

Tree Preservation Narrative
The Royal Golf Club at Lake Elmo
Rick Packer, HC Golf Course Development, LLC

Tree Inventory: Kjolhaug Environmental Services Company
Tree Preservation Plan: Carlson McCain, Inc.
Landscape Architect: Jenni Thompson, RLA, Pioneer Engineering

September 22, 2016

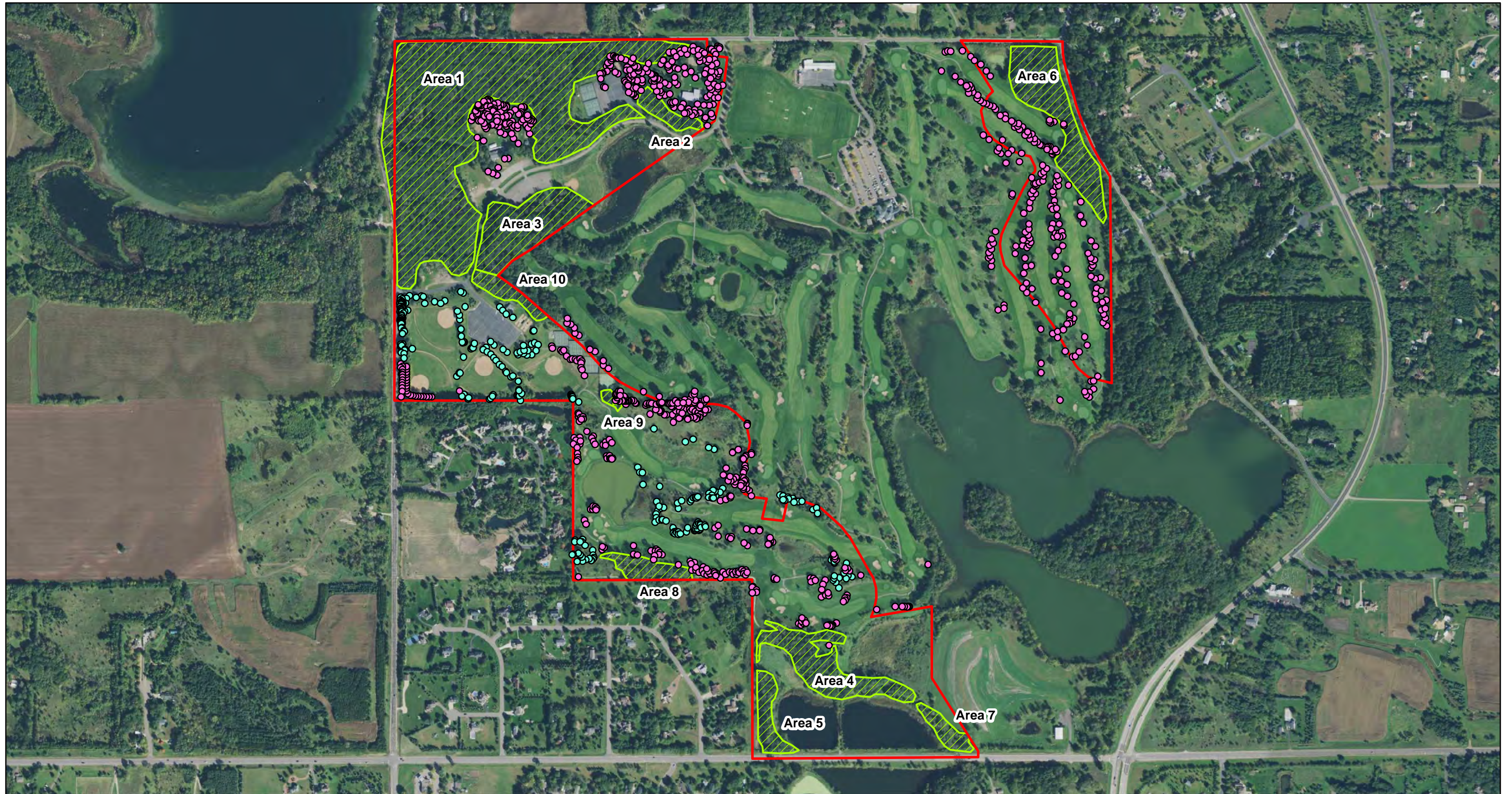
As part of the preliminary plat submittal requirement, HC Golf Course Development, LLC (Developer) is pleased to submit the tree preservation plans for The Royal Golf Club at Lake Elmo residential development. Below is an explanation of the tree calculations for the site.

The 3M Tartan Park property has been under 3M ownership since 1959. During that time, the owners designed and built the Tartan Park Golf Course which included the planting of trees. Attached to this narrative is a series of historic photos showing where the natural tree areas exist on site. These are outlined clearly on the 1964 Historic Tree Cover exhibit. As shown on this photo, the original naturally occurring tree stands are located in the northwest, the northeast, and along the south near 10th Street. The rest of the trees were planted as part of the original golf course construction and in subsequent years under 3M ownership. The tree preservation ordinance §154.257C 5d states that trees do not need to be included as part of the tally of tree removals if trees "...were planted by the current property owner." Evidence shows that the golf course trees were planted under 3M ownership and are exempted from the tree mitigation calculations. We have individually located many of these exempted trees. Even though these trees are exempted from preservation, we are making every effort to save any tree we can feasibly save and you will see many of these trees remaining as part of the project.


The rest of the areas shown in yellow hatching on the "Tree Plot Assessment Areas and Located Tagged Trees" exhibit have been inventoried and analyzed by Kjolhaug Environmental Services Company. Some of these naturally occurring woodlands had individual trees located and some were inventoried using a foresters sampling method as allowed by ordinance. In calculating the removal percentages for these areas and adding the removals in the areas where trees were individually identified, it is determined that there will be over 45% removal which puts the project over the threshold of 30% removal for a total of 16,126" to be mitigated at a rate of ½" planted per inch removed. This 8,063" the equivalent to 3,225 standard size (2.5" overstory and 6' evergreen) trees.

The landscape ordinance requires one tree per 50' of right of way frontage as well as an additional 5 trees per developed acre. These calculations put the project at 1,258 trees required. As a mixed use development (recreation and residential), we are using our required landscape ordinance trees to meet the mitigation inches. In order to meet the mitigation requirements, the landscape trees will be upsized to 3" overstory and 10' evergreen and we are proposing an additional 139 trees to the landscape requirement of 1,258 trees equaling a total of 1,397 trees. In addition, we are requiring the builders to plant 4 trees per large lot and 2 trees per small lot after home construction as part of the individual home landscaping for a total of 932 additional trees. This brings the total number of trees proposed to 2,329. We are excited about the landscaping we have in store for this site. We think the proposed trees along with the ornamental trees, shrubs, perennial garden areas, monuments, and other landscape amenities and elements that are above and beyond any requirements, will only enhance our project.

We appreciate the opportunity to submit these plans to the City of Lake Elmo and we are confident we will create a beautiful project the City will be proud of.



Tree Plot Assessment Areas and Located Tagged Trees



N
0 675
Feet
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY


- Located Trees Tagged by Carlson-McCain
- Located Trees Tagged by KES
- Project Boundary
- Tree Plot Assessment Area

**The Royal Golf Club Residential Development (KES 2016-034)
Lake Elmo, Minnesota**


Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.




Historic Tree Cover (1964 Aerial Photograph)



N



0 1,000



Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

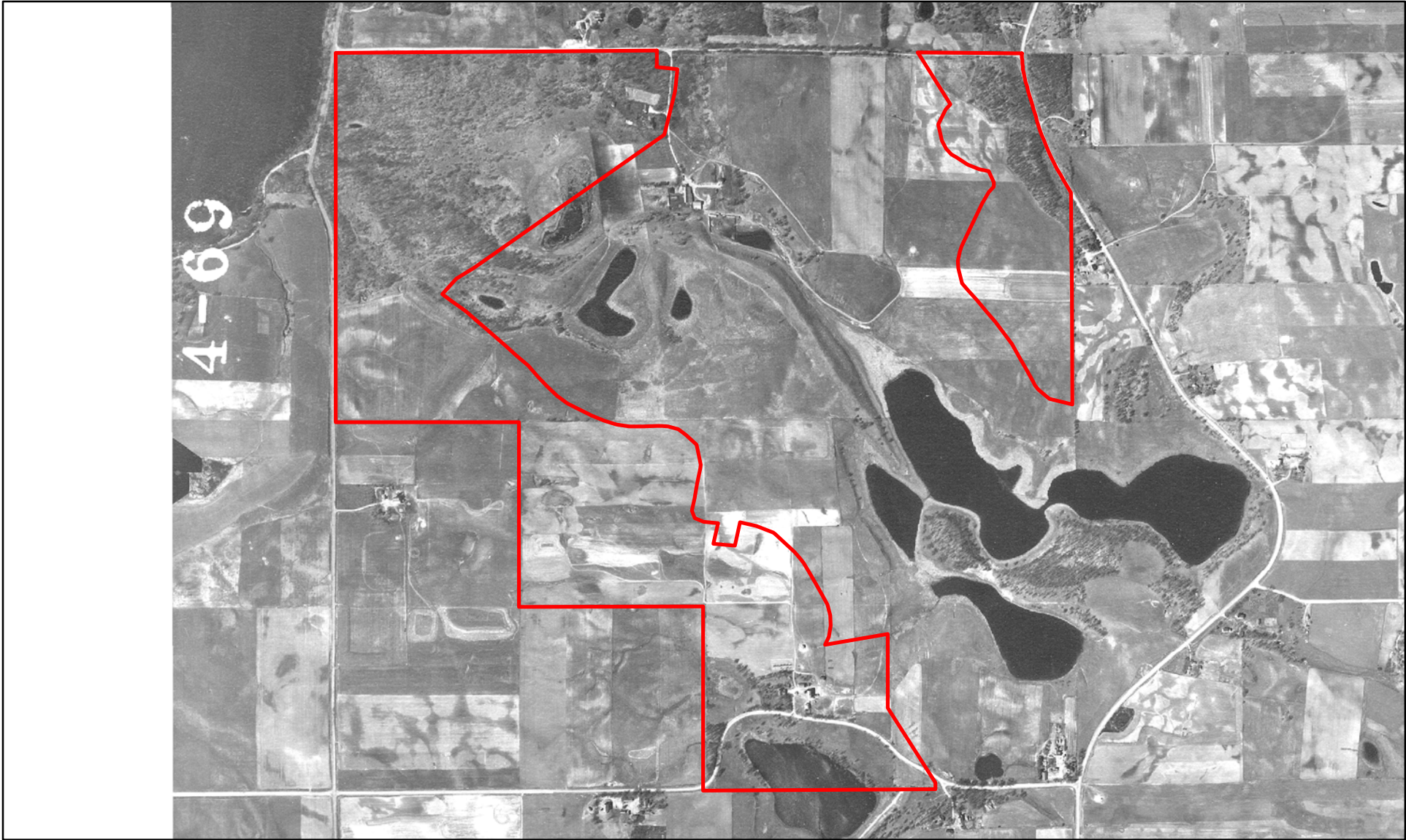
Source: MHAPO

HC Golf Course Residential Development (KES 2016-034)
Lake Elmo, Minnesota


Project Boundary

 Historic Tree Cover

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.




Historic Tree Cover (1947 Aerial Photograph)



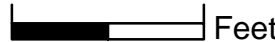
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MHAPO


N



0 1,000



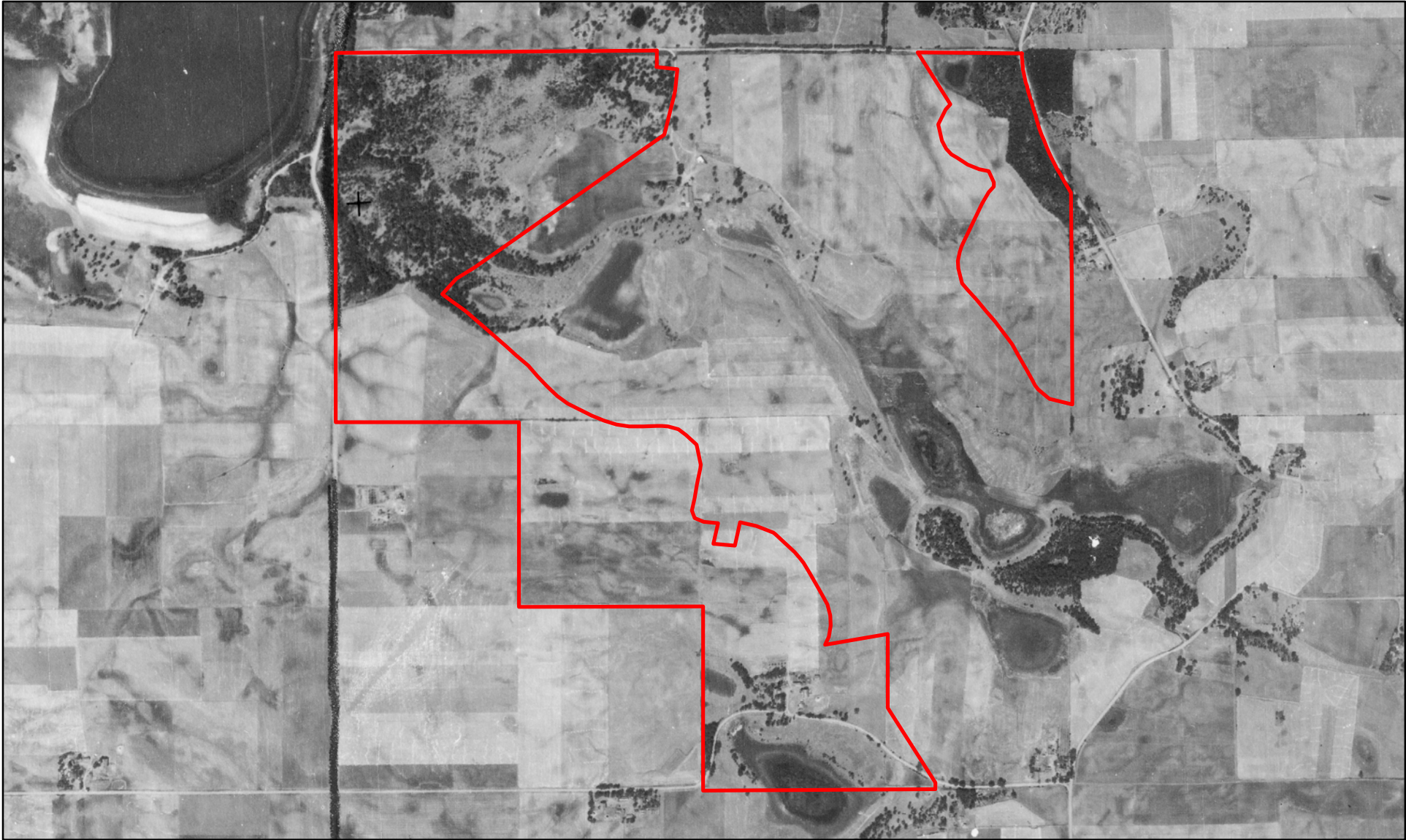
Feet




Project Boundary


HC Golf Course Residential Development (KES 2016-034)
Lake Elmo, Minnesota

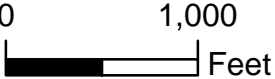
Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.




Historic Tree Cover (1936 Aerial Photograph)

 **KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY
Source: MHAPO

 N

 0 1,000 Feet

 Project Boundary

HC Golf Course Residential Development (KES 2016-034)
Lake Elmo, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.