



STAFF REPORT

DATE: 11/28/2018

REGULAR

ITEM #: 27

MOTION

TO: Mayor and City Council Members

FROM: Jennifer Haskamp, Consulting Planner

AGENDA ITEM: Royal Golf Club at Lake Elmo 3rd Addition Final Plat and Planned Unit Development (PUD) Plans and Easement Vacation

REVIEWED BY: Ken Roberts, Planning Director
Jack Griffin, City Engineer

BACKGROUND:

The City Council is being asked to consider a request by H.C. Golf Land, LLC for approval of the Final Plat and final PUD plans for the Royal Golf Club at Lake Elmo 3rd Addition. The Final Plat for the 3rd Addition includes 67 residential lots for development of 33 single-family villa style townhomes and 34 traditional single-family detached homes.

REVIEW/ANALYSIS:

Applicant and Owner: H.C. Golf Land, LLC

Location: Outlot T, Royal Golf Club at Lake Elmo, PID# 25.029.21.22.0001, and Outlot J, Royal Golf Club at Lake Elmo, PID #25.029.21.31.0041.

Request: Application for Final Plat and PUD Plans to approve 67 residential lots and easement vacation

Existing Land Use: Vacant Outlot; Current Zoning: GCC – Golf Course Community

Surrounding Land Use: North – Rural Single Family (RS) and Rural Residential (RR), South – The Homestead (OP – Open Space), East – Golf Course (GCC – Golf Course Community),

Comprehensive Plan: GCC – Golf Course Community

History: Preliminary Plat and PUD Plans approval was granted on June 6, 2017 by Resolution 2017-047. Final Plat and PUD Plans for 1st Addition was granted on September 5, 2017 by

Resolution 2017-093. Final Plat and PUD Plans for 2nd Addition was granted on July 3, 2018 by Resolution 2018-070.

Deadline for Action: Application Complete – 10/16/18
60 Day Deadline – 12/14/18
Extension Letter Mailed – No
120 Day Deadline – NA

Applicable Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (GCC)
§150.270 Storm Water, Erosion, and Sediment Control

ISSUE BEFORE CITY COUNCIL:

To determine if the proposed Royal Golf Club at Lake Elmo 3rd Addition is consistent with the approved Preliminary Plat and that the relevant conditions to the 3rd Addition have been completed.

Public Hearing and Planning Commission Recommendation

The Planning Commission held a duly noticed public hearing at their regular November 26, 2018 meeting to consider the subject application. No public testimony was given or submitted regarding the proposed Final Plat. After closing the public hearing, the Planning Commission discussed the proposed Final Plat, the following summary of their discussion is provided:

- Planning Commissioners discussed the changed configuration of the road network serving the Villa Lots in the Final Plat, and ultimately determined that the change from a loop road to two cul-de-sacs did not constitute a significant change.
- Discussion regarding the reduction in total number of lots in the 3rd Addition from that which was reflected in the Preliminary Plat was determined to be consistent with preliminary plans when considering all three platted additions collectively (1st Addition, 2nd Addition, and the 3rd Addition if granted.) Planning Commissioners noted the importance of ensuring that future phases, whether one or multiple, be consistent with the total number of lots approved as part of the Preliminary Plat.

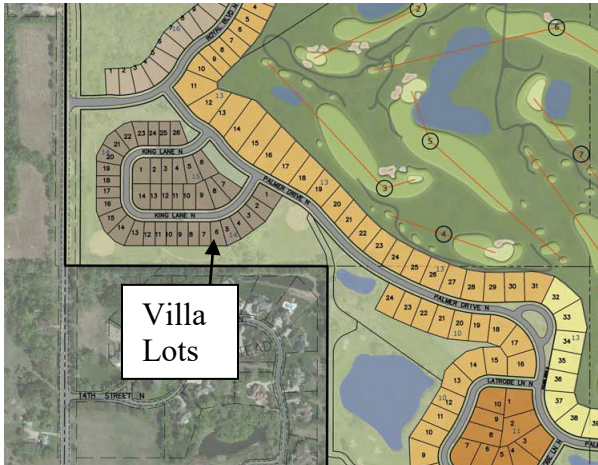
After discussion, the Planning Commission recommended unanimous approval to the City Council of the Final Plat, Final PUD plans and Easement Vacation with the conditions as drafted and contained herein.

The following staff report is generally as presented to the Planning Commission and is provided for your review and consideration.

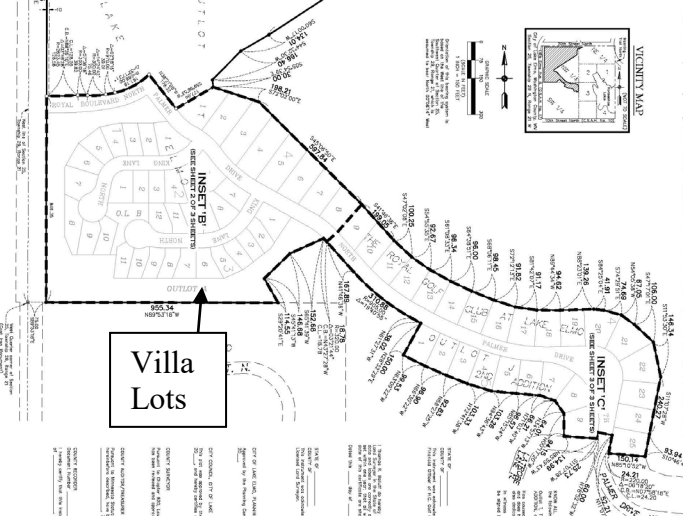
FINAL PLAT AND PUD PLANS

Consistency with Preliminary Plat. The proposed lot sizes, widths, and proposed impervious surface are generally consistent with that of preliminary plat. The only change is the modification of Kings Lane which was shown as a loop road in the Preliminary Plat, and is now proposed as two cul-de-sacs in the Final Plat. As a result of the conversion to two cul-de-sacs, forty original villa lots fronting Kings Lane have been reduced to 33 villa lots. General circulation is maintained in the broader development with through-traffic along Palmer Drive.

Previous Preliminary Plat



Updated Final Plat



PUD Flexibility. The development was afforded the following flexibility through preliminary approval:

- 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	10 ft.	10 ft.	10ft. house/5ft. garage or 7.5 ft./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 50%. All other lots shall have a maximum impervious coverage of 40%.

- 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 subdivision 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. Additional subdivision signs should be considered for a subdivision of this size.
- 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.
- g. That the proposed street names within the development are generally consistent with the City's Street Naming Policy except for Annika Drive.

Lot Sizes and Widths. The smallest lot size of this addition is 7,621 square feet, with the largest lot size at 25,251 square feet. The smallest lot width is 57.1 feet and the largest lot width is 131.1 feet.

Density. The total area of the 3rd Addition is 103.70 acres. This total includes 20.56 acres of single-family residential lots, 6.62 acres of residential right-of-way, 4.75 acres of wetland, and 76.53 acres of outlots. Residential Density is therefore calculated as $103.70 - 4.75 \text{ Wetland} = 98.95 / 67 \text{ units} = 1.48 \text{ units per acre}$ for the 3rd Addition.

Outlots. An explanation of ownership and purpose of the outlots is below.

- Outlot A will be owned by the HOA to be used for drainage and utility easement, landscaping, and open space purposes, and future residential development.
- Outlot B will be owned by the HOA. A drainage and utility easement will be over all of Outlot B.
- Outlot C will be owned by the HOA to be used for drainage and utility easement, landscaping, and open space purposes.

Parkland Dedication. As approved with the Preliminary Plat, the developer is required to dedicate 8.8 acres of land or pay a cash contribution of \$611,457.00 for the entire preliminary plat area (291 lots) and dedicate a total of 8,085 lineal feet of trails with a 30-foot wide corridor, less a 5,010 foot buffer encroachment. For this phase, the developer will be required to pay a cash contribution of \$140,834.00, calculated as follows: 67 lots at \$2,101.00 per lot.

A 30-foot-wide trail corridor was required to be dedicated to the City centered on public trails in the development and the value of the dedicated land was to be credited toward any fees in lieu of parkland dedication. The 3rd Addition does not include the trail corridor location, and therefore no reduction or credit is provided within this phase.

Construction of a play structure near the HOA fitness center was a condition of the 2nd Addition Final Plat, which was originally required to be completed prior to the 3rd Addition Final Plat. The developer asked the City in July 2018 to change this condition of approval to delay the installation of the required play structure until the construction of the 3rd Addition as it was not practical and potentially unsafe to install it during the construction of the 2nd Addition. The city approved a revised condition that the developer install the play structure in Outlot D of the 2nd Addition before the city releases building permits for the 3rd Addition.

Landscaping. The developer has provided landscaping plans for the 3rd Addition, which are attached hereto. The City's Landscape Architect has reviewed the landscape plans and has recommended approval with the condition of adjusting the location of trees noted on sheet L4 that will overlap proposed buildings and drive locations when mature.

It should be noted that the City approved an amendment to the Royal Golf Development Agreement which allowed the total number of trees in the development to be reduced from 3,800 warrantied trees to 2,912 warrantied trees, provided that the developer plant a minimum of two trees per villa lot and four trees per single-family traditional home lots. Further, the developer would reduce the number of trees required to be planted within the entire subdivision from 2,912 to 1,943 provided that the developer pay a park dedication fee of \$500.00 per 2.5-caliper-inch tree in lieu of planting the difference of 969 trees. With this provision, the developer will be required to pay the City a cash contribution of \$111,552 which is that proportion of trees associated within the 3rd Addition Final Plat. The calculation to determine the associated 3rd Addition Final Plat fee is as follows:
[(\$500 X 969 2.5-caliper inch trees reduced within the entire preliminary plat area) / 291 Single Family Lots within all phases of the Subdivision X 67 Lots within the 3rd Addition]

Street Design. As shown on the 3rd Addition Final Plat the Applicant has proposed to reconfigure the 'loop' road and instead develop two cul-de-sacs to serve the lots within the 3rd Addition. Both cul-de-sacs as shown meet the City's ordinance requirements for cul-de-sac length, required right-of-way and cul-de-sac terminus. This change is generally consistent with the lot types shown on the Preliminary Plat and the cul-de-sacs do not change the character of the Plat.

Street Naming. The City amended its Street Naming Policy at the April 17, 2018, removing the provision that if appropriate, names with the same theme (i.e. flowers, nature) are permitted for naming streets in an entire subdivision. While the proposed street names of Royal Golf Club at Lake Elmo do not fit the City's now amended street naming policy, they are consistent with 1st Addition in that they are "golf-themed." While the names have already been approved through the Preliminary Plat process, it was a condition of approval that the Final Plat include street names as approved by Council.

Engineering Comments. The City Engineer review memo dated November 19, 2018 is attached to this report for your review and consideration.

Fire Chief and Building Official Comments. The application has been reviewed by the Fire Chief and Building Official, and they have provided no additional comments.

Preliminary Plat Conditions. The following explains how Preliminary Plat conditions have been met (Staff comments italicized and bold).

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. ***Comment: This easement has been granted.***
2. Any expansion to the Royal Golf Club clubhouse or intensification of its use shall require a conditional use permit. ***Comment: The lot on which the clubhouse is situated was platted with 1st Addition, and this condition does not apply to 3rd Addition.***
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. ***Comment: No encroachments are proposed or shown on the Final Plat. Staff has included this as a recommended condition of approval.***
4. That the developer prepares an exhibit that clearly identifies the proposed setbacks for specific lots within the development. ***Comment: The developer has provided an exhibit which outlines setbacks within the development. The developer has been granted PUD flexibility which allows a 30 ft. setback on the 100 and 80-90 ft. lots and a 20 ft. setback on the 55-65 ft. lots; 10 ft. side yard setback on the 100 and 80-90 ft. lots and a 7.5 ft./7.5 ft. setback on the 55-65 ft. lots; a corner yard setback of 15 ft. on all lots; and a 30 ft. setback on the 100 and 80-90 ft. lots and a 20 ft. setback on the 55-65 ft. lots. This condition has been met.***
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. ***A development agreement will be prepared by Staff and approved by both the developer and City Council.***
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 Statutes 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. ***The Common Interest Agreement will need to be updated to include Royal Golf Club at Lake Elmo***

3rd Addition and approved by the City Attorney prior to recording of the Final Plat.

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. ***Consistent with the 1st Addition and 2nd Addition, the 3rd Addition of Royal Golf Club at Lake Elmo shall be added into the HOA documents that establish the architectural standards consistent with this condition. The Applicant shall furnish this language to the City Staff for review prior to any building permit being issued for the 3rd Addition.***
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. ***This has been added as a recommended condition of approval of the 3rd Addition Final Plat.***
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-way and that the walls be contained within a landscape easement. ***As shown on the Landscape Plans, there are no retaining walls proposed as part of the 3rd Addition.***
10. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review. ***The 2nd Addition Final Plat required that the play structure near the HOA fitness center be installed prior to the application for the 3rd Addition Final Plat. As noted above, the developer as not yet installed the required play structure and so staff is recommending the City require the developer install the play structure in Outlot D of the 2nd Addition before the release of building permits in the 3rd Addition. This is consistent with the revised condition of approval approved by the city earlier this year.***
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. ***The portion of park land dedication fee due for the 3rd Additional Final Plat has been calculated and added as a proposed condition of approval. As stated in previous sections of this report, there is no portion of the 30-foot wide trail corridor in this phase and therefore no credit to the fee is due.***

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. ***This condition has not yet been met as the developer has not paved the required trail. City staff agreed to allow the developer to pave the trail in spring to help ensure a better finish rather than having the developer install the trail this fall as it was cold and wet – making a proper installation of the pavement difficult.***
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. ***This condition has been met.***
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. ***The developer has submitted updated Tree Preservation and Preliminary Landscape Plans approved by the City. Additional comments from the City's Landscape Architect specific to the 3rd Addition are attached to this report.***
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. ***The developer requested and the City approved a Development Agreement amendment which no longer requires that trees planted within single family lots be warrantied. This reduced the number of trees required within the development from 3,800 to 2,900. The developer also submitted, and the City approved a preliminary landscape plan which further reduces the number of trees within the development from 2,900 to 1,943. The developer will be required to pay a park land dedication fee of \$500 per 2.5 caliper inch tree not planted within each addition, totaling \$478,500 for the entire development. The portion of park land dedication fee associated with the 3rd Addition is calculated and included as a condition of the 3rd Addition Final Plat.***
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. ***The developer has submitted updated preliminary plat and PUD plans that have been approved by the City.***
17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution. ***It is a recommended condition of Final Plat approval that the developer meet all City standards and design requirements.***
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. ***It is a recommended condition of Final Plat approval that the developer comply with these comments. This condition does not apply to the 3rd Addition.***

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. ***The preliminary PUD Plans were approved by the Valley Branch Watershed District, and grading activity on the site has already commenced.***
20. That open space within the shorelands of the residential development 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. ***It is a recommended condition of Final Plat approval that the developer provide these easements on Outlots H, F, E, B, D, C, A, L are all within the shoreland. None of the identified outlots from the Preliminary Plat are located within the 3rd Addition Final Plat; therefore this condition does not apply to the 3rd Addition Final Plat approval.***
21. That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance. ***The City approved an ordinance which allows golf carts on local streets through the adoption of Ordinance 08-209 on May 15, 2018.***
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. ***This is a recommended condition of Final Plat approval.***
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. ***This condition is not applicable to 3rd Addition.***
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. ***This is a recommended condition of Final Plat approval.***
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. ***This condition is met; see approved street naming conventions above.***
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. ***This is a recommended condition of Final Plat approval.***
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. ***This condition has been met.***

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. ***This condition has been met.***
29. That approval of the preliminary plat be contingent on Street D access to 10th Street. ***This condition has been met and does not apply to the 3rd Addition.***
30. That the Royal Golf Club development will not have street lights except at street intersections and cul-de-sacs. ***This is a recommended condition of Final Plat approval.***
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. ***The developer has had landscape plans approved by the Homestead neighborhood, and the submitted landscape plans for Final Plat are consistent with this approved landscape plan.***
32. That the developer address the Public Works Director's concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017. ***This condition has been met.***
33. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City. ***Development of the 3rd Addition affects the ballfields at former Tartan Park, therefore this requirement is added as a condition of Final Plat approval for the 3rd Addition. The developer will be required to make this donation to the City at the time the ballfields become unusable by the City (this includes storage of construction material, etc.) and before the City releases the final plat for recording.***

Recommended Findings. Staff recommends the following findings:

1. That all the requirements of City Code Sections 153.07 and 154.759 related to Final Plat and Final PUD Plans have been met by the Applicant.
2. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans are generally consistent with Preliminary Plat and PUD Plans approved by the City of Lake Elmo on June 6, 2017.
3. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
4. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans generally comply with the City's GCC - Golf Course Community zoning districts as modified by the PUD regulations.
5. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat PUD Plans comply with the City's subdivision ordinance.

6. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans comply with the City's Planned Unit Development Regulations.
7. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans comply with the City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated November 19, 2018 and modified by PUD regulations.
8. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans generally comply with other City zoning ordinances, shoreland, and erosion and sediment control, except as noted in this staff report and review memorandum from the City Engineer dated November 19, 2018.
9. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans generally comply with the City's landscaping and tree preservation ordinances, providing some flexibility to the Applicant to allow for woodland management and pollinator friendly native seeding in lieu of some required tree replacement in order to avoid possible detriment caused by over planting.
10. That the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans achieve multiple identified objectives for planned developments within Lake Elmo.
11. That the proposed Final Plat and PUD Plans are for the 3rd Addition of 67 single family residential units of a 291-unit total residential golf course community Planned Unit Development on 103.7 acres of land (of 231 acres total) located on the former 3M Tartan Park properties.
12. That the Final Plat and PUD Plans will be located on property legally described on the attached Exhibit "A".
13. That there has been significant public testimony that 20th Street is already dangerous without the additional traffic and that the City and developer need to explore ways to make the road safer.
14. 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:

i. Royal Golf Club at Lake Elmo Setbacks

15.	16. 100 Ft. Wide Lots	17. 80-90 Ft. Wide Lots	18. 55-65 Ft. Wide Lots
19. Front	20. 30 ft.	21. 30 ft.	22. 20 ft. for side loaded garages, or 25'
23. Side	24. 10 ft.	25. 10 ft.	26. 10ft. house/5ft.

			garage or 7.5 ft./7.5 ft.
27. Corner Side	28. 15 ft.	29. 15 ft.	30. 15 ft.
31. Rear	32. 30 ft.	33. 30 ft.	34. 20 ft.

- a. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 50%. All other lots shall have a maximum impervious coverage of 40%.
- b. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- c. 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.
- d. Subdivision Identification Signs: The Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision 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. Additional subdivision signs should be considered for a subdivision of this size.
 - i. *Staff Note:* If the developer requests a change to this, a variance should be requested.
- e. 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.
- f. That the proposed street names within the development are generally consistent with the City's Street Naming Policy as amended April 17, 2018.
- g. The developer has not yet constructed an HOA-owned and maintained play structure as required by the original condition of approval of the 2nd Addition Final Plat.

Recommended Conditions of Approval. Staff recommends the following conditions of approval:

1. 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.
2. Prior to the execution of Final Plat, the Developer shall enter into a Developer's Agreement 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.

3. The Royal Golf Club at Lake Elmo 3rd Addition shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association (HOA) 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 Statutes 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.
4. That the HOA documents include architectural requirements that require four-sided architecture and garages facing the public rights-of-way to have windows and/or other architectural features.
5. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for landscaping.
6. The developer shall provide evidence of an HOA owned and maintained children's play structure or other similar improvement has been constructed within Outlot D of the 2nd Addition before the release of building permits for the 3rd Addition.
7. 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.
8. That the developer pay a parkland dedication fee equal to \$500 per 2.5 caliper inch required in lieu of some required tree preservation replacement tree requirements, totaling **\$111,552.00** in lieu of planting the required number of trees required. This fee was calculated as follows: \$500.00 multiplied by 969 2.5-caliper inch tree not planted within the entire subdivision, divided by 291 single family lots within the entire subdivision, multiplied by 67 single family lots within the 3rd Addition.
9. All changes and modifications to the plans requested by the City Engineer in the Engineer's review memo dated November 19, 2018 shall be incorporated into the Final Plat and PUD Plans. The Applicant should note the requirements for VBWD permits for temporary storm water management.
10. The Final Plat and PUD Plans approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
11. Prior to the City issuing building permits, all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
12. 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. Any amendments to the finding regarding signs indicated in this Resolution shall be subject to a PUD amendment or variance.
13. That the Final Plat include street names as approved by Council.
14. 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.

15. That the Royal Golf Club development will not have street lights except at street intersections and cul-de-sacs.
16. That the developer make a \$1,000,000 donation to the City Parks fund when construction of the 3rd Addition prohibits use of the former Tartan Park ballfields, including construction materials storage and before the city releases the 3rd Addition final plat for recording.
17. The location and spacing of the trees that overlap the buildings and on edge of driveway when shown at mature diameter is adjusted and resubmitted on a revised landscape plan, per the Landscape Review memo, dated November 8, 2018.
18. The developer shall pave the unfinished trail in the 2nd Addition as soon as favorable conditions are available in the spring of 2019. The City may choose to not release building permits for the 3rd Addition in the spring of 2019 if the developer has not completed the required trail paving in a timely manner.

EASEMENT VACATION

Reason. The Applicant is requesting an easement vacation over Outlot T of Royal Golf Club at Lake Elmo. These drainage and utility easements were dedicated to the City with the Final Plat. This outlot will be re-platted with the 3rd Addition. In order to avoid “stacking easements” and to keep the title clean for future owners/users of the parcels, the Applicant is requesting that the easements be vacated with dedication of new easements. Outlot T will be dedicated right-of-way, residential lots, and become Outlot C for wetland and future development of the 4th Addition.

Recommended Condition of Approval. Staff is recommending approval, subject to the following condition of approval:

1. New easements on Outlot T as requested by the City Engineer and Public Works Director shall be recorded with the Royal Golf Club at Lake Elmo 3rd Addition Final Plat.

RECOMMENDATION:

Staff recommends that the City Council approve the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans, as well as the easement vacation request, based on the findings of fact and conditions outlined in the Staff Report.

“Move to approve the Royal Golf Club at Lake Elmo 3rd Addition Final Plat and PUD Plans based on the findings of fact and conditions outlined in the Staff Report.”

“Move to approve the easement vacation request to vacate existing drainage and utility easements over Outlot T, subject to conditions of approval.”

ATTACHMENTS:

1. Final Plat Application and Narrative – October 15, 2018
2. 3rd Addition Final Plat
3. City Engineer's Review Memo – November 19, 2018
4. 3rd Addition Landscaping Plans
5. Landscape Architect's Review – November 8, 2018
6. Easement Vacation Application – October 16, 2018

Date Received: _____
Received By: _____
LU File #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

FINAL PLAT APPLICATION

Applicant: Royal Development, Inc.
Address: 941 Hillwind Rd NE STE 301 Fridley, MN 55432
Phone #: 651-505-9079
Email Address: afurlong@royalclubmn.com

Fee Owner: H.C. Golf Land, LLC.
Address: 941 Hillwind Rd NE STE 301 Fridley, MN 55432
Phone #: 651-505-9079
Email Address: afurlong@royalclubmn.com

Property Location (Address): 11455 20th Street N Lake Elmo, MN 55042
Complete (long) Legal Description: See Attached

PID#: See Attached

General information of proposed subdivision: Residential development of a golf course community with
291 homes. See narrative for further details

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant:  Date: 10-16-18

Fee Owner Signature:  Date: 10-16-18



FINAL PLAT APPLICATION REQUIREMENTS¹

All Subdivisions of Land creating four (4) or more lots

This handout is intended to provide guidance on putting together and submitting a Final Plat application for the subdivision of property in Lake Elmo. The purpose of the Final Plat is to incorporate all conditions placed on the Preliminary Plat application into the final plans, and to finalize all documentation for legal recording at the County. This steps completes the subdivision process.

In order to have your Final Plat application be complete and reviewed in a timely fashion, there are a number of steps that must be followed:

1. **Pre-submittal Meeting:** Contact City Staff to discuss the status of any outstanding Preliminary Plat conditions, to discuss the requirements for Final Plat application submittal and obtain another land use application.
2. **Final Plat Submittal:** Prepare an informational packet (described herein) that fulfills the Final Plat submittal requirements. Providing a detailed and thorough application packet will greatly reduce the overall review time. Submit your completed packet to Staff to initiate review.
3. **Completeness Review:** Staff will examine your submittal to determine if the application is complete, and contact you if additional information is required or was omitted. It is to your advantage to submit your materials as early as possible so Staff can assist you in meeting all requirements. Applications found to be incomplete will be returned to the applicant.²
4. **Final Plat Review/Processing:** Staff will process completed applications. This process typically requires at least one applicant revision and resubmittal of plans to work through review comments. The process may also include additional applicant meetings, requesting review comments from partnering agencies, and writing reports.
5. **Planning Commission Meeting:** Once the plans are revised to fully meet the Zoning and Subdivision Ordinance and Engineering Design Standards as outlined by Staff, planning and engineering reports are prepared and the item is scheduled for the next available Planning Commission meeting (2nd or 4th Monday of the month³).

¹ The information provided in this document is intended to be a correct statement of the law as set forth in the Lake Elmo City Code and the laws of the State of Minnesota. However, the applicant should refer to the actual sources and consult with their own legal advisor regarding applicability to their application. In providing this information, the City makes no representations nor provides any legal advice or opinion.

² Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request.

³ Staff will determine when applications are reviewed based on the time needed to review the application and the number of items already scheduled on future agendas. Please note that meeting dates are ange due to holidays, lack of quorum, etc. Please contact City Hall to confirm all dates and times.

6. **Revisions:** If needed, the Final Plat is revised to address the Planning Commission's recommendation(s) and any outstanding review comments prior to City Council consideration.
7. **City Council Meeting:** Once the plans are finalized and ready for the City Council's consideration, staff reports are prepared and the Final Plat is placed on the next available City Council meeting agenda (1st or 3rd Tuesday of the month³). Applicants are advised to attend both the Planning Commission and City Council meetings and be open to questions regarding the request.
8. **Decision:** The City Council will review the request and either grant or deny the Final Plat.
9. **Title Work:** If the Final Plat application is approved by the City Council, all title work must be reviewed and approved by the City Attorney before the plat is recorded by the County. The applicant shall provide evidence in a form satisfactory to the City Attorney that he/she has fee interest in the subject property.

Above all else, it is imperative that an applicant begin preparations as early as possible and to ensure that a complete application is submitted. Review by the Planning Commission will not occur until at least three weeks have passed from when the City has deemed the application complete.

Final Plat Fees: The City Council has established a **non-refundable fee**⁴ for processing Final Plat applications. Please see the current fee schedule on our website. In addition, the City requires that the applicant enter into an Escrow Agreement with the City and post an \$8,000 escrow to reimburse the City for all technical planning, engineering, public works and legal review.

You will find that a great deal of the information requested for a Final Plat application matches the requirements for Preliminary Plat application submittal. While we have your original applications, the City does require that all applicants submit a new and complete application at every stage of the development process (updating information as needed). This allows us to track changes as the application progresses through the various levels of review. With this in mind, the following materials must be submitted prior to deeming an application complete:

Sub: Req: Item:

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. A completed land use application form signed by all property owners along with payment of the proper filing fee, escrow and escrow agreement. |
|--------------------------|--------------------------|--|

⁴ Applicant is also responsible for any additional fees incurred by the City (i.e. engineering, planning, postage, legal expenses, et cetera).

- ☐ ☐ 2. **Written statements** providing information regarding your proposal. Please provide a separate answer for each of the lettered items listed below (answers must be submitted in both hard copy and electronic form-- MS Word format or PDF):
- a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates.
 - b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s).
 - c. Final Subdivision and Lot Information:
 - i. The name of the Final Plat.
 - ii. A table listing the lot and block number, size of lot, width of lot, and depth of lot.
 - iii. Final exact area calculations of parks, trails, and any other dedicated public open space; and estimated values of all dedicated land and improvements (trails, park equipment, sports fields, etc.).
 - iv. Final exact area calculations of wetlands and buffers.
 - v. Final proposed area calculations for all dedicated right-of-ways.
 - vi. Proposed legal descriptions for: all lots, easements to be created (if not being dedicated on the plat), and easements to be vacated (if any).
 - d. An explanation of how issues have been addressed since the Preliminary Plat phase of the development.
 - e. A statement showing the final density of the project with the method of calculating said density shown.
 - f. Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc) necessary to serve the subdivision.
 - g. If applicable, a narrative addressing how concerns/issues raised by neighboring properties have been addressed (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed).
 - h. If applicable, a description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated.
 - i. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area.

Written statements continued:

- j. If applicable, provide a description of proposed lakeshore access (i.e. shared dock with multiple slips, individual docks for each lot, etc.).
- k. A description of proposed parks and/or open space, including a brief statement of the overall land dedication of fees to be paid in lieu of land dedication that meets the public land dedication requirements of the Subdivision Ordinance.
- l. A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

- ☐ ☐ 3. **Plat & Associated Plans:** Ten (10) packets of reduced size (11x17) and five (5) packets of full plan size (24x36) containing each of the following required pieces of information depicting the proposed subdivision. Each document shall be at a consistent, readable, and measurable engineering scale, include a title and a page number (Sheet 1 of 5±, Sheet 2 of 5±, et cetera). Staff will assist you in determining what is required. The plan sets will not be considered complete unless all required elements are included. Additionally, each of the packet items must be submitted in an electronic format (.jpg, .pdf, etc.) for use in presentations.

The following pages outline the information that is required to deem your application complete.

☐ **Final Plat:****Sub: Required: Item:**☐☐**1. Administrative Information:**

- *Appropriate identification of the drawing (i.e. final plat, grading plan, etc).*
- *Name of the subdivision, which shall not duplicate or too closely approximate the name of any existing platted subdivision in Washington County. Proposed names must be verified by the Washington County Recorder.*
- *Signature of surveyor, engineer, landscape architect, and all other professionals certifying the documents.*
- *Date of plan preparation with revision date(s) (if any).*
- *Graphic scale and true north arrow(engineering scale only, not less than one (1) inch equals one hundred (100) feet.*
- *A complete Legend depicting all line types and symbols used within the plans.*

Final Plat continued:☐☐**2. General Property Information:**

- *Address(es) and PID(s) for the subject property.*
- *Existing legal description(s) for the subject property.*
- *Existing parcel boundaries shown with survey measurement data matching the existing legal description of the parcel of land to be platted.*
- *Date of survey.*
- *Name, address, and phone number of landowner (and subdivider if not the same)*
- *Name, address, and phone number of engineer, surveyor, landscape architect, or land planner preparing the plat (include registration #'s)*

☐☐**3. Indication of the gross area being subdivided and the proposed number of lots shown in square feet and acres.**☐☐**4. Existing site improvements within the parcel of land to be platted and for a distance of 150 feet outside of the parcel boundaries.**☐☐**5. Zoning district(s) of the land being subdivided (if more than one zoning district, zoning boundary lines must be shown) and proposed future zoning for the subdivided land.**

- ☐ ☐ 6. Layout of proposed lots with future lot and block numbers. The boundary lines of the subdivision should be clearly distinguishable from other property lines. Denote outlots planned for public dedication and/or open space (schools, parks, trails, stormwater ponds, etc.).
- ☐ ☐ 7. Layout of existing property lines if (different from proposed lot lines). Existing lot lines should be easily distinguishable from the proposed lot lines and not be a prominent feature on the plat.
- ☐ ☐ 8. Denote the area within each of the proposed parcels (in the appropriate units of acres and/or square feet)
- ☐ ☐ 9. Existing contours at intervals of two feet. Contours must extend a minimum of 150 feet beyond the boundary of the parcel(s) in question.
- ☐ ☐ 10. Delineation of wetlands and/or watercourses on the plat and within 150 feet of the perimeter of the subdivision parcel. The ordinary high water elevation and the 100 year flood elevation shall be shown for all existing water bodies.
- ☐ ☐ 11. Location, width, and names of existing and proposed streets within and immediately adjacent to the subdivision parcel, showing pavement type and width.

Final Plat continued:

- ☐ ☐ 12. All easements of record within or adjacent to the plat.
- ☐ ☐ 13. Lines establishing the buildable area on each lot (setbacks)
- ☐ ☐ 14. Boundary lines of adjoining parcels within three hundred fifty (350) feet beyond the plat. Individual parcels shall be identified by name and ownership including all contiguous land owned or controlled by the subdivider.
- ☐ ☐ 15. Location and dimensions of existing buildings or significant above ground structures on or within one hundred and fifty (150) feet of the outer plat boundary.
- ☐ ☐ 16. Location of any unique natural and/or historic features (if any)

☐ ***Final Grading, Drainage & Erosion Control Plan:*****Sub: Required: Item:**

- ☐ ☐ 1. Appropriate identification of the drawing as a "final grading, drainage and erosion control plan."
- ☐ ☐ 2. Administrative information as required for the Final Plat

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Final Grading Plan: The developer shall submit a final grading, drainage and erosion control plan utilizing a copy of the current certificate of survey as a base for the site in question, prepared and signed by a Minnesota licensed engineer, depicting the following information: |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. North arrow and date of preparation. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Graphic Scale (engineering scale only, not less than one (1) inch equals fifth (50) feet). |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. For each lot, provide lot and block numbers, building pad location, building type and proposed building first floor elevation, low floor elevation and elevation at garage slab. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Stormwater Management Plan, with a narrative, including the configuration of drainage areas and calculations that meet the requirements of the City Code and/or applicable Watershed Standards. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Location of all natural features on the tract. Natural features are considered to include, but are not limited to the following: tree lines, wetlands, ponds, lakes, streams, drainage channels, bluffs, steep slopes, etc. |

Final Grading, Drainage and Erosion Control Plan continued:

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 9. All delineated Wetlands and watercourse buffers per the City and Watershed standards; and wetland replacement plan, if needed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Location of all existing storm sewer facilities, including pipes, manholes, catch basins, ponds, swales, and drainage channels within one hundred fifty (150) feet of the tract. Existing pipe type, grades, rim and invert elevations and normal and high water elevations must be included. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Normal water level (NWL) and 100-year high water level (100-year HWL) for all water bodies, existing and proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Spot elevations at drainage break points and emergency overflows (in BOLD) with directional arrows indicating site, swale and lot drainage. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Retaining Walls (wall heights and elevations). |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Locations, grades, rim and invert elevations of all storm sewer facilities, including ponds and BMP's proposed to serve the tract. |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Locations and elevations of all street high and low points. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Street grades shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Provide phasing plan for site grading. |

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 18. All soil erosion and sediment control measures to be incorporated during and after construction must be shown. Locations and standard detail plates for each measure must be included on the plan using Lake Elmo city standard details. Plan must meet the requirements of MPCA General Permit Construction Activity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. All revegetation measures proposed for the tract, including seed and mulch types and application rates must be included on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. Existing contours at two (2) foot intervals shown as dashed lines (may be prepared by a Minnesota licensed surveyor). Existing contours shall extend one hundred fifty (150) feet outside of the tract. |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Proposed grade elevations at two (2) foot intervals shown as solid lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Other information as required and outlined in the City Plan Sheet Format Requirements. |

☐ ***Final Utility Plan:***

Sub: Required: Item:

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Appropriate identification of the drawing as a "final utility plan." |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Administrative information as required for the Final Plat |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Final Utility Plan, prepared and signed by a Minnesota licensed engineer, depicting the following information: |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Easements: Location, dimension and purpose of all utility easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Underground and Overhead Facilities: Location and size of existing utilities including sewers, water mains, culverts, gas, electric, phone, cable, fiberoptic, utility poles or other underground facilities within the tract and to a distance of one hundred fifty (150) feet beyond the tract. Such data as grades, invert elevations, and location of catch basins, manholes and hydrants shall also be shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Proposed utility plans including sanitary sewer, watermain, and storm sewer, all in accordance with the City engineering design standards manual. |

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Water Supply, Public: Water mains shall be provided to serve the subdivision by extension of an existing community system wherever feasible. Service connections shall be stubbed to the property line. Extensions of the public water supply system shall be designed so as to provide public water in accordance with the engineering design standards as approved by the City Engineer and in accordance with the City's Comprehensive Water Plan. The Final Utility Plan shall indicate the location of all hydrants and valves. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Water Supply, Private: In areas where public water supply is not available, individual wells shall be provided on each lot, properly placed in relationship to the individual sewage disposal facilities. Well plans must comply with the State Well Code, as may be amended, and be submitted for the approval of the City Engineer. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Sewage Disposal, Public: Sanitary sewer laterals and service connections shall be installed in accordance with the design standards of the City as approved by the City Engineer. The Final Utility Plan shall provide the locations, grades, rim and invert elevations, and sizes of all proposed sanitary sewer facilities to serve the tract. |

Final Utility Plan continued:

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Sewage Disposal, Private: All individual sewage treatment systems shall be installed in accordance with all applicable State, County, and City requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Other information as required and outlined in the City Plan Sheet Format Requirements. |

Final Street & Storm Sewer Plan:**Sub: Required: Item:**

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Appropriate identification of the drawing as a "final street & storm sewer plan." |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Administrative information as required for the preliminary plat |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Final Street and Storm Sewer Plan, prepared and signed by a Minnesota licensed engineer, depicting the following information: |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Layout of proposed streets showing the proposed lot lines, right-of-way widths, and proposed names of streets in conformance with the County Uniform Street Naming and Addressing System. |

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Locations and widths of proposed streets, alleys and pedestrian-ways. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Location, dimensions and purpose of all easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Annotation of street geometrics for all horizontal curves, tangent lengths and corner radii. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Centerline profile and gradients for all streets, with vertical geometrics annotated on the plan profiles. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Typical cross section of proposed street improvements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Minimum front and side street building setback lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. When lots are located on a curve, the width of the lot at the building setback line. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Location and number of off-street parking spaces (guest, handicapped, bicycle, motorcycle, etc.) including typical dimensions of each. <i>Note: not required for single family residential developments.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Other information as required and outlined in the City Plan Sheet Format Requirements. |

☐ ***Final Tree Preservation Plan⁵:***

Sub: Required: Item:

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Appropriate identification of the drawing(s) as the "final tree preservation plan." |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Administrative information as required for the Final Plat. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Final Tree Preservation Plan, prepared and signed by a Minnesota licensed forrestor or landscape architect, depicting the following information: |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Tree inventory and survey, including a total listing of all healthy significant trees, all healthy significant trees to be removed and all healthy significant trees to remain. Information should be presented in both graphic (at a scale not less than one (1) inch equals one hundred (100) feet) and tabular form (charts listing significant trees by field tag number). |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. General description of the trees on the site not meeting the significant size threshold. |

⁵ All tree preservation plans shall be certified by a forester or landscape architect.

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Locations of proposed buildings, structure, or impervious surfaces. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Delineation of all areas to be graded and limits of land disturbance. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Identification of all significant trees to be removed in the construction area, presented in both graphic and tabular form. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Measures to protect the significant trees that are to remain. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Size, species, number and location of all replacement trees proposed to be planted on the property in accordance with the Mitigation Plan, if necessary, presented in both graphic (at a scale not less than one (1) inch equals one hundred (100) feet) and tabular form. |

☐ ***Final Landscaping Plan⁶:***

Sub: Required: Item:

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Appropriate identification of the drawing(s) as the "final landscaping plan." |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Administrative information as required for the Final Plat. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. The proposed location, size, quantity, and species of all existing and proposed plant materials as required in §154.258. Information should also be provided in tabular form. |

Final Landscaping Plan continued:

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Methods for protecting existing trees and other landscape material, consistent with §154.257. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Proposed structural and ground cover materials. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Proposed provisions for irrigation and other water supplies. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. If required, proposed screening showing details and typical cross-sections. |

☐ ***Ghost Plat (Note: Ghost Plat may be required dependent on potential future land uses of adjacent property as guided by the City's Comprehensive Plan):***

Sub: Required: Item:

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Appropriate identification of the drawing as a "ghost plat." |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Administrative information as required for the Final Plat. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Show potential future subdivision possibilities for the land if your proposal was approved (i.e. if you are not subdividing to the maximum density, how might the land be further divided in the future to reach the maximum density). |

⁶ All landscape plans shall be certified by a landscape architect.

- ☐ ☐ 4. Indicate how the proposed subdivision will relate to potential future subdivisions of adjacent properties (you may need to ghost plat development on adjacent properties to establish this relation).

☐ **Electronic files**

Sub: Required: Item:

- ☐ ☐ 1. A cd or flashdrive must be submitted which includes electronic files for the written statements regarding the proposal, the plat and all associated plans. Staff can generally work with most file formats (.jpg or .pdf files are preferred).

Sub: Req: Item:

- ☐ ☐ 4. **Supplemental Information.** Depending upon the submittal, the following items may also be required:

- ☐ ☐ Feasibility report(s) for proposed individual on-site sewer and water systems. Such reports will be required with any future plat;

Supplemental Information continued:

- ☐ ☐ Proposed protective covenants;

- ☐ ☐ Ten (10) copies of a context diagram that graphically depicts how the development plan relates to its surrounding neighborhood or community context including the pedestrian, bike, and street (vehicular access) network (existing and potential);

- ☐ ☐ A Traffic Impact Study (TIS) (6 copies) prepared in accordance with State, County and/or City Engineering guidelines;

- ☐ ☐ A soil survey and report;

- ☐ ☐ Signed letters of intent indicating that all required off-site easements and off-site rights-of-way necessary for the project could be negotiated and obtained;

- ☐ ☐ A hydrological/groundwater report;

- ☐ ☐ Any other special natural area or environmental study or report pursuant to Lake Elmo Code as requested by the City, if such exists or is deemed necessary;

- ☐ ☐ Any **other information** required by Staff, Commissioners, or Council Members necessary to provide a complete review of the preliminary plat and associated plans⁷. Additional items include:
- _____

Sub: Req: Item:

- ☐ ☐ 5. **Variances:** If you are requesting variances in any portion of the submitted Final Plat, the City asks that you list each of the requested variances and provide an explanation as to why each is necessary and cannot be avoided. Additionally, you must provide written answers to the following questions:
- (1) Identify the unusual hardship on the land that necessitates the variance request; and
 - (2) Explain the nature of the proposed use of land and the existing use of land in the vicinity of the property; and
 - (3) Estimate the number of persons to reside or work in the proposed subdivision; and
 - (4) Indicate the anticipated effect of the proposed subdivision upon traffic conditions in the vicinity.

Sub: Req: Item:

- ☐ ☐ 6. **Additional Applications:** If your request involves a rezoning request, additional applications will be required.
- ☐ ☐ Zoning Map Amendment Application

Upon City Council approval of Final Plat, and prior to any construction commencing, a pre-construction meeting must occur for both grading and street utility construction. These meetings may be combined into one meeting provided all items on both check lists are completed. Pre-construction meetings may not occur before the City Council approves the Final Plat and Development Agreement.

Checklist for Pre-Construction Conference for Grading

- 1. ☐ Payment of Development Fees
- 2. ☐ Issuance of securities on City of Lake Elmo approved form

⁷ Number of copies, size, and other such administrative details may also be imposed when requiring additional information.

3. ☐ Copy of Certificate of Insurance for both Developer and General Contractor identifying City of Lake Elmo as additional insured on City of Lake Elmo approved form
4. ☐ Copy of NPDES card
5. ☐ Grading specifications
6. ☐ Proposed construction schedule
7. ☐ List of subcontractors and contacts
8. ☐ List of materials and suppliers

Prior to grading operations commencing, contractor shall install all perimeter erosion control and other required erosion control best management practices and have the site inspected and approved by the City of Lake Elmo's Water Resource Manager.

Checklist for Pre-Construction Conference for Streets and Utilities

1. ☐ Payment of Development Fees
2. ☐ Issuance of securities on City of Lake Elmo approved form

Street and Utility Pre-Con Checklist continued:

3. ☐ Copy of Certificate of Insurance for both Developer and General Contractor identifying City of Lake Elmo as additional insured on City of Lake Elmo approved form
4. ☐ Approved construction plans and specifications. (Note: these may not be the same as the approved Final Plat Street and Utility Plans. Questions about construction plans and specifications should be directed to the City Engineer)
5. ☐ Minnesota Department of Health Watermain Permit
6. ☐ Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
7. ☐ Proposed construction schedule
8. ☐ List of subcontractors and contacts
9. ☐ List of materials and suppliers

State Statutes provide City staff with fifteen (15) business days to review an application to determine if it is complete. Applications found to be incomplete will be returned to the applicant. Please contact staff at (651) 747-3900 if you have any questions.

Thank you!

This handout last updated on 6/9/2016



PARCEL SEARCH APPLICATION
PUBLIC WORKS DEPARTMENT
SURVEY DIVISION
11660 Myeron Road North Stillwater, Minnesota 55082
PHONE (651) 430-4300 EMAIL Publicworks@co.washington.mn.us

Payment Date:

Parcel Search File No:

Checks payable to **WASHINGTON COUNTY**

Payment Type:

REQUEST FOR SURROUNDING PROPERTY OWNERS AND ADDRESSES

List of owner names and addresses for parcels located within 350 feet

of: Parcel Identification Number(s): City of Lake Elmo will mail out

Property Owner

Property Address – City, State and Zip

Royal Development Inc.

11455 20th Street N, Lake Elmo, MN 55042

Email

Phone

afurlong@royalclubmn.com

651-505-9079

Applicant (if different than owner)

Mailing Address – City, State and Zip

Business (if applicable)

Phone

Mailing labels

Date needed: _____

Yes ☒

No

Mail report

Pick up report

of sets of labels: _____

Parcel Search Fees

1st 25 parcels, including subject parcel (\$50.00)

\$ _____

of additional parcels _____ x .50

1 sheet of 30 labels (\$1.00/set)

of additional sheets of labels _____ x 1.00

Postage, if parcel search is mailed (\$2.00)

Fee, if parcel search is faxed (\$2.00)

Amount due:

\$ _____

Total # of parcels _____

Total # of labels _____

Completion date _____

Service Rep _____

**THIS INFORMATION WAS COMPILED FROM WASHINGTON COUNTY SURVEYOR MAPS AND COUNTY ASSESSOR DATA FILES.
THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES IN THE INFORMATION RELIED UPON IN THIS PARCEL SEARCH.**

An Equal Employment Opportunity/Affirmative Action Employer



City of Lake Elmo
Escrow Agreement for Municipal Review Services
Deposit Agreement

THIS AGREEMENT is made this 16 day of October 2018, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

Royal Development Inc.
11455 20th Street N,
Lake Elmo, MN 55042

B. "Owner" whose name and address is:

H.C. Golf Land, LLC.
941 Hillwind Rd NE STE 301
Fridley, MN 55432

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following:
(Circle One)

- | | | |
|-------------------------------------|----|--------------------------|
| <input type="checkbox"/> | 1. | Concept / Sketch Plan |
| <input type="checkbox"/> | 2. | Preliminary Plat |
| <input checked="" type="checkbox"/> | 3. | Final Plat |
| <input type="checkbox"/> | 4. | Planned Unit Development |
| <input type="checkbox"/> | 5. | Open Space Development |
| <input type="checkbox"/> | 6. | Conditional Use Permit |
| <input type="checkbox"/> | 7. | Commercial Zoning / Use |
| <input type="checkbox"/> | 8. | EAW Review |

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.
2. **Review Process.** Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.
3. **Use of Deposited Funds.** The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right, have review authority.
4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.
 - a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.
 - b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.
 - c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.
 - d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit with (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.

5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Applicant; (3) the applicant is denied by the City for any reason.
6. **Deposit Amounts.** The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.
7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.
8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.
9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.
10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.
11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

OWNER:

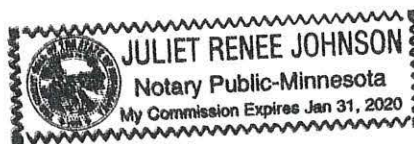
By: [Signature]
Its: James F Felten
President

By: [Signature]
Its: James F Felten
President

By: _____
Its: _____

By: _____
Its: _____

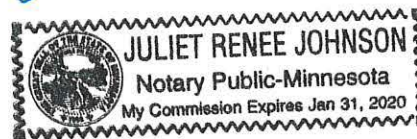
STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)



On this 16th day of October, 2018, before me a Notary Public within and for said County, personally appeared James Felten and James Felten to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

[Signature]
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)



On this 16th day of October, 2018, before me a Notary Public within and for said County, personally appeared James Felten and James Felten to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

[Signature]
Notary Public

CITY OF LAKE ELMO

By: Kristina Handt
Its: City Administrator

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 201 , before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

Notary Public



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042


ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

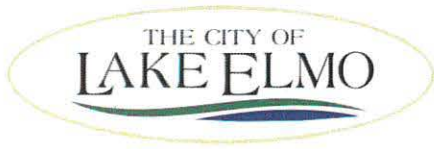
I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 10-16-18

Name of applicant Royal Development, Inc. Phone 651-505-9079
(Please Print)

Name and address of Contact (if other than applicant) James Felten

11455 20th Street N, Lake Elmo, MN 55042



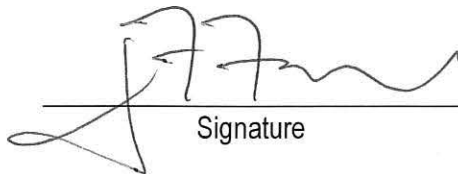
Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I **am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant **Royal Development Inc.**
(Please Print)

Street address/legal description of subject property **11455 20th Street N Lake Elmo, MN 55042**


Signature

10-16-18
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Exhibit A

Outlot T, The Royal Golf Club at Lake Elmo, PID: 25.029.21.22.0001

Outlot J, The Royal Golf Club at Lake Elmo 2nd Addition, PID: 25.029.21.31.0041

The Royal Golf Club at Lake Elmo 3rd Addition

Lot	Block	Area (sq. ft.)	Lot Width	Lot Depth
1	1	13,665	110.6	139.5
2	1	8,788	64.0	135.1
3	1	8,719	63.7	134.7
4	1	10,218	63.9	134.5
5	1	10,733	60.4	134.5
6	1	10,369	59.5	134.5
7	1	13,995	130.3	129.3
8	1	13,587	73.2	143.3
9	1	10,239	78.3	137.2
10	1	10,149	50.7	154.3
1	2	11,958	69.7	134.5
2	2	8,608	64.0	134.5
3	2	8,866	64.4	134.5
4	2	10,579	62.0	137.1
5	2	11,014	62.0	143.8
6	2	12,349	57.1	147.5
7	2	10,481	62.5	132.1
8	2	10,618	98.7	151.4
9	2	9,278	62.9	154.2
10	2	8,151	63.6	130.6
11	2	7,929	63.4	126.9
12	2	9,698	108.1	123.7
1	3	12,399	55.0	131.5
2	3	8,055	61.3	137
3	3	7,621	62.8	126.4
4	3	7,757	64.2	127
5	3	9,203	58.5	133.9
6	3	10,266	61.6	125
7	3	9,577	64.2	126.6
8	3	8,023	64.2	128.1
9	3	8,095	64.2	129.1
10	3	7,988	68.0	125.8
11	3	8,784	62.3	143.1
1	4	18,893	126.4	185.9
2	4	21,360	100.5	211.1
3	4	25,251	100.0	255.1
4	4	25,018	100.0	250.8
5	4	22,769	100.0	228.9
6	4	20,016	100.0	200.5
7	4	17,272	100.0	172.8
8	4	16,225	102.1	152.2
9	4	15,128	101.4	151.7
10	4	15,191	100.0	152.1
11	4	15,158	100.0	152.8

12	4	15,507	108.4	151.5
13	4	15,240	104.3	150.5
14	4	15,277	104.7	150.9
15	4	15,110	101.8	150.3
16	4	15,578	109.7	152
17	4	15,626	110.4	152
18	4	15,396	106.3	151.6
19	4	15,000	100.0	150
20	4	18,007	100.0	150
21	4	19,108	100.0	150
22	4	19,228	100.0	150
23	4	15,726	100.0	150
24	4	15,000	100.0	150
25	4	15,359	107.1	150.3
1	5	14,216	92.4	149.3
2	5	13,842	90.1	149.3
3	5	13,651	90.0	149.9
4	5	14,158	90.1	148.6
5	5	13,643	90.1	143
6	5	13,232	94.1	138.8
7	5	14,933	124.7	145.2
8	5	15,393	131.1	145
9	5	17,035	104.5	144.5
Total Lot		895,305		
Outlot A		234,579		
Outlot B		17,672		
Outlot C		3,081,280		
Total Outlot		3,333,531		
Right of Way		288,324		
TOTAL		4,517,160		
Measured		4,517,160		
Difference		0		
Wetland Area		207,059		



October 15, 2018

Mr. Ben Prchal

Director of Planning City of Lake Elmo

3800 Laverne Ave. N. Lake Elmo, MN 55042

Re: Final Plat/P.U.D. Narrative -The Royal Golf Club at Lake Elmo

Dear Mr. Prchal,

H.C. Golf Land, LLC and Royal Development, Inc. is pleased to submit herewith our application for final plat and planned unit development approval for Phase III at The Royal Club at Lake Elmo. H.C. Golf Land and Royal Development would like to extend their sincere thanks to the City of Lake Elmo, its City Council, its Advisory Committees and its staff and consultants for their direction, cooperation and assistance in moving the RGC to this juncture. The following narrative will set out the basic elements of the plat, address those information items requested in the application forms and those items which will need collaboration between us as we move this plat to final acceptance.

Owner

H.C. Golf Land, LLC is the current fee owner of the underlying property (Outlot T of The Royal Golf Club at Lake Elmo and Outlot J, The Royal Golf Club at Lake Elmo 2nd Addition). As soon as the final plat is recorded H.C. Golf Land, LLC will retain ownership of Outlot C of the 3rd Addition and transfer fee ownership of the lots/blocks to Royal Development, Inc., with Outlots A and B being transferred to the homeowner's association or the City, as the City directs. Based on this current ownership and intended immediate transfer, the "Applicant" under the application is Royal Development, Inc. and the "Owner" is H.C. Golf Land, LLC. All additional documents should be prepared under the Royal Development, Inc. name as it is the developer and will be fulfilling the obligations as set forth in those agreements.



Existing Zoning

The property has been zoned GCC (Golf Course Community) by the City of Lake Elmo.

Plat Area/Ownership/Description

The property is owned by H.C. Golf Land, LLC and is comprised of two parcels whose current P.I.D. 's and legal descriptions are attached hereto as Exhibit "A". The property has been divided into lots, blocks and outlots for the development of our Phase III, with additional outlots reserved for future phases of development.

Residential -Contained in Blocks 1, 2, 3, 4, and 5 are 67 residential home site lots consisting of 34 traditional single family detached lots and 33 -"Villa" lots for detached single-family townhomes which will have Villa Association -maintained lawns and exteriors as further noted below.

Outlets -The final plat contains three outlots designated as Outlets A, B and C.

Residential Setbacks

The setbacks for the residential lots are consistent with the approved preliminary plat.

Dedicated Rights of Way

Within the plat, RGC is dedicating rights of way to the public in the amount of 288,324 SF for our new residential streets.

Density

Consistent with the approved preliminary plat, the net residential density of all phases of The Royal Club is calculated as 291 approved units and 187 net residential acres yielding a density of 1.56 units/net acre.

Development Phasing

We are proposing to develop RGC in four phases with the current 67 lots denoted as Phase III.



Development Schedule

Site grading for Phase III will commence Fall of 2018 or Spring of 2019. As to the golf facilities, we have finished the reconstruction of the 18-hole championship golf course, the practice range, short course, and renovations of the old 3M clubhouse. The clubhouse has been fully renovated for both golf and as an event venue.

Trail Phasing

Consistent with preliminary plat, RGC will be constructing and dedicating well over 10,000 lineal feet of paved trail throughout the entire development.

Community Impacts

Because of the size, complexity and scope of The Royal Club at Lake Elmo, the project triggered the need to complete an Environmental Assessment Worksheet (EAW) to review the impacts to traffic, public facilities, public safety and environmental issues. The EAW was completed in October of 2016 for public review. At its January 17, 2017 meeting, the City Council adopted Resolution 2017-007 issuing a negative declaration on any further environmental study and accepting the findings of fact on the EAW. We believe community impacts have been fully reviewed. Additionally, all wetlands on the property have been dealt with pursuant to Wetland Conservation Act and VBWD rules and regulations and all activities thereon have received appropriate permits.

Phase III Streets and Utilities

Phase III street and utility construction will service the Phase III residential lots.

Home Styles

The Royal Golf Club community will feature a wide variety of high quality, custom-built homes in a variety of complimentary styles.

Declarations of Protective Covenants

Because of the variety of home styles and privately held common areas at RGC, we have created a Master Homeowners Association ("MHOA") whose membership includes all



residential lots in Phases I and II and will include all residential Phase III lots and all future phase residential lots. Its responsibilities will include such things as maintenance of private trails/ common area landscaping, open space and entry signage in addition to the maintenance of the future fitness/recreation center and the maintenance of property line-crossing retaining walls. The MHOA declaration will also contain the architectural standards consistent with preliminary plat conditions. Sub associations for the Villa Home (Villa HOA'S) neighborhoods have been or will be formed depending on the villa builder's practices. These Villa HOA's will have responsibility for lawn/driveway and open space maintenance and the maintenance of the Villa home exteriors to assure a consistency in neighborhood appearance.

Lastly, the MHOA will assume all architectural review responsibilities upon turnover of the MHOA from developer control to resident control consistent with the terms of Minnesota statutes.

Landscape

As a part of the Phase III development agreement, RGC and the City will enter into an agreement wherein RGC assumes planting responsibilities for trees required by the City as proposed in the landscape plan.

Park Fees

The development portion of RGC is 231.25 acres with a net buildable are of 186.92 acres. The appraised value of this property, as determined by an appraisal commissioned by the city, is \$8,000,000. Per City of Lake Elmo policy, a park dedication of 10.0% or fee in lieu of land dedication of 10% of the value is required with development. RGC and the city jointly have decided to not have city-owned parks within the development, thus obligating RGC for cash payments totaling \$800,000.00 over the span of the development phases. RGC will receive credit against each phase's park fee for constructing trails and appurtenant items such as turf establishment, retaining walls and ADA pedestrian ramps along with the dedication of the land for a 30- foot wide trail corridor. The RGC will provide the city with support calculations to determine the actual cash fee in Phase III to be paid with this application and in future phases as those phases are platted.



Conservation/Ponding Maintenance Agreement

RGC and the City have determined that there will be no storm water ponding facilities constructed in Phase III. In future phases should City outlots lie within shoreland districts, conservation easements will be entered into.

Easement Vacation

We are proposing to vacate the existing drainage and utility easements, as created and dedicated on the original Royal Golf Club at Lake Elmo plat (1st Addition), lying over Outlot T (see attached for details).

With our 3rd Addition submittal, we will be re-platting this Outlot, and, in doing so, will be recreating new drainage and utility easements over the new parcels. The easement vacation is needed to avoid creating and 'stacking' easements on top of easements. The new easements will be the same size (or larger in some cases) as the vacated easements. Thus, the City does not lose any drainage and utility easement areas. We also need to do this to keep the title clean for future owners/users of the parcels.



Our pledge to the City is to create a premium golf community with a national reputation of which all of Lake Elmo will be proud. We stand prepared to provide you with any further items you deem necessary as the development agreement and PUD take form and as we move forward with development activity.

Sincerely,

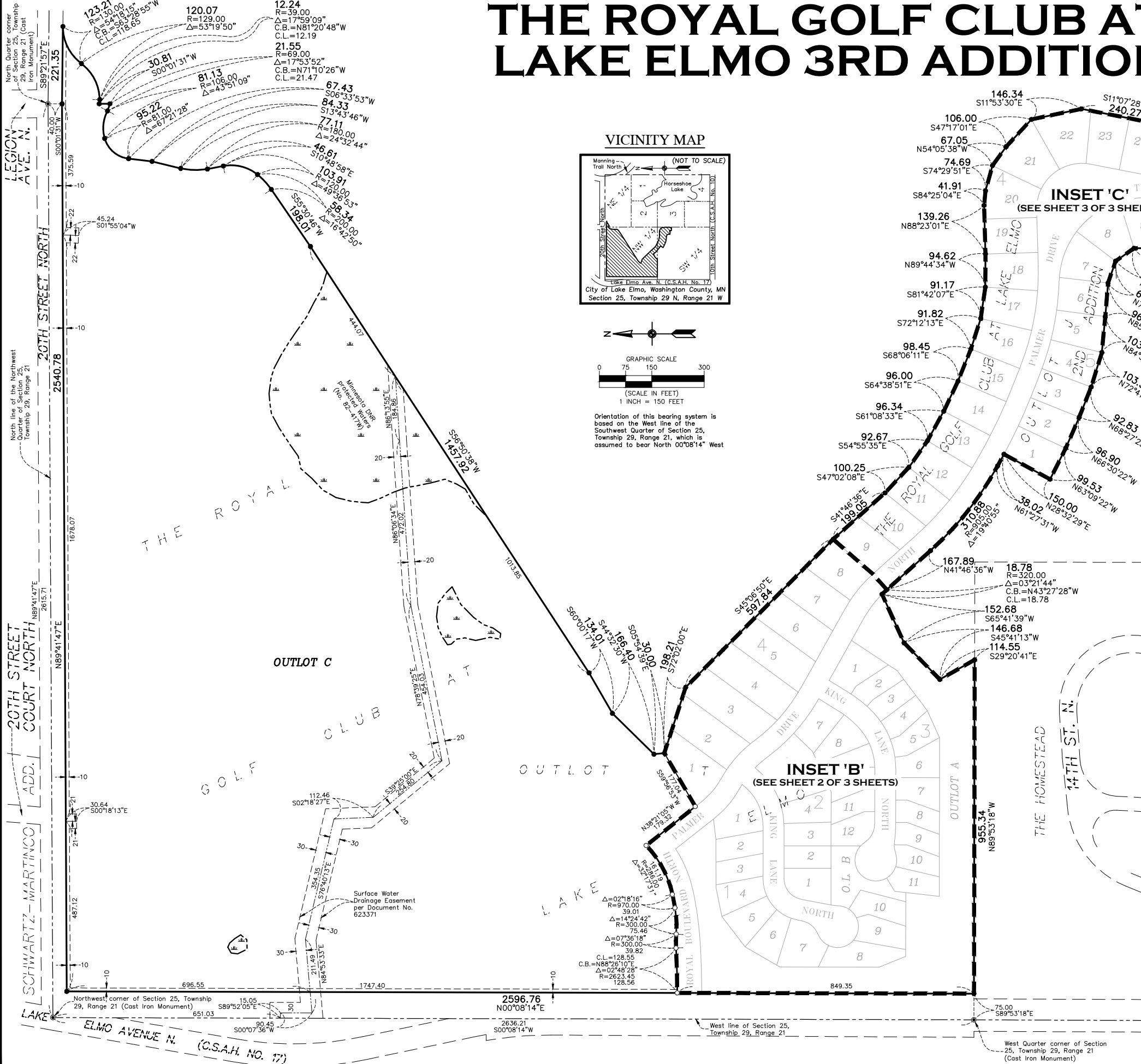
The Royal Golf Club at Lake Elmo

By: H.C. Golf Land, LLC

By:

Its:

THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADDITION



- Denotes found Washington County Section Corner Monument, as noted
- Denotes found 5/8 inch by 14 inch Rebar marked with license number 40361
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- ▬ Denotes existing wetland, delineated by Kjalhaug Environmental Services Company in 2016

KNOW ALL BY THESE PRESENTS: That H.C. Golf Land, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot T, THE ROYAL GOLF CLUB AT LAKE ELMO, and Outlot J, THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADDITION, according to the recorded plats thereof, Washington County, Minnesota

Has caused the same to be surveyed and platted as THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADDITION and does hereby dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only.

In witness whereof said H.C. Golf Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by Joel T. LeVahn, Chief Financial Officer, this ____ day of _____, 20____.

H.C. GOLF LAND, LLC

By: _____
Joel T. LeVahn, Chief Financial Officer

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Joel T. LeVahn, Chief Financial Officer of H.C. Golf Land, LLC, a Minnesota limited liability company, on behalf of the company.

(Signed)

(Printed)

Notary Public, _____
My commission expires _____

I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Thomas R. Balluff, Licensed Land Surveyor.

(Signed)

(Printed)

Notary Public, _____
My commission expires _____

CITY OF LAKE ELMO, PLANNING COMMISSION

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, on this ____ day of _____, 20____.

Signed: _____, Chair
Signed: _____, Secretary

CITY COUNCIL, CITY OF LAKE ELMO, MINNESOTA

This plat was approved by the City Council of the City of Lake Elmo, Minnesota, on this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____, Mayor
Signed: _____, Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Washington County Surveyor

By: _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20____ on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this ____ day of _____, 20____.

By: _____
Washington County Auditor/Treasurer

By: _____
Deputy

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded in Washington County Records.

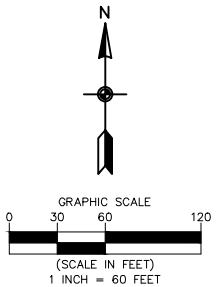
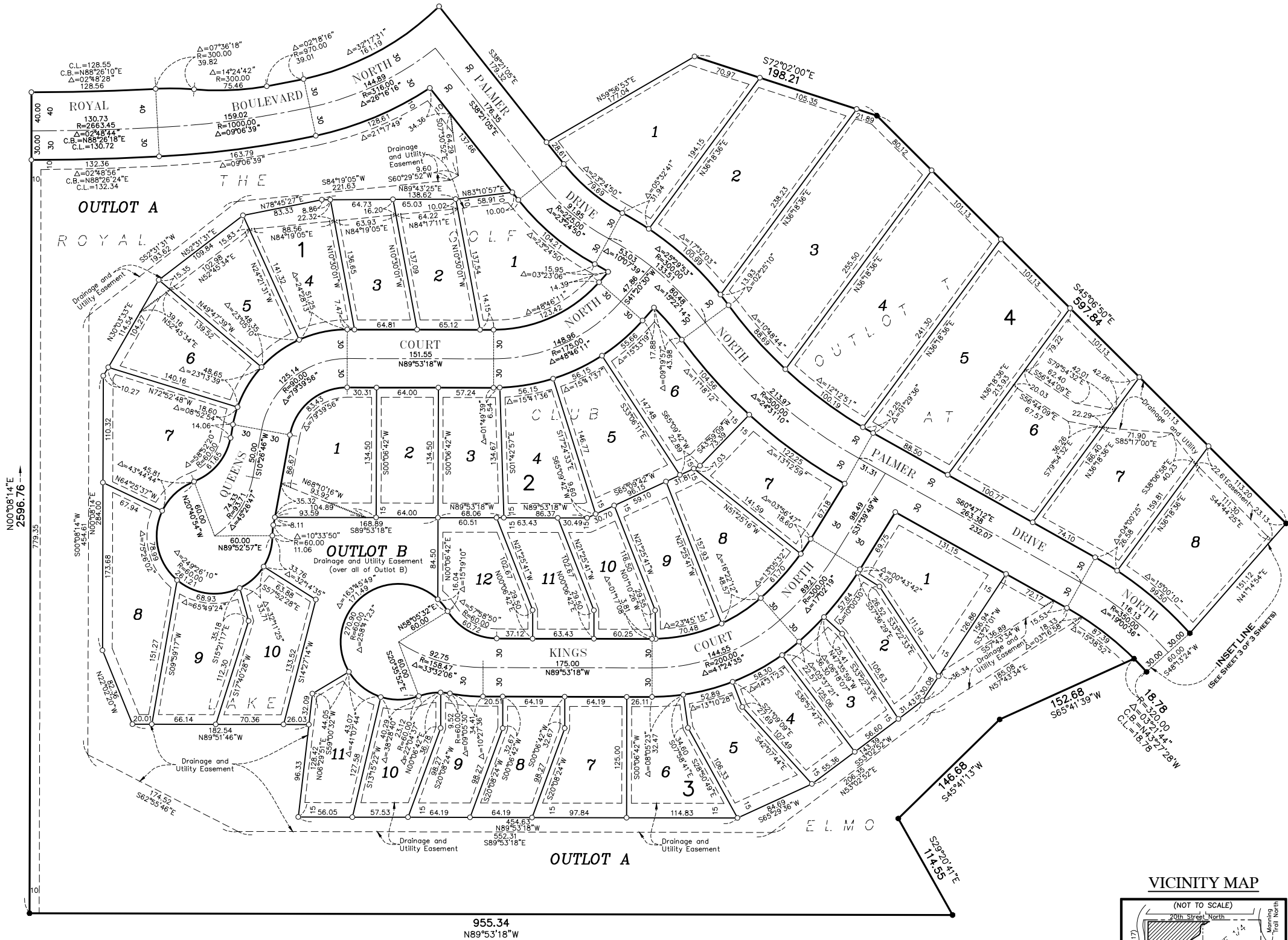
By: _____
Washington County Recorder

By: _____
Deputy



THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADDITION

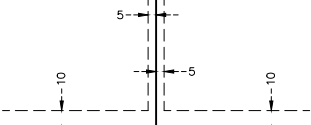
INSET 'B'



Orientation of this bearing system is based on the West line of the Southwest Quarter of Section 25, Township 29, Range 21, which is assumed to bear North 00°08'14\"

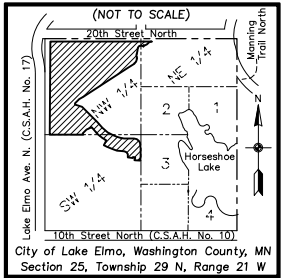
- Denotes found 5/8 inch by 14 inch Rebar, marked with license number 40361
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

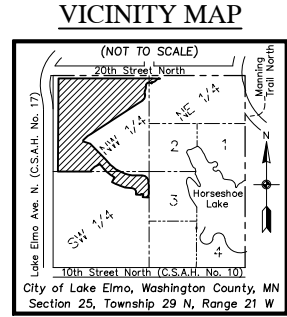
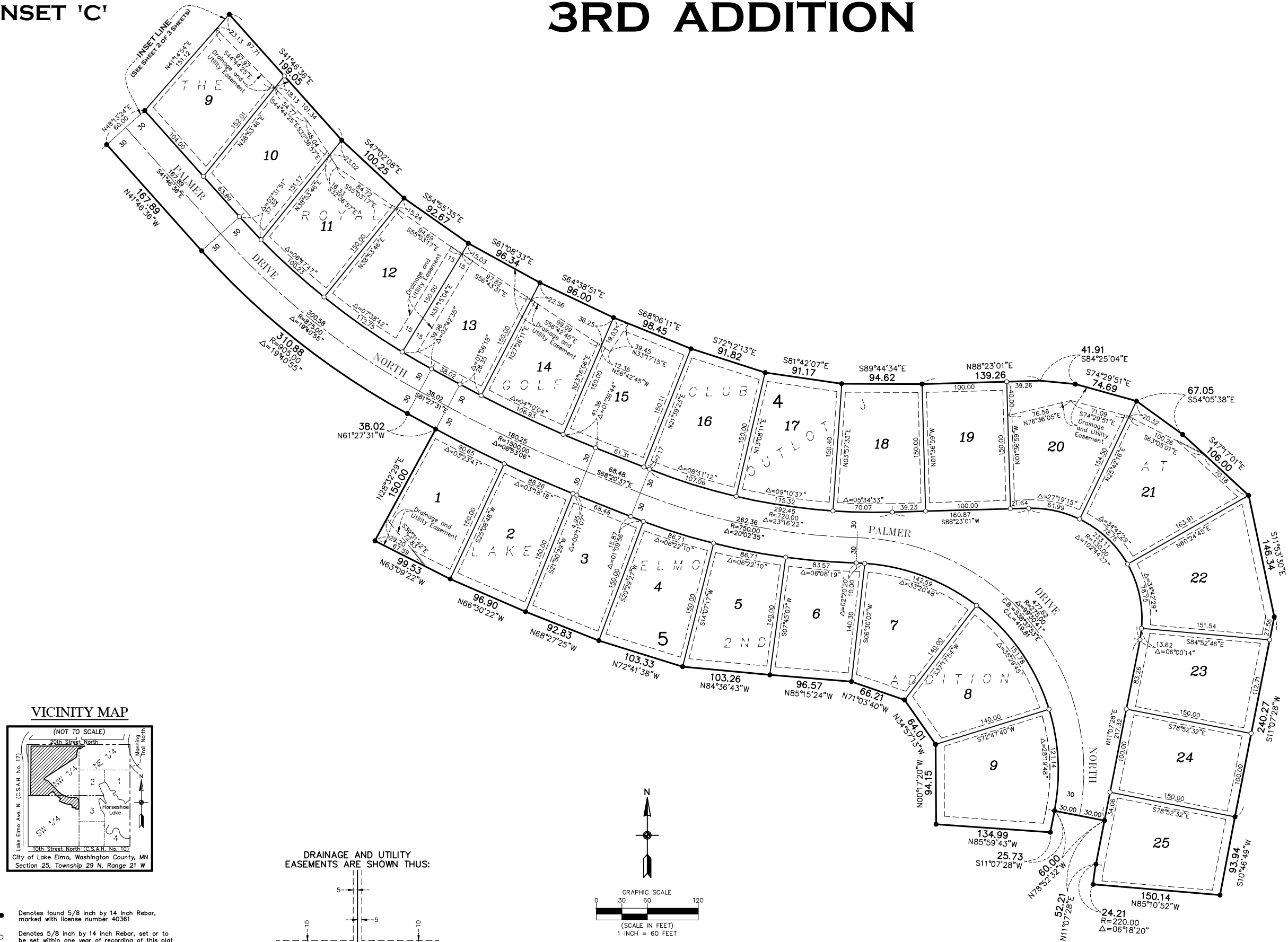
VICINITY MAP



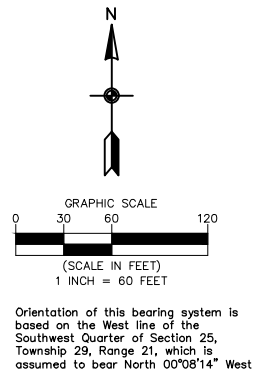
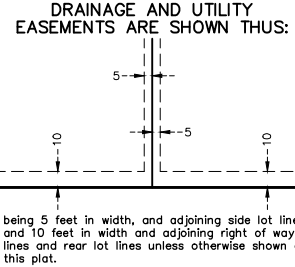
Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADDITION

INSET 'C'



- Denotes found 5/8 inch by 14 inch Rebar, marked with license number 40361
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361



MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: November 19, 2018

To: Ben Prchal, City Planner
Ken Roberts, Planning Director
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Royal Golf Club 3rd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Royal Golf Club 3rd Addition. Final Plat/Final Construction Plans were received on October 31, 2018. The submittal consisted of the following documentation:

- Royal Golf Club 3rd Addition Final Plat, Sheets 1-3, not dated, prepared by Carlson McCain.
- Royal Golf Club 3rd Addition Narrative, dated October 15, 2018.
- Royal Golf Club 3rd Addition Construction Plans, Sheets 1-24, dated October 5, 2018.
- Royal Golf Club 3rd Addition Grading Plans, Sheets 1-21, dated October 3, 2018.
- Royal Golf Club 3rd Addition Landscape Plans, L1-L7, dated October 9, 2018, by Pioneer Engineering.
- Royal Golf Club 3rd Addition Specifications, dated October 5, 2018.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: ROYAL GOLF CLUB 3RD ADDITION

- Outlots A, B and C ownership have been shown on the final grading and construction plans as developer or HOA owned as applicable. There are no Outlots to be dedicated to the City as part of this Phase.
- Drainage and utility easements have been provided on the Final Plat and grading plans over all, or a portion, of Outlots A and B as required. Drainage and utility easements for Outlot A has been shown on the street and utility plans as required. The drainage and utility easement for Outlot B must be added to the street and utility plans.
- The Plat must be revised to include a 10-foot drainage and utility easement over Outlot C, adjacent to the north right-of-way line for Royal Boulevard and adjacent to the east right-of-way line for Palmer Drive.
- All off-site easements as required by the City Engineer and Public Works Director to complete any off-site improvements or to provide drainage and utility maintenance access must be provided in the City standard form of easement agreement and signed by all parties prior to the release of the Final Plat for recording. The following off-site easements (golf course property) must be verified as existing or provided to the City.
 - Drainage and utility easements over the Golf Course adjacent to the rear yards of Lots 7-14, Block 4.
 - Drainage and utility easements over the Golf Course adjacent to the rear yards of Lots 22-25, Block 4.
- The applicant has proposed temporary stormwater management provisions for the Royal Golf Club 3rd Addition which will be removed and replaced with future development phases that will meet the storm water management provisions approved with the Preliminary Plat.

- The Final Plat application narrative is silent regarding the plan to use a temporary storm water management system. The narrative should be revised to fully address the temporary storm water management phasing, maintenance, and replacement. As proposed, it is unknown how the next development phase will be constructed without interruption of the temporary system.
- The temporary storm sewer and sediment basin must be relocated in a manner that allows the temporary storm water management to remain operational until the permanent storm water management system is operational.
- Final Plat approval must be contingent upon the applicant obtaining a VBWD permit for the temporary storm water management provisions. Any plan changes made to obtain the VBWD permit must be resubmitted for City review and approval.
- A City variance may be required to approve the Final Plat as the temporary storm water management system does not meet all provisions of the City storm water ordinances (e.g. volume control).
- Additional drainage and utility easements must be provided over the temporary storm sewer system and temporary sediment basins located on Outlot C.
- Additional development security provisions should be considered to address the temporary storm water management system and phasing.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated November 19, 2018.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Royal Golf Club 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.

MEMORANDUM

FOCUS ENGINEERING, inc.

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Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: November 19, 2018

To:	Brian Brian Krystofiak, P.E., Carlson McCain, Inc. Jim Felton, Royal Development LLC.	Re:	Royal Golf Club 3rd Addition Construction Plan Review
Cc:	Ben Prchal, City Planner Ken Roberts, Planning Director Rob Weldon, Public Works Director Chad Isakson, P.E., Assistant City Engineer		
From:	Jack Griffin, P.E., City Engineer		

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 - Royal Golf Club 3rd Addition Specifications, dated October 5, 2018.
-

STATUS/FINDINGS: Engineering review comments have been provided to assist with the completion of the Construction Plans. When submitting revised plans and specifications, please provide a point by point response letter that details all changes made to the plans.

ROYAL GOLF CLUB 3RD ADDITION FINAL CONSTRUCTION PLANS

- The drainage and utility easement for Outlot B must be added to the street and utility plans.
- Revise the street and utility plans to show the required 10-foot drainage and utility easement over Outlot C, adjacent to the north right-of-way line for Royal Boulevard and adjacent to the east right-of-way line for Palmer Drive.
- Relocate the temporary storm sewer and sediment basin to allow the temporary storm water management system to remain operational until the permanent storm water management system is operational.

SANITARY SEWER AND WATERMAIN PLANS

- Sheet 5. Revise sewer grade to 0.5% between MH-11 and MH-13.
- Sheet 6. Revise Palmer Drive eye brow watermain to be 8-inch diameter. Eliminate dead end main by connecting to Palmer Drive watermain at each intersection. This is consistent with the City practice.
- Sheet 6. Revise watermain along Kings Court to be on north side of the street per City standards.
- Additional plan revisions may be required regarding hydrant and system valve placement, pending review by the Public Works Director.

STROM SEWER PLANS

- Sheet 10. Revise storm sewer pipe size to meet City minimum 15-inch pipe from CBMH-274 to CBMH-273.
- Sheet 10. Revise storm sewer pipe size to meet City minimum 15-inch pipe from CBMH-271A to CBMH-271.
- Sheet 11. Revise storm sewer pipe size to meet City minimum 15-inch pipe from CBMH-281 to CBMH-280.
- Sheet 13. Revise storm sewer pipe size to meet City minimum 15-inch pipe from CBMH-240 to CBMH-239.

STREET PLANS

- Sheets 14-17. Add K-value for all vertical curves. Revise curves as necessary to meet minimum City standards.
- Sheet 15. Revise street grades along Palmer Drive. The City minimum 0.5% grade is used for back to back grade runs with no vertical curve at the break. Increase each grade and add vertical curve.

SIGN / PAVEMENT MARKING / LIGHTING PLAN

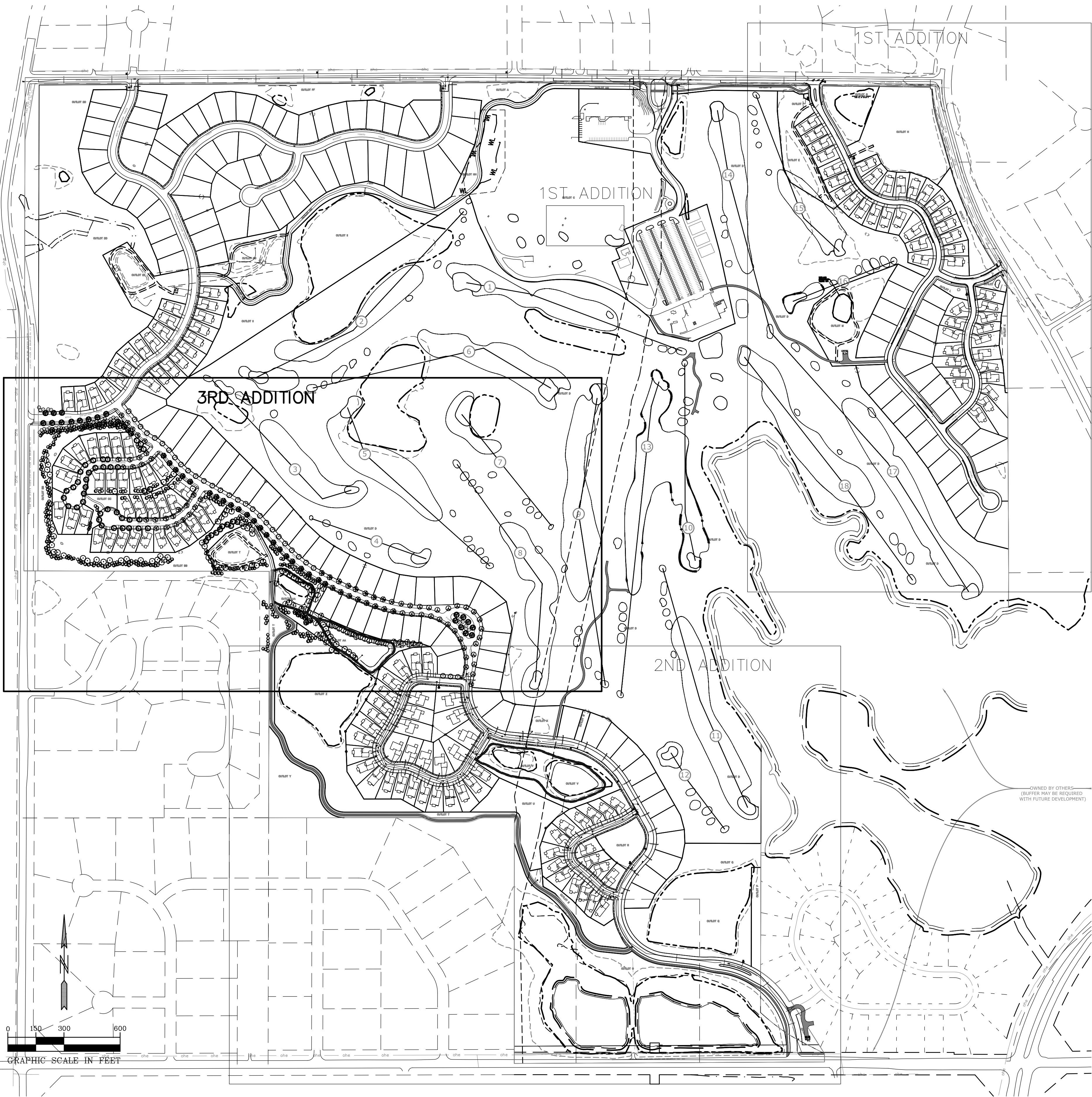
- Sheet 18. Remove one light pole from the Palmer Drive eyebrow and relocate the second light pole to the middle of the two eyebrow intersections.
- Sheet 18. Add no parking signs to the interior of the Palmer Drive eye brow (3-signs).
- Sheet 18. Add no parking signs to the sign schedule.
- Sheet 19. Add no parking signs to the Kings Court and Queens Court cul-de-sacs (3-signs each).
- Sheet 19. Add a stop bar at the intersection of Lake Elmo Avenue and Royal Boulevard.

DETAILS/TYPICAL SECTIONS

- Sheet 24. Typical Street Sections. Remove references to "saw and seal". Revise bituminous mix to Type C. The City practice has changed to require Type C bituminous wear course and eliminate saw & seal.
- Sheet 24. Typical Street Section: Royal Boulevard entrance. Add "RTL" to designate the right turn lane.
- Sheet 24. Bituminous Access Road. Revise minimum grades to 4% on each side of access road.

LANDSCAPE PLAN:

- Remove all trees from the interior of all pond maintenance benches. The Landscape Plans must be revised to accommodate maintenance access to all storm water and to avoid placement of trees within the BMP.
- The landscape plans must be revised to show all underground utilities including water/sewer lot services and revised to ensure trees maintain 10-foot minimum offset from all utilities.



LANDSCAPE DATA:

SEE PRELIMINARY PLAT FOR LANDSCAPE AND MITIGATION REQUIREMENTS.

TREES APPROVED ON PRELIMINARY PLAT TO BE PLANTED BY DEVELOPER: 1,943
TREES APPROVED ON PRELIMINARY PLAT TO BE PLANTED BY BUILDER/HOMEOWNER: 888
TOTAL TREES REQUIRED ON PRELIMINARY PLAT: 2,831

TREES PROPOSED IN 1ST ADDITION TO BE PLANTED BY DEVELOPER: 419
TREES PROPOSED IN 1ST ADDITION TO BE PLANTED BY BUILDER/HOMEOWNER: 202
TOTAL TREES TO BE PLANTED IN 1ST ADDITION: 621

TREES PROPOSED IN 2ND ADDITION TO BE PLANTED BY DEVELOPER: 632
TREES PROPOSED IN 2ND ADDITION TO BE PLANTED BY BUILDER/HOMEOWNER: 158
TOTAL TREES TO BE PLANTED IN 2ND ADDITION: 790

TREES PROPOSED IN 3RD ADDITION TO BE PLANTED BY DEVELOPER: 658
TREES PROPOSED IN 3RD ADDITION TO BE PLANTED BY BUILDER/HOMEOWNER: 206
TOTAL TREES TO BE PLANTED IN 3RD ADDITION: 864

TREES BY BUILDER TO BE CHOSEN FROM PLANT SCHEDULE BELOW. BUILDER-SUPPLIED TREES MUST BE A MINIMUM OF TWO DIFFERENT SPECIES PER LOT.

LANDSCAPE ORDINANCE REQUIREMENTS FOR 3RD ADDITION:
1 TREE/50' FRONTAGE. $8,360/50=168$ TREES
5 TREES PER DEVELOPED/DISTURBED ACRE. 37 DISTURBED ACRES $\times 5 = 185$ TREES
3RD ADDITION TREES REQUIRED FOR LANDSCAPE REQUIREMENT: 353

TREE TOTALS FOR 3RD ADDITION
PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	36	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	12	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	--	
	SUGAR MAPLE/Acer Saccarum 'Green Mountain'	2.5" B&B	19	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12' B&B	52	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12' B&B	21	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	30	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	28	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	44	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	16	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	54	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	28	
	GINGKO/Ginko biloba (male only)	2.5" B&B	--	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	--	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	--	ONLY 1ST ADDITION
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	177	
	WHITE PINE/Pinus strobus	6' B&B	131	
	RED PINE/Pinus resinosa	6' B&B	10	
ORNAMENTAL TREES*				
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2" B&B	--	
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	12	
	SPRING SNOW CRAB/Malux 'Spring Snow'	2" B&B	14	



LANDSCAPE NOTES:

1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
3. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
4. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB
5. SEE CITY DOCUMENTS 32 90 00 "PLANTING SPECIFICATION" AND 3292 "TURF ESTABLISHMENT" FOR MORE REQUIREMENTS. THESE DOCUMENTS CAN BE OBTAINED FROM THE CITY OR THE PROJECT LANDSCAPE ARCHITECT.
6. SEE SHEET L8 FOR CITY PLANTING DETAIL PLATES.

****MEDIAN NOTES:**
MEDIAN TO HAVE BUFF LIMESTONE RIP RAP IN VARYING SIZES FROM 4–12" LAID OVER FIBER MAT WEED BARRIER. ROCK TO BE 2" BELOW EDGE OF CURB.

STANDARD PLAN NOTES
LANDSCAPE PLANS

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

APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO

TREE TOTALS FOR 3RD ADDITION

PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	36	
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	SUGAR MAPLE/Acer Saccarum 'Green Mountain'	2.5" B&B	19	
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	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	30	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	28	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	44	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	16	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	54	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	28	
	GINGKO/Ginko biloba (male only)	2.5" B&B	--	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	--	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	--	ONLY 1ST ADDITION
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	177	
	WHITE PINE/Pinus strobus	6' B&B	131	
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APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.0

LAKE ELMO

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name

Amber L. Thompson
Amber L. Thompson

Reg. No.

44763

Date

10-9-18

Revisions

Date

10-9-18

Designed

JLT

Drawn

JLT

GROUNDCOVER PLAN

HC GOLF COURSE DEVELOPMENT, LLC

11074 RADISSON ROAD NE
BLAINE, MINNESOTA 55449

THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADD

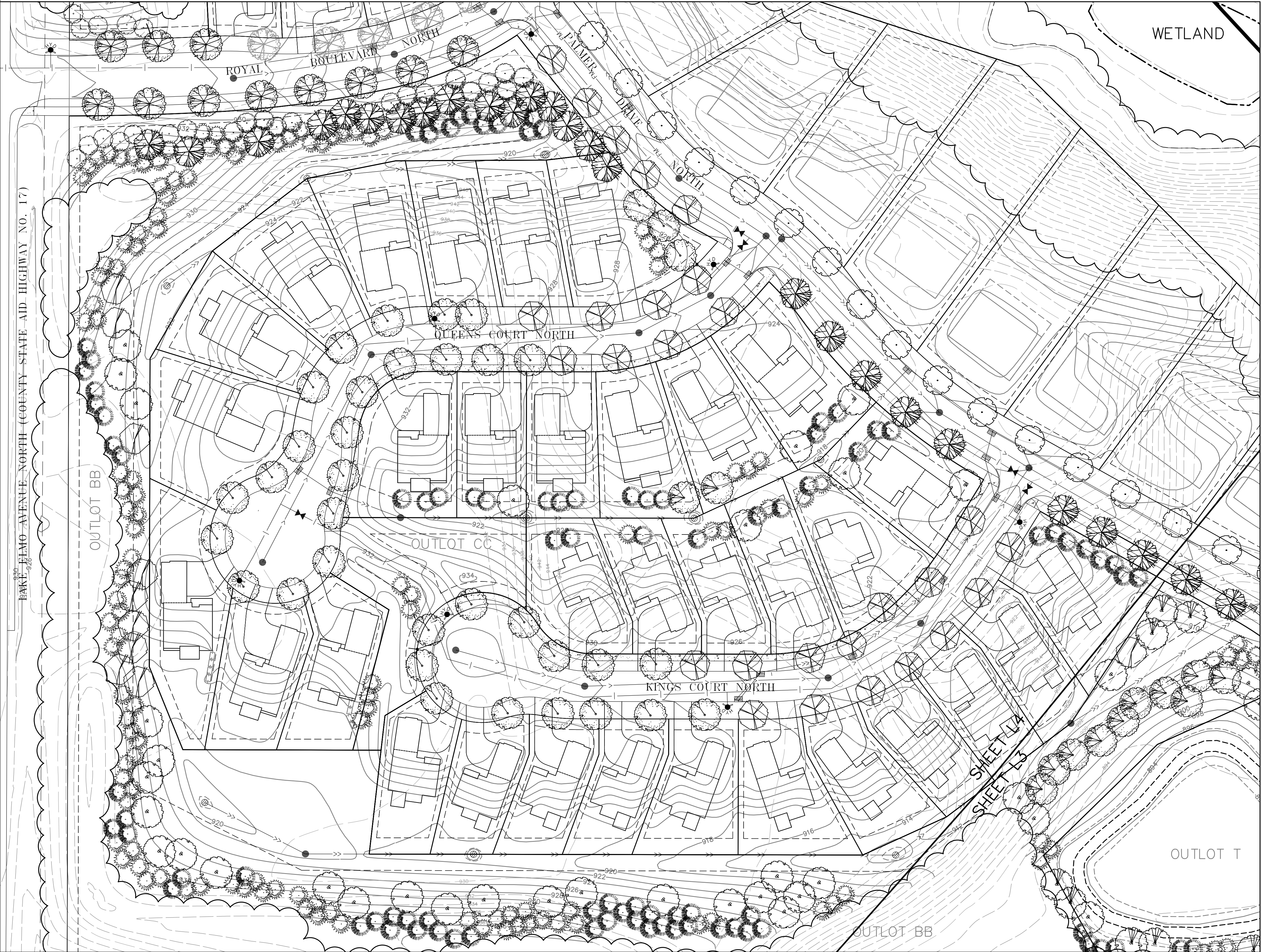
LAKE ELMO, MINNESOTA

L3

OF

7

DETAIL B



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	SPRING SNOW CRAB/Malux 'Spring Snow'	2" B&B	14	

STANDARD PLAN NOTES
LANDSCAPE PLANS

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

APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.0

LAKE ELMO

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name

Amber L. Thompson

Reg. No.

44763

Date

10-9-18

Revisions

Date

10-9-18

Designed

JLT

Drawn

JLT

GROUNDCOVER PLAN

HC GOLF COURSE DEVELOPMENT, LLC

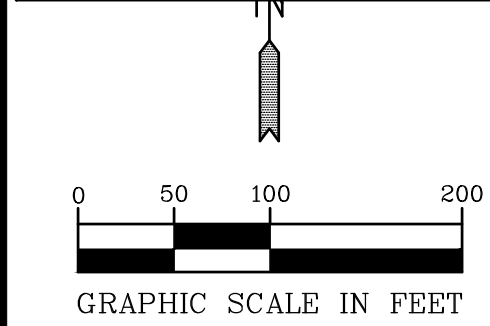
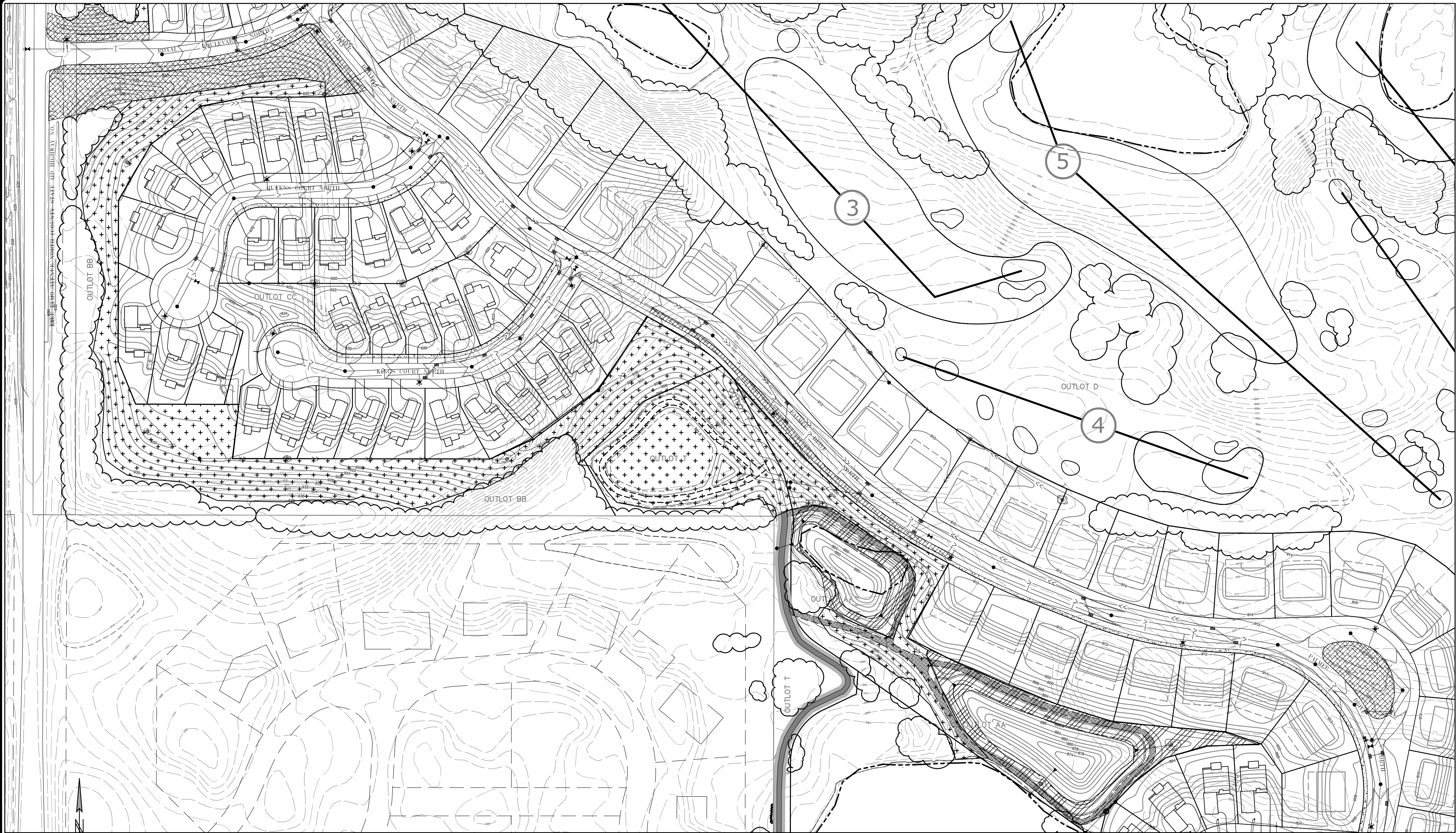
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BLAINE, MINNESOTA 55449

THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADD

LAKE ELMO, MINNESOTA

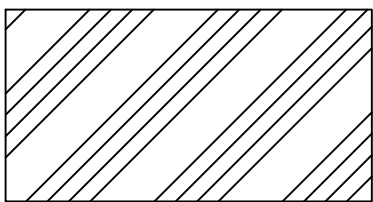
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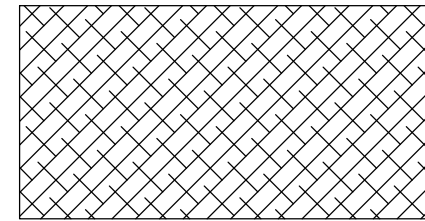
- SEEDING NOTES:**
- MULCH: MNDOT TYPE 2 @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90 % COVERAGE WITH DISC ANCHOR OR HYDROSEED.
- POND BENCH AND UP TO HWL AND AREA DISTURBED AROUND WETLAND TO BE SEEDED WITH MN STATE SEED MIX 33-262 OR EQUIVALENT. SEE GRADING DETAIL NOTES FOR MORE STORMWATER MANAGEMENT DETAILS
- DISTURBED UPLAND AREA INCLUDING ABOVE HWL ON STORM WATER TREATMENT AREAS AND ANY DISTURBED UPLAND TO BE SEEDED WITH MN STATE SEED MIX 35-621 OR EQUIVALENT.

- 3-YEAR MAINTENANCE PLAN FOR TRANSITION AREA (BETWEEN NWL AND HWL AND AROUND WETLANDS) AND UPLAND SEEDING:
- YEAR 1
- TYPE 3 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDED WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.
- YEAR 1-3
- MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST 3 SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD
 - WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY.
 - IF THE POND AND WETLAND SEEDING AREAS BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXYDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.
 - TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.
 - INLETS MUST BE KEPT CLEAR OF DEBRIS.
 - ANY DEBRIS OBSERVED IN INFILTRATION BASIN OR POND SHALL BE REMOVED.



DRY SWALE/POND
(STATE SEED MIX 33-262 FORMERLY W4)

33-262		Dry Swale / Pond				
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft	
big bluestem	<i>Andropogon gerardii</i>	1.88	1.50	3.40%	5.50	
American slough grass	<i>Beckmannia syzigachne</i>	1.68	1.50	3.42%	27.80	
fringed brome	<i>Bromus ciliatus</i>	1.68	1.50	3.40%	6.05	
nodding wild rye	<i>Elymus canadensis</i>	4.48	4.00	9.06%	7.64	
slender wheatgrass	<i>Elymus trachycaulus</i>	4.48	4.00	9.10%	10.15	
Virginia wild rye	<i>Elymus virginicus</i>	2.80	2.50	5.67%	3.85	
switchgrass	<i>Panicum virgatum</i>	0.45	0.40	0.91%	2.05	
fowl bluegrass	<i>Poa palustris</i>	1.79	1.60	3.64%	7.50	
Indian grass	<i>Sorghastrum nutans</i>	1.68	1.50	3.40%	6.60	
Total Grasses		20.74	18.50	42.03%	145.94	
marsh milkweed	<i>Asclepias incarnata</i>	0.07	0.06	0.13%	0.10	
purple prairie clover	<i>Dalea purpurea</i>	0.10	0.09	0.21%	0.50	
Canada tick trefoil	<i>Desmodium canadense</i>	0.10	0.09	0.21%	0.19	
ox-eye	<i>Helopsis helianthoides</i>	0.10	0.09	0.20%	0.20	
black-eyed susan	<i>Rudbeckia hirta</i>	0.08	0.07	0.17%	2.49	
blue vervain	<i>Verbena hastata</i>	0.11	0.10	0.23%	3.50	
Total Forbs		0.56	0.50	1.15%	6.98	
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	56.82%	11.14	
Total Cover Crop		28.02	25.00	56.82%	11.14	
Totals		49.32	44.00	100.00%	164.06	
Purpose:		Temporarily flooded swales in agricultural settings.				
Planting Area:		Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				



SOD (TYPICAL)

SODDED OUTLOT AREAS TO BE IRRIGATED IRRIGATION DESIGNED BY OTHERS

ALL BOULEVARDS TO BE SODDED.

LOTS WILL BE SODDED TO ADJACENT CURB LINES UNLESS OTHERWISE NOTED

- RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
- PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
- MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
- RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
- 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

MARCH 2017

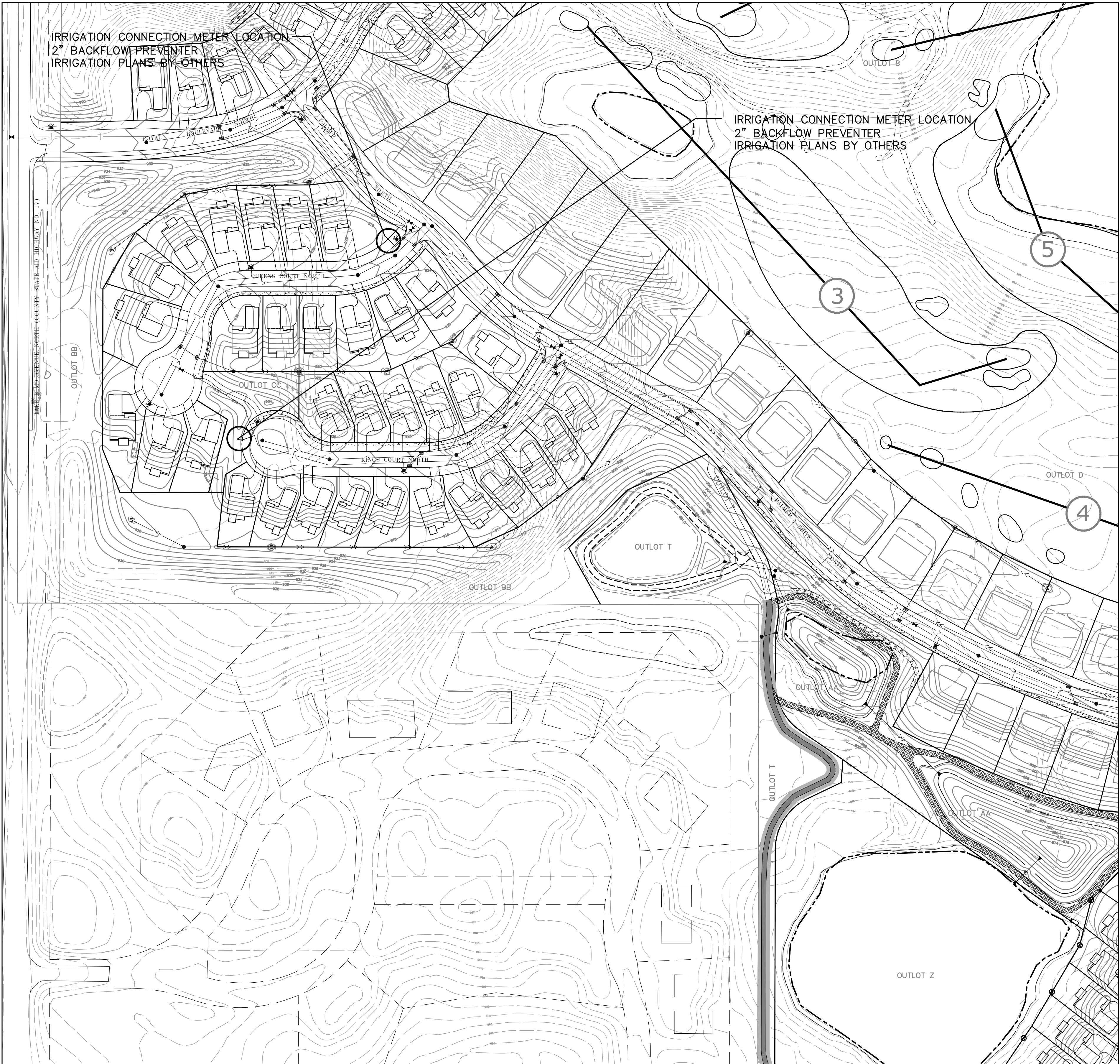


CITY OF LAKE ELMO

STANDARD DRAWING NO.
600D
LAKE ELMO

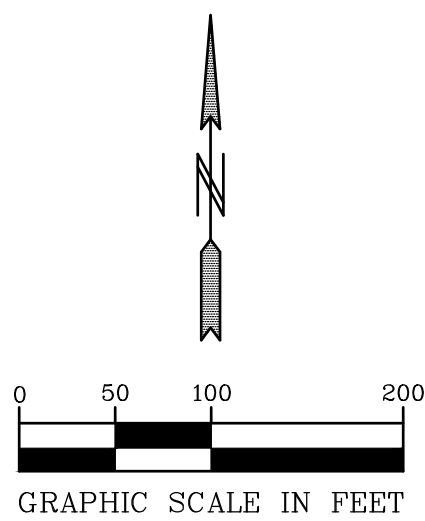
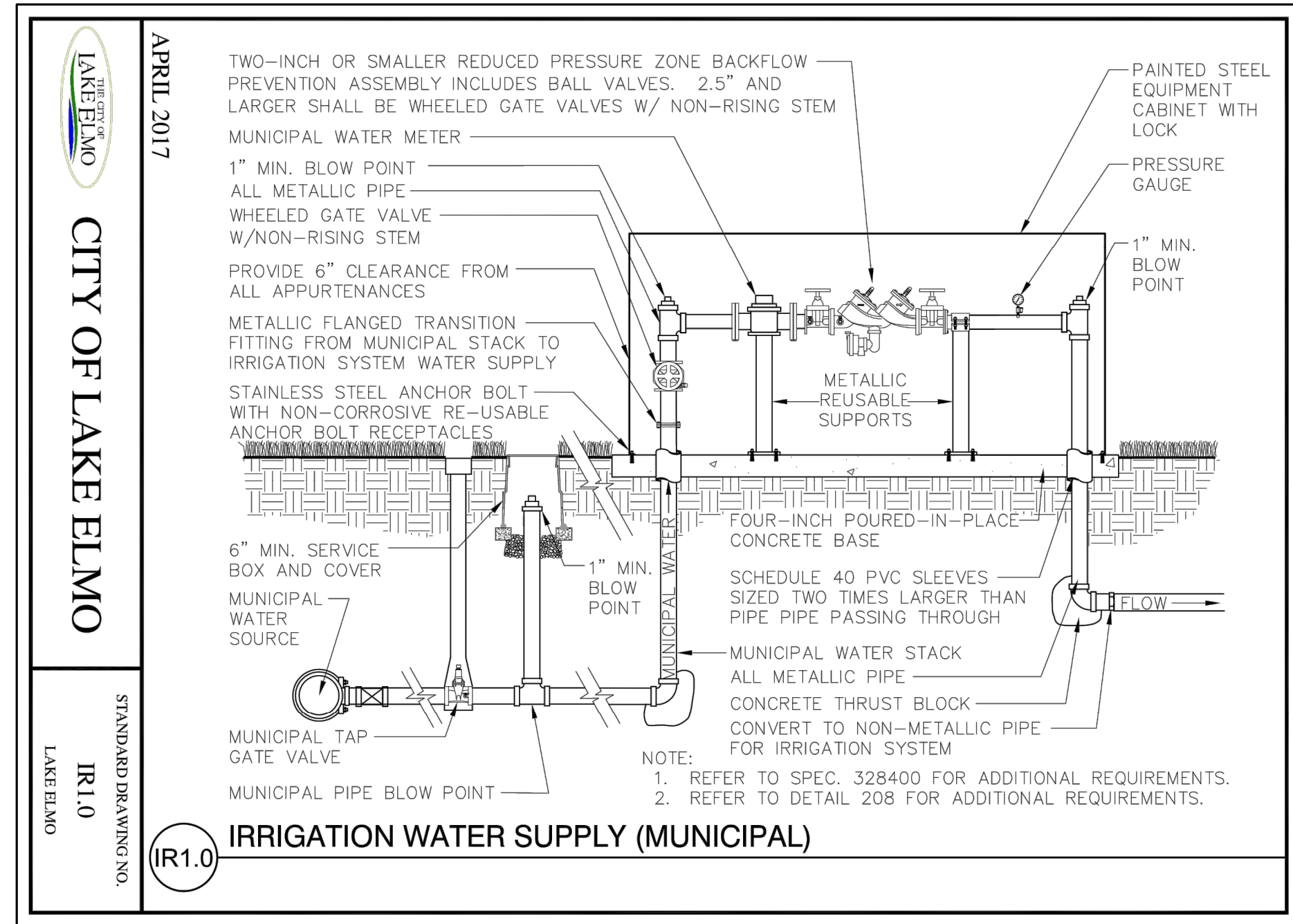
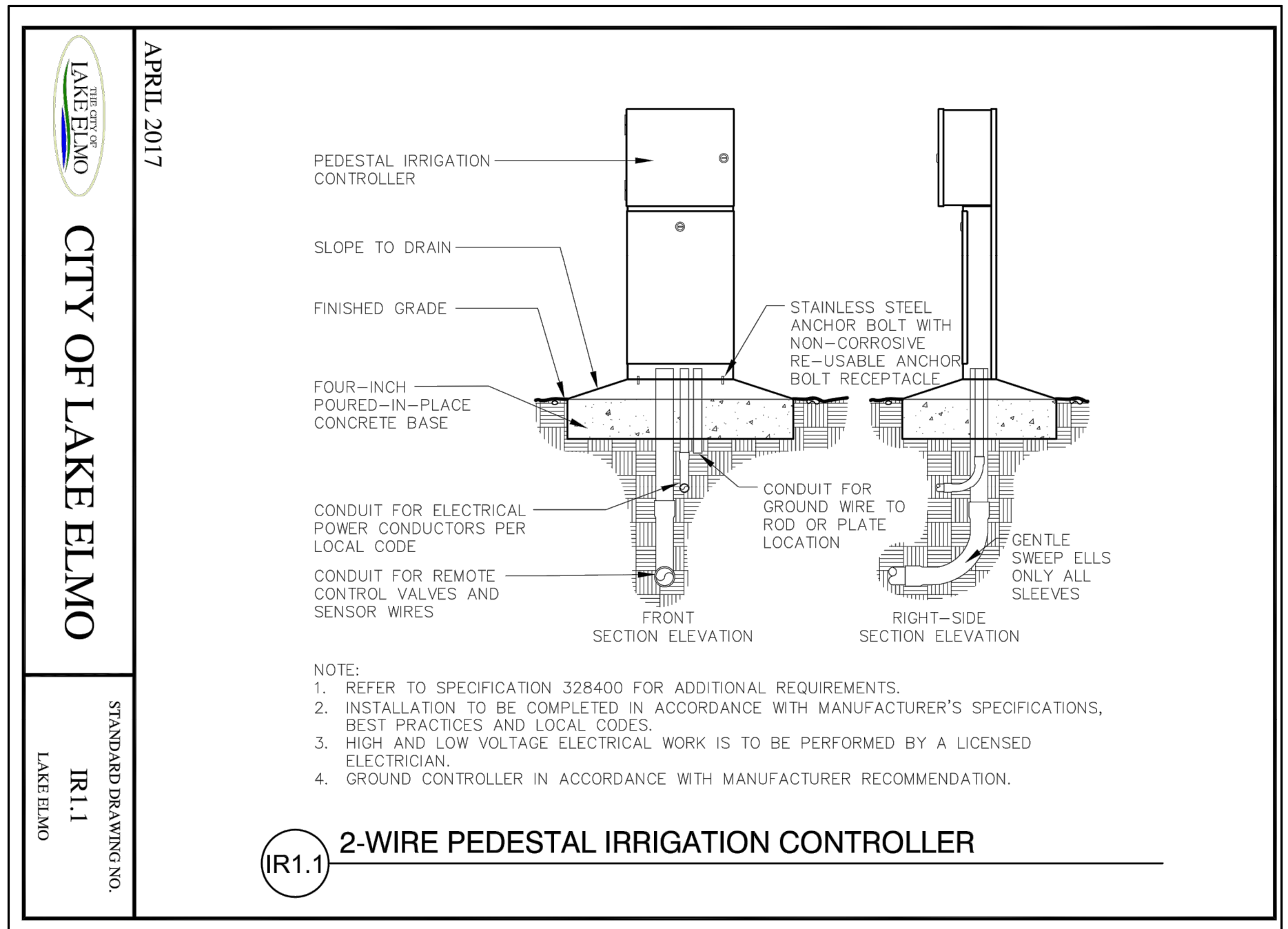
NATIVE DRY PRAIRIE SOUTHEAST
(STATE SEED MIX 35-621 FORMERLY U6)

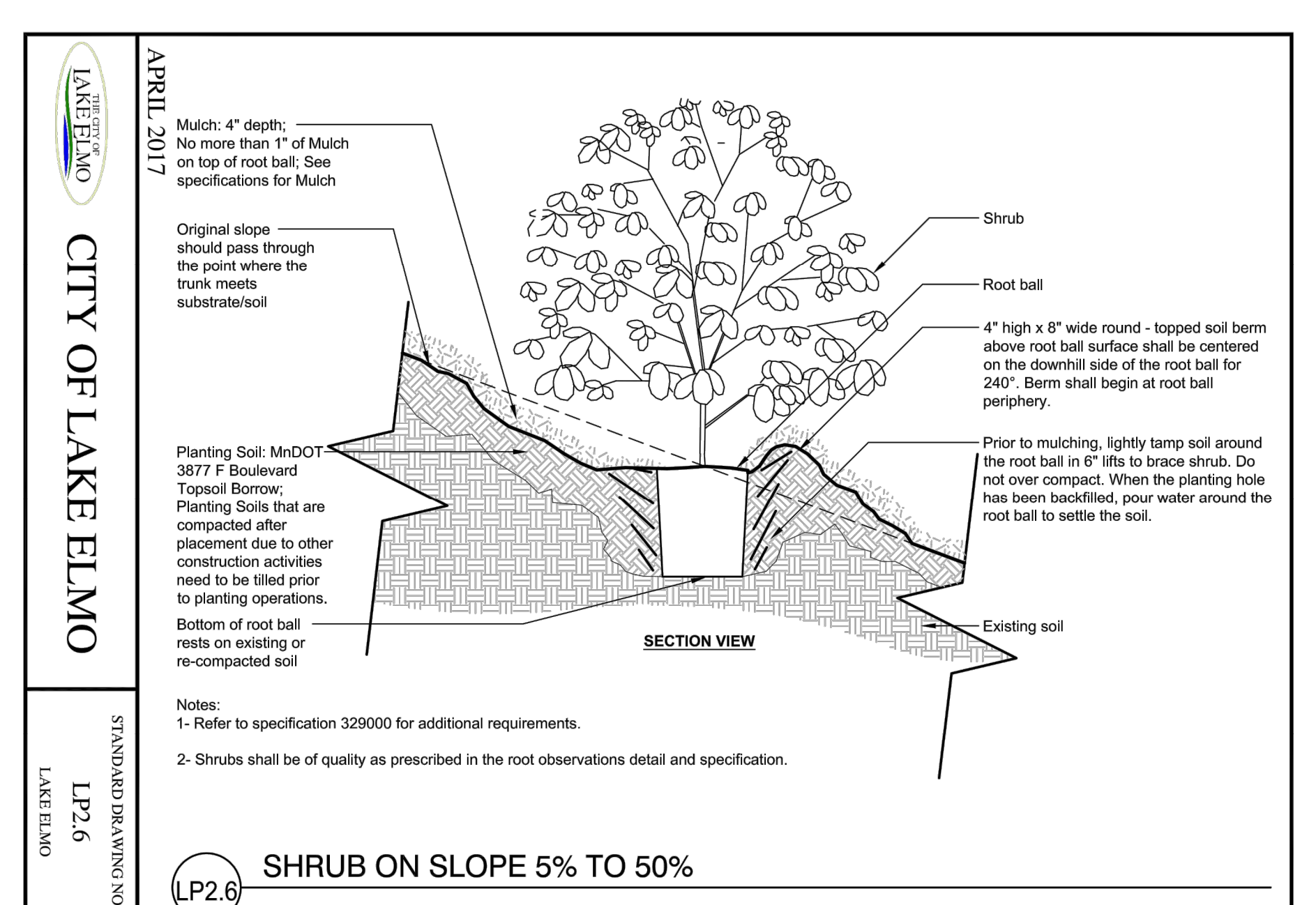
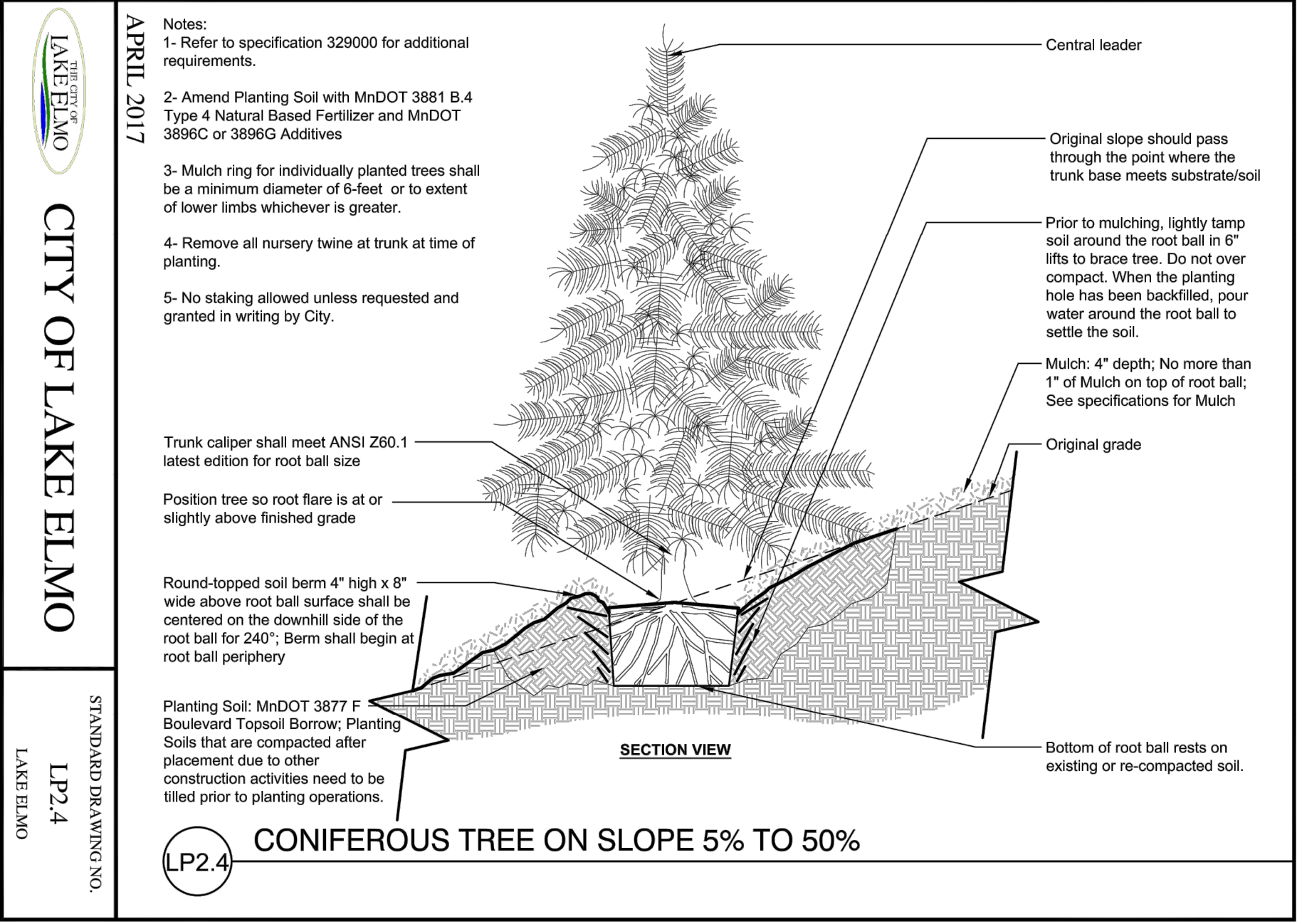
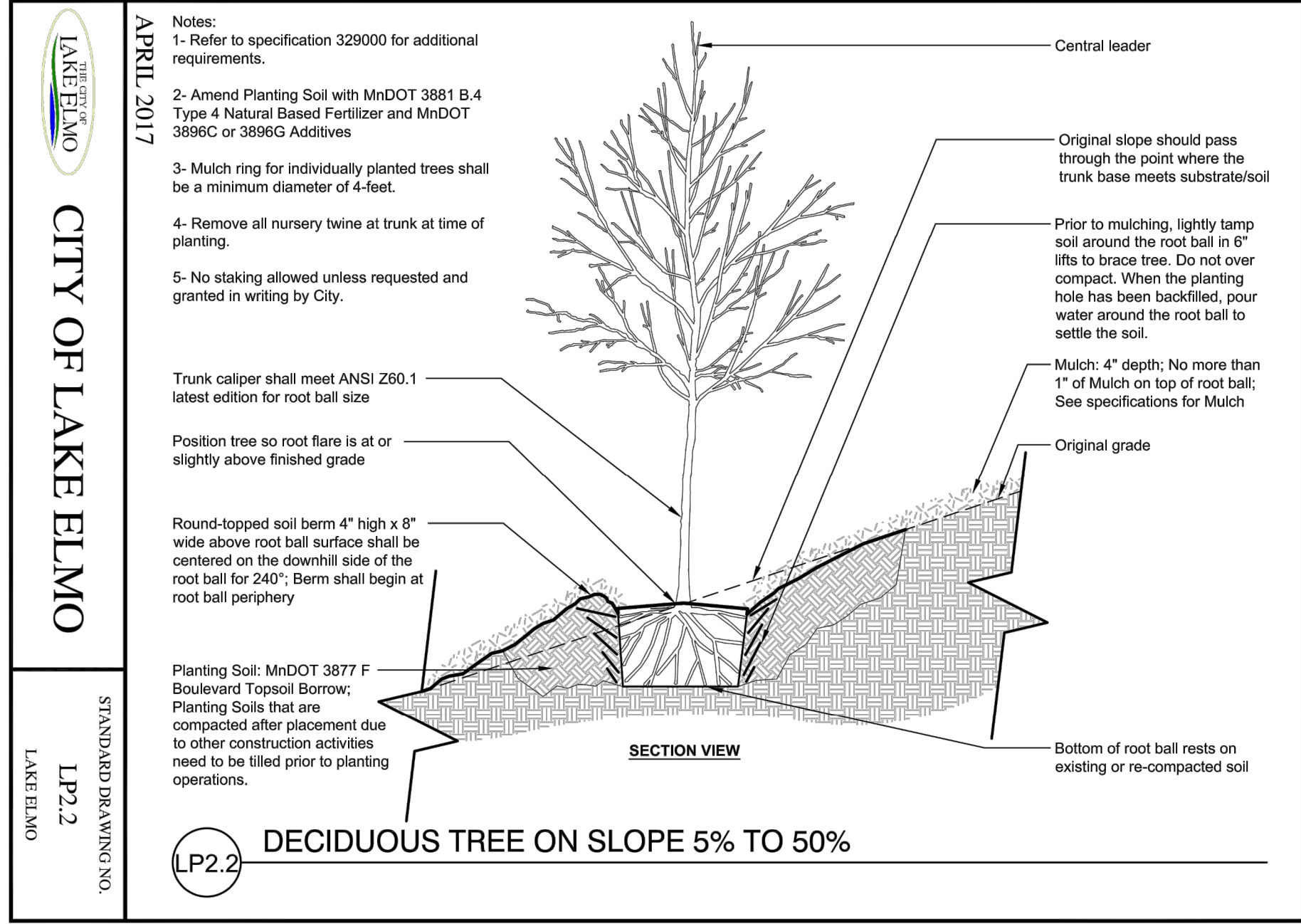
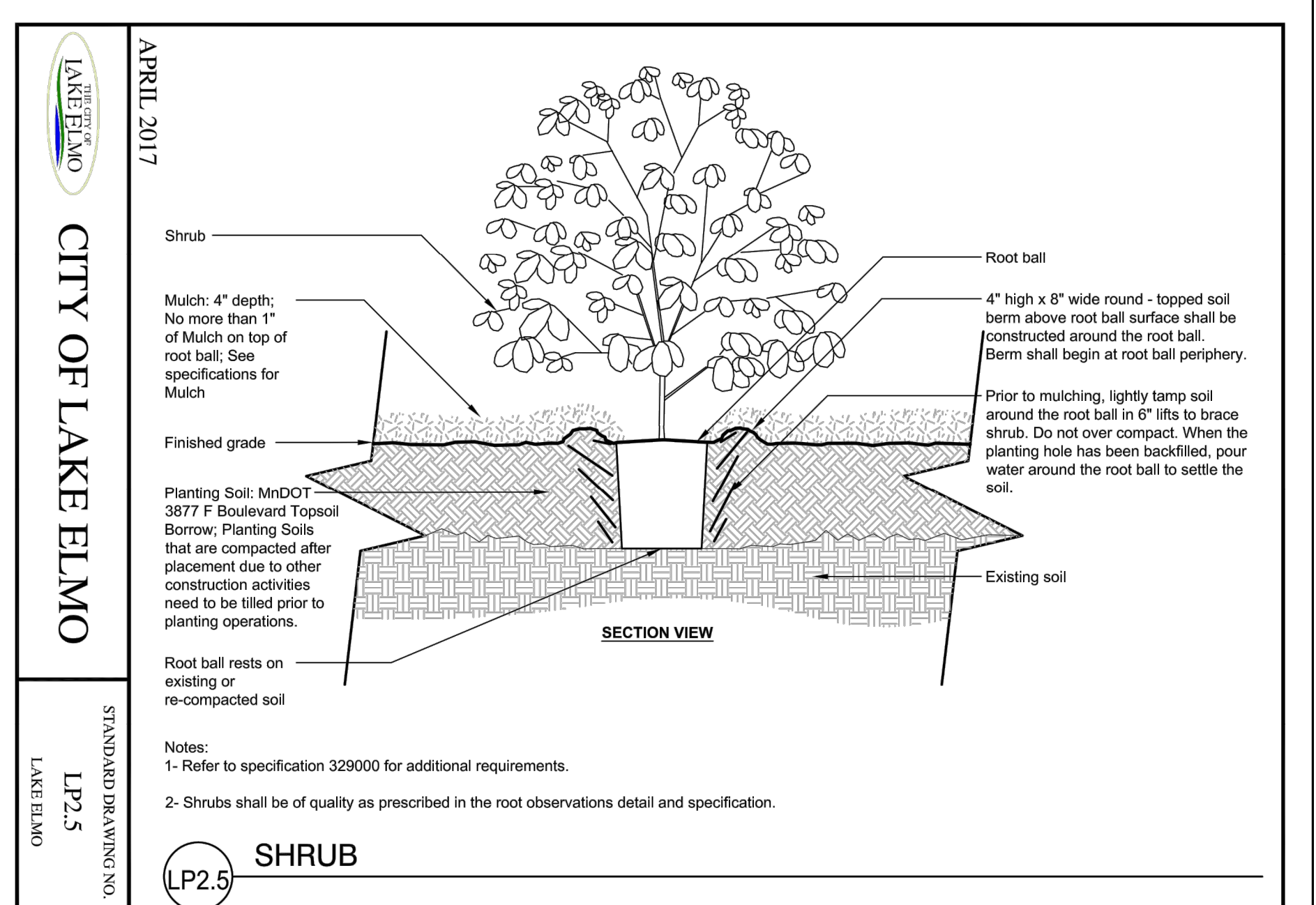
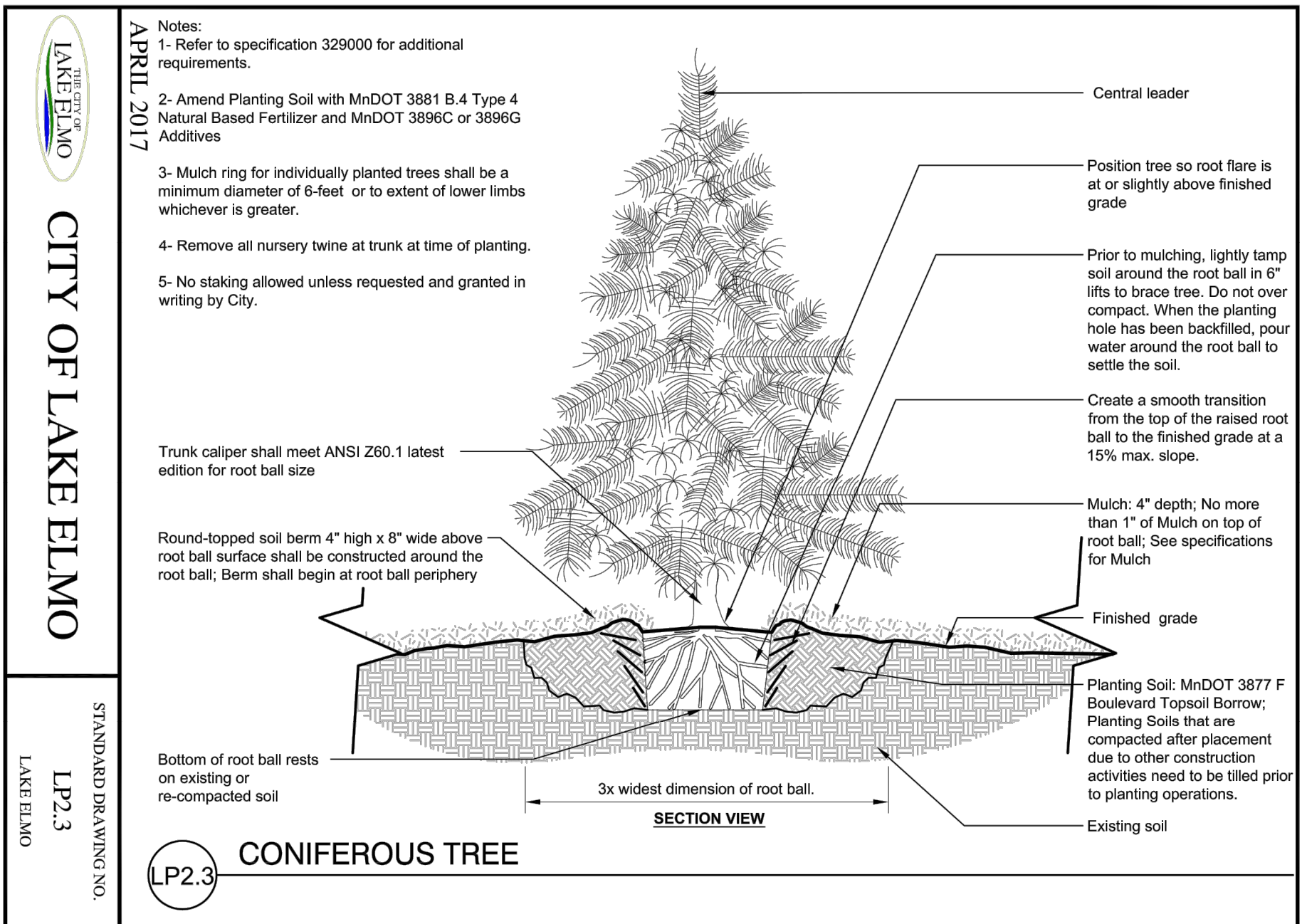
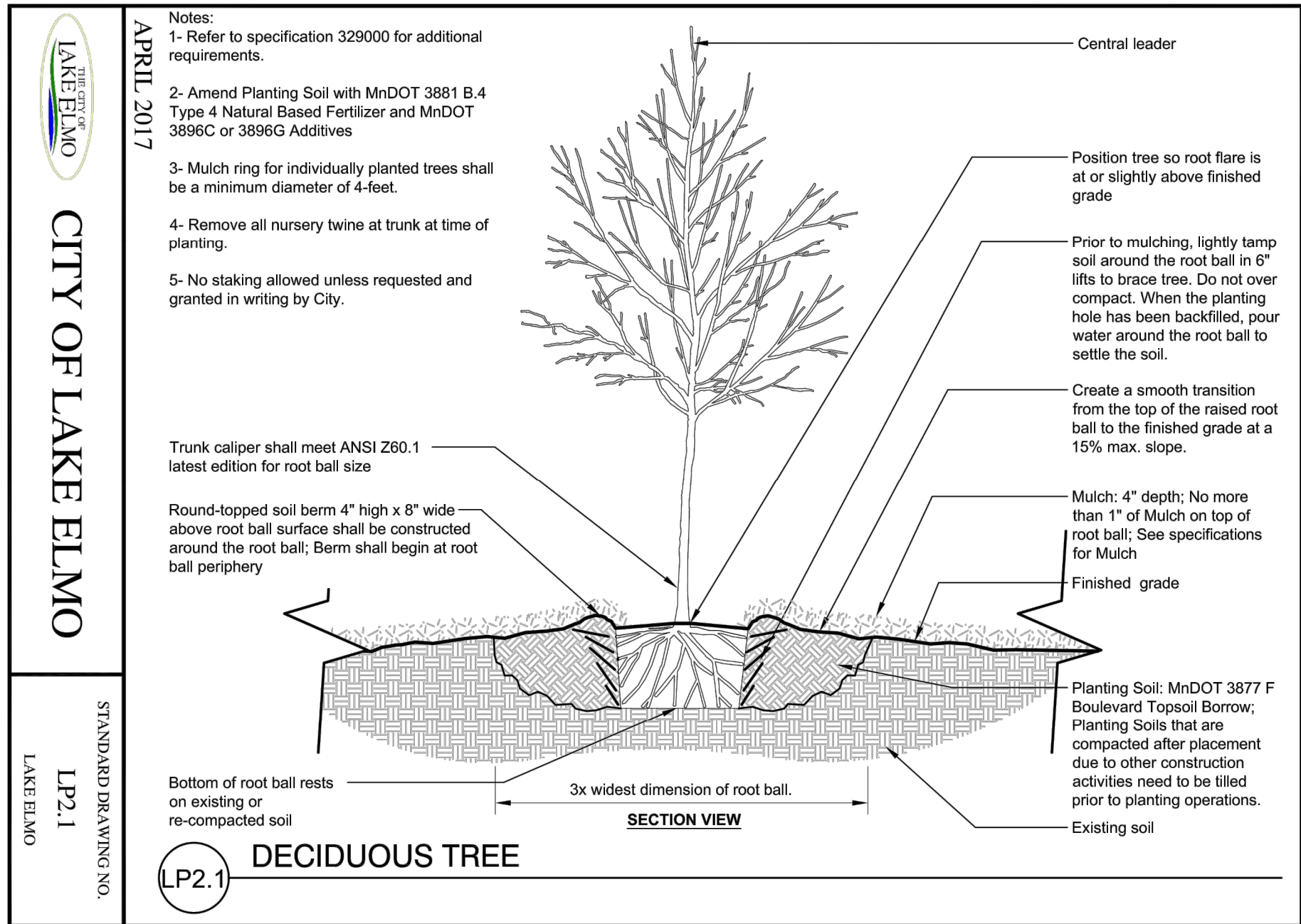
35-621		Dry Prairie Southeast			
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
side-oats grama	<i>Bouteloua curtipendula</i>	1.27	1.13	10.23%	2.48
blue grama	<i>Bouteloua gracilis</i>	0.78	0.68	6.19%	10.00
kalm's brome	<i>Bromus kalmii</i>	0.35	0.31	2.78%	0.90
nodding wild rye	<i>Elymus canadensis</i>	1.68	1.50	13.61%	2.86
slender wheatgrass	<i>Elymus trachycaulus</i>	1.32	1.18	10.76%	3.00
junegrass	<i>Koeleria macrantha</i>	0.46	0.41	3.71%	30.00
little bluestem	<i>Schizachyrium scoparium</i>	1.69	1.51	13.70%	8.30
sand dropseed	<i>Sporobolus cryptandrus</i>	0.25	0.22	1.98%	16.00
prairie dropseed	<i>Sporobolus heterolepis</i>	0.29	0.26	2.32%	1.50
Total Grasses		8.07	7.20	65.28%	75.04
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.52%	0.09
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
bird's foot coreopsis	<i>Coreopsis palmata</i>	0.08	0.05	0.50%	0.20
white prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.60
purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.32%	0.80
ox-eye	<i>Helopsis helianthoides</i>	0.07	0.06	0.51%	0.13
round-headed bush clover	<i>Lespedeza capitata</i>	0.03	0.03	0.31%	0.10
rough blazing star	<i>Liatris aspera</i>	0.02	0.02	0.17%	0.11
dotted blazing star	<i>Liatris punctata</i>	0.02	0.02	0.23%	0.06
wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.30%	0.85
horsemint	<i>Monarda punctata</i>	0.02	0.02	0.22%	0.80
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.07	0.06	0.59%	0.98
large-flowered beard tongue	<i>Penstemon grandiflorus</i>	0.04	0.04	0.35%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.88%	3.20
gray goldenrod	<i>Solidago nemoralis</i>	0.01	0.01	0.14%	1.65
skyblue aster	<i>Symphoricarpos occidentalis</i>	0.01	0.01	0.08%	0.20
silly aster	<i>Symphoricarpos sericeum</i>	0.02	0.02	0.19%	0.20
bracted spiderwort	<i>Tradescantia bracteata</i>	0.01	0.01	0.12%	0.05
heart-leaved alexanders	<i>Zizia aurea</i>	0.02	0.02	0.21%	0.10
Total Forbs		0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
Total Cover Crop		3.36	3.00	27.23%	1.33
Totals:		12.33	11.00	100.00%	86.75
Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. Mn/DOT Districts Metro & 6.				



M
BF

IRRIGATION DETAILS—IRRIGATION DESIGN BY OTHERS







To: Ben Prchal, City of Lake Elmo Planner
From: Lucius Jonett, Wenck Landscape Architect
Date: November 8, 2018
Subject: City of Lake Elmo Landscape Plan Review
Royal Golf Club – 3rd Addition, Review #1

Submittals

- Royal Golf Club 3rd Addition Final Plat, draft not signed
- Royal Golf Club 3rd Addition Civil Site Plans, dated 10/05/2018, received 10/31/2018.
- Royal Golf Club 3rd Addition Landscape Plans, dated 10/09/2018, received 10/31/2018.

Location: Area between 10th Street and 20th Streets, east of Lake Elmo Avenue and west of Manning Trail on the former 3M Tartan Park properties.

Land Use Category: Residential golf course community Planned Unit Development on 428.06 acres and will include 291 single-family residential lots, a lot for the clubhouse and facilities, and golf course.

Surrounding Land Use Concerns: As required in the resolution of approval, there is a requirement that the developer work with the adjacent property owners (Homestead Development) to get an agreement in place for screening and that it be incorporated into the final landscape plans.

Special Landscape Provisions in addition to Zoning Code: The Royal Golf Club Development and the City agreed that the number of trees required to be planted within the development for tree replacement and requirements per city ordinance was to be 2900 – as per the amendment to the development agreement attached. The development agreement also states that the number of trees can be reduced by woodland management or pollinator friendly techniques or the payment of \$500 for parkland dedication requirements per 2.5-inch caliper inch tree not planted.

Tree Preservation:

A tree survey/preservation plan has been previously submitted and approved with preliminary plat that does meet all requirements, including a tree inventory showing individual trees that are exempt, removed and saved.

	Entire Site	Tree Preservation Phase 1	
<u>Total Caliper Inches On-Site:</u>	138991.36	138991.36	Cal Inches
Significant Inches Removed On-Site	58883.2	17034.3	Cal Inches
Common Trees	19824.7	5347.2	
Conifer/Evergreen Trees	15646.9	2775.9	
Hardwood Trees	23411.6	8911.2	
Tree Removal Limits (30% Significant Inches Removed On-Site)	41697.41	41697.41	Cal Inches
Subtract Common Tree Removals	19821.7	5347.2	
Subtract Conifer/Evergreen Tree Removals	15646.9	2775.9	
Subtract Hardwood Tree Removals	23411.6	8911.2	
Removals in excess of 30% allowance	-17182.79	24663.11	Cal Inches
Removals in Excess of Allowance	17182.7	0	Cal Inches
Hardwood Tree Replacement (1/2 the dia inches removed)	8591.35	0.00	Cal Inches
Tree replacement needed	8591.35	0.00	Cal Inches
Tree Replacement Required @ 2.5" per Tree	3437	0	# of Trees

Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.

Landscape Requirements:

The 3rd addition landscape plans do meet the code required number of trees.

	Master Plan Required	Master Plan Approved	1st Addition Required	2nd Addition Required	3rd Addition Required	
Street frontage	35,961		7,942	10,163	8,360	Lineal Feet
Lake Shore	0					Lineal Feet
Stream Frontage	0					Lineal Feet
Total Linear Feet	35,961		7,942	10,163	8,360	Lineal Feet
/50 Feet = Required Frontage Trees	720		159	204	168	Trees
Development or Disturbed Area	-					SF
Development or Disturbed Area	146		37	38	37	Acres
/5 = Required Development Trees	730		185	190	185	Trees
Code Required Number of Trees	1,450		344	394	353	
Required Mitigation Trees	3,437					
PUD Agreement Required # of Trees	2,900					
Qualified* Trees Proposed to Date		1,943	419	632	658	

**Ornamental and builder trees not included in tree count to satisfy 2,900 tree requirement per the PUD agreement.*

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The master landscape plans meet the minimum of twenty-five percent (25%) of the required number of trees shall be deciduous shade trees and a minimum of twenty-five percent (25%) of the required number of trees be coniferous trees.

Master Plan	Qty	% Composition
Deciduous Shade Tree	1190	61%
Coniferous Tree	753	39%
Ornamental Trees*	42	
Builder Trees*	888	

Tree Count 2831

Phase 1	Qty	% Composition
Deciduous Shade Tree	239	57%
Coniferous Tree	180	43%
Ornamental Trees*	0	
Builder Trees*	202	

Tree Count 621

Phase 2	Qty	% Composition
Deciduous Shade Tree	425	67%
Coniferous Tree	207	33%
Ornamental Trees*	24	
Builder Trees*	158	
Tree Count	790	

Phase 3	Qty	% Composition
Deciduous Shade Tree	340	52%
Coniferous Tree	318	48%
Ornamental Trees*	26	
Builder Trees*	206	
Tree Count	864	

**Ornamental and builder trees not included in tree count to satisfy 2,900 tree requirement per the PUD agreement.*

Total Composition	Qty	% Composition
Deciduous Shade Tree	1004	59%
Coniferous Tree	705	41%
Ornamental Trees*	50	
Builder Trees*	566	
Tree Count	5106	

A. A landscape plan has been submitted that meets all requirements.

Findings:

1. Submitted landscape plans are consistent with the approved preliminary plat, and plan and agreement approved and executed between the Homestead HOA and Royal Golf club regarding screening.
2. Black hills spruce and white pine trees have mature diameters of approximately 20'-30' and 30'-40' respectively. When the tree symbols are show to scale, there are several locations on sheet L4 where the trees at full diameter will overlap the buildings. See attached figure.
3. There is on tree on L4 that is located on the edge of driveway pavement that will need to be relocated. See attached figure.
4. Future irrigation plans will need to meet City requirements.

Ben Prchal
Planner
City of Lake Elmo
November 8, 2018



Recommendation:

It is recommended that a condition of approval for the Royal Golf Club – 3rd Addition landscape plans include:

1. Adjust the location and spacing of the trees that overlap the buildings when shown at mature diameter and resubmit a revised landscape plan.
2. Adjust the location of the tree that is on the edge of the driveway and resubmit a revised landscape plan.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'. The signature is fluid and cursive, with the first name 'Lucius' being more prominent than the last name 'Jonett'.

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

DETAIL B



- LANDSCAPE NOTES:
1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
 2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
 3. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
 4. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB
 5. SEE CITY DOCUMENTS 32 90 00 "PLANTING SPECIFICATION" AND 3292 "TURF ESTABLISHMENT" FOR MORE REQUIREMENTS. THESE DOCUMENTS CAN BE OBTAINED FROM THE CITY OR THE PROJECT LANDSCAPE ARCHITECT.
 6. SEE SHEET L8 FOR CITY PLANTING DETAIL PLATES.

TREE TOTALS FOR 3RD ADDITION

PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	36	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	12	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	--	
	SUGAR MAPLE/Acer Saccarum 'Green Mountain'	2.5" B&B	19	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12" B&B	52	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12" B&B	21	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	30	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	28	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	44	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	16	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	54	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	28	
	GINGKO/Ginko biloba (male only)	2.5" B&B	--	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	--	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	--	ONLY 1ST ADDITION
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	177	
	WHITE PINE/Pinus strobus	6" B&B	131	
	RED PINE/Pinus resinosa	6" B&B	10	
ORNAMENTAL TREES*				
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LANDSCAPE PLANS

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9. An irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.0

LAKE ELMO

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name
Jennifer L. Thompson

Reg. No.

44763

Date
10-9-18

Revisions

Date
10-9-18
Designed
JLT
Drawn
JLT

GROUNDCOVER PLAN

HC GOLF COURSE DEVELOPMENT, LLC
11074 RADISSON ROAD NE
BLAINE, MINNESOTA 55449

THE ROYAL GOLF CLUB AT LAKE ELMO 3RD ADD
LAKE ELMO, MINNESOTA

L4 OF 7

Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications ☒ Easement Vacation

Applicant: Royal Development Inc.
Address: 941 Hillwind Rd NW, STE 301 Fridley MN 55432
Phone # 651-505-9079
Email Address: afurlong@royalclubmn.com

Fee Owner: H.C. Golf Land, LLC.
Address: 11074 Radisson Rd Blaine MN 55449
Phone # 651-505-9079
Email Address: afurlong@royalclubmn.com

Property Location (Address): 11455 20th Street N Lake Elmo MN 55042
(Complete (long) Legal Description: See Attached

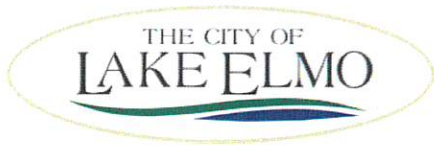
PID#: See Attached

Detailed Reason for Request: _____

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 10-16-18
Signature of fee owner: [Signature] Date: 10-16-18



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

EASEMENT VACATION SUBMISSION REQUIREMENTS

In accordance with the provisions of Minnesota State Statute 412.851, the City may vacate any street, alley public grounds, public way, or any part thereof, on its own motion or petition of a majority of the owners of land abutting the aforementioned.

The application for an easement vacation shall include:

- a. Completed application form.
- b. Narrative explaining why the easement vacation is being requested.
- c. Name, address, telephone number, and, if available, fax and email address of the applicant as well as of the person, firm, corporation, or association.
- d. Parcel ID # and Legal description.
- e. Survey showing existing easement(s) to be vacated and all other easements, if any, over the property.
- f. General location of all buildings and their approximated dimensions and square footage.
- g. Approximate location of all curb cuts, driveways, access roads, parking areas, off-street loading areas, and sidewalks.
- h. Document illustrating proposed replacement easement(s) and new legal description of replacement easement(s), if applicable.
- i. Mailing labels with names and addresses of property owners within 350 feet. The city requires that this list be from a certified abstractor or from Washington County.
- j. Applicable fee listed on the Cities current fee schedule.
- k. Such other information as the City may require to ensure compliance with other applicable ordinances.



**PUBLIC WORKS DEPARTMENT
SURVEY & LAND MANAGEMENT
DIVISION**

Donald J. Theisen, P.E.
Director

Michael J. Welling, P.L.S.
County Surveyor/Division Manager

Washington County Government Center • 14949 62nd Street North • P.O. Box 6 • Stillwater, MN 55082
Phone 651-430-6875 • Fax 651-430-6888 • TTY 651-430-6246

Date of request _____

Parcel Search File No. _____

REQUEST FOR SURROUNDING PROPERTY OWNERS AND ADDRESSES

Requested by: Name Royal Development, Inc.
Business Royal Golf Club
Street address 11455 20th Street North
City/State/Zip code Lake Elmo MN 55042

Daytime Phone () 651-505-9079

List of owner names and addresses for parcels located within 350 feet of:

Parcel ID (if known) _____
Owner's Name _____
Street address of subject parcel _____
City or Township _____

Date needed: 5/11/17

Mail report _____ Pick up report ☒

Mailing labels: Yes ☒ No _____

of sets of labels: _____

PARCEL SEARCH FEES

1st 25 parcels, including subject parcel (\$50.00) \$ _____
1 sheet of 30 labels (\$1.00/set) _____
Postage, if parcel search is mailed (\$2.00) _____
Fee, if parcel search is faxed (\$2.00) _____

Completion date _____

Service Rep _____

Total # of parcels _____

Total # of labels _____

of additional parcels _____ x .50 = \$ _____

of add'l sheets of labels _____ x 1.00 = _____

Amount due: \$ _____

Visa/MC _____ Check/Cash _____ Invoice _____

Payment date _____ Payment received by _____

THIS INFORMATION WAS COMPILED FROM WASHINGTON COUNTY SURVEYOR MAPS AND COUNTY ASSESSOR DATA FILES. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES IN THE INFORMATION RELIED UPON IN THIS PARCEL SEARCH.



City of Lake Elmo
Escrow Agreement for Municipal Review Services
Deposit Agreement

THIS AGREEMENT is made this 16 day of October 2018 by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

Applicant: Royal Development Inc.

Address: 941 Hillwind Rd NW, STE 301 Fridley MN 55432

Phone # 651-505-9079

Email Address: afurlong@royalclubmn.com

B. "Owner" whose name and address is:

H.C. Golf Land, LLC.

11074 Radisson Rd Blaine MN 55449

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following:
(Circle One)

- | | | |
|-------------------------------------|----|--------------------------|
| <input type="checkbox"/> | 1. | Concept / Sketch Plan |
| <input type="checkbox"/> | 2. | Preliminary Plat |
| <input checked="" type="checkbox"/> | 3. | Final Plat |
| <input type="checkbox"/> | 4. | Planned Unit Development |
| <input type="checkbox"/> | 5. | Open Space Development |
| <input type="checkbox"/> | 6. | Conditional Use Permit |
| <input type="checkbox"/> | 7. | Commercial Zoning / Use |
| <input type="checkbox"/> | 8. | EAW Review |

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.
2. **Review Process.** Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.
3. **Use of Deposited Funds.** The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right, have review authority.
4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.
 - a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.
 - b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.
 - c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.
 - d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit within (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.

5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Applicant; (3) the applicant is denied by the City for any reason.
6. **Deposit Amounts.** The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.
7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.
8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.
9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.
10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.
11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

APPLICANT

OWNER:

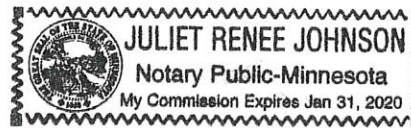
Royal Development Inc.
By: James F Felten
Its: President

H.C. Golf Land, LLC
By: James F Felten
Its: President

By: _____
Its: _____

By: _____
Its: _____

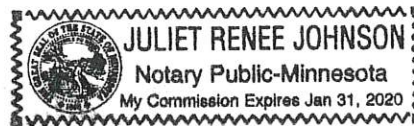
STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)



On this 16th day of October, 2018 before me a Notary Public within and for said County, personally appeared James Felten and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she / they executed that same as his / her / their free act and deed.

[Signature]
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)



On this 16th day of October, 2018 before me a Notary Public within and for said County, personally appeared James Felten and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she / they executed that same as his / her / their free act and deed.

[Signature]
Notary Public

CITY OF LAKE ELMO

By: Kristina Handt
Its: City Administrator

Attest: Julie Johnson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this ____ day of _____, 201 , before me a Notary Public within and for said County, personally appeared _____ and _____ to me personally known, to be the person described in and who executed the foregoing instrument and acknowledged that he / she/ they executed that same as his / her / their free act and deed.

Notary Public



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042


ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

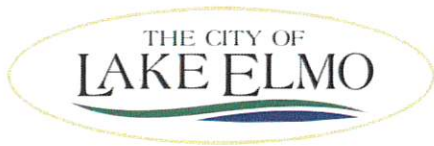
I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 10-16-18

Name of applicant Royal Development, Inc. Phone 651-505-9079
(Please Print)

Name and address of Contact (if other than applicant) Jim Felten (651) 505-9079

11455 20th Street N, Lake Elmo, MN 55042



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042


AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Royal Development, Inc.
(Please Print)

Street address/legal description of subject property _____

11455 20th Street N Lake Elmo MN 55042



Signature

10-16-18

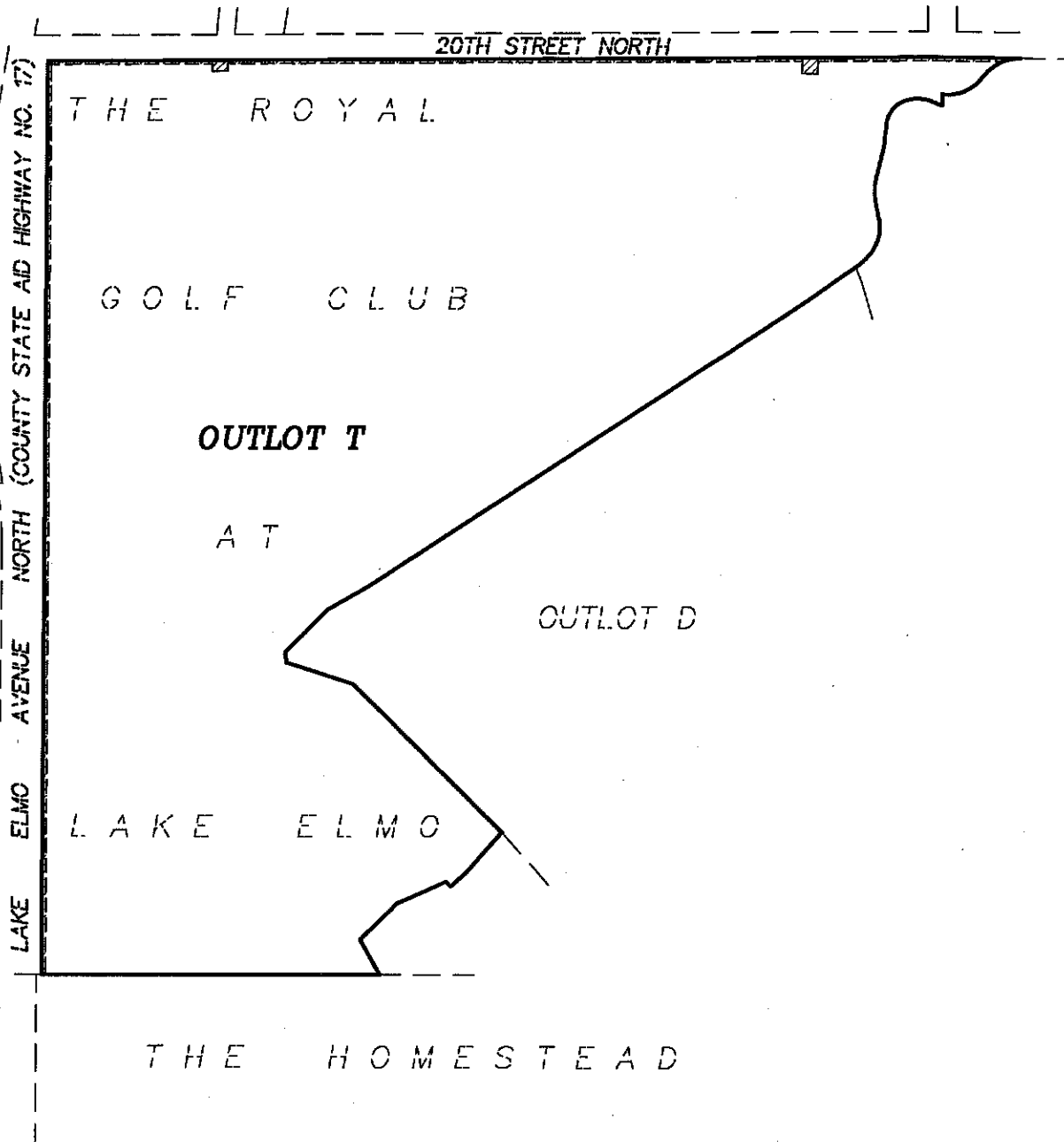
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Drainage and Utility Easement Vacation Sketch



DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION:

All of the drainage and utility easements, as created and dedicated over, under, and across Outlot T, THE ROYAL GOLF AT LAKE ELMO, according to the recorded plat thereof, Washington County, Minnesota.

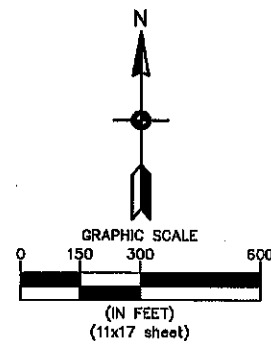
Sold vacation area contains $\pm 55,570$ sq. ft.



ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959



Drainage and Utility Easement Vacation Area



The Royal Club

Owner:

H.C. Golf Land, LLC
11074 Radisson Rd N.E.
Blaine, MN 55449
Attn: Hollis Cavern and Joel LeVahn

Development:

James Felten
President
The Royal Club
651-414-1948
jfelten@royalclubmn.com

Contact Representative: Amanda Furlong

Ph: 651-505-9079

Email: afurlong@royalclubmn.com

Civil Engineer:

Brian Krystofiak P.E.
Carlson McCain Engineers and Surveyors
3890 Pheasant Ridge Dr., #100
Blaine, MN 55449
763-489-7905
bkrystofiak@carlsonmccain.com

Surveyor:

Thomas Balluff, R.L.S.
Carlson McCain Engineers and Surveyors
3890 Pheasant Ridge Dr., #100
Blaine, MN 55449
763-489-7916
tballuff@carlsonmccain.com