000
602-495-9450-43810	Electric Utility										
	547174458 Total:	17.92									
547179896	05/19/2017	71.20	0.00	06/06/2017	Legion Park		-			No	0000
101-450-5200-43810	Electric Utility										
	547179896 Total:	71.20									
547179943	05/19/2017	316.12	0.00	06/06/2017	Fire Station 1		-			No	0000
101-420-2220-43810	Electric Utility										
	547179943 Total:	316.12									
547191381	05/19/2017	29.92	0.00	06/06/2017	Traffic-Manning & Stillwater Blvd		-			No	0000
101-430-3160-43810	Street Lighting										
	547191381 Total:	29.92									
547194796	05/19/2017	81.16	0.00	06/06/2017	Water Tower 2		-			No	0000
601-494-9400-43810	Electric Utility										
	547194796 Total:	81.16									
547202101	05/19/2017	13.05	0.00	06/06/2017	Speed Sign Hwy 5		-			No	0000
101-430-3160-43810	Street Lighting										
	547202101 Total:	13.05									
547215765	05/19/2017	1,661.99	0.00	06/06/2017	Pumphouse		-			No	0000
601-494-9400-43810	Electric Utility										
	547215765 Total:	1,661.99									
547216382	05/19/2017	136.23	0.00	06/06/2017	Pumphouse		-			No	0000
601-494-9400-43810	Electric Utility										
	547216382 Total:	136.23									
547222806	05/19/2017	14.23	0.00	06/06/2017	Gates at Sunfish Park		-			No	0000
101-450-5200-43810	Electric Utility										
	547222806 Total:	14.23									
547233208	05/19/2017	44.77	0.00	06/06/2017	Traffic Lights		-			No	0000
101-430-3160-43810	Street Lighting										
	547233208 Total:	44.77									
547238733	05/19/2017	36.49	0.00	06/06/2017	Traffic Lights		-			No	0000
101-430-3160-43810	Street Lighting										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	547238733 Total:	36.49									
547265589	05/22/2017	323.13	0.00	06/06/2017	Library		-			No	0000
206-450-5300-43810	Electric Utility										
	547265589 Total:	323.13									
547306857	05/22/2017	349.45	0.00	06/06/2017	Fire Station 2		-			No	0000
101-420-2220-43810	Electric Utility										
	547306857 Total:	349.45									
547322898	05/22/2017	27.74	0.00	06/06/2017	Street Lights		-			No	0000
101-430-3160-43810	Street Lighting										
	547322898 Total:	27.74									
548111274	05/19/2017	14.99	0.00	06/06/2017	Warning Sirens		-			No	0000
101-420-2220-43810	Electric Utility										
	548111274 Total:	14.99									
	XCEL Total:	3,662.55									
	Xcel Energy Total:	3,662.55									
	Report Total:	3,782,109.93									

Accounts Payable
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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Lockridge Grindal Nauel PLLP											
LOCKRIDG											
20170518	05/11/2017	30,000.00	0.00	05/17/2017	Zuelger Settlement		-			No	0000
101-410-1320-43040	Legal Services										
	20170518 Total:	30,000.00									
	LOCKRIDG Total:	30,000.00									
	Lockridge Grindal Nauel PLLP Total:	30,000.00									
SW/WC Service Cooperatives											
SW/WC											
170502436717	05/02/2017	24,835.00	0.00	05/17/2017	June 2017 BCBS Premium		-			No	0000
101-000-0000-21706	Medical Insurance										
	170502436717 Total:	24,835.00									
	SW/WC Total:	24,835.00									
	SW/WC Service Cooperatives Total:	24,835.00									
	Report Total:	54,835.00									

Accounts Payable
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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Blue Cross Blue Shield of MN											
BLUECROS											
170502436717	05/02/2017	24,835.00	0.00	05/18/2017	June 2017 BCBS Premium		-			No	0000
101-000-0000-21706	Medical Insurance										
	170502436717 Total:	24,835.00									
	BLUECROS Total:	24,835.00									
	Blue Cross Blue Shield of MN Total:	24,835.00									
Gopher State Sealcoat Inc.											
Gophseal											
16325	05/04/2017	29,992.00	0.00	05/18/2017	2017 Cracksealing Project		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	16325 Total:	29,992.00									
	Gophseal Total:	29,992.00									
	Gopher State Sealcoat Inc. Total:	29,992.00									
Minnesota Department of Health											
MDH											
031517	03/15/2017	64.00	0.00	05/18/2017	Watersupply Class B Exam Fee JS		-			No	0000
601-494-9400-44370	Conferences & Training										
	031517 Total:	64.00									
	MDH Total:	64.00									
	Minnesota Department of Health Total:	64.00									
	Report Total:	54,891.00									

K. Hunt

Accounts Payable
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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Cardmember Service											
CARDMEMB											
20170420	05/12/2017	-54.95	0.00	05/12/2017	CREDIT - Floor Mats		-			No	0000
101-420-2220-45500	Vehicle										
20170420	05/12/2017	64.26	0.00	05/12/2017	Holiday - Car Wash		-			No	0000
101-420-2220-44300	Miscellaneous										
20170420	05/12/2017	118.95	0.00	05/12/2017	Floor Mats		-			No	0000
101-420-2220-45500	Vehicle										
20170420	05/12/2017	27.12	0.00	05/12/2017	Floor Dri		-			No	0000
101-420-2220-42400	Small Tools & Equipment										
20170420	05/12/2017	24.80	0.00	05/12/2017	Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	5.00	0.00	05/12/2017	Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
20170420	05/12/2017	5.00	0.00	05/12/2017	Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
20170420	05/12/2017	88.56	0.00	05/12/2017	Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
20170420	05/12/2017	61.63	0.00	05/12/2017	Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	61.86	0.00	05/12/2017	MCSG Subscription		-			No	0000
206-450-5300-42185	Software										
20170420	05/12/2017	39.35	0.00	05/12/2017	Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	155.52	0.00	05/12/2017	Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	105.00	0.00	05/12/2017	Stillwater PRTG		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	46.84	0.00	05/12/2017	Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	35.35	0.00	05/12/2017	Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
20170420	05/12/2017	72.77	0.00	05/12/2017	Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
20170420	05/12/2017	484.17	0.00	05/12/2017	Buckthorn Pullers		-			No	0000
101-450-5200-42400	Small Tools & Minor Equipment										
20170420	05/12/2017	50.00	0.00	05/12/2017	Constant Contact - Weekly Email Letter		-			No	0000
101-410-1450-43180	Information Technology/Web										
20170420	05/12/2017	415.00	0.00	05/12/2017	MCMA Conf		-			No	0000
101-410-1320-44330	Dues & Subscriptions										
20170420	05/12/2017	315.00	0.00	05/12/2017	GTS Land Use		-			No	0000
101-410-1910-44370	Conferences & Training										
20170420	05/12/2017	184.25	0.00	05/12/2017	Plumbing Code		-			No	0000
101-420-2400-44350	Books										
20170420	05/12/2017	175.00	0.00	05/12/2017	NFPA Membership		-			No	0000
101-420-2400-44330	Dues & Subscriptions										
20170420	05/12/2017	26.75	0.00	05/12/2017	Flash Drives		-			No	0000
101-420-2400-42000	Office Supplies										
20170420	05/12/2017	192.42	0.00	05/12/2017	V-Box		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	79.96	0.00	05/12/2017	Air Filters		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	150.00	0.00	05/12/2017	Maintenance Software		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	235.00	0.00	05/12/2017	APWA Conf		-			No	0000
101-430-3100-44370	Conferences & Training										
20170420	05/12/2017	478.00	0.00	05/12/2017	Spill Kits		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	5.33	0.00	05/12/2017	Chemicals		-			No	0000
601-494-9400-42160	Chemicals										
20170420	05/12/2017	191.59	0.00	05/12/2017	MSSA Meeting		-			No	0000
101-430-3100-44370	Conferences & Training										
20170420	05/12/2017	57.90	0.00	05/12/2017	Prev Bal		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	57.90	0.00	05/12/2017	Prev Bal		-			No	0000
206-450-5300-44300	Miscellaneous										
20170420	05/12/2017	26.62	0.00	05/12/2017	Interest		-			No	0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs										
20170420	05/12/2017	26.61	0.00	05/12/2017	Interest		-			No	0000
206-450-5300-44300	Miscellaneous										
	20170420 Total:	4,008.56									
	CARDMEMB Total:	4,008.56									
	Cardmember Service Total:	4,008.56									
	Report Total:	4,008.56									

K. Hurst

Accounts Payable
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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Minnesota Department of Health											
MDH											
20170213	02/13/2017	1,744.00	0.00	05/12/2017	1st Q 2017 Water Conn Fee	-				No	0000
601-494-9400-43820	Water Utility					1st Q 2017 Water Connection Fee					
	20170213 Total:	1,744.00									
	MDH Total:	1,744.00									
	Minnesota Department of Health Total:	1,744.00									
	Report Total:	1,744.00									

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 3

AGENDA ITEM: Approve Resolution Congratulating Lake Elmo Inn

SUBMITTED BY: Julie Johnson, City Clerk

BACKGROUND:
The Lake Elmo Inn has been named to Open Table's list of the 100 Best Brunch Restaurants in America. Open Table is an online reservation system for restaurants that provides reviews and other information.

ISSUE BEFORE COUNCIL:
Should the Council recognize the accomplishment of the Lake Elmo Inn?

PROPOSAL:
The City Council is asked to recognize this achievement by adopting Resolution 2017-058 recognizing some of the accomplishments of the Lake Elmo Inn.

OPTIONS:

1. Adopt Resolution 2017-058
2. Do not adopt Resolution 2017-058

RECOMMENDATION:
If removed from the consent agenda, staff recommends the following motion:

"***Motion to approve Resolution 2017-058 Congratulating the Lake Elmo Inn on being named in Open Table's 100 Best Brunch Restaurants in America"***

ATTACHMENTS:

Resolution 2017-058

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-058

A RESOLUTION CONGRATULATING THE LAKE ELMO INN ON BEING NAMED IN OPEN TABLE'S 100 BEST BRUNCH RESTAURANTS IN AMERICA

WHEREAS, the Lake Elmo Inn restaurant is operated in the heart of downtown Lake Elmo; and

WHEREAS, a restaurant has operated at the location of the Lake Elmo Inn since 1881; and

WHEREAS, the Lake Elmo Inn currently employs approximately 140 people; and

WHEREAS, Lake Elmo Inn owners Chris and John Schiltz received the Cornerstone 2013 Humanitarian award for their commitment to helping others; and

WHEREAS, the Lake Elmo Inn restaurant has received numerous awards over the years, including the 2014 Restaurant of the Year award from the Minnesota Restaurant Association; and

WHEREAS, Lake Elmo Inn Owner/Chef John Schiltz has received numerous awards including Restauranteur of the year.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lake Elmo, Minnesota, does hereby congratulate the Lake Elmo Inn restaurant on being named in Open Table's 100 Best Brunch Restaurants in America and thanks the owners and staff for their contributions to the community.

APPROVED by the Lake Elmo City Council on this 6th day of June, 2017.

By: _____
Mike Pearson
Mayor

ATTEST:

_____
Julie Johnson
City Clerk

STAFF REPORT

DATE: June 6, 2017
Consent
ITEM #: 4
MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Inwood 5th Addition Developers Agreement

REVIEWED BY: Jack Griffin, City Engineer
Sarah Sonsalla, City Attorney
Brian Swanson, Finance Director

BACKGROUND:

On April 4, 2017, the City Council adopted Resolution 2017-029 approving the Final Plat and Final PUD for Inwood 5th Addition. An executed Developers Agreement is a condition of final plat approval and is required prior to recording the final plat with Washington County.

ISSUE BEFORE COUNCIL:

The City Council is being asked to adopt Resolution 2017-059 approving the Developer Agreement for Inwood 5th Addition.

REVIEW/ANALYSIS:

A condition of approval of the Inwood 5th Final Plat is that the developer enter into a Developer's Agreement prior to the execution of the plat by City officials. Staff has drafted this Developer Agreement which is attached for consideration by the City Council. The key aspects of the agreement include the following components:

- That all public improvements to be completed by October 31, 2018, with the exception of the final wear course of asphalt on streets.
- That the developer provide a letter of credit in the amount of $2,964,127 related to the cost of the proposed improvements.
- The required improvements to 10th Street North are included in the letter of credit amount.
- That the developer provide a cash deposit of $659,944 for SAC and WAC charges, engineering administration, one year of street light operating costs and other City fees.
- There are $59,303 in direct payments to the developer for oversizing of watermain and sanitary sewer in the project.

- The City Attorney added language in the Agreement noting that no trail along 10th Street between Island Trail and Inwood Avenue is being required

The construction plans for the project have been approved, including the landscaping. Upon execution of this Agreement, receipt of all fees and securities, insurance, recording of the final plat and the completion of a pre-construction meeting with the City, construction can commence.

FISCAL IMPACT:

The future financial impacts include maintenance of streets, trails, sanitary sewer mains, watermains and other public infrastructure, maintenance of storm water ponding areas (after warranty period), monthly lease payments for street lights, and other public financial responsibilities typically associated with a new development. The City will collect building permit fees, Sewer Accessibility Charges and Water Accessibility Charges and property taxes for the 101 lot single family residential subdivision. Park land dedication was collected with the first phase of the development. There are $59,303 in direct payments to the developer for oversizing of watermain and sanitary sewer in the project.

OPTIONS:

The City Council is being asked to consider the approval of the Developer's Agreement on the consent agenda and has the following options:

1) Adopt Resolution 2017-059 approving the Developer Agreement for Inwood 5th Addition on the Consent Agenda; or
2) Remove the item from the consent agenda and Direct Staff to amend the draft Developer Agreement to bring back to a future City Council meeting.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2017-059 approving the Developer's Agreement for Inwood 5th Addition Planned Unit Development as part of tonight's consent agenda.

If the City Council removes the item from consent, then Staff recommends the following motion:

"Move to adopt Resolution 2017-059 approving the developer's agreement for Inwood 5th Addition Planned Unit Development"

ATTACHMENTS:

- Resolution 2017-059
- Inwood 5th Addition Developer's Agreement

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-059

A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT FOR THE INWOOD 5TH ADDITION PLANNED UNIT DEVELOPMENT

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN ("applicant") has previously submitted an application to the City of Lake Elmo ("City") for a Final Plat for Inwood 5th Addition Planned Unit Development; and

WHEREAS, the Lake Elmo City Council considered and approved the Inwood PUD General Concept Plan on September 16, 2014; and

WHEREAS, the Lake Elmo City Council approved the Inwood Preliminary Plat and Preliminary PUD Plan on December 2, 2014; and

WHEREAS, the Lake Elmo City Council adopted Resolution 2017-029 on April 4, 2017 approving the Final Plat and Final PUD for Inwood 5th Addition; and

WHEREAS, a condition of approval of said Resolution 2016-090, establishes that prior to execution of the Final Plat by City officials, the Applicant shall enter into a Developer's Agreement with the City; and

WHEREAS, the Applicant and the City have agreed to enter into such a contract and a copy of the Developer's Agreement was submitted to the City Council for consideration at its June 6, 2017 meeting;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Developer's Agreement for Inwood 5th Addition PUD and authorizes the mayor and city Clerk to execute the document.

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

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

(reserved for recording information)

DEVELOPMENT AGREEMENT

(Public sewer and water)

Inwood 5th Addition

THIS DEVELOPMENT AGREEMENT is dated _____, 2017, by and between the **CITY OF LAKE ELMO,** a Minnesota municipal corporation (the "City"), and M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve a plat for Inwood 5th Addition (referred to in this Agreement as the "Subdivision"). The property being platted is situated in the County of Washington, State of Minnesota, and is legally described on **Exhibit A.**

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the Subdivision on condition that the Developer enter into this Agreement, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 120 days after the City Council approves the final plat.

3. RIGHT TO PROCEED. This Agreement is intended to regulate the development of the Property and the construction therein of certain public and private improvements. The Developer may not grade or otherwise disturb the earth, remove trees or construct public or

private improvements or any buildings within the Subdivision until all the following conditions precedent have been satisfied:

A. the Developer has prepared deeds conveying fee title of Outlots A, B, C, and D to the City and provided copies of the executed deed to the City for recording with Washington County;

B. the Developer has executed and recorded with Washington County all drainage and utility easements required for the Subdivision by the City Engineer and Public Works Director in the City's standard form;

C. the Developer has executed and recorded with Washington County the storm water maintenance and easement agreement in the City's standard form;

D. this Agreement has been executed by the Developer and the City;

E. the required Letters of Credit (as hereinafter defined) have been received by the City from or on behalf of the Developer;

F. final construction plans and specifications have been submitted by the Developer and approved by the City Engineer;

G. the Developer has paid the City for all legal, engineering and administrative expenses incurred by the City regarding the City approvals and has given the City the additional construction inspection escrow required by this Agreement;

H. the Developer has paid any outstanding assessments and taxes for the property or property being deeded to the City;

I. the Developer has fulfilled any park dedication requirements as specified under this Agreement;

J. the Developer has received all necessary permits from the MPCA, MDH, DNR, applicable watershed, Washington County, and any other agency having jurisdiction

over the Subdivision;

K. the Developer has provided the City with a certificate of insurance required by this Agreement;

L. the Developer or the Developer's engineer and the Developer's contractor(s) have initiated and attended a preconstruction meeting with the City Engineer, and City staff;

M. the final plat has been recorded with Washington County;

N. the City has issued a written notice that all above conditions have been satisfied and that the Developer may proceed;

O. Legal documents regarding homeowner association documents, covenants, and restrictions have been submitted, reviewed and approval by the City Attorney; and

P. the Developer shall provide a Title Policy for all land dedicated to the City.

4. PHASED DEVELOPMENT. If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases of the development if the Developer is not in compliance with any term of this Agreement and the non-compliance has not been remedied. Development of subsequent phases of the development may not proceed until development agreements for such phases are approved by the City. Park dedication charges and availability charges for sewer and water referred to in this Agreement are not being imposed on outlots that are designated in the plat for future subdivision into lots and blocks, if any, in the plat. Such charges will be calculated and imposed when these outlots, if any, are platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the Subdivision is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, on or before December 31, 2019.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this

Agreement, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Agreement to the contrary, to the full extent permitted by state law, the City may require compliance with any changes to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Agreement.

7. DEVELOPMENT PLANS. The Developer agrees to develop the Property in accordance with the City approvals, including the terms and conditions of approval of the final plat as detailed in City Council Resolution No. 2017-29 (with the exception of requiring a multi-purpose trail to be constructed along 10th Street between Island Trail and Inwood Avenue, as detailed in Section 29 (G) of this Agreement), and to construct all improvements in accordance with the approved construction plans and specifications (collectively, the "Plans") prepared by a professional engineer registered in the State of Minnesota at its sole expense. All terms and conditions of the City approvals are hereby incorporated by reference into this Agreement. The documents which constitute the Plans are those on file with and approved by the City and are listed on **Exhibit B** attached hereto. The Plans may not be modified by the Developer without the prior written approval of the City.

8. IMPROVEMENTS. In developing the Subdivision in accordance with the Plans, the Developer shall make or install at its sole expense the following public and private improvements (collectively, the "Subdivision Improvements"):

A. Grading and erosion control;
B. Sanitary sewer;
C. Water system improvements;
D. Stormwater improvements (storm sewer pipe, control structures, ponds, BMPs, etc.)
E. Streets and sidewalks;

F. Trails;

G. Underground private utilities;

H. Landscaping;

I. Street lighting and signage;

J. Intersection improvements (turn lanes, by-pass lanes, traffic control, etc.);

K. Tree preservation and reforestation;

L. Wetland mitigation and buffers; and

M. Monuments required by Minnesota Statutes.

All improvements shall be installed in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors or a soil engineer inspect the Developer's work on a full or part-time basis. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor.

9. CITY ADMINISTRATION AND CONSTRUCTION OBSERVATION.

At the time of the City's approval of the final plat for the Subdivision, the Developer shall submit to the City an amount to be escrowed by the City for City administration and construction observation costs in an amount provided under paragraph 37 of this Agreement - Summary of Cash Requirements. Thereafter, the Developer shall reimburse the City each month, within 30 days of receiving an invoice, for all administration and construction observation costs incurred by the City during the construction of the Subdivision Improvements by the City's engineering,

public works, planning, and landscape architecture staff and consultants. After 30 days of the invoice, the City may draw upon the escrow and stop the work on site until the escrow has been replenished in its full amount. City administration and oversight will include monitoring of construction progress and construction observation, consultation with the Developer and the Developer's professionals on status or problems regarding the project, coordination for testing, final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in the Security. Construction observation shall include, at the discretion of the City, part or full time inspection of proposed public utilities and street construction. Services will be billed by the City on an hourly basis.

The direction and review provided by the City through the inspection of the Subdivision Improvements should not be considered a substitute for the Developer-required management of the construction of the Subdivision Improvements. The Developer must require the Developer's contractor(s) to furnish the City with a schedule of proposed operations at least five (5) days prior to the commencement of construction of each type of Subdivision Improvement. The City shall inspect all Developer-installed Subdivision Improvements during and after construction for compliance with the Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer will notify the City at such times during construction as the City requires for inspection purposes. Such inspection is pursuant to the City's governmental authority, and no agency or joint venture relationship between the City and the Developer is thereby created.

10. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a twenty-five (25) percent ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the Subdivision Improvements identified in Paragraph 8 above.

11. TIME OF PERFORMANCE. The Developer shall install all required Subdivision Improvements by October 31, 2018, with the exception of the final wear course of asphalt on streets. The Developer shall install the bituminous wearing course of streets after the first course has weathered a winter season, consistent with warranty requirements, however, final acceptance of the Subdivision Improvements by the City will not be granted until all work is completed, including the final wear course. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the Security posted by the Developer to reflect cost increases and amending this Agreement to reflect the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

12. MAINTENANCE DURING CONSTRUCTION. The Developer shall be responsible for all maintenance of the Subdivision Improvements including the snow plowing of the streets, roads and alleys until the Subdivision Improvements are accepted by the City in writing. The developer is also responsible to locate all underground utilities until the development is accepted in writing by the City. Warning signs shall be placed by the Developer when hazards develop in streets to prevent the public from traveling on same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed by the Developer. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable for traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the Subdivision clean and clear of dirt and debris that may spill, track, or wash onto the street from the Developer's operations. The Developer shall contract for street cleaning for streets within and immediately adjacent to the Subdivision. At a minimum, scraping and sweeping shall take place on a weekly basis.

Prior to the City's acceptance of the streets the City may agree, at the City's sole

discretion, to keep the streets open during winter months by plowing snow. The City will consider snow plowing streets on a case by case basis and under the following conditions. 1) The Developer must request in writing the streets in question to be plowed by the City, with such request received prior to October 1st of each winter season that plowing is requested. 2) The streets must be occupied by residences of the City. 3) For streets that do not have the bituminous wear course placed, the developer must install paved wedges along all curb lines and catch basins. 4) Gate valves and manholes must be level with the pavement surface. 5) Street curves, center medians, and other protrusions in the right-of-ways must be delineated with “High-vis” fiberglass stakes. 6) A site review must be scheduled and conducted with Public Works, and attended by the developer, to accept the streets for plowing prior to the commitment of plowing by the City. 7) The City shall not be responsible for any damage caused by snow plowing operations to the streets, curb and gutter, manholes, catch basins or other infrastructure.8) The Developer shall enter into an Agreement with the City for plowing of the streets.

13. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all work and inspections deemed appropriate by the City in conjunction with the development of the Property and this Agreement.

14. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, public utility construction, and street construction is restricted to access the Subdivision via 10th Street and Island Trail North. No construction traffic is permitted on other adjacent local streets.

15. CONSTRUCTION SEQUENCE AND COMPLIANCE. The City will require the Developer to construct the Subdivision Improvements in a sequence which will allow progress and compliance points to be measured and evaluated. The Developer and the Developer’s representatives are required to supervise and coordinate all construction activities for all Subdivision Improvements and must notify the City in writing stating when the work is ready for

the inspection at each of the measurable points defined in the following paragraphs.

16. EROSION CONTROL. All construction regarding the Subdivision Improvements shall be completed in a manner designed to control erosion and in compliance with the City Code, the City's Engineering Design and Construction Standards Manual, all watershed district permits, the Minnesota Pollution Control Agency's best management practices, and other requirements including the City's permit with the Minnesota Pollution Control Agency for the municipal separate storm sewer system program. Prior to initiating any work on the site, an erosion control plan must be implemented by the Developer and inspected and approved by the City. Erosion and sediment control measures shall be coordinated with the various stages of development. The City may impose additional erosion control requirements at any stage in development as deemed necessary to maintain a compliant site. All areas disturbed for site improvements must be reseeded by the Developer promptly after the work in the area is complete unless construction of the next stage of the improvements will begin in that area within seven (7) days. The parties recognize that time is of the essence in controlling erosion.

If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the Security to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued by the City unless the Subdivision is in full compliance with the approved erosion control plan.

If building permits are issued prior to the acceptance of public Subdivision Improvements, the Developer assumes all responsibility for erosion control compliance throughout the Subdivision and the City may take such action as allowed by this Agreement

against the Developer for any noncompliant issue as stated above. Erosion control plans for individual lots will be required in accordance with the City's building permit requirements, or as required by the City or City Engineer**.**

17. SITE GRADING. In order to construct the Subdivision Improvements and otherwise prepare the Property for development, it will be necessary for the Developer to grade the Subdivision. All grading must be done in compliance with this Agreement and the approved grading plans. Within 30 days after completion of the grading, the Developer shall provide the City with an "as built" grading plan and a certification by a registered land surveyor or engineer as required in the City's Engineering Design and Construction Standards Manual.

18. STREET AND UTILITY IMPROVEMENTS. All storm sewers, sanitary sewers, watermain, and streets, including turn lane and intersection improvements, shall be installed in accordance with the approved Plans, the City approvals, the City Code, and the City's Engineering Design and Construction Standards Manual. Curb and gutter, the first lift of the bituminous streets, sidewalks, boulevards graded, street signs installed, and all restoration work on the site shall be completed in accordance with the approved Plans. Once the work is completed, the Developer or the Developer's representative shall submit a written request to the City asking for an inspection of the initial improvements. The City will then schedule a walk-through to create a punch list of outstanding items to be completed. Upon receipt of the written punch list provided by the City, the punch list items must be completed by the Developer and the City notified to re- inspect the improvements. The final bituminous wear course shall be installed by the Developer after the first bituminous course has weathered a winter season. Prior to placement of the final bituminous wear course, the Developer shall repair or replace all broken or failing curbs, sidewalks and damaged or settled streets as determined by the City from a pre-wear course walk through inspection.

19. LANDSCAPING AND TREE REPLACEMENT IMPROVEMENTS.

A. The Developer agrees to install landscaping in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. All landscaping materials such as trees, shrubs, grasses, or other vegetation installed by the Developer must be warrantied and maintained for a period of two (2) years. The two (2) year warranty period shall be deemed to start once all required landscaping identified as responsibility of Developer in the approved Plans has received acceptance by the City. The Developer agrees to have the installer of the landscaping complete an inspection thirty (30) days prior to the end of the two (2) year warranty period and provide the City with a written report identifying the condition of all landscaping. In the event any landscaping installed by the Developer is deemed to be in poor condition or dead, the Developer is to replace the landscaping with like kind materials or as otherwise approved by the City.

B. The Developer shall be responsible for maintaining regular watering, fertilizing, and over-seeding necessary to establish final lawns and yards as identified in the approved Plans for outlots, public rights-of-way, and any disturbed areas outside the Subdivision boundaries according to a landscape maintenance plan approved by the City. The Developer agrees to achieve "substantial performance" on all seeded or sodded lawns and yards disturbed during the construction of Subdivision Improvements. For the purpose of this agreement "substantial performance" shall be defined for areas seeded or sodded with a turf or lawn mix as "square foot turf areas with an average blade height of three (3) inches free of eroded, bare, or dead spots and free from perennial weeds or unwanted grasses with no visible surface soil." For areas seeded with a native grass or flower mix "substantial performance" shall be defined as "square foot native grass or flower areas with an

average height of eight (8) inches free of eroded, bare, or dead spots and no visible surface soil."

C. The Developer shall follow the City of Lake Elmo "Bee Safe" policy for pesticide use as per City Council Resolution No. 2015-13.

20. SIGNAGE, STREET LIGHTING AND OTHER UTILITIES. The Developer agrees to install street signs, traffic and parking signs, and pavement markings within the Subdivision all in accordance with the approved Plans and the City Engineering Design Standards Manual. Street and traffic sign details shall be submitted by the Developer to the City for approval prior to installation. In addition, the Developer shall be responsible for the cost and all coordination work to extend private utilities along with street lighting within the Subdivision all in accordance with the approved plans and right-of-way permits.

21. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Agreement, the Subdivision Improvements lying within public easements shall become City property. Prior to acceptance of the public Subdivision Improvements by the City, the Developer must furnish the City with a complete set of reproducible "record" plans and an electronic file of the "record" plans in accordance with the City's Engineering Design and Construction Standards Manual together with the following affidavits:

- Developer/Developer Engineer's Certificate
- Land Surveyor's Certificate

certifying that all construction has been completed in accordance with the terms of this Agreement. All necessary forms will be furnished by the City. Upon receipt of "record plans" and affidavits, and upon review and verification by the City Engineer that the public Subdivision Improvements have been completed in accordance with the terms of this Agreement, the City Engineer will accept the completed public Subdivision Improvements**.**

22. PARK DEDICATION. The Developer has previously satisfied park dedication requirements for all the areas to be platted within the Inwood Preliminary Plat as part of the

Inwood 1st Addition Development Contract.

23. SANITARY SEWER AND WATER UTILITY AVAILABILITY CHARGES (SAC AND WAC). The Developer shall be responsible for the payment of all sewer availability charges (SAC) and all water availability charges (WAC) with respect to the Subdivision Improvements required by the City and any state or metropolitan government agency.

The sewer availability charge (SAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $303,000.00.

The water availability charge (WAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $303,000.00.

In addition, a sewer connection charge in the amount of $1,000.00 per REC, a Metropolitan Council sewer availability charge in the amount of $2,485.00 per REC, and a water connection charge in the amount of $1,000.00 per REC will be payable by the Developer and collected by the City at the time the building permit is issued for each lot.

24. STREET LIGHTS. The Developer is responsible for the cost of street light installation consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a Security for street light installation consistent with the approved plan. The required Security is $66,000 and consist of eleven (11) decorative lights at $6000 each,. The Developer shall also pay the City $1,419 to reimburse the City for the first year operating costs for the street lights.

25. WETLAND MITIGATION. The Developer shall complete wetland mitigation/restoration in accordance with the approved Plans and in accordance with any applicable Watershed or agency permits. If the mitigation work is found to be incomplete or restoration is unsuccessful, the City may draw down the Security at any time during the

warranty period to perform the work if the Developer fails to take corrective measures after being provided reasonable notice by the City.

26. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. No building permit shall be issued for any lot within the Subdivision, or within a completed phase of the Subdivision in a City preapproved phasing plan, until such time that sanitary sewer, water, storm sewer, curbing and one lift of asphalt has been installed and tested for all public streets; sidewalks have been installed; street and traffic control signs are installed; property monuments have been installed and grading as-built plans have been submitted and approved by the City. A "preapproved phasing plan" is defined as a phased construction plan that has been submitted by the Developer and approved by the City in advance of the preconstruction meeting for the Subdivision. Once the construction has started, the City will not consider revisions to the phasing plan for the purpose of issuing building permits.

B. Issuance of a single building permit for a "model home" may be authorized by the City Planning Director prior to the completion of the Subdivision Improvements described in paragraph 27 (A) above, if there is safe public access to the lot that is sufficient to allow construction to proceed and there is a grading as-built plan approved by the City for the lot and all downstream storm water drainage facilities. However, the City will not issue a certificate of occupancy for any "model home" until all conditions identified in paragraph 27 (A) above have been completed. The Developer shall use the model home only for real estate sales purposes and no other purposes.

C. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. The monument design shall be

approved by the Planning Department.

D. Breach of the terms of this Agreement by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, certificates of occupancy, and withholding of other permits, inspection or actions and the halting of all work in the Subdivision.

E. If building permits are issued prior to the acceptance of the public Subdivision Improvements by the City, the Developer assumes all liability and costs resulting in delays in completion of public Subdivision Improvements and damage to public Subdivision Improvements caused by the City, Developer, the Developer's contractors, subcontractors, materialmen, employees, agents, or any third parties.

F. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

27. RESPONSIBILITY FOR COSTS.

A. In the event that the City receives claims from labor, materialmen, or others that work required by this Agreement has been performed and the amounts due to them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the Security in an amount up to 125 percent of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the letter of credit deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys' fees pursuant to this Agreement.

B. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the Subdivision, including but not limited to legal, planning, engineering, and inspection expenses incurred in connection with the City's approval and acceptance of the plat and the Subdivision, the preparation of this Agreement, the City's review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the Subdivision. All amounts incurred and due to the City at the time of the recording of the final plat must be fully paid by the Developer prior to the City executing and releasing the final plat for recording.

C. The Developer shall hold the City and its officials, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from the City's approval of the plat and the development of the Subdivision. The Developer shall indemnify the City and its officials, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

D. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including reasonable engineering and attorneys' fees.

E. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Agreement. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire Property, or any portion of it.

F. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within thirty (30) days after receipt. Bills not paid within thirty (30) days shall be assessed a late fee per the City adopted fee schedule. Upon request, the City will provide copies of detailed invoices of the

work performed by the City and its consultants.

28 CITY PAYMENTS. The City shall reimburse the Developer in the amount of $3,208.00 for oversizing costs associated with the installation of 12 inch sanitary sewer as identified on the Plans. The City shall also reimburse the Developer in the amount of $56,100.00 for oversizing costs associated with the installation of 12 inch water main as identified on the Plans. City payments shall be made within thirty (30) days of the City's final acceptance of the Improvements, but only if the Developer is not in default to this Contract. This payment by the City shall be the City's only responsibility with regard to construction of the Improvements and in no case shall act as a waiver of any other right of the City under this Contract or under applicable laws, ordinances or rules.

29. SPECIAL PROVISIONS. The following special provisions shall apply to the Subdivision:

A. Implementation of the recommendations listed in the February 15, 2017, Engineering memorandum.

B. Upon the recording of the final plat, the Developer shall convey Outlots A, B, C, and D to the City by warranty deed, free and clear of any and all encumbrances, unless otherwise agreed to by the City.

C. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

D. The public trail to be constructed within the 10th Street North right-of-way shall be constructed as required by Washington County.

E. The Developer shall construct turn lanes at the intersection of Island Trail and CSAH 10 (10th Street North) as required by Washington County.

F. The Developer shall enter into a Landscape License Agreement with the City that clarifies the individuals or entities responsible for maintenance of any landscaping

installed in areas outside of land dedicated as public park and open space on the final plat.

G. After further study, it has been determined by the City that a trail along 10th Street between Island Trail and Inwood Avenue is not needed and is not being required. Therefore, the City acknowledges that this condition of City Council Resolution No. 2017-29 approving the final plat is no longer a condition of approval and agrees that the Developer shall not be required to construct, dedicate, or convey an easement for a trail along 10th Street between Island Trail and Inwood Avenue.

30. MISCELLANEOUS.

A. The Developer may not assign this Agreement without the written permission of the City Council. The Developer's obligations hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire Property, or any portion of it.

B. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a professional engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved Plans. All retaining walls identified on the Plans or by special conditions referred to in this Agreement shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Legal documents regarding homeowner association documents, covenants, and restrictions shall be submitted to the City prior to recording of the final plat for review and approval by the City Attorney.

D. The Developer shall take out and maintain or cause to be taken out and

maintained until six (6) months after the City has accepted the public Subdivision Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them.

Limits for bodily injury and death shall be not less than $500,000 for one person and $1,500,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $1,500,000 or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate of insurance evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given thirty (30) days' advance written notice of the cancellation of the insurance.

E. Third parties shall have no recourse against the City under this Agreement.

F. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

H. This Agreement shall run with the land and may be recorded against the title to the Property at the Developer's expense. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the Property being final platted and has obtained consents to this Agreement, in the form attached hereto,

from all parties who have an interest in the Property, including, but not limited to, mortgagees; that there are no unrecorded interests in the Property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer represents to the City that the Subdivision and the Subdivision Improvements comply or will comply with all City, County, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the Subdivision is not in compliance, the City may, at its option, refuse to allow construction or development work in the Subdivision until it is brought into compliance. Upon the City's demand, the Developer shall cease work until there is compliance.

31. EVENTS OF DEFAULT. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

A. Subject to unavoidable delays, failure by the Developer to commence and complete construction of the public Subdivision Improvements pursuant to the terms, conditions and limitations of this Agreement.

B. Failure by the Developer to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

32. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City, subject to any rights of third parties agreed to by the City pursuant to this Agreement, or otherwise by written, executed instrument of the City, may take any one or more of the following:

A. The City may suspend its performance under the Agreement until it receives assurances from the Developer, deemed adequate by the City, that Developer will cure its default and continue its performance under the Agreement. Suspension of performance includes the right of the City to withhold permits including, but not limited to, building permits.

B. The City may initiate such action, including legal or administrative action, as is necessary for the City to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from the Developer, or immediately draw on the Security, as set forth in this Agreement.

33. ENFORCEMENT BY CITY; DAMAGES. The Developer acknowledges the right of the City to enforce the terms of this Agreement against the Developer, by action for specific performance or damages, or both, or by any other legally authorized means. In the event of a default by the Developer as to construction or repair of any of the Subdivision Improvements or any other work or undertaking required by this Agreement, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek an order from any court for permission to enter the Subdivision for such purposes. If the City does such work, the City may, in addition to its other remedies, levy special assessments against the land within the Subdivision to recover the costs thereof. For this purpose, the

Developer, for itself and its successors and assigns, expressly waives any and all procedural and substantive objections to the special assessments, including, but not limited to, hearing requirements, and any claim that the assessments exceed the benefit to the land so assessed. The Developer, for itself and its successors and assigns, also waives any appeal rights otherwise available pursuant to Minnesota Statutes Section 429.081.

The Developer also acknowledges that its failure to perform any or all of the Developer's obligations under this Agreement may result in substantial damages to the City; that in the event of default by the Developer, the City may commence legal action to recover all damages, losses and expenses sustained by the City; and that such expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

34. WARRANTY. During the warranty period, the Developer warrants that all Subdivision Improvements will be free from defects and that they will continue to meet all technical specifications and standards. During the warranty period, the Developer agrees to repair or replace any Subdivision Improvement, or any portion or element thereof, which shows signs of failure, normal wear and tear excepted. If the Developer fails to repair or replace a defective Subdivision Improvement during the warranty period, the City may repair or replace the defective portion and may use the Security to reimburse itself for such costs. The Developer agrees to reimburse the City fully for the cost of all Subdivision Improvement repair or replacement if the cost thereof exceeds the remaining amount of the Security. Such reimbursement must be made within 45 days of the date upon which the City notifies the Developer of the cost due under this paragraph. The Developer hereby agrees to permit the City to specially assess any unreimbursed costs against any lots in the Subdivision which have not been sold to home buyers if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the

lots within the Subdivision of the repair or replacement of the Subdivision Improvements and hereby consents to such assessment and waives the right to a hearing or notice of hearing or any appeal thereon under Minnesota Statutes, Chapter 429.

A. The required warranty period for all work relating to the public sewer and water shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is two (2) years from the date of final written City acceptance of the installation.

35. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement, payment of special assessments, payment of the costs of all public Subdivision Improvements, and construction of all public Subdivision Improvements, the Developer shall furnish the City with an irrevocable letter of credit or a cash escrow or a combination of a cash escrow and letter of credit (the "Security") in the amount of **$2,964,127**. The bank originating the letter of credit shall be determined by the City to be solvent and creditworthy. The letter of credit shall substantially be in the form attached to this Agreement and must be approved by the City. The amount of the Security was calculated as itemized on Exhibit C. If at any time the City reasonably determines that the bank issuing the letter of credit no longer satisfies the City's requirements regarding solvency and creditworthiness, the City shall notify the Developer and the Developer shall provide to the City within 45 days a substitute for the letter of credit from another bank meeting the City's requirements. If the Developer fails to provide the City within 45 days with a substitute letter of credit from an issuing bank satisfactory to the City, the City may draw under the existing letter of credit.

This breakdown is for historical reference; it is not a restriction on the use of the

Security. The City may draw down the Security, without notice, for any violation of the terms of this Agreement or if the Security is allowed to lapse prior to the end of the required term. If the required public Subdivision Improvements are not completed at least thirty (30) days prior to the expiration of the Security, the City may also draw it down. If the Security is drawn down, the proceeds shall be used by the City to cure the default.

36. REDUCTION OF SECURITY. Upon written request by the Developer and upon receipt of proof satisfactory to the City Engineer that work has been completed in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve reductions in the Security in the following instances:

A. Upon completion of grading operations, including temporary site restoration. The Developer must submit an as-built grading survey to the City that at a minimum establishes the as-built grades at all lot corners and downstream drainage conveyance systems and storm water ponds. Upon inspection of the site and approval of the as-built survey by the City, one hundred (100) percent, or $0, of the Security associated with grading may be released. This Security reduction does not include amounts related to erosion and sedimentation control.

B. Up to 75 percent of the Security associated with the itemization on Exhibit C may be released upon completion of the following key milestones of the project as determined by the City Engineer:

1. Construction Categories 2 and 3: The amount of $792,614 may be released when all sanitary sewer and watermain utilities have been installed, all testing and televising has been successfully completed, sanitary sewer as-built inverts have been verified, and the utilities are considered ready for use by the City Engineer.

2. Construction Categories 4 and 5: The amount of $809,601 may be released

when all streets, sidewalks, and storm sewer have been installed and tested, and have been found to be complete to the satisfaction of the City Engineer including all corrective work for any identified punch list items and including verification of storm sewer as-built inverts, but not including the final wear course.

3. Construction Categories 6-10 and 14-17: The amount of $450,021 may be released when all remaining Developer's obligations under this Agreement have been completed including: (1) bituminous wear course; (2) street lighting and private utilities; (3) trails; (4) bio retention facilities; (5) iron monuments for lot corners have been installed; (3) all financial obligations to the City satisfied; (4) the required "record" plans in the form of the City standards have been received and approved by the City; and (5) the public Subdivision Improvements are accepted by the City Engineer and the City Council.

4. Construction Categories 11, 12 and 13: The amount of $170,859 may be released when landscaping Subdivision Improvements have been installed to the satisfaction of the City Landscape Architect including all corrective work for any identified punch list items.

C. Twenty-five (25) percent of the original Security amount, excluding grading and landscaping improvements shall be retained until: (1) all Subdivision Improvements have been fully completed and accepted by the City, including all corrective work and warranty punch list items; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

D. Twenty-five percent (25%) of the original Security amount associated with landscaping shall be retained by the City until: (1) all landscaping Subdivision Improvements have been fully completed and accepted by the City, including all

corrective work and warranty punch list items being completed by the Developer; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

E. In addition to the above project milestone based Security reductions, the Developer may submit a written request and upon receipt of proof satisfactory to the City Engineer that work is progressing in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve a one-time reduction in the Security for Construction Categories 2-5 in an amount not to exceed fifty (50) percent of the initial Security amount.

F. It is the intent of the parties that the City at all times have available to it Security in an amount adequate to ensure completion of all elements of the Subdivision Improvements and other obligations of the Developer under this Agreement, including fees or costs due to the City by the Developer. To that end and notwithstanding anything herein to the contrary, all requests by the Developer for a reduction or release of the Security shall be evaluated by the City in light of that principle.

37. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Agreement which must be paid to the City prior to recording the final plat:

Sewer Availability Charge (SAC):	$303,000
Water Availability Charge (WAC):	$303,000
Park Dedication:	$0
Special Assessments Due:	$0
Street Light Operating Fee:	$1,419
City Base Map Upgrading ($25.00 per REU):	$2,525
City Engineering Administration Escrow:	$50,000
TOTAL CASH REQUIREMENTS:	**$659,944**

38. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 941 NE Hillwind Road, Suite 300, Fridley, MN 55432. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lake Elmo City Hall, 3800 Laverne Avenue N. Lake Elmo, Minnesota 55042.

39. EVIDENCE OF TITLE. Developer shall furnish the City with evidence of fee ownership of the property being platted by way of an attorney's title insurance policy dated not earlier than thirty (30) days prior to the execution of the plat.

40. COMPLIANCE WITH LAWS. The Developer agrees to comply with all laws, ordinances, regulations, and directives of the state of Minnesota and the City applicable to the Subdivision. This Agreement shall be construed according to the laws of the Minnesota.

41. SEVERABILITY. In the event that any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

42. NON-WAIVER. Each right, power, or remedy conferred upon the City by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City at law or in equity, or under any other agreement. Each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

43. COUNTERPARTS. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

CITY OF LAKE ELMO

By: _____

Its: Mayor

By: _____

Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by Mike Pearson and Julie Johnson, the Mayor and City Clerk, respectively, of the City of Lake Elmo, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___, day of _____, 2017, by _____, the _____of _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

FEE OWNER CONSENT TO DEVELOPMENT AGREEMENT

_____, fee owners of all or part of the subject property, the development of which is governed by the foregoing Development Agreement, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the subject property owned by them.

Dated this_____day of_____, 2017.

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

MORTGAGE CONSENT TO DEVELOPMENT AGREEMENT

_____, which holds a mortgage on the Property, the development of which is governed by the foregoing Development Agreement, agrees that the Development Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this_____day of_____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

CONTRACT PURCHASER CONSENT TO DEVELOPMENT AGREEMENT

_____,
which/who has a contract purchaser's interest in all or part of the Property, the development of which is governed by the foregoing Development Agreement, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the Property in which there is a contract purchaser's interest.

Dated this ___ day of _____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

EXHIBIT A TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as

Outlots A, B, F and G, Inwood 3rd Addition, according to the recorded plat thereof, Washington County, State of Minnesota.

EXHIBIT B TO
DEVELOPMENT CONTRACT

List of Plan Documents

The following documents prepared by Carlson McCain, and Pioneer Engineering, collectively constitute the Plans:

THOSE DOCUMENTS BY AS FOLLOWS:

SHEET	TITLE	REVISION DATE
1 of 25	Cover	05/22/2017
2 of 25	Sanitary Sewer and Watermain Index	05/22/2017
3 of 25	Storm Sewer Index	05/22/2017
4-10 of 25	Sanitary Sewer and Watermain	05/22/2017
11-14 of 25	Storm Sewer	05/22/2017
15-20 of 25	Street Construction	05/22/2017
21-22 of 25	Signing, Striping and Lighting Plan	05/22/2017
23-25 of 25	Details	05/22/2017
T1-T4 of 4	Turnlane	05/22/2017
L1-7	Landscape Plan	04/27/2017

EXHIBIT C TO
DEVELOPMENT CONTRACT

Subdivision Improvements Cost/Security Amount Estimate

	CONSTRUCTION CATEGORY	COST	125%
1	Grading	$0	$0
2	Sanitary Sewer	$356,976	$446,220
3	Watermain	$488,479	$610,599
4	Storm Sewer *(includes pond structures and outfall pipes)*	$189,979	$237,474
5	Streets and Sidewalks	$673,595	$841,994
6	Trails	$10,000	$12,500
7	Surface Water Facilities *(ponds, infiltration basins, other BMPs)*	$96,890	$121,113
8	Street Lighting	$66,000	$82,500
9	Street and Traffic Signs	$8,850	$11,063
10	Private Utilities *(electricity, natural gas, telephone, and cable)*	$0	$0
11	Landscaping Improvements	$180,000	$225,000
12	Tree Preservation and Restoration	$0	$0
13	Wetland Mitigation and Buffers	$2,250	$2,813
14	Monuments	$10,100	$12,625
15	Erosion and Sedimentation Control	$0	$0
16	CSAH 10 Turnlanes/ROW Improvements	$283,182	$353,978
17	Developer's Record Drawings	$5,000	$6,250
TOTALS		**$2,371,301**	**$2,964,127**

FORM OF IRREVOCABLE LETTER OF CREDIT

No._____

Date: _____

TO: City of Lake Elmo

Dear Sir or Madam:

We hereby issue, for the account of (Name of Developer) and in your favor, our Irrevocable Letter of Credit in the amount of $_____ available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No._____, dated _____, 20___, of (Name of Bank)";

b) Be signed by the Mayor or City Administrator of the City of Lake Elmo.

c) Be presented for payment at (Address of Bank), on or before 4:00 p.m. on November 30, 20___.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Lake Elmo City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: City Administrator, City Hall, 3800 Laverne Ave. N. Lake Elmo Minnesota 55042 and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 500.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

Its _____

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 5

AGENDA ITEM: Downtown Phase 1 & 2 Improvements – Approve Phase 1 Final Reconciliation Payment and Approve Phase 2 Cooperative Agreement Payment No. 2

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Invoice No. 4 for the Downtown Street, Drainage and Utility Improvement Projects (Phase 1 reconciliation payment and Phase 2, Payment No. 2)?

BACKGROUND, PROPOSAL DETAILS/ANALYSIS: In July 2016, the City of Lake Elmo entered into Cooperative Agreement No. 10196 with Washington County for the cost sharing of the Downtown Phase 1 and Phase 2 Improvements. In accordance with the agreement payment schedule, Washington County has submitted Invoice No. 4 in the amount of $3,567,143.28. The amount requested reflects a decrease of $103,820.12 from the Phase 1 Improvements to reconcile final project costs. The Phase 2 invoice amount is $3,670,963 and reflects an estimate at project completion. This amount is $136,191 less than the cost identified in the cooperative agreement. The invoice has been reviewed and payment is recommended in the amount requested.

FISCAL IMPACT: No additional fiscal impact. Payment is proposed in accordance with Cooperative Agreement No. 10196 with Washington County including final reconciliation for the Downtown Phase 1 Improvements and partial payment No. 2 for the Downtown Phase 2 Improvements.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, payment to Washington County in the amount of $3,567,143.28 which includes a $103,820.12 credit for the Phase 1 Improvements final reconciliation and $3,670.963.40 for partial payment No. 2 for the Downtown Phase 2 Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve payment to Washington County in the amount of $3,567,143.28 for Final credit for the Phase 1 Improvements and for partial payment No. 2 for the Downtown Phase 2 Improvements in accordance with Invoice #4 attached and per Section G.2 of Cooperative Agreement No. 10196."

ATTACHMENTS:

1. Washington County Invoice No. 120204 and supporting detail.

Washington County

WACO PUBLIC WORKS DEPT
11660 MYERON RD N
STILLWATER MN 55082

Invoice

Invoice Number:	120204
Account Number:	20498
Due Date	6/8/17
Amount Enclosed:	$ _____
Federal Tax Id:41-6005919	

To: LAKE ELMO CITY
3800 LAVERNE AVE N
LAKE ELMO MN 55042-9629

Please return top portion with payment. Thank You.

Invoice

Date	Number	Type	Due Date	Remark	Amount
5/16/17	120204	Invoice	6/8/17	CSAH 17 (Lake Elmo Ave) PH II	$3,567,143.28
			6/8/17	City/County Cooperative Agr	
			6/8/17	No. 10196	
			6/8/17	Invoice includes 80% of	
			6/8/17	estimate cost for Phase II and	
			6/8/17	$103,820.12 credit for	
			6/8/17	decrease in city construction	
			6/8/17	costs in Phase I	

I declare under the penalties of law that this account claim or demand, is just and correct and no part of it has been paid.

Please make check payable to **Washington County** and mail to the address above.

Invoice Total	$3,567,143.28
Sales Tax	
Balance Due	$3,567,143.28

Lake Elmo Old Village
Invoice Summary
5/16/2017

PHASE I - COST SUMMARY FOR PHASE 1 - CITY/COUNTY AGREEMENT #10196										
	Estimated Total Cost (from Coop Agree)	Total Amount to Date	City Cost %	Current City Cost	Amount Paid Invoice #1	Amount Paid Invoice #2	Amount Paid Invoice #3	Amount Due Invoice #4		Note:
Right-of-Way and Easements										
Upper 33rd St. N, 36th St. N. and Laverne Avenue	$ 91,902.00	$ 91,902.10	100%	$ 91,902.10	$ 8,945.21	$ 82,956.89	$ -			Attachment A
Regional Drainage Pond	$ 1,154,190.00	$ 1,158,325.00	50%	$ 579,162.50	$ 21,370.33	$ 557,792.17	$ -			Attachment A
Engineering										
Preliminary Design	$ 131,600.00	$ 131,600.00	91.2%	$ 120,019.20	$ 12,001.92	$ 108,017.28	$ -			Attachment B
Final Design	$ 233,460.00	$ 233,460.00	91.2%	$ 212,915.52	$ 21,291.55	$ 191,623.97	$ -			Attachment B
Construction Inspection/Administration	$ 295,200.00	$ 295,200.00	91.2%	$ 269,222.40	$ 29,463.07	$ 235,499.30	$ 4,260.02			Attachment C
Precondition Survey	$ 27,133.00	$ 21,173.25	91.2%	$ 19,310.00	$ -	$ 19,310.00	$ -			Attachment D
Construction	$ 4,668,601.00	$ 4,623,766.15	89.1%	$ 4,117,494.78	$ 405,794.27	$ 3,851,969.85	$ (36,449.21)	$ (103,820.12)		Attachment E
TOTAL	**$ 6,602,086.00**	**$ 6,555,426.50**		**$ 5,410,026.50**	**$ 498,866.35**	**$ 5,047,169.46**	**$ (32,189.19)**	**$ (103,820.12)**		

PHASE II - COST SUMMARY FOR PHASE 2 - CITY/COUNTY AGREEMENT #10196										
	Estimated Total Cost (from Coop Agree)	Total Amount to Date	City Cost %	Current City Cost	Amount Paid Invoice #1	Amount Paid Invoice #2	Amount Due Invoice #3	Amount Due Invoice #4	Amount Due Invoice #5 (warranty period)	
Right-of-Way and Easements										
CSAH 17 (Lake Elmo Ave)	$ 284,760.00	$ 305,632.75	55.0%	$ 168,098.01			$ 32,436.00	$ 135,662.01		Attachment F
30th Street N.	$ 147,550.00	$ 133,832.88	100%	$ 133,832.88			$ 25,135.58	$ 108,697.30		Attachment F
35th St. N, 36th St. N, and Other Local	$ 55,000.00	$ 38,318.73	100%	$ 38,318.73			$ 6,810.80	$ 31,507.93		Attachment F
Engineering										
Preliminary Design	$ 189,400.00	$ 189,139.45	56.1%	$ 106,107.23			$ 21,221.45	$ 84,885.79		Attachment B
Final Design	$ 461,000.00	$ 461,000.00	56.1%	$ 258,621.00			$ 57,458.84	$ 201,162.16		Attachment B
Construction Inspection/Administration	$ 578,200.00	$ 725,613.00	56.1%	$ 407,068.89			$ 64,874.04	$ 342,194.85		Attachment G
Precondition Survey	$ 27,173.00	$ 21,535.00	56.1%	$ 12,081.14			$ 3,048.81	$ 9,032.32		Attachment H
Construction Materials Testing		$ 30,740.75	56.1%	$ 17,245.56			$ 6,814.30	$ 10,431.26		Attachment I
								$ -		
Construction	$ 6,593,389.00	$ 6,388,054.68	54.0%	$ 3,558,691.76			$ 700,475.60	$ 2,747,389.76		Attachment J
TOTAL		**$ 8,293,867.24**		**$ 4,700,065.20**			**$ 918,275.40**	**$ 3,670,963.40**		

INVOICE TOTALS	**$ 498,866.35**	**$ 5,047,169.46**	**$ 886,086.22**	**$ 3,567,143.28**	

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 6

AGENDA ITEM: Inwood Booster Station Improvements - Change Order No. 4

SUBMITTED BY: Jack Griffin, City Engineer
REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Chad Isakson, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Change Order No. 4 for the Inwood Booster Station Improvements?

BACKGROUND: Magney Construction, Inc. was awarded a construction contract to complete the Inwood Booster Station Improvements on February 2, 2016. The booster station construction work is completed with the exception of finalizing SCADA controls programming and start-up.

PROPOSAL DETAILS/ANALYSIS: Magney Construction, Inc. has submitted a change order to increase the SCADA programming budget by $3,087.00 to account for additional programming needed for operational controls. The original contract included a programming allowance that has proven to be insufficient to complete the work as needed. This change order also extends the contract substantial completion date from December 12, 2016 to June 30, 2017 to reflect operation and equipment modifications and to coordinate start-up and training with Public Works staff.

FISCAL IMPACT: This change order will increase the contract in the amount of $3,087.00 bringing the revised construction contract to $1,315,434.45. With this change order the project remains within the authorized project budget and contingencies.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Change Order No. 4 for the Inwood Booster Station Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Change Order No. 4 for the Inwood Booster Station Improvements, thereby increasing the contract amount by $3,087.00 and extending the substantial completion date from December 12, 2016 to June 30, 2017".

ATTACHMENTS:

1. Change Order No. 4.

CONTRACT CHANGE ORDER FORM

CITY OF LAKE ELMO, MINNESOTA
INWOOD BOOSTER STATION IMPROVEMENTS
PROJECT NO. 2014.129

FOCUS ENGINEERING, inc.

CHANGE ORDER NO. 4 **DATE:** May 19, 2017

TO: Magney Construction, Inc., 1401 Park Road, Chanhassen, MN 55317

This Document will become a supplement to the Contract and all provisions will apply hereto. The Contract Documents are modified as follows upon execution of this Change Order.

CHANGE ORDER DESCRIPTION / JUSTIFICATION:

This change order increases the SCADA programming allowance by $3,087.00 to account for additional programming needed for operational controls. The original contract included a programming allowance that has proven to be insufficient to complete the work as needed. This change order also extends the contract substantial completion date from December 12, 2016 to June 30, 2017 and the final completion date to July 27, 2017, to reflect operation and equipment modifications and to coordinate start-up and training with Public Works staff. See attached supporting doucuments for clarification & cost breakdowns.

Attachments (list documents supporting change): Attached price quotation

ITEM	DESCRIPTION OF PAY ITEM	UNIT	QTY	UNITE PRICE	INCREASE/(DECREASE)
CO4	Programming Allowance adjustment	LS	1	$3,087.00	$3,087.00
			NET CONTRACT CHANGE		**$3,087.00**

Amount of Original Contract	$	1,308,404.00
Sum of Additions/Deductions approved to date (CO Nos. 1 & 2)	$	3,943.45
Contract Amount to date	$	1,312,347.45
Amount of this Change Order (ADD) ~~(DEDUCT)~~ ~~(NO CHANGE)~~	$	3,087.00
Revised Contract Amount	$	1,315,434.45

The Contract Period for Completion will be ~~(UNCHANGED)~~ (INCREASED) ~~(DECREASED)~~ **140 days**

Extends substantial completion date from 12/31/2016 to 6/30/2017 and final completion date to 7/27/2017.

APPROVED BY ENGINEER: MSA PROFESSIONAL SERVICES

ENGINEER

DATE

APPROVED BY CONTRACTOR

BY

DATE

APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA

BY

DATE

BY

DATE

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO	
Company name MSA	From Peter Aldritt
Attention Lucas Jones	Date 5/16/2017
Fax Phone	Proposal # **MC-P6**

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 2

COMMENTS

RE: Booster Station Program Changes

Lucas,
We are offering the following price to complete the program changes.

Material:	$	-
Labor:	$	-
Subcontractor: Telemetry and Process Controls, Inc.	$	2,940.00
Subtotal	$	2,940.00
General Contractor's Overhead	$	147.00
Bond & Insurance premiums		
Total	**$**	**3,087.00**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Peter Aldritt
Project Manager

Accepted By	*Date*

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 7

AGENDA ITEM: Old Village Phase 3 Street, Drainage, and Utility Improvements – Approve Declaration of Easement on City Hall Property

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney
Rob Weldon, Public Works Director
Chad Isakson, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve the declaration of easement on City Hall property for the Old Village Phase 3 Street, Drainage, and Utility Improvements?

BACKGROUND: On May 16, 2017 the City council awarded a contract to complete improvements for the Old Village Phase 3 Street, Drainage, and Utility Improvements. The improvements include the extension of sanitary sewer to the Lake Elmo Elementary School, City Hall and the Brookman II Building (3825 Lake Elmo Avenue) as well as extending sanitary sewer along Laverne Avenue, from 39th Street North to CSAH 14; 31st Street North, from CSAH 17 to the east end; Laverne Court North, from 31st Street North to south cul-de-sac; and Layton Court North, from 31st Street North to south cul-de-sac.

PROPOSAL DETAILS/ANALYSIS: As a means to extend sanitary sewer to the Lake Elmo Elementary School, City Hall, and Brookman II Building (3825 Lake Elmo Avenue), public utilities will be routed on City Hall property (3800 Laverne Avenue North). The attached declaration of easement agreement defines the easement area and terms of the declaration. The City Attorney recommends Council approve this agreement and record it with Washington County.

FISCAL IMPACT: None.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the declaration of easement on City Hall property for the Old Village Phase 3 Street, Drainage, and Utility Improvements. If removed from the consent agenda, the recommended motion is as follows:

"Move to approve the declaration of easement on City Hall property for the Old Village Phase 3 Street, Drainage, and Utility Improvements."

ATTACHMENTS:

1. Declaration of Easement.
2. Easement Exhibit.

DECLARATION OF PUBLIC EASEMENT

THIS DECLARATION OF PUBLIC EASEMENT (the "Declaration") is made this _____ day of _____, 2017, by the City of Lake Elmo, a municipal corporation under the laws of the State of Minnesota (the "Declarant").

Recitals

A. Declarant is the fee owner of the property located in Washington County Minnesota (the "Property") and legally described on Exhibit A attached hereto.

B. Declarant wishes to establish a perpetual, non-exclusive public easement for utility purposes, including the construction, installation, operation, and maintenance of sanitary sewer and water facilities, across, over, and under the portions of the Property legally described on the attached Exhibit B and depicted on the attached Exhibit C (the "Easement Area").

Declaration

Now, therefore, the Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following easement, which shall inure to the benefit of the City of Lake Elmo (the "City"):

1. Public Easement. The Property shall be subject to a perpetual, non-exclusive public easement for utility purposes, including the construction, installation, operation, and maintenance of sanitary sewer and water facilities.

2. Scope of Easement Rights. The perpetual, non-exclusive utility easement granted herein includes the right of the City, its contractors, agents, and employees to enter the premises at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering and repairing the sanitary sewer and water facilities in the

Easement Area.

The easement granted herein also includes the right to cut, trim, or remove from the Easement Area such improvements, trees, shrubs, or other vegetation, and to prohibit obstructions and grading alterations as in the City's judgment unreasonably interfere with the easements or the function of the facilities located therein.

3. Easement to Run with Land; No Merger. The easement created herein shall run with the land and be binding on all parties having any right, title, or interest in the Property, their heirs, successors, and assigns. The Declarant intends that the easement created herein shall not merge into Declarant's title to the Property and that any future conveyance of the Property by the Declarant shall be subject to this Declaration of Easement unless the instrument of conveyance expressly states an intention to terminate this Declaration of Easement.

4. Amendment; Modification; Termination. This Declaration may not be amended, modified, or terminated without the consent of the City.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Its: Mayor

By: _____
Julie Johnson
Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Mike Pearson and Julie Johnson, the Mayor and the City Clerk of the City of Lake Elmo, a municipal corporation under the laws of Minnesota, on behalf of the municipal corporation, Declarant.

_____
Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:

Kennedy & Graven, Chartered (SJS)
470 US Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A TO
UTILITY EASEMENT

Legal Description of the Property

That part of Lot One (1), Block Two (2), BROOKMAN ADDITION, according to the plat of record in the Office of the County Recorder, Washington County, Minnesota, lying South of the North 350.18 feet thereof, subject to a road easement on the North 16 feet thereof, containing 65,340 square feet, more or less.

EXHIBIT B TO
UTILITY EASEMENT

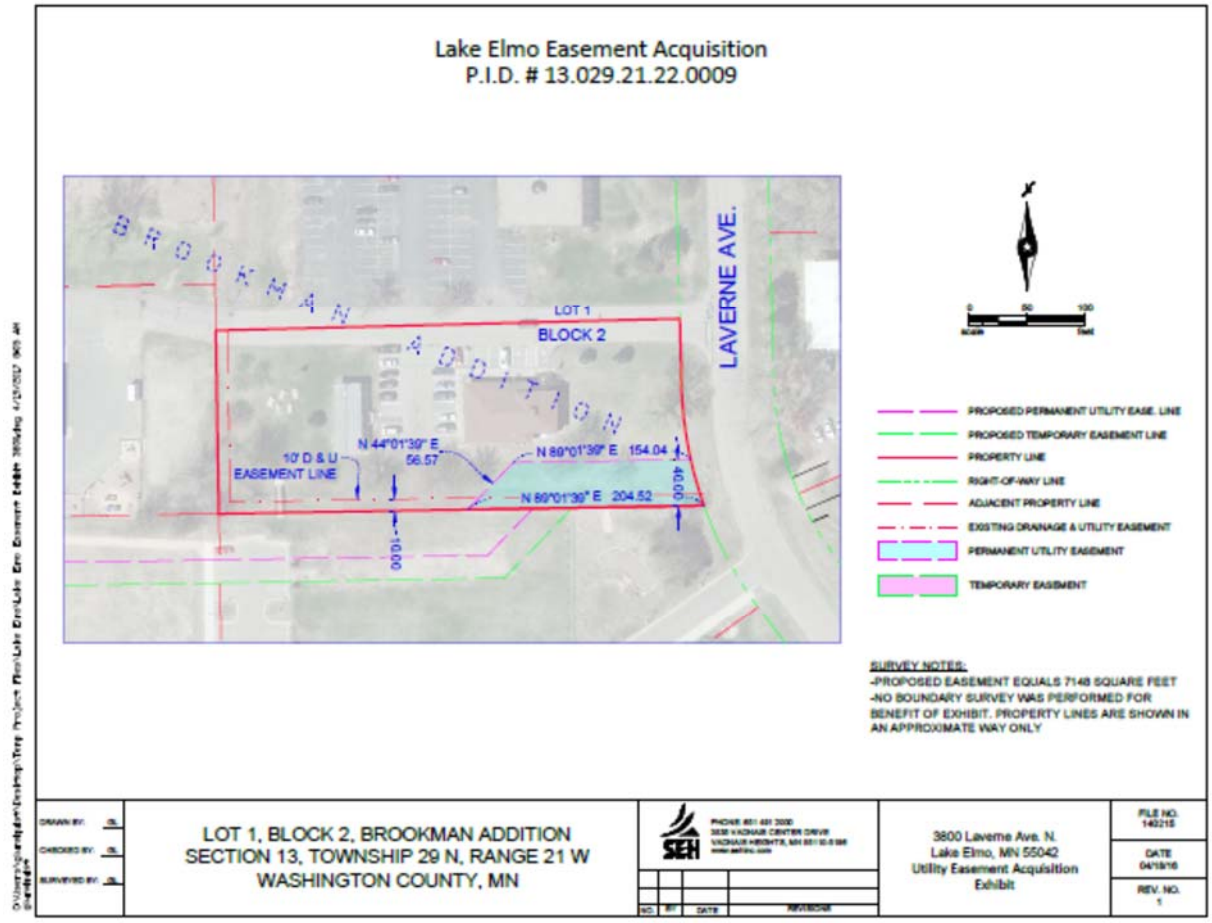
Permanent Utility Easement Legal Description

A permanent easement for utility purposes over, under and across the above defined property, said easement is described as follows:

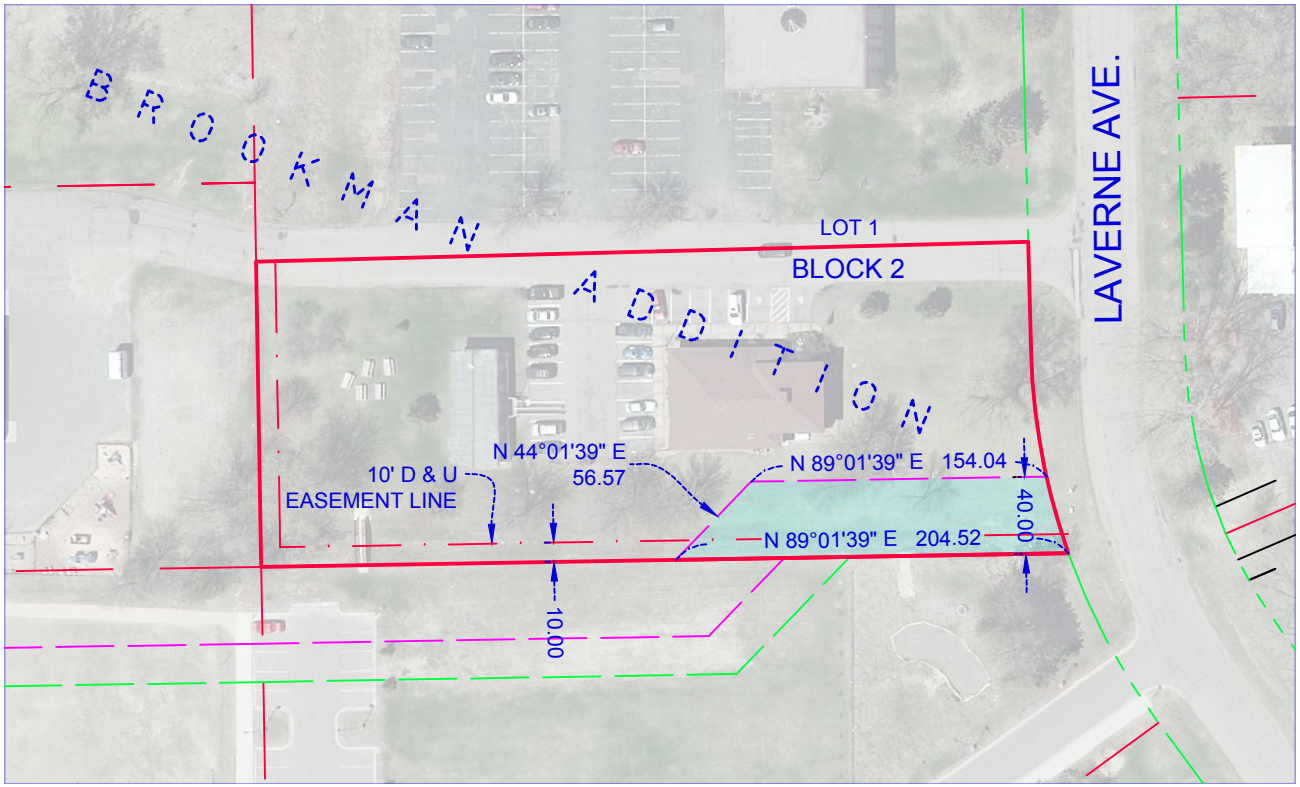
Beginning at the southeast corner of said Lot 1, Block 2, BROOKMAN ADDITION; thence South 89 degrees 01 minute 39 seconds West (assumed bearing) along the south line of said Lot 1 a distance of 204.52 feet; thence North 44 degrees 01 minute 39 seconds East a distance of 56.57 feet; thence North 89 degrees 01 minute 39 seconds East along a line parallel with and 40.00 feet northerly of the south line of said Lot 1 a distance of 154.0 feet, more or less, to a point on the easterly line of said Lot 1; thence southerly along the easterly line of said Lot 1 to the point of beginning.

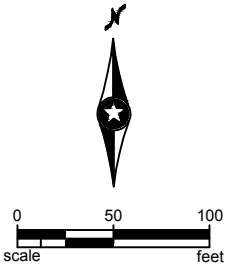
EXHIBIT C TO
UTILITY EASEMENT

Depiction of the Easement Area



Lake Elmo Easement Acquisition
P.I.D. # 13.029.21.22.0009





- PROPOSED PERMANENT UTILITY EASE. LINE
- PROPOSED TEMPORARY EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING DRAINAGE & UTILITY EASEMENT
- PERMANENT UTILITY EASEMENT
- TEMPORARY EASEMENT

SURVEY NOTES:

-PROPOSED EASEMENT EQUALS 7148 SQUARE FEET

-NO BOUNDARY SURVEY WAS PERFORMED FOR BENEFIT OF EXHIBIT. PROPERTY LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY

DRAWN BY: GL
CHECKED BY: GL
SURVEYED BY: GL

LOT 1, BLOCK 2, BROOKMAN ADDITION
SECTION 13, TOWNSHIP 29 N, RANGE 21 W
WASHINGTON COUNTY, MN

SEH
PHONE: 651 491 2000
3535 VADNAIS CENTER DRIVE
VADNAIS HEIGHTS, MN 55110-5196
www.sehinc.com

NO.	BY	DATE	REVISIONS

3800 Laverne Ave. N.
Lake Elmo, MN 55042
Utility Easement Acquisition
Exhibit

FILE NO. 140215
DATE 04/18/16
REV. NO. 1

C:\Users\glundquist\Desktop\Temp Project Files\Lake Elmo\Lake Elmo Easement Exhibit 3800.dwg 4/19/2017 8:05 AM glundquist

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 8

AGENDA ITEM: MnDOT Master Partnership Contract – Approve 2018-2022 Contract

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Brian Swanson, Finance Director
Sarah Sonsalla, City Attorney
Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve a Master Partnership Contract with the Minnesota Department of Transportation?

PROPOSAL DETAILS/ANALYSIS: The Minnesota Department of Transportation (MnDOT) has established a partnership agreement program to promote and encourage the sharing of resources between MnDOT and local agencies. In order to participate in this partnership the City must enter into a Master Partnership Contract as prepared by MnDOT. Examples of routine services that may be provided through this agreement are shown in Exhibit A of the agreement and include material and laboratory testing; traffic signal, sign and street lighting maintenance and repair; pavement striping; bridge inspection; minor road maintenance and other services as outlined in the Contract.

The Master Partnership Contract establishes the framework for Mn/DOT and local agencies to provide services and payment to each other. However entering into this contract does not obligate the City to contract with MnDOT for any services at this time, rather the agreement allows the City to quickly and efficiently respond to opportunities for collaboration. The agreement would be effective until June 30, 2022.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution approving a Master Partnership Contract with the Minnesota Department of Transportation. The recommended motion for the action is as follows:

"Move to approve Resolution No. 2017-060 approving a Master Partnership Contract with the Minnesota Department of Transportation."

ATTACHMENTS:

1. Resolution Approving a Master Partnership Contract with the Minnesota Department of Transportation.
2. Master Partnership Contract.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-060
A RESOLUTION APPROVING A MASTER PARTNERSHIP CONTRACT WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION

WHEREAS, The Minnesota Department of Transportation wishes to cooperate closely with local units of government to coordinate the delivery of transportation services and maximize the efficient delivery of such services at all levels of government; and

WHEREAS, MnDOT and local governments are authorized by Minnesota Statutes sections 471.59, 174.02, and 161.20, to undertake collaborative efforts for the design, construction, maintenance and operation of state and local roads; and

WHEREAS, the parties wish to able to respond quickly and efficiently to such opportunities for collaboration, and have determined that having the ability to write "work orders" against a master contract would provide the greatest speed and flexibility in responding to identified needs.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Lake Elmo:

1. That the City of Lake Elmo enter into a Master Partnership Contract with the Minnesota Department of Transportation, a copy of which was before the Council.

2. That the proper City officers are authorized to execute such contract, and any amendments thereto.

3. That the City Engineer or Public Works Director are authorized to negotiate work order contracts pursuant to the Master Contract, which work order contracts may provide for payment to or from MnDOT, and that the City Engineer or Public Works Director may execute such work order contracts on behalf of the City of Lake Elmo without further approval by this Council.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SIXTH DAY OF JUNE, 2017.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

_____
Julie Johnson

City Clerk

DEPARTMENT OF TRANSPORTATION

MnDOT Contract Number: _____

STATE OF MINNESOTA

AND

CITY OF LAKE ELMO

MASTER PARTNERSHIP CONTRACT

This master contract is between the State of Minnesota, acting through its Commissioner of Transportation in this contract referred to as the "State" and the City of Lake Elmo, acting through its City Council in this contract referred to as the "Local Government."

Recitals

1. The parties are authorized to enter into this contract pursuant to Minnesota Statutes, §§15.061, 471.59 and 174.02.

2. Minn. Stat. § 161.20, subd. 2, authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining and improving the trunk highway system.

3. Each party to this contract is a "road authority" as defined by Minn. Stat. §160.02, subd. 25.

4. Minn. Stat. § 161.39, subd. 1, authorizes a road authority to perform work for another road authority. Such work may include providing technical and engineering advice, assistance and supervision, surveying, preparing plans for the construction or reconstruction of roadways, and performing roadway maintenance.

5. Minn. Stat. §174.02, subd. 6, authorizes the Commissioner of Transportation to enter into contracts with other governmental entities for research and experimentation; for sharing facilities, equipment, staff, data, or other means of providing transportation-related services; or for other cooperative programs that promote efficiencies in providing governmental services, or that further development of innovation in transportation for the benefit of the citizens of Minnesota.

6. Each party wishes to occasionally purchase services from the other party, which the parties agree will enhance the efficiency of delivering governmental services at all levels. This Master Partnership Contract (MPC) provides a framework for the efficient handling of such requests. This MPC contains terms generally governing the relationship between the parties. When specific services are requested, the parties will (unless otherwise specified) enter into a "Work Order" contracts.

7. After the execution of this MPC, the parties may (but are not required to) enter into "Work Order" contracts. These Work Orders will specify the work to be done, timelines for completion, and compensation to be paid for the specific work.

8. The parties are entering into this MPC to establish terms that will govern all of the Work Orders subsequently issued under the authority of this Contract.

Master Partnership Contract

1. Term of Master Partnership Contract; Use of Work Order Contracts; Survival of Terms

1.1. ***Effective Date:*** This contract will be effective on the date last signed by the Local Government, and all State officials as required under Minn. Stat. § 16C.05, subd. 2.

1.2. A party must not accept work under this Contract until it is fully executed.

1.3. ***Expiration Date.*** This Contract will expire on June 30, 2022.

1.4. ***Work Order Contracts.*** A work order contract must be negotiated and executed (by both the State and the Local Government) for each particular engagement, except for Technical Services provided by the State to the Local Government as specified in Article 2. The work order contract must specify the detailed scope of work and deliverables for that project. A party must not begin work under a work order until the work order is fully executed. The terms of this MPC will apply to all work orders contracts issued, unless specifically varied in the work order. The Local Government understands that this MPC is not a guarantee of any payments or work order assignments, and that payments will only be issued for work actually performed under fully-executed work orders.

1.5. ***Survival of Terms.*** The following clauses survive the expiration or cancellation of this master contract and all work order contracts: 12. Liability; 13. State Audits; 14. Government Data Practices and Intellectual Property; 17. Publicity; 18. Governing Law, Jurisdiction, and Venue; and 22. Data Disclosure. All terms of this MPC will survive with respect to any work order contract issued prior to the expiration date of the MPC.

1.6. ***Sample Work Order***. A sample work order contract is available upon request from the State.

1.7. ***Definition of "Providing Party" and "Requesting Party"***. For the purpose of assigning certain duties and obligations in the MPC to work order contracts, the following definitions will apply throughout the MPC. "Requesting Party" is defined as the party requesting the other party to perform work under a work order contract. "Providing Party" is defined as the party performing the scope of work under a work order contract.

2. Technical Services

2.1. ***Technical Services*** include repetitive low-cost services routinely performed by the State for the Local Government. These services may be performed by the State for the Local Government without the execution of a work order, as these services are provided in accordance with standardized practices and processes and do not require a detailed scope of work. Exhibit A – Table of Technical Services is attached.

2.1.1. Every other service not falling under the services listed in Exhibit A will require a work order contract.

2.2. The Local Government may request the State to perform Technical Services in an informal manner, such as by the use of email, a purchase order, or by delivering materials to a State lab and requesting testing. A request may be made via telephone, but will not be considered accepted unless acknowledged in writing by the State.

2.3. The State will promptly inform the Local Government if the State will be unable to perform the requested Technical Services. Otherwise, the State will perform the Technical Services in accordance with the State's normal processes and practices, including scheduling practices taking into account the availability of State staff and equipment.

2.4. Payment Basis. Unless otherwise agreed to by the parties prior to performance of the services, the State will charge the Local Government the State's then-current rate for performing the Technical Services. The then-current rate may include the State's normal and customary additives. The State will invoice the Local Government upon completion of the services, or at regular intervals not more than once monthly as agreed upon by the parties. The invoice will provide a summary of the Technical Services provided by the State during the invoice period.

3. Services Requiring A Work Order Contract

3.1. ***Work Order Contracts:*** A party may request the other party to perform any of the following services under individual work order contracts.

3.2. ***Professional and Technical Services.*** A party may provide professional and technical services upon the request of the other party. As defined by Minn. Stat. §16C.08, subd. 1, professional/technical services "means services that are intellectual in character, including consultation, analysis, evaluation, prediction, planning, programming, or recommendation; and result in the production of a report or completion of a task." Professional and technical services do not include providing supplies or materials except as incidental to performing such services. Professional and technical services include (by way of example and without limitation) engineering services, surveying, foundation recommendations and reports, environmental documentation, right-of-way assistance (such as performing appraisals or providing relocation assistance, but excluding the exercise of the power of eminent domain), geometric layouts, final construction plans, graphic presentations, public relations, and facilitating open houses. A party will normally provide such services with its own personnel; however, a party's professional/technical services may also include hiring and managing outside consultants to perform work provided that a party itself provides active project management for the use of such outside consultants.

3.3. ***Roadway Maintenance***. A party may provide roadway maintenance upon the request of the other party. Roadway maintenance does not include roadway reconstruction. This work may include but is not limited to snow removal, ditch spraying, roadside mowing, bituminous mill and overlay (only small projects), seal coat, bridge hits, major retaining wall failures, major drainage failures, and message painting. All services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work.

3.4. ***Construction Administration.*** A party may administer roadway construction projects upon the request of the other party. Roadway construction includes (by way of example and without limitation) the construction, reconstruction, or rehabilitation of mainline, shoulder, median, pedestrian or bicycle pathway, lighting and signal systems, pavement mill and overlays, seal coating, guardrail installation, and channelization. These services may be performed by the Providing Party's own forces, or the Providing Party may administer outside contracts for such work. Construction administration may include letting and awarding construction contracts for such work (including state projects to be completed in conjunction with local projects). All contract administration services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work.

3.5. ***Emergency Services.*** A party may provide aid upon request of the other party in the event of a man-made disaster, natural disaster or other act of God. Emergency services includes all those services as the parties mutually agree are necessary to plan for, prepare for, deal with, and recover from emergency situations. These services include, without limitation, planning, engineering, construction, maintenance, and removal and disposal services related to things such as road closures, traffic control, debris removal, flood protection and mitigation, sign repair, sandbag activities and general cleanup. Work will be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work. If it is not feasible to have an executed work order prior to performance of the work, the parties will promptly confer to determine whether work may be commenced without a fully-executed work order in place. If work commences without a fully-executed work order, the parties will follow up with execution of a work order as soon as feasible.

3.6. When a need is identified, the State and the Local Government will discuss the proposed work and the resources needed to perform the work. If a party desires to perform such work, the parties will negotiate the specific and detailed work tasks and cost. The State will then prepare a work order contract. Generally, a work order contract will be limited to one specific project/engagement, although "on call" work orders may be prepared for certain types of services, especially for "Technical Services" items as identified section 2.1.. The work order will also identify specific deliverables required, and timeframes for completing work. A work order must be fully executed by the parties prior to work being commenced.

The Local Government will not be paid for work performed prior to execution of a work order contract and authorization by the State.

4. Responsibilities of the Providing Party

4.1. ***Terms Applicable to ALL Work Order Contracts.*** The terms in this section 4.1 will apply to ALL work order contracts.

4.1.1. Each work order will identify an Authorized Representative for each party. Each party's authorized representative is responsible for administering the work order, and has the authority to make any decisions regarding the work, and to give and receive any notices required or permitted under this MPC or the work order.

4.1.2. The Providing Party will furnish and assign a publicly employed licensed engineer (Project Engineer), to be in responsible charge of the project(s) and to supervise and direct the work to be performed under each work order contract. For services not requiring an engineer, the Providing Party will furnish and assign another responsible employee to be in charge of the project. The services of the Providing Party under a work order contract may not be otherwise assigned, sublet, or transferred unless approved in writing by the Requesting Party's authorized representative. This written consent will in no way relieve the Providing Party from its primary responsibility for the work.

4.1.3. If the Local Government is the Providing Party, the Project Engineer may request in writing specific engineering and/or technical services from the State, pursuant to Minn. Stat. Section 161.39. The work order Contract will require the Local Government to deposit payment in advance. The costs and expenses will include the current State additives and overhead rates, subject to adjustment based on actual direct costs that have been verified by audit.

4.1.4. Only the receipt of a fully executed work order contract authorizes the Providing Party to begin work on a project. Any and all effort, expenses, or actions taken by the Providing Party before the work order contract is fully executed are considered unauthorized and undertaken at the risk of non-payment.

4.1.5. In connection with the performance of this contract and any work orders issued, the Providing Agency will comply with all applicable Federal and State laws and regulations. When the Providing Party is authorized or permitted to award contracts in connection with any work order, the Providing Party will require and cause its contractors and subcontractors to comply with all Federal and State laws and regulations.

4.2. ***Additional Terms for Roadway Maintenance.*** The terms of section 4.1 and this section 4.2 will apply to all work orders for Roadway Maintenance.

4.2.1. Unless otherwise provided for by contract or work order, the Providing Party must obtain all permits and sanctions that may be required for the proper and lawful performance of the work.

4.2.2. The Providing Party must perform maintenance in accordance with MnDOT maintenance manuals, policies and operations.

4.2.3. The Providing Party must use State-approved materials, including (by way of example and without limitation), sign posts, sign sheeting, and de-icing and anti-icing chemicals.

4.3. ***Additional Terms for Construction Administration.*** The terms of section 4.1 and this section 4.3 will apply to all work order contracts for construction administration.

4.3.1. Contract(s) must be awarded to the lowest responsible bidder or best value proposer in accordance with state law.

4.3.2. Contractor(s) must be required to post payment and performance bonds in an amount equal to the contract amount. The Providing Party will take all necessary action to make claims against such bonds in the event of any default by the contractor.

4.3.3. Contractor(s) must be required to perform work in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction.

4.3.4. For work performed on State right-of-way, contractor(s) must be required to indemnify and hold the State harmless against any loss incurred with respect to the performance of the contracted work, and must be required to provide evidence of insurance coverage commensurate with project risk.

4.3.5. Contractor(s) must pay prevailing wages pursuant to applicable state and federal law.

4.3.6. Contractor(s) must comply with all applicable Federal, and State laws, ordinances and regulations, including but not limited to applicable human rights/anti-discrimination laws and laws concerning the participation of Disadvantaged Business Enterprises in federally-assisted contracts.

4.3.7. Unless otherwise agreed in a work order contract, each party will be responsible for providing rights of way, easement, and construction permits for its portion of the improvements. Each party will, upon the other's request, furnish copies of right of way certificates, easements, and construction permits.

4.3.8. The Providing Party may approve minor changes to the Requesting Party's portion of the project work if such changes do not increase the Requesting Party's cost obligation under the applicable work order contract.

4.3.9. The Providing Party will not approve any contractor claims for additional compensation without the Requesting Party's written approval, and the execution of a proper amendment to the applicable work order contract when necessary. The Local Government will tender the processing and defense of any such claims to the State upon the State's request.

4.3.10. The Local Government must coordinate all trunk highway work affecting any utilities with the State's Utilities Office.

4.3.11. The Providing Party must coordinate all necessary detours with the Requesting Party.

4.3.12. If the Local Government is the Providing Party, and there is work performed on the trunk highway right-of-way, the following will apply:

4.3.12.1 The Local Government will have a permit to perform the work on the trunk highway. The State may revoke this permit if the work is not being performed in a safe, proper and skillful manner, or if the contractor is violating the terms of any law, regulation, or permit applicable to the work. The State will have no liability to the Local Government, or its contractor, if work is suspended or stopped due to any such condition or concern.

4.3.12.2 The Local Government will require its contractor to conduct all traffic control in accordance with the Minnesota Manual on Uniform Traffic Control Devices.

4.3.12.3 The Local Government will require its contractor to comply with the terms of all permits issued for the project including, but not limited to, National Pollutant Discharge Elimination System (NPDES) and other environmental permits.

4.3.12.4 All improvements constructed on the State's right-of-way will become the property of the State.

5. Responsibilities of the Requesting Party

5.1. After authorizing the Providing Party to begin work, the Requesting Party will furnish any data or material in its possession relating to the project that may be of use to the Providing Party in performing the work.

5.2. All such data furnished to the Providing Party will remain the property of the Requesting Party and will be promptly returned upon the Requesting Party's request or upon the expiration or termination of this contract (subject to data retention requirements of the Minnesota Government Data Practices Act and other applicable law).

5.3. The Providing Party will analyze all such data furnished by the Requesting Party. If the Providing Party finds any such data to be incorrect or incomplete, the Providing Party will bring the facts to the attention of the Requesting Party before proceeding with the part of the project affected. The Providing Party will investigate the matter, and if it finds that such data is incorrect or incomplete, it will promptly determine a method for furnishing corrected data. Delay in furnishing data will not be considered justification for an adjustment in compensation.

5.4. The State will provide to the Local Government copies of any Trunk Highway fund clauses to be included in the bid solicitation and will provide any required Trunk Highway fund provisions to be included in the Proposal for Highway Construction, that are different from those required for State Aid construction.

5.5. The Requesting Party will perform final reviews and inspections of its portion of the project work. If the work is found to have been completed in accordance with the work order contract, the Requesting Party will promptly release any remaining funds due the Providing Party for the Project(s).

5.6. The work order contracts may include additional responsibilities to be completed by the Requesting Party.

6. Time

In the performance of project work under a work order contract, time is of the essence.

7. Consideration and Payment

7.1. ***Consideration.*** The Requesting Party will pay the Providing Party as specified in the work order. The State's normal and customary additives will apply to work performed by the State, unless otherwise specified in the work order. The State's normal and customary additives will not apply if the parties agree to a "lump sum" or "unit rate" payment.

7.2. ***State's Maximum Obligation.*** The total compensation to be paid by the State to the Local Government under all work order contracts issued pursuant to this MPC will not exceed $500,000.00.

7.3. ***Travel Expenses.*** It is anticipated that all travel expenses will be included in the base cost of the Providing Party's services, and unless otherwise specifically set forth in an applicable work order contract, the Providing Party will not be separately reimbursed for travel and subsistence expenses incurred by the Providing Party in performing any work order contract. In those cases where the State agrees to reimburse travel expenses, such expenses will be reimbursed in the same manner and in no greater amount than provided in the current "MnDOT Travel Regulations" a copy of which is on file with and available from the MnDOT District Office. The Local Government will not be reimbursed for travel and subsistence expenses incurred outside of Minnesota unless it has received the State's prior written approval for such travel.

7.4. **Payment.**

7.4.1. ***Generally.*** The ***Requesting Party*** will pay the Providing Party as specified in the applicable work order, and will make prompt payment in accordance with Minnesota law.

7.4.2. ***Payment by the Local Government***.

7.4.2.1. The Local Government will make payment to the order of the Commissioner of Transportation.

7.4.2.2. **IMPORTANT NOTE: PAYMENT MUST REFERENCE THE "MNDOT CONTRACT NUMBER" SHOWN ON THE FACE PAGE OF THIS CONTRACT AND THE "INVOICE NUMBER" ON THE INVOICE RECEIVED FROM MNDOT.**

7.4.2.3. Remit payment to the address below:

MnDOT
Attn: Cash Accounting
RE: MnDOT Contract Number ####### and Invoice Number ######
Mail Stop 215
395 John Ireland Blvd
St. Paul, MN 55155

7.4.3. ***Payment by the State.***

7.4.3.1. *Generally.* The State will promptly pay the Local Government after the Local Government presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted as specified in the applicable work order, but no more frequently than monthly.

7.4.3.2. *Retainage for Professional and Technical Services.* For work orders for professional and technical services, as required by Minn. Stat. § 16C.08, subd. 2(10), no more than 90 percent of the amount due under any work order contract may be paid until the final product of the work order contract has been reviewed by the State's authorized representative. The balance due will be paid when the State's authorized representative determines that the Local Government has satisfactorily fulfilled all the terms of the work order contract.

8. Conditions of Payment

All work performed by the Providing Party under a work order contract must be performed to the Requesting Party's satisfaction, as determined at the sole and reasonable discretion of the Requesting Party's Authorized Representative and in accordance with all applicable federal and state laws, rules, and regulations. The Providing Party will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal or state law.

9. Local Government's Authorized Representative and Project Manager; Authority to Execute Work Order Contracts

9.1. The Local Government's Authorized Representative for administering this master contract is the Local Government's Engineer, and the Engineer has the responsibility to monitor the Local Government's performance. The Local Government's Authorized Representative is also authorized to execute work order contracts on behalf of the Local Government without approval of each proposed work order contract by its governing body.

9.2. The Local Government's Project Manager will be identified in each work order contract.

10. State's Authorized Representative and Project Manager

10.1. The State's Authorized Representative for this master contract is the District State Aid Engineer, who has the responsibility to monitor the State's performance.

10.2. The State's Project Manager will be identified in each work order contract.

11. Assignment, Amendments, Waiver, and Contract Complete

11.1. ***Assignment.*** Neither party may assign or transfer any rights or obligations under this MPC or any work order contract without the prior consent of the other and a fully executed Assignment Contract, executed and approved by the same parties who executed and approved this MPC, or their successors in office.

11.2. ***Amendments.*** Any amendment to this master contract or any work order contract must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original contract, or their successors in office.

11.3. ***Waiver.*** If a party fails to enforce any provision of this master contract or any work order contract, that failure does not waive the provision or the party's right to subsequently enforce it.

11.4. ***Contract Complete.*** This master contract and any work order contract contain all negotiations and contracts between the State and the Local Government. No other understanding regarding this master contract or any work order contract issued hereunder, whether written or oral may be used to bind either party.

12. Liability.

Each party will be responsible for its own acts and omissions to the extent provided by law. The Local Government's liability is governed by Minn. Stat. chapter 466 and other applicable law. The State's liability is governed by Minn. Stat. section 3.736 and other applicable law. This clause will not be construed to bar any legal remedies a party may have for the other party's failure to fulfill its obligations under this master contract or any work order contract. Neither party agrees to assume any environmental liability on behalf of the other party. A Providing Party under any work order is acting only as a "Contractor" to the Requesting Party, as the term "Contractor" is defined in Minn. Stat. §115B.03 (subd. 10), and is entitled to the protections afforded to a "Contractor" by the Minnesota Environmental Response and Liability Act. The parties specifically intend that Minn. Stat. §471.59 subd. 1a will apply to any work undertaken under this MPC and any work order issued hereunder.

13. State Audits

Under Minn. Stat. § 16C.05, subd. 5, the party's books, records, documents, and accounting procedures and practices relevant to any work order contract are subject to examination by the parties and by the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this MPC.

14. Government Data Practices and Intellectual Property

14.1. ***Government Data Practices.*** The Local Government and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this MPC and any work order contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Local Government under this MPC and any work order contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Local Government or the State.

14.2. ***Intellectual Property Rights***

14.2.1. Intellectual Property Rights. The Requesting Party will own all rights, title, and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under work order contracts. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Providing Party, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this master contract or any work order contract. Works includes "Documents." Documents are the originals of any databases, computer programs, reports, notes,

studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Providing Party, its employees, agents, or contractors, in the performance of a work order contract. The Documents will be the exclusive property of the Requesting Party and all such Documents must be immediately returned to the Requesting Party by the Providing Party upon completion or cancellation of the work order contract. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." The Providing Party Government assigns all right, title, and interest it may have in the Works and the Documents to the Requesting Party. The Providing Party must, at the request of the Requesting Party, execute all papers and perform all other acts necessary to transfer or record the Requesting Party's ownership interest in the Works and Documents. Notwithstanding the foregoing, the Requesting Party grants the Providing Party an irrevocable and royalty-free license to use such intellectual property for its own non-commercial purposes, including dissemination to political subdivisions of the state of Minnesota and to transportation-related agencies such as the American Association of State Highway and Transportation Officials.

14.2.2. *Obligations with Respect to Intellectual Property*.

14.2.2.1. *Notification.* Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Providing Party, including its employees and subcontractors, in the performance of the work order contract, the Providing Party will immediately give the Requesting Party's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure thereon.

14.2.2.2. *Representation.* The Providing Party must perform all acts, and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the Requesting Party, and that neither Providing Party nor its employees, agents or contractors retain any interest in and to the Works and Documents.

15. Affirmative Action

The State intends to carry out its responsibility for requiring affirmative action by its Contractors, pursuant to Minn. Stat. §363A.36. Pursuant to that Statute, the Local Government is encouraged to prepare and implement an affirmative action plan for the employment of minority persons, women, and the qualified disabled, and submit such plan to the Commissioner of the Minnesota Department of Human Rights. In addition, when the Local Government lets a contract for the performance of work under a work order issued pursuant to this MPC, it must include the following in the bid or proposal solicitation and any contracts awarded as a result thereof:

15.1. ***Covered Contracts and Contractors.*** If the Contract exceeds $100,000 and the Contractor employed more than 40 full-time employees on a single working day during the previous 12 months in Minnesota or in the state where it has its principle place of business, then the Contractor must comply with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600. A Contractor covered by Minn. Stat. § 363A.36 because it employed more than 40 full-time employees in another state and does not have a certificate of compliance, must certify that it is in compliance with federal affirmative action requirements.

15.2. ***Minn. Stat. § 363A.36.*** Minn. Stat. § 363A.36 requires the Contractor to have an affirmative action plan for the employment of minority persons, women, and qualified disabled individuals approved by the Minnesota Commissioner of Human Rights ("Commissioner") as indicated by a certificate of compliance. The law addresses suspension or revocation of a certificate of compliance and contract consequences in that event. A contract awarded without a certificate of compliance may be voided.

15.3. ***Minn. R. Parts 5000.3400-5000.3600.***

15.3.1. *General.* Minn. R. Parts 5000.3400-5000.3600 implement Minn. Stat. § 363A.36. These rules include, but are not limited to, criteria for contents, approval, and implementation of affirmative action plans; procedures for issuing certificates of compliance and criteria for determining a contractor's compliance status; procedures for addressing deficiencies, sanctions, and notice and hearing; annual compliance reports; procedures for compliance review; and contract consequences for non-compliance. The specific criteria for approval or rejection of an affirmative action plan are contained in various provisions of Minn. R. Parts 5000.3400-5000.3600 including, but not limited to, parts 5000.3420-5000.3500 and 5000.3552-5000.3559.

15.3.2. *Disabled Workers.* The Contractor must comply with the following affirmative action requirements for disabled workers:

15.3.2.1. The Contractor must not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified disabled persons without discrimination based upon their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

15.3.2.2. The Contractor agrees to comply with the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

15.3.2.3. In the event of the Contractor's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with Minn. Stat. Section 363A.36, and the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

15.3.2.4. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the commissioner of the Minnesota Department of Human Rights. Such notices must state the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment, and the rights of applicants and employees.

15.3.2.5. The Contractor must notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of Minn. Stat. Section 363A.36, of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled persons.

15.3.3. *Consequences.* The consequences for the Contractor's failure to implement its affirmative action plan or make a good faith effort to do so include, but are not limited to, suspension or revocation of a certificate of compliance by the Commissioner, refusal by the Commissioner to approve subsequent plans, and termination of all or part of this contract by the Commissioner or the State.

15.3.4. *Certification.* The Contractor hereby certifies that it is in compliance with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600 and is aware of the consequences for noncompliance.

16. Workers' Compensation

Each party will be responsible for its own employees for any workers compensation claims. This MPC, and any work order contracts issued hereunder, are not intended to constitute an interchange of government employees under Minn. Stat. §15.53. To the extent that this MPC, or any work order issued hereunder, is determined to be

subject to Minn. Stat. §15.53, such statute will control to the extent of any conflict between the contract and the statute.

17. Publicity

17.1. ***Publicity.*** Any publicity regarding the subject matter of a work order contract where the State is the Requesting Party must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Local Government individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from a work order contract.

17.2. ***Data Practices Act.*** Section 17.1 is not intended to override the Local Government's responsibilities under the Minnesota Government Data Practices Act.

18. Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this master contract and all work order contracts. Venue for all legal proceedings out of this master contract or any work order contracts, or the breach of any such contracts, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

19. Prompt Payment; Payment to Subcontractors

The parties must make prompt payment of their obligations in accordance with applicable law. As required by Minn. Stat. § 16A.1245, when the Local Government lets a contract for work pursuant to any work order, the Local Government must require its contractor to pay all subcontractors, less any retainage, within 10 calendar days of the prime contractor's receipt of payment from the Local Government for undisputed services provided by the subcontractor(s) and must pay interest at the rate of one and one-half percent per month or any part of a month to the subcontractor(s) on any undisputed amount not paid on time to the subcontractor(s).

20. Minn. Stat. § 181.59. The Local Government will comply with the provisions of Minn. Stat. § 181.59 which requires: Every contract for or on behalf of the state of Minnesota, or any county, city, town, township, school, school district, or any other district in the state, for materials, supplies, or construction shall contain provisions by which the Contractor agrees: (1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no contractor, material supplier, or vendor, shall, by reason of race, creed, or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; (2) That no contractor, material supplier, or vendor, shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause (1) of this section, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, or color; (3) That a violation of this section is a misdemeanor; and (4) That this contract may be canceled or terminated by the state, county, city, town, school board, or any other person authorized to grant the contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this contract.

21. Termination; Suspension

21.1. ***Termination by the State for Convenience.*** The State or commissioner of Administration may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the Local Government. Upon termination, the Local Government and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.2. ***Termination by the Local Government for Convenience.*** The Local Government may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the State.

Upon termination, the Local Government and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.3. ***Termination for Insufficient Funding.*** The State may immediately terminate or suspend this MPC and any work order contract if it does not obtain funding from the Minnesota legislature or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination or suspension must be by written or fax notice to the Local Government. The State is not obligated to pay for any services that are provided after notice and effective date of termination or suspension. However, the Local Government will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the master contract or work order is terminated because of the decision of the Minnesota legislature or other funding source, not to appropriate funds. The State must provide the Local Government notice of the lack of funding within a reasonable time of the State's receiving that notice.

22. Data Disclosure

Under Minn. Stat. §270C.65, subd. 3, and other applicable law, the Local Government consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Local Government to file state tax returns and pay delinquent state tax liabilities, if any.

23. Defense of Claims and Lawsuits

If any lawsuit or claim is filed by a third party (including but not limited to the Local Government's contractors and subcontractors), arising out of trunk highway work performed pursuant to a valid work order issued under this MPC, the Local Government will, at the discretion of and upon the request of the State, tender the defense of such claims to the State or allow the State to participate in the defense of such claims. The Local Government will, however, be solely responsible for defending any lawsuit or claim, or any portion thereof, when the claim or cause of action asserted is based on its own acts or omissions in performing or supervising the work. The Local Government will not purport to represent the State in any litigation, settlement, or alternative dispute resolution process. The State will not be responsible for any judgment entered against the Local Government, and will not be bound by the terms of any settlement entered into by the Local Government except with the written approval of the Attorney General and the Commissioner of Transportation and pursuant to applicable law.

24. Additional Provisions

[The balance of this page has intentionally been left blank – signature page follows]

MnDOT Contract Number: _____

LOCAL GOVERNMENT

The Local Government certifies that the appropriate person(s) have executed the contract on behalf of the Local Government as required by applicable ordinance, resolution, or charter provision.

By: _____

Title: _____

Date: _____

By: _____

Title _____

Date: _____

COMMISSIONER OF TRANSPORTATION

By: _____
(with delegated authority)

Title Assistant Commissioner or Assistant Division Director

Date: _____

COMMISSIONER OF ADMINISTRATION

As delegated to Materials Management Division

By: _____

Date: _____

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
0032	Business Unit Management	All expenses of business/office managers for general management and administration of support functions. includes administering central facilities maintenance and facilities capital budgets.
0152	Support Services	Work that supports general office management, system management such as entering data into SWIFT, PPMS, PUMA and other MnDOT systems, attending staff meetings and other indirect support activities.
0400	Equipment Calibration-Mat Insp	Use when performing periodic equipment calibration for equipment used in the materials lab or on construction projects.
0600	General Training Attended	All costs (time, registration, materials, travel expenses, etc.) for attending or participating informal or informal training, including conferences that primarily provide training.
1182	Soils/Foundation Field/Laboratory Tests	All laboratory testing necessary to provide geotechnical information to complete roadway soils recommendations and approvals for use in the development of Final Design Plans and Special Provisions. Lab work includes R-value, resilient modulus, soil classification, gradation, proctor testing, unconfined compression, consolidation, direct simple shear, direct sheer, permeability and triaxial tests.
1312	Tech Assist-Outside MnDOT	Use when providing technical assistance to an organization external to MnDOT.
1421	Bridge Management System Operation/Administration/Data	Use for tasks related to the Bridge Management System, including operations, administration, or data entry.
1434	Structural Metals Inspection-Non DOT	Reviewing shop drawings furnished by suppliers, fabricators, and contractors (working drawing or calculations), and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices) for local agency projects.
1501	Traffic Management System (TMS)	Used by traffic operations staff for all tasks that support the RTMC's operations center (or TOCC) providing traveler information, managing incidents and monitoring the FMS. Includes dynamic message sign maintenance, ramp meter maintenance, camera maintenance, and loop detection activities. Includes maintenance activities related to any ITS or TMS device such as RTMC cables, monitor wall, switchers, routers, or modems. Use to record all costs for maintenance activities related to traffic management fiber optics. Use for tasks related to maintaining traffic operations software including minor software enhancements and fixes. Use when providing traffic operations technical assistance external to MnDOT.
1513	Traffic Management System (TMS) Integration	For tasks associated with the incorporation of new and existing TMS devices (cameras, loops, DMS, and other ITS devices) into existing infrastructure to ensure proper operation. Use with the Construction/Program Delivery Appropriation.
1520	Pavement Management System	For tasks related to the operation of the pavement management system, including development and maintenance/technical support. Includes tasks to meet needs external to MnDOT.
1716	Record Sampling	Used by Materials and Research Section and district materials staff to verify inspector" sampling and testing procedures and checking inspectors' equipment during project construction as required by FHWA. Use when performing field tests on split sample.
1721	Traffic Sign Work Orders	Use for work involved in preparing work orders for traffic signs. Use only with Maintenance Operations appropriation (T790081).

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
1732	Material Testing & Inspection	Performing construction phase and research physical and chemical laboratory testing, and related technical services in the districts and central labs, and for performing research and construction phase non-destructive testing materials surveys, and related technical services in the field and offices. Includes detour surveys. Non-destructive tests include, skid resistance and falling weight deflectometer (FWD) testing.
1733	Concrete Plant Inspections	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with stationary concrete plants or mobile concrete paving plant inspection.
1734	Construction Materials Inspections	Performing construction phase material inspection and engineering, for structural steel, precast and pre-stressed concrete, reinforcement steel, and electrical products and related technical services in the field and office for materials to be used in multiple projects. Includes travel time, sampling, and sample delivery. Includes tasks related to reviewing shop drawings furnished by suppliers or fabricators and contractor working drawings or calculations, and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices).
1735	Bituminous Plant Inspection	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with bituminous plant inspection.
1738	State Project - Specific Materials Inspection	Performing material inspection for materials designated for a specific construction project (SP). Generally applies to inspection of such things as structural steel, prestressed concrete items, and most precast concrete items and for SP specific tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering and technical services in the field and offices).
1800	Field Inspection	Occasional construction project field inspection (not cyclical inspection of assets); Includes field inspection of materials such as gradations, densities/DCP, proctors, compaction, slump tests, and field air testsand collecting and transporting samples for lab tests, but not the actual laboratory verifications.
1870	Traffic Signal Maintenance	This work will not substitute for or alter existing cooperative construction agreements or traffic signal maintenance agreements. Work related to the occasional repair and replacement of traffic signal system structures and all electrical maintenance for traffic signal systems including electrical power, labor, equipment materials, GSOC locates, traffic control and responses to public inquiries.
1871	Lighting Maintenance & Utilities	All work related to installing, maintaining, restoring, or removing highway lighting systems and fixtures. Includes repairing, maintaining, or replacing supports necessary for roadway lighting luminaries. Includes patrol highway lighting, inspect lighting structures, electrical service for highway lighting, re-lamping, pump stations, anti-icing systems, truck roll-over warning systems and electrical repairs. Includes traffic control in support of roadway lighting activities. Use for tasks related to public inquiries/complaints, review utility billings, provide data, and conduct field reviews.
1875	Locate One Call	Finding and marking locations of buried conduit, cables, hand holes, loops, etc. in order to maintain or repair the traffic management system, signal systems, or roadway lighting systems.

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
1876	Traffic Counting	Use to record labor, equipment usage, and material costs for activities related to traffic counts made for statewide traffic monitoring or traffic operations. Includes all activities related to traffic counting, such as taking requests, assigning priorities, collecting field data, processing data, and developing new techniques for collection.
2102	Patching	Related source type codes: 2103-Heavy patching, 2104-Bituminous paving, 2105-Blow patching
2142	Overhead Sign Panel Maintenance	Work related to the repair and replacement of overhead sign panels, extruded sign panels mounted on I-beams, and overhead sign structures. Includes related cable locates and traffic control. Does not include structural work.
2210	Guardrail-Install/Repair/Maintenance	Install, repair, or maintain low tension cable, plate beams, and end treatments; cable tension adjustments; and reflector replacement. includes related traffic control.
2222	Sign/Delineation/Marker Repair	Replacing, repairing, and washing signs (including temporary stop signs). Includes re-sequencing intersection signing and repair/replace overhead and extrude signs mounted on I-beams. Includes related cable locates and traffic control.
2316	Brush & Tree Removal	Maintaining, watering, trimming, and removing highway right of way tree and brush. Includes chipping of tree limbs and stump removal/grinding. Includes related traffic control.
2624	Indirect Expense	Indirect shop expenses and shop equipment. Allocate to mobile equipment.
2629	Supplies & Small Tools	Shop tools, small equipment, and supplies that cannot be directly charged to a mobile equipment unit.
2819	Bridge Curb, Walk And Railing	Repairing and maintaining bridge curb, walk, rail, coping, and fencing connected to the rail. Includes glare screen and median barriers on bridges. Includes related traffic control.
2820	Bridge Deck	Work associated with bridge deck and slab repair regardless of removal depth or type of material used for patching. Includes deck or slab overlays and replacements and underside deck delamination. Includes related traffic control.
2822	Miscellaneous Bridge Maintenance	This source code does not include replacement or major repair. Miscellaneous maintenance tasks performed on a specific bridge or structure not covered by other source codes. Includes minor repairs and simple fixes on items such as stairways, drains, fencing, light bases, transient guards, and access doors. Includes transient removal, ordering materials, and picking up equipment. Includes related traffic control.
2824	Bridge Inspection-Non-Federal	All tasks related to inventory, inspection, and load capacity rating work done on trunk highway bridges to meet the requirements of the National Bridge Inspection System and/or Minnesota Bridge Safety Inspection Program or for billing to local governments. Includes related inspection reports and deck condition surveys.
2827	Bridge Expansion, Relief Joints	All maintenance tasks associated with bridge expansion joints, except joint reestablishment. Includes tightening expansion device bolts and replacing seal glands. Includes related traffic control.
2828	Bridge Inspection-Federal Fund	All bridge inspection tasks for non-MnDOT bridges funded by the federal Fracture-Critical Bridge Program (Project Code will begin with TSL and with the local bridge number). Includes related inspection reports. For MnDOT Trunk Highway bridges (Project Code begins with TSO followed by the bridge number) and local and Department of Natural Resources (DNR) (bridge number begins with 9A follow by bridge number) bridge inspections to be billed to the local government or Department of Natural Resources (DNR) use Source Code 2824.

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
2829	Bridge Superstructure	All tasks to repair any bridge component above the bridge seat that is not included in other source codes. Includes repairs to all types of bridge superstructure elements such as girders, beams, floor beams, trusses, stringers, t-beams, precast channels, and box girders. Includes related traffic control.
2830	Bridge Bearing Assemblies	All tasks related to the repair and maintenance of fixed or expansion-bearing assemblies on bridges. Includes related traffic
2834	Waterway Maintenance	All tasks related to waterway maintenance for deck bridges. Includes debris removal, waterway cleanup, channel repair, and channel protection repair that is not part of slope protection. Includes related traffic control.
2838	Bridge Deck Crack Sealing	All tasks related to deck crack sealing. Includes related traffic control.
2863	Traffic Signal Inspection	Work related to cyclical structural and electrical inspection and preventive maintenance checks of traffic signal systems/structures. Includes labor, equipment, materials, and traffic control.
3000	Class Of Frequency Coordination	Use for frequency coordination done with APCO, AASHTO or FCCA.
3002	Radio/Electronic Infrastructure	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency; Department of Public Safety (DPS) includes State Patrol (SP) Bureau of Criminal Apprehension (BCA), Fire Marshall); does not include Department of Natural Resources (DNR). See OSRC Project
3005	Radio - Mobile Equipment	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency (State Patrol, DNR, BCA, Fire Marshall). See OSRC Project Code list.
3009	Radio/Electronic System Upgrade & Installation	Use for the installation and other services needed to provide major system upgrades or improvements to wireless or electronic systems. Use for all work performed to correct or repair deficiencies found in a new installation.
3025	Tower/Building Maintenance	Use for all tasks related to the maintenance of a tower building or site. Includes towers, buildings, generators, LP system, fencing, landscaping, grounding, ice bridge, cable management, climbing ladders, card key systems, and HVAC.
3027	Radio Programming	Creating or modifying radio frequency programs and programming mobile and portable radios. Does not include mobile radios used as fixed base radios as part of the Inter-OP System (Use 3009).
3049	On Call Electronic Communications Infrastructure Maintenance	To be used by Statewide Radio Communications personnel to record on-call time.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 9

AGENDA ITEM: LDO Grant Request

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:
In 2016, the Environmental Committee requested $40,000 in the 2017 budget for matching grants to the four recreational lakes for water quality improvements like treating invasive species. This funding represents a 50% match, up to the maximum amount of $10,000 per lake. A match is required by the Lake Associations and any grant amounts received would not be included as part of the Lake Association match amounts. That request was included in the final 2017 budget.

ISSUE BEFORE COUNCIL:
Does Council approve the grant request of $4,577.50 from the LDO?

PROPOSAL:
The LDO has requested $4,775.50 in matching funding to treat Eurasian Milfoil this summer on lakes Olson and Demontreville. A copy of their letter requesting funds is included in your packet.

FISCAL IMPACT:
$4,577.50 from the budgeted $40,000.

OPTIONS:
1) Approve $4,577.50 for LDO Eurasian Milfoil Treatment
2) Approve a different amount for LDO Eurasian Milfoil Treatment
3) Do not approve any funding for LDO Eurasian Milfoil Treatment

RECOMMENDATION:
If removed from the consent agenda:
"Motion to approve the LDO lake improvement grant request of $4,577.50

ATTACHMENTS:
- LDO Request Letter

Lake Demontreville
& Olson Association

…preserve, protect, and improve water and shoreline health

Memo to: Kristina Handt, City Administrator

From: Link Lavey, LDO President

Date: May 25, 2017

Re: City financial assistance with mid-lake Eurasian Water Milfoil treatment

Thank you for meeting with me yesterday. As we discussed LDO is making an official request for cost sharing of the expenses associated with treating EWM on our lakes. Below is an outline of our expenses and the grants we received from Washington County and the DNR.

Spring Point Intercept Study (provided by Washington County)	0
Spring Delineation Survey (Provided by Minnesota DNR)	0
Mid Lake Treatment (PLM Contractor)	15,000
(This is and estimate. Water levels on day of treatment will determine actual costs)	
Water Analysis Lab fees	1,000
(This is an estimate. Actual fees will be determined when sample sites and # of samples are provided by the DNR)	
Insurance (required by Washington County)	700
Permit fees	1505
Printing $ shipping	200
Total	**18,405**
Washington County Grant	8,000
DNR Grant	1,250
Remaining costs after County and DNR grants	**9,155**

The LDO is asking the City to help us and split the out of pocket expenses for this year's Eurasian Water Milfoil Mid-Lake treatments. If the City is willing to work with us on this the costs would be **$4,577.5** for both the LDO and the City of Lake Elmo. As you may be aware, EWM left untreated in these shallow lakes would likely mat the surface of over 80% of the lakes leaving them unusable for any water recreation.

Thank you very much for your support and participation. We expect this treatment to provide full seasonal relief with the additional benefit of EWM plant kill reducing our efforts next year.

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 10

AGENDA ITEM: Accept Resignation of Public Works Operator Cornell

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:
Mike Cornell submitted his resignation as Public Works Operator III on May 19, 2017. His last day will be Friday, June 2, 2017.

ISSUE BEFORE COUNCIL:
Does Council accept the resignation of Public Works Operator Cornell?

PROPOSAL:
The Council is respectfully requested to accept the resignation from Mike Cornell. Since we are in the middle of recruiting a new public work operator already, staff will consider making recommendations on three new hires from the applicant pool to fill our current vacancies.

FISCAL IMPACT:
NA

OPTIONS:
1) Accept Resignation of Mike Cornell
2) Do not accept Resignation of Mike Cornell

RECOMMENDATION:
If removed from the consent agenda:
"Motion to accept Mike Cornell's resignation,."

ATTACHMENTS:
None

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 11

AGENDA ITEM: City Rep on Friends of Sunfish Lake Park Board (Manzara Nature Center)

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:
At the April 18, 2017 Council meeting, Council approved the Sally Manzara Interpretive Nature Center Development, Lease, License and Operating Agreement. Pursuant to Article II, 1., d. the City Council is responsible for appointing the City representative to serve on the Friends' Board of Directors.

ISSUE BEFORE COUNCIL:
Who should the Council appoint as the City representative to the Friends of Sunfish Lake Park Board of Directors?

PROPOSAL DETAILS/ANALYSIS:
Council member Nelson has met with a couple members of the board and is willing to serve as the City's representative to the Friends of Sunfish Lake Park Board of Directors for a term concurrent with her term on City Council.

FISCAL IMPACT:
NA

OPTIONS:
1) Appoint Council Member Chris Nelson to the Friends of Sunfish Lake Park Board of Directors for a term concurrent with her term on City Council
2) Appoint another Council Member to the Friends of Sunfish Lake Park Board of Directors for a term concurrent with her/his term on City Council
3) Appoint another person to the Friends of Sunfish Lake Park Board of Directors

RECOMMENDATION:
If removed from the consent agenda:
Motion to appoint Chris Nelson to the Friends of Sunfish Lake Park Board of Directors for a term concurrent with her term on City Council

ATTACHMENTS:
None

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 12
MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Easton Village 2nd Addition Developers Agreement

REVIEWED BY: Jack Griffin, City Engineer
Sarah Sonsalla, City Attorney
Brian Swanson, Finance Director

BACKGROUND:

On May 2, 2017, the City Council adopted Resolution 2017-040 approving the Final Plat of Easton Village 2nd Addition. An executed Developers Agreement is a condition of final plat approval and is required prior to recording the final plat with Washington County.

ISSUE BEFORE COUNCIL:

The City Council is being asked to adopt Resolution 2017-057 approving the Developer Agreement for Easton Village 2nd Addition.

REVIEW/ANALYSIS:

A condition of approval of the Easton Village 2nd Addition Final Plat is that the developer enter into a Developer's Agreement prior to the execution of the plat by City officials. Staff has drafted this Developer Agreement which is attached for consideration by the City Council. The key aspects of the agreement include the following components:

- That all public improvements to be completed by October 31, 2017, with the exception of the final wear course of asphalt on streets.
- That the developer provide a letter of credit in the amount of $702,776 related to the cost of the proposed improvements.
- That the developer provide a letter of credit in the amount of $10,854 which represents fee in lieu of park dedication for the 5.2 acre final plat to be released by the City when the required 5.85 acres of parkland is dedicated to the City with future phases.
- The required improvements to the Village Parkway are included in the letter of credit amount.

- That the developer provide a cash deposit of $186,779 for SAC and WAC charges, engineering administration, one year of street light operating costs, railroad crossing improvements, AUAR and other City fees.
- A temporary turnaround on the north end of Linden Avenue N and the north end of the Village Parkway is to be installed by the developer.

The construction plans approval for the project are expected, but had not been given prior to the preparation of this report. If approved, the final page of the Developer Agreement will be updated to include the final construction plan dates. The Developer Agreement will not be executed until the final construction plans are approved, all fees and securities, and insurance certificates are received among other requirements. Only after recording of the final plat and the completion of a pre-construction meeting with the City can the construction commence.

FISCAL IMPACT:

The future financial impacts include maintenance of streets, trails, sanitary sewer mains, watermains and other public infrastructure, maintenance of storm water ponding areas (after warranty period), monthly lease payments for street lights, and other public financial responsibilities typically associated with a new development. The City will collect building permit fees, Sewer Accessibility Charges and Water Accessibility Charges and property taxes for the 19 lot single family residential subdivision. $10,854 is being collected in the form of a Letter of Credit to be released when the remaining parkland of the entire subdivision is dedicated to the City.

The railroad improvements are estimated and should the construction cost more than estimated, the benefiting properties will be assessed for the increased costs as stipulated in the Developer Agreement.

OPTIONS:

The City Council is being asked to consider the approval of the Developer's Agreement on the consent agenda and has the following options:

1) Adopt Resolution 2017-057 approving the Developer Agreement for Easton Village 2nd Addition on the Consent Agenda; or
2) Remove the item from the consent agenda and Direct Staff to amend the draft Developer Agreement to bring back to a future City Council meeting.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2017-057 approving the Developer's Agreement for Easton Village 2nd Addition Planned Unit Development as part of tonight's consent agenda.

If the City Council removes the item from consent, then Staff recommends the following motion:

"Move to adopt Resolution 2017-057 approving the developer's agreement for Easton Village 2nd Addition Final Plat"

ATTACHMENTS:

- Resolution 2017-057
- Easton Village 2nd Addition Developer's Agreement

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-057

A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT FOR THE EASTON VILLAGE 2ND ADDITION FINAL PLAT

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Chase Development, 2140 West County Road 42, Burnsville, MN ("applicant") has previously submitted an application to the City of Lake Elmo ("City") for a Final Plat for Easton Village 2nd Addition Planned Unit Development; and

WHEREAS, the Lake Elmo Planning Commission considered the Easton Village Sketch Plan at its January 27, 2014 meeting; and

WHEREAS, the Lake Elmo City Council approved the Easton Village Preliminary Plat and on July 15, 2014; and

WHEREAS, the Lake Elmo City Council adopted Resolution 2017-057 on May 2, 2017 approving the Final Plat for Easton Village 2nd Addition; and

WHEREAS, a condition of approval of said Resolution 2017-057, establishes that prior to execution of the Final Plat by City officials, the Applicant shall enter into a Developer's Agreement with the City; and

WHEREAS, the Applicant and the City have agreed to enter into such a contract and a copy of the Developer's Agreement was submitted to the City Council for consideration at its June 6, 2017 meeting;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Developer's Agreement for Easton Village 2nd Addition PUD and authorizes the mayor and city Clerk to execute the document.

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

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

(reserved for recording information)

DEVELOPMENT AGREEMENT

(Public sewer and water)

Easton Village 2nd Addition

THIS DEVELOPMENT AGREEMENT is dated _____, 2017, by and between the **CITY OF LAKE ELMO,** a Minnesota municipal corporation (the "City"), and to Chase Development, Inc, a Minnesota Limited Liability Company (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve a plat for Easton Village 2nd Addition (referred to in this Agreement as the "Subdivision"). The property being platted is situated in the County of Washington, State of Minnesota, and is legally described on **Exhibit A.**

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the Subdivision on condition that the Developer enter into this Agreement, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 120 days after the City Council approves the final plat.

3. RIGHT TO PROCEED. This Agreement is intended to regulate the development of the Property and the construction therein of certain public and private improvements. The

Developer may not grade or otherwise disturb the earth, remove trees or construct public or private improvements or any buildings within the Subdivision until all the following conditions precedent have been satisfied:

A. the Developer has executed and recorded with Washington County all drainage and utility easements required for the Subdivision by the City Engineer and Public Works Director in the City's standard form;

B. the Developer has executed and recorded with Washington County the storm water maintenance and easement agreement in the City's standard form;

C. this Agreement has been executed by the Developer and the City;

D. the required Letters of Credit (as hereinafter defined) have been received by the City from or on behalf of the Developer including a $10,854 for park dedication that will be released upon required dedication of park land with a future phase of the development.

E. final construction plans and specifications have been submitted by the Developer and approved by the City Engineer;

F. the Developer has paid the City for all legal, engineering and administrative expenses incurred by the City regarding the City approvals and has given the City the additional construction inspection escrow required by this Agreement;

G. the Developer has paid any outstanding assessments and taxes for the property or property being deeded to the City;

H. the Developer has fulfilled any park dedication requirements as specified under this Agreement;

I. the Developer has received all necessary permits from the MPCA, MDH, DNR, applicable watershed, Washington County, and any other agency having jurisdiction over the Subdivision;

J. the Developer has provided the City with a certificate of insurance required by this Agreement;

K. the Developer or the Developer's engineer and the Developer's contractor(s) have initiated and attended a preconstruction meeting with the City Engineer, and City staff;

L. the final plat has been recorded with Washington County;

M. the City has issued a written notice that all above conditions have been satisfied and that the Developer may proceed;

N. Legal documents regarding homeowner association documents, covenants, and restrictions have been submitted, reviewed and approval by the City Attorney; and

O. the Developer shall provide a Title Policy for all land dedicated to the City.

4. PHASED DEVELOPMENT. If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases of the development if the Developer is not in compliance with any term of this Agreement and the non-compliance has not been remedied. Development of subsequent phases of the development may not proceed until development agreements for such phases are approved by the City. Park dedication charges and availability charges for sewer and water referred to in this Agreement are not being imposed on outlots that are designated in the plat for future subdivision into lots and blocks, if any, in the plat. Such charges will be calculated and imposed when these outlots, if any, are platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the Subdivision is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within five (5) years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this Agreement, no amendments to the City's Comprehensive Plan or official controls shall apply to

or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Agreement to the contrary, to the full extent permitted by state law, the City may require compliance with any changes to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Agreement.

7. DEVELOPMENT PLANS. The Developer agrees to develop the Property in accordance with the City approvals, including the terms and conditions of approval of the final plat as detailed in City Council Resolution No. 2017-040, and to construct all improvements in accordance with the approved construction plans and specifications (collectively, the "Plans") prepared by a professional engineer registered in the State of Minnesota at its sole expense. All terms and conditions of the City approvals are hereby incorporated by reference into this Agreement. The documents which constitute the Plans are those on file with and approved by the City and are listed on **Exhibit B** attached hereto. The Plans may not be modified by the Developer without the prior written approval of the City.

8. IMPROVEMENTS. In developing the Subdivision in accordance with the Plans, the Developer shall make or install at its sole expense the following public and private improvements (collectively, the "Subdivision Improvements"):

A. Grading and erosion control;
B. Sanitary sewer;
C. Water system improvements;
D. Stormwater improvements (storm sewer pipe, control structures, ponds, BMPs, etc.)
E. Streets and sidewalks;
F. Trails;
G. Underground private utilities;
H. Landscaping;
I. Street lighting and signage;

J. Intersection improvements (turn lanes, by-pass lanes, traffic control, etc.);

K. Tree preservation and reforestation;

L. Wetland mitigation and buffers; and

M. Monuments required by Minnesota Statutes.

All improvements shall be installed in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors or a soil engineer inspect the Developer's work on a full or part-time basis. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor.

9. CITY ADMINISTRATION AND CONSTRUCTION OBSERVATION.

At the time of the City's approval of the final plat for the Subdivision, the Developer shall submit to the City an amount to be escrowed by the City for City administration and construction observation costs in an amount provided under paragraph 38 of this Agreement - Summary of Cash Requirements. Thereafter, the Developer shall reimburse the City each month, within 30 days of receiving an invoice, for all administration and construction observation costs incurred by the City during the construction of the Subdivision Improvements by the City's engineering, public works, planning, and landscape architecture staff and consultants. After 30 days of the invoice, the City may draw upon the escrow and stop the work on site until the escrow has been replenished in its full amount. City administration and oversight will include monitoring of

construction progress and construction observation, consultation with the Developer and the Developer's professionals on status or problems regarding the project, coordination for testing, final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in the Security. Construction observation shall include, at the discretion of the City, part or full time inspection of proposed public utilities and street construction. Services will be billed by the City on an hourly basis.

The direction and review provided by the City through the inspection of the Subdivision Improvements should not be considered a substitute for the Developer-required management of the construction of the Subdivision Improvements. The Developer must require the Developer's contractor(s) to furnish the City with a schedule of proposed operations at least five (5) days prior to the commencement of construction of each type of Subdivision Improvement. The City shall inspect all Developer-installed Subdivision Improvements during and after construction for compliance with the Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer will notify the City at such times during construction as the City requires for inspection purposes. Such inspection is pursuant to the City's governmental authority, and no agency or joint venture relationship between the City and the Developer is thereby created.

10. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a twenty-five (25) percent ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the Subdivision Improvements identified in Paragraph 8 above.

11. TIME OF PERFORMANCE. The Developer shall install all required Subdivision Improvements by October 31, 2017, with the exception of the final wear course of asphalt on streets. The Developer shall install the bituminous wearing course of streets after the first

course has weathered a winter season, consistent with warranty requirements, however, final acceptance of the Subdivision Improvements by the City will not be granted until all work is completed, including the final wear course. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the Security posted by the Developer to reflect cost increases and amending this Agreement to reflect the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

12. MAINTENANCE DURING CONSTRUCTION. The Developer shall be responsible for all maintenance of the Subdivision Improvements including the snow plowing of the streets, roads and alleys until the Subdivision Improvements are accepted by the City in writing. The developer is also responsible to locate all underground utilities until the development is accepted in writing by the City. Warning signs shall be placed by the Developer when hazards develop in streets to prevent the public from traveling on same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed by the Developer. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable for traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the Subdivision clean and clear of dirt and debris that may spill, track, or wash onto the street from the Developer's operations. The Developer shall contract for street cleaning for streets within and immediately adjacent to the Subdivision. At a minimum, scraping and sweeping shall take place on a weekly basis.

Prior to the City's acceptance of the streets the City may agree, at the City's sole discretion, to keep the streets open during winter months by plowing snow. The City will consider snow plowing streets on a case by case basis and under the following conditions. 1) The Developer must request in writing the streets in question to be plowed by the City, with

such request received prior to October 1st of each winter season that plowing is requested. 2) The streets must be occupied by residences of the City. 3) For streets that do not have the bituminous wear course placed, the developer must install paved wedges along all curb lines and catch basins. 4) Gate valves and manholes must be level with the pavement surface. 5) Street curves, center medians, and other protrusions in the right-of-ways must be delineated with “High-vis” fiberglass stakes. 6) A site review must be scheduled and conducted with Public Works, and attended by the developer, to accept the streets for plowing prior to the commitment of plowing by the City. 7) The City shall not be responsible for any damage caused by snow plowing operations to the streets, curb and gutter, manholes, catch basins or other infrastructure.8) The Developer shall enter into an Agreement with the City for plowing of the streets.

13. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all work and inspections deemed appropriate by the City in conjunction with the development of the Property and this Agreement.

14. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, public utility construction, and street construction is restricted to access the Subdivision via Linden Avenue North and the Village Parkway. No construction traffic is permitted on other adjacent local streets.

15. CONSTRUCTION SEQUENCE AND COMPLIANCE. The City will require the Developer to construct the Subdivision Improvements in a sequence which will allow progress and compliance points to be measured and evaluated. The Developer and the Developer’s representatives are required to supervise and coordinate all construction activities for all Subdivision Improvements and must notify the City in writing stating when the work is ready for the inspection at each of the measurable points defined in the following paragraphs.

16. EROSION CONTROL. All construction regarding the Subdivision Improvements shall

be completed in a manner designed to control erosion and in compliance with the City Code, the City's Engineering Design and Construction Standards Manual, all watershed district permits, the Minnesota Pollution Control Agency's best management practices, and other requirements including the City's permit with the Minnesota Pollution Control Agency for the municipal separate storm sewer system program. Prior to initiating any work on the site, an erosion control plan must be implemented by the Developer and inspected and approved by the City. Erosion and sediment control measures shall be coordinated with the various stages of development. The City may impose additional erosion control requirements at any stage in development as deemed necessary to maintain a compliant site. All areas disturbed for site improvements must be reseeded by the Developer promptly after the work in the area is complete unless construction of the next stage of the improvements will begin in that area within seven (7) days. The parties recognize that time is of the essence in controlling erosion.

If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the Security to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued by the City unless the Subdivision is in full compliance with the approved erosion control plan.

If building permits are issued prior to the acceptance of public Subdivision Improvements, the Developer assumes all responsibility for erosion control compliance throughout the Subdivision and the City may take such action as allowed by this Agreement against the Developer for any noncompliant issue as stated above. Erosion control plans for individual lots will be required in accordance with the City's building permit requirements, or as

required by the City or City Engineer**.**

17. SITE GRADING. In order to construct the Subdivision Improvements and otherwise prepare the Property for development, it will be necessary for the Developer to grade the Subdivision. All grading must be done in compliance with this Agreement and the approved grading plans. Within 30 days after completion of the grading, the Developer shall provide the City with an "as built" grading plan and a certification by a registered land surveyor or engineer as required in the City's Engineering Design and Construction Standards Manual.

18. STREET AND UTILITY IMPROVEMENTS. All storm sewers, sanitary sewers, watermain, and streets, including turn lane and intersection improvements, shall be installed in accordance with the approved Plans, the City approvals, the City Code, and the City's Engineering Design and Construction Standards Manual. Curb and gutter, the first lift of the bituminous streets, sidewalks, boulevards graded, street signs installed, and all restoration work on the site shall be completed in accordance with the approved Plans. Once the work is completed, the Developer or the Developer's representative shall submit a written request to the City asking for an inspection of the initial improvements. The City will then schedule a walk-through to create a punch list of outstanding items to be completed. Upon receipt of the written punch list provided by the City, the punch list items must be completed by the Developer and the City notified to re- inspect the improvements. The final bituminous wear course shall be installed by the Developer after the first bituminous course has weathered a winter season. Prior to placement of the final bituminous wear course, the Developer shall repair or replace all broken or failing curbs, sidewalks and damaged or settled streets as determined by the City from a pre-wear course walk through inspection.

19. LANDSCAPING AND TREE REPLACEMENT IMPROVEMENTS.

A. The Developer agrees to install landscaping in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and

Construction Standards Manual, and the City's Landscape and Irrigation Standards. All landscaping materials such as trees, shrubs, grasses, or other vegetation installed by the Developer must be warrantied and maintained for a period of two (2) years. The two (2) year warranty period shall be deemed to start once all required landscaping identified as responsibility of Developer in the approved Plans has received acceptance by the City. The Developer agrees to have the installer of the landscaping complete an inspection thirty (30) days prior to the end of the two (2) year warranty period and provide the City with a written report identifying the condition of all landscaping. In the event any landscaping installed by the Developer is deemed to be in poor condition or dead, the Developer is to replace the landscaping with like kind materials or as otherwise approved by the City.

B. The Developer shall be responsible for maintaining regular watering, fertilizing, and over-seeding necessary to establish final lawns and yards as identified in the approved Plans for outlots, public rights-of-way, and any disturbed areas outside the Subdivision boundaries according to a landscape maintenance plan approved by the City. The Developer agrees to achieve "substantial performance" on all seeded or sodded lawns and yards disturbed during the construction of Subdivision Improvements. For the purpose of this agreement "substantial performance" shall be defined for areas seeded or sodded with a turf or lawn mix as "square foot turf areas with an average blade height of three (3) inches free of eroded, bare, or dead spots and free from perennial weeds or unwanted grasses with no visible surface soil." For areas seeded with a native grass or flower mix "substantial performance" shall be defined as "square foot native grass or flower areas with an average height of eight (8) inches free of eroded, bare, or dead spots and no visible surface soil."

C. The Developer shall follow the City of Lake Elmo "Bee Safe" policy for pesticide use as per City Council Resolution # 2015-13.

20. SIGNAGE, STREET LIGHTING AND OTHER UTILITIES. The Developer agrees to install street signs, traffic and parking signs, and pavement markings within the Subdivision all in accordance with the approved Plans and the City Engineering Design Standards Manual. Street and traffic sign details shall be submitted by the Developer to the City for approval prior to installation. In addition, the Developer shall be responsible for the cost and all coordination work to extend private utilities along with street lighting within the Subdivision all in accordance with the approved plans and right-of-way permits.

21. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Agreement, the Subdivision Improvements lying within public easements shall become City property. Prior to acceptance of the public Subdivision Improvements by the City, the Developer must furnish the City with a complete set of reproducible "record" plans and an electronic file of the "record" plans in accordance with the City's Engineering Design and Construction Standards Manual together with the following affidavits:

- Developer/Developer Engineer's Certificate
- Land Surveyor's Certificate

certifying that all construction has been completed in accordance with the terms of this Agreement. All necessary forms will be furnished by the City. Upon receipt of "record plans" and affidavits, and upon review and verification by the City Engineer that the public Subdivision Improvements have been completed in accordance with the terms of this Agreement, the City Engineer will accept the completed public Subdivision Improvements**.**

22. PARK DEDICATION. The Developer shall be required to dedicate 9.84 acres of land for public park purposes for the entire subdivision. The Developer was required to dedicate 3.99 acres with the Easton Village 1st Addition. Future phases shall either dedicate the remaining 5.85 acres park land or pay a cash payment in lieu of land dedication consistent with the Lake

Elmo Subdivision Ordinance. The developer shall provide a security in the form of a Letter of Credit in the amount of $10,854 which represents fee in lieu of park dedication for the 5.2 acre final plat to be released by the City when the required 5.85 acres of parkland is dedicated to the City with future phases. .

23. VILLAGE AREA AUAR FEE. The Developer shall be responsible for the payment of the Village Area Alternative Urban Areawide Review (AUAR) fee as adopted by the City Council with respect to the environmental review completed by the City. The Village Area Alternative Urban Areawide Review (AUAR) fee in the amount of $230.00 per REC shall be paid by the Developer prior to the City recording the final plat. The total amount to be paid by the Developer is $4,370.00

24. SANITARY SEWER AND WATER UTILITY AVAILABILITY CHARGES (SAC AND WAC). The Developer shall be responsible for the payment of all sewer availability charges (SAC) and all water availability charges (WAC) with respect to the Subdivision Improvements required by the City and any state or metropolitan government agency.

The sewer availability charge (SAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $57,000.00.

The water availability charge (WAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $57,000.00.

In addition, a sewer connection charge in the amount of $1,000.00 per REC, a Metropolitan Council sewer availability charge in the amount of $2,485.00 per REC, and a water connection charge in the amount of $1,000.00 per REC will be payable by the Developer and collected by the City at the time the building permit is issued for each lot.

25. STREET LIGHTS. The Developer is responsible for the cost of street light installation

consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a Security for street light installation consistent with the approved plan. The required Security is $48,000 and consist of seven (8) decorative lights at $6000 each, a Developer shall also pay the City $1032 to reimburse the City for the first year operating costs for the street lights.

26. WETLAND MITIGATION. The Developer shall complete wetland mitigation/restoration in accordance with the approved Plans and in accordance with any applicable Watershed or agency permits. If the mitigation work is found to be incomplete or restoration is unsuccessful, the City may draw down the Security at any time during the warranty period to perform the work if the Developer fails to take corrective measures after being provided reasonable notice by the City.

27. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. No building permit shall be issued for any lot within the Subdivision, or within a completed phase of the Subdivision in a City preapproved phasing plan, until such time that sanitary sewer, water, storm sewer, curbing and one lift of asphalt has been installed and tested for all public streets; sidewalks have been installed; street and traffic control signs are installed; property monuments have been installed and grading as-built plans have been submitted and approved by the City. A “preapproved phasing plan” is defined as a phased construction plan that has been submitted by the Developer and approved by the City in advance of the preconstruction meeting for the Subdivision. Once the construction has started, the City will not consider revisions to the phasing plan for the purpose of issuing building permits.

B. Issuance of a single building permit for a “model home” may be authorized by the City Planning Director prior to the completion of the Subdivision Improvements

described in paragraph 27 (A) above, if there is safe public access to the lot that is sufficient to allow construction to proceed and there is a grading as-built plan approved by the City for the lot and all downstream storm water drainage facilities. However, the City will not issue a certificate of occupancy for any "model home" until all conditions identified in paragraph 27 (A) above have been completed. The Developer shall use the model home only for real estate sales purposes and no other purposes.

C. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. The monument design shall be approved by the Planning Department.

D. Breach of the terms of this Agreement by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, certificates of occupancy, and withholding of other permits, inspection or actions and the halting of all work in the Subdivision.

E. If building permits are issued prior to the acceptance of the public Subdivision Improvements by the City, the Developer assumes all liability and costs resulting in delays in completion of public Subdivision Improvements and damage to public Subdivision Improvements caused by the City, Developer, the Developer's contractors, subcontractors, materialmen, employees, agents, or any third parties.

F. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

28. RESPONSIBILITY FOR COSTS.

A. In the event that the City receives claims from labor, materialmen, or others that work required by this Agreement has been performed and the amounts due to

them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the Security in an amount up to 125 percent of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the letter of credit deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys' fees pursuant to this Agreement.

B. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the Subdivision, including but not limited to legal, planning, engineering, and inspection expenses incurred in connection with the City's approval and acceptance of the plat and the Subdivision, the preparation of this Agreement, the City's review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the Subdivision. All amounts incurred and due to the City at the time of the recording of the final plat must be fully paid by the Developer prior to the City executing and releasing the final plat for recording.

C. The Developer shall hold the City and its officials, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from the City's approval of the plat and the development of the Subdivision. The Developer shall indemnify the City and its officials, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

D. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including reasonable engineering and attorneys' fees.

E. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Agreement. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire Property, or any portion of it.

The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within thirty (30) days after receipt. Bills not paid within thirty (30) days shall be assessed a late fee per the City adopted fee schedule. Upon request, the City will provide copies of detailed invoices of the work performed by the City and its consultants.

29. RAILROAD CROSSING IMPROVEMENTS. The Developer shall be required to pay for a portion of the costs to secure, build and install a public rail crossing at the location shown in Exhibit B to specifications required by the City, the Minnesota Department of Transportation, the Union Pacific Rail Road and any other regulatory agency having jurisdiction over the crossing and the track in accordance with the specifications of the City of Lake Elmo. The Developer's portion of these costs shall be calculated based on the percentage of the overall number of Residential Equivalency Connection (REC) units planned for developments that will directly access the Village Parkway minor collector road between Washington County Highway 14 and 30th Street divided by the estimated overall project costs. The City will request that all future development projects connecting directly to Village Parkway contribute towards said crossing improvement. The Developer shall provide all property in fee and/or easements as required by the City necessary to establish the railroad crossing. The Developer paid $63,000 out of the estimated $193,000 to the City for its share of the estimated cost railroad crossing improvements with the final plat of Easton Village 1st Addition.

A. The amount of the cash payment for Easton Village 2nd Addition shall be $16,791 which was calculated as follows: $193,000 (Easton Village's share of the estimated project costs multiplied by 8.7% (19 Lots / 217 Lots in all phases)

= $16,791. In addition, the Developer shall pay the amount remaining due from Easton Village 1st Addition, $111, which should have been calculated as: $193,000 (Easton Village's share of the estimated project costs multiplied by 32.7% (71 Lots / 217 Lots in all phases) = $63,111, less the $63,000 previously paid. The total payment shall be $16,902 to fulfill the requirements for phase 1 and phase 2.

B. The calculation for future railroad crossing costs has been determined as follows:

Parcel ID(s)	Percentage	Total Costs
Easton Village 13.029.21.14.0002 13.029.21.42.0001 13.029.21.41.0001 13.029.21.13.0001	38.6%	$193,000
13.029.21.43.0004 13.029.21.44.0002	17.8%	$89,000
13.029.21.12.0001 13.029.21.14.0002	30.2%	$151,000
13.029.21.24.0001	13.4%	$67,000
Totals	100%	$500,000

C. If the construction amount of the railroad crossing installation exceeds $500,000, the additional cost shall be allocated proportionally to the parcels listed above upon consent of all property owners and the City. The City may participate in the additional costs of construction of the railroad crossing if it is deemed to be necessary as a matter of public safety.

30. SPECIAL PROVISIONS. The following special provisions shall apply to the Subdivision:

A. Implementation of the recommendations listed in the April 12, 2017, Engineering memorandum.

B. The Developer shall install a temporary turnaround on the north end of Linden Avenue N and the north end of the Village Parkway until it is extended to the north with the future phase of the Easton Village development.

C. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

D. The Developer shall enter into a Landscape License Agreement with the City that clarifies the individuals or entities responsible for maintenance of any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

E. The Village Parkway shall be constructed complying with the Village Parkway Typical Section and Village Parkway Collector Design Guidelines as modified with the approval of the Easton Village 2nd Addition Final Plat.

31. MISCELLANEOUS.

A. The Developer may not assign this Agreement without the written permission of the City Council. The Developer's obligations hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire Property, or any portion of it.

B. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a professional engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved Plans. All retaining walls identified on the Plans or by special conditions referred to in this Agreement shall be

constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Legal documents regarding homeowner association documents, covenants, and restrictions shall be submitted to the City prior to recording of the final plat for review and approval by the City Attorney.

D. The Developer shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public Subdivision Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them.

Limits for bodily injury and death shall be not less than $500,000 for one person and $1,500,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $1,500,000 or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate of insurance evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given thirty (30) days' advance written notice of the cancellation of the insurance.

E. Third parties shall have no recourse against the City under this Agreement.

F. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in

writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

H. This Agreement shall run with the land and may be recorded against the title to the Property at the Developer's expense. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the Property being final platted and has obtained consents to this Agreement, in the form attached hereto, from all parties who have an interest in the Property, including, but not limited to, mortgagees; that there are no unrecorded interests in the Property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer represents to the City that the Subdivision and the Subdivision Improvements comply or will comply with all City, County, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the Subdivision is not in compliance, the City may, at its option, refuse to allow construction or development work in the Subdivision until it is brought into compliance. Upon the City's demand, the Developer shall cease work until there is compliance.

32. EVENTS OF DEFAULT. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

A. Subject to unavoidable delays, failure by the Developer to commence and complete construction of the public Subdivision Improvements pursuant to the terms, conditions and limitations of this Agreement.

B. Failure by the Developer to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

33. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City, subject to any rights of third parties agreed to by the City pursuant to this Agreement, or otherwise by written, executed instrument of the City, may take any one or more of the following:

A. The City may suspend its performance under the Agreement until it receives assurances from the Developer, deemed adequate by the City, that Developer will cure its default and continue its performance under the Agreement. Suspension of performance includes the right of the City to withhold permits including, but not limited to, building permits.

B. The City may initiate such action, including legal or administrative action, as is necessary for the City to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from the Developer, or immediately draw on the Security, as set forth in this Agreement.

34. ENFORCEMENT BY CITY; DAMAGES. The Developer acknowledges the right of the City to enforce the terms of this Agreement against the Developer, by action for specific performance or damages, or both, or by any other legally authorized means. In the event of a default by the Developer as to construction or repair of any of the Subdivision Improvements or

any other work or undertaking required by this Agreement, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek an order from any court for permission to enter the Subdivision for such purposes. If the City does such work, the City may, in addition to its other remedies, levy special assessments against the land within the Subdivision to recover the costs thereof. For this purpose, the Developer, for itself and its successors and assigns, expressly waives any and all procedural and substantive objections to the special assessments, including, but not limited to, hearing requirements, and any claim that the assessments exceed the benefit to the land so assessed. The Developer, for itself and its successors and assigns, also waives any appeal rights otherwise available pursuant to Minnesota Statutes Section 429.081.

The Developer also acknowledges that its failure to perform any or all of the Developer's obligations under this Agreement may result in substantial damages to the City; that in the event of default by the Developer, the City may commence legal action to recover all damages, losses and expenses sustained by the City; and that such expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

35. WARRANTY. During the warranty period, the Developer warrants that all Subdivision Improvements will be free from defects and that they will continue to meet all technical specifications and standards. During the warranty period, the Developer agrees to repair or replace any Subdivision Improvement, or any portion or element thereof, which shows signs of failure, normal wear and tear excepted. If the Developer fails to repair or replace a defective Subdivision Improvement during the warranty period, the City may repair or replace the defective portion and may use the Security to reimburse itself for such costs. The Developer agrees to reimburse the City fully for the cost of all Subdivision Improvement repair or

replacement if the cost thereof exceeds the remaining amount of the Security. Such reimbursement must be made within 45 days of the date upon which the City notifies the Developer of the cost due under this paragraph. The Developer hereby agrees to permit the City to specially assess any unreimbursed costs against any lots in the Subdivision which have not been sold to home buyers if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the lots within the Subdivision of the repair or replacement of the Subdivision Improvements and hereby consents to such assessment and waives the right to a hearing or notice of hearing or any appeal thereon under Minnesota Statutes, Chapter 429.

A. The required warranty period for all work relating to the public sewer and water shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is two (2) years from the date of final written City acceptance of the installation.

36. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement, payment of special assessments, payment of the costs of all public Subdivision Improvements, and construction of all public Subdivision Improvements, the Developer shall furnish the City with an irrevocable letter of credit or a cash escrow or a combination of a cash escrow and letter of credit (the “Security") in the amount of **$702,776.** The bank originating the letter of credit shall be determined by the City to be solvent and creditworthy. The letter of credit shall substantially be in the form attached to this Agreement and must be approved by the City. The amount of the Security was calculated as itemized on Exhibit C. If at any time the City reasonably determines that the bank issuing the letter of credit

no longer satisfies the City's requirements regarding solvency and creditworthiness, the City shall notify the Developer and the Developer shall provide to the City within 45 days a substitute for the letter of credit from another bank meeting the City's requirements. If the Developer fails to provide the City within 45 days with a substitute letter of credit from an issuing bank satisfactory to the City, the City may draw under the existing letter of credit.

This breakdown is for historical reference; it is not a restriction on the use of the Security. The City may draw down the Security, without notice, for any violation of the terms of this Agreement or if the Security is allowed to lapse prior to the end of the required term. If the required public Subdivision Improvements are not completed at least thirty (30) days prior to the expiration of the Security, the City may also draw it down. If the Security is drawn down, the proceeds shall be used by the City to cure the default.

37. REDUCTION OF SECURITY. Upon written request by the Developer and upon receipt of proof satisfactory to the City Engineer that work has been completed in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve reductions in the Security in the following instances:

A. Upon completion of grading operations, including temporary site restoration. The Developer must submit an as-built grading survey to the City that at a minimum establishes the as-built grades at all lot corners and downstream drainage conveyance systems and storm water ponds. Upon inspection of the site and approval of the as-built survey by the City, one hundred (100) percent, or $47,858, of the Security associated with grading may be released. This Security reduction does not include amounts related to erosion and sedimentation control.

B. Up to 75 percent of the Security associated with the itemization on Exhibit C may be released upon completion of the following key milestones of the project as determined by the City Engineer:

1. Construction Categories 2 and 3: The amount of $107,928 may be released when all sanitary sewer and watermain utilities have been installed, all testing and televising has been successfully completed, sanitary sewer as-built inverts have been verified, and the utilities are considered ready for use by the City Engineer.

2. Construction Categories 4 and 5: The amount of $263,651 may be released when all streets, sidewalks, and storm sewer have been installed and tested, and have been found to be complete to the satisfaction of the City Engineer including all corrective work for any identified punch list items and including verification of storm sewer as-built inverts, but not including the final wear course.

3. Construction Categories 6-10 and 14-17: The amount of $76,477 may be released when all remaining Developer's obligations under this Agreement have been completed including: (1) bituminous wear course; (2) street lighting and private utilities; (3) trails; (4) bio retention facilities; (5) iron monuments for lot corners have been installed; (3) all financial obligations to the City satisfied; (4) the required "record" plans in the form of the City standards have been received and approved by the City; and (5) the public Subdivision Improvements are accepted by the City Engineer and the City Council.

4. Construction Categories 11, 12 and 13: The amount of $43,133 may be released when landscaping Subdivision Improvements have been installed to the satisfaction of the City Landscape Architect including all corrective work for any identified punch list items.

C. Twenty-five (25) percent of the original Security amount, excluding grading and landscaping improvements shall be retained until: (1) all Subdivision

Improvements have been fully completed and accepted by the City, including all corrective work and warranty punch list items; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

D. Twenty-five percent (25%) of the original Security amount associated with landscaping shall be retained by the City until: (1) all landscaping Subdivision Improvements have been fully completed and accepted by the City, including all corrective work and warranty punch list items being completed by the Developer; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

E. In addition to the above project milestone based Security reductions, the Developer may submit a written request and upon receipt of proof satisfactory to the City Engineer that work is progressing in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve a one-time reduction in the Security for Construction Categories 2-5 in an amount not to exceed fifty (50) percent of the initial Security amount.

F. It is the intent of the parties that the City at all times have available to it Security in an amount adequate to ensure completion of all elements of the Subdivision Improvements and other obligations of the Developer under this Agreement, including fees or costs due to the City by the Developer. To that end and notwithstanding anything herein to the contrary, all requests by the Developer for a reduction or release of the Security shall be evaluated by the City in light of that principle.

38. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Agreement which must be paid to the City prior to recording the final plat:

Sewer Availability Charge (SAC):	$57,000
Water Availability Charge (WAC):	$57,000
Park Dedication (Letter of Credit in amount of $10,584):	N/A
AUAR Fee:	$4,370
Railroad Crossing Improvement Contribution:	$16,902
Special Assessments Due:	$0
Street Light Operating Fee:	$1032
City Base Map Upgrading ($25.00 per REU):	$475
City Engineering Administration Escrow:	$50,000
TOTAL CASH REQUIREMENTS:	**$186,779**

39. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 2140 County Rd 42 W, Burnsville, MN 55337. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lake Elmo City Hall, 3800 Laverne Avenue N. Lake Elmo, Minnesota 55042.

40. EVIDENCE OF TITLE. Developer shall furnish the City with evidence of fee ownership of the property being platted by way of an attorney's title insurance policy dated not earlier than thirty (30) days prior to the execution of the plat.

41. COMPLIANCE WITH LAWS. The Developer agrees to comply with all laws, ordinances, regulations, and directives of the state of Minnesota and the City applicable to the Subdivision. This Agreement shall be construed according to the laws of the Minnesota.

42. SEVERABILITY. In the event that any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

43. NON-WAIVER. Each right, power, or remedy conferred upon the City by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City at law or in equity, or under any other

agreement. Each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

44. COUNTERPARTS. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

CITY OF LAKE ELMO

By: _____

Its: Mayor

By: _____

Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by Mike Pearson and Julie Johnson, the Mayor and City Clerk, respectively, of the City of Lake Elmo, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

Easton Village, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___, day of _____, 2017, by _____, the _____of _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

FEE OWNER CONSENT TO DEVELOPMENT AGREEMENT

_____, fee owners of all or part of the subject property, the development of which is governed by the foregoing Development Agreement, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the subject property owned by them.

Dated this_____day of_____, 2017.

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

MORTGAGE CONSENT TO DEVELOPMENT AGREEMENT

_____, which holds a mortgage on the Property, the development of which is governed by the foregoing Development Agreement, agrees that the Development Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this_____day of_____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

CONTRACT PURCHASER CONSENT TO DEVELOPMENT AGREEMENT

_____,
which/who has a contract purchaser's interest in all or part of the Property, the development of which is governed by the foregoing Development Agreement, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the Property in which there is a contract purchaser's interest.

Dated this ___ day of _____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

EXHIBIT A TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as

Outlot F, Easton Village, Washington County, Minnesota

EXHIBIT B TO
DEVELOPMENT CONTRACT

List of Plan Documents

The following documents prepared by Erickson Civil, and Pioneer Engineering, collectively constitute the Plans:

THOSE DOCUMENTS BY AS FOLLOWS:

SHEET	TITLE	REVISION DATE
C1	Title Sheet	
C2	Existing Conditions	
C3	Grading Standard Plan Notes	
C4-C5	Erosion Control and Site Restoration Plan	
C6-C7	Grading Plan	
C8	Site Layout, Lighting and Signing Plan	
C9-C11	Street Plan and Profile	
C12-C14	Sanitary Sewer & Watermain Plan & Profile	
C15	Details	
C16-C22	City Standard Detail Plates	
L1	Landscape Plan	
L2	Landscape Plan Details	

EXHIBIT C TO
DEVELOPMENT CONTRACT

Subdivision Improvements Cost/Security Amount Estimate

	CONSTRUCTION CATEGORY		COST		125%
1	Grading	$	38,286	$	47,858
2	Sanitary Sewer	$	54,276	$	67,845
3	Watermain	$	60,848	$	76,059
4	Storm Sewer *(includes pond structures and outfall pipes)*	$	54,920	$	68,650
5	Streets and Sidewalks	$	226,308	$	282,885
6	Trails	$	12,570	$	15,713
7	Surface Water Facilities *(ponds, infiltration basins, other BMPs)*	$	-	$	-
8	Street Lighting	$	48,000	$	60,000
9	Street and Traffic Signs	$	700	$	875
10	Private Utilities *(electricity, natural gas, telephone, and cable)*			$	-
11	Landscaping Improvements	$	46,008	$	57,510
12	Tree Preservation and Restoration			$	-
13	Wetland Mitigation and Buffers			$	-
14	Monuments	$	1,900	$	2,375
15	Erosion and Sedimentation Control	$	15,406	$	19,257
16	Miscellaneous Facilities			$	-
17	Developer's Record Drawings	$	3,000	$	3,750
	TOTALS	**$**	**562,221**	**$**	**702,776**

FORM OF IRREVOCABLE LETTER OF CREDIT

No._____

Date: _____

TO: City of Lake Elmo

Dear Sir or Madam:

We hereby issue, for the account of (Name of Developer) and in your favor, our Irrevocable Letter of Credit in the amount of $_____ available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No._____, dated _____, 20___, of (Name of Bank)";

b) Be signed by the Mayor or City Administrator of the City of Lake Elmo.

c) Be presented for payment at (Address of Bank), on or before 4:00 p.m. on November 30, 20___.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Lake Elmo City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: City Administrator, City Hall, 3800 Laverne Ave. N. Lake Elmo Minnesota 55042 and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 500.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

Its _____

STAFF REPORT

DATE: June 6, 2017
CONSENT
ITEM #: 13

TO: City Council
FROM: Greg Malmquist, Fire Chief

AGENDA ITEM: Approval of "CUSTOMIZED TRAINING INCOME CONTRACT" With Hennepin Technical College.

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon **,** Public Works Director

BACKGROUND: This is a joint training venture between Public Works and the Fire Deparment, to train personnel in the areas of Confined Space Awareness and Confined Space Entry, with the Fire Department also completing Confined Space Rescue. Both departments will be trained to meet the OSHA requirements for their discipline.

This training will allow Public Works employees to enter confined space, such as man holes to perform their duties. It will also give the fire department the proper training to rescue any personnel, (public works or an outside contractor) in a confined space environement, such as a man hole.

ISSUE BEFORE COUNCIL: Approval of "CUSTOMIZED TRAINING INCOME CONTRACT" WITH Hennepin Technical College, to allow for the Public Works and Fire Department to proceed with the training.

PROPOSAL DETAILS/ANALYSIS: Rob Weldon and Chief Malmquist had met previously to disscuss the training and work out the details. Mike Cornell, who is employed on both departments and is the FD Training Officer as well, was also involved in the planning. The contract has been reviewed by all three and is per our understanding and agreement.

FISCAL IMPACT: Cost of Instruction: 1) is four hundred fifty dollars ($450.00) per class for two (2) classes; 2) is one thousand seven hundred dollars ($1,700.00) and 3) is one thousand four hundred dollars ($1,400.00) for a total of four thousand dollars ($4,000.00).

OPTIONS: If MBFTE funding is available, MBFTE will be billed in part or in full depending on funding. PURCHASER is responsible for any amount not covered by MBFTE.

RECOMMENDATION: Approve agreement.
ATTACHMENTS: Copy of agreement.

Hennepin Technical College
CUSTOMIZED TRAINING SERVICES

STATE OF MINNESOTA
MINNESOTA STATE COLLEGES AND UNIVERSITIES
HENNEPIN TECHNICAL COLLEGE
CUSTOMIZED TRAINING INCOME CONTRACT

Contract #18013
Revised: May 25, 2017

THIS CONTRACT, and amendments and supplements thereto, is between the State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, on behalf of between Hennepin Technical College (hereinafter "MnSCU") located at 13100 College View Drive, Eden Prairie, MN 55347, and **Lake Elmo Fire Department, Attn: Greg Malmquist** located at **3510 LaVerne Avenue North, Lake Elmo, MN 55042** (hereinafter "PURCHASER") agree as follows;

1. DUTIES OF MnSCU. MnSCU agrees to provide the following:

   a. Title of Instruction: 1) Confined Space Awareness; 2) Confined Space Entry and 3) Confined Space Rescue

   b. Date (s) of Instruction: 1) on July 10, 2017 from 7:00 p.m. to 10:00 p.m. and July 17, 2017 from 7:00 a.m. to 10:00 a.m.; 2) on July 24, 2017 from 7:00 a.m. to 3:00 p.m. and 3) on July 17 and 24, 2017 from 7:00 p.m. to 10:00 p.m.

   c. Name of Instructor: John Lindstrom

   d. Location: 1) at Lake Elmo Fire Department and 2) and 3) at East Metro Training Facility

   e. Other: any confined space equipment the PURCHASER does not have in their inventory.

2. DUTIES OF THE PURCHASER. The PURCHASER agrees to:

   a. provide a roster of participants, with an estimate of twenty-five (25) for both class 1s) and for class 2) and an estimate of eight (8) for class 3). Email to Dan.Roeglin@hennepintech.edu at least three (3) business days prior to each class date.
   b. provide LCD projector, overhead projector and screen,
   c. provide confined space equipment.
   d. make all contacts for training and services through MnSCU and will not employ the presenter/instructor directly for additional sessions.

3. SITE OF INSTRUCTION.

   PURCHASER shall make all of the arrangements, including any payment, for the location to be used for the training.

4. CONSIDERATION AND TERMS OF PAYMENT.

   a. Cost of Instruction: 1) is four hundred fifty dollars ($450.00) per class for two (2) classes; 2) is one thousand seven hundred dollars ($1,700.00) and 3) is one thousand four hundred dollars ($1,400.00)

for a total of four thousand dollars ($4,000.00). . If MBFTE funding is available, MBFTE will be billed in part or in full depending on funding. PURCHASER is responsible for any amount not covered by MBFTE.

Notwithstanding the thirty (30) day notice period established in paragraph 7, in the event that the PURCHASER desires to cancel or reschedule the instruction due to low enrollment, PURCHASER shall give at least five (5) days notice in writing to MnSCU'S authorized agent to cancel or reschedule. If the instruction is cancelled as provided herein, MnSCU shall be entitled to payment calculated according to paragraph 7. If the instruction is rescheduled as provided herein, payment shall be according to this paragraph 4.

b. Terms of payment. MnSCU will send an invoice for the instruction performed. The PURCHASER will pay within thirty (30) days of receiving the invoice. Please submit payment to: Hennepin Technical College, Attn: Business Office, 13100 College View Drive, Eden Prairie, MN 55347

5. AUTHORIZED AGENTS FOR THE PURPOSES OF THIS CONTRACT.

a. PURCHASER'S AUTHORIZED AGENTS:

Name: Greg Malmquist
Title: Fire Chief
Address: 3510 LaVerne Avenue North, Lake Elmo, MN 55042
Phone: 651-770-5006 Fax: E-Mail: greg.malmquist@lakeelmo.org

b. MnSCU'S AUTHORIZED AGENT:
Pauline Arnst, Director of Customized Training Services.

MnSCU'S CONTACT PERSON:

Name: Dan Roeglin
Phone: 952-995-1310 Fax: 952-995-1331 E-Mail: Dan.Roeglin@hennepintech.edu

6. TERM OF CONTRACT. This contract is effective on 7/10/2017 or upon the date the final required signature is obtained by MnSCU, whichever occurs later, and shall remain in effect until 7/24/2017 or until all obligations set forth in this contract have been satisfactorily fulfilled, whichever occurs first. The PURCHASER understands that no work should begin under this contract until all required signatures have been obtained.

7. CANCELLATION. This contract may be cancelled by the PURCHASER or MnSCU at any time, with or without cause, upon thirty (30) days written notice to the other party. In the event of such a cancellation, MnSCU shall be entitled to payment, determined on a pro rata basis, for work or Instruction/Activity/Service satisfactorily performed.

8. ASSIGNMENT. Neither the PURCHASER nor MnSCU shall assign or transfer any rights or obligations under this contract without the prior written approval of the other party.

9. LIABILITY. The PURCHASER shall indemnify, save, and hold MnSCU, its representatives and employees harmless from any and all claims or causes of action, including all attorney's fees incurred by MnSCU, arising from the performance of this contract by the PURCHASER or PURCHASER'S agents or employees. This clause shall not be construed to bar any legal remedies the PURCHASER may have for MnSCU'S failure to fulfill its obligations pursuant to this contract.

10. AMERICANS WITH DISABILITIES ACT COMPLIANCE (hereinafter "ADA). The PURCHASER agrees that in fulfilling the duties of this contract, the PURCHASER is responsible for complying with the

applicable provisions of the Americans with Disabilities Act, 42 U.S.C. Section 12101, et seq. and regulations promulgated pursuant to it. MnSCU IS NOT responsible for issues or challenges related to compliance with the ADA beyond its own routine use of facilities, services or other areas covered by the ADA.

11. GOVERNMENT DATA PRACTICES ACT**.** The requirements of Minnesota Statutes § 13.05, subd. 11 apply to this contract. The PURCHASER and MnSCU must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by MnSCU in accordance with this contract, and as it applies to all data, created, collected, received, stored, used, maintained, or disseminated by the PURCHASER in accordance with this contract. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the PURCHASER or MnSCU.

    In the event the PURCHASER receives a request to release the data referred to in this clause, the PURCHASER must immediately notify MnSCU. MnSCU will give the PURCHASER instructions concerning the release of the data to the requesting party before the data is released.

12. RIGHTS IN ORIGINAL MATERIALS. MnSCU shall own all rights, including all intellectual property rights, in all original materials, including any curriculum materials, inventions, reports, studies, designs, drawings, specifications, notes, documents, software and documentation, computer based training modules, electronically or magnetically recorded materials, and other work in whatever form, developed by MnSCU and its employees individually or jointly with others or any subcontractor in the performance of its obligations under this contract. This provision shall not apply to the following materials: N/A

13. JURSIDICTION AND VENUE. This contract, and amendments and supplements thereto, shall be governed by the laws of the State of Minnesota. Venue for all legal proceedings arising out of this contract, or the breach thereof, shall be located only in the state or federal court with competent jurisdiction in Ramsey County, Minnesota.

14. OTHER PROVISIONS. (Attach additional page(s) if necessary): None.

IN WITNESS WHEREOF, the parties have caused this contract to be duly executed intending to be bound thereby. APPROVED:

1. **MINNESOTA STATE COLLEGES AND UNIVERSITIES**
   HENNEPIN TECHNICAL COLLEGE

   By: _____
   (authorized signature)
   Title: Director of Customized Training Services
   Date: _____

2. **LAKE ELMO FIRE DEPARTMENT**
   PURCHASER certifies that the appropriate person(s) have executed this contract on behalf of the PURCHASER as required by applicable articles, by-laws, resolutions or ordinances.

   By: _____
   (authorized signature)
   Title: _____
   Date: _____

   By: _____
   (authorized signature)
   Title: _____
   Date: _____

STAFF REPORT

DATE: 6/6/17
REGULAR
ITEM #: 14
MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Hammes Estates 1st Addition Drainage and Utility Easement Vacation

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

Rachel Development is requesting the vacation of a drainage and utility easement over Outlot E, Hammes Estates 1st Addition in order to record the final plat of Hammes Estates 2nd Addition. The City Council approved Hammes Estates 2nd Addition Final Plat on January 3, 2017 and an extension on March 7, 2017. The developer is making preparations for recording the final plat and the easement vacation is needed to move forward. Because of the need to record the final plat for spring construction, the easement vacation public hearing has been scheduled at the City Council on tonight's agenda.

ISSUE BEFORE COUNCIL:

The City Council is respectfully being requested to hold a public hearing and to approve Resolution 2017-050 removing the drainage and utility easement over Outlot E, Hammes Estates 1st Addition.

PROPOSAL DETAILS/ANALYSIS:

The drainage and utility easement was placed over Outlot E during the phase 1 final plat in order for the City to have control and access of drainage in the outlot. Outlot E will be developed into Hammes 2nd Addition and new easments will be put into place over planned drainage ways, ponds, infiltration basins and along property lines as is customary. Staff has reviewed the proposed easement vacation and recommends approval.

The public hearing was advertised in the newspaper and property owners within 350 feet of the easement were mailed notices of this hearing as required.

Easement vacations require a 4/5 vote of the City Council.

FISCAL IMPACT:

None.

OPTIONS:

The Council can approve or deny the easement vacation, however denial would limit the developer from being able to record the final plat of Hammes Estates 2nd Addition previously approved by the Council.

RECOMMENDATION:

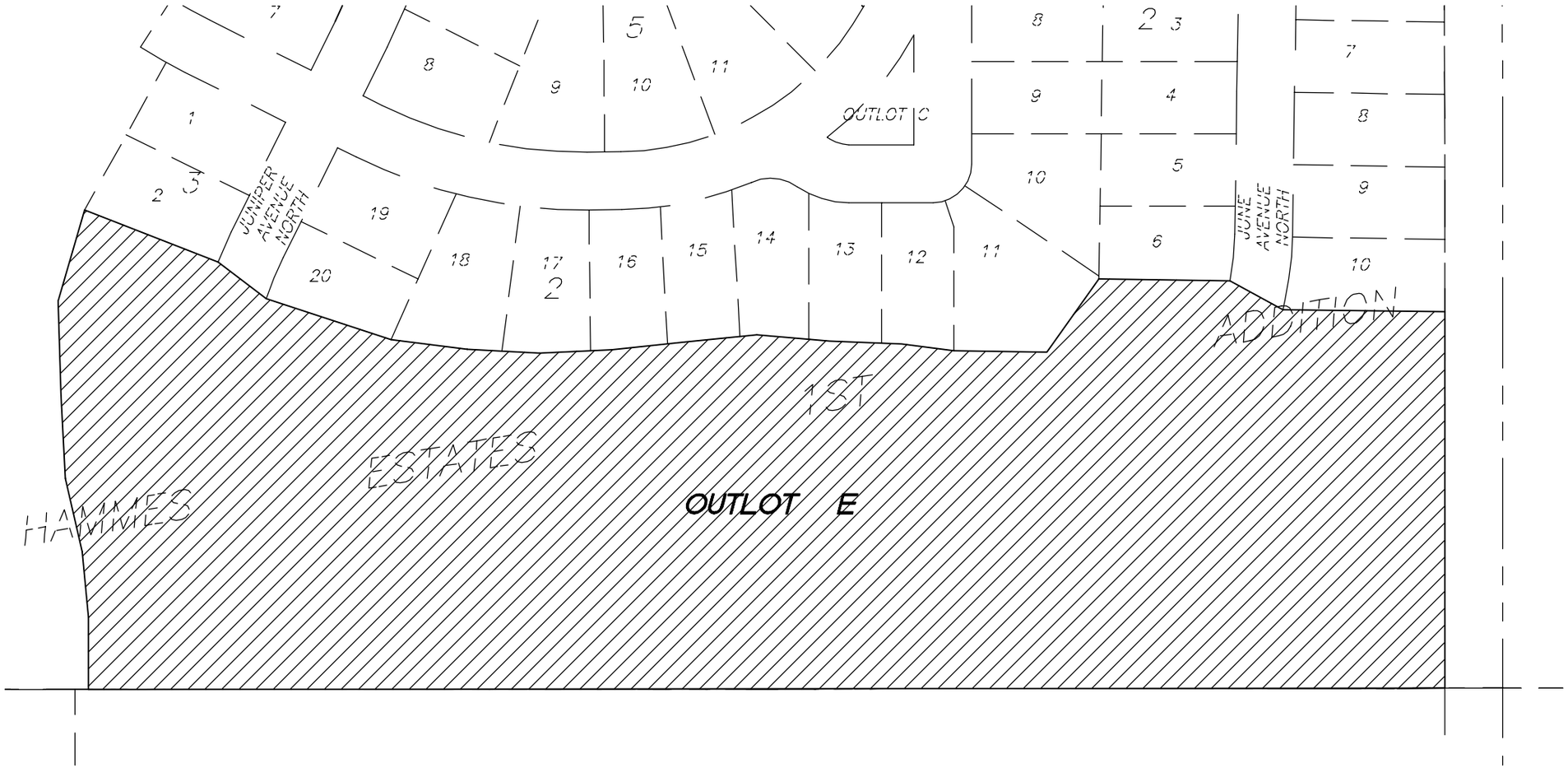
Staff recommends the City Council approve Resolution 2017-050 vacating the drainage and utility easement over Outlot E, Hammes Estates 1st Addition with the following motion:

> ***Move to approve Resolution 2017-050 vacating the drainage and utility easement over Outlot E, Hammes Estates 1st Addition***

ATTACHMENTS:

- Easement Exhibit
- Resolution 2017-050

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Easement Vacation Sketch

The Drainage & Utility Easement over Outlot E, HAMMES ESTATES 1ST ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Easement to be Vacated

N

0' 150' 300'

Date: *4/25/2017* **Sheet:** *1* OF *1*

0009282ESF01.dwg

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Case: .
Checked: CWM
Drawn: SRS
Record Drawing by/date .

Prepared for:

Rachel Development

Hammes Estates 1st Addition

Lake Elmo, Minnesota

Easement Vacation Sketch

Exhibit

STATE OF MINNESOTA
COUNTY OF WASHINGTON
CITY OF LAKE ELMO

RESOLUTION NO. 2017-050

A RESOLUTION VACATING A DRAINAGE AND UTILITY EASEMENT OVER OUTLOT E, HAMMES ESTATES 1ST ADDITION

THE CITY COUNCIL OF THE CITY OF LAKE ELMO, MINNESOTA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City of Lake Elmo approved the final plat of Hammes Estates 1st Addition on October 7, 2014 with blanket drainage and utility easements over Outlot E; and

WHEREAS, a request has been made to the City Council pursuant to Minnesota Statute §412.851 to vacate the existing drainage and utility easements on Outlot E, Hammes Estates 1st Addition; and

WHEREAS, the City of Lake Elmo had received a request for the Final Plat of Hammes Estates 2nd Addition from Rachel Development, replatting Outlot E, Hammes Estates 1st Addition into a residential development; and

WHEREAS, the City Council approved the Final Plat of Hammes Estates 2nd Addition on January 3,2017 with new drainage and utility easements as required of the development; and

WHEREAS, a public hearing to consider the vacation of the drainage and utility easement was held on the May 16, 2017 at the City Council in the Lake Elmo City Hall located at 3800 Laverne Avenue North at 7:00 p.m. or shortly thereafter after due published and posted notice had been given, as well as personal mailed notice to all property owners within 350 feet of Outlot E, Hammes Estates 1st Addition by the City Clerk and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest because:

1) The proposed replat of Outlot E, Hammes Estates 1st Addition into Hammes Estates 2nd Addition complies with all applicable zoning and subdivision regulations.

2) The dedication of a new easements will be provided with the recording of Hammes Estates 2nd Addition to provide the same function as the one being vacated with no negative impact to the public.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, COUNTY OF WASHINGTON MINNESOTA, that such request for vacation of an existing drainage and utility easement is hereby granted in accordance with the property descriptions provided above.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

Adopted by the Council this 6th day of June, 2017.

Effective Date:_____

Approved:

_____
Mike Pearson, Mayor

Attested by:

_____
Julie Johnson, City Administrator

STAFF REPORT

DATE: June 6, 2017
REGULAR
ITEM #: 15

AGENDA ITEM: MS4 Permit Program – Public Meeting and Accept the 2016 Annual Report

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Ryan Stempski, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve the Annual Report for the MS4 Permit Program?

BACKGROUND: The MS4 General Permit is mandated by the federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency. A municipal separate storm sewer system (MS4) is a conveyance or system of conveyances (roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, and storm drains) owned by a municipality. The MS4 program gives owners or operators of MS4's approval to discharge storm water to lakes, rivers and wetlands in Minnesota. The MS4 General Permit focuses on reducing the pollution that enters these public systems and discharges to wetlands, streams and lakes ("waters of the state"). By federal rule, storm water systems in urban areas are labeled Mandatory MS4s. The City of Lake Elmo is a Mandatory MS4 City.

As a MS4 City, Lake Elmo was required to obtain and comply with a National Pollutant Discharge and Elimination System (NPDES) storm water permit. To meet these requirements the City prepared and implemented a five year Storm Water Pollution Prevention Program (SWPPP) beginning in 2006 and extending through 2010. The MPCA reissued a new five year program effective August 1, 2013 that extends to July 31, 2018.

The SWPPP specifies and outlines a series of best management practices intended to satisfy the permit requirements for each of the six minimum control measures. The six minimum control measures are:

1. Public Education and Outreach
2. Public Involvement and Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Storm Water Controls
5. Post-Construction Storm Water Management for development and redevelopment
6. Pollution Prevention/Good Housekeeping for Municipal Operations

PROPOSAL DETAILS/ANALYSIS: As part of the on-going permit requirements as a mandatory MS4 City, Staff has prepared the 2016 MS4 Annual Report and will present a summary report to the City Council and general public. The City must hold an Annual Public Meeting to encourage public discussion and participation regarding its storm water quality and steps it is taking to address the MS4 Permit requirements. Notice of this meeting was posted at City Hall and published in the Oakdale-Lake

Elmo Review on May 3, 2017 (see attachment). Public input received will be considered for updating the City's Storm Water Pollution Prevention Program (SWPPP) and the meeting minutes will be incorporated into the City's final report. The 2016 MS4 Annual Report must be submitted to the MPCA by June 30, 2017. A copy of the City's Storm Water Pollution Prevention Program (SWPPP) is available on the City website.

RECOMMENDATION: Staff is recommending that the City Council conduct the Annual Public Meeting required by the MS4 Permit and receive public input and comments. After receiving a staff presentation and public comment, it is recommended that the City Council accept the MS4 Annual Report for 2016 and authorize staff to submit this report to the MPCA by June 30, 2017. The recommended motion for the action is as follows:

"Move to accept the MS4 Annual Report for 2016 and authorize staff to submit the Report to the MPCA."

ATTACHMENTS:

1. Notice of MS4 Annual Public Meeting.
2. EMWREP Annual Report – Executive Summary (full report available upon request).
3. City of Lake Elmo 2016 MS4 Annual Report.

CITY OF LAKE ELMO
NOTICE OF ANNUAL PUBLIC MEETING
ON THE CITY STORM WATER POLLUTION PREVENTION PROGRAM

Notice is hereby given that the City Council of Lake Elmo will meet at City Hall at 7:00 p.m. on Tuesday, June 6, 2017, to conduct a public meeting to encourage public discussion and participation regarding its storm water quality and Storm Water Pollution Prevention Program (SWPPP).

A 1987 Amendment to the Federal Clean Water Act required implementation of a two-phase comprehensive national program to reduce pollution from storm water runoff. A National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency (MPCA) is required as part of this program. The permit identifies a number of measures that must be met or implemented by each community. The six minimum measures are:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Storm Water Controls
- Post-Construction Storm Water Management for development and redevelopment
- Pollution Prevention/Good Housekeeping for Municipal Operations

The City's Storm Water Pollution Prevention Program specifies best management practices intended to satisfy the permit requirements for each of the minimum measures. As part of this program, the City is required to hold an annual meeting to encourage public discussion and participation regarding its storm water quality and steps it is taking to address the six minimum control measures. A copy of the SWPPP is available on the City website or by contacting the City Engineer. An annual report will be submitted to the MPCA in June 2017. The minutes of the annual public meeting will be incorporated into the City's annual report.

The meeting will be held as part of the regular City Council Meeting at City Hall. The agenda for this meeting will include:

1) A Presentation about implementation of the City's Surface Water Pollution Prevention Program in 2016,

2) Affording interested persons the opportunity to make oral statements concerning the Storm Water Pollution Prevention Program,

3) Consideration of relevant written materials that interested persons submit concerning the Storm Water Pollution Prevention Program; and,

4) Consideration of public input in making adjustments to the 2017 implementation plan for the Storm Water Pollution Prevention Program.

DATED: April 27, 2017

BY ORDER OF THE LAKE ELMO CITY CLERK
Julie Johnson, City Clerk

(Published in the Oakdale-Lake Elmo Review on May 3, 2017)

2016 Executive Summary

General Education Campaign: During 2016, EMWREP used a variety of strategies to promote partner programs and activities, and to educate the public about stormwater pollution and other issues affecting surface and groundwater resources. EMWREP contributed 54 press releases and news columns to 18 area newspapers, in addition to producing educational content for city newsletters, social media, and on-line news sites. EMWREP staff attended more than 30 community events and participated in the planning and program development for several regional water education initiatives.

Though the impact of these larger public education and awareness raising efforts is often hard to measure directly, we know they greatly improve the success of our targeted outreach activities and are usually the initial gateway through which people learn about partner organizations and get involved at a higher level.

In 2016, EMWREP also conducted the following special education projects:

- Education for Homeowners' Associations (HOAs):
  - Provided outreach support for the Green Communities Clean Water grant. During 2016, projects were completed at Evergreen Country Homes and Lakeridge Townhomes in Woodbury (RWMWD). Projects at Heritage Glen and Powers Lake Townhomes (Woodbury, SWWD) and Lakeview Terrace (Oakdale, RWMWD) will be completed in 2017.
  - Presented about the project at the St. Croix Summit.
  - Created a guidebook with guidelines for working with HOAs on clean water and landscaping projects.
- Education about groundwater and water conservation
  - Developed a water conservation education campaign for Century College.
  - Created two new tabletop displays about water conservation and groundwater.
  - Staged a "Water Bar" at the Washington County Fair.
- Worked to build relationships with lake associations in the East Metro
  - Hosted meetings in the spring and fall to discuss strategies for controlling aquatic invasive species (AIS).
  - Developed a monthly e-newsletter to provide information for lake association members in Chisago, Ramsey, and Washington Counties.
- Helped Watershed Partners (WSP) to launch a new metro-wide water education initiative
  - New website – www.cleanwatermn.org – features stories of Minnesotans taking action to protect their local water resources. An innovative tracking component was developed to help partners measure the individual and collective impact of the campaign.
  - WSP has continued to bring in speakers and offer workshops to help partners improve the effectiveness of their education and outreach efforts.
- Connected with new audiences through neighborhood nature events:
  - Family-friendly events were help in Stillwater (BCWD and CMSCWD), Cottage Grove (SWWD), Woodbury (SWWD), Maplewood (RWMWD), and Forest Lake (CLFLWD).
- Supported water education for area youth.
- Participated in the NAVIGATE St. Croix Program, which is a locally-led effort to enhance art, nature, and community connections in the St. Croix Valley.
- Worked with City of Maplewood and Valley Branch Watershed District to begin creating four interpretive signs for Joy Park.

Blue Thumb Program: EMWREP uses Blue Thumb – Planting for Clean Water (www.BlueThumb.org) tools and resources to enhance outreach efforts for watershed cost-share programs and neighborhood raingarden projects. The program was developed by the Rice Creek Watershed District in 2006 and is currently led by Metro Blooms.

- In 2016, EMWREP:
  - Taught landscaping workshops in Cottage Grove, Lake Elmo, Forest Lake, Scandia and Denmark Twp.
  - Hosted a Blue Thumb neighborhood party in Lakeland.
  - Led a raingarden maintenance training in Woodbury (Colby Lake).
  - Gave presentations at Mahtomedi Garden Club, Friends of Scandia Parks and Trails, Forest Lake Business to Business Group, the Master Gardener Spring Program, and a Washington County realtor training.
- For 2016, Washington Conservation District program staff reported:
  - 274 site visits
  - 21 new projects installed; 31 projects from previous years completed
  - 490.59 pounds of phosphorus (P) captured by all projects installed in 2016
  - 542,681.62 pounds of total suspended solids (TSS) captured by all projects in 2016

Rural Outreach: During 2016, EMWREP:

- Offered a workshop for horse owners.
- Held a farmer breakfast with information about cover crops and conservation programs.
- Provided outreach support for the MN Agricultural Water Quality Certification Program.

Stormwater U: EMWREP works in partnership with Minnesota Extension, the University of Minnesota Erosion and Stormwater Management Certification Program, and the Minnesota Erosion Control Association (MECA) to provide professional training and workshops for local government staff and consultants, as well as builders, developers and contractors. Training offered in 2016 included:

- MIDS Calculator workshop.
- Erosion and Sediment Control Regulatory Enforcement workshop.
- Presentations to Forest Lake Public Works staff, Washington County field staff, and county office staff about MS4 permits and illicit discharges (IDDE).

NEMO: The Northland NEMO program (Non-point Education for Municipal Officials) provides local elected officials and decision makers with resources and information to make informed decisions about land use and water quality in their communities. Northland NEMO is hosted by the University of Minnesota Extension and EMWREP is a partner organization.

In September 2016, EMWREP collaborated with partners to host the 7th Annual NEMO St. Croix River Workshop on the Water, which celebrated the 100th Anniversary of the National Park Service, provided information about riverway and stormwater standards, and helped community leaders understand the importance of an orderly development process.

MS4 Toolkit and Blue Biz: In 2009, EMWREP created the MS4 Toolkit – a collection of resources and educational materials to help local cities and watershed organizations meet their stormwater permit requirements. Until recently, the toolkit was available on-line on the Clean Water Minnesota website. Education and outreach resources for businesses and commercial entities were hosted on the same website. With the creation of a new www.cleanwatermn.org website, EMWREP is in the process of uploading the MS4 Toolkit and Blue Biz resources to a FTP site so that they are still available to local partners.

Minnesota Pollution Control Agency

You are currently logged in as:

Lake Elmo City MS4

If this is correct, click the 'Next' button. If this information is incorrect, contact Cole Landgraf (651-757-2880, cole.landgraf@state.mn.us) or Megan Handt (megan.handt@state.mn.us, 651-757-2843).

Before you begin...

A fillable Microsoft Word document with all of the questions is available at https://www.pca.state.mn.us/sites/default/files/wq-strm4-06a.doc (for personal use only, not for submittal).

The MS4 Annual Report for 2016 will automatically save your answers when you hit the 'Next' button at the bottom of each page.

If you wish to leave the MS4 Annual Report for 2016 and complete the document at another time, you may do so by clicking 'Next' at the bottom of your current page to save your progress before exiting the document. Return to the survey by following the previously used web link, and again login using your email and assigned password credentials. Once you successfully log in, your previous answers will appear.

The MPCA will email a PDF of your MS4 Annual Report for 2016 information to you in a confirmation email within three business days after you submit this form.

You may print a copy of the MS4 Annual Report for 2016 for your records at any time by pressing the 'Print' button at the bottom of the page.

Additionally, it is possible to save a PDF copy of the MS4 Annual Report for 2016 if you are working on a computer with OneNote (a program often included in Microsoft Office packages). Detailed saving instructions are available at stormwater.pca.state.mn.us/index.php/Guidance_for_saving_MS4_annual_reports.

MS4 Annual Report for 2016

Reporting period: January 1, 2016 to December 31, 2016

Due: June 30, 2017

Instructions: Complete this annual report to provide a summary of your activities under the 2013 MS4 Permit (Permit) between January 1, 2016 and December 31, 2016. MPCA staff may contact you for additional information.

Fillable document available at https://www.pca.state.mn.us/sites/default/files/wq-strm4-06a.doc (for personal use only, not for submittal).

Questions: Contact Cole Landgraf (cole.landgraf@state.mn.us, 651-757-2880) or Megan Handt (megan.handt@state.mn.us, 651-757-2843)

MS4 General Contact Information

Full name	Ryan Stempski
Title	Assistant City Engineer
Mailing address	3800 Laverne Avenue N
City	Lake Elmo
State	Minnesota
Zip code	55042
Phone	651.300.4267
Email	ryan.stempski@focusengineeringinc.com

Preparer Contact Information (if different from the MS4 General Contact)

Full name	
Title	
Organization	
Mailing address	
City	
State	
Zip code	
Phone	
Email	

MCM 1: Public Education and Outreach

The following questions refer to Part III.D.1. of the Permit.

Q2 Did you select a stormwater-related issue of high priority to be emphasized during this Permit term? [Part III.D.1.a.(1)]

Permit term? [Part III.D.1.a.(1)]

- ○ Yes
- ◉ No

Q4 Have you distributed educational materials or equivalent outreach to the public focused on illicit discharge recognition and reporting? [Part III.D.1.a.(2)]

- ○ Yes
- ◉ No

Q5 Do you have an implementation plan as required by the Permit? [Part III.D.1.b.]

- ◉ Yes
- ○ No

Q6 How did you distribute educational materials or equivalent outreach? Check all that apply and provide circulation/audience associated with each item. [Part III.D.1.a.]

- ☑ Brochure
- ☑ Newsletter
- ☐ Utility bill insert
- ☑ Newspaper ad
- ☐ Radio ad
- ☐ Television ad
- ☐ Cable access channel
- ☐ Stormwater-related event
- ☐ School presentation or project
- ☑ Website
- ☐ Other (1)
- ☐ Other (2)
- ☐ Other (3)

Q7 Intended audience? Check all that apply.

	Residents	Local Businesses	Developers	Students	Employees	Other
Brochure	☑	☑	☑	☐	☑	☐
Newsletter	☑	☑	☐	☐	☐	☐
Newspaper ad	☑	☑	☑	☑	☑	☐
Website	☑	☑	☑	☑	☑	☐

Q8 Enter the total circulation/audience (if unknown, use best estimate):

Brochure	1000
Newsletter	7647
Newspaper ad	11066
Website	2000

Provide a brief description of each activity related to public education and outreach (e.g. rain garden workshop, school presentation, public works open house) held and the date each activity was held from January 1, 2016 to December 31, 2016. [Part III.D.1.c.(4)]

Q9Date of activity Q10Description of activity

Q9Date of activity		Q10Description of activity
Date (mm/dd/yyyy)	4/7/2016	Landscape Design Workshop
Date (mm/dd/yyyy)	3/5/2016	Farmer Breakfast - MN Water Quality Certification & Grants for Reducing Phosphorus to St. Croix.
Date (mm/dd/yyyy)	3/21/2016	Horse-Owners Workshop
Date (mm/dd/yyyy)	6/20/2016	4H Camp and Movie Festival
Date (mm/dd/yyyy)	4/22/2016	Tree Sale
Date (mm/dd/yyyy)	6/4/2016	Master Gardener Plant Sale
Date (mm/dd/yyyy)	8/3/2016	Washington County Fair
Date (mm/dd/yyyy)	10/4/2016	Washington County Environmental Fair & Family Event

Q11 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your public education and outreach program? [Part IV.B.]

- ○ Yes
- ◉ No

MCM 2: Public Participation/Involvement

The following questions refer to Part III.D.2.a. of the Permit.

Q12 You must provide a minimum of one opportunity each year for the public to provide input on the adequacy of your Stormwater Pollution Prevention Program (SWPPP). Did you provide this opportunity between January 1, 2016 and December 31, 2016? [Part III.D.2.a.(1)]

- ◉ Yes
- ○ No

Q13 What was the opportunity that you provided? Check all that apply.

- ☑ Public meeting
- ☐ Public event
- ☐ Other

Q14 Did you hold a stand-alone meeting or combine it with another event?

- ☐ Stand-alone
- ☑ Combined

Enter the date of the public meeting (mm/dd/yyyy): 6/21/2016

Enter the number of citizens that attended and were informed: 0

were informed about your SWPPP:

Q17 Between January 1, 2016 and December 31, 2016, did you receive any input regarding your SWPPP?

- ○ Yes
- ◉ No

Q19 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your public participation/involvement program? [Part IV.B.]

- ○ Yes
- ◉ No

MCM 3: Illicit Discharge Detection and Elimination

The following questions refer to Part III.D.3. of the Permit.

Q20 Do you have a regulatory mechanism which prohibits non-stormwater discharges to your MS4? [Part III.D.3.b.]

- ◉ Yes
- ○ No

Q21 Did you identify any illicit discharges between January 1, 2016 and December 31, 2016? [Part III.D.3.h.(4)]

- ○ Yes
- ◉ No

Q30 Do you have written Enforcement Response Procedures (ERPs) to compel compliance with your illicit discharge regulatory mechanism(s)? [Part III.B.]

- ◉ Yes
- ○ No

Q31 Between January 1, 2016 and December 31, 2016, did you train all field staff in illicit discharge recognition (including conditions which could cause illicit discharges) and reporting illicit discharges for further investigations? [Part III.D.3.e.]

- ○ Yes
- ◉ No

The following questions refer to Part III.C.1. of the Permit.

Q33 Did you update your storm sewer system map between January 1, 2016 and December 31, 2016? [Part III.C.1.]

- ◉ Yes
- ○ No

Q34 Does your storm sewer map include all pipes 12 inches or greater in diameter and the direction of stormwater flow in those pipes? [Part III.C.1.a.]

direction of stormwater flow in those pipes? [Part III.C.1.a.]

- (•) Yes
- ( ) No

Q35 Does your storm sewer map include outfalls, including a unique identification (ID) number and an associated geographic coordinate? [Part III.C.1.b.]

- (•) Yes
- ( ) No

Q36 Does your storm sewer map include all structural stormwater BMPs that are part of your MS4? [Part III.C.1.c.]

- (•) Yes
- ( ) No

Q37 Does your storm sewer map include all receiving waters? [Part III.C.1.d.]

- (•) Yes
- ( ) No

Q38 In what format is your storm sewer map available?

- ( ) Hardcopy only
- ( ) GIS
- (•) CAD
- ( ) Other

Q39 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your illicit discharge detection and elimination (IDDE) program? [Part IV.B.]

- ( ) Yes
- (•) No

MCM 4: Construction Site Stormwater Runoff Control

The following questions refer to Part III.D.4. of the Permit.

Q40 Do you have a regulatory mechanism that is at least as stringent as the Agency's general permit to Discharge Stormwater Associated with Construction Activity (CSW Permit) No. MN R100001 (http://www.pca.state.mn.us/index.php/view-document.html?gid=18984) for erosion and sediment controls and waste controls? [Part III.D.4.a.]

- (•) Yes
- ( ) No

Q41 Have you developed written procedures for site plan reviews as required by the Permit? [Part III.D.4.b.]

- (•) Yes
- ( ) No

Q42 Have you documented each site plan review as required by the Permit? [Part III.D.4.f.]

- (•) Yes
- ( ) No

Q43 Enter the number of site plan reviews conducted for sites an acre or greater of soil disturbance between January 1, 2016 and December 31, 2016:

12

Q44 What types of enforcement actions do you have available to compel compliance with your regulatory mechanism? Check all that apply and enter the number of each used from January 1, 2016 to December 31, 2016.

- [x] Verbal warnings
- [x] Notice of violation
- [ ] Administrative orders
- [x] Stop-work orders
- [ ] Fines
- [x] Forfeit of security of bond money
- [ ] Withholding of certificate of occupancy
- [ ] Criminal actions
- [ ] Civil penalties
- [ ] Other

Enter the number of verbal warnings issued: 4

Enter the number of notice of violations issued: 0

Enter the number of stop-work orders issued: 0

Enter the number of forfeitures of security bond money issued: 0

Q45 Do you have written Enforcement Response Procedures (ERPs) to compel compliance with your construction site stormwater runoff control regulatory mechanism(s)? [Part III.B.]

- (•) Yes
- ( ) No

Q46 Enter the number of active construction sites an acre or greater that were in your jurisdiction between January 1, 2016 and December 31, 2016:

12

Q47 Do you have written procedures for identifying priority sites for inspections? [Part III.D.4.d.(1)]

- ( ) Yes
- (•) No

Q49 Do you have a checklist or other written means to document site inspections when determining compliance? [Part III.D.4.d.(4)]

- (•) Yes
- ( ) No

Q50 Enter the number of site inspections conducted for sites an acre or greater between January 1, 2016 and December 31, 2016:

24

Q51 Enter the frequency at which site inspections are conducted (e.g. daily, weekly, monthly): [Part III.D.4.d.(2)]

Weekly

Q52 Enter the number of trained inspectors that were available for construction site inspections between January 1, 2016 and December 31, 2016:

2

Q53 Provide the contact information for the inspector(s) and/or organization that conducts construction stormwater inspections for your MS4. List your primary construction stormwater contact first if you have multiple inspectors.

(1) Inspector name	Dave Klocker
Organization	Hyperion Consulting, Inc.
Phone (Office)	
Phone (Work Cell)	651/300-9302
Email	dmklocker@gmail.com
Preferred contact method	phone
(2) Inspector name	Frank Borich
Organization	Focus Engineering, Inc.
Phone (Office)	
Phone (Work Cell)	651/955-6677
Email	frank.borich@focusengineeringinc.com
Preferred contact method	email
(3) Inspector name	
Organization	
Phone (Office)	
Phone (Work Cell)	
Email	
Preferred contact method	

Q54 What training did inspectors receive? Check all that apply.

- [x] University of Minnesota Erosion and Stormwater Management Certification Program
- [ ] Qualified Compliance Inspector of Stormwater (QCIS)
- [ ] Minnesota Laborers Training Center Stormwater Pollution Prevention Plan Installer or Supervisor
- [ ] Minnesota Utility Contractors Association Erosion Control Training
- [ ] Certified Professional in Erosion and Sediment Control (CPESC)

- [ ] Certified Professional in Erosion and Sediment Control (CPESC)
- [ ] Certified Professional in Stormwater Quality (CPSWQ)
- [ ] Certified Erosion, Sediment and Storm Water Inspector (CESSWI)
- [ ] Other

Q55 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your construction site stormwater runoff control program? [Part IV.B.]

- ( ) Yes
- (•) No

MCM 5: Post-Construction Stormwater Management

The following questions refer to Part III.D.5. of the Permit.

Q56 Do you have a regulatory mechanism which meets all requirements as specified in Part III.D.5.a. of the Permit?

- (•) Yes
- ( ) No

Q57 What approach are you using to meet the performance standard for Volume, Total Suspended Solids (TSS), and Total Phosphorus (TP) as required by the Permit? [Part III.D.5.a.(2)]
Check all that apply.

Refer to the link http://www.pca.state.mn.us/index.php/view-document.html?gid=17815 for guidance on stormwater management approaches.

- [ ] Retain a runoff volume equal to one inch times the area of the proposed increase of impervious surfaces on-site
- [ ] Retain the post-construction runoff volume on site for the 95th percentile storm
- [ ] Match the pre-development runoff conditions
- [x] Adopt the Minimal Impact Design Standards (MIDS)
- [ ] An approach has not been selected
- [ ] Other method (Must be technically defensible--e.g. based on modeling, research and acceptable engineering practices)

Q58 Do you have written Enforcement Response Procedures (ERPs) to compel compliance with your post-construction stormwater management regulatory mechanism(s)? [Part III.B.]

- (•) Yes
- ( ) No

Q59 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your post-construction stormwater management program? [Part IV.B.]

- ( ) Yes
- (•) No

MCM 6: Pollution Prevention/Good Housekeeping for Municipal Operations

The following questions refer to Part III.D.6. of the Permit.

Q60 Enter the total number of structural stormwater BMPs, outfalls (excluding underground outfalls), and ponds within your MS4 (exclude privately owned).

Structural stormwater BMPs	7
Outfalls	118
Ponds	79

Q61 Enter the number of structural stormwater BMPs, outfalls (excluding underground outfalls), and ponds that were inspected from January 1, 2016 to December 31, 2016 within your MS4 (exclude privately owned). [Part III.D.6.e.]

Structural stormwater BMPs	0
Outfalls	0
Ponds	0

Q62 Have you developed an alternative inspection frequency for any structural stormwater BMPs, as allowed in Part III.D.6.e.(1) of the Permit?

- ○ Yes
- ◉ No

Q63 Based on inspection findings, did you conduct any maintenance on any structural stormwater BMPs? [Part III.D.6.e.(1)]

- ○ Yes
- ◉ No

Q65 Do you own or operate any stockpiles, and/or storage and material handling areas? [Part III.D.6.e.(3)]

- ◉ Yes
- ○ No

Q66 Did you inspect all stockpiles and storage and material handling areas quarterly? [Part III.D.6.e.(3)]

- ◉ Yes
- ○ No

Q67 Based on inspection findings, did you conduct maintenance at any of the stockpiles and/or storage and material handling areas?

- ○ Yes
- ◉ No

Q69 Between January 1, 2016 and December 31, 2016, did you modify your BMPs, measurable goals, or future plans for your pollution prevention/good housekeeping for municipal operations program? [Part IV.B.]

- ○ Yes
- ◉ No

Discharges to Impaired Waters with a USEPA-Approved TMDL that Includes an Applicable WLA

You must complete the **TMDL Annual Report Form**, available at: http://stormwater.pca.state.mn.us/index.php/Upload_page_with_TMDL_forms. Attach your completed TMDL Annual report form to this Annual Report as instructed below. [Part III.E.]

Q71 Click the "up arrow" icon below to upload your TMDL Annual report form. When it has uploaded successfully, a unique ID will appear in the box. Only files less than 10 MB in size will upload.

ref:0000000108:Q71

Partnerships

Q78 Did you rely on any other regulated MS4s to satisfy one or more Permit requirements?

- ◉ Yes
- ○ No

Q79 Describe the agreements you have with other regulated MS4s and which Permit requirements the other regulated MS4s help satisfy: [Part IV.B.6.]

EMWREP - The City continues to extend their contract with EMWREP to address MCM's 1 & 2. Watersheds (VBWD & SWWD) have rules and regulations in place (MIDS) for land development permitting that is required per City Ordinance.

Additional Information

If you would like to provide any additional files to accompany your annual report, use the space below to upload those files. For each space, you may attach one file. You may provide additional explanation and/or information in an email with the subject *YourMS4NameHere_2016AR* to ms4permitprogram.pca@state.mn.us.

Q80 Click the "up arrow" icon below to upload a file. When it has uploaded successfully, a unique ID will appear in the box. Only files less than 10 MB in size will upload.

Q81 Click the "up arrow" icon below to upload a file. When it has uploaded successfully, a unique ID will appear in the box. Only files less than 10 MB in size will upload.

Q82 Click the "up arrow" icon below to upload a file. When it has uploaded successfully, a

unique ID will appear in the box. Only files less than 10 MB in size will upload.

Q83 Optional, describe the file(s) uploaded:

Owner or Operator Certification

The person with overall administrative responsibility for SWPPP implementation and Permit compliance must certify this MS4 Annual Report. This person must be duly authorized and should be either a principal executive (i.e., Director of Public Works, City Administrator) or ranking elected official (i.e., Mayor, Township Supervisor).

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete (Minn. R. 7001.0070). I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment (Minn. R. 7001.0540).

☐ Yes

By typing my name in the following box, I certify the above statements to be true and correct, to the best of my knowledge, and that information can be used for the purpose of processing my MS4 Annual Report.

Name:

Title:

Date: (mm/dd/yyyy)

When you are ready to submit, you must click the 'Submit' button at the bottom of this page.

Provide the email(s) of the individual(s) you would like to receive the MS4 Annual Report for 2016 submittal confirmation email from the MPCA. After you click the Submit button below, please allow up to three business days to receive this email.

Email (1)

Email (2)

Email (3)

Print or save a copy of your completed MS4 Annual Report for 2016 for your records. The MPCA will email a PDF of your MS4 Annual Report for 2016 information in a confirmation email within three business days after you submit this form to the email(s) you provided above.

You may print a copy of the MS4 Annual Report for 2016 for your records by pressing the 'Print' button at the bottom of the page.

Additionally, it is possible to save a PDF copy of the MS4 Annual Report for 2016 if you are working on a computer with OneNote (a program often included in Microsoft Office packages). Detailed saving instructions are available at stormwater.pca.state.mn.us/index.php/Guidance_for_saving_MS4_annual_reports.

If you have any questions, contact MPCA staff Cole Landgraf (cole.landgraf@state.mn.us, 651-757-2880) or Megan Handt (megan.handt@state.mn.us, 651-757-2843).

STAFF REPORT

DATE: 6/6/2017
REGULAR
ITEM #: 16
MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Wildflower at Lake Elmo Planned Unit Development Amendment

REVIEWED BY: Sarah Sonsalla, City Attorney
Rob Welden, Public Works Director
Mike Bent, Building Official
Jack Griffin, City Engineer
Emily Becker, City Planner

BACKGROUND:

Robert Engstrom is requesting an amendment to the Wildflower at Lake Elmo Planned Unit Development (PUD). The Planning Commission held a public hearing on May 8, 2017 and made recommendations to Council. On May 16th, the City Council reviewed the PUD amendment request and tabled the item to allow Staff and the developer time to negotiate a give and take consistent with PUD regulations.

ISSUE BEFORE COUNCIL:

The issue before Council is whether to approve or deny the PUD Amendment request

PROPOSAL DETAILS/ANALYSIS:

Robert Engstrom had requested a number of changes to the Wildflower PUD and presented this request to the Planning Commission. At the Planning Commission the list of requested changes was reduced as the developer withdrew those items that were of lesser importance to the developer. These request to the City Council was for the following amendments to the PUD:

1. Reduce the rear yard setback on Lot 18, Block 3 Wildflower at Lake Elmo 1st Addition from 20 ft. to 10 ft.
2. Reduce the side yard corner setbacks on Lots 1 and 8 Block 13 of the Preliminary Plat from 15ft. to 10 ft.
3. To allow the reorientation Lots 12 and 13, Block 3 Wildflower at Lake Elmo 1st Addition to allow driveway access from Sunflower Lane rather than the courtyard.
4. Increase the courtyard lots allowed impervious surface coverage from 50% to 56%.

The Council tabled the planning item in order to allow Staff and the developer time to negotiate a give and take consistent with PUD regulations. Staff met with the developer and based on the negotiation the

developer will execute an agreement with the City to take over plowing of the "alley" streets in the courtyard areas in exchange for the following PUD Amendments:

1. Allowing LDR setbacks in the Conservation and Prairie Lots. (Staff Comments) *This request was withdrawn at the Planning Commission, but again requested as part of the negotiation. The requested setbacks are consistent with the base zoning for these lots. It is unlikely that every lot will be built to the setback lines due to the larger size of these lots.*
2. Reduced rear yard setback on Lots 17 and 18, Block 3, Wildflower 1st Addition from 20' to 15' (Staff Comments). *This request is consistent with the Planning Commission's recommendation. The reduction in the setback is proportional with the reduction in lot size as compared to other similar courtyard lots.*
3. Allowing Driveway Flexibility on Lots 12, 13 and Lot 17, Block 3, Wildflower 1st Addition; and the highlighted lots in phase 3 shown on Exhibit A below. (Staff Comments) *This request appears to be reasonable in that it is limited to a few lots in the first and third phase of the development. Staff recommends the approval be conditioned on building permit review by the City to ensure there are no unforeseen conflicts or safety issues.*

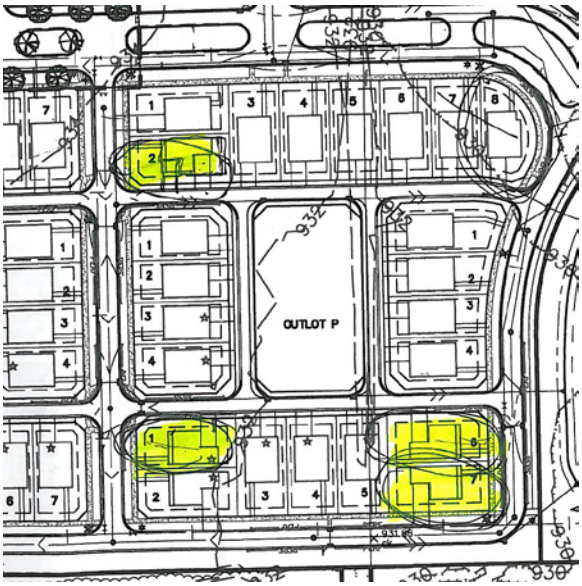


Exhibit A - Phase 3 Courtyard Lots and Driveway Flexibility

4. Allowing up to 6% impervious coverage beyond the 50% coverage if the additional impervious utilizes pervious paving for the courtyard lots. (Staff Comment) *The coverage limits will essentially remain at 50% as long as the pervious pavers are functioning correctly.*
5. Allow a single 400 sq. ft. storage structure to be located on Outlot A, Wildflower 2nd Addition subject to a 10' setback from public R/W and an additional 200 sq. ft. covered trellis area attached to the garage. (Staff Comment) *The developer had previously requested this and pulled it from consideration. The need for the structure is for HOA storage of maintenance equipment and materials. The request appears reasonable as long as the structure adheres to the same setback from streets as the adjacent homes and the City is able to review the building permit for unforeseen conflicts and safety issues.*

RECOMMENDED FINDINGS:

1. The PUD amendment is consistent with the Comprehensive Plan designation for the subject property.
2. The PUD amendment is generally consistent with the Wildflower at Lake Elmo PUD Concept Plan and Preliminary PUD Plans.
3. The PUD amendment has provided the City additional benefit in exchange for additional PUD flexibility consistent with the PUD regulations.
4. The PUD amendment meets the PUD objectives set forth in Section 154.751 of the City Code.
5. The PUD amendment will have no impact on stormwater management for the development.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff is in support of the above mentioned PUD Amendments with the following conditions of approval:

1. Flexible driveways on subject lots and the storage structure on Outlot A, Wildflower at Lake Elmo 2nd Addition are subject to City review of individual building permits for unforeseen conflicts or safety issues.
2. That any changes to street curbing as a result of modified driveway locations occur prior to the installation of the final lift of asphalt being installed.
3. That an agreement be prepared and approved by the City Attorney and executed by the City and the Developer that gives responsibility for snow plowing of the "alleys" surrounding the courtyards to the HOA.

FISCAL IMPACT:

The Agreement for snow plowing by the Wildflower at Lake Elmo HOA will save the City approximately $100,000 by allowing the public works department to forego the purchase of a dedicated snow removal equipment it would have needed to plow the narrow alleys. It will also save the City in Staff time mobilizing the specialized equipment to the area each snow fall.

OPTIONS:

The Council has the following options:

1. Adopt Resolution 2017-048 approving the PUD Amendment
2. Deny Resolution 2017-048 and provide reasons for denial
3. Amend and adopt Resolution 2017 -048 approving the PUD Amendment.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2017- 048 approving of the PUD Amendment with the following motion:

"Motion to adopt Resolution 2017-048 approving Wildflower at Lake Elmo PUD amendments."

ATTACHMENTS:

- Resolution 2017-048
- Letter of agreement Robert Engstrom
- VBWD review email

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2017-048

A RESOLUTION DENYING THE WILDFLOWER AT LAKE ELMO PLANNED UNIT DEVELOPMENT AMENDMENTS

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN ("Applicant") has submitted an application to the City of Lake Elmo ("City") for amendments to the Planned Unit Development (PUD) Plans and PUD agreement for Wildflower at Lake Elmo; and

WHEREAS, the Lake Elmo City Council approved the Wildflower at Lake Elmo Concept Plan on June 17, 2014, and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on February 23, 2015 to consider the Preliminary Plat and Preliminary Plans for the PUD, and further reviewed said plat and plans at its March 9, 2015 meeting; and

WHEREAS, on March 9, 2015 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Wildflower at Lake Elmo PUD Preliminary Plat and Preliminary Plans; and

WHEREAS, the City Council adopted Resolution 2015-023 approving the Wild t Wildflower at Lake Elmo PUD Preliminary Plat and Preliminary Plans on April 7, 2015; and

WHEREAS, the City Council adopted Resolution 2015-060 on July 21, 2015 approving the Final Plat and Final PUD plans for Wildflower at Lake Elmo 1st Addition; and

WHEREAS, the City Council adopted Resolution 2016-106 on December 6, 2016 approving the Final Plat and Final PUD plans for Wildflower at Lake Elmo 2nd Addition: and

WHEREAS, Robert Engstrom Companies made application for amendments to the approved Planned Unit Development Plans and Agreement on April 21, 2017; and

WHEREAS, The Planning Commission held a public hearing on May 8, 2017 and where the developer withdrew several requested changes from consideration; and

WHEREAS, the Planning Commission recommended approval of two amendments and recommended denial of the other; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Wildflower at Lake Elmo PUD Amendments at a meeting on May 16, 2017 and tabled the item to the June 6, 2017 City Council meeting; and

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

FINDINGS

1. The PUD amendment is consistent with the Comprehensive Plan designation for the subject property.
2. The PUD amendment is generally consistent with the Wildflower at Lake Elmo PUD Concept Plan and Preliminary PUD Plans.
3. The PUD amendment has provided the City additional benefit in exchange for additional PUD flexibility consistent with the PUD regulations.
4. The PUD amendment meets the PUD objectives set forth in Section 154.751 of the City Code.
5. The PUD amendment will have no impact on stormwater management for the development.
6. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land with the following amendments:
    - Conservation and Prairie Lots will have setbacks consistent with the LDR zoning.
    - Reduced rear yard setback on Lots 17 and 18, Block 3, Wildflower 1st Addition shall be 15 feet.
    - Driveway locations will be flexible on Lots 12, 13 and Lot 17, Block 3, Wildflower 1st Addition; and the highlighted lots in phase 3 shown on Exhibit A
    - Up to 6% impervious coverage is allowed beyond the 50% impervious coverage maximum for the courtyard lots if the additional impervious utilizes pervious paving.
    - A single 400 sq. ft. storage structure shall be allowed on Outlot A, Wildflower 2nd Addition subject to a 10’ setback from public R/W and an additional 200 sq. ft. covered trellis area attached to the garage.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants’ application for a PUD Concept Plan is approved with the following conditions:

1. Flexible driveways on subject lots and the storage structure on Outlot A, Wildflower at Lake Elmo 2nd Addition are subject to City review of individual building permits for unforeseen conflicts or safety issues.
2. That any changes to street curbing as a result of modified driveway locations occur prior to the installation of the final lift of asphalt being installed.

3. That an agreement be prepared and approved by the City Attorney and executed by the City and the Developer that gives responsibility for snow plowing of the “alleys” surrounding the courtyards to the HOA.

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

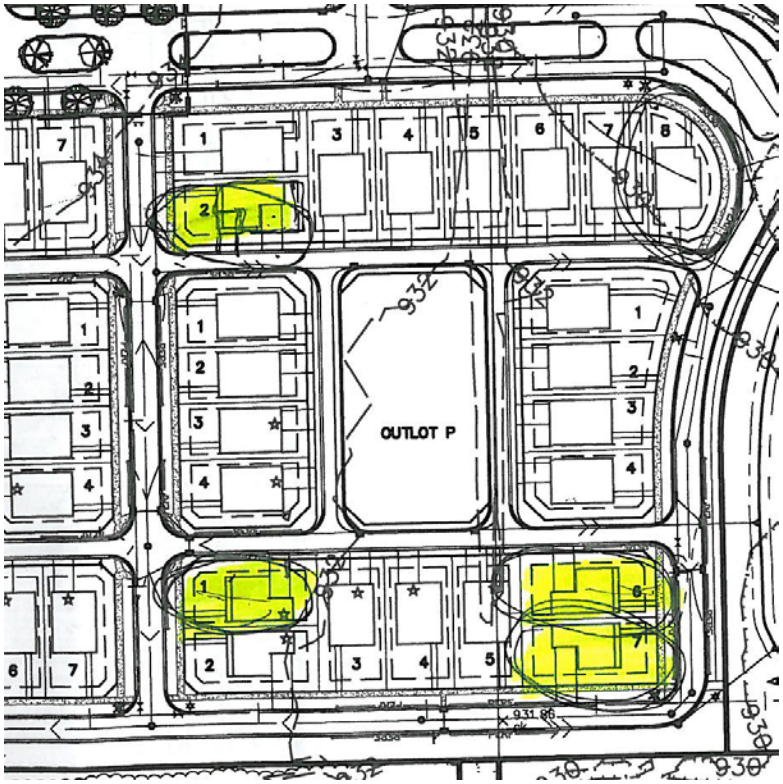
_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

RESOLUTION NO. 2017-048
EXHIBIT A

Phase 3 Courtyard Lots with Driveway Flexibility



May 30, 2017

Attn: Stephen Wensman
Planning Director
City of Lake Elmo

Re: Wildflower at Lake Elmo
Proposal for compromise

The Wildflower HOA will enter into an agreement with the City to be responsible for plowing the 'alleys' in the courtyard areas for:

1. Allowing LDR setbacks in the Conservation and Prairie Lots.

2. Reduced rear yard setback on Lots 17 and 18, Block 3, Wildflower 1st Addition from 20' to 15'.

3. Allowing Driveway Flexibility on Lots 12, 13 and Lot 17, Block 3, Wildflower 1st Addition; and the highlighted lots in phase 4 (third courtyard). See exhibit -

4. Allowing up to 6% impervious coverage beyond the 50% coverage if the additional impervious utilizes pervious paving for the courtyard lots. Pavers can be used for driveway and / or patio areas.

5. Allow a single 400 sq. ft. storage structure to be located on Outlot A, Wildflower 2nd Addition subject to a 10' setback from public R/W and an additional 200 sq. ft. covered trellis area attached to the garage.

6. Flexible driveways on subject lots are subject to City review of individual building permits for additional issues.

7. That any changes to street curbing as a result of modified driveway locations occur prior to the installation of the final lift of asphalt being installed.

Above items approved per agreement negotiated with Stephen Wensman, City of Lake Elmo, May 30, 2017.

Robert Engstrom Companies / Wildflower Homes Association: Date:

Robert E Engstrom May 30, 2017

Stephen Wensman

From: John P. Hanson <JHanson@barr.com>
Sent: Monday, May 15, 2017 10:56 AM
To: 'John Molinaro'
Cc: 'Robert Engstrom'; paultengstrom@mac.com; Chad Isakson (chad.isakson@focusengineeringinc.com); Paul A. Thomas; Stephen Wensman
Subject: RE: Wildflower at Lake Elmo - PUD Amendment - Stormwater Volume

Hi John,
Thanks for the clarifications on Friday and this morning.
The provided stormwater treatment volume is adequate for the PUD amendment request for addition impervious surfaces.
Proof (such as date-stamped photos of the basins immediately after an approximate 1.1 inch storm and again 48 hours afterward) will need to be submitted to show the infiltration basins drain dry before the VBWD will release any surety. If the infiltration basins don't drain dry within 48 hours, site changes will be required.
Thanks,
John

John P. Hanson, PE, ENV SP
Valley Branch Watershed District Engineer
Barr Engineering Co. | 4300 MarketPointe Drive | Bloomington, MN 55435
office: 952.832.2622 | cell: 612.590.1785
JHanson@barr.com | www.barr.com | www.vbwd.org



From: John Molinaro [mailto:johnm@PioneerEng.com]
Sent: Friday, May 12, 2017 8:14 AM
To: John P. Hanson <JHanson@barr.com>
Cc: 'Robert Engstrom' <bob@engstromco.com>; paultengstrom@mac.com; Chad Isakson (chad.isakson@focusengineeringinc.com) <chad.isakson@focusengineeringinc.com>; Paul A. Thomas <pthomas@PioneerEng.com>; Stephen Wensman <SWensman@lakeelmo.org>
Subject: RE: Wildflower at Lake Elmo - PUD Amendment - Stormwater Volume

John,
I have had conversations with Bob Engstrom regarding his development and the revised PUD that they have put forward. The developer would appreciate a response addressing the attached memo.

The PUD amendment issue is being brought before the council on Tuesday the 16th of May. A response from the Valley Branch would go a long ways towards gaining approval of the request. Due to the Planning Commission being hesitant to approve/pass any storm water revision, as they are under the impression that the Wildflower Development is causing flooding on the Krueger Tree Farm. (Per the opinion gained by the developer at the PC meeting on May 8th)

The memo outlies the existing oversizing of the infiltration practices. Compared to the amount that the propose PUD amendment change could potentially use of that excess.

A response received today would be greatly appreciated.

Thanks,

John Molinaro, PE, LS
Project Engineer
Direct Dial: (651) 251-0640
Email: johnm@pioneereng.com

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2422 Enterprise Drive
Mendota Heights, MN 55120
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Fax: (651) 681-9488
Web: www.pioneereng.com

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From: John Molinaro
Sent: Thursday, May 04, 2017 4:04 PM
To: John P. Hanson <JHanson@barr.com>
Cc: Robert Engstrom <bob@engstromco.com>; paultengstrom@mac.com; 'Design Forum' <designforum2000@yahoo.com>; Chad Isakson (chad.isakson@focusengineeringinc.com) <chad.isakson@focusengineeringinc.com>; Paul A. Thomas <pthomas@pioneereng.com>
Subject: Wildflower at Lake Elmo - PUD Amendment - Stormwater Volume

John,
Please find attached a memo detailing the implications of the proposed PUD amendment on the Original Site Stormwater Management Plan.

Please contact me with any questions that you may have.

Thanks,

John Molinaro, PE, LS
Project Engineer
Direct Dial: (651) 251-0640
Email: johnm@pioneereng.com

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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

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

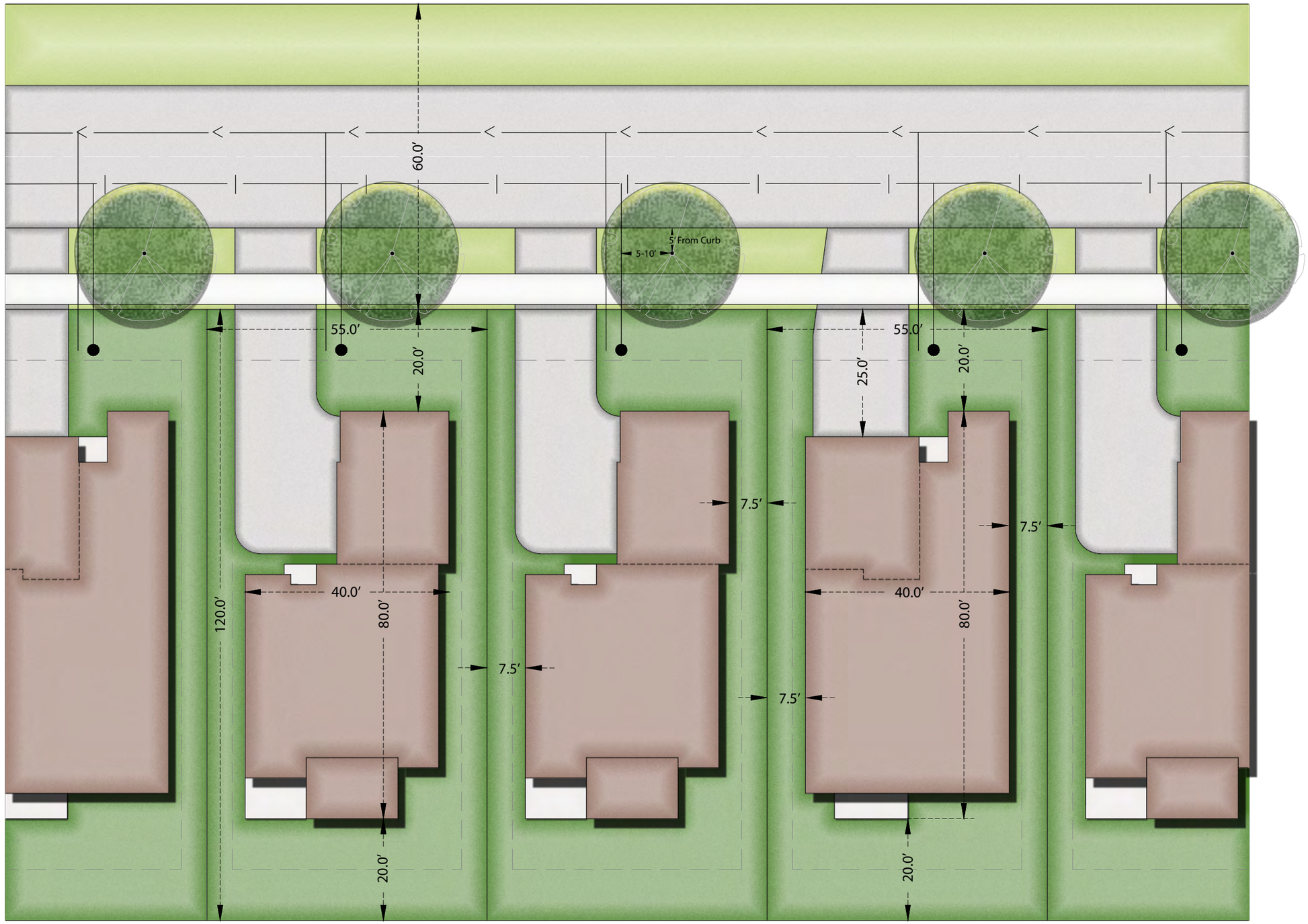


EXHIBIT A

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

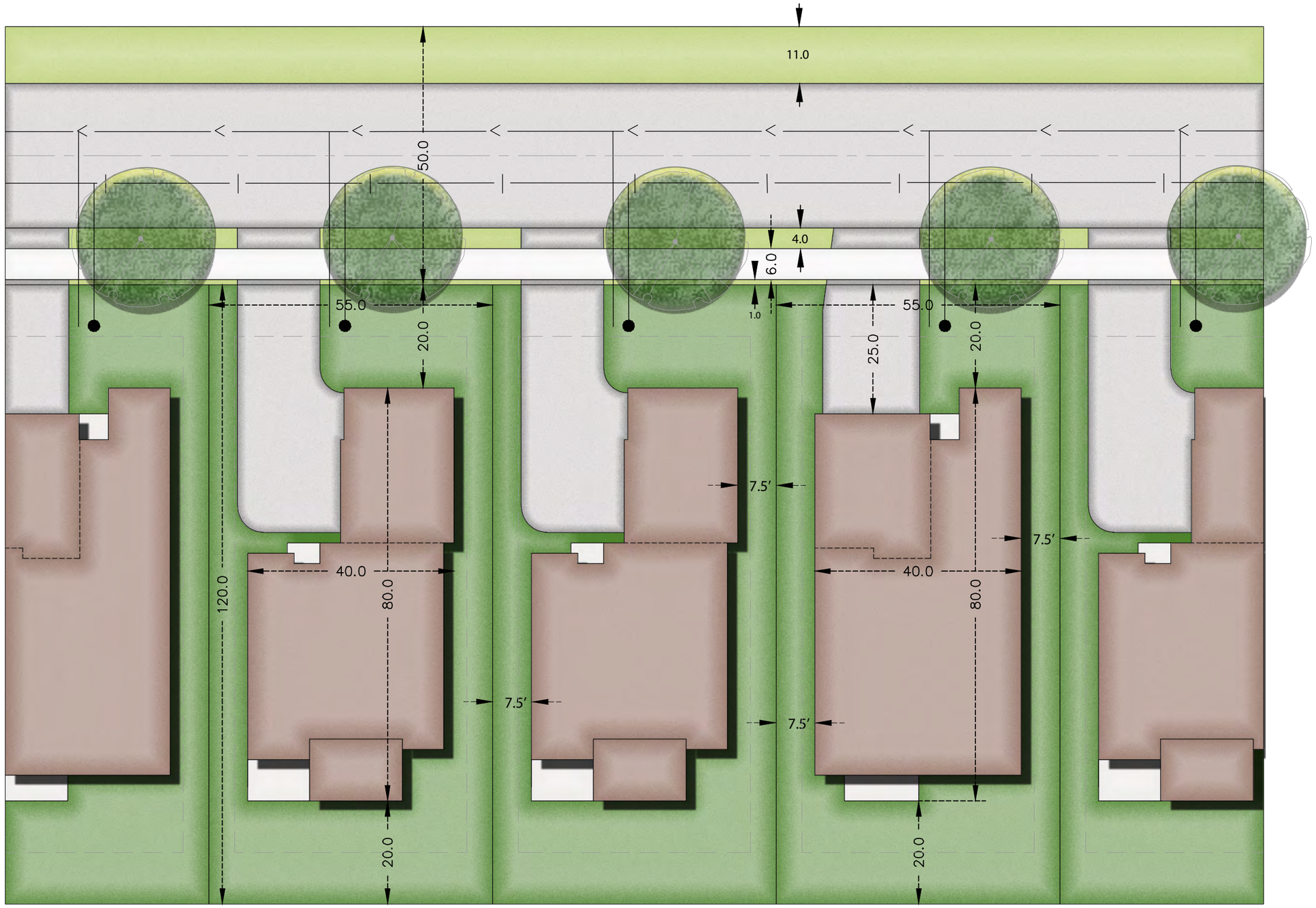


EXHIBIT C

HC Golf Course Development, LLC

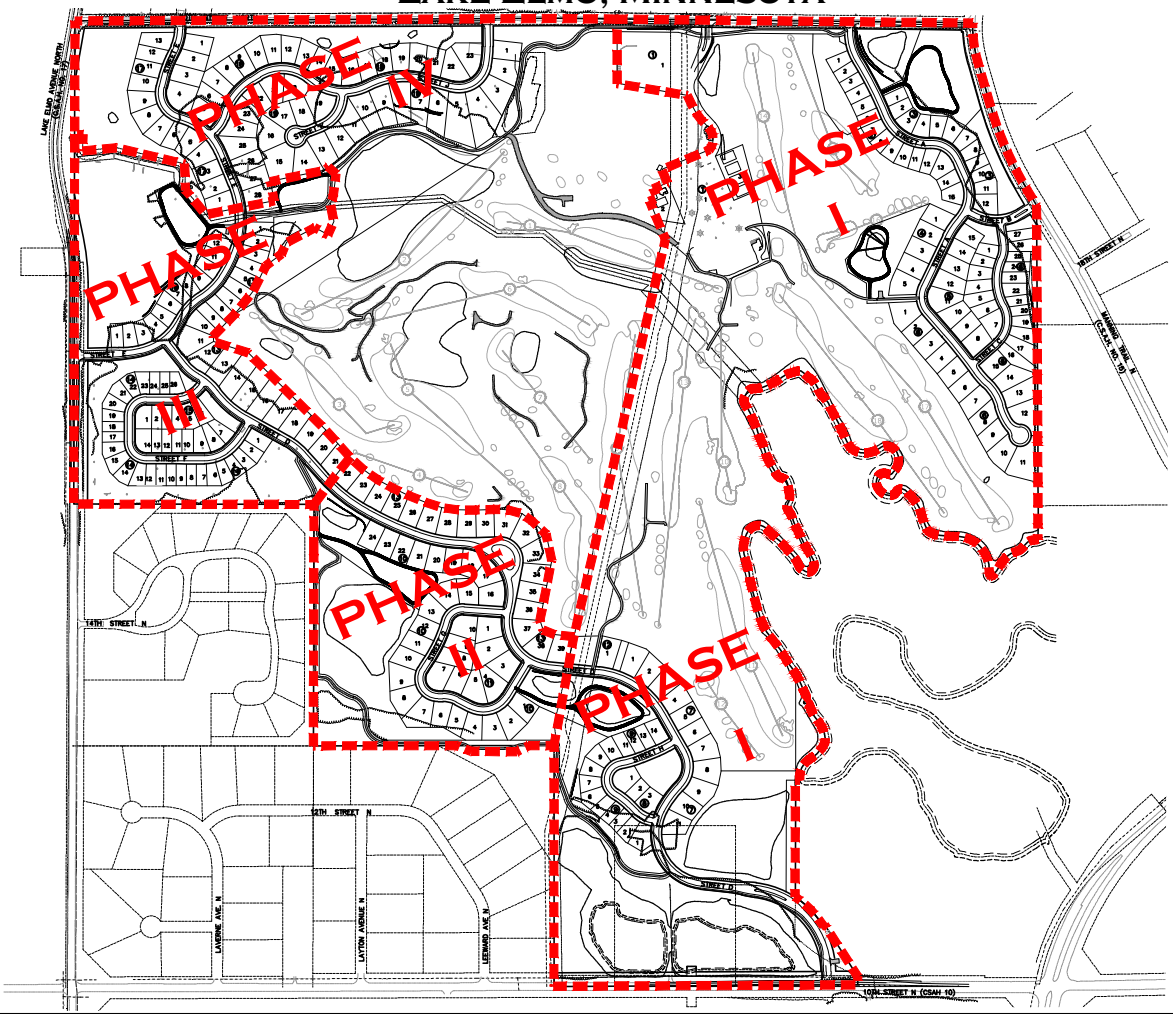
The Royal Golf Club at Lake Elmo

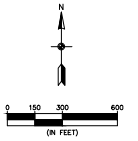


EXHIBIT D

HC Golf Course Development, LLC

Exhibit E
Phasing Plan - Development
Lake Elmo, Minnesota





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.

Carlson McCain
• environmental
• engineering
• surveying

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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

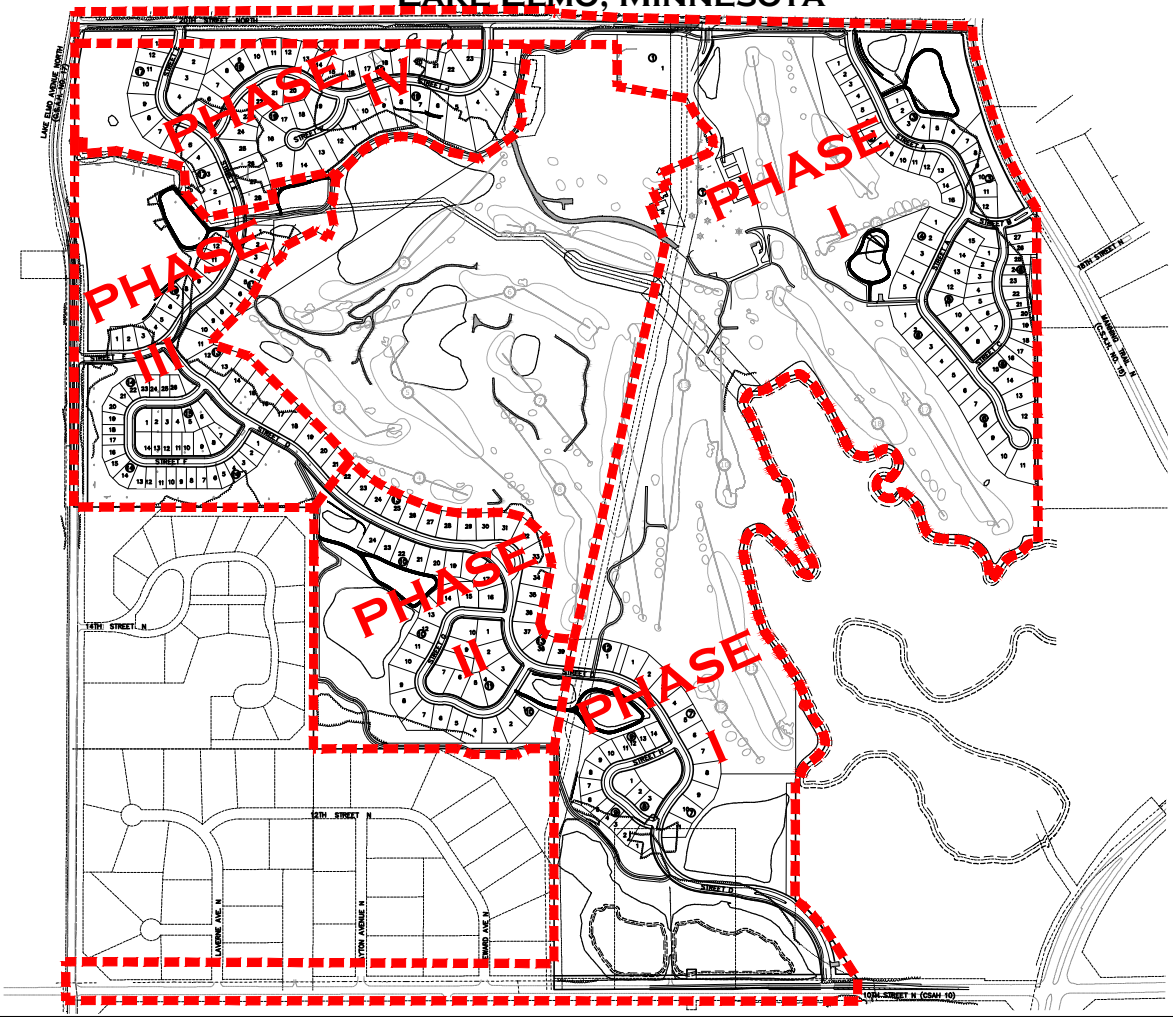
Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner

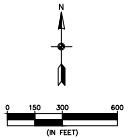
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

EXHIBIT E

Exhibit F
Phasing Plan - Utility
Lake Elmo, Minnesota





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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• 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

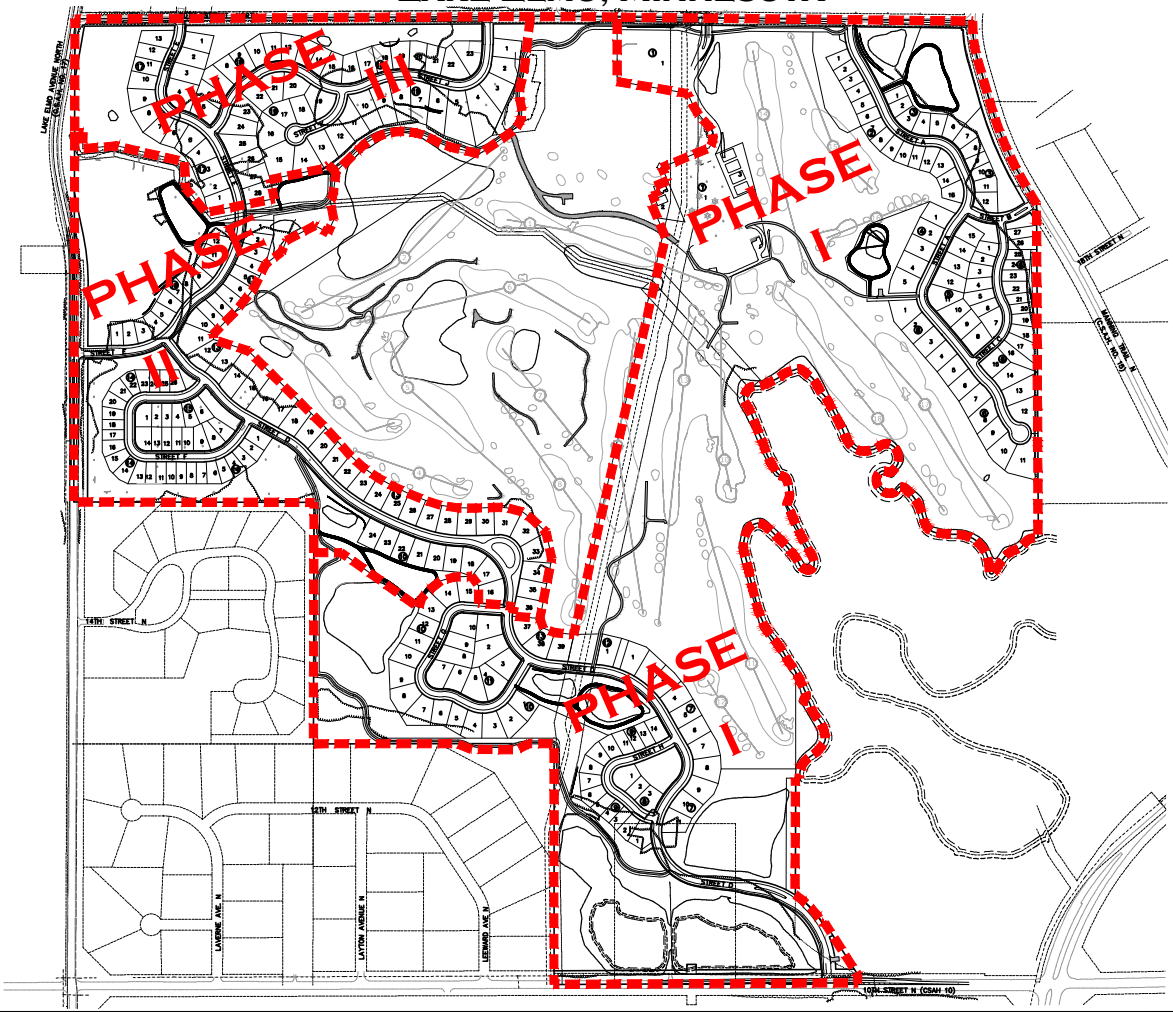
Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/20/17 Revise Per Owner

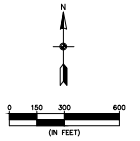
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

EXHIBIT F

Exhibit G
Phasing Plan - GRADING
Lake Elmo, Minnesota





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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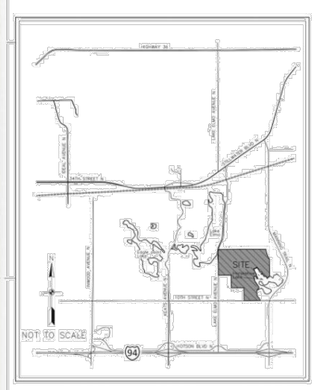
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Lake Elmo, Minnesota

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).

CALL BEFORE YOU DIG

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

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Designed: BJK
Date: 09/21/16

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3. 04/07/17 Revise per City Comments

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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

COVER

1 of 65

Save Date: 05/04/16 | f:\jobs\6021 - 6040\6036 - tartan park\cad\pa\6036 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

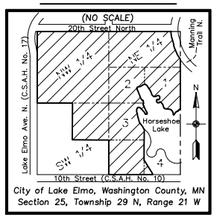
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

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).

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

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

EXISTING CONDITIONS INDEX

Save Date: 04/08/17 I:\jobs\6021 - 6040\6036 - tartan park\cad\survey\preli_plat\6036_exconoverall.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
- ☼ – 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

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

20TH COURT NORTH

20TH STREET NORTH

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

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

Utility Area

Existing Building

~ Bituminous Surface ~

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

Surface Water Drainage Easement per Doc. No. 623371

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°08'14"E 2636.21

TOWNSHIP 29,

RANGE 21

Existing Building

Retaining Wall

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

SEE SHEET 4 OF 65 SHEETS

SEE SHEET 7 OF 65 SHEETS

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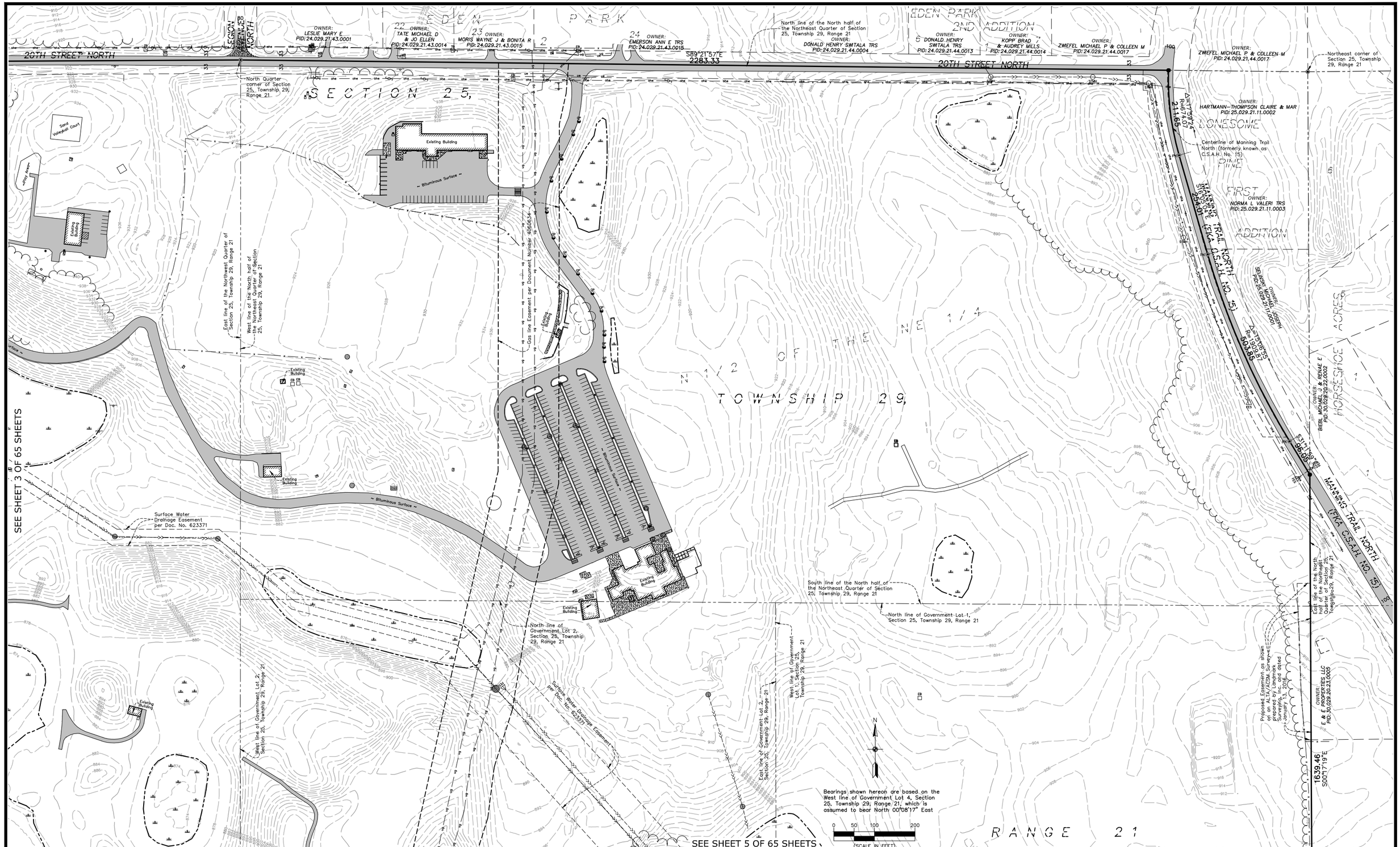
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

EXISTING CONDITIONS

3 of 65

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EXISTING CONDITIONS

4 of 65

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SEE SHEET 4 OF 65 SHEETS

SECTION 25

TOWNSHIP 29

RANGE 21

GOV'T. LOT 2

GOV'T. LOT 1

GOV'T. LOT 3

SW 1/4

Existing Building

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

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

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

Shoreline of Horseshoe Lake

Shoreline of Horseshoe Lake

Shoreline of Horseshoe Lake

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)

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

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

THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 29, RANGE 21

GOV'T. LOT 3

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

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

1312.83
S89°57'48"W

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

OWNER:
VOGEL DENNIS E & KIM M
PID: 25.029.21.34.0013

OWNER:
CITY OF LAKE ELMO
PID: 25.029.21.34.0001

PARK

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

N00°01'31"E
1313.47

Gas line Easement per Document Number 4606615

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

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 ROSE

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

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

±23
S89°51'43"E

OWNER:
EMERSON GROUP 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

S54°14'52"E
34.35

N00°08'17"E
482.61

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)

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

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

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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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
Shelter Building
Existing Building
Existing Garage
Existing Shelter
Existing Gazebo
Existing Trees

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

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

1310.41
N89°53'18"W

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

West line of Government Lot 1, 2, Section 25, Township 29, Range 21

Gas line Easement per Document Number 4060634

Gas line Easement per Document Number 4060635

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

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

1316.87
N00°07'49"E

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

1312.83
S89°57'48"W

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

GOVT. LOT 3

Lot	Owner	PID
OUTLOT A	HOMESTEAD HOMEOWNERS ASSOC	25.029.21.32.0002
OUTLOT F	HOMESTEAD HOMEOWNERS ASSOC	25.029.21.32.0007
1	NEUBAUER STEVEN W & KRISTINA J	25.029.21.32.0015
2	DELKOSKI MICHAEL P & STEPHANIE L MANOS-DELKOSKI	25.029.21.32.0010
3	MCKAY THOMAS S	25.029.21.32.0011
4	CLIFF GERRY & LILLIAN	25.029.21.32.0012
5	HAZELTON BRIAN	25.029.21.32.0013
6	KLUGE JEFFREY T & VICTORIA J	25.029.21.32.0014
7	YETTER BRIAN J & CYNTHIA RAE SOBIECH	25.029.21.32.0016
8	BAILEY VICKI L & JOSEPH L SPELTZ	25.029.21.32.0017
9	RICE DANIEL & CHRISTINE P	25.029.21.32.0018
10	HOULE JOHN R & DIANE M	25.029.21.32.0027
11	CARLSON JAMES G & JANET L	25.029.21.34.0010
12	VOELLER JAMES & CLOYCE	25.029.21.34.0011
13	TOFT RODNEY A & JUDY A	25.029.21.34.0012
14		

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)

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 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:
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02-28-2017 City Comments
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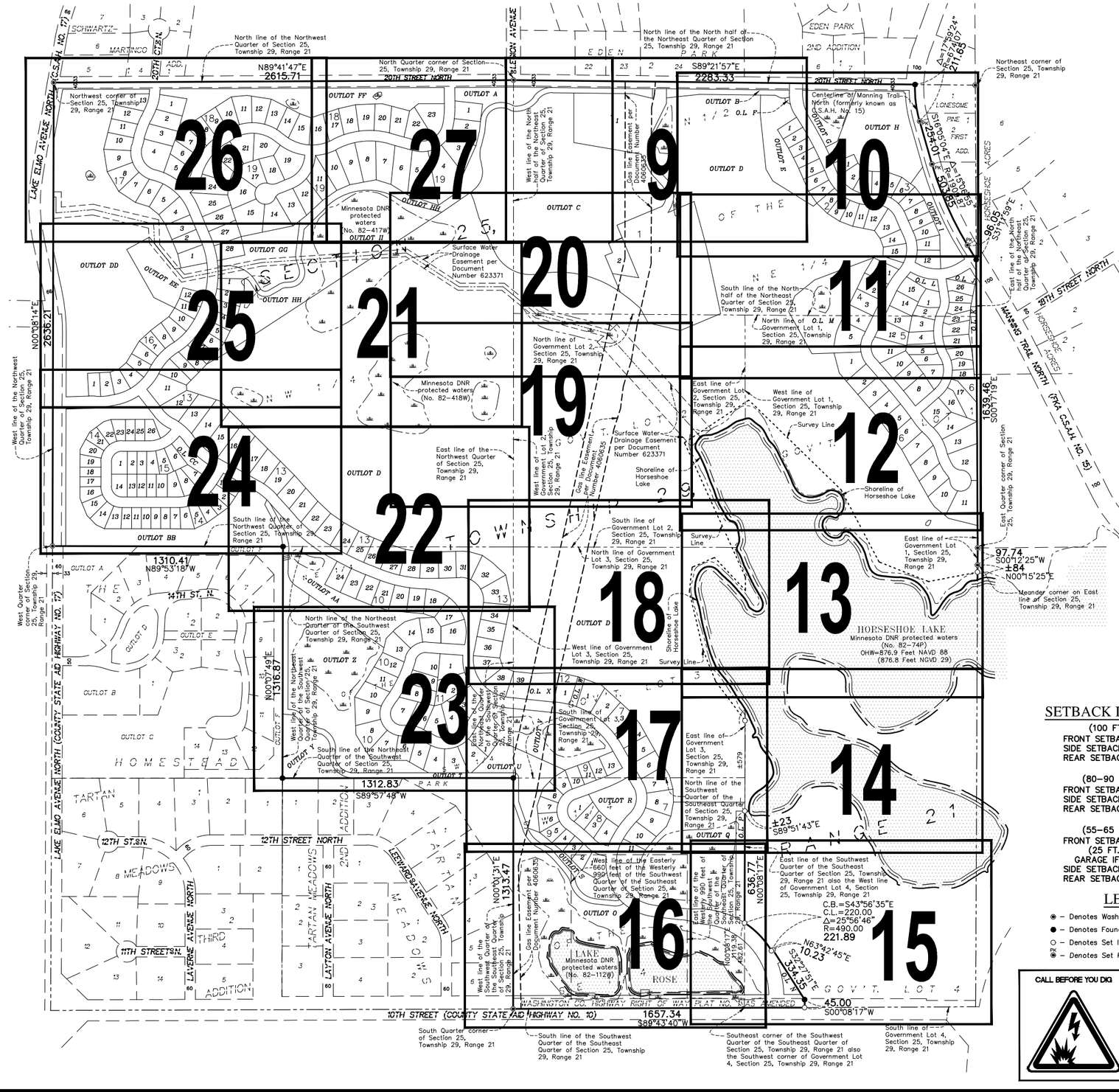
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

EXISTING CONDITIONS

7 of 65

[Save Date: 04/08/17] F:\Jobs\6021 - 6040\6036 - tartan park\cad\survey\grad. 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

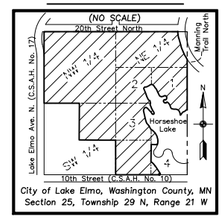
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

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 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.

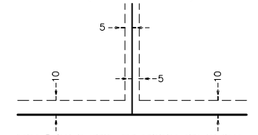
N

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.

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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

OWNER: LESLIE MARY E
PID: 24.029.21.43.0001

22 EDEN PARK 2

OWNER: TATE MICHAEL D & JO ELLEN
PID: 24.029.21.43.0014

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

OUTLOT HH ±138,921 sq.ft.

OUTLOT B ±23,938 sq.ft.

OUTLOT F ±791 sq.ft.

Drainage & Utility Easement

SECTION 25, TOWNSHIP 29, RANGE 21

1 1 ±467,505 sq.ft.

OUTLOT D ±7,139,499 sq.ft.

N 1/2 OF THE NE 1/4

1 ±8,413 sq.ft.

2 ±8,194 sq.ft.

3 ±8,165 sq.ft.

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

Gas line Easement per Document Number 4060634

OUTLOT C ±750,206 sq.ft.

1 1 ±467,505 sq.ft.

2

NE 1/4

SEE SHEET 27 OF 65 SHEETS

SEE SHEET 10 OF 65 SHEETS

SEE SHEET 20 OF 65 SHEETS

SEE SHEET 11 OF 65 SHEETS

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

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

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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

OWNER: EMERSON ANN E TRS
PID: 24.029.21.43.0015

OWNER: DONALD HENRY SWITALA TRS
PID: 24.029.21.44.0004

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: ZWEFEL MICHAEL P & COLLEEN M
PID: 24.029.21.44.0017

20TH STREET NORTH

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

S89°21'57"E 2283.33

20TH STREET NORTH

20TH STREET NORTH

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)

N 1/2 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 29, RANGE 21

ANNIKA WAY NORTH

ANNIKA WAY

MANNING TRAIL NORTH

Utility Easement per Document Number 337771

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

Δ=17°59'24" R=674.01 211.65

S16°05'04"E 254.01

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

OUTLOT I ±401,703 sq.ft.

Utility Easement per Document Number 337771

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: SEVERU MICHAEL JOSEPH
PID: 25.029.21.11.0001

Δ=15°06'55" R=1900.57 501.35

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.

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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PRELIMINARY PLAT

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SEE SHEET 10 OF 65 SHEETS

SEE SHEET 20 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.

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

QUEENS STREET NORTH

ANNIKA WAY NORTH

ANNIE AVENUE

Utility Easement per Document Number 537771

Drainage & Utility Easement

Utility Easement

Proposed Easement as shown on an exhibit prepared by Jason A. Wagner, Alliant Engineering, 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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SEE SHEET 12 OF 65 SHEETS

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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

SECTION 25, TOWNSHIP 29, RANGE 21

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

East line of Government Lot 2, 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.	6
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.	6
11	±29,525 sq.ft.	
12	±16,035 sq.ft.	5
5	±17,487 sq.ft.	
11	±18,076 sq.ft.	
10	±14,829 sq.ft.	
9	±13,647 sq.ft.	
8	±15,934 sq.ft.	
7	±12,595 sq.ft.	
6	±9,626 sq.ft.	
5	±10,133 sq.ft.	
4	±10,482 sq.ft.	
±10,998 sq.ft.		
22	±10,896 sq.ft.	
21	±10,693 sq.ft.	
20	±8,710 sq.ft.	
19	±7,305 sq.ft.	
6	18	±14,821 sq.ft.
17	±17,442 sq.ft.	
16	±11,646 sq.ft.	
15	±15,117 sq.ft.	
14	±18,095 sq.ft.	
13	±20,485 sq.ft.	
12	±21,110 sq.ft.	
9	±15,569 sq.ft.	
8	±16,435 sq.ft.	
7	±16,693 sq.ft.	
6	±15,150 sq.ft.	
5	±15,102 sq.ft.	
4	±15,159 sq.ft.	
3	±15,184 sq.ft.	
2	±15,065 sq.ft.	
1	±19,128 sq.ft.	

Drainage & Utility Easement

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

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0 25 50 100
(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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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

12 of 65

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

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

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• engineering
• surveying

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Fax: (763) 489-7959
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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 09/21/2016 License #: 40361

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Lake Elmo, Minnesota

PRELIMINARY PLAT

13 of 65

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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

423
S89°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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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

PRELIMINARY PLAT

14 of 65

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

SEE SHEET 14 OF 65 SHEETS

SEE SHEET 16 OF 65 SHEETS

SECTION 25, TOWNSHIP 29, RANGE 21

OUTLOT P
±31,097 sq.ft.

OUTLOT N
±9,861 sq.ft.

Drainage & Utility Easement (Over all of Outlot N)

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

N00°08'17"E 636.77

524.9

608.4

N00°08'17"E 1119.38

169.2

57.5

457.6

CB=S43°56'35"E
CL=220.00'
Δ=25°56'40"
R=490.00'
221.59

DRIVE

65.1
R=460

586.1

N00°08'17"E 482.61

N63°42'45"E 10.23

40

45

52.9

40.2

18.9

S32°27'51"E 334.35

218.4

180.8

195.5

NORTH

45

40

99.8

35.4

75

73.3

75

75

45.00
S00°08'17"W

158.3

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

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)

SECTION 25, TOWNSHIP 29, RANGE 21

OUTLOT S
±41,279 sq.ft.

OUTLOT T
±127,879 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.

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

PALMER DRIVE

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

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

Drainage & Utility Easement

Drainage & Utility Easement (Over all of Outlot O)

Drainage & Utility Easement (Over all of Outlot N)

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

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

Gas line Easement per Document Number 4060635

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

TARTAN MEADOWS
TARTAN MEADOWS

N00°01'31"E 1313.47

N00°08'17"E 636.77

N00°08'17"E 1119.38

N00°08'17"E 482.61

S89°43'40"W 1657.34

S32°27'51"E 354.35

N63°42'45"E 10.23

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

990

660

1499.0

725.3

678.7

50.0

524.9

608.4

457.6

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, Range 21

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 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**	16 of 65

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

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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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)

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

OUTLOT U
±89,487 sq.ft.

OUTLOT R
±43,590 sq.ft.

OUTLOT T
±27,875 sq.ft.

OUTLOT S
±41,279 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

OUTLOT Q
±364,979 sq.ft.

Gas line Easement per Document Number 4060635

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

North 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 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

OWNER:
LAKE ELMO
29.21.34.0001

OWNER:
EMERSON PROP LP
PID:25.029.21.44.0001

OWNER:
NELSON, BERRY J BEAN
PID:25.029.21.34.0003

OWNER:
GERDEN, ROBERT & A
PID:25.029.21.34.0

OWNER:
& LINDA E
0002

PARK

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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

PRELIMINARY PLAT

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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)

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

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

SW 1/4

32
±19,108 sq.ft.

33
±19,228 sq.ft.

13

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

OUTLOT D
±7,139,499 sq.ft.

12

1
±16,629 sq.ft.

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

1
±17,817 sq.ft.

3
,162 sq.ft.

NORTH

PALMER

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Lake Elmo, Minnesota

PRELIMINARY PLAT

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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 4253771

Drainage & Utility Easement

Gas line Easement per Document Number 4060634

GOV'T. LOT 2

NW 1/4

NE 1/4

40

40

40

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 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

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 21 OF 65 SHEETS

SEE SHEET 10 OF 65 SHEETS

SEE SHEET 11 OF 65 SHEETS

SEE SHEET 19 OF 65 SHEETS

DNR protected waters (No. 82-417W)

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 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

Surface Water Drainage Easement per Document Number 623371

Gas line Easement per Document Number 4960634

Drainage & Utility Easement

Drainage &

211.3

293.3
R=226

75.8
R=864

420.2
R=599

279.7

78.2

40

40

40

83.0

56.3

45.9

245.7

110.0

224.7

151.4

114.7

64.0

80.9

97.1

188.3

35.5

1
1
±467,505 sq.ft.

2
±23,972 sq.ft.

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 26 OF 65 SHEETS

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SEE SHEET 25 OF 65 SHEETS

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SEE SHEET 22 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

N

0 25 50 100
(SCALE IN FEET)

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Lake Elmo, Minnesota

PRELIMINARY PLAT

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SEE SHEET 21 OF 65 SHEETS

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SEE SHEET 23 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

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

SECTION 25, TOWNSHIP 29, RANGE 21

NW 1/4 OF THE NE 1/4

NE 1/4 OF THE SW 1/4

SW 1/4 OF THE NW 1/4

SE 1/4 OF THE NW 1/4

OUTLOT D
±7,139,499 sq.ft.

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

OUTLOT T
±127,875 sq.ft.

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

N00°07'49"E 1316.87

1 ±10,427 sq.ft.
2 8,073 sq.ft.
10 ±14,158 sq.ft.
11 ±14,216 sq.ft.
12 ±13,842 sq.ft.
13 ±13,651 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

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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

22 of 65

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

1	±14,795 sq.ft.
2	±17,125 sq.ft.
3	±15,313 sq.ft.
4	±14,407 sq.ft.
5	±13,179 sq.ft.
6	±13,244 sq.ft.
7	±20,015 sq.ft.
8	±19,247 sq.ft.
9	±17,248 sq.ft.
10	±15,340 sq.ft.
11	±14,466 sq.ft.
12	±13,547 sq.ft.
13	±15,438 sq.ft.
14	±17,574 sq.ft.
15	±15,061 sq.ft.
16	±17,035 sq.ft.
17	±15,393 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.

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

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

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

952.2

492.1

364.6

403.7

427.1

909.1

909.1

238.1

Drainage & Utility Easement

Gas line Easement per Document Number 4066635

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

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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

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
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N

0 25 50 100
(SCALE IN FEET)

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

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

ROYAL BOULEVARD NORTH
144.3
R=2663
159.0
R=1000
144.9

PALMER DRIVE NORTH
R=265
R=500
R=175
R=90
R=200

KINGS LANE NORTH
155.1
149.0
141.3
141.4
317.6
128.7
113.0

SECTION 25, TOWNSHIP 29, RANGE 21

Drainage & Utility Easement

1 ±8,944 sq.ft.
2 ±9,371 sq.ft.
±10,019 sq.ft.
11 ±22,588 sq.ft.
12 ±18,893 sq.ft.
13 ±21,360 sq.ft.
14 ±25,251 sq.ft.
15 ±25,018 sq.ft.
16 ±22,769 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.
20 ±8,722 sq.ft.
21 ±8,855 sq.ft.
22 ±8,944 sq.ft.
23 ±8,095 sq.ft.
24 ±6,681 sq.ft.
25 ±6,701 sq.ft.
26 ±8,371 sq.ft.
19 ±7,472 sq.ft.
18 ±6,600 sq.ft.
17 ±6,710 sq.ft.
16 ±8,770 sq.ft.
15 ±9,699 sq.ft.
14 ±10,427 sq.ft.
13 ±8,856 sq.ft.
12 ±6,860 sq.ft.
11 ±6,600 sq.ft.
10 ±6,600 sq.ft.
9 ±6,600 sq.ft.
8 ±6,600 sq.ft.
7 ±6,819 sq.ft.
6 ±8,023 sq.ft.
5 ±8,265 sq.ft.
1 ±10,798 sq.ft.
2 ±7,150 sq.ft.
3 ±7,150 sq.ft.
4 ±8,240 sq.ft.
5 ±9,427 sq.ft.
6 ±9,798 sq.ft.
7 ±9,233 sq.ft.
8 ±9,912 sq.ft.
9 ±10,319 sq.ft.
10 ±8,125 sq.ft.
11 ±7,150 sq.ft.
12 ±7,150 sq.ft.
13 ±7,150 sq.ft.
14 ±10,804 sq.ft.
1 ±10,427 sq.ft.
2 ±8,073 sq.ft.
3 ±7,892 sq.ft.
4 ±7,838 sq.ft.
5 ±8,265 sq.ft.

OUTLOT CC
±18,601 sq.ft.

OUTLOT D
±7,139,499 sq.ft.

OUTLOT T
±127,875 sq.ft. - 186.3

OUTLOT BB
±292,553 sq.ft.

Drainage & Utility Easement

Utility Easement

Drainage

Drainage Easement per Document Number 3124108

OUTLOT A
OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0002

THE HOMESTEAD

1310.41
N89°53'18"W

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

OUTLOT F
OWNER:
HOMESTEAD HOMEOWNERS ASSOC
PID: 25.029.21.32.0007

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

4 OWNER:
MCKAY THOMAS S
PID: 25.029.21.32.0011

5 OWNER:
CLIFF GERRY & LILLIAN
PID: 25.029.21.32.0012

6 OWNER:

RANGE 21

1235.4

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

SEE SHEET 26 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 24 OF 65 SHEETS

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
±136,221 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)

SECTION 25, TOWNSHIP 29, RANGE 21

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

ROYAL BOULEVARD NORTH

PALAMER DRIVE

OWNER:
WASHINGTON COUNTY
PID:26.029.21.11.0003

OWNER:
WASHINGTON COUNTY
PID:26.029.21.11.0002

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

(SCALE IN FEET)

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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

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)

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

OWNER: WASHINGTON COUNTY
PID: 26.029.21.11.0003

N00°08'14"E 2636.21

ROYAL BOULEVARD NORTH

MASTERS LANE NORTH

MASTERS COURT NORTH

RANGE LINE

Drainage & Utility Easement

Surface Water Drainage Easement per Document Number 623371

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

0 25 50 100 (SCALE IN FEET)

OUTLOT DD ±719,934 sq.ft.

OUTLOT GG ±99,737 sq.ft.

OUTLOT ±163,

OUTLOT ±138,921 sq.

SEE SHEET 25 OF 65 SHEETS

SEE SHEET 27 OF 65 SHEETS

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

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

Drainage & Utility Easement

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 HH
±138,921 sq.ft.

OUTLOT II
±330,779 sq.ft.

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

Drainage & Utility Easement

OUTLOT C
±750,206 sq.ft.

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

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

0 25 50 100
(SCALE IN FEET)

SEE SHEET 26 OF 65 SHEETS

SEE SHEET 9 OF 65 SHEETS

SEE SHEET 21 OF 65 SHEETS

SEE SHEET 20 OF 65 SHEETS

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Revisions:
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04-07-2017 City Comments

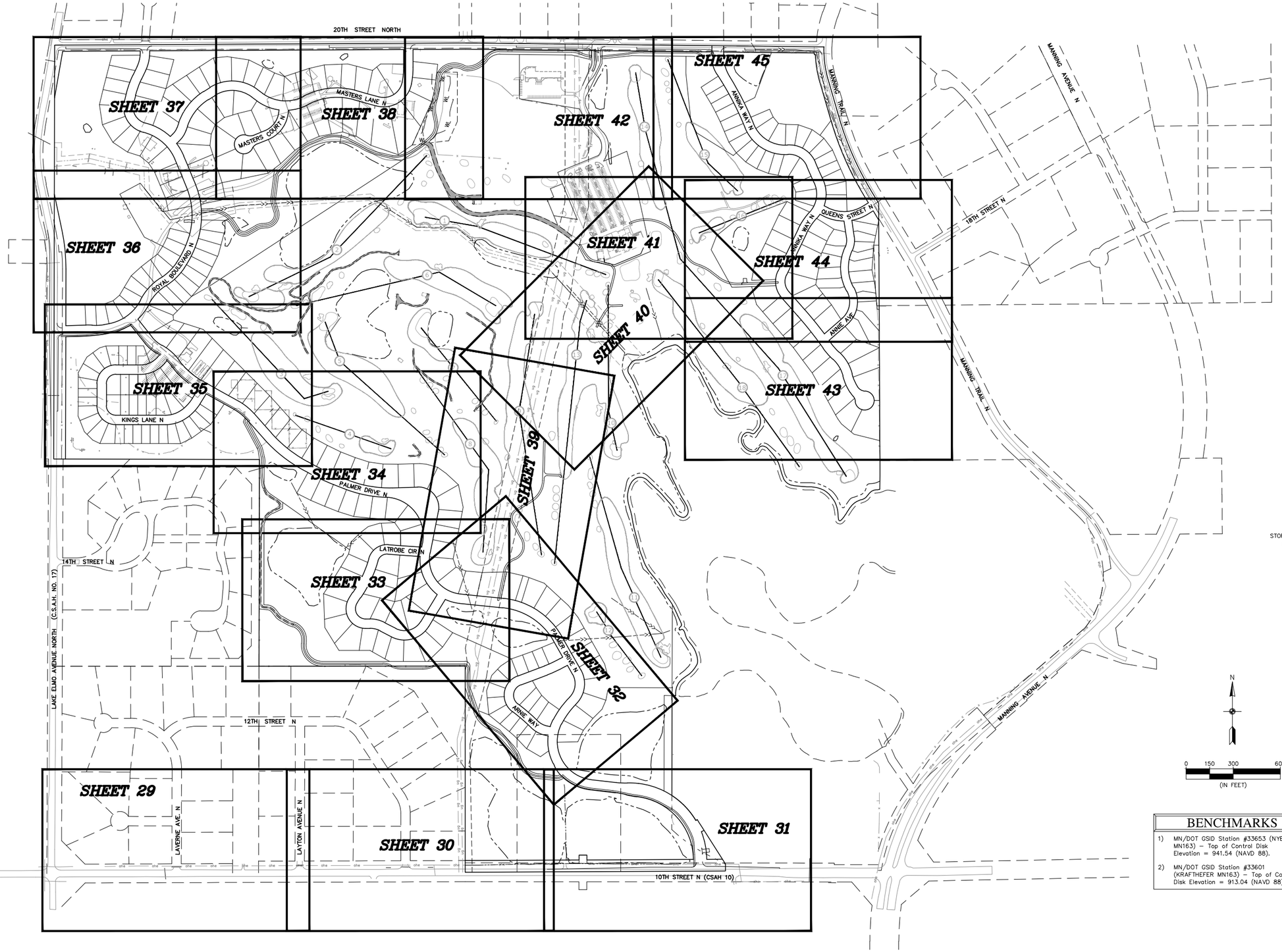
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

PRELIMINARY PLAT

27 of 65

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



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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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

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

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

SITE INDEX

28 of 65

[Save Date: 04/07/17] T:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\preliminary residential plans\6036_index-site.dwg

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

LAVERNE AVE. N

LAYTON AVENUE N

SEE SHEET 30

BUILT MANHOLE OVER EXISTING FORCEMAIN AND CONNECT TO EXISTING.

EX. 16" HDPE FORCEMAIN

EX. 16" HDPE WATERMAIN

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

AIR RELEASE MH

AIR RELEASE MH

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

10TH STREET N (CSAH 10)

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

0 25 50 100

(IN FEET)

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Date: 9/21/16 License #: 25063

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

Revisions:
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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] F:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelm residential plans\6036-site.dwg



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

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

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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] F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelm residential plans\6036-site.dwg

SEE SHEET 32

SEE SHEET 30

RE= 894.95
INV. 875.60
INV. 875.50

RE= 891.20
INV. 874.91
INV. 874.81

RE= 889.32
INV. 873.51
INV. 873.41

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

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

RE= 892.50
INV. 870.00

PLUG
INV. 870.25

6" CONCRETE SIDEWALK

8' BIT. TRAIL

PALMER DRIVE N

OUTLOT P

OUTLOT O

OUTLOT N

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

8" PVC SAN SEWER

12" DIP WM

12" PLUG

AIR RELEASE MH

6" HDPE FORCEMAIN (DIRECTIONAL DRILL)

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

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

0 25 50 100
(IN FEET)

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Drawn: JJO
Designed: BJK
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3. 4/07/17 Revise Per City & Watershed Comments

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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

PRELIMINARY SITE & UTILITY PLAN

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SEE SHEET 39

SEE SHEET 33

SEE SHEET 31

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

WL-2 (INCIDENTAL WCA)

OUTLOT Q

OUTLOT D

OUTLOT X

OUTLOT U

OUTLOT T

OUTLOT R

OUTLOT S

OUTLOT O

OUTLOT I

PALMER DRIVE N

ARNIE WAY

POND WL-3 (INCIDENTAL)

POND WL-4 (INCIDENTAL)

RETAINING WALL

STORM SEWER

8" PVC SAN SEWER

12" DIP WM

8" DIR WM

6' CONCRETE SIDEWALK

4' SUMP

30' FRONT SETBACK LINE

25' FRONT SETBACK LINE

30' SIDE SETBACK LINE

25' SIDE SETBACK LINE

10' TYP

20'R (TYP.)

STATION 44+50 RIGHT OF CURB TO 10TH STREET

10' BITUMINOUS TRAIL

8' BIT TRAIL

0 25 50 100
(IN FEET)

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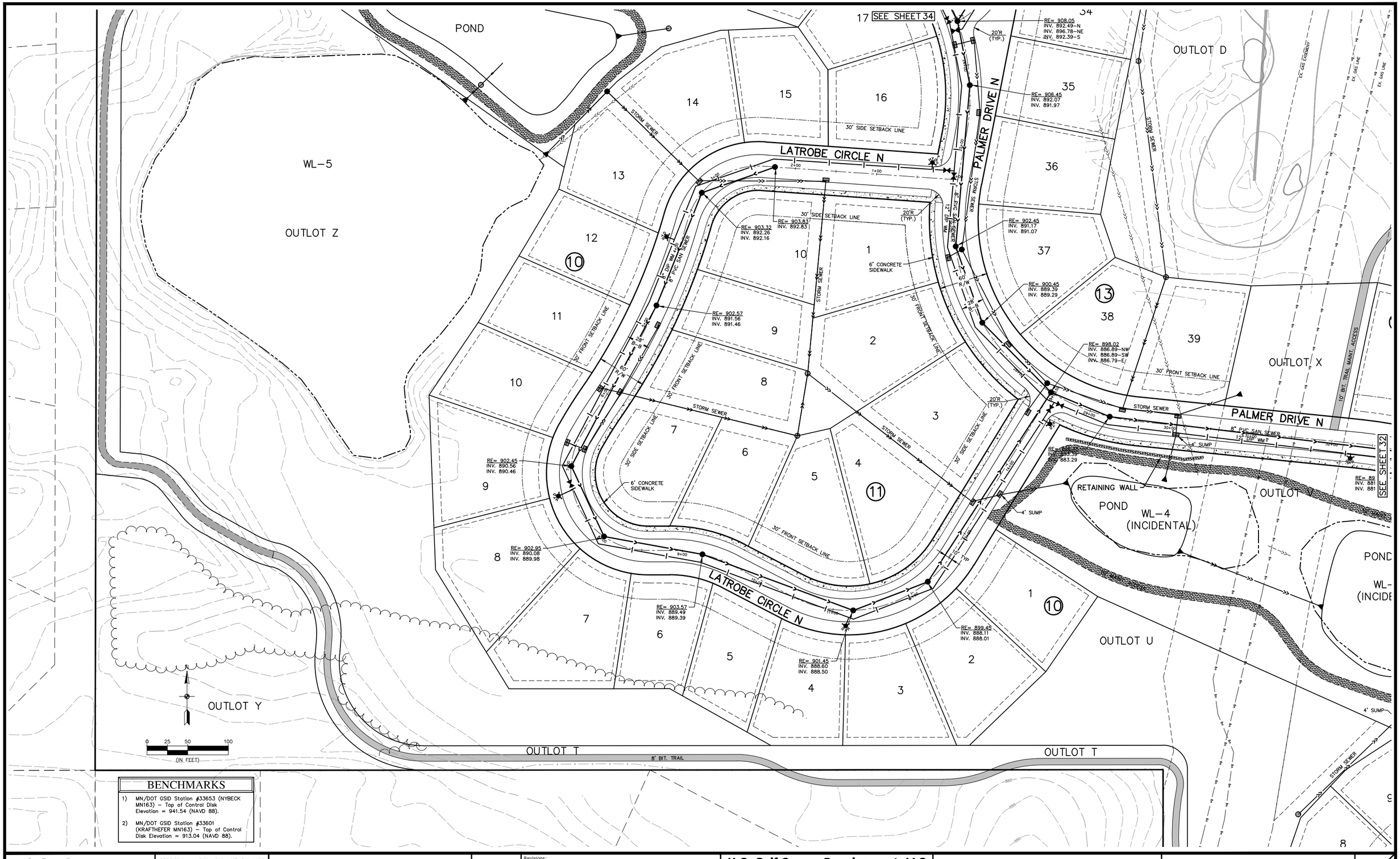
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SEE SHEET 35
1-8-NW
8-SW
8-SE

PALMER DRIVE N

30' FRONT SETBACK LINE

TRACK LINE

STORM SEWER

6' BIT. TRAIL

RE= 911.33
INV. 900.72
INV. 900.62

RE= 908.82
INV. 897.82
INV. 897.72

RE= 909.07
INV. 896.72
INV. 896.62

RE= 910.20
INV. 895.72
INV. 895.62

8" PVC SAN SEWER

12" DIP WM

10' BIT. TRAIL/MAINT ACCESS

6" CONCRETE SIDEWALK

RETAINING WALL

OUTLOT AA

WL-6
(INCIDENTAL)
POND

EX. 12" HDPE STORM SEWER

INV. 92.45

EX. OUTLET CONTROL STRUCTURE/ INV. 893.14

4' SUMP

OUTLOT T

8' BIT. TRAIL

OUTLOT AA
POND

OUTLOT D

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.)

SEE SHEET 33

N
0 25 50 100
(IN FEET)

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SEE SHEET 36

ROYAL BOULEVARD N

PALMER DRIVE N

KINGS LANE N

OUTLOT BB

OUTLOT CC

WL-7

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

6' PAVED SHOULDER
12' THROUGH LANE
13' LEFT TURN LANE
12' THROUGH LANE
12' THROUGH LANE
12' RIGHT TURN LANE
300'
180'
10'
50:1

REMOVE & REPLACE ROADWAY SECTION IN KIND

CONNECT TO EXISTING 16" WATERMAIN WITH WET TAP.

8" DIP WM
8" PVC SAN SEWER
12" DIP WM
4" PVC FORCEMAIN
STORM SEWER
8' BIT. TRAIL
10' BIT. TRAIL/MAINT. ACCESS
6' CONCRETE SIDEWALK
RETAINING W

30'R (TYP.)
20'R (TYP.)
20'S (TYP.)

30' FRONT SETBACK LINE
20' FRONT SETBACK LINE
25' FRONT SETBACK LINE
20' SIDE SETBACK LINE
30' SIDE SETBACK LINE
20' FRONT SETBACK LINE (SIDE LOAD GARAGE)
25' FRONT SETBACK LINE (FRONT LOAD GARAGE)

RE= 917.45
INV. 906.42
INV. 906.32

RE= 918.29
INV. 907.27
INV. 907.17

RE= 921.45
INV. 909.87
INV. 909.77

RE= 928.37
INV. 917.37

RE= 920.82
INV. 909.82

RE= 921.76
INV. 909.43-NW
INV. 909.43-SW
INV. 909.33-SE

RE= 923.43
INV. 912.39
INV. 912.29

RE= 919.95
INV. 908.41
INV. 908.31

RE= 918.01
INV. 906.38-NW
INV. 906.38-SW
INV. 906.28-SE

RE= 925.31
INV. 913.97
INV. 913.87

RE= 930.57
INV. 919.57

RE= 930.57
INV. 919.28
INV. 919.18

RE= 930.82
INV. 918.38
INV. 918.28

RE= 930.45
INV. 917.99
INV. 917.89

RE= 922.95
INV. 910.41
INV. 910.31

RE= 919.56
INV. 908.47
INV. 908.37

RE= 911.33
INV. 900.72
INV. 900.62

RE= 908.82
INV. 897.82
INV. 897.72

N

0 25 50 100
(IN FEET)

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PRELIMINARY SITE & UTILITY PLAN

Issue Date: 04/08/17 F:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelm residential plans\6036-site.dwg

SEE SHEET 37

SEE SHEET 35

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

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

1087.5' RADIUS

ROYAL BOULEVARD N

OUTLOT DD

OUTLOT EE

OUTLOT GG

OUTLOT B

OUTLOT HH

OUTLOT II

POND

INF. BASIN

WL-8 (INCIDENTAL)

WL-7

RETAINING WALL

LIFT STATION

VALVE MH

4' SUMP

STORM SEWER

8" PVC SAN SEWER

8" DIP WM

6' SIDEWALK

10' BIT. TRAIL/MAINT. ACCESS

8' CONCRETE SIDEWALK

20' FRONT SETBACK LINE (SIDE LOAD GARAGE)

30' FRONT SETBACK LINE

30" RCP

42" RCP

(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

N

0 25 50 100
(IN FEET)

BENCHMARKS

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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

STORM SEWER

6' CONCRETE SIDEWALK

30' FRONT SETBACK LINE

30' SIDE SETBACK LINE

60' R/W

20'R (TYP.)

8" DIP WM

8" PVC SAN SEWER

RE= 920.75
INV. 909.75

RE= 911.95
INV. 900.78
INV. 900.68

RE= 908.95
INV. 897.74
INV. 897.64

RE= 903.95
INV. 892.82
INV. 892.72

RE= 902.19
INV. 889.19-NW
INV. 889.19-NE
INV. 889.09-SE

RE= 900.95
INV. 888.78
INV. 888.68

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= 903.51
INV. 889.99
INV. 889.89

RE= 906.45
INV. 893.46
INV. 893.36

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

RE= 908.20
INV. 894.70
INV. 894.60

RE= 908.57
INV=895.10
INV. 895.00

RE= 907.82
INV. 894.30
INV. 894.20

RE= 910.85
INV. 898.85

RE= 896.45
INV. 885.42
INV. 885.32

RE= 894.33

SEE SHEET 38

SEE SHEET 36

N

0 25 50 100
(IN FEET)

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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

30' FRONT SETBACK LINE

30' SIDE SETBACK LINE

6' CONCRETE SIDEWALK

10' TYP.

8" 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= 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= 908.20
INV. 894.70
INV. 894.60

RE= 908.57
INV. 895.10
INV. 895.00

RE= 907.82
INV. 894.30
INV. 894.20

RE= 906.57
INV. 895.17
INV. 895.07

RETAINING WALL

RETAINING WALL

OUTLOT HH

OUTLOT II

OUTLOT GG

INF. BASIN

WL-11

MASTERS COURT N

60' R/W

46' B.O.C.

RE= 910.85
INV. 898.85

4' SUMP

RE= 896.45
INV. 885.42
INV. 885.32

RE= 894.33

STRUCTURE NOT LOCATED

N

0 25 50 100
(IN FEET)

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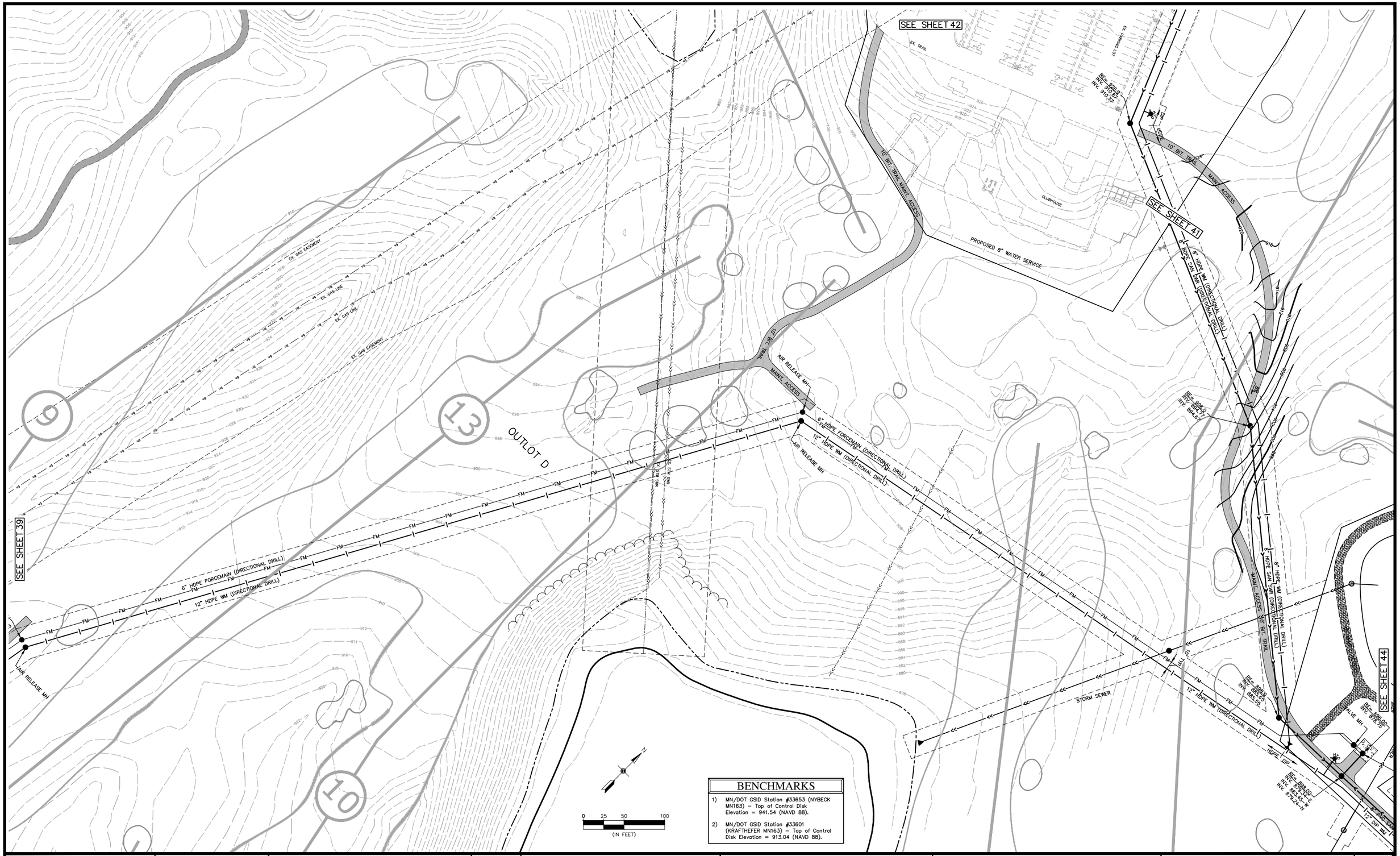
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Blaine, MN 55449
Phone: (763) 489-7900
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www.carlsonmccain.com

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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

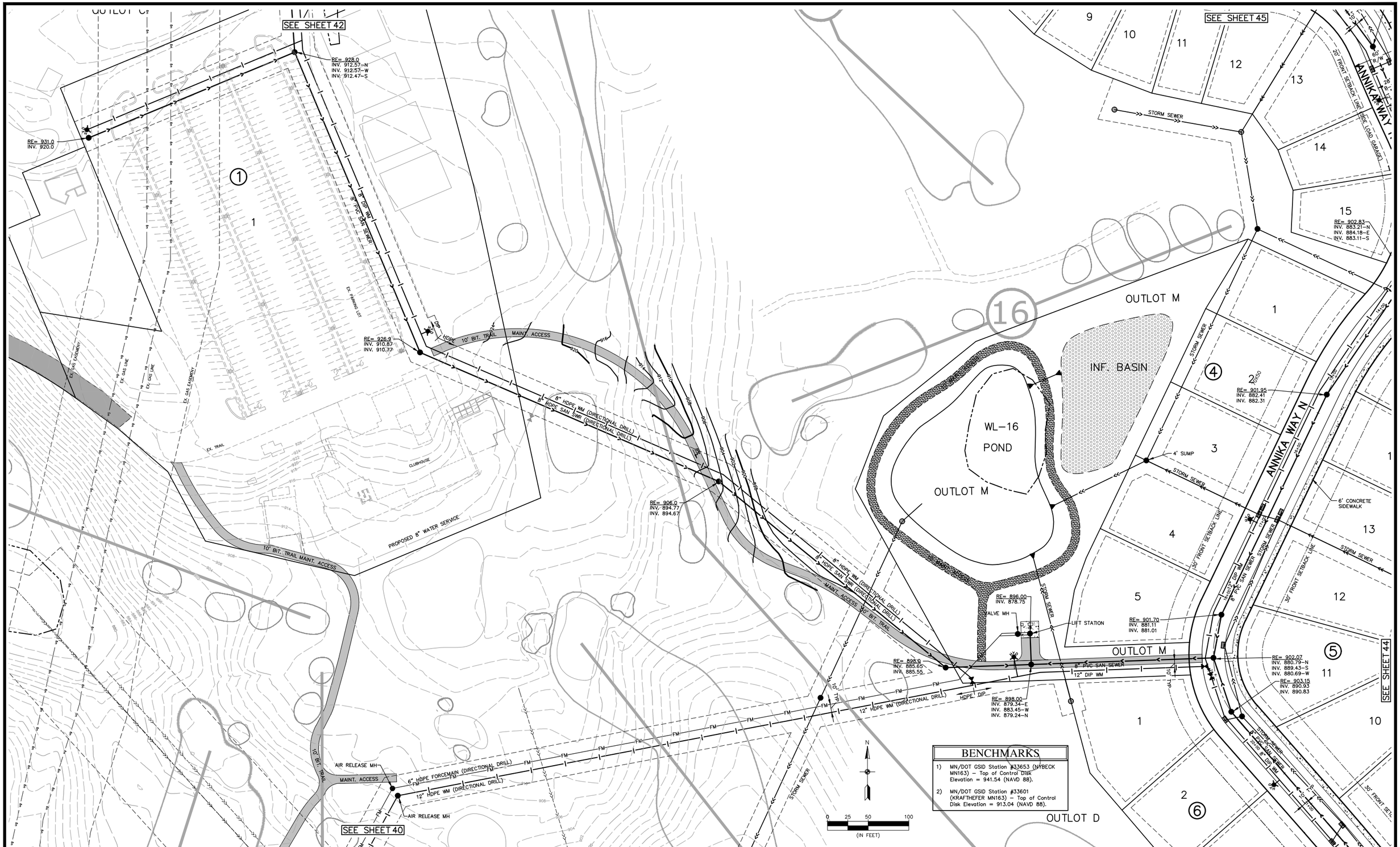
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

PRELIMINARY SITE & UTILITY PLAN

40 of 65

[Issue Date: 04/08/17] F:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\prelm residential plans\6036-site.dwg



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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41 of 65

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20TH STREET NORTH

MASTERS LANE N

SEE SHEET 38

SEE SHEET 45

SEE SHEET 41

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT HH

EXISTING PARKING LOT

EXISTING DRIVING RANGE

EXISTING BUILDING

WL-18

WL-19

RETAINING WALL

REMOVE EXISTING ENTRANCE

RIGHT TURN LANE

12" HDPE (DIRECTIONAL DRILL)

10' BIT. TRAIL/MAINT. ACCESS

8' BIT. TRAIL

STORM SEWER

6" DIP WM

8" PVC SAN. SEWER

EXISTING DRIVE

EX. GAS LINE

EX. GAS EASEMENT

EX. CATV EASEMENT

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

0 25 50 100
(IN FEET)

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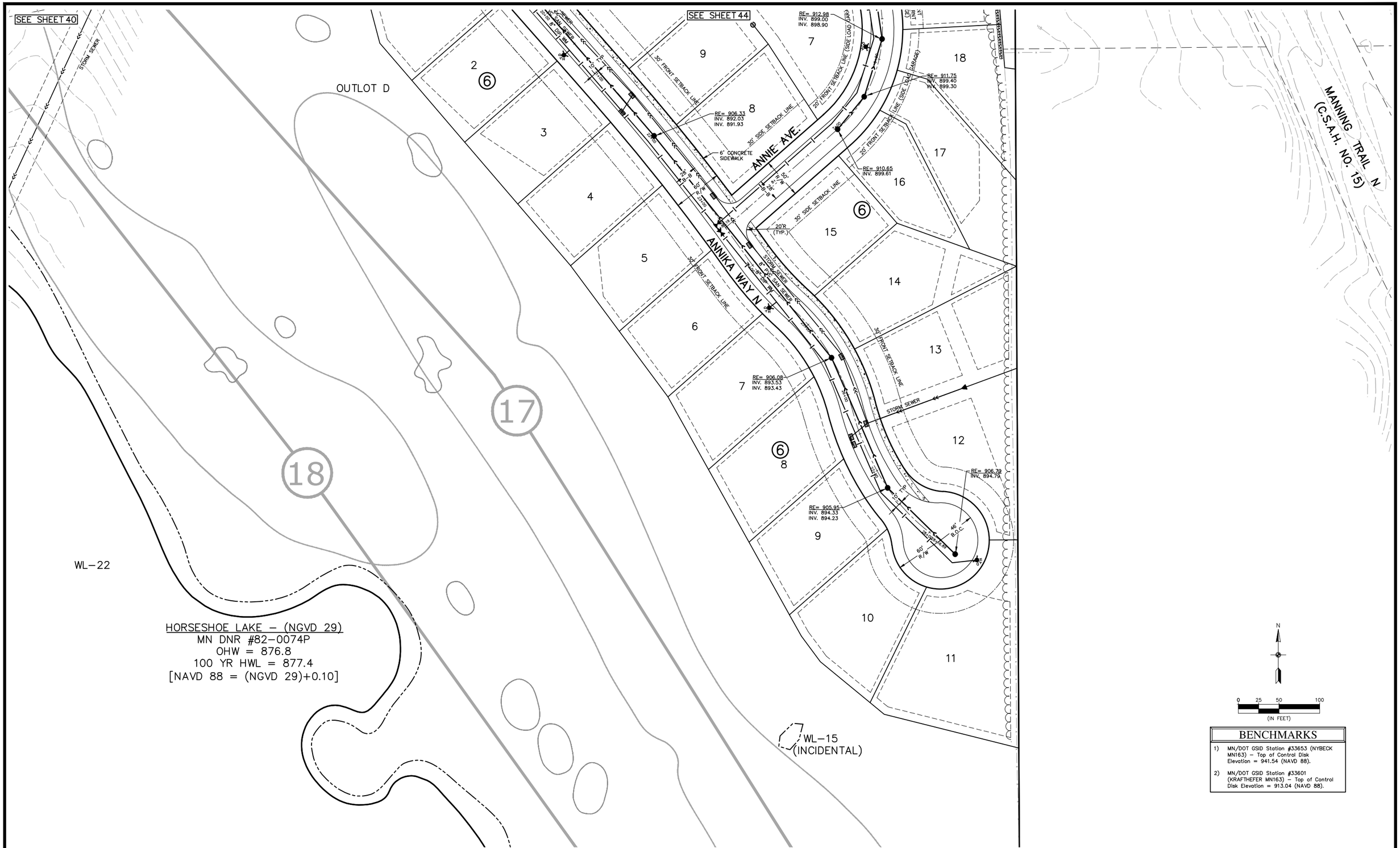
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SEE SHEET 45

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

LIFT STATION

MAINT. ACCESS 10' BIT. TRAIL

6" CONCRETE SIDEWALK

4' SUMP

RE= 902.08
INV. 884.01
INV. 883.91

RE= 902.45
INV. 883.61
INV. 883.51

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

RE= 901.95
INV. 882.41
INV. 882.31

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= 911.75
INV. 899.40
INV. 899.30

RE= 910.65
INV. 899.61

RE= 912.98
INV. 899.00
INV. 898.90

RE= 906.33
INV. 892.03
INV. 891.93

RE= 907.02
INV. 880.79-N
INV. 889.43-S
INV. 880.69-W

RE= 903.15
INV. 890.93
INV. 890.83

RE= 901.70
INV. 881.11
INV. 881.01

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= 906.0
INV. 894.77
INV. 894.67

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0 25 50 100
(IN FEET)

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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

RIGHT TURN LANE

24" RCP

RE= 896.70
INV. 888.70

4' SUMP

RE= 902.36
INV. 888.00
INV. 887.90

RE= 901.45
INV. 886.90
INV. 886.80

6' CONCRETE SIDEWALK

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

STORM SEWER

8" PVC SAN SEWER

12" DIP WM

5' PVC SAN SEWER

20' FRONT SETBACK LINE (SIDE LOAD GARAGE)

20' FRONT SETBACK LINE

SEE SHEET 42

SEE SHEET 44

OUTLOT I

30'R

N

0 25 50 100
(IN FEET)

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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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Lake Elmo, Minnesota

INDEX

Issue Date: 04/08/17 F:\Jobs\6021 - 6040\6036 - tartan park\cad\engineering\preliminary residential plans\6036_ind.dwg

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)

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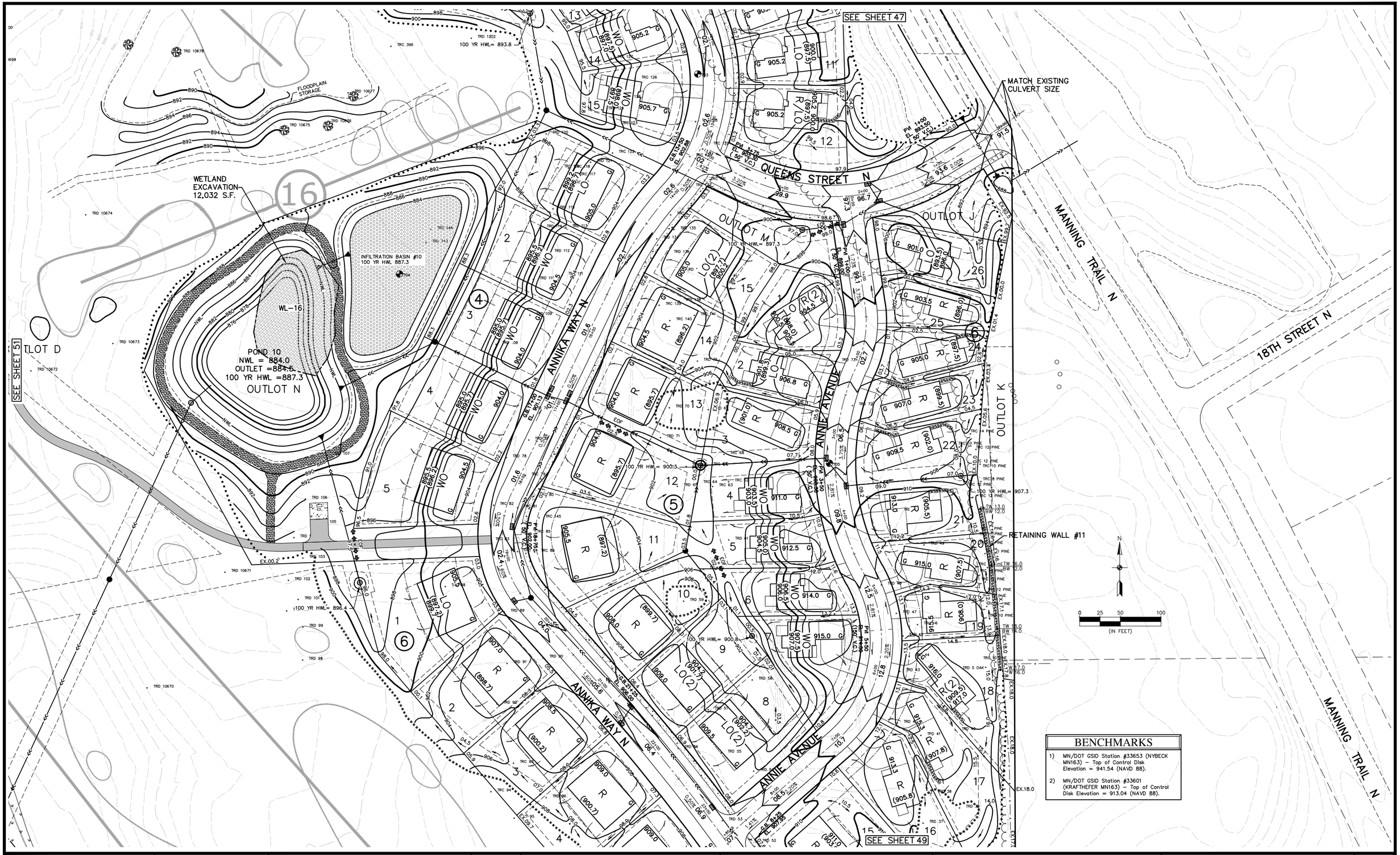
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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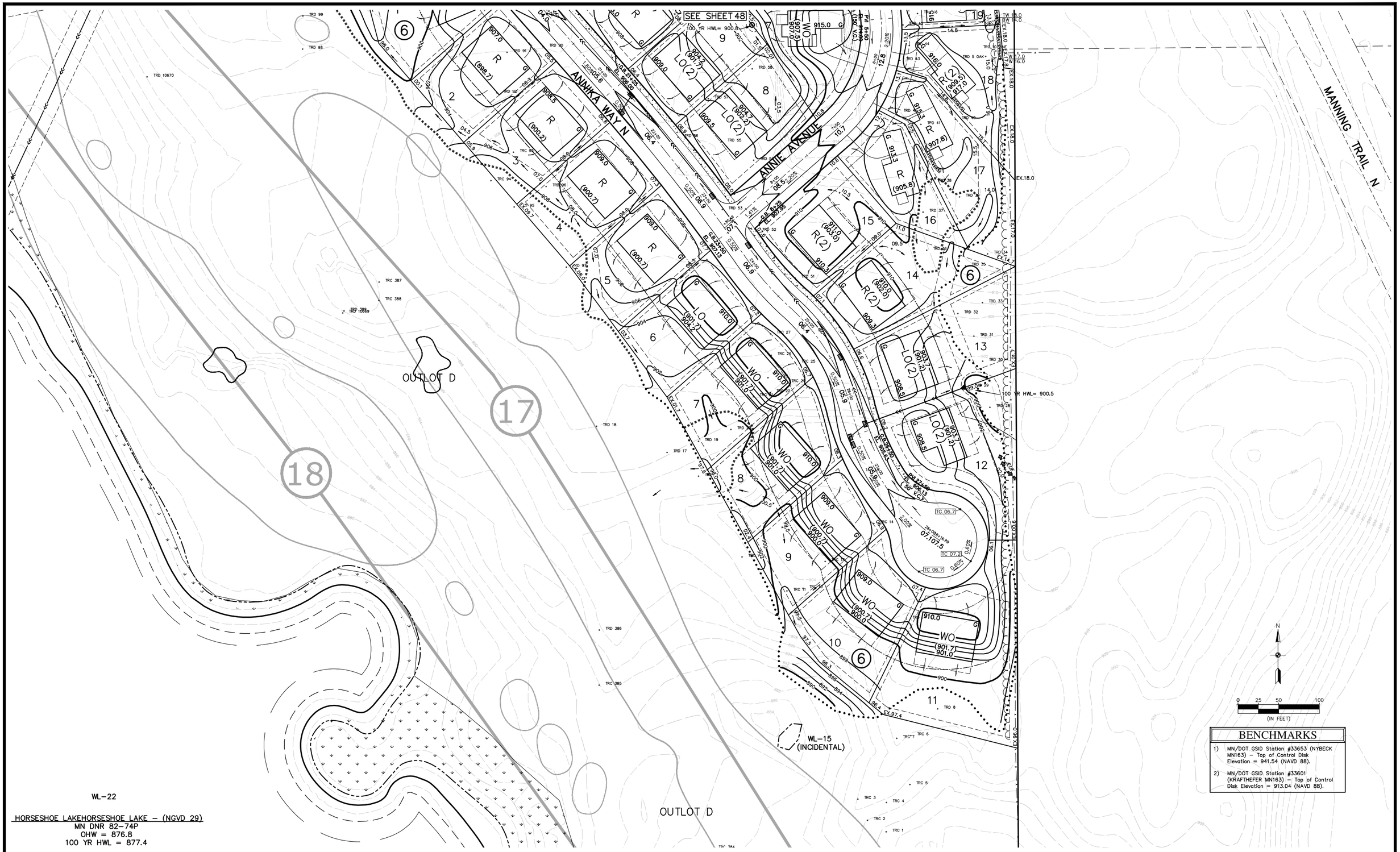
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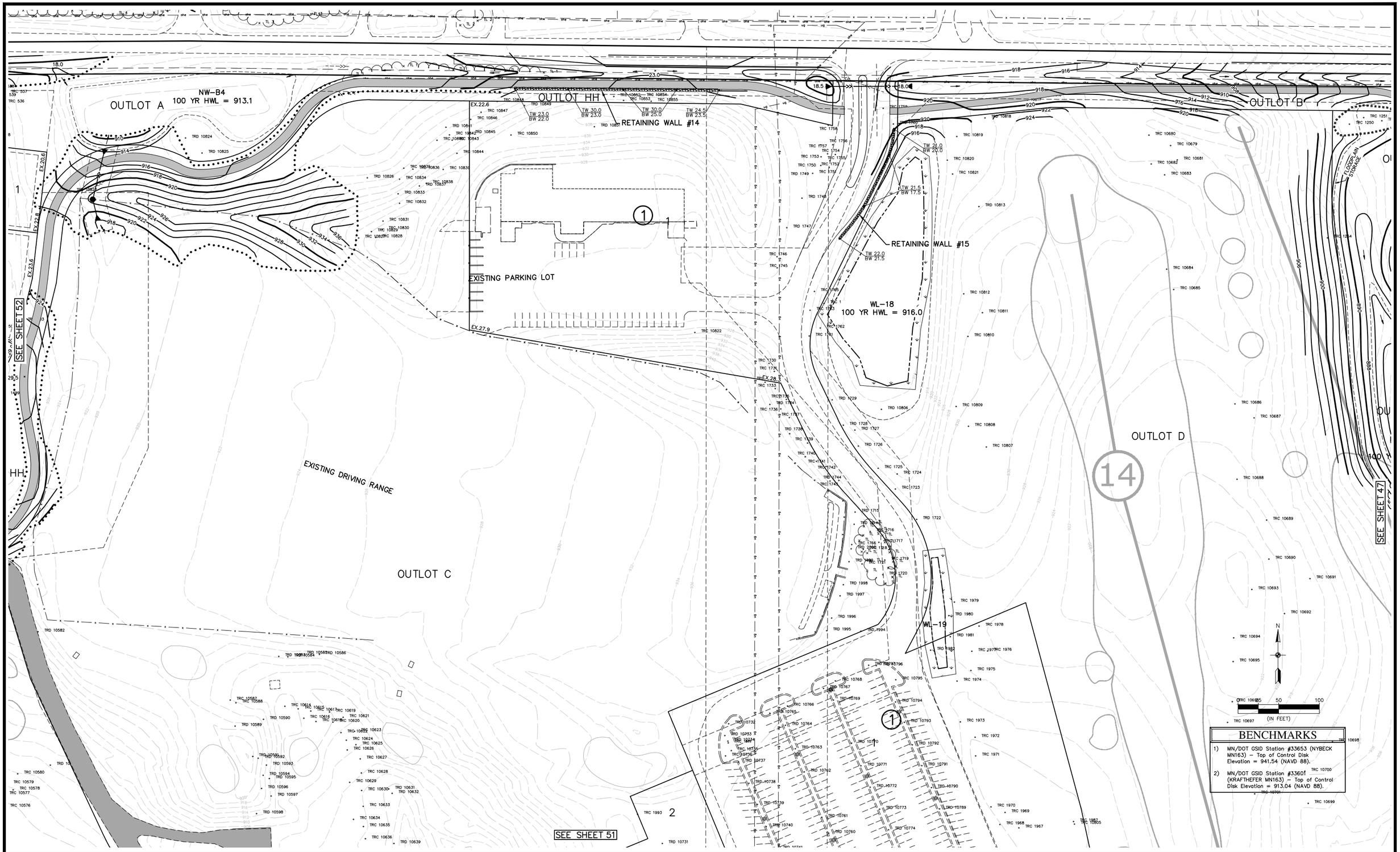
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SEE SHEET 50

SEE SHEET 52

SEE SHEET 48

WL-19

WL-14

WL-13

OUTLOT D

OUTLOT D

N

0 25 50 100
(IN FEET)

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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

SEE SHEET 53

SEE SHEET 50

RETAINING WALL #3

RETAINING WALL #2

OUTLOT HH

OUTLOT II

OUTLOT GG

WL-11

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

[NAVD 88 = (NGVD 29)+0.10]

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

INFILTRATION BASIN #30
100 YR HWL 883.6

SEE SHEET 54

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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Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

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

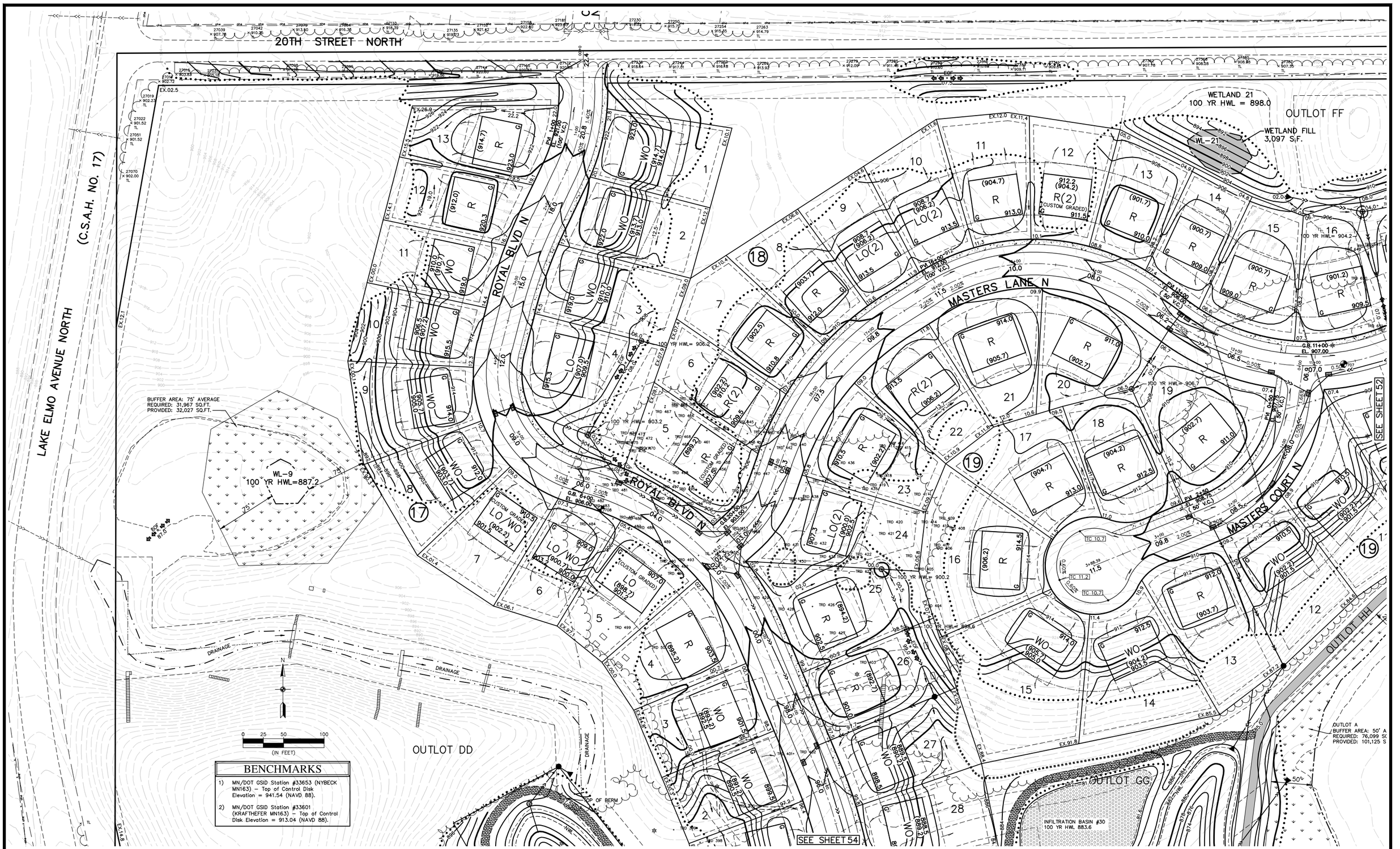
Revisions:
1. 2/10/17 Revise Per City Comments
2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

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

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



BENCHMARKS

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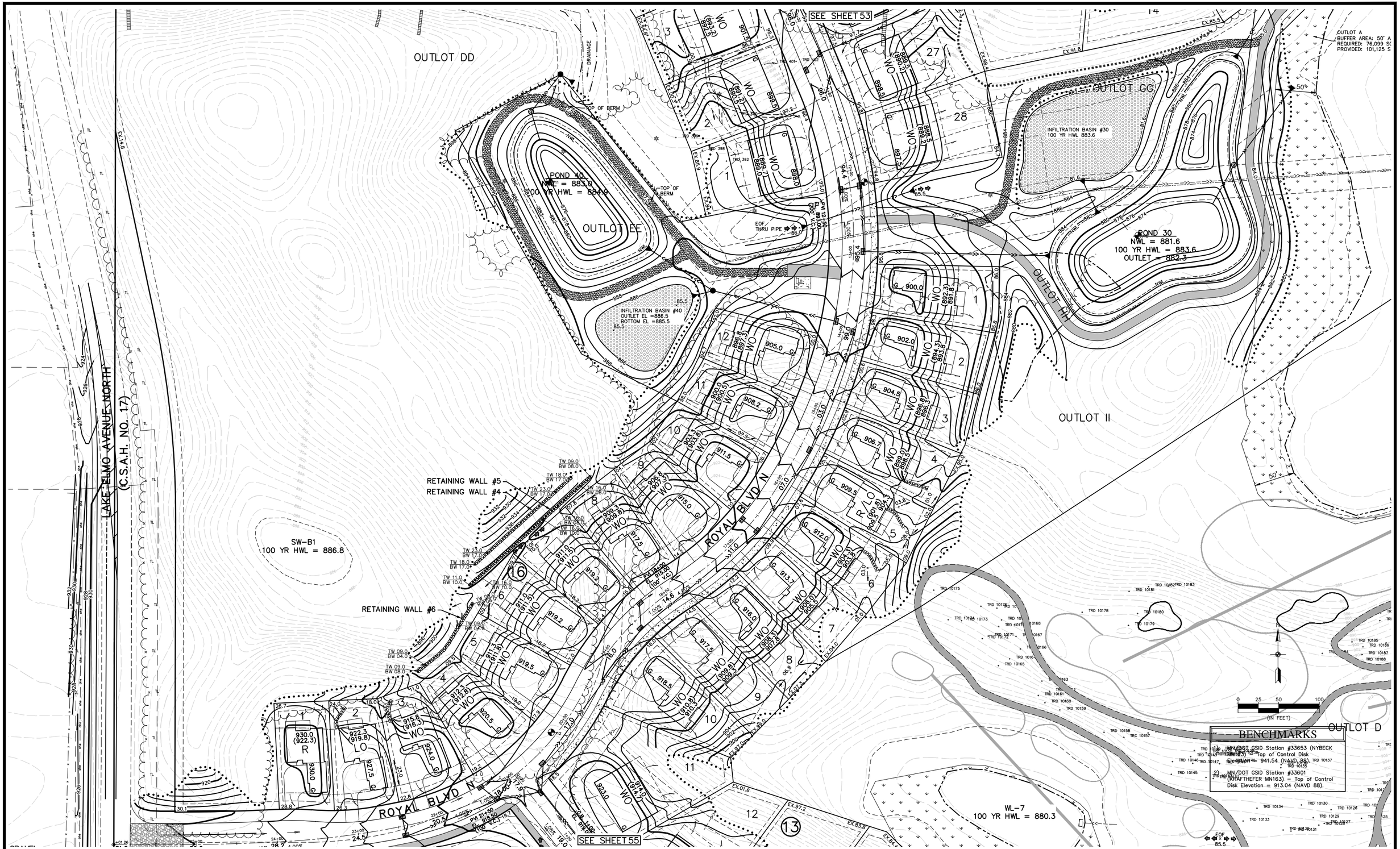
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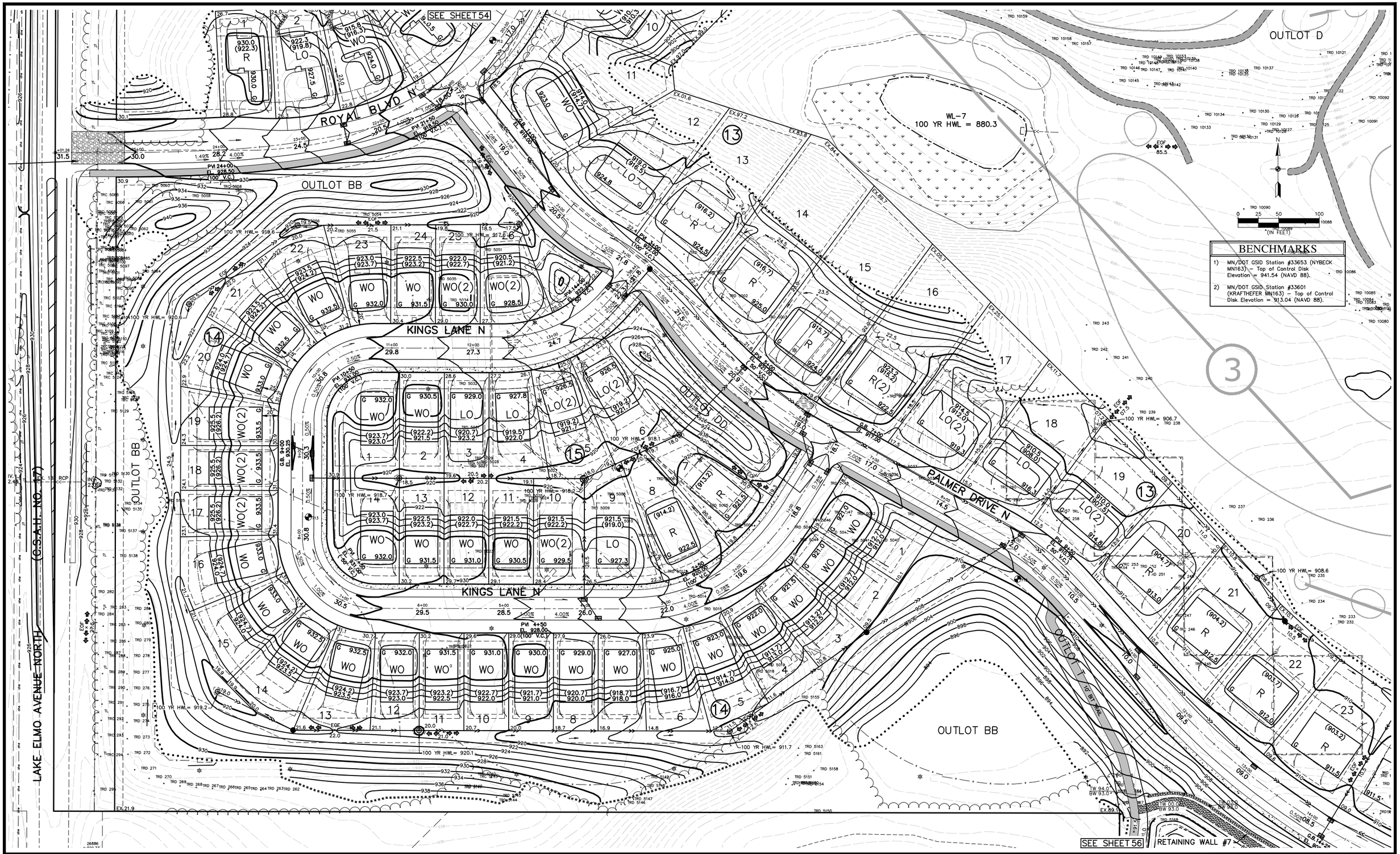
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Lake Elmo, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

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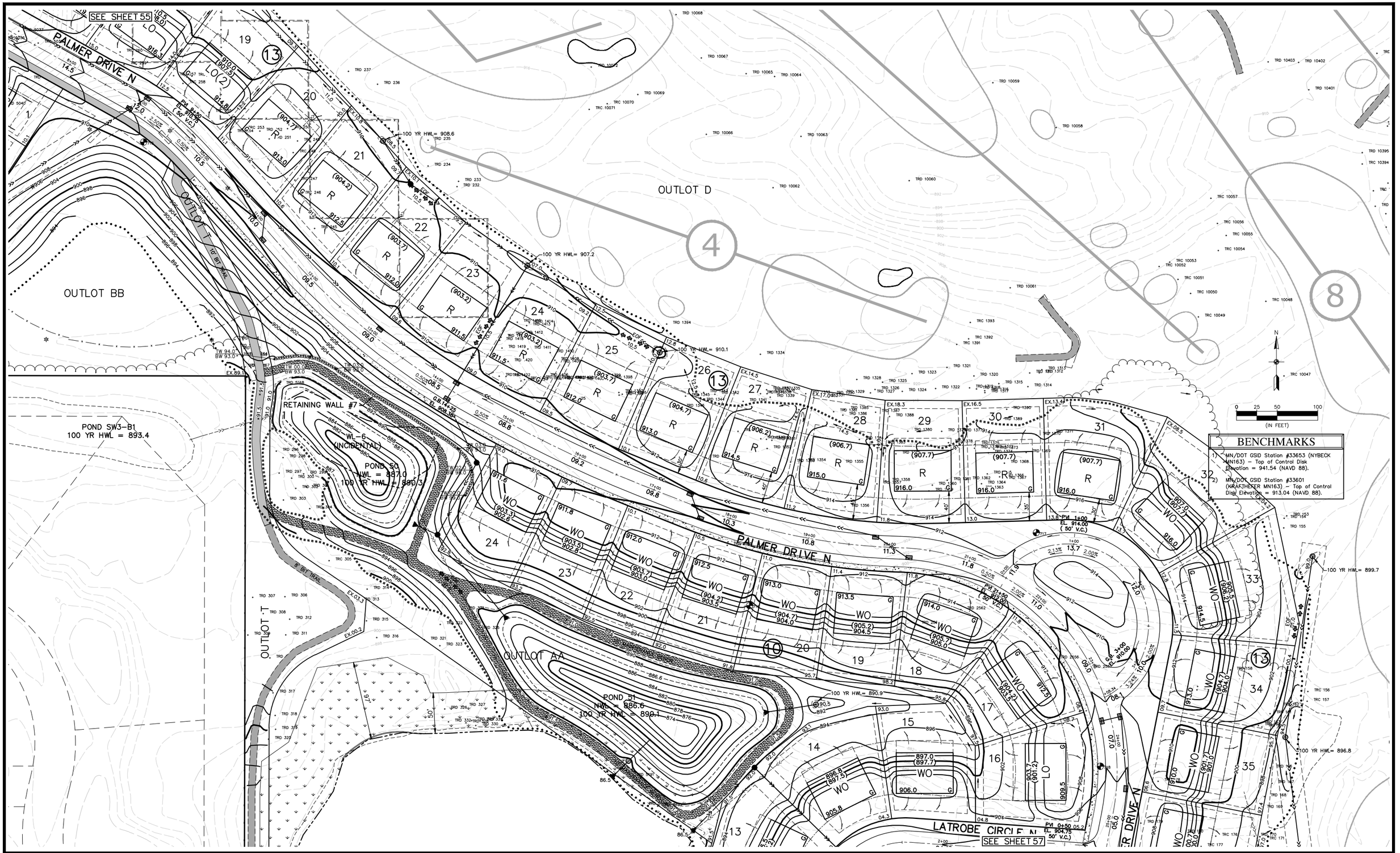
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55 of 65

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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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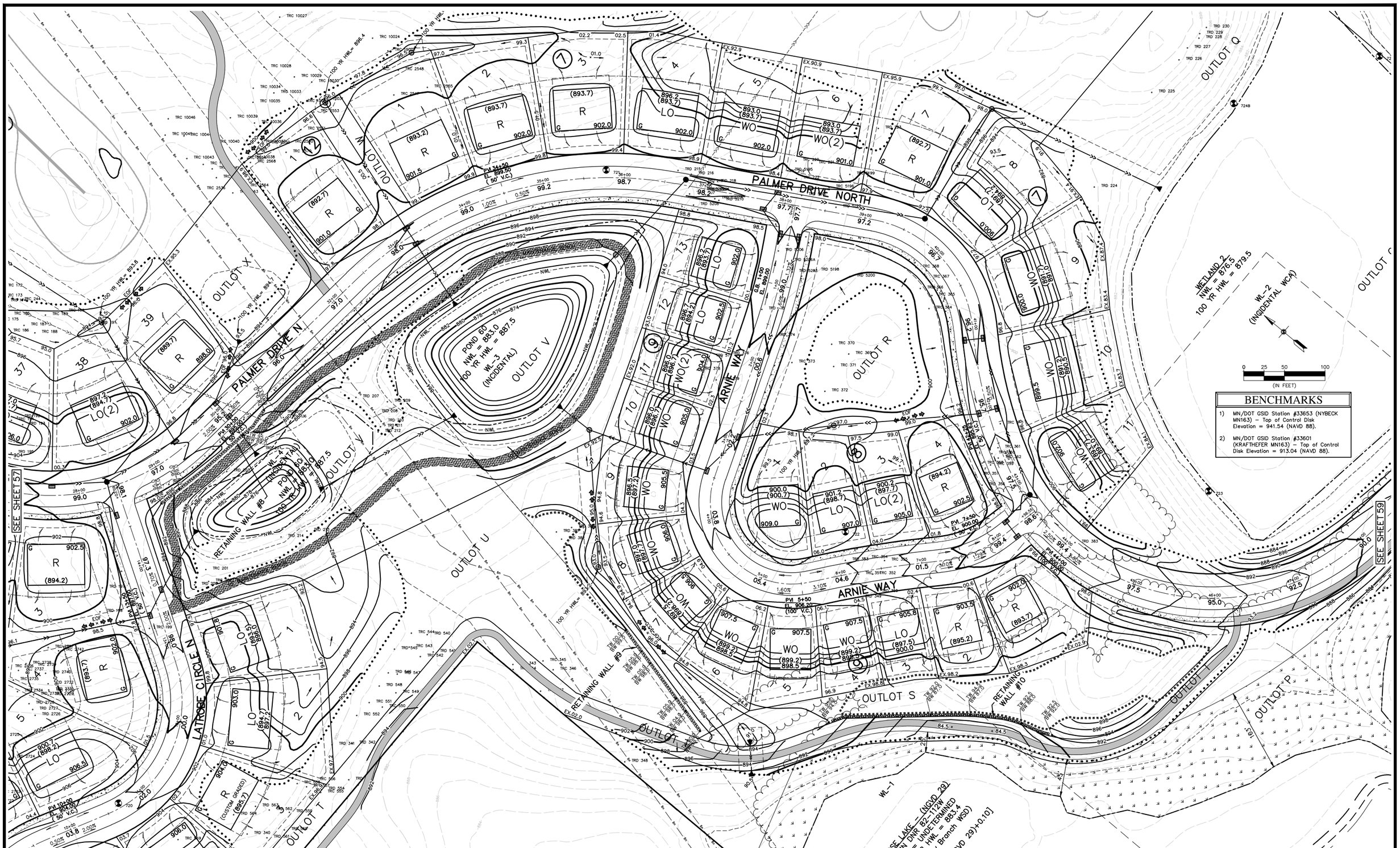
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PRELIMINARY GRADING & EROSION CONTROL PLAN

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PRELIMINARY GRADING & EROSION CONTROL PLAN

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

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

OUTLOT T

OUTLOT S

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: 134,969 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

0 25 50 100
(IN FEET)

BENCHMARKS

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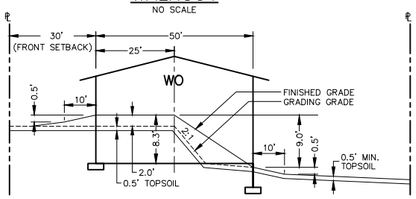
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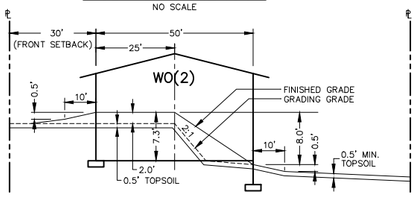
SINGLE FAMILY HOLDDOWNS FOR 80–100' LOTS

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

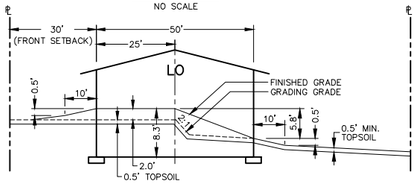
WALKOUT
NO SCALE



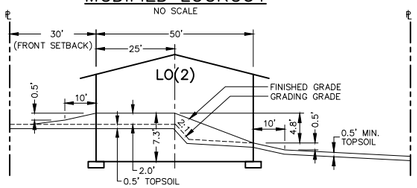
MODIFIED WALKOUT
NO SCALE



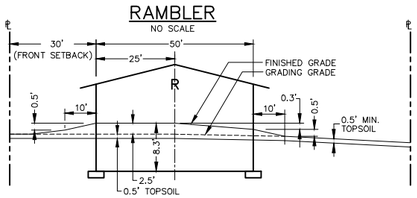
LOOKOUT
NO SCALE



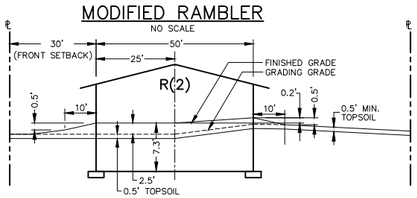
MODIFIED LOOKOUT
NO SCALE



RAMBLER
NO SCALE



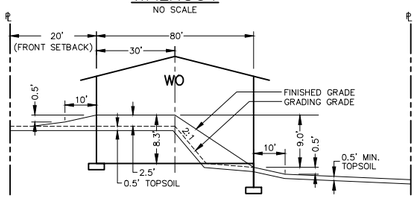
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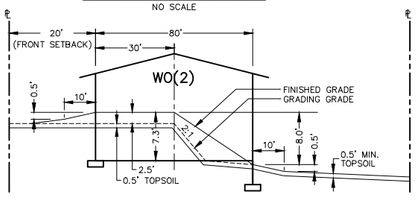
SINGLE FAMILY HOLDDOWNS FOR 55' – 65' LOTS

L1–26 B14, L1–14 B15

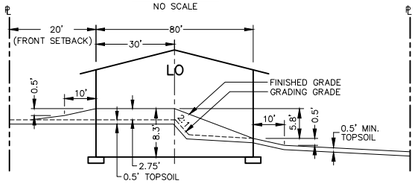
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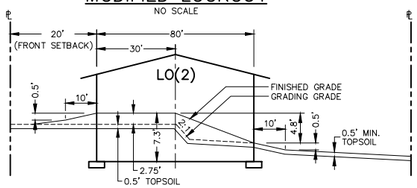
MODIFIED WALKOUT
NO SCALE



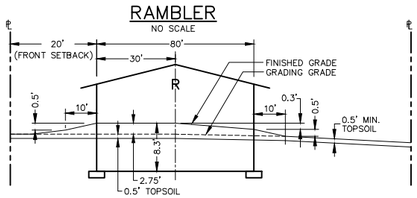
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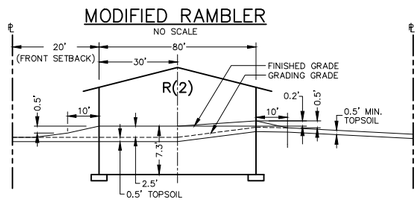
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NO SCALE



RAMBLER
NO SCALE



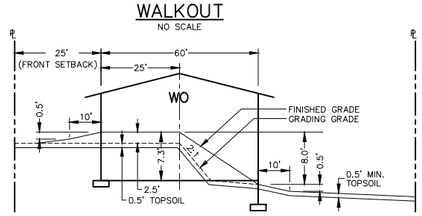
MODIFIED RAMBLER
NO SCALE



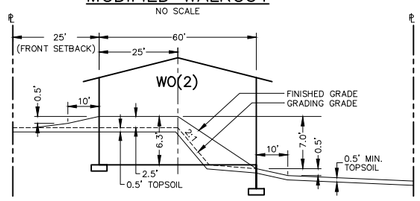
SINGLE FAMILY HOLDDOWNS FOR 65' LOTS

L1–4 B8, L1–13 B9

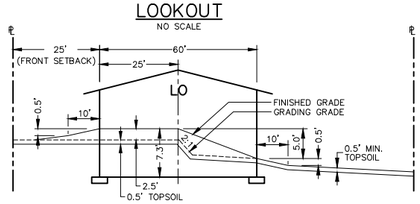
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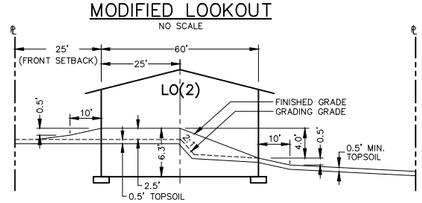
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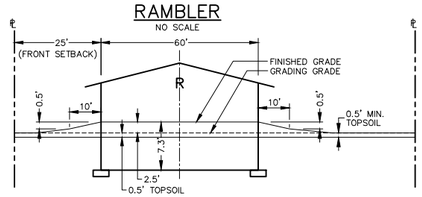
LOOKOUT
NO SCALE



MODIFIED LOOKOUT
NO SCALE



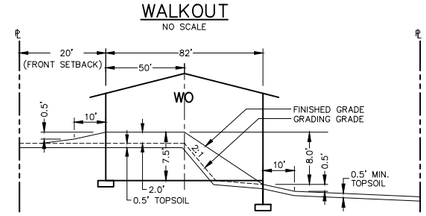
RAMBLER
NO SCALE



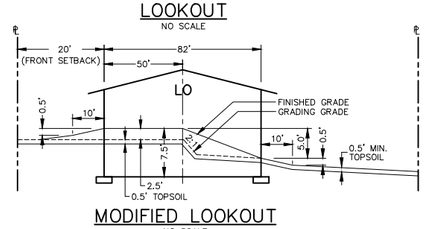
SINGLE FAMILY HOLDDOWNS FOR 55' – 65' LOTS (PRATT)

L1–7 B5, L16–26 B6

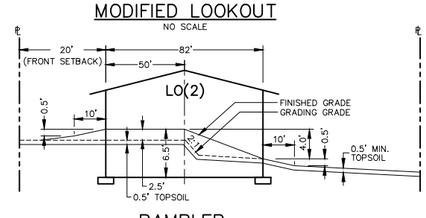
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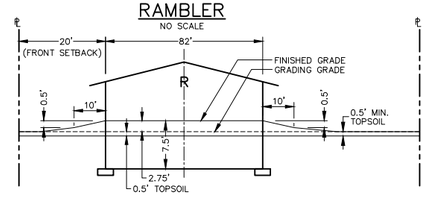
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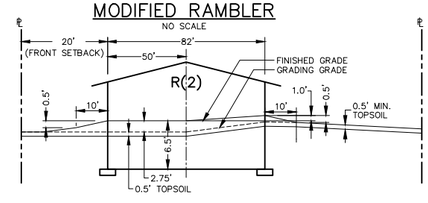
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RAMBLER
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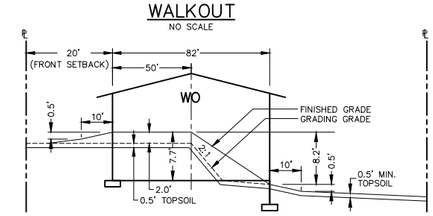
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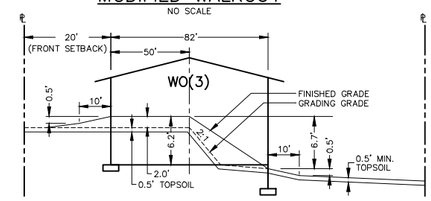
SINGLE FAMILY HOLDDOWNS FOR 60' LOTS (GORHAM)

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

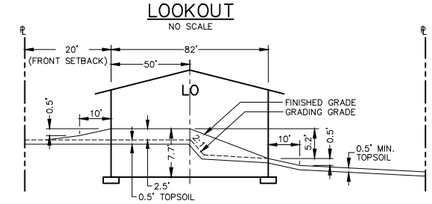
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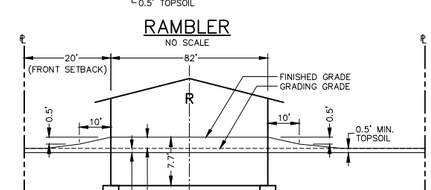
MODIFIED WALKOUT
NO SCALE



LOOKOUT
NO SCALE



RAMBLER
NO SCALE



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.

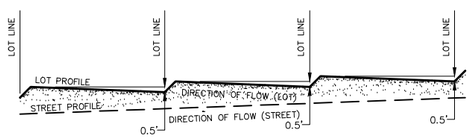
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

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

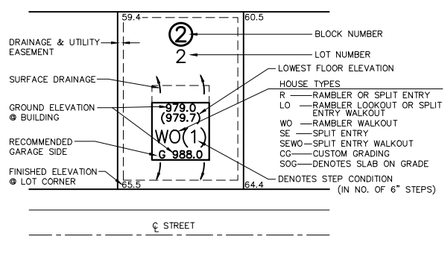
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

LOT BENCHING DETAIL



GRADING PLAN LOT KEY



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
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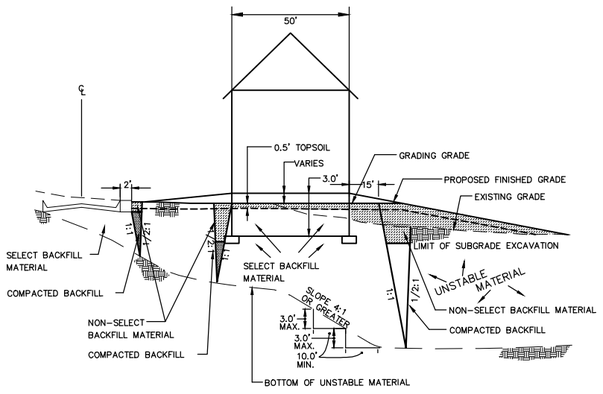
H.C. Golf Course Development, LLC
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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

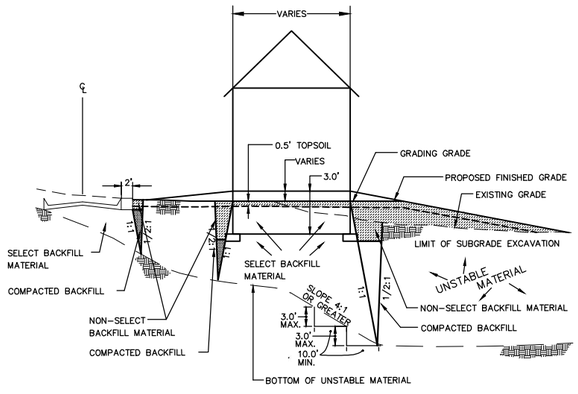
DETAILS

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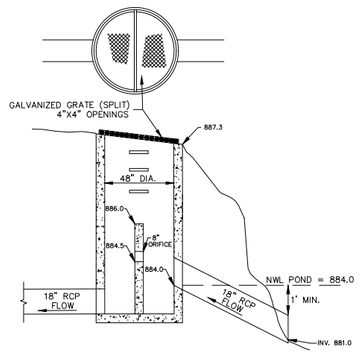
SUBGRADE CORRECTION (80–100' LOTS)



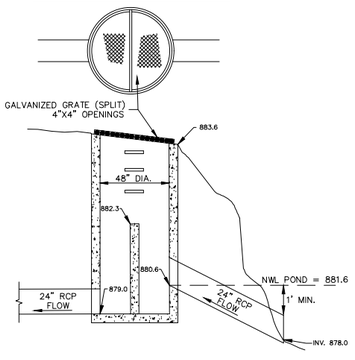
SUBGRADE CORRECTION (55' – 65' LOTS)



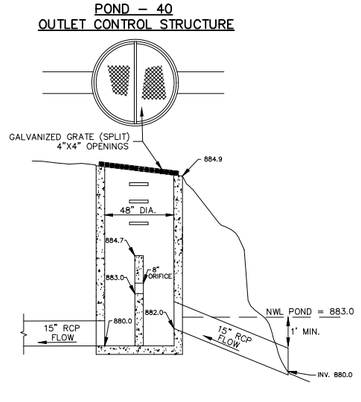
POND – 10
OUTLET CONTROL STRUCTURE



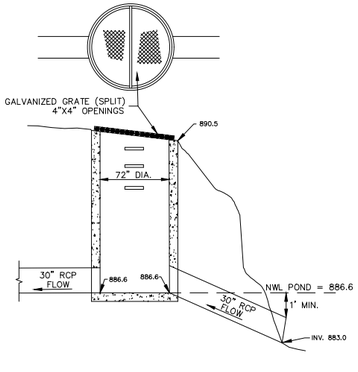
POND – 30
OUTLET CONTROL STRUCTURE



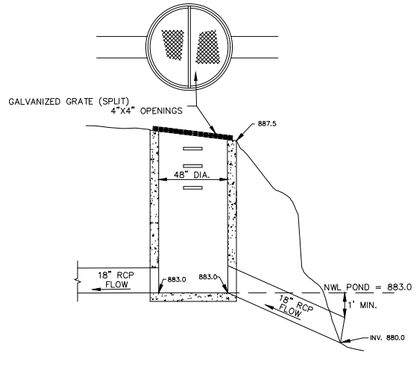
POND – 40
OUTLET CONTROL STRUCTURE



POND – 51
OUTLET CONTROL STRUCTURE



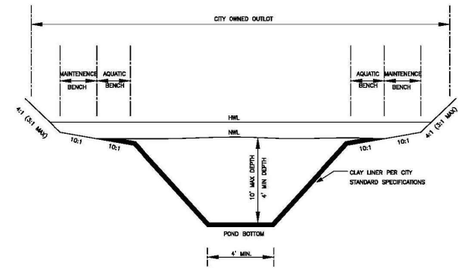
POND – 60
OUTLET CONTROL STRUCTURE



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 BASINS. 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 DOWATERED 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 DOWATERING 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 INSTALL WITTED PERMITTED 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 SWB 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.

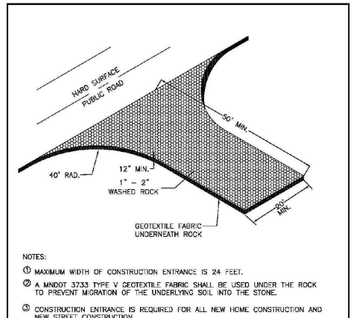
5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.

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

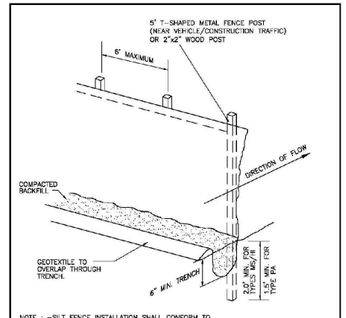


NOTES:
1. MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.
2. A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.
3. CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.
4. CONSTRUCTION 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

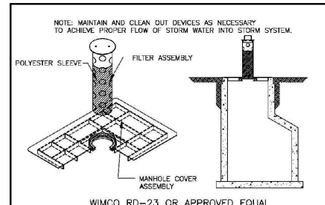


NOTE : -SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/PA NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
-MATERIALS SHALL CONFORM TO MNDOT 3886.

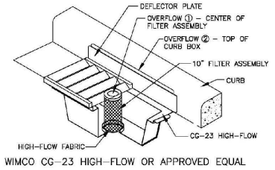
SILT FENCE

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

Carlson McCain • environmental • engineering • surveying

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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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THE ROYAL GOLF CLUB AT LAKE ELMO
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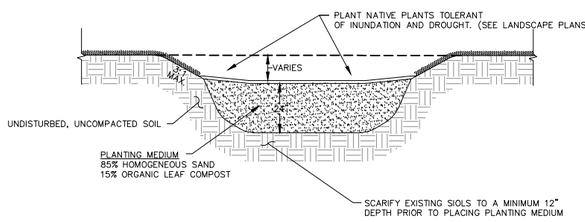
DETAILS

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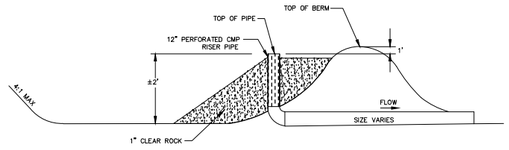
LEGEND

	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 x	00.0 x E.O.F.
EMERGENCY OVERFLOW		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

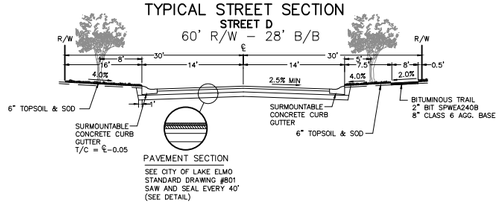
INFILTRATION BASINS



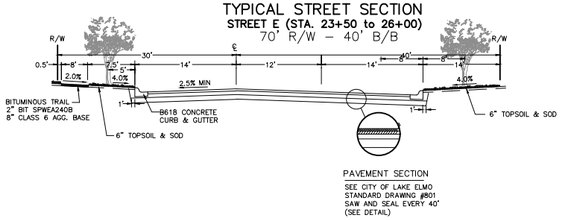
TEMPORARY SEDIMENT BASIN W/PERFORATED RISER PIPE



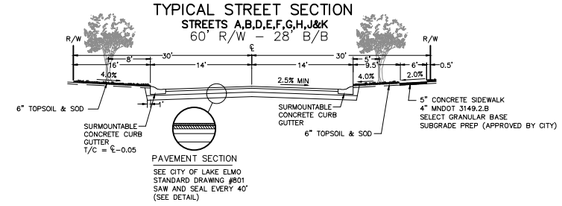
TYPICAL STREET SECTION
STREET D
60' R/W – 28' B/B



TYPICAL STREET SECTION
STREETS 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

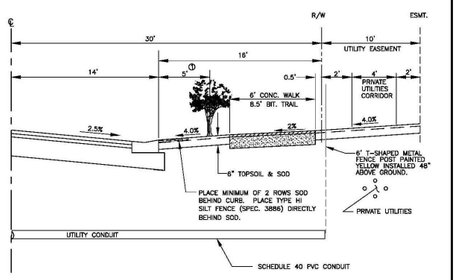


FEBRUARY 2015

CITY OF LAKE ELMO

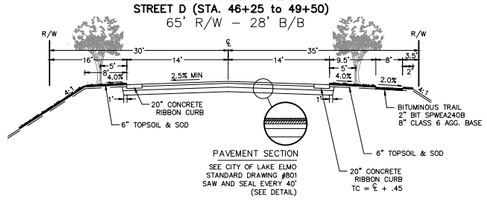
STANDARD DRAWING NO. 805

TYPICAL RIGHT OF WAY LAYOUT

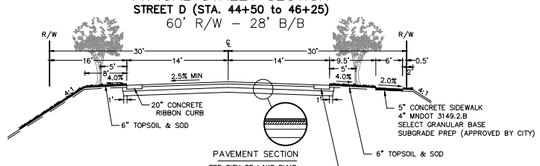


NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

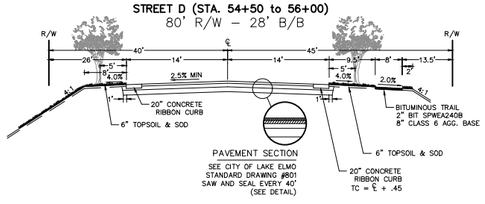
TYPICAL STREET SECTION
STREET D (STA. 46+25 to 49+50)
65' R/W – 28' B/B



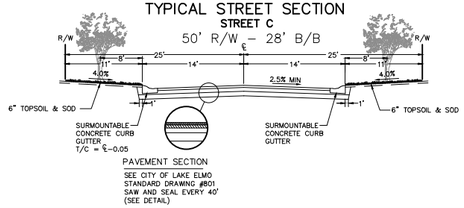
TYPICAL STREET SECTION
STREET D (STA. 44+50 to 46+25)
60' R/W – 28' B/B

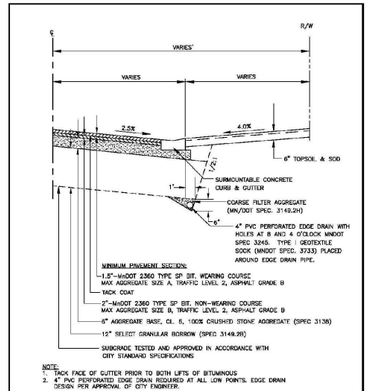


TYPICAL STREET SECTION
STREET D (STA. 54+50 to 56+00)
80' R/W – 28' B/B



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





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.

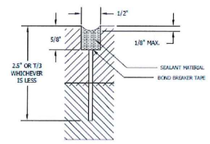
TYPICAL LOCAL RESIDENTIAL STREET SECTION
(MINIMUM 7-TON DESIGN)

FEBRUARY 2015

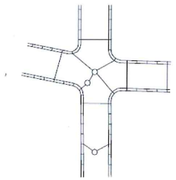
CITY OF LAKE ELMO

STANDARD DRAWING NO. 801

SAW AND SEAL FOR NEW STREETS



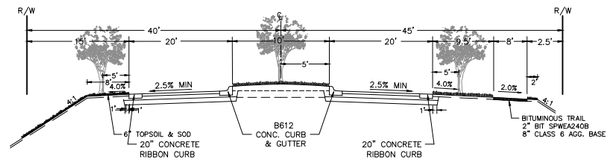
SAW AND SEAL SAMPLE LAYOUT



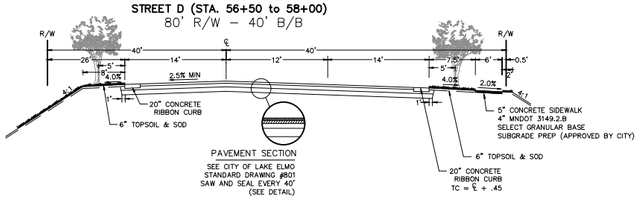
NOTES
1. SAW AND SEAL CUT LOCATIONS SHALL BE AT 10' +/- SPACING AND AT MANHOLES, OR AS DIRECTED BY THE ENGINEER.
2. SAW AND SEAL CUT SHALL BE STRAIGHT AND MATCH JOINTS IN CURB AND GUTTER.
3. JOINTS TO BE BLOWN CLEAN AND DRIED WITH A HEAT LANCE IMMEDIATELY BEFORE SEALING.
4. CONTRACTOR TO SETUP AND MAINTAIN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

SAW AND SEAL

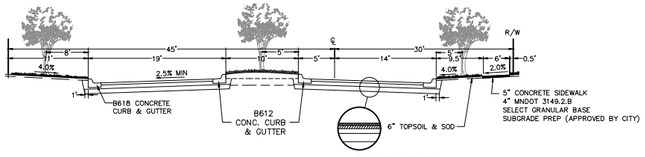
TYPICAL STREET SECTION
STREET D (CENTER ISLAND STA. 51+00 to 52+75)
85' R/W – 50' B-B



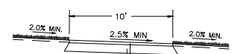
TYPICAL STREET SECTION
STREET D (STA. 56+50 to 58+00)
80' R/W – 40' B/B



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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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
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Print Name: Brian J. Krystofiak, P.E.
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Date: 9/21/16 License #: 25063

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

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2. 2/28/17 Revise Per City Comments
3. 4/07/17 Revise Per City & Watershed Comments

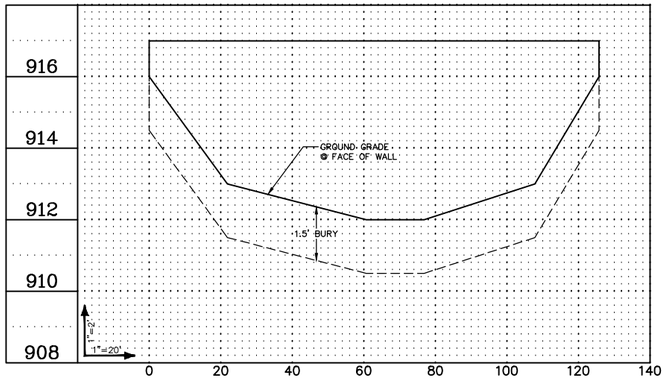
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

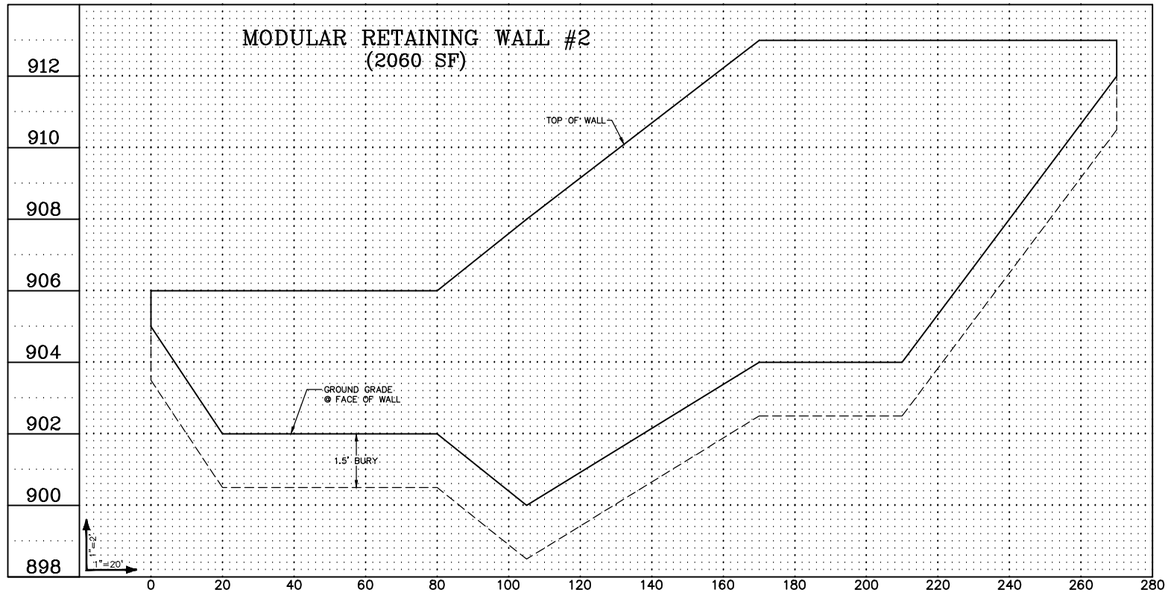
DETAILS

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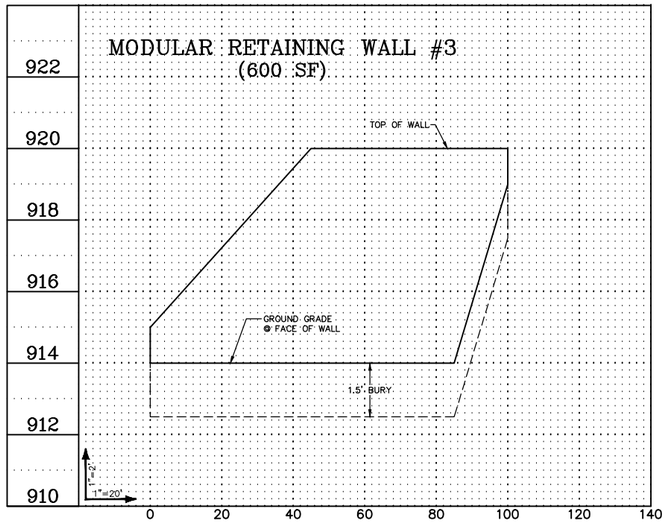
MODULAR RETAINING WALL #1
(690 SF)



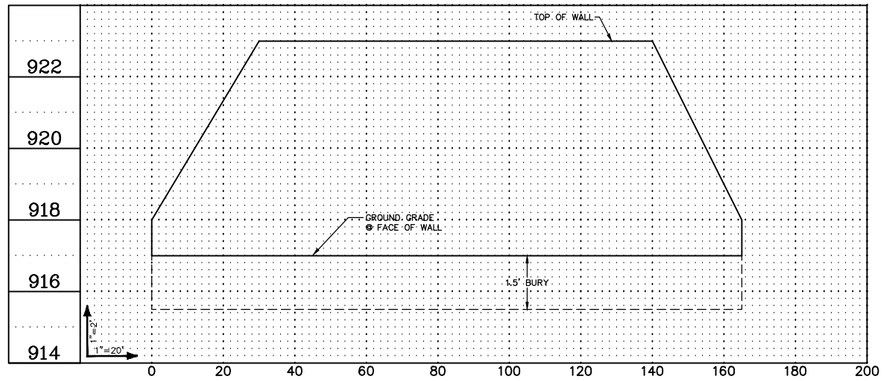
MODULAR RETAINING WALL #2
(2060 SF)



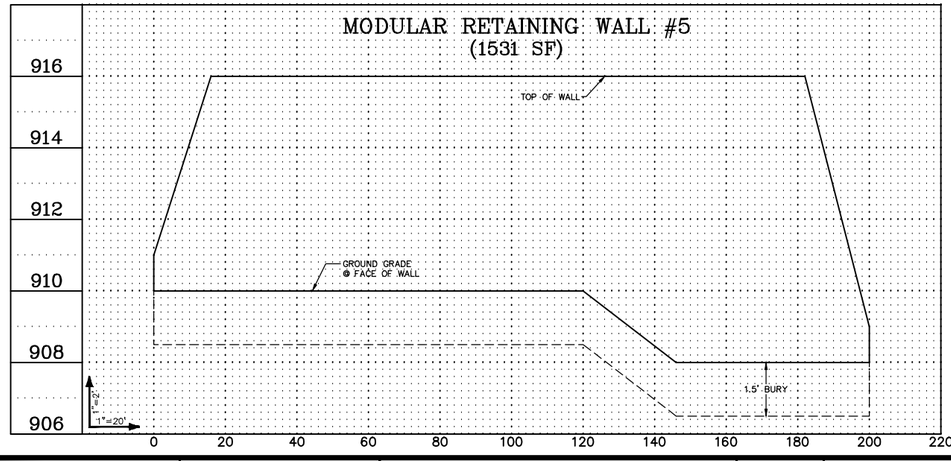
MODULAR RETAINING WALL #3
(600 SF)



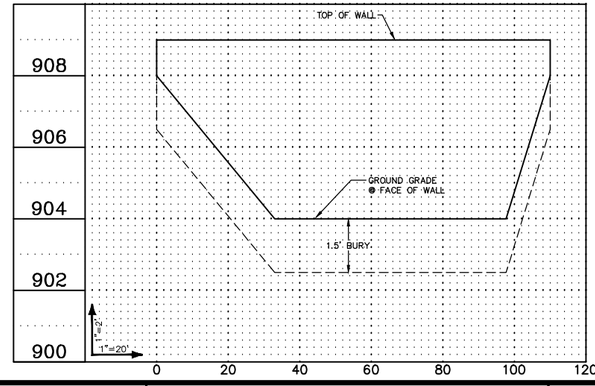
MODULAR RETAINING WALL #4
(1100 SF)



MODULAR RETAINING WALL #5
(1531 SF)



MODULAR RETAINING WALL #6
(625 SF)



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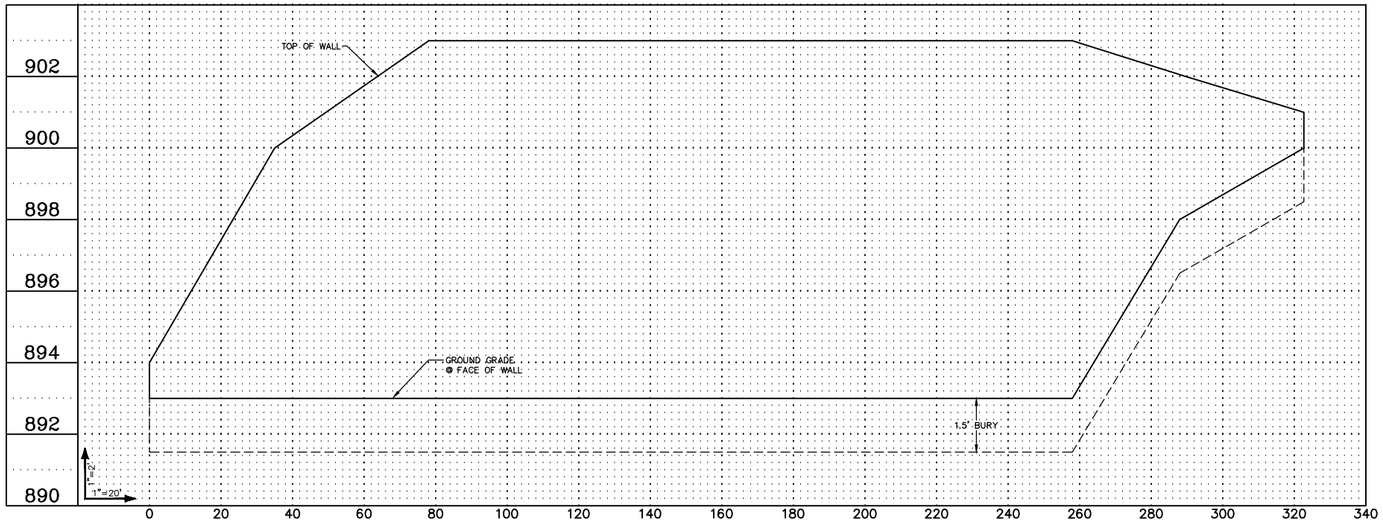
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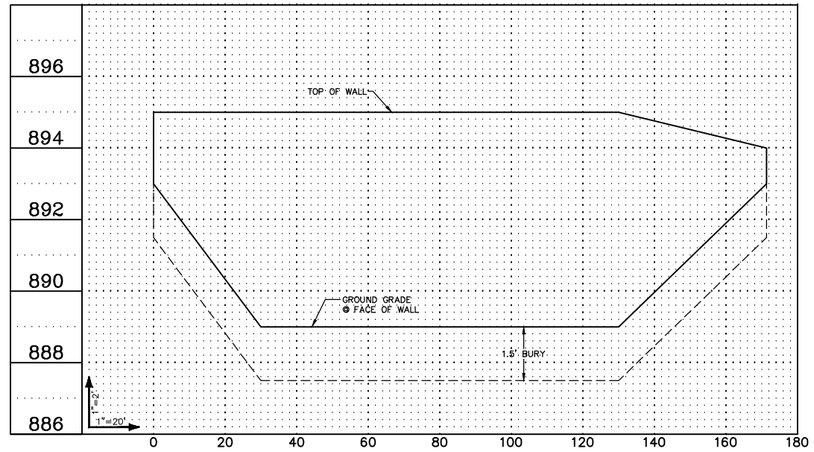
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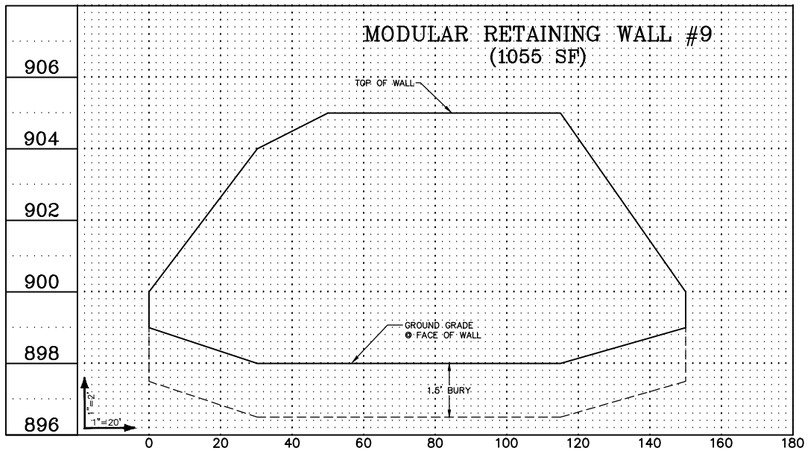
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(3100 SF)



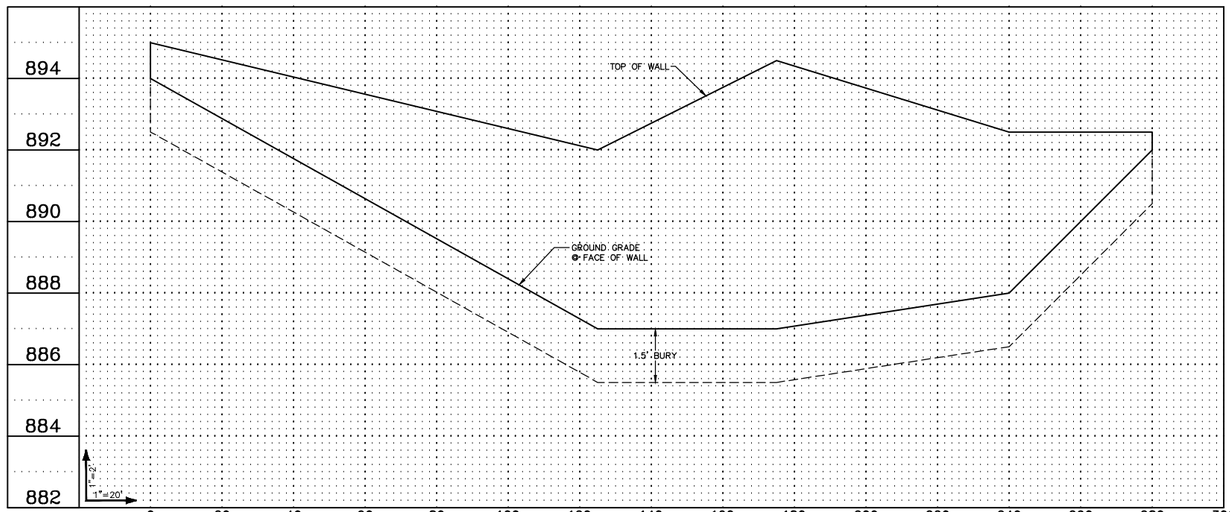
MODULAR RETAINING WALL #8
(1125 SF)



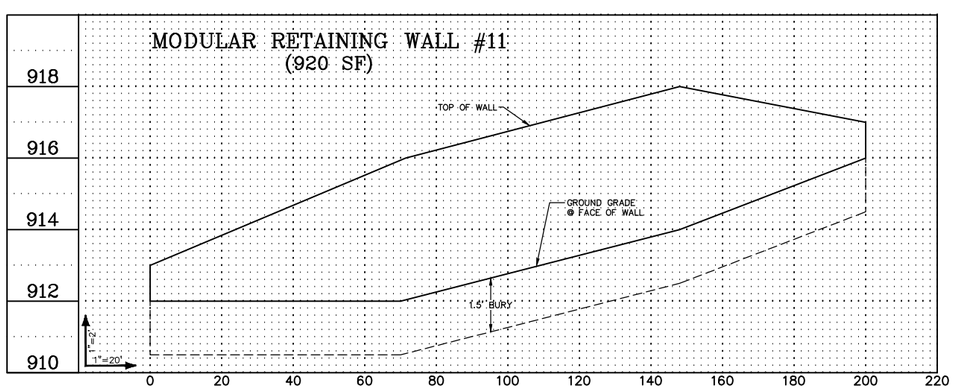
MODULAR RETAINING WALL #9
(1055 SF)



MODULAR RETAINING WALL #10
(1598 SF)



MODULAR RETAINING WALL #11
(920 SF)



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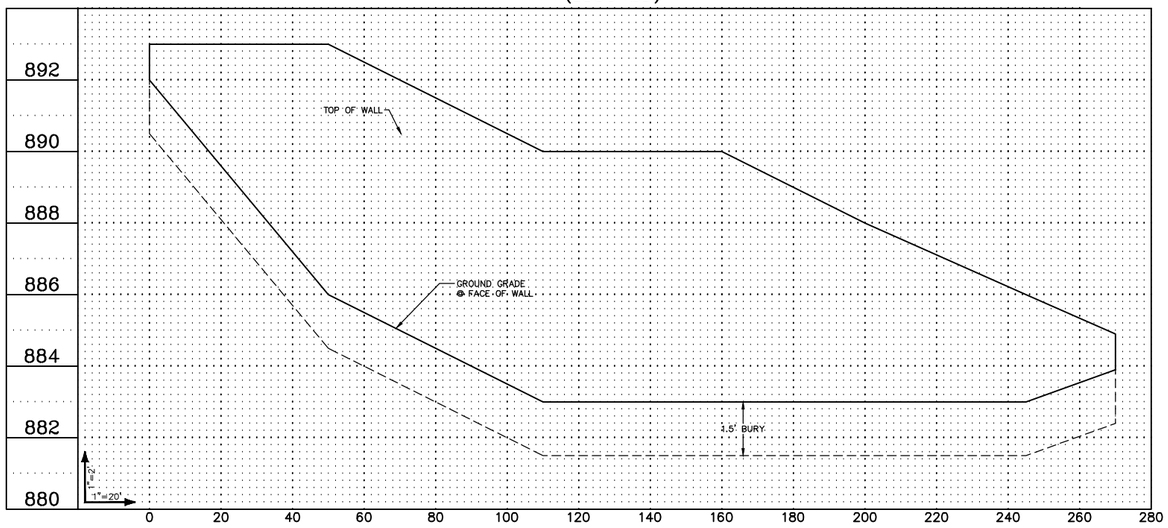
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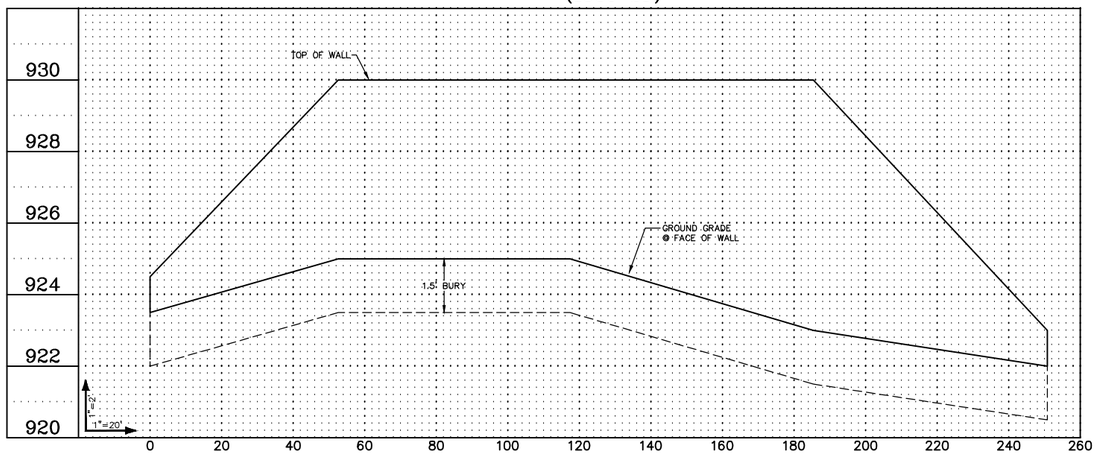
RETAINING WALL PROFILES

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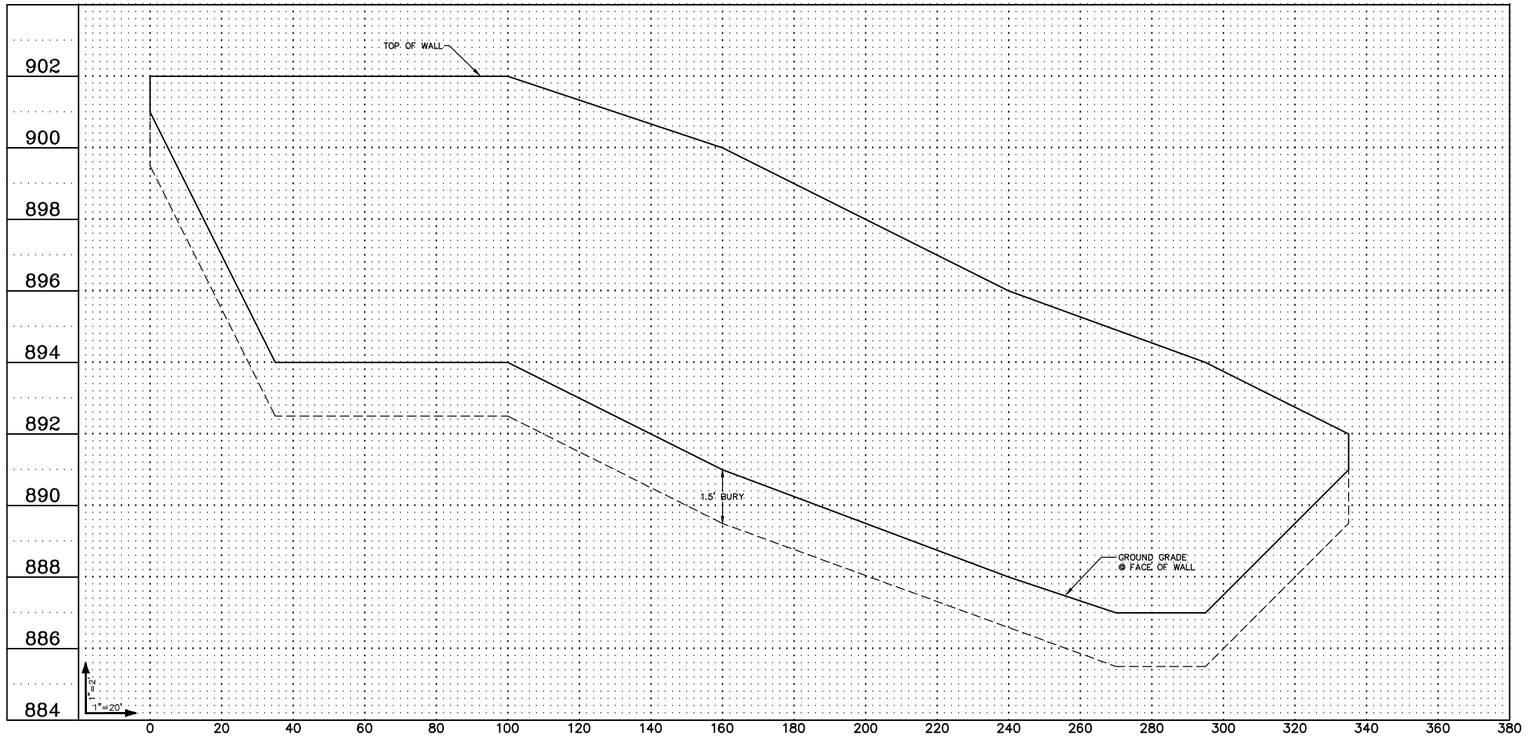
MODULAR RETAINING WALL #12
(1850 SF)



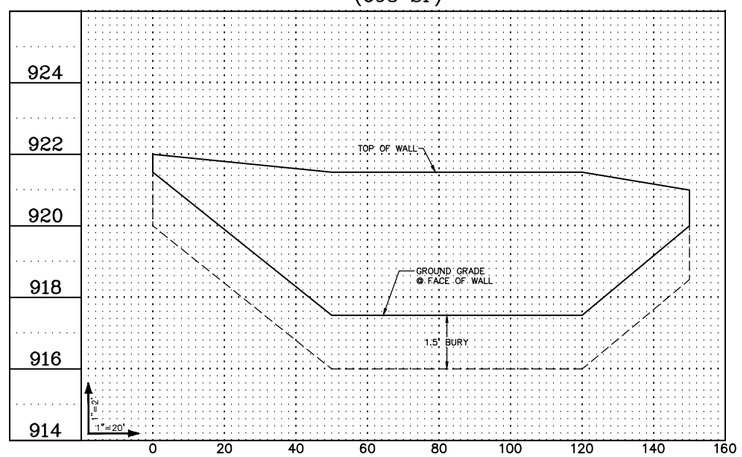
MODULAR RETAINING WALL #14
(1530 SF)



MODULAR RETAINING WALL #13
(2950 SF)



MODULAR RETAINING WALL #15
(693 SF)



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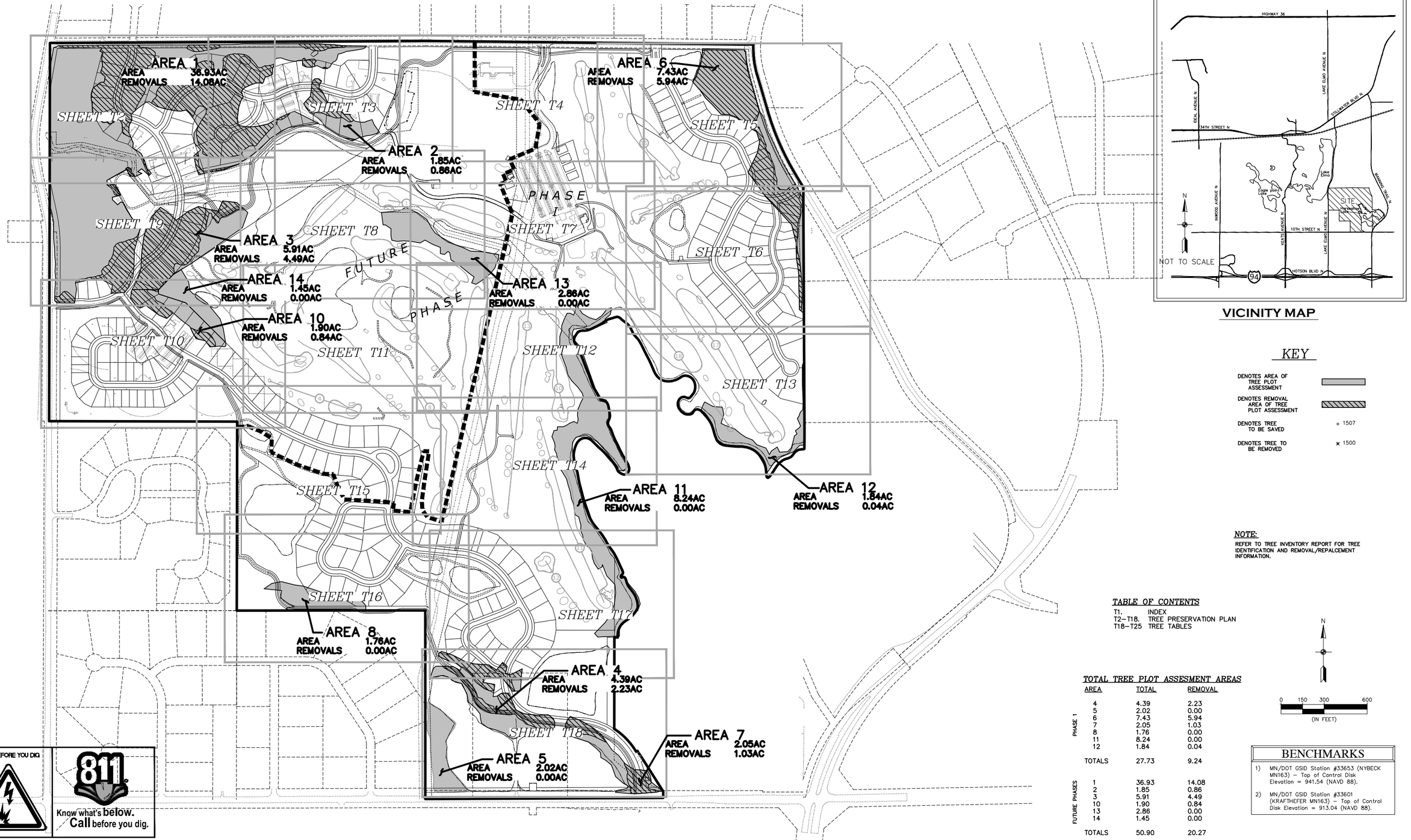
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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

RETAINING WALL PROFILES

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



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

TREE PRESERVATION PLAN

T1 of 25

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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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Lake Elmo, Minnesota

TREE PRESERVATION PLAN

T2 of 25

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

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]

WL-11

OUTLOT FF

OUTLOT HH

OUTLOT II

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).

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

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Drawn: JJO
Designed: BJK
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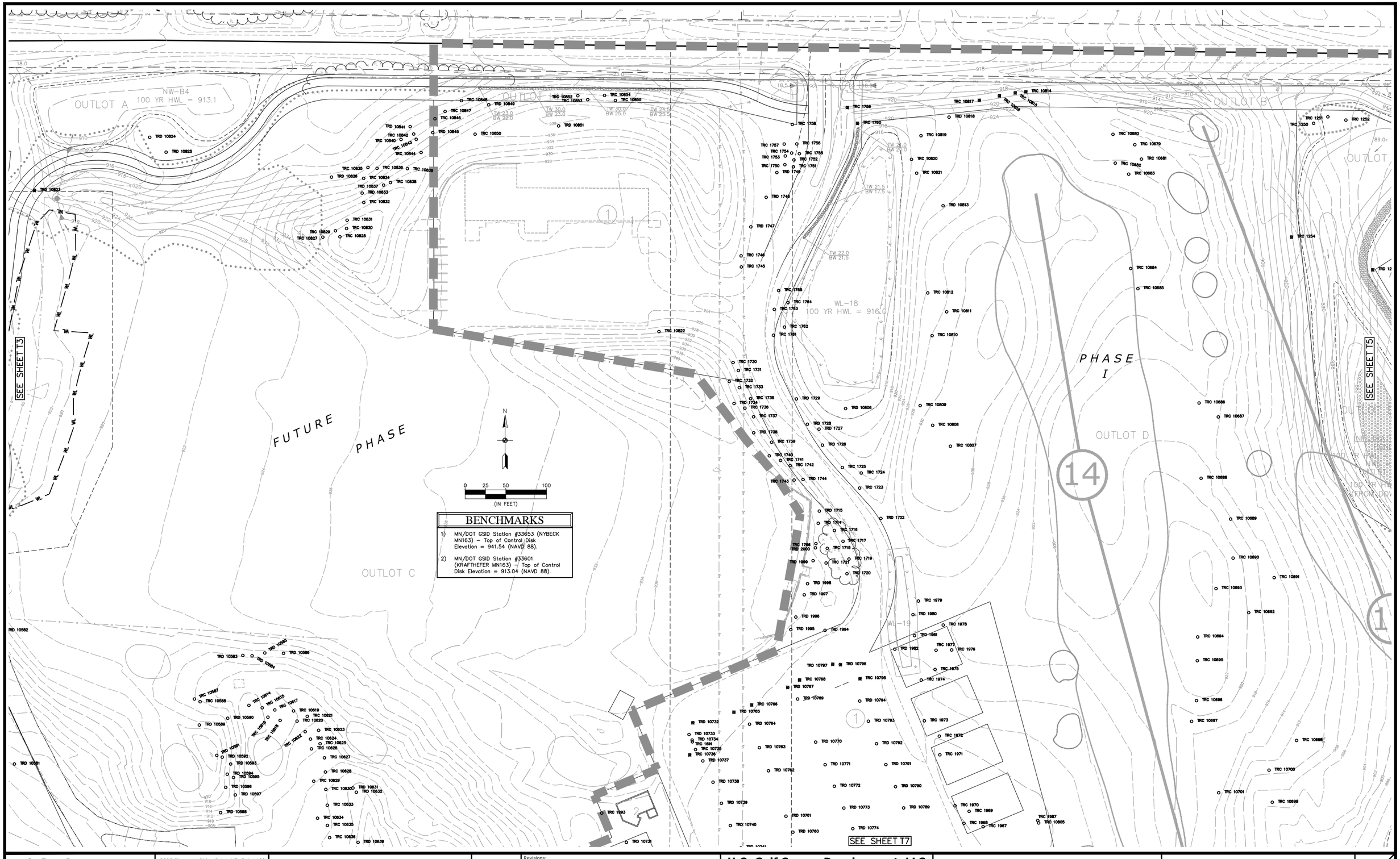
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THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

TREE PRESERVATION PLAN

T3 of 25

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OUTLOT B

OUTLOT G

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

OUTLOT F

OUTLOT E

OUTLOT D

OUTLOT C

INFILTRATION BASIN
100 YR HWL = 895.5 (MODEL)
WL-16
100 YR HWL = 894.7
(FROM DOWNS LAKE)

ANNIKA WAY N

MANNING TRAIL N

100 YR HWL = 894.7

100 YR HWL = 893.8

15

AREA 6 7.43AC
AREA REMOVALS 5.94AC

SEE SHEET T4

SEE SHEET T6

N

0 25 50 100
(IN FEET)

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SEE SHEET T5

SEE SHEET T7

SEE SHEET T13

QUEENS STREET N

MANNING TRAIL N

18TH STREET N

ANNIKA WAY N

ANNIE AVENUE

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

OUTLOT N

OUTLOT D

AREA AREA 6 7.43AC
REMOVALS 5.94AC

N

0 25 50 100
(IN FEET)

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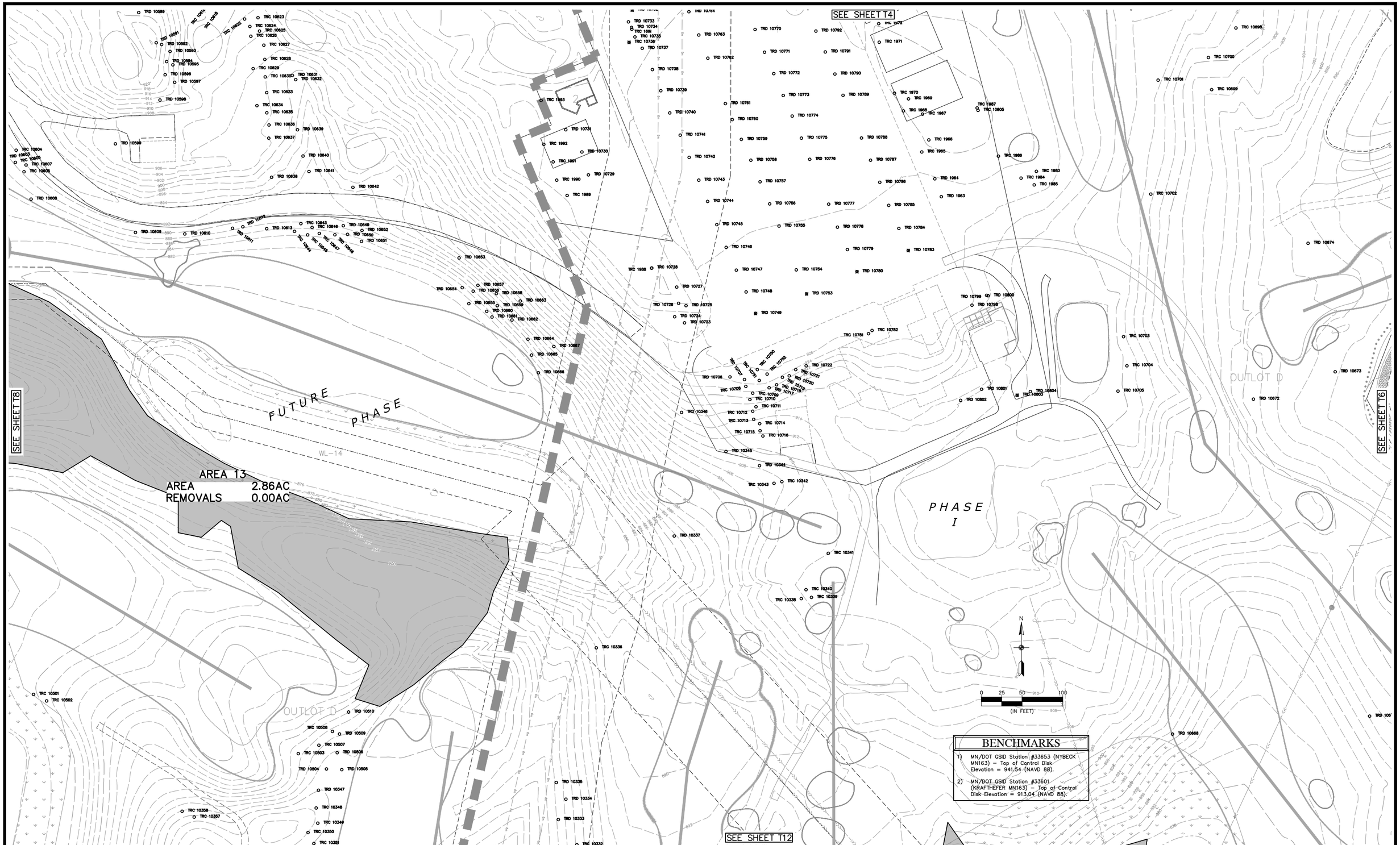
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SEE SHEET T2

SEE SHEET T8

SEE SHEET T10

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

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

ROYAL BLVD N

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

TOP OF BERM

EOF THRU PIPE

0 25 50 100
(IN FEET)

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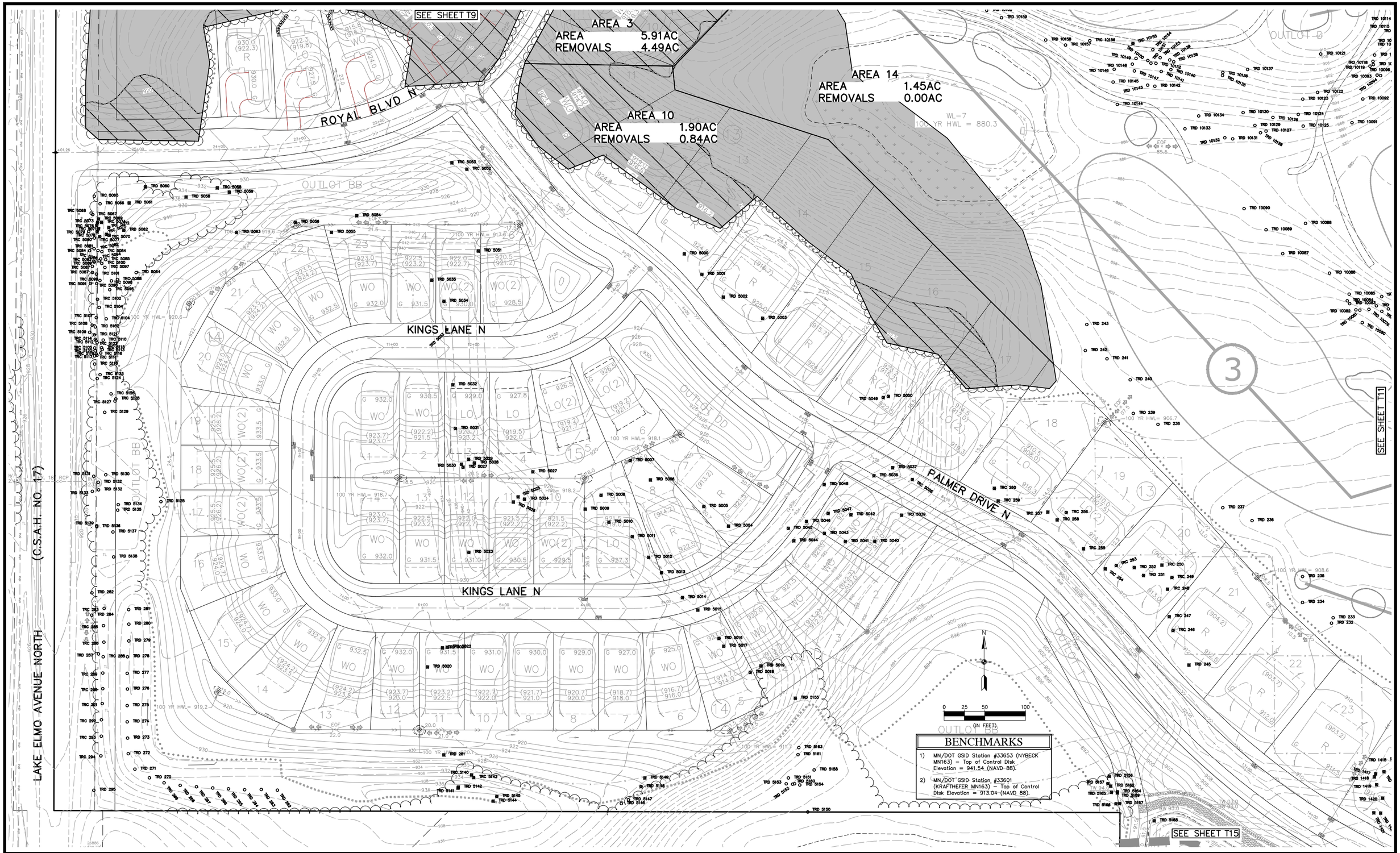
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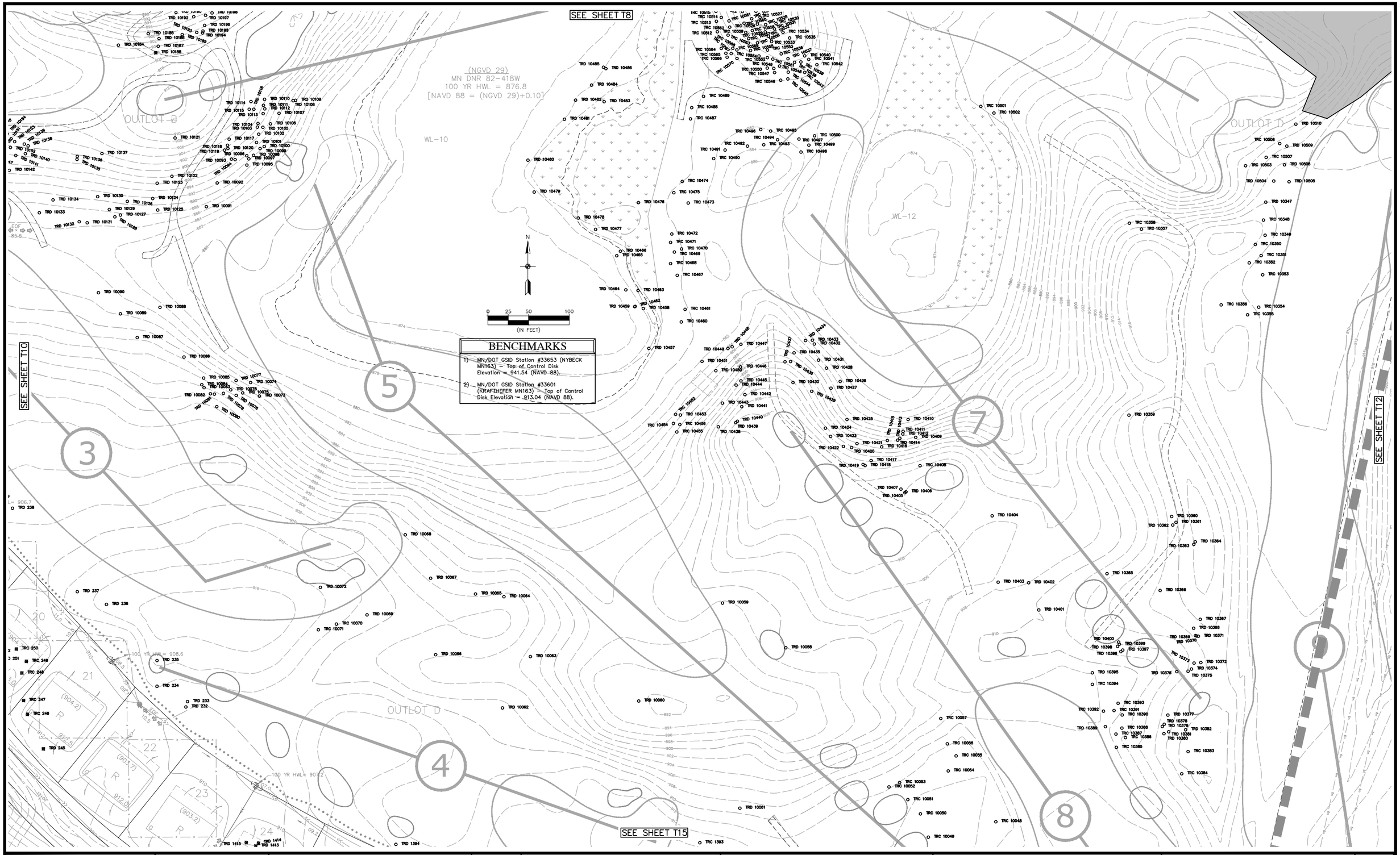
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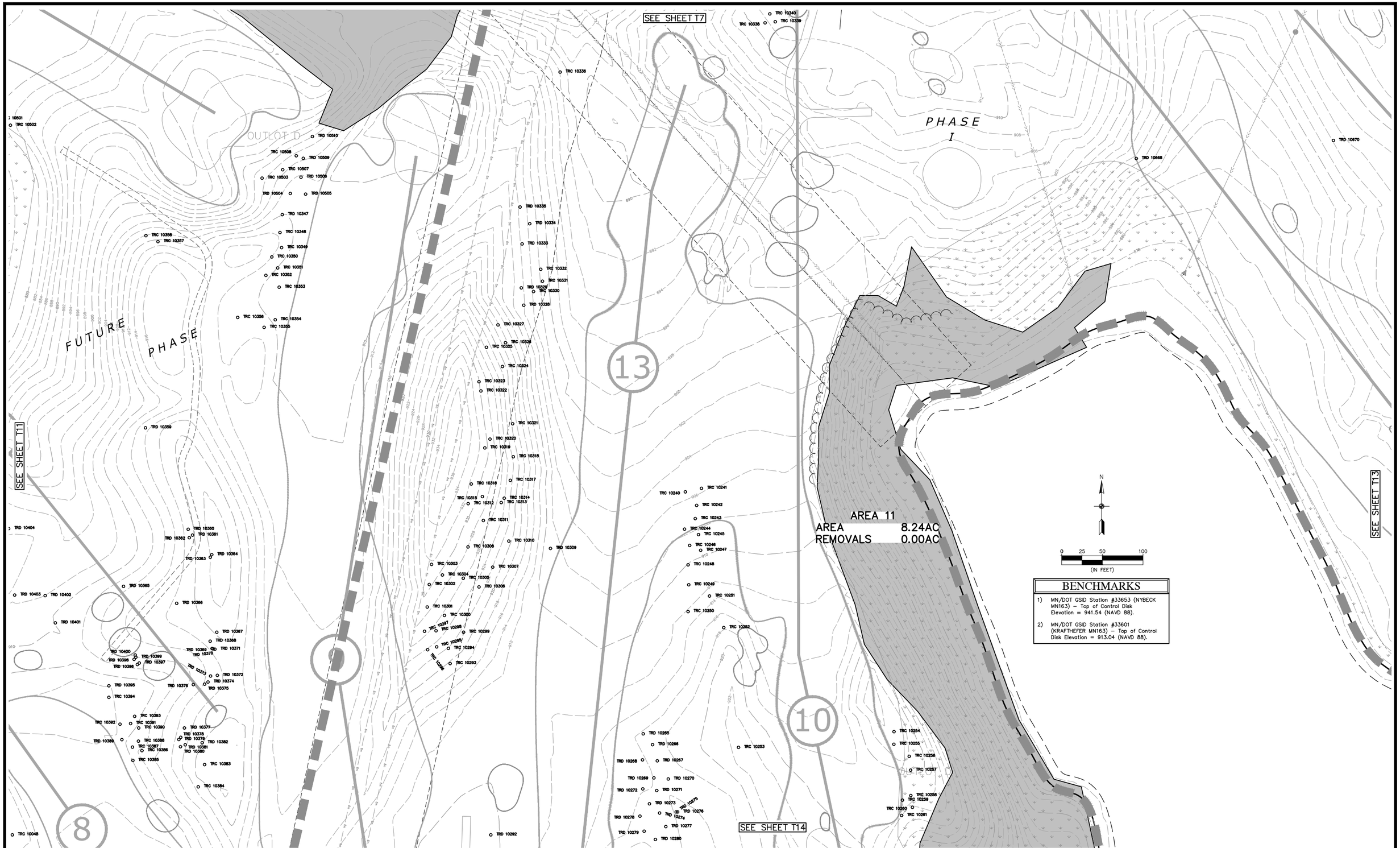
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T12 of 25

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BENCHMARKS

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SEE SHEET T11

SEE SHEET T14

SEE SHEET T16

OUTLOT BB

OUTLOT D

OUTLOT AA

OUTLOT Z

FUTURE PHASE 4

FUTURE PHASE 8

PHASE 1

PALMER DRIVE N

LATROBE CIRCLE N

TROBE CIRCLE N

POND SW3-B1
100 YR HWL = 893.4

POND SD
NWL = 887.0
100 YR HWL = 890.2

POND 51
NWL = 886.6
100 YR HWL = 890.1

WL-6
(INCIDENTAL)

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

100 YR HWL= 907.2

100 YR HWL= 910.1

100 YR HWL= 890.9

100 YR HWL= 899.7

100 YR HWL= 896.8

100 YR HWL= 895.0

N

0 25 50 100
(IN FEET)

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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

ARNE 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.

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
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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. 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
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
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	
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
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• engineering
• surveying

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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. 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

T20 of 25

[Save Date: 04/05/17] I:\jobs\6021 - 6040\6036 - tartan park\cad\

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	
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	
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
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	1	Deciduous Hardwood	Yes		X
1401	Oak, Burr	17	3	1	Deciduous Hardwood	Yes		X
1402	Oak, Red	22	3	1	Deciduous Hardwood	Yes		X
1403	Oak, Burr	13	3	1	Deciduous Hardwood	Yes		X
1404	Oak, Burr	13.5	2	1	Deciduous Hardwood	Yes	

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**

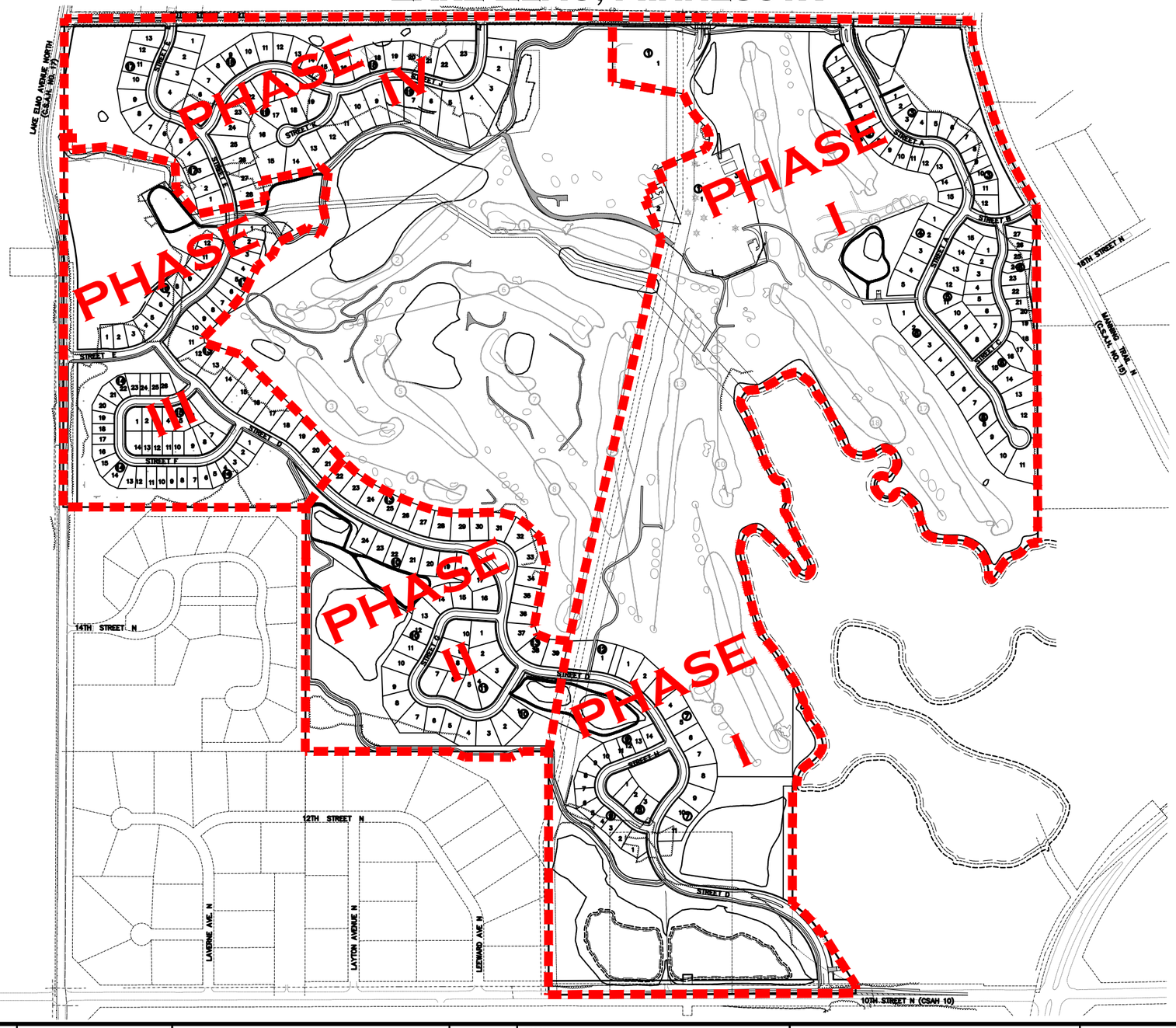
Removal Threshold (30%)	41697.4
Common Tree Removal	- 19589.8
	22107.6
Coniferous Tree Removal	- 15629.8
	6477.7
Deciduous Hardwood Removal	23269.8
	- 6477.7
Removal Over Threhold	16792.1
	x 0.5
Hardwood Replacement Requirement	8396.05

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).

CALL BEFORE YOU DIG

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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

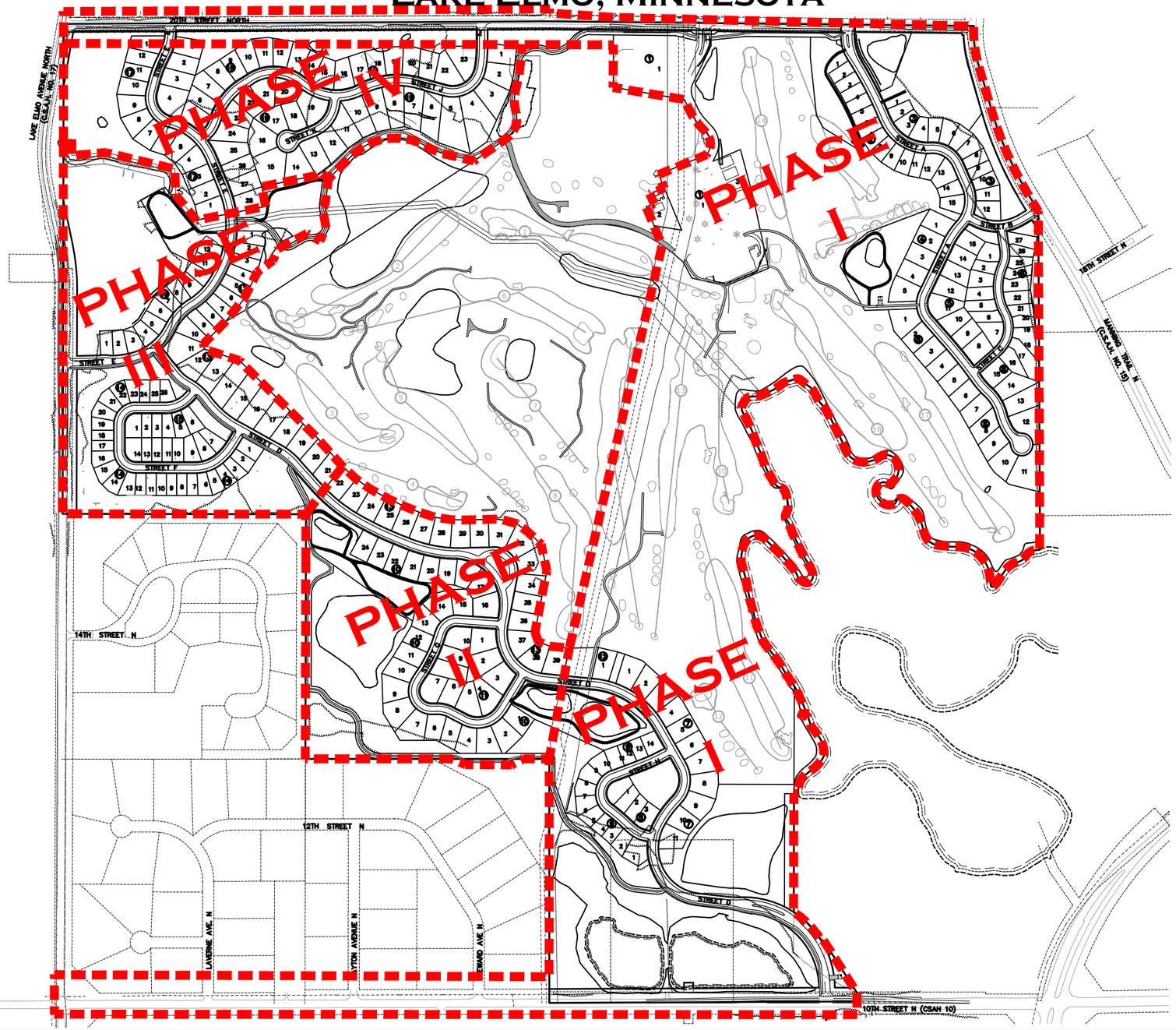
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

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

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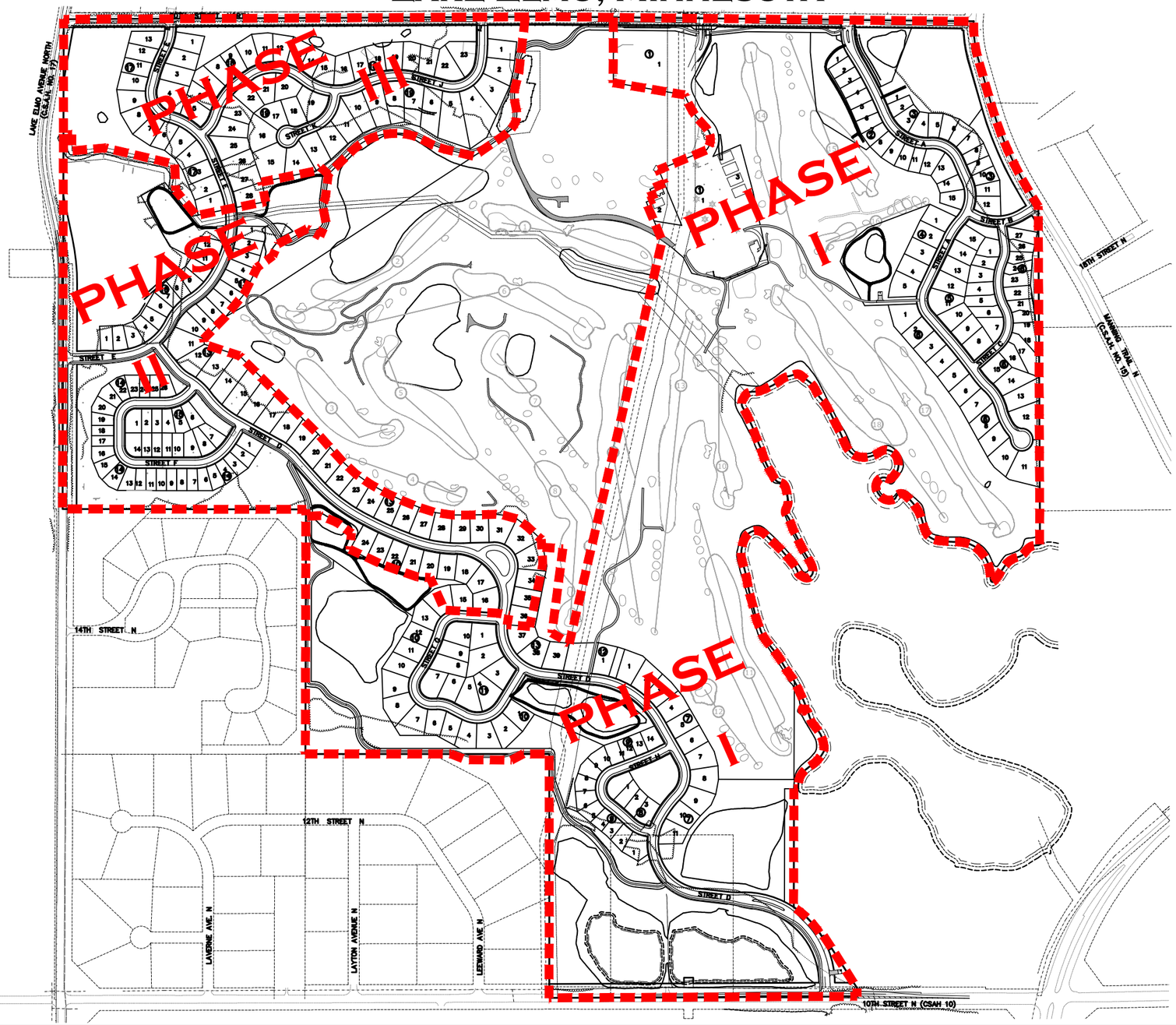
H.C. Golf Course Development, LLC
11074 Radisson Rd NE
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

EXHIBIT F
PHASING PLAN -UTILITY

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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).

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

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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 10th 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

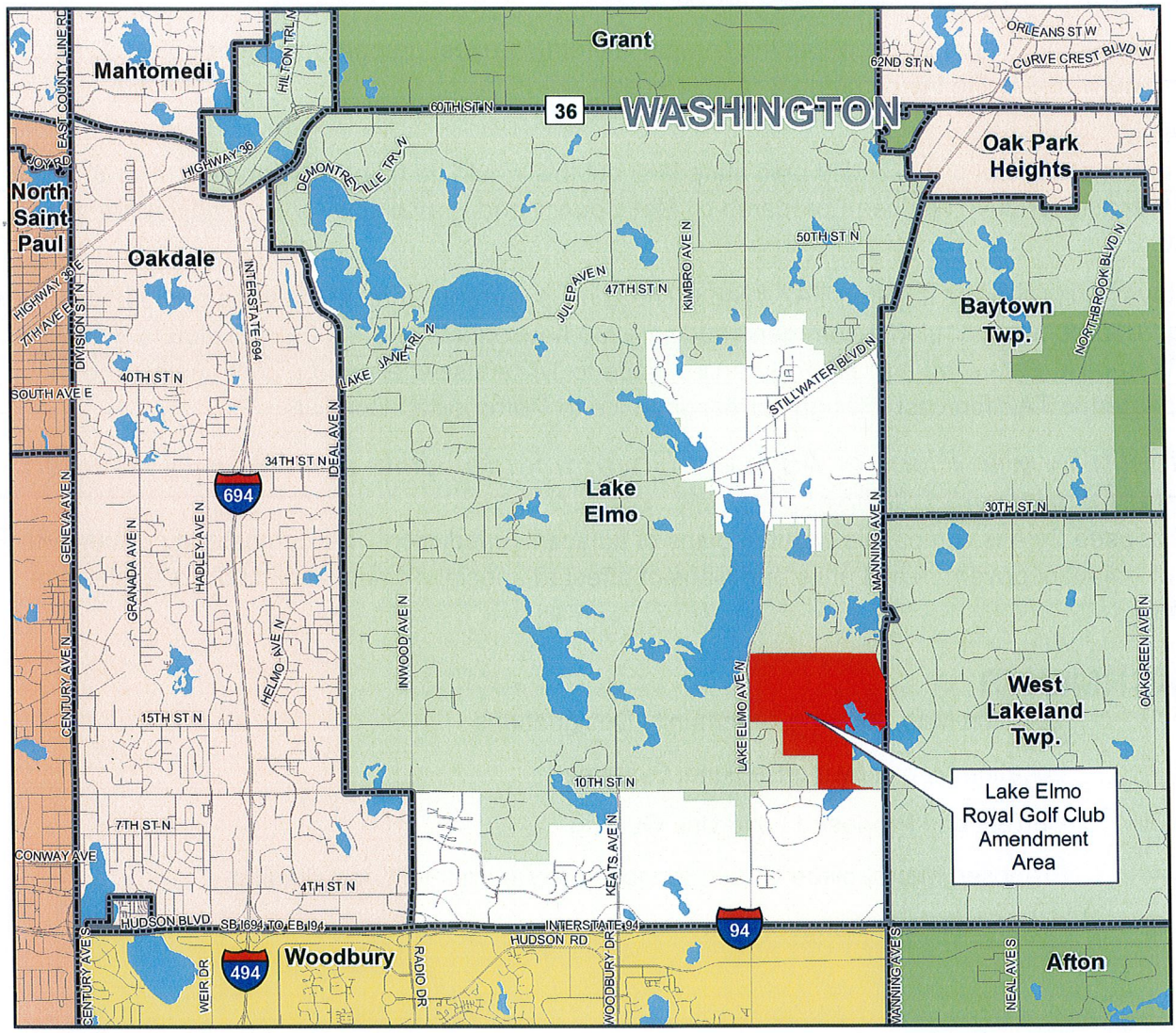
Figure 2: Location Map showing Regional Systems

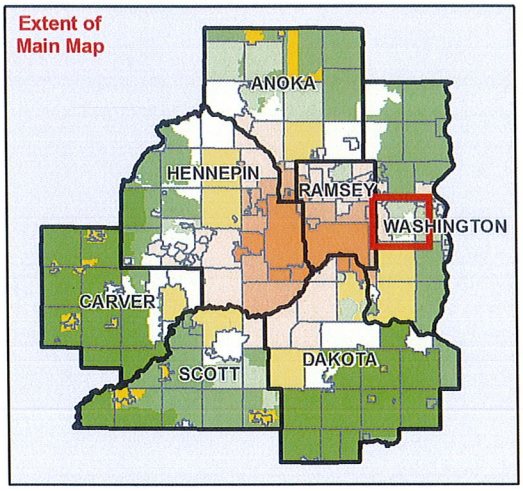
Figure 3: Current and Proposed Land Use Guiding

Figure 4: Proposed Metropolitan Urban Service Area Amendment and Staging

Figure 5: Royal Golf Club Concept Plan

Figure 1: Location Map Showing Community Designations



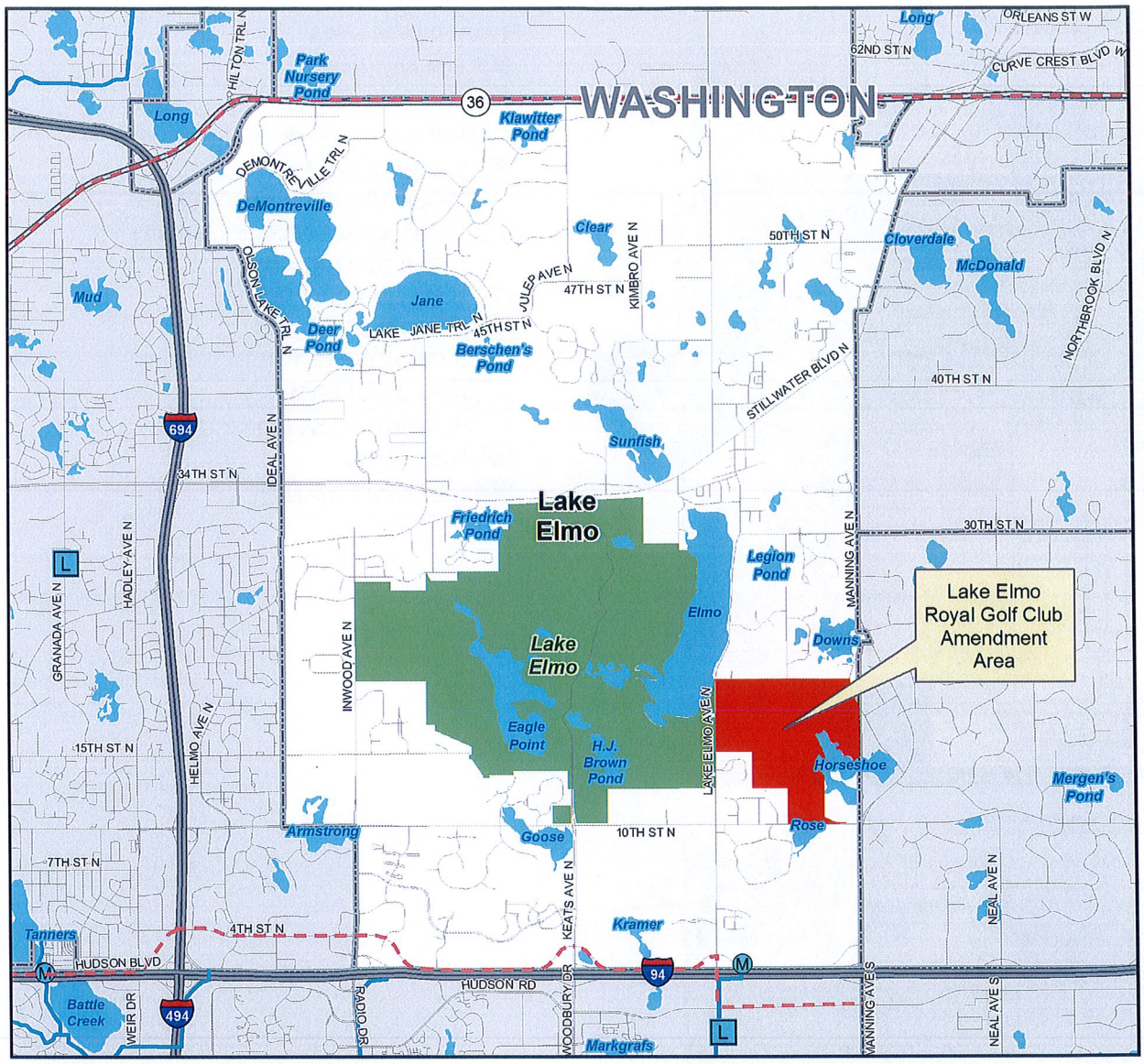


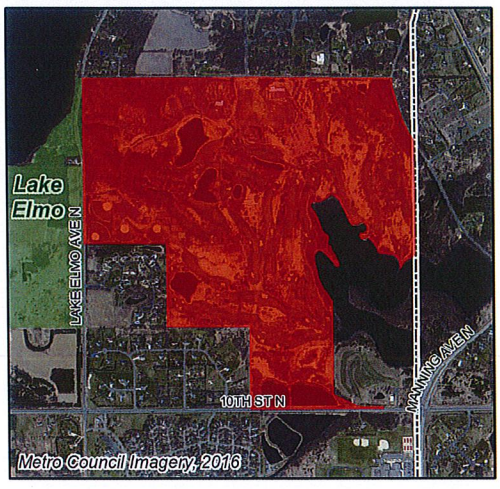
ThriveMSP 2040 Community Designations

- 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

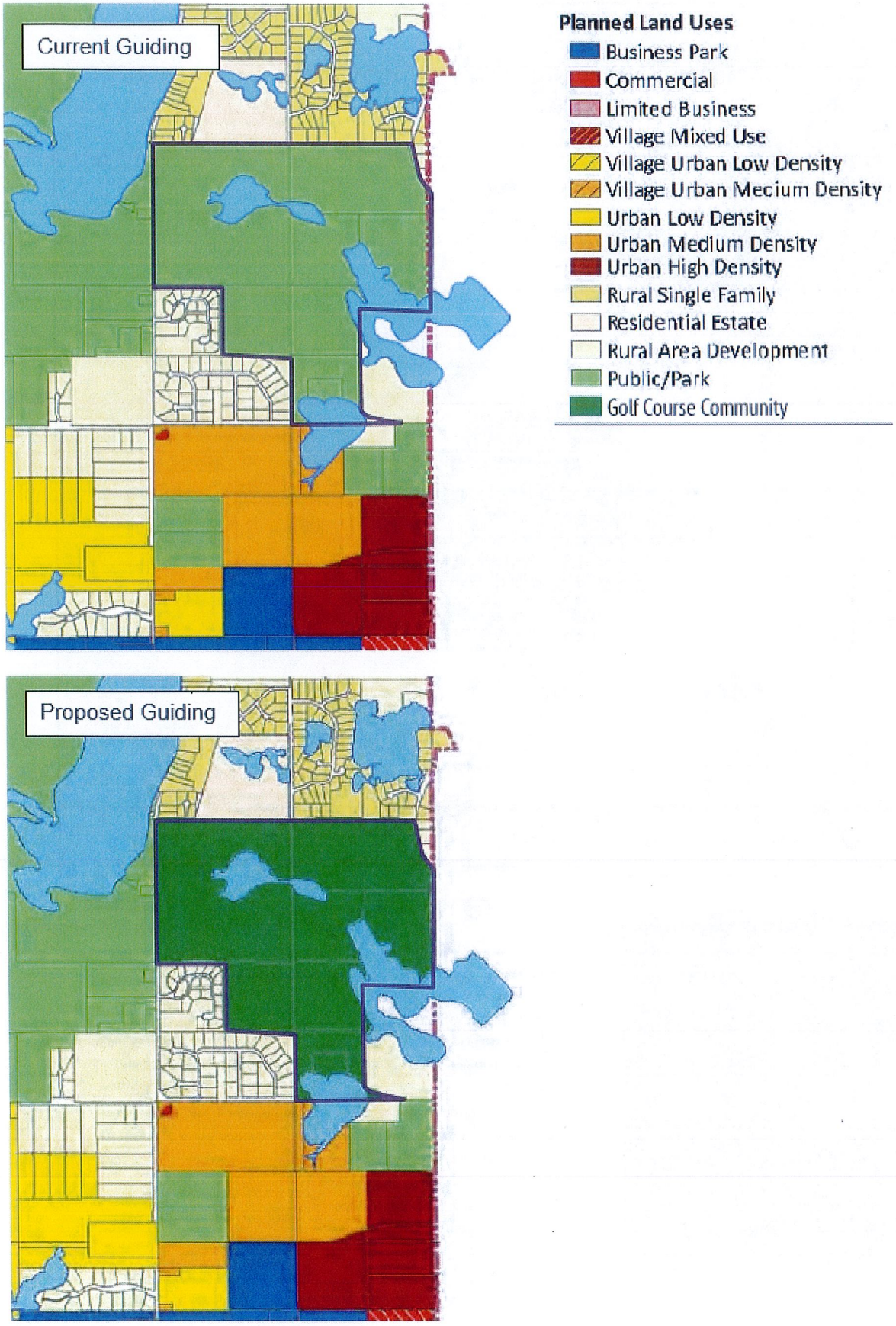


Figure 4: Proposed Metropolitan Urban Service Area Amendment and Staging

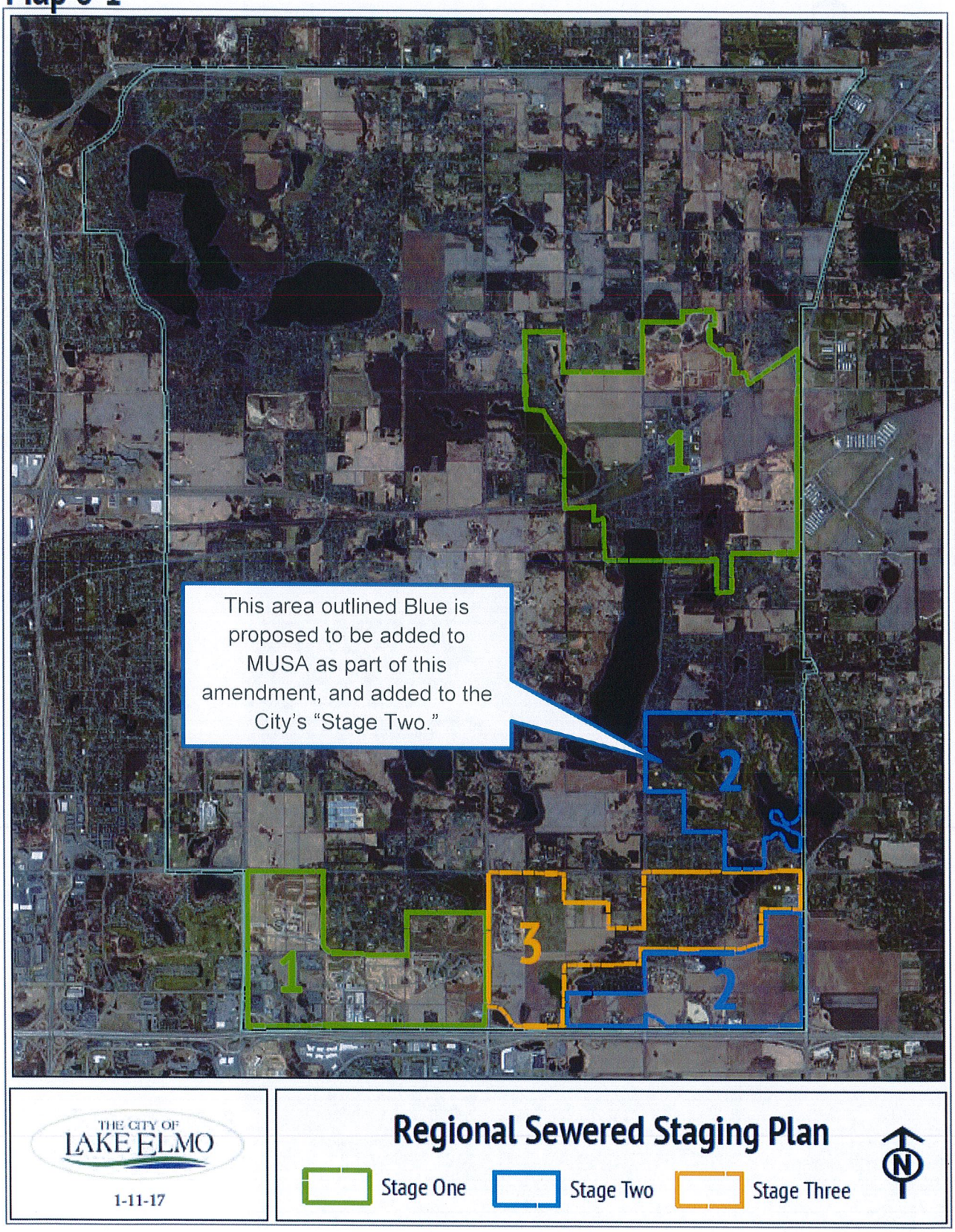


Figure 4: Royal Golf Club Concept Plan



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

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PHONE: 651.646.1020 • EMAIL: STEPHEN@LANDARCINC.COM

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.

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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

STAFF REPORT

DATE: 6/6/2017
REGULAR
ITEM #: 18
MOTION

TO: City Council

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Parcel A – Schiltgen Property Concept PUD

REVIEWED BY: Emily Becker, City Planner
Jack Griffin, City Engineer
Mike Bent, Building Official
Greg Malmquist, Fire Chief
Ann Pung Terwedo, Senior Planner, Washington County

BACKGROUND:

GWSA Land Development is requesting approval of a concept planned unit development (PUD) for a portion of the Schiltgen Farm at the corner of CSAH 14 and CSAH 17. The Concept PUD proposes 279 detached single family dwellings on 99.12 acres with a net density of +/- 2.9 dwelling units per acre (DUA). A portion of the property is within the Sunfish Lake shoreland and subject to the shoreland ordinance regulations.

The Planning Commission held a public hearing and reviewed the concept PUD plans on May 22, 2017 and made a recommendation with conditions based on findings.

ISSUE BEFORE COUNCIL:

The City Council is being requested to adopt Resolution 2017-061 approving the Concept PUD plans for the development on Schiltgen Farm, Parcel A.

PROPOSAL DETAILS/ANALYSIS:

The Concept Plan was reviewed by the Planning Commission and the Commission provided review comments. The Concept PUD is based upon the development being granted bonus density through the PUD, but has not provided concept plan details to justify the additional density. The developer has revised his narrative to explain how he expects to meet the requirements for amenity points, justifying the proposed density. From a Staff perspective, the developer may describe how he intends to meet the requirements for amenity points, but until the concept plans or preliminary plans actually show the amenities, the points cannot be awarded. Therefore, the density in the concept plan should be approved conditionally, only if the developer can provide justification for the needed amenity points with the preliminary plat submittal (a new staff recommended condition). The Planning Commission discussed the development and the primary issues discussed were about justification for the density, the inadequacy of the open space overlay buffer on the north and west sides of the property, the need to provide street stubs to adjacent development, and setback modifications.

The Parks Commission reviewed the concept PUD plans and recommended that the City accept cash in lieu of park land dedication with the final plat, although the City's Comprehensive Parks System Plan identifies the need for a neighborhood park in this area. The Commission recommends a public trail, consistent with the Comprehensive Trail plan as long as the Hamlet on Sunfish's trails can be dedicated to the City, which is acceptable to the Sunfish HOA as long as the trail corridor can be surveyed by the City for conveyance.

One item discussed briefly during the Planning Commission review was the request by the Chavez family for a road access to their parcel located about 380 feet to the southwest of the proposed development. The Chavez family is interested in selling their lot as a buildable parcel and to do so, it will need road access. The Chavez family is having the property surveyed in order to determine the buildable area on the property after shoreland and zoning setbacks are considered. The Chavez family will also likely be requesting a comprehensive plan amendment and zoning map amendment in order to connect to city sewer and develop as an urban parcel. To date, Staff is uncertain whether the lot is buildable and whether there is any obligation to provide access.

FISCAL IMPACT:

There are no fiscal impacts at this time. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like. The development will also provide needed sewer connection to the Hamlet on Sunfish, which will solve an ongoing environmental threat to the City.

Planning Commission/Public Hearing:

Two residents spoke at the public hearing held on May 22 with concerns about traffic on CSAH 17 and the proposed densities.

The Planning Commission recommended approval (7-0) with the the following conditions:

- Condition # 12 was modified to read, "That the developer provide off-street parking for the proposed HOA clubhouse/pool area.
- That the side yard setbacks be 10 ft. / 5 ft. consistent with the V-LDR zoning district or as an alternate, 7.5 ft. /7.5 ft. on each side, including window wells being outside of utility easements.
- That the Village Parkway design be carried through in this development with the southern road at least to the first street stub providing access to the south.
- Condition #1 was stricken.

The Planning Commission added the following findings:

- The current concept PUD plan does not provide justification for a density bonus of more than 10 points under the City PUD Ordinance
- The proposed green space buffers on the north and west are too narrow as shown
- The Planning Commission is open to reducing the front yard setback for side loaded garages to 20 feet provided here is sufficient architectural detail on street facing facades.

OPTIONS:

The Council has the following options:

1. Adopt Resolution 2017-061 approving the concept PUD plans with the conditions and findings recommended by Staff and the Planning Commission

2. Amend Resolution 2017-061 approving the concept PUD plans with amended conditions and findings
3. Deny Resolution 2017-061 and provide findings for denial to be drafted into a new resolution at the next meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend that the City Council approve the Concept PUD plans for Parcel A – Schiltgen property with the following motion:

"Motion to adopt Resolution 2017-061 approving the PUD Concept Plan for Parcel A – Schiltgen property subject to conditions and based on findings.

ATTACHMENTS:

- Resolution 2017-061
- Revised Applicant Narrative for City Council meeting

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-061

RESOLUTION APPROVING A THE GWSA LAND DEVELOPMENT'S PARCEL A - SCHILTGEN CONCEPT PUD PLANS

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, GWSA Land Development, 10850 Old County Road 15, Suite 200 Plymouth, MN 55441 submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 279 detached single family residential planned unit development on 99.12 acres, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on May 22, 2017 to consider the Concept PUD approval request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Concept PUD subject to 16 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Concept PUD as part of a memorandum to the City Council from the Planning Director for the June 6, 2017 Council Meeting; and

WHEREAS, the City Council reviewed the application at its meeting held on June 6, 2017 and made the following findings of fact:

1. That the PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the PUD Concept Plan complies with the general intent of the Village-Urban Low Density Residential zoning districts with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated May 8, 2017.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: 1) more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. 2) Preservation and enhancement

of important environmental features through careful and sensitive placement of buildings and facilities, and 3) Allowing the development to operate in concern with a redevelopment plan in certain areas of the City and to ensure the redevelopment goas and objective will be achieved.

7. The current concept PUD plan does not provide justification for a density bonus of more than 10 points under the City PUD Ordinance
8. The proposed green space buffers on the north and west are too narrow as shown
9. The Planning Commission is open to reducing the front yard setback for side loaded garages to 20 feet provided here is sufficient architectural detail on street facing facades.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Concept PUD Plans for Parcel A – Schiltgen prepared by GWSA Land Development subject to the following conditions:

1. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the V-LDR zoning district.
2. That all comments of the City Engineer's Memorandum dated May 8, 2017 be addressed with the future preliminary plat and preliminary PUD Plans submittal.
3. That a shoreland tier analysis be provided with the future preliminary plat and preliminary PUD Plans submittal with the required 50% protected open space.
4. That the developer provide trails as recommended by the Parks Commission.
5. That any approval be contingent on complying with Washington County's requirements and requests pertaining to right-of-way, turn lanes and trail needs.
6. That the preliminary plat and preliminary PUD Plans submittal include a landscape and buffering plan to address open space overlay area requirements.
7. That 6 ft. sidewalks be provided on one side of all city streets.
8. That wetlands and wetland buffer areas be contained on outlots outside of lot areas.
9. That fees in lieu of park land dedication be provided as required by 153.14 with future final plat.
10. That the preliminary plat and preliminary PUD Plans submittal include a detailed subdivision phasing plan which includes a timeline for providing sanitary sewer to the Hamlet development.
11. That the preliminary plat and preliminary PUD Plans submittal include off-street parking for the proposed HOA clubhouse/pool area.
12. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plan and clearly identify the various architecture styles and locations for them on the plans.
13. That the developer comply with any comments to be provided by the MnDNR.

14. That the side yard setbacks be 10 ft. / 5 ft. consistent with the V-LDR zoning district or as an alternate, 7.5 ft. /7.5 ft. on each side, including window wells being outside of utility easements.
15. That the Village Parkway design be carried through in this development with the southern road at least to the first street stub providing access to the south.
16. That the density shown in the concept plan is not presently justified, but may be considered with the preliminary plat submittal.

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

Lake Elmo Parcel A
PUD Concept Plan Narrative
May 31, 2017

This narrative is a supplement to the one prepared on April 20th in preparation for the Planning Commission meeting to help address and answer some of the concerns of the Commission.

Amenity Points:

- Additional Open Space - At least 20% of the project area not within street right-of-way shall be preserved as open space to qualify for a PUD. Our development includes 23% open space within the project area. We are also dedicating an additional 7+/- acres of open space east of Reid Park. Although not included in the immediate project area, the dedication will increase the open space to 32% - 12% more than required amounting to nearly 10 acres. Amenity Points – 10
- Pedestrian Improvements – A trail network wasn't shown on the sketch plan as we anticipated City input into the location and direction of trails. We plan to install and connect to existing trail networks to create connectivity. It was mentioned by Planning Commission that this isn't worthy of amenity points since it's included in the Comprehensive Plan, but I haven't found in the PUD ordinance where it states the amenity be in addition to what is required in the Comprehensive Plan. The trail will be an amenity for the residents of Lake Elmo. Amenity Points – 5
- Theming – Development signage, fencing, landscaping, lighting, and site furnishings, including the clubhouse will adhere to the Lake Elmo Branding and Theming study. We do not have a clubhouse design yet, but it will pay tribute to the Lake Elmo heritage. Amenity Points – 3
- Plaza – The definition states that "the development shall include some form of plaza or public square that is wholly or partly enclosed by a building. Plazas are landscaped or paved open areas that shall have a minimum area not less than 1,000 square feet. Plazas for commercial or mixed-use developments shall be open to the public during daylight hours." Our development is proposing a Pool and Clubhouse area with a tot lot that is 0.90 acres, roughly 39,000 square feet. This area is a gathering spot for the entire neighborhood and will be used for community gatherings, meetings and events. It was mentioned in the Planning Commission meeting that this amenity point was meant for public use and doesn't qualify. As stated in the definition above, Plazas for commercial and mixed-use are designed to be open to the public, leading me to deduct that it is not a requirement for residential and therefore is worthy of amenity points. Amenity Points – 5
- Public Right-of-Way – The definition states "dedication of land and construction of a public road, trail, pathway, or greenway that is part of an approved city plan, but outside the scope of the immediate project area." This can be interpreted in different ways, but the dedication of 7 acres of land east of Reid Park to go along with the 2.8 acres previously dedicated with Village Preserve meets one of the specific objectives outlined in the Comprehensive Plan Village Land Use Plan under Parks and Trails. The expansion of Reid Park is listed multiple times as a Natural Resource Preservation area and is highlighted on Village Open Space Plan. The addition of land east of Reid Park is specifically mentioned in the Comprehensive Village Land Use Plan multiple times and even highlighted as an opportunity to acquire environmentally sensitive lands that could be incorporated into recreation. Amenity Points – 5-10
- Site Amenities Not Listed – The PUD ordinance also states that "The City may also consider the allotment of amenity points for site amenities that are not otherwise specified within this ordinance as part of the preliminary plan phase of the planned development." If the City doesn't find that amenities listed above fall into the appropriate amenity description as stated, we are asking for

consideration for the Reid Park expansion, Pool, Clubhouse and tot lot, additional open space with a 3.3 acre park under this category. Amenity Points – 10+ (if not considered elsewhere).

In addition to those things mentioned above, we are seeking amenity point consideration for expanding the sewer at an accelerated rate to Hamlet of Sunfish Lake. "Building Partnerships" is listed in the Village Land Use plan as guiding principle #8 – as stated in my first narrative, we are in a position to develop this property well ahead of schedule due to a partnership with the City and two other local developers that teamed to pay for the sewer extension north from Reid Park to Lake Elmo Avenue. We are bringing this project forward at this time in a continued effort to partner with the City as well as the Hamlet of Sunfish Lake community by extending the needed sewer west through our property to Hamlet. Amenity Points - 10

And last, a portion of the neighborhood will include snow removal and mowing for the age targeted cottage lots. Amenity Points – 2

Lot Area and Width:

As mentioned in the narrative, we are seeking a reduction in the minimum lot width and area. We feel based on our experience in Village Preserve and the supply of approved lots with V-LDR minimums, the smaller lots provide us the best opportunity to move forward with a project at this time. This will also allow us to provide a number of different housing choices for families of all sizes and ages. It should be noted that the minimum lot area for V-LDR is 9,000 sf and the average lot area we are proposing is 9,424sf taking the residential lot area of the entire development and dividing by the number of lots.

Front Yard and Side Yard Setbacks:

We feel this is the most important of the variances we are requesting. We are proposing a smaller front yard setback on a portion of the lots to accommodate a side loaded garage for our Cottage Lots. In other communities we have developed for this product, it is common and often preferred by Cities to have as small as a 10' setback as it reduces impervious surface and leads to a visually more appealing streetscape. The larger the setback, the farther the front door gets pushed back to accommodate the side-loaded garage requiring additional driveway.

In addition, but just as important, we would also like to receive a variance on the side yard setbacks. Instead of the 5'/10' and/or 7.5'/7.5', we are asking for 8'/6' or 7'/7' with living space on both sides. The extra foot will give our builders more flexibility and allow them to offer a larger variety of housing types and amenities within the home.

Buffer:

The aerial view shows that there is already a large amount of buffer and open space around our development area. The aerial also shows distances to the closest structures with the closest being 235'. We are proposing a landscaped berm as a buffer in areas that aren't already heavily screened or adjacent to natural buffers such as a large stand of trees and wetland. We would prefer to use the large amount of open space provided within the development where it is more usable.

Pool & Clubhouse Parking:

In our experience, it has worked best to provide a cut-out for temporary drop-off and pick-up vs a dedicated parking lot for the pool & clubhouse area. The trails and sidewalks offer easy access and promote walkability. It also lessens the burden on the HOA for maintenance and policing of parking for guests and other visitors.

STAFF REPORT

DATE: June 6, 2017
REGULAR
ITEM #: 19

AGENDA ITEM: Planning Commission Appointment

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:
On May 17, 2017, Commissioner Gary Fields submitted his resignation effective immediately from the Planning Commission. As a result, Jesse Hartley is moved to a voting member and will serve out the remainder of Fields' term (expiring 12/31/19) and Terry Emerson moves from 2nd Alternate to 1st Alternate. This leave the position of 2nd Alternate open.

ISSUE BEFORE COUNCIL:
Who should Council appoint as 2nd alternate to the Planning Commission?

PROPOSAL:
Tucker Pearce and Stuart Johnson have submitted applications. Applications were emailed to Council for their review prior to the meeting. Pearce currently serves as the 2nd alternate on the Parks Commission. He is more interested in serving on the Planning Commission and would resign his Parks Commission seat if appointed to Planning.

OPTIONS:
1) Appoint Tucker Pearce as 2nd alternate to the Planning Commission
2) Appoint Stuart Johnson as 2nd alternate to the Planning Commission
3) Appoint someone else as 2nd alternate to the Planning Commission

RECOMMENDATION:
Motion to appoint _____ as 2nd alternate to the Planning Commission.

ATTACHMENTS:
None