

ArcGIS Web AppBuilder



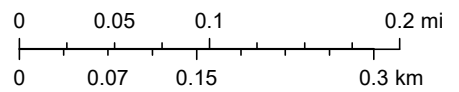
11/4/2024, 11:10:13 AM

1:9,028

 Parcels

 Municipals

DNR Protected Waters ID



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



651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

CONDITIONAL USE PERMIT APPLICATION

Property Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Fee Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo, MN 55042
Phone # 651-505-9051
Email Address: jparsons@royalclubmn.com

Property Address: 11441 (11445) 20th Street North, Lake Elmo, MN 55042
PID#: 25.029.21.12.0010

Engineer Name and Email: Brian Krystofiak (Carlson McCain), bkrystofiak@carlsonmccain.com

Detailed Reason for Request: We would like to construct an addition to the existing Clubhouse that would immediately provide space for indoor golf instruction as well as administrative space to be used by Royal Golf Club staff, and would additionally provide a shell for a future restaurant to be located on the lower level of the building. All such proposed uses are either permitted or conditional uses within GCC Districts.

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: *John Parsons* Date: *Sept. 24th, 2024*

Signature of property owner: *[Signature]* Date: *9/24/2024*

Date Received: _____
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Email Address: jparsons@royalclubmn.com

Property Address: 11441 20th Street North, Lake Elmo, MN 55042
PID#: 25.029.21.12.0010

Engineer Name and Email: Brian Krystofiak (Carlson McCain), bkrystofiak@carlsonmccain.com

Detailed Reason for Request: We would like to construct an outdoor recreational space to be utilized by our members, which is a conditional use in the GCC District

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: *John Parsons* Date: Sept. 24th, 2024

Signature of property owner: *[Signature]* Date: 9/24/2024

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



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

VARIANCE APPLICATION

Applicant: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo MN 55042
Phone # 651-505-9051
Email Address: iparsons@royalclubmn.com

Fee Owner: Royal Golf Club, LLC
Address: 11455 20th Street North, Lake Elmo MN 55042
Phone # 651-505-9051
Email Address: 24

Engineer: Brian Krystofiak (Carlson McCain)
Address: 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449
Phone # 763-489-7905
Email Address: bkrystofiak@carlsonmccain.ca

Property Location (Address): 11441 (11455) 20th Street North, Lake Elmo, MN 55042
Complete Legal Description: _____
Lot 1, Block 1, The Royal Golf Club Pool and Fitness, Washington County, MN
PID#: 25.029.21.12.0010

Detailed Reason for Request: Applicant is seeking to construct (i) an addition on the existing clubhouse located on the property and (ii) an outdoor recreational space, specifically including pickleball courts, to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot. *Cont.

*Variance Requests: As outlined in LEC Section 103.00.110 (c), the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: Please see attached Variance Request providing details for practical difficulties
(1) Reasonableness: Cont.
(2) Unique Circumstances: Cont.
(3) Essential Character of Neighborhood: Cont.

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: John Parsons, Project Manager Date: Oct. 18th, 2024
Signature of fee owner: John Parsons, Project Manager Date: Oct. 18th, 2024

Written Statements

a. **Owner of Record:**

Royal Golf Club, LLC, a Minnesota limited liability company. 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

Managers/Directors: Hollis Cavner

Authorized Agents/Representatives: John Parsons, 11455 20th Street North, Lake Elmo, MN 55042, Phone: 651-505-9051

- b. **Site Data:** The Property address is 11441 20th Street North, Lake Elmo, MN 55042. The current zoning of the Property is Golf Course Community. The Property is approximately 10.9 acres (476,865 SF). The PID is 25.029.21.12.0010. The current legal description is Lot 1, Block 1, The Royal Golf Club Pool and Fitness, Washington County, MN. Land is currently used as part of a golf course and fitness center, specifically, this parcel includes, a maintenance facility/storage building and clubhouse serving the existing golf course, a drive way to access the existing clubhouse and a parking lot to serve the clubhouse and golf course.
- c. **City Code Provisions Seeking Variance From:** Lake Elmo City Code, Section 105.12.720, Table 10-2 – Maximum Impervious Coverage for GCC Districts
- d. **Written Description of Proposal:** The proposal is to permit the property to have a greater maximum impervious coverage percentage that permitted by the City Code. Allowing such greater maximum impervious coverage would allow the Royal Golf Club to (i) construct an addition on to the existing Clubhouse, the exterior of such addition will mirror the existing Clubhouse, which said addition will be approximately 5,400 square feet; and (ii) to construct an outdoor recreational space to be located to the north of the existing Pool and Fitness Center, between Hole 14 of the Golf Course and the existing parking lot, which said new outdoor recreational space will be approximately 3,861 square feet and will include pickleball courts. Specifically, the applicant seeks to have a variance from the City Code to allow for a maximum impervious coverage on the property in excess of what is permitted under the City Code. Based on site plans provided by applicant's engineer, applicant would need to be permitted 56.31% impervious coverage as opposed to 30%.
- e. **Narrative on Pre-Application Discussions:** The applicant was notified by the City Planner of a potential need for a variance for maximum impervious coverage during the City's review of the Royal Golf Club's CUP application to permit construction of an addition to the existing clubhouse and a outdoor recreational facility. Following review of additional information and plan provided by the Royal Golf Club, the City Planner notified the Royal Golf Club of the need to request a variance from the maximum impervious coverage requirements of the City Code. Prior to being notified of the need to request a variance, the issue had not been brought to the applicant's attention.

- f. Practical Difficulties: Strict enforcement of Lake Elmo City Code, Section 105.12.720, Table 10-2 – Maximum Impervious Coverage for GCC Districts would cause practical difficulties for various reasons. First, the existing impervious coverage of the parcel is greater than 30%, and a reduction of the parcel’s impervious coverage to be below 30% is not feasible. Second, the parcel is unique in shape and was constructed to be situated almost entirely within the boundary of surrounding parcels which make up the majority of the golf course which the subject parcel serves. Specifically, the subject parcel includes (i) the maintenance facilities and storage shop which houses the maintenance equipment and other golf course equipment necessary for the golf course to operate, (ii) the clubhouse and administrative offices of the golf course, and (iii) the driveway and parking lot which provides access to the shop, the clubhouse, and the golf course in general. The subject parcel was designed and laid out so as to be as de minimis in nature as it could be, while still adequately serving the access, parking, and operational needs of the surrounding golf course. Additionally, the subject parcel was laid out in a manner which would permit access between the clubhouse and administrative offices and 20th Street N without the need of easement or access agreements. Most City Code requirements were designed with more standard lot shapes in mind, and such requirements do not always apply well to uniquely shaped parcels.
- g. Unique Circumstances: The subject property is subject to Lake Elmo City Code Section 105.12.410, which requires that due to the subject property being a golf course, it must maintain at least 5 spaces per hole plus additional space for meeting or restaurant facilities. As such, the subject property is required, at a minimum, to maintain a certain amount of impervious coverage to support to surrounding golf course. Being that the subject property is the location of all of the parking for the surrounding golf course, as well as the site of the necessary maintenance facilities, clubhouse and administrative offices serving the golf course and the access road to get to such parking and other facilities, it is necessary for the subject property to contain greater impervious coverage. The unique shape of the subject parcel was designed to be de minimis in nature as to not have a greater impact on the surrounding golf course or residential community, while still providing the surrounding golf course facility with the necessary parking and access as required by the City Code.
- h. Essential Character: The variance, if granted, would not alter the essential character of the locality. Although applicant is requesting an increase to the maximum impervious coverage on the subject property, because the subject property is surrounded by an almost entirely pervious golf course which the subject property provides parking and other facilities for, the overall impervious coverage for the “neighborhood” as a whole would not be altered in any significant manner. Although the subject property is roughly 10.9 acres in area, it provides the parking, driveway access and operational facilities for the surrounding golf course and pool & fitness center, which combined is additional roughly 182.2 acres for a total of roughly 193.1 acres. Altogether, the subject parcel is roughly 5.6% of the total area that makes up the golf course facility. If the maximum impervious coverage was increased to 60% of the subject parcel, that would equal roughly 6.36 acres (10.9 acres * 60%), which would equal roughly 3.1% of the entire golf course facility. As such, an increase in the maximum impervious coverage on the subject parcel should be considered insignificant

compared to the entire golf course facility, and should therefore not be considered to alter the essential character of the locality.

Variance Request- Practical Difficulties:

(1) Reasonableness: The Royal Golf Club's proposed use of the property is reasonable in that provided the City issues a Conditional Use Permit, as requested by the Royal Golf Club, the proposed addition to the existing clubhouse and the proposed outdoor recreational space would otherwise be consistent with (i) the existing land use, (ii) the City of Lake Elmo's Comprehensive Plan, and (iii) is consistent with the existing neighborhood.

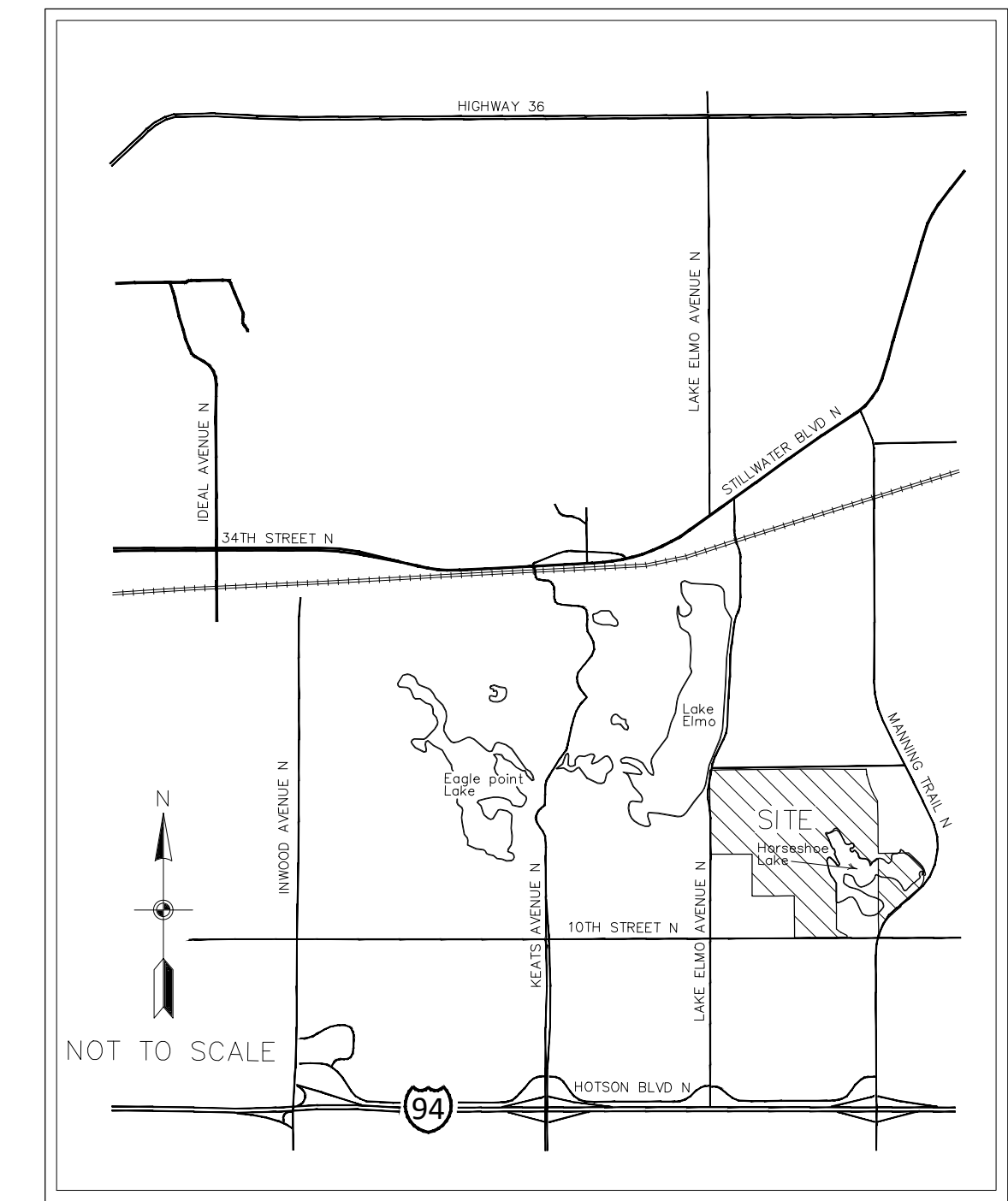
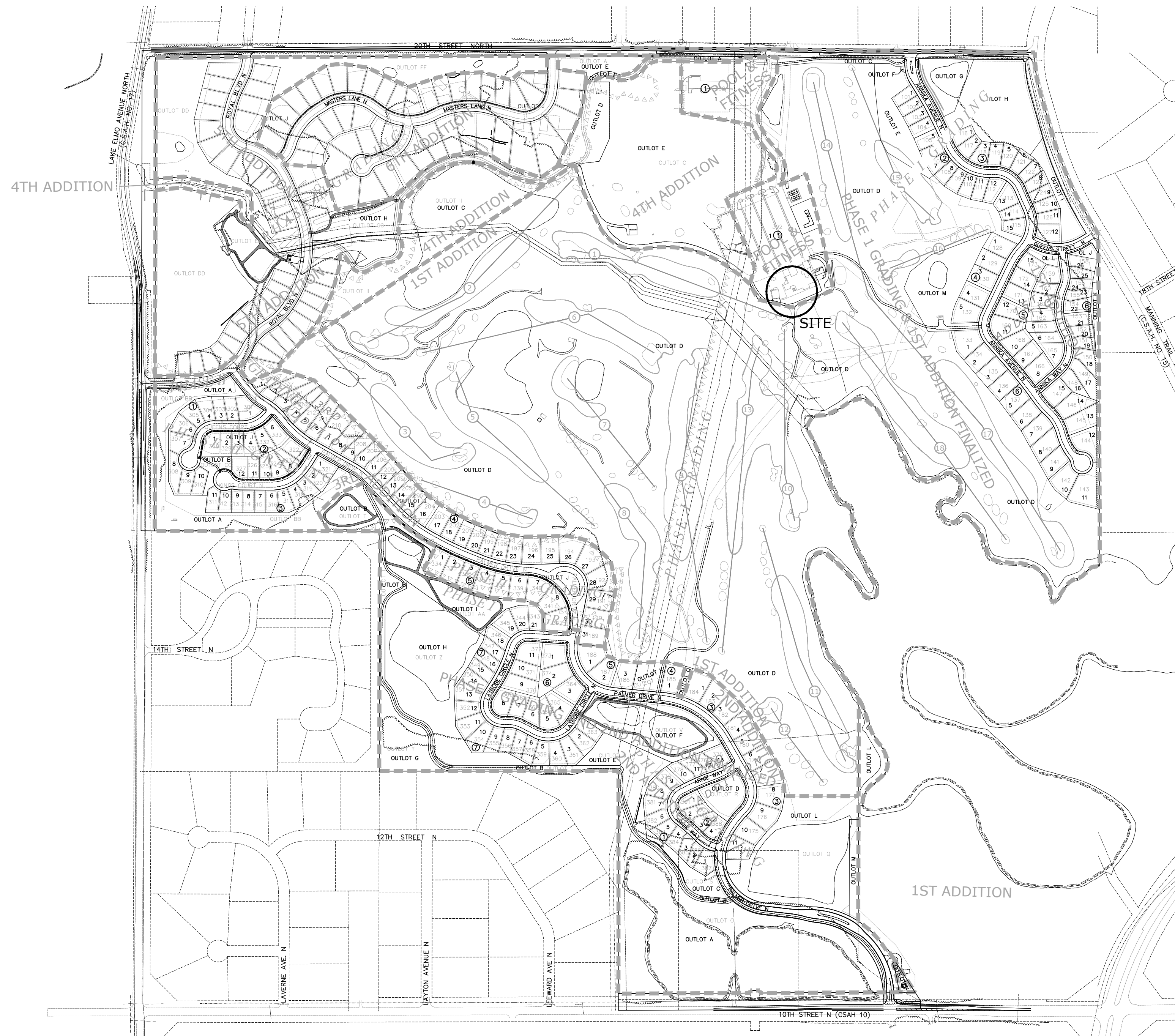
(2) Unique Circumstances: There are unique circumstances associated with the property which are not caused by the applicant, including (i) the odd shape of the property, and (ii) the need for a large parking lot to serve the property and surrounding parcels.

(3) Essential Character of Neighborhood: The variance, if granted, will not alter the essential character of the locality.

THE ROYAL GOLF CLUB AT LAKE ELMO

CLUBHOUSE ADDITION

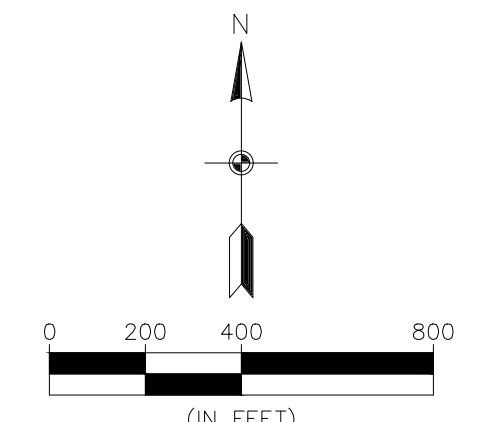
11455 20TH ST. N
 CONSTRUCTION PLANS
 LAKE ELMO, MINNESOTA



VICINITY MAP

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS & REMOVALS PLAN
3. OVERALL SITE
4. SITE, GRADING & EROSION CONTROL PLAN
5. DETAILS
6. LANDSCAPE PLAN



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

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 9/20/2024 License #: 25063
 Drawn: JJO
 Designed: BJK
 Date: 9/20/2024

Revisions:
 1. 09/20/24 - Per City Comments
 2. 10/22/24 - Revise Sheet 3 / Update Impervious Calcs
 3. 11/18/24 - Updated Tree Survey

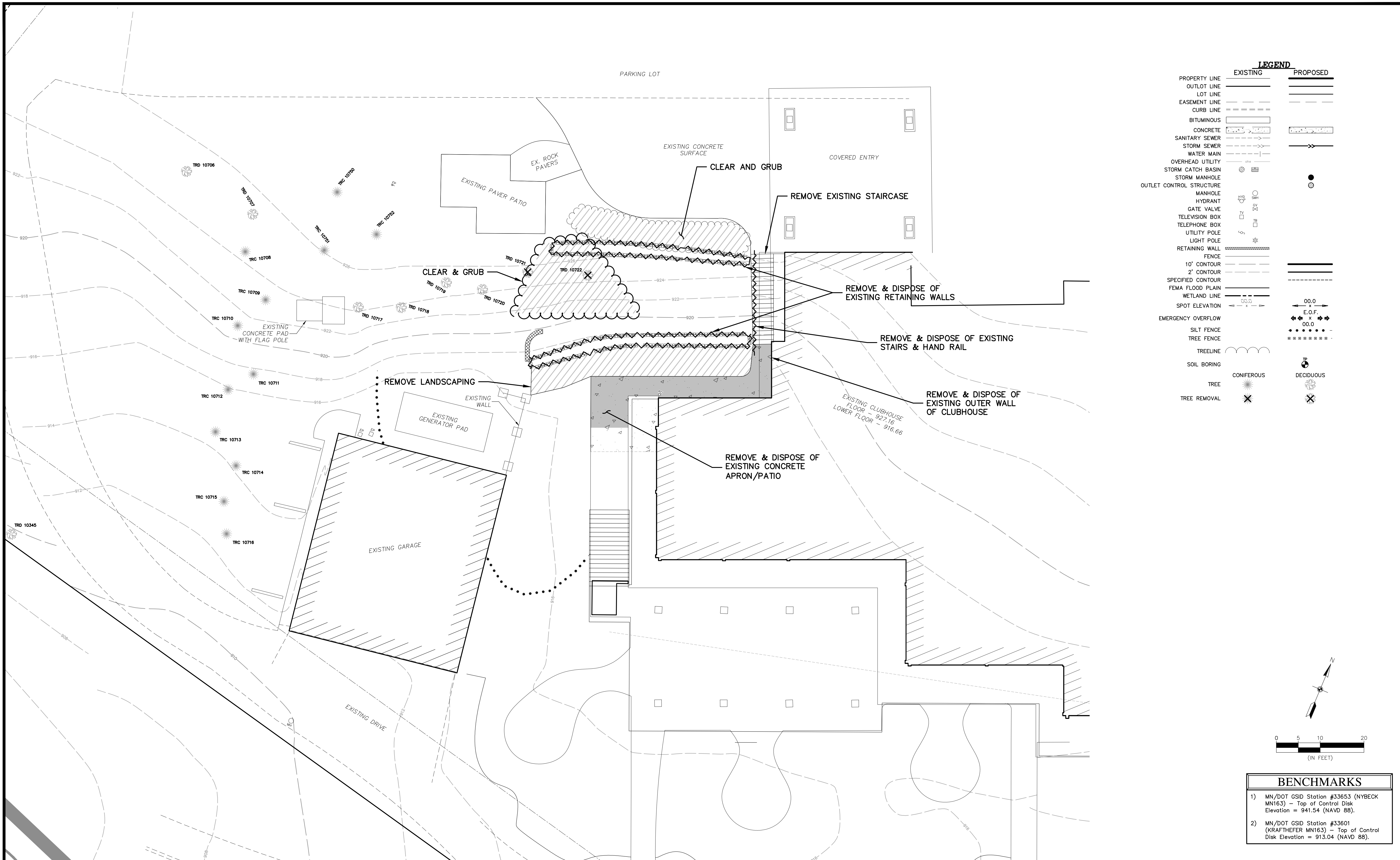
THE ROYAL GOLF CLUB
 11455 20th Street North
 Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
 Lake Elmo, MN

COVER

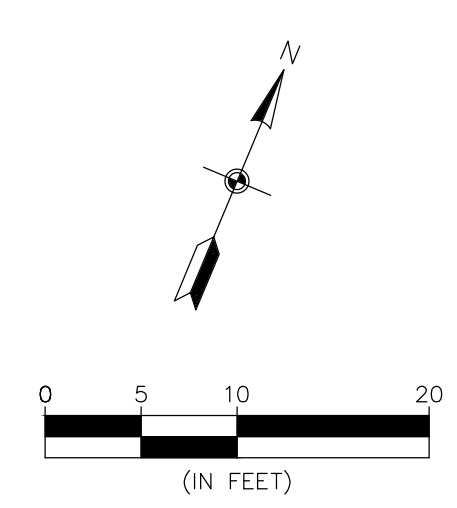
1 of 6

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
OUTLOT LINE	---	---
LOT LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	▨	▨
CONCRETE	▨	▨
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	○	○
STORM MANHOLE	○	○
OUTLET CONTROL STRUCTURE	○	○
MANHOLE	○	○
HYDRANT	○	○
GATE VALVE	○	○
TELEVISION BOX	□	□
TELEPHONE BOX	□	□
UTILITY POLE	○	○
LIGHT POLE	○	○
RETAINING WALL	▨	▨
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SPECIFIED CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	+	+
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	○	○
CONIFEROUS	○	○
DECIDUOUS	○	○
TREE	○	○
TREE REMOVAL	✕	✕



BENCHMARKS

- MN/DOT GSID Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).
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CARLSON McCAIN
 ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 9/20/2024 License #: 25063
 Drawn: JJO
 Designed: BJK
 Date: 9/20/2024

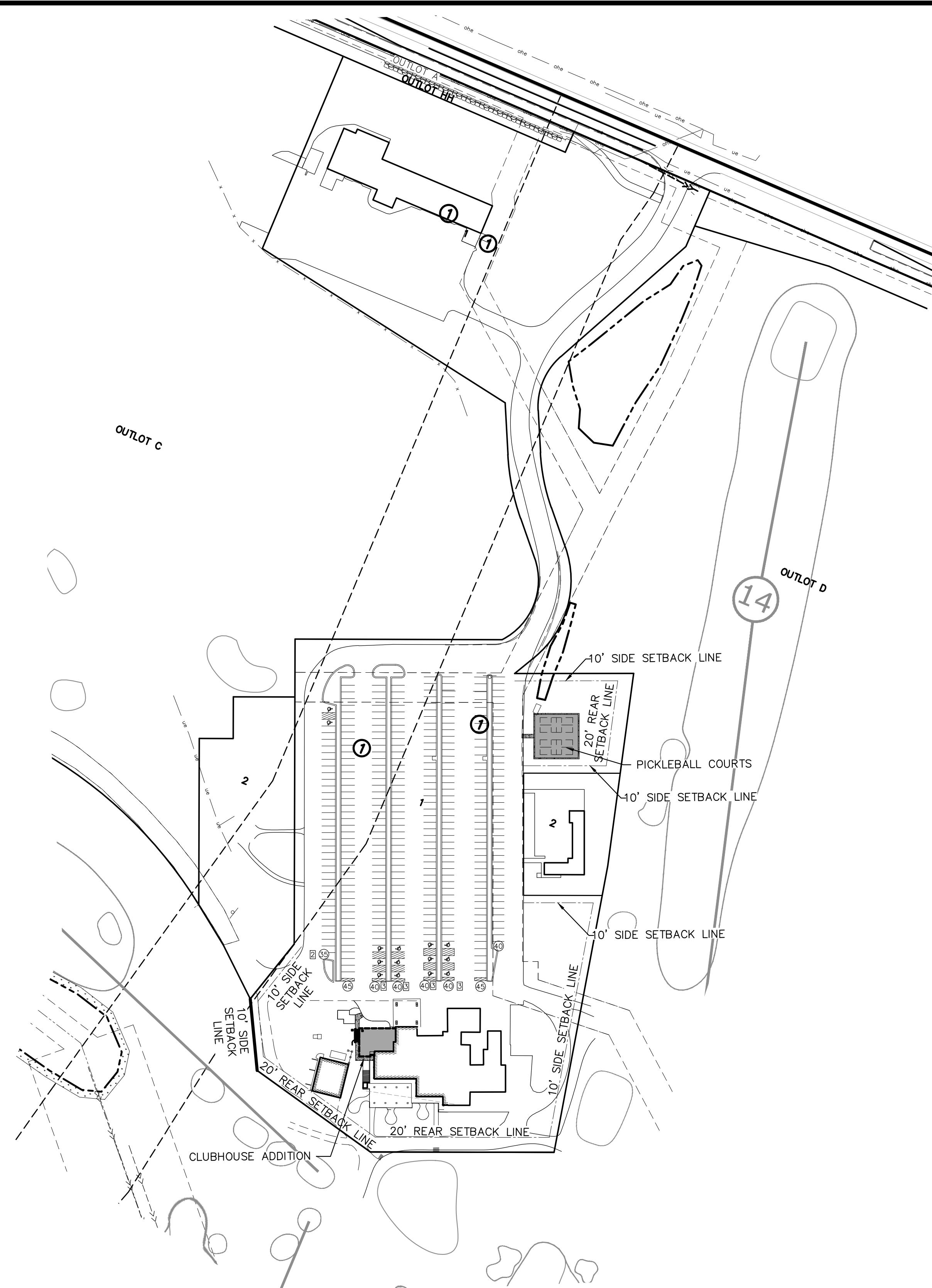
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THE ROYAL GOLF CLUB
 11455 20th Street North
 Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
 Lake Elmo, MN

REMOVALS

Save Date: 10/23/24 | F:\jbs\6021 - 6040\6036 - tartan park\cad\engineering\final residential plans\additional rgc projects\clubhouse addition\6036-clubhouse.dwg



	EXISTING	PROPOSED
PROPERTY LINE	---	---
OUTLOT LINE	---	---
LOT LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	▨	▨
CONCRETE	▨	▨
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	⊙	⊙
STORM MANHOLE	⊙	⊙
OUTLET CONTROL STRUCTURE	⊙	⊙
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
TELEVISION BOX	⊙	⊙
TELEPHONE BOX	⊙	⊙
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SPECIFIED CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	+	+
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	⊙	⊙
TREE	⊙	⊙
TREE REMOVAL	⊙	⊙

**LOT 1 BLOCK 1 IMPERVIOUS CALCULATIONS
(EXCLUDES PROPOSED PICKLEBALL COURTS):**

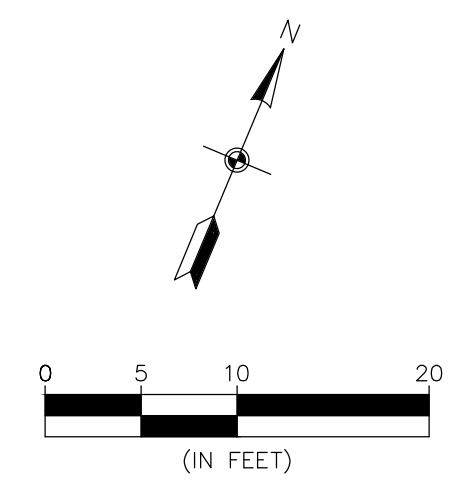
EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

CLUBHOUSE ADDITION USES:

MAIN LEVEL	
OFFICE	367 SF
GOLF SIMULATORS	783 SF
HALLWAY/STORAGE/HVAC	519 SF
LOWER LEVEL	
RESTAURANT	2,113 SF
KITCHEN/OFFICE/JANITORIAL	1,617 SF

TOTAL PARKING SPACES - 339
TOTAL HANDICAPPED SPACES - 14

⊙ DENOTES HANDICAPPED PARKING STALL
⊙ DENOTES STANDARD PARKING STALL



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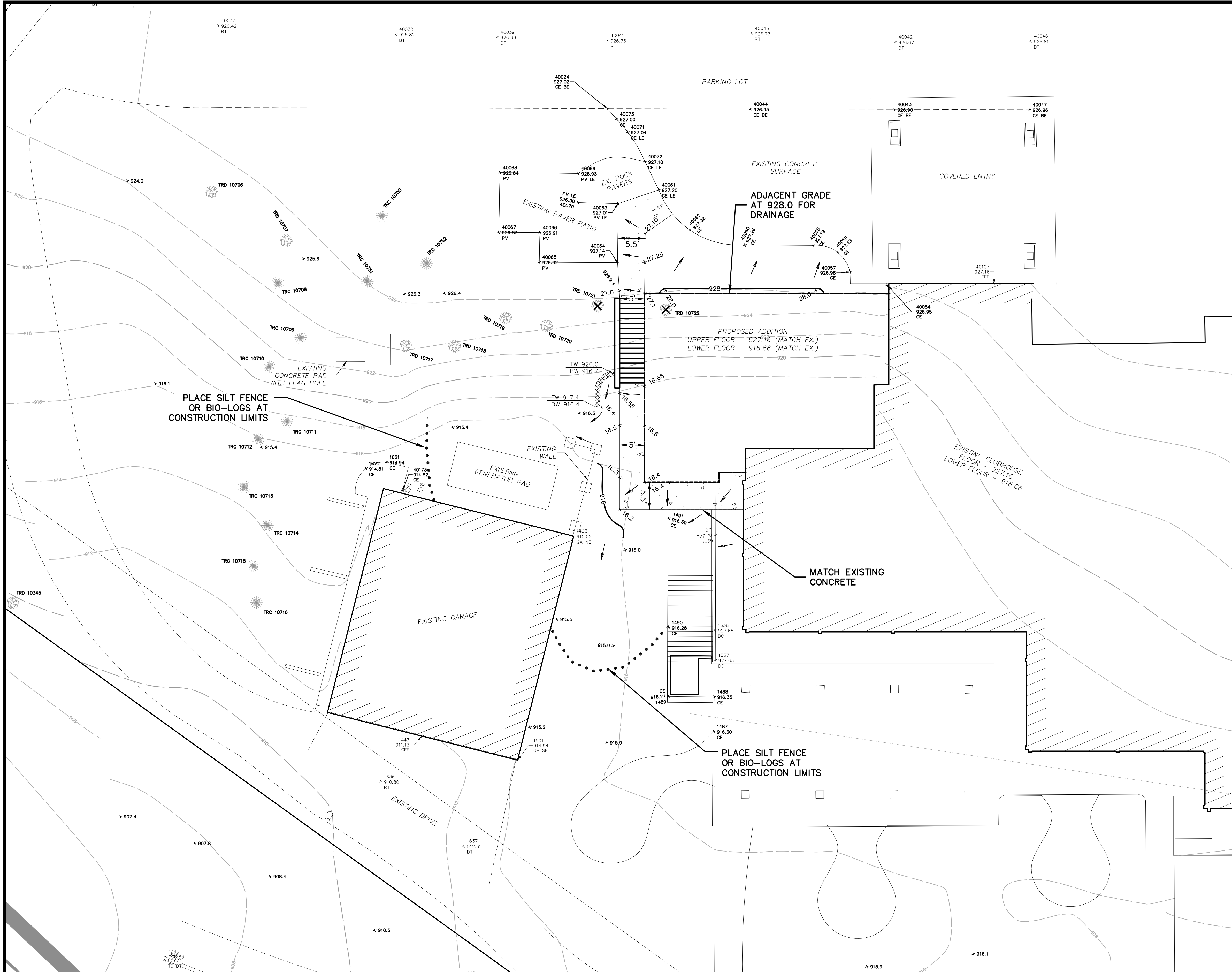
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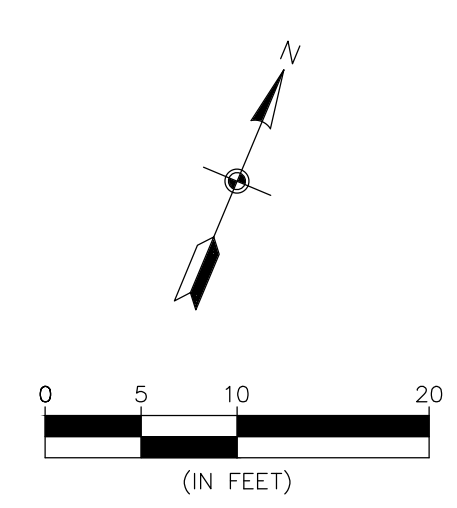
OVERALL SITE

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LEGEND

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PROPERTY LINE	---	---
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CONCRETE	▨	▨
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STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
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STORM MANHOLE	○	○
OUTLET CONTROL STRUCTURE	○	○
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HYDRANT	○	○
GATE VALVE	○	○
TELEVISION BOX	○	○
TELEPHONE BOX	○	○
UTILITY POLE	○	○
LIGHT POLE	○	○
RETAINING WALL	▨	▨
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WETLAND LINE	---	---
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EMERGENCY OVERTFLOW	+	+
SILT FENCE	+	+
TREE FENCE	+	+
TREELINE	---	---
SOIL BORING	○	○
TREE	○	○
TREE REMOVAL	✕	✕
	CONIFEROUS	DECIDUOUS



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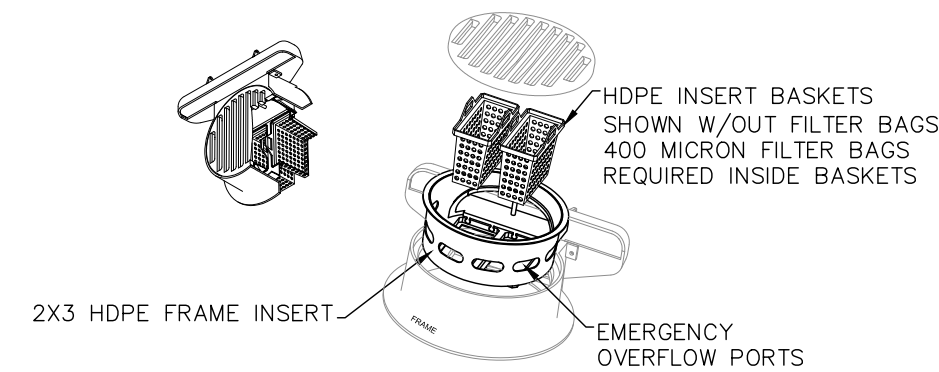
SITE, UTILITY & GRADING & EROSION CONTROL PLAN

4 of 6

Save Date: 10/23/24 | F:\jbb\6021 - 6040\6036 - tartan park\cad\engineering\final residential plans\additional rgc projects\clubhouse addition\6036-clubhouse.dwg

INFRA SAFE – 27” DEBRIS COLLECTION DEVICE

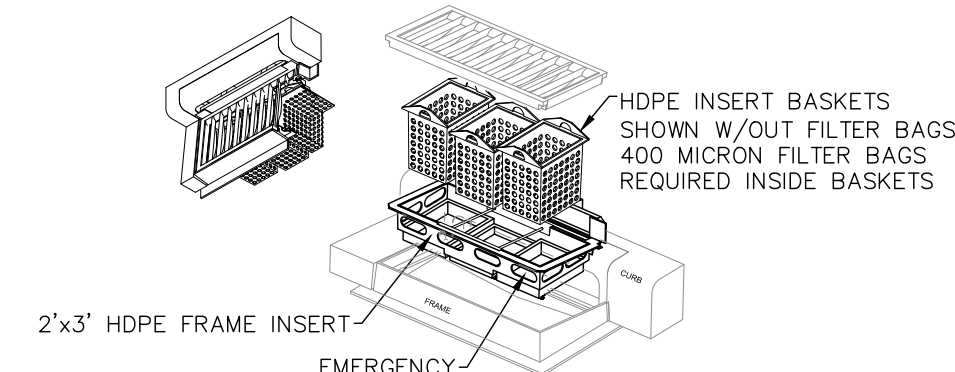
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F
- "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

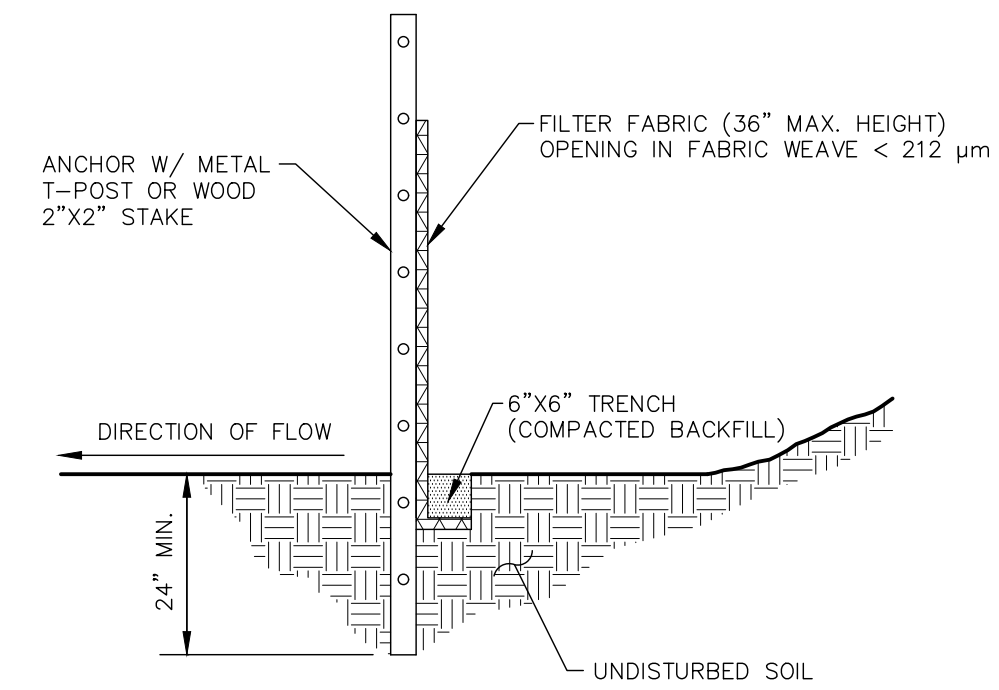
INFRA SAFE – 2’x3’ DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F
- "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

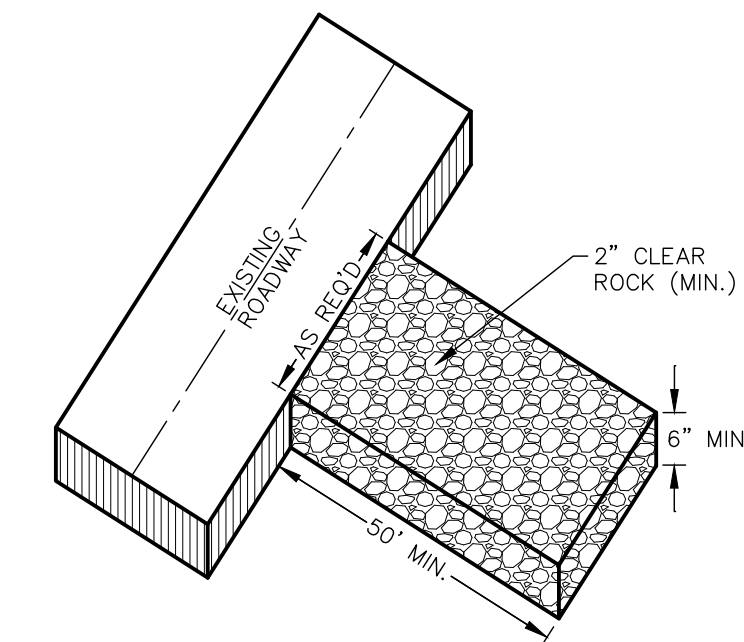
SILT FENCE



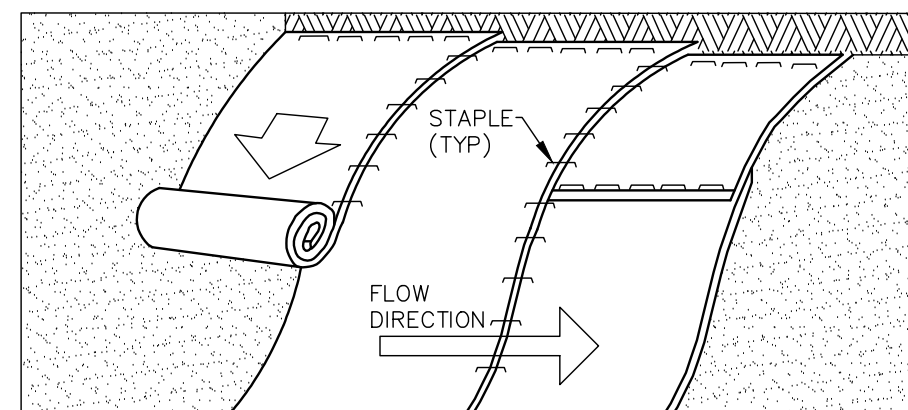
NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

ROCK CONSTRUCTION ENTRANCE



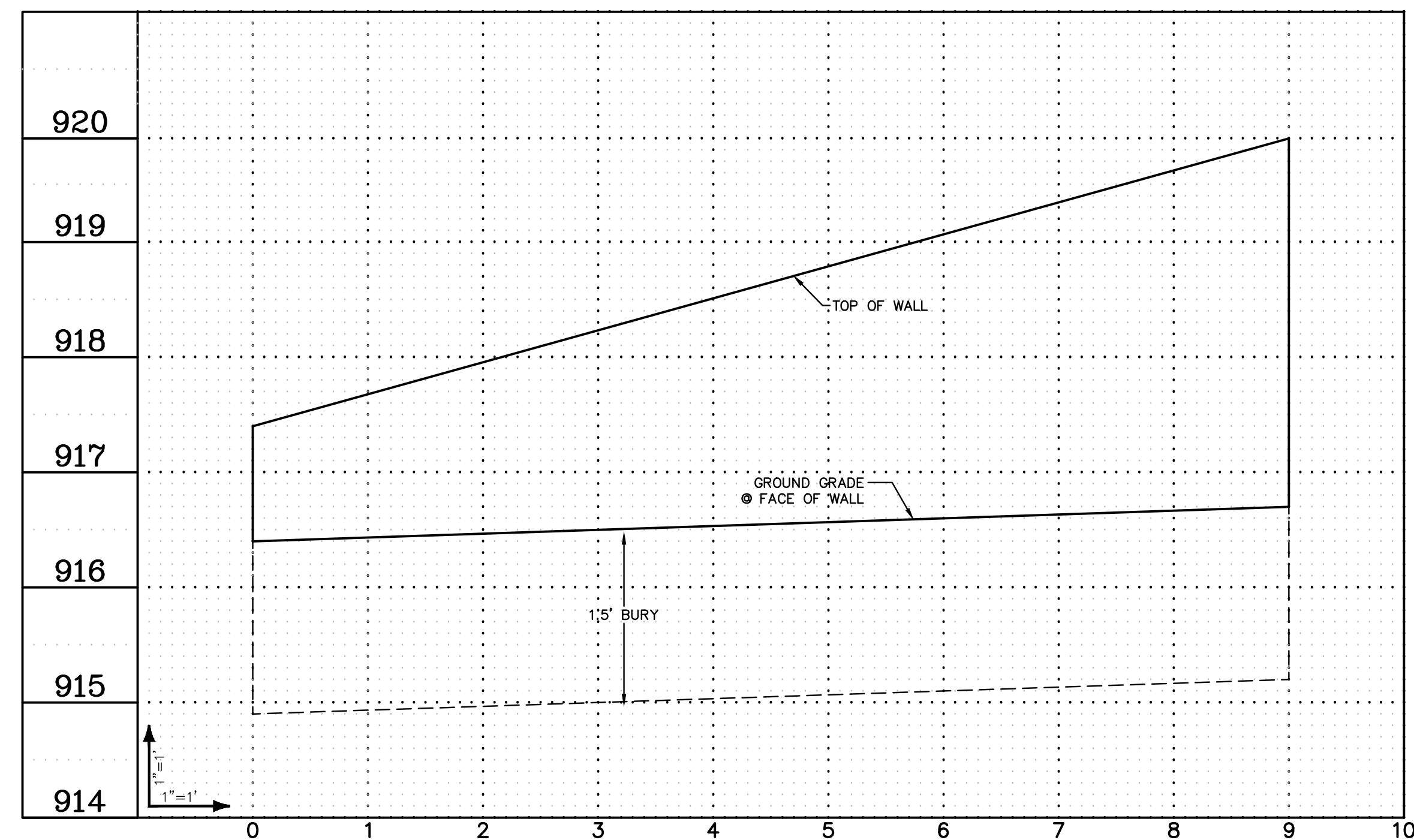
EROSION CONTROL BLANKET

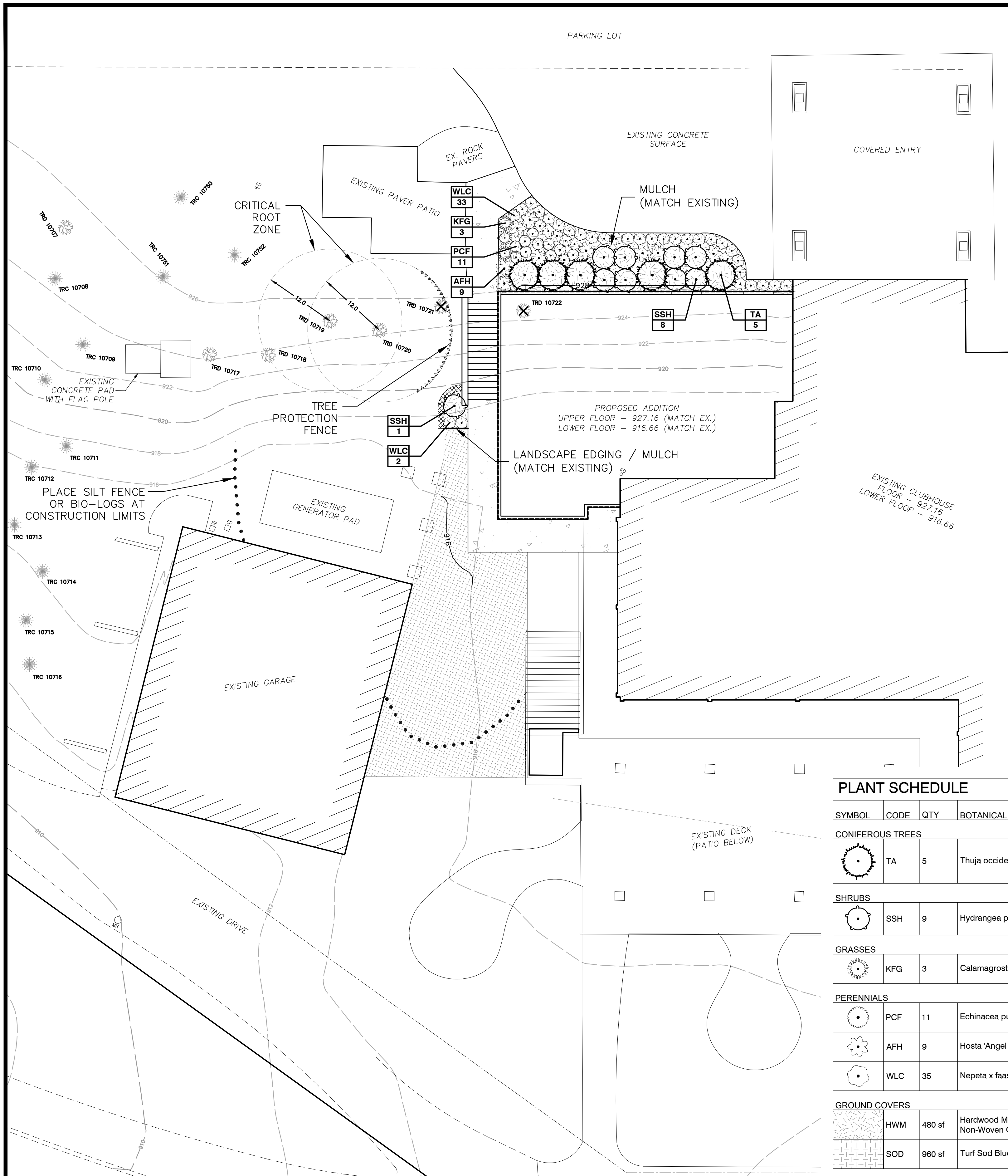


NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

MODULAR RETAINING WALL (32 SF)



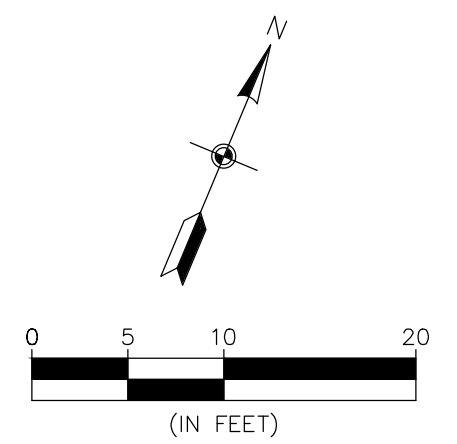


- ### STANDARD PLAN NOTES LANDSCAPE PLANS
1. Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
 2. 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

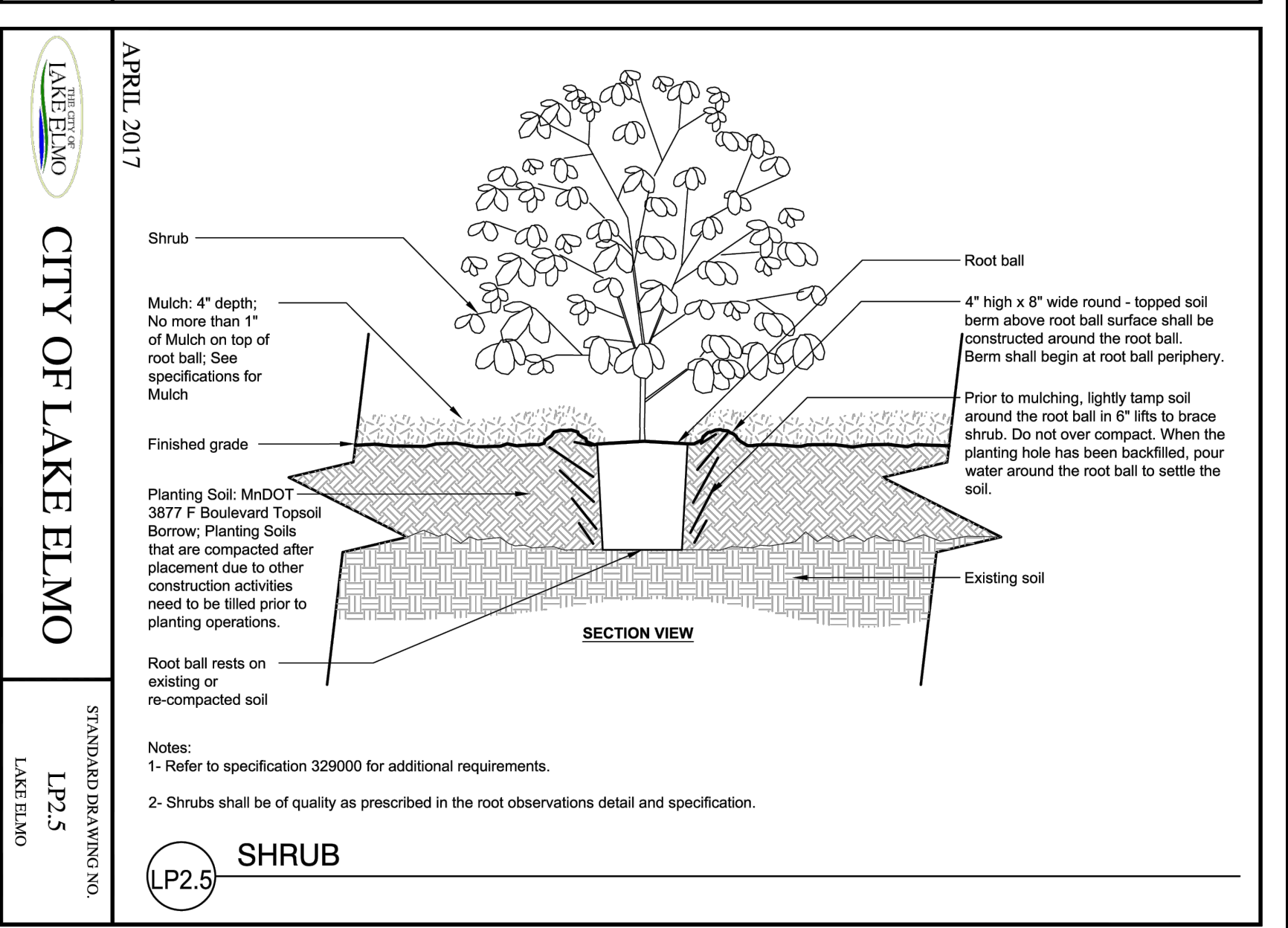
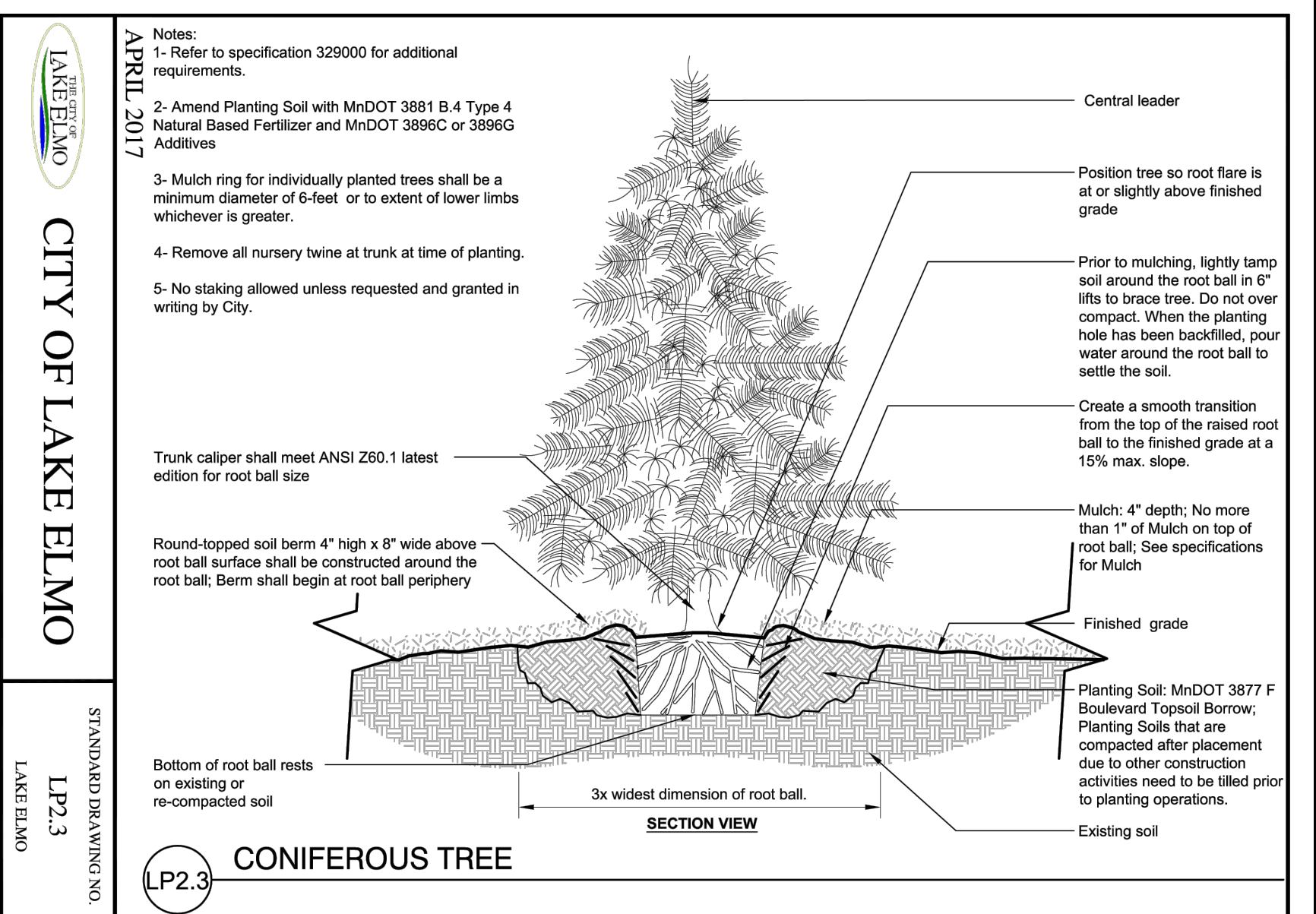
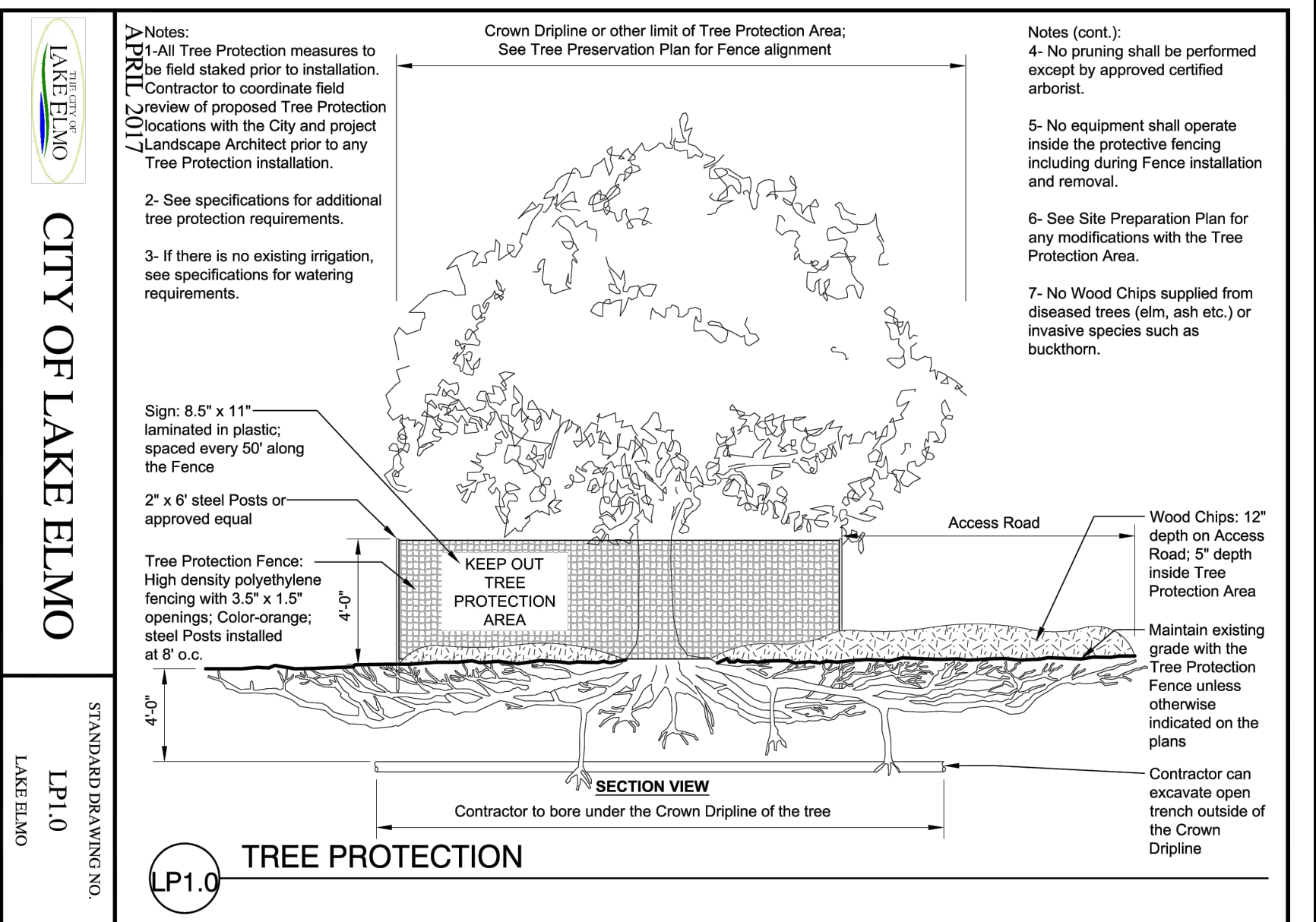
CITY OF LAKE ELMO

STANDARD DRAWING NO. LP2.0
LAKE ELMO



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	TA	5	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	6' Ht.	B&B
SHRUBS						
	SSH	9	<i>Hydrangea paniculata</i> 'Rensun'	Strawberry Sundae Hydrangea	#5 Cont.	
GRASSES						
	KFG	3	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#3 Cont.	
PERENNIALS						
	PCF	11	<i>Echinacea purpurea</i>	Purple Coneflower	#1 Cont.	
	AFH	9	<i>Hosta</i> 'Angel Falls'	Angel Falls Hosta	#1 Cont.	
	WLC	35	<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	#1 Cont.	
GROUND COVERS						
	HWM	480 sf	Hardwood Mulch Non-Woven Geotextile Incidental	Double Shredded Hardwood Mulch	4" Depth	
	SOD	960 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	



CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL

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CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 9/20/2024 License #: 56346

Drawn: RJR
Designed: RJR
Date: 9/20/2024

Revisions:

1. 09/20/24 - Per City Comments
2. 10/22/24 - Revise Sheet 3 / Update Impervious Calcs
3. 11/18/24 - Updated Tree Survey

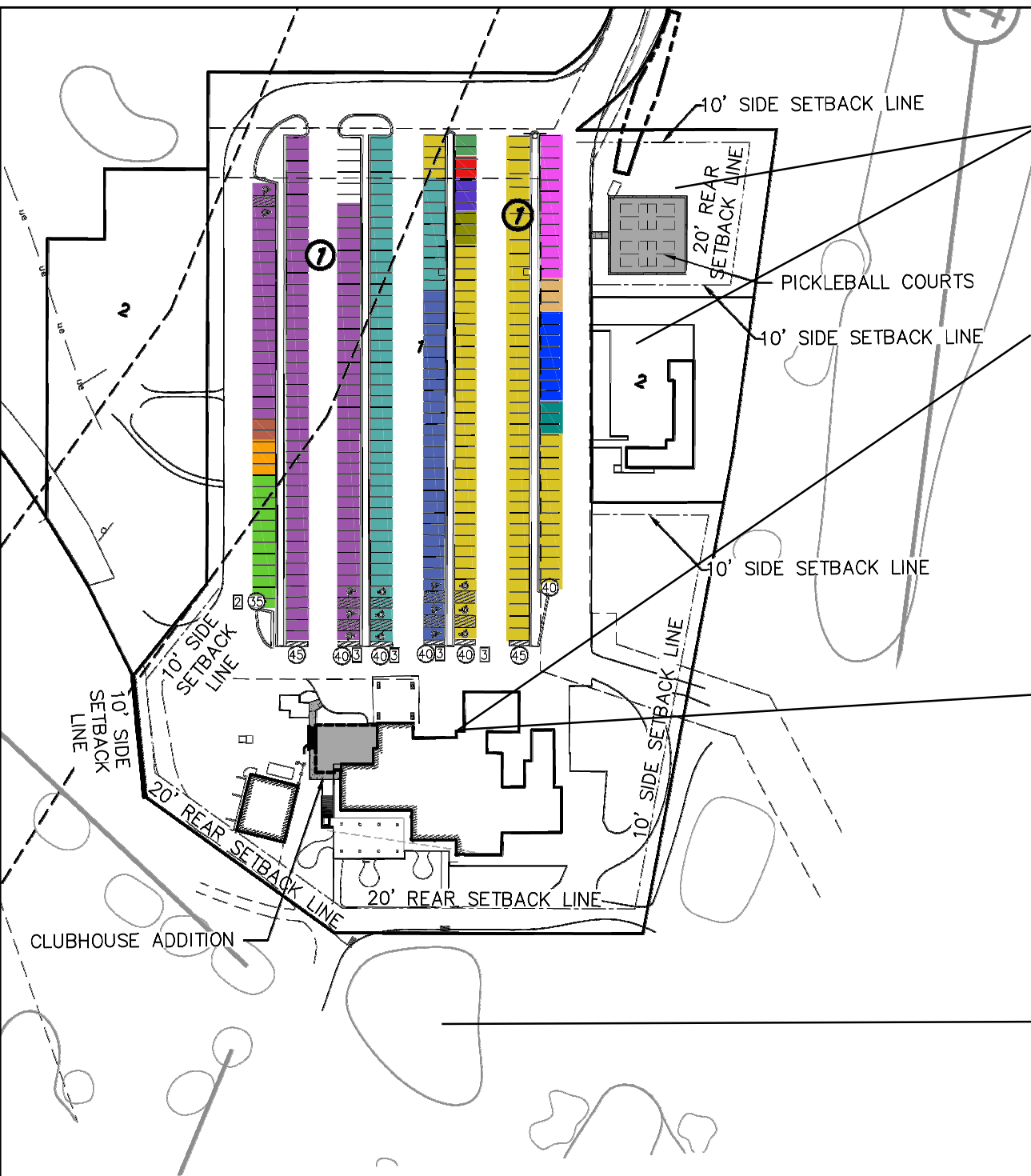
THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - CLUBHOUSE ADDITION
Lake Elmo, MN

LANDSCAPE PLAN

6 of 6

#6036



NOTE: (MEMBERS) INCLUDES A 20% REDUCTION FOR LOCAL RESIDENTS WALKING OR USING TRANSPORTATION OTHER THAN THEIR CAR

OUTDOOR AMENITY

FITNESS (MEMBER) █
 991 S.F. AT 1/250 = 4 STALLS X 0.8 = 3 STALLS
 POOL (MEMBER) █
 1,568 S.F. AT 1/150 = 10 STALLS X 0.8 = 8 STALLS
 PICKLEBALL COURTS (MEMBER) █
 2 COURTS AT 2/COURT = 4 STALLS X 0.8 = 3 STALLS
14 STALLS

CLUB HOUSE MAIN FLOOR

INDOOR DINING (MEMBERS) █
 44 SEATS AT 1/3 = 15 STALLS X 0.8 = 12 STALLS
 OFFICE █ = 2 STALLS
 GOLF SIMULATORS (EVENT SPACE) █
 782 S.F. AT 1/250 = 3 STALLS
 EVENT SPACE █
 4,570 S.F. AT 1/15 = 305 MAX OCC.
 305 AT 1/3 = 102 STALLS

OUTDOOR EVENT SPACE █
 2,405 S.F. AT 1/15 = 160 MAX OCC.
 160 AT 1/3 = 53 STALLS
172 STALLS

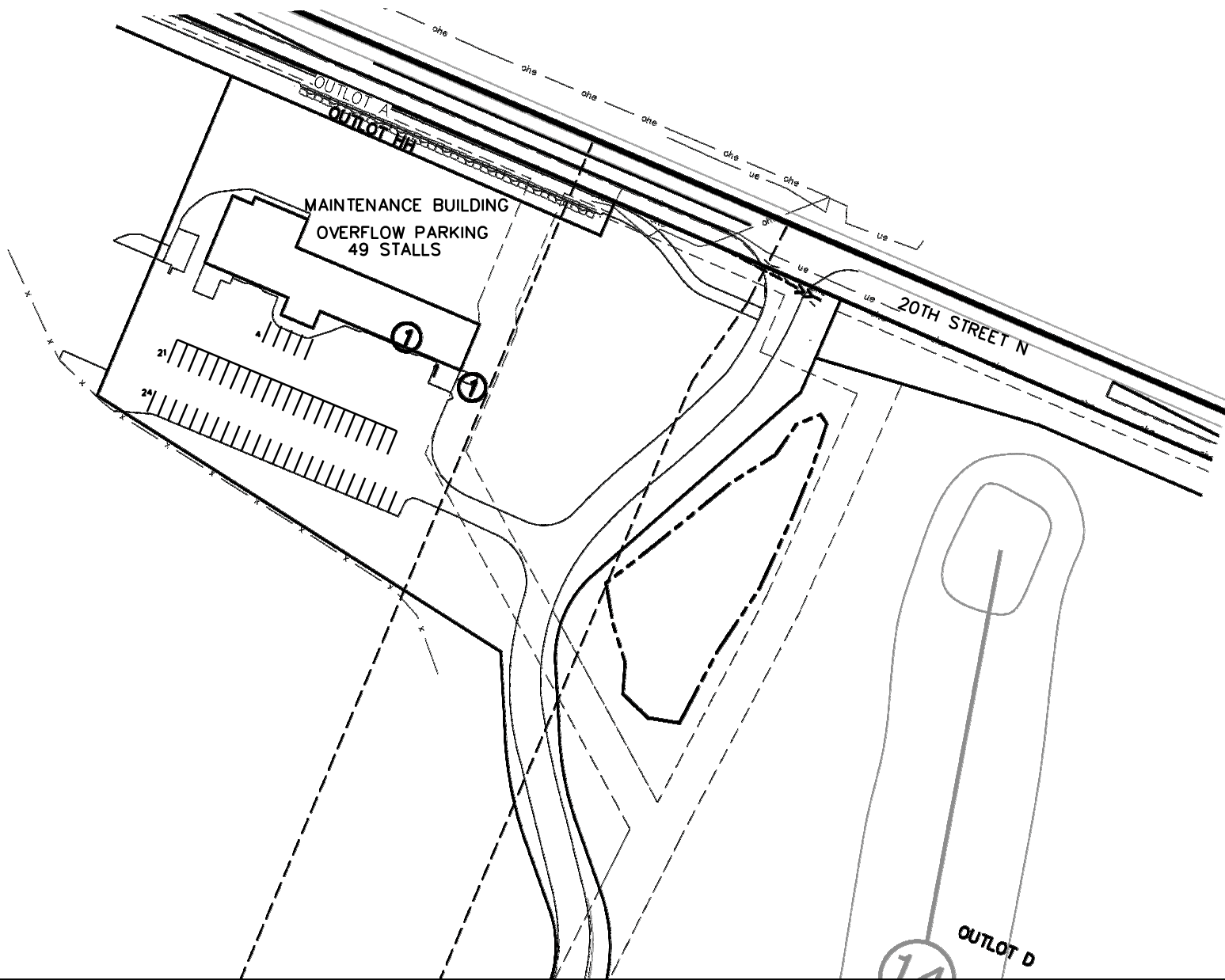
CLUB HOUSE LOWER FLOOR

INDOOR DINING (MEMBERS) █
 100 SEATS AT 1/3 = 33 STALLS X 0.8 = 26 STALLS
 OUTDOOR DINING (MEMBER) █
 48 SEATS AT 1/3 = 16 STALLS X 0.8 = 13 STALLS
 PRO SHOP (MEMBER) █
 1,115 S.F. AT 1/250 = 4 STALLS X 0.8 = 3 STALLS
 MEN MEMBER LOUNGE (MEMBER) █
 1,115 S.F. AT 1/300 = 4 STALLS X 0.8 = 3 STALLS
 WOMEN MEMBER LOUNGE (MEMBER) █
 483 S.F. AT 1/300 = 2 STALLS X 0.8 = 2 STALLS
 ADMINISTRATION █
 607 S.F. AT 3/1,000 = 2 STALLS
49 STALLS

GOLF
 (MEMBERS) █
 18 HOLES AT 5/HOLE = 90 STALLS X 0.8 = 72 STALLS
 6 HOLES AT 5/HOLE = 30 STALLS X 0.8 = 24 STALLS
96 STALLS

331 STALLS REQUIRED
 337 STALLS PROVIDED

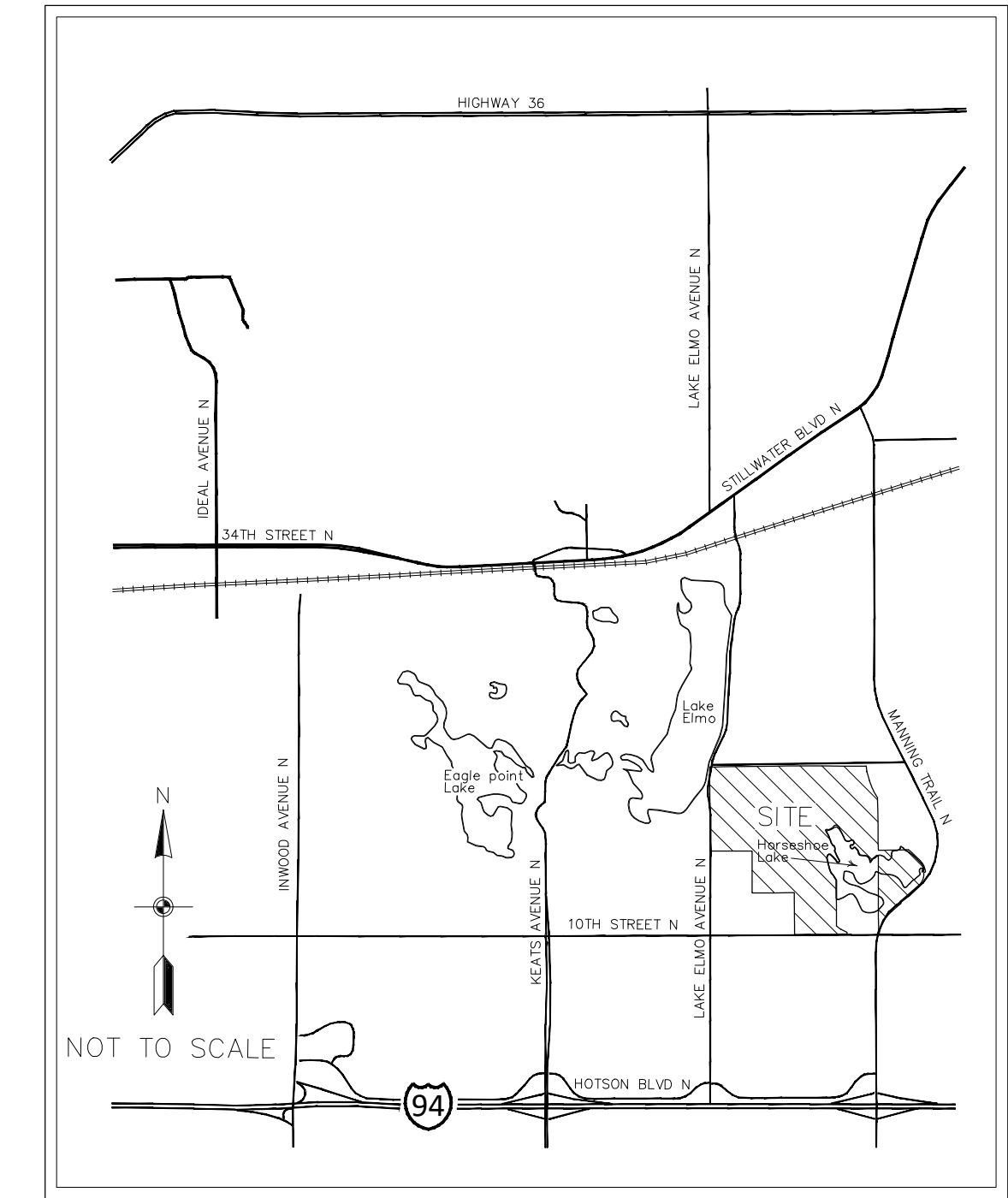
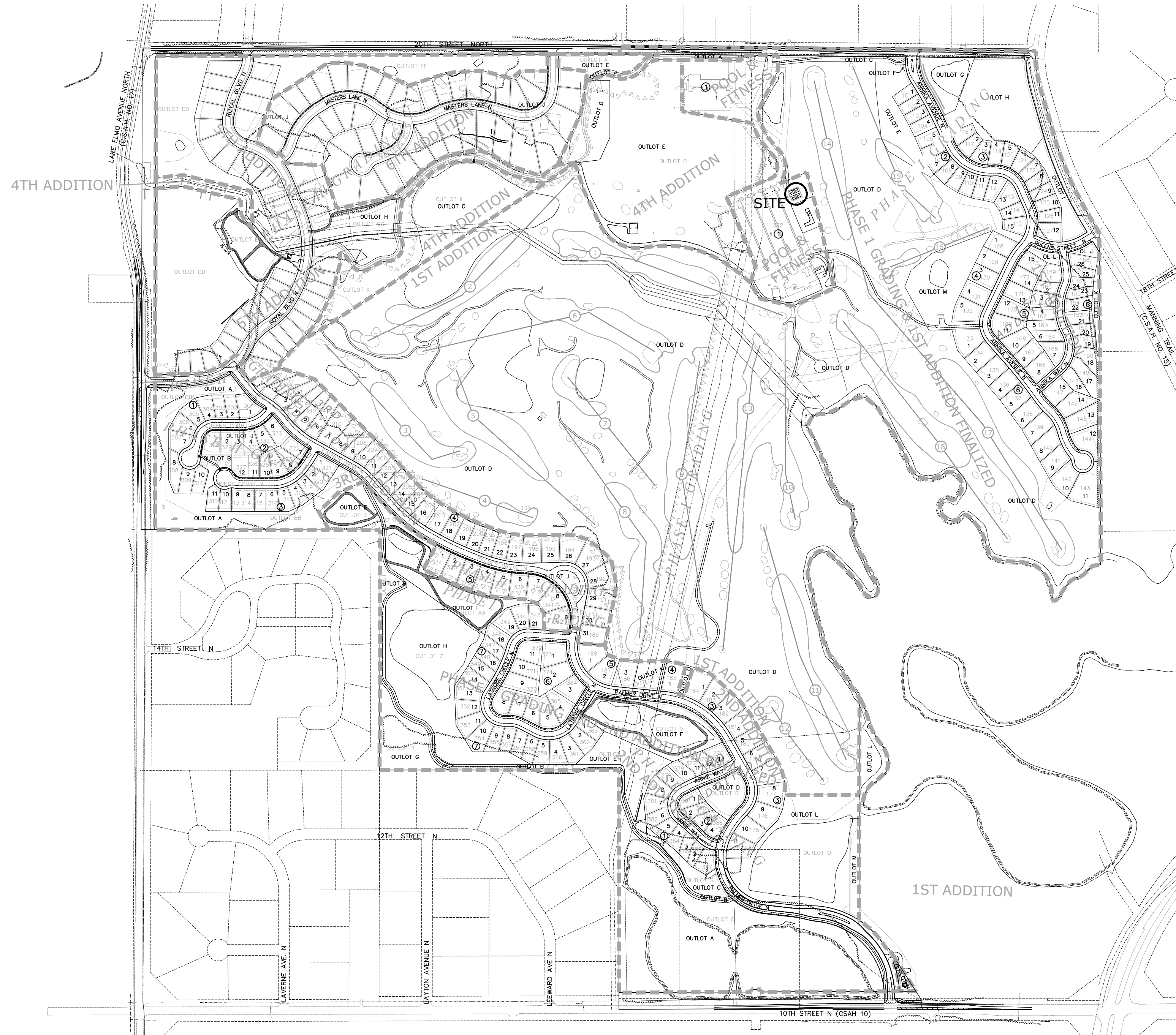
ACCESSIBLE REQUIREMENT FOR 337 = 8 STALLS
 (14) PROVIDED



THE ROYAL GOLF CLUB AT LAKE ELMO

PICKLEBALL COURTS

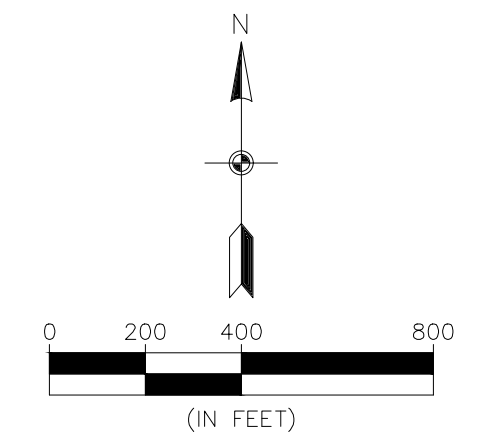
11441 20TH ST. N
CONSTRUCTION PLANS
LAKE ELMO, MINNESOTA



VICINITY MAP

SHEET INDEX

- 1. COVER
- 2. OVERALL SITE
- 3. SITE, UTILITY, GRADING & EROSION CONTROL PLAN
- 4-5. LANDSCAPE PLAN
- 6-7. TREE PRESERVATION PLAN



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

CALL BEFORE YOU DIG





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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 05/03/24 License #: 25063

Drawn: JJO
Designed: RJR
Date: 05/03/24

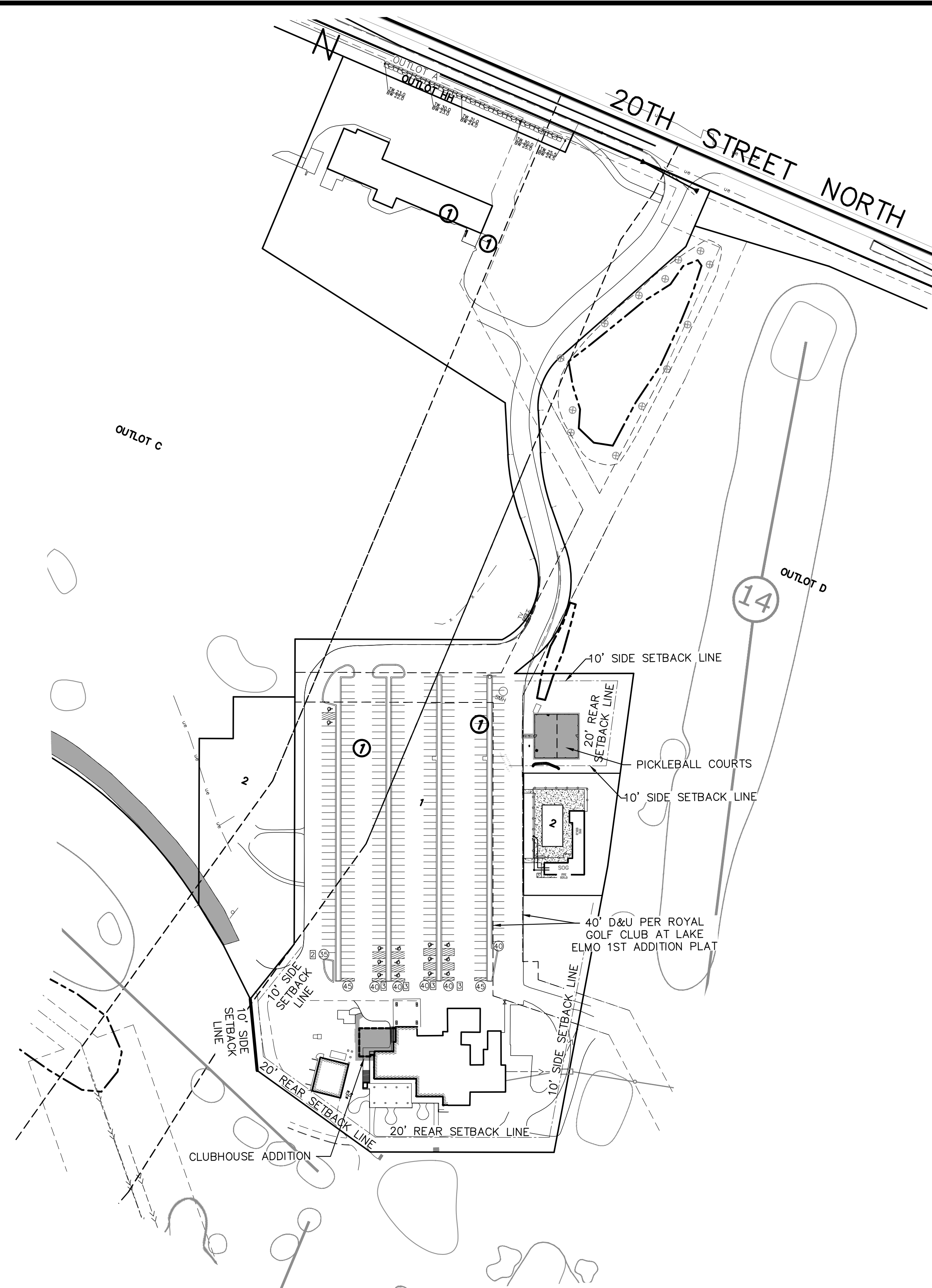
Revisions:
1. 05/30/24 - Per Owner Comments, Landscape Added
2. 09/20/24 - Per City Comments
3. 10/22/24 - Per Owner Comments
4. 10/29/24 - Per City Comments
5. 11/18/24 - Tree Preservation Added, Sheets 6-7

THE ROYAL GOLF CLUB
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Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
Lake Elmo, MN

COVER

1 of 7



	EXISTING	PROPOSED
PROPERTY LINE	---	---
OUTLOT LINE	---	---
LOT LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	▨	▨
CONCRETE	▨	▨
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	⊙	⊙
STORM MANHOLE	⊙	⊙
OUTLET CONTROL STRUCTURE	⊙	⊙
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
TELEVISION BOX	⊙	⊙
TELEPHONE BOX	⊙	⊙
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
RETAINING WALL	▨	▨
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SPECIFIED CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	+	+
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	⊙	⊙
TREE	⊙	⊙
TREE REMOVAL	⊙	⊙

**LOT 1 BLOCK 1 IMPERVIOUS CALCULATIONS
(EXCLUDES PROPOSED PICKLEBALL COURTS):**

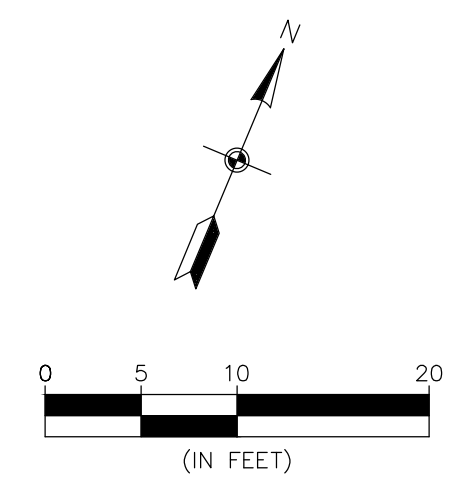
EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

CLUBHOUSE ADDITION USES:

MAIN LEVEL	
OFFICE	367 SF
GOLF SIMULATORS	783 SF
HALLWAY/STORAGE/HVAC	519 SF
LOWER LEVEL	
RESTAURANT	2,113 SF
KITCHEN/OFFICE/JANITORIAL	1,617 SF

TOTAL PARKING SPACES - 339
TOTAL HANDICAPPED SPACES - 14

⊙ DENOTES HANDICAPPED PARKING STALL
⊙ DENOTES STANDARD PARKING STALL



BENCHMARKS	
1)	MN/DOT GSID Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 05/03/24 License #: 25063
Drawn: JJO
Designed: RJR
Date: 05/03/24

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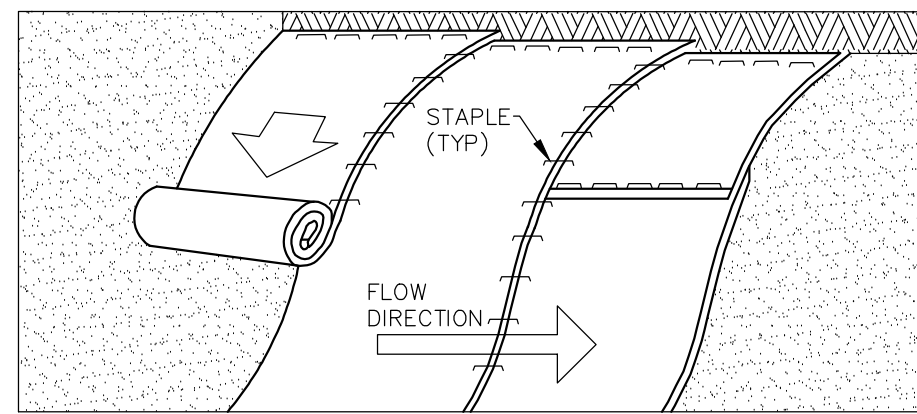
OVERALL SITE

Save Date: 10/29/24 | F:\jobs\6021 - 6040\6036 - tartan park\cad\engineering\final residential plans\additional rgs\projects\pickleball courts\6036-pickleball.dwg

NOTES

1. CONCRETE SIDEWALK, 4" DEPTH 4000 PSI CONCRETE OVER 4" DEPTH CLASS 5 COMPACTED BASE. BROOM FINISH WITH EQUALLY SPACED CONTROL JOINTS NOT TO EXCEED 6' SPACING.
2. CONCRETE MAINTENANCE STRIP, 18" WIDE BY 6" DEPTH 4000 PSI CONCRETE OVER 4" DEPTH CLASS 5 COMPACTED BASE. INSTALL FENCE POSTS CENTERED WITHIN CONCRETE STRIP PRIOR TO POURING. PLACE 2 #3 REBAR CONTINUOUS ON EITHER SIDE OF FENCE POSTS, MAINTAINING 3" MINIMUM CLEAR FROM EDGE OF CONCRETE. BROOM FINISH AND PROVIDE CONTROL JOINTS AT EACH POST AND ALL CORNERS.
3. CONCRETE FOOTINGS, PROVIDE 18" DIAMETER BY 48" DEPTH CONCRETE FOOTINGS FOR CORNER POSTS, GATE POSTS AND NET POSTS. HOLD TOP OF FOOTING BELOW CONCRETE MAINTENANCE STRIP AND BITUMINOUS COURT PAVEMENT.
4. BITUMINOUS COURT PAVEMENT, 2.5" DEPTH TYPE SP 9.5 NON-RECYCLED (RAP-FREE) ASPHALT MIX OVER 8" CLASS 5 COMPACTED BASE.
5. ACRYLIC COURT SURFACING, INSTALL COURT SURFACING MIN 30 DAYS AFTER BITUMINOUS COURT PAVEMENT. INTERIOR COURT AREAS SHALL BE BLUE, OUTSIDE COURT AREAS SHALL BE GREEN, 2" STRIPING SHALL BE WHITE. SUBMIT COLOR CHART TO OWNER FOR FINAL SELECTION. SEE SHEET 4 FOR STRIPING DETAIL.
6. FENCING, 4' TALL GALVANIZED CHAINLINK FENCING WITH CONTINUOUS TOP AND BOTTOM RAIL. INSTALL TWO 42" WIDE GATES WITH HINGES / LATCH PER PLAN. PROVIDE 1.5" GAP BETWEEN BOTTOM OF CHAINLINK MESH AND CONCRETE. ALL POSTS SHALL BE INSTALLED TO 48" MIN. DEPTH. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM AND INDUSTRY STANDARDS FOR CHAINLINK FENCING AND SHALL INCLUDE ALL FITTINGS, TENSION BANDS/BAR/WIRES, BRACES, CONNECTORS, POST CAPS, AND OTHER APPURTENANCES.
7. PICKLEBALL POSTS / NETS, PROVIDE AND INSTALL DOUGLAS 3" PREMIER ROUND PICKLEBALL POSTS W/ GALVANIZED GROUND SLEEVES AND 36" TALL BY 22' LONG NET.
8. PUBLIC EASEMENT FOR WATERMAIN, NO FIELD CHANGES SHALL BE MADE THAT WOULD RESULT IN AN ENCROACHMENT OF THIS EASEMENT AS NOTED IN THE PLANS.

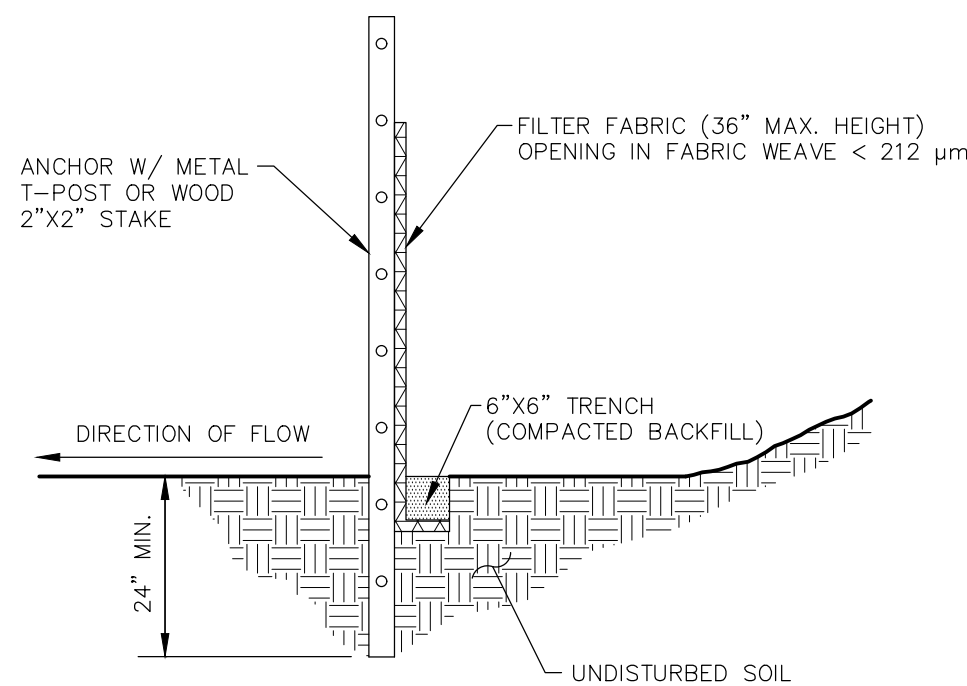
EROSION CONTROL BLANKET



NOTES:

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2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
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SILT FENCE

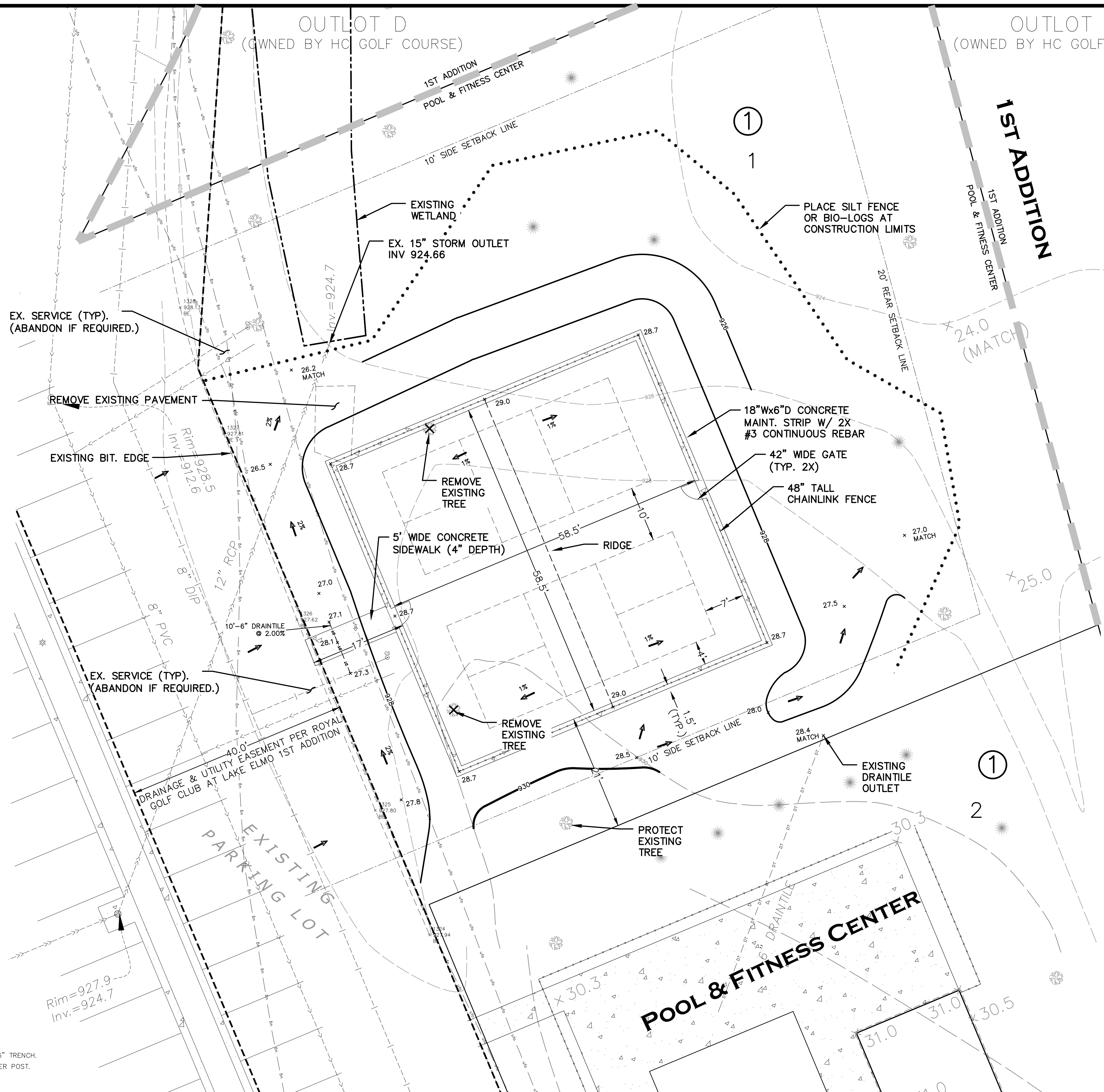


NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

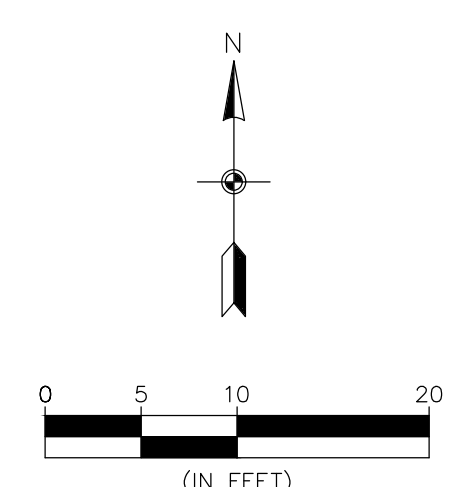
OUTLOT D
(OWNED BY HC GOLF COURSE)

OUTLOT D
(OWNED BY HC GOLF COURSE)



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
OUTLOT LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
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TREE FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---
TREE	---	---
TREE REMOVAL	---	---
	CONIFEROUS	DECIDUOUS



BENCHMARKS

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

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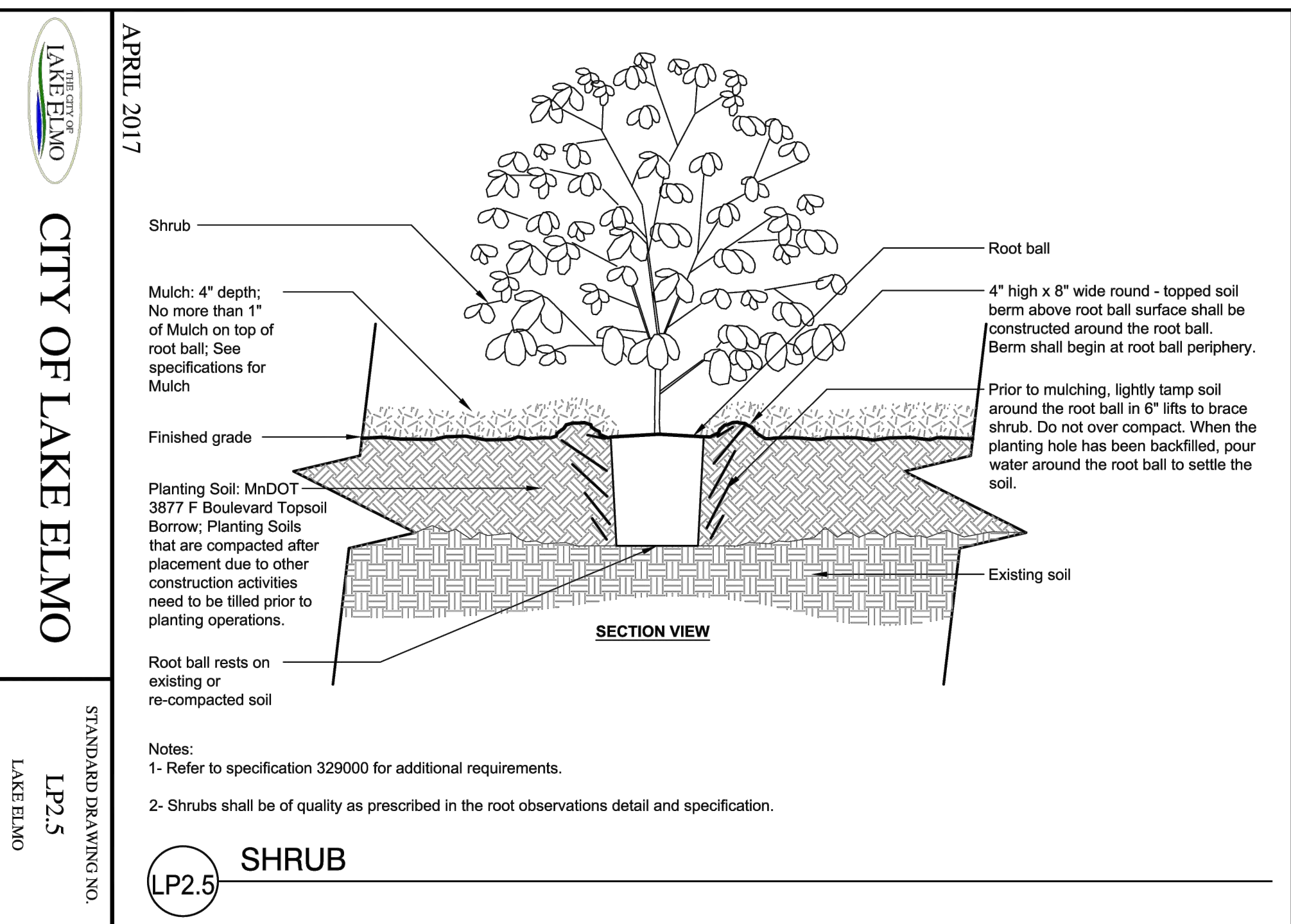
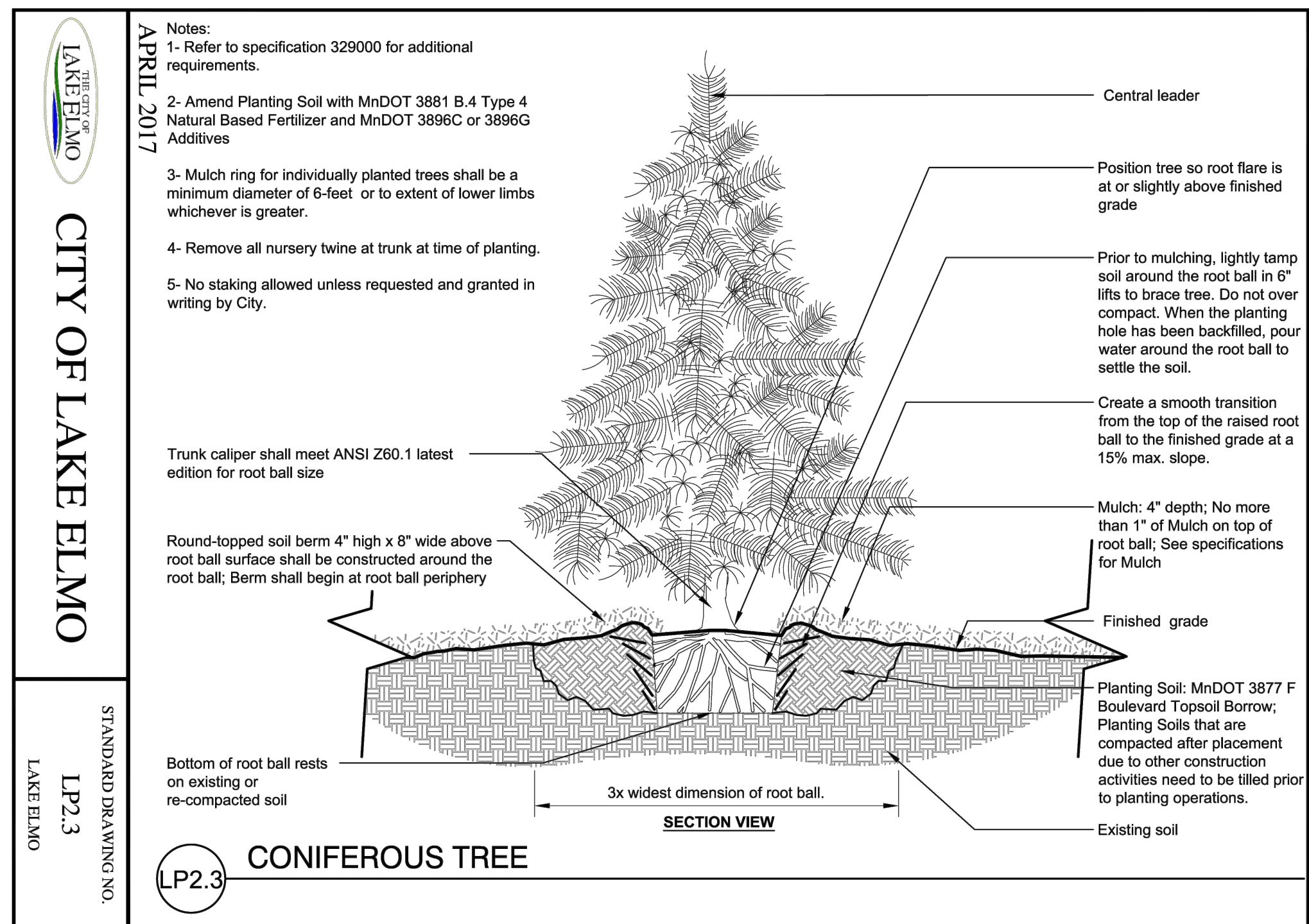
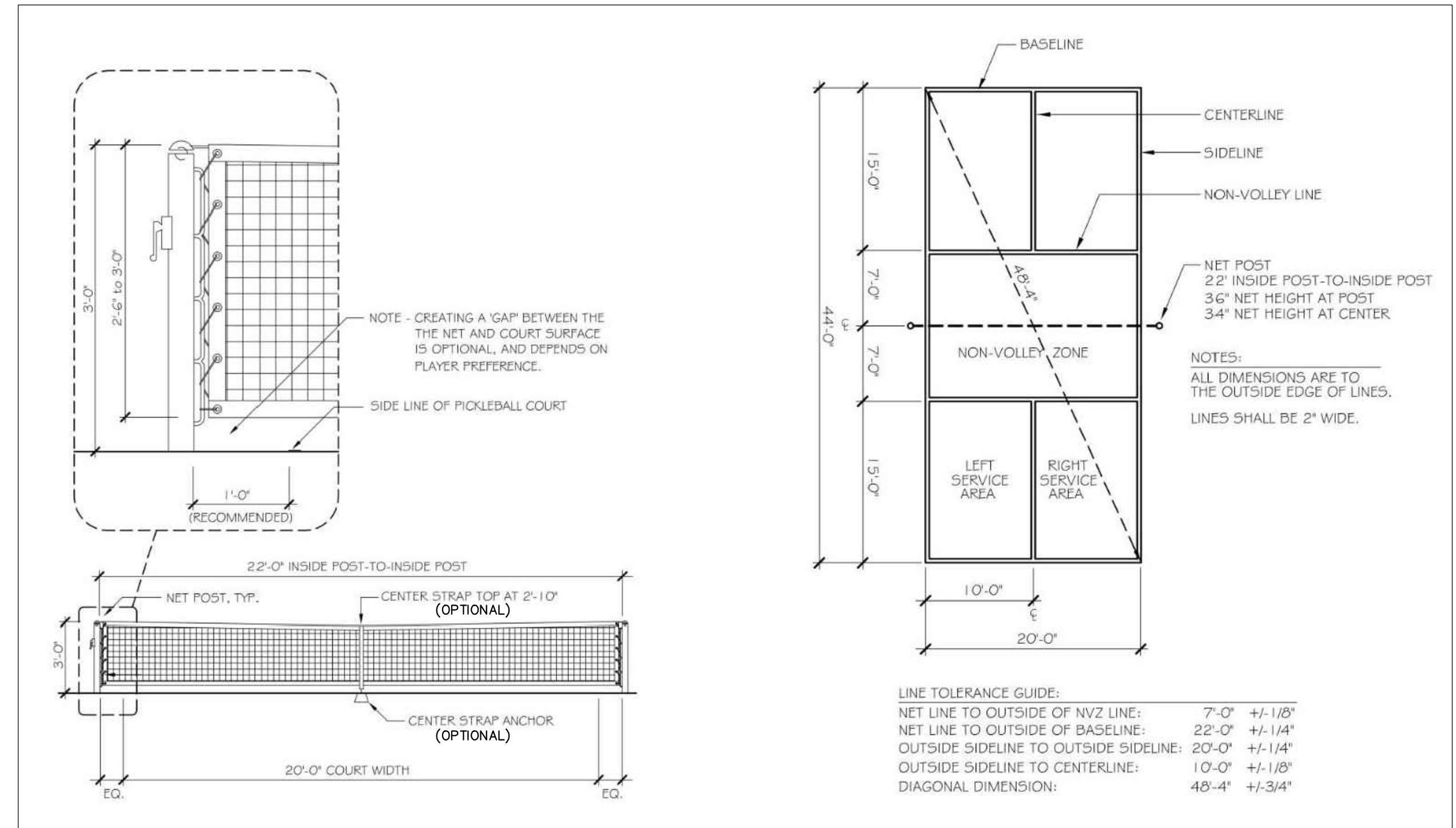
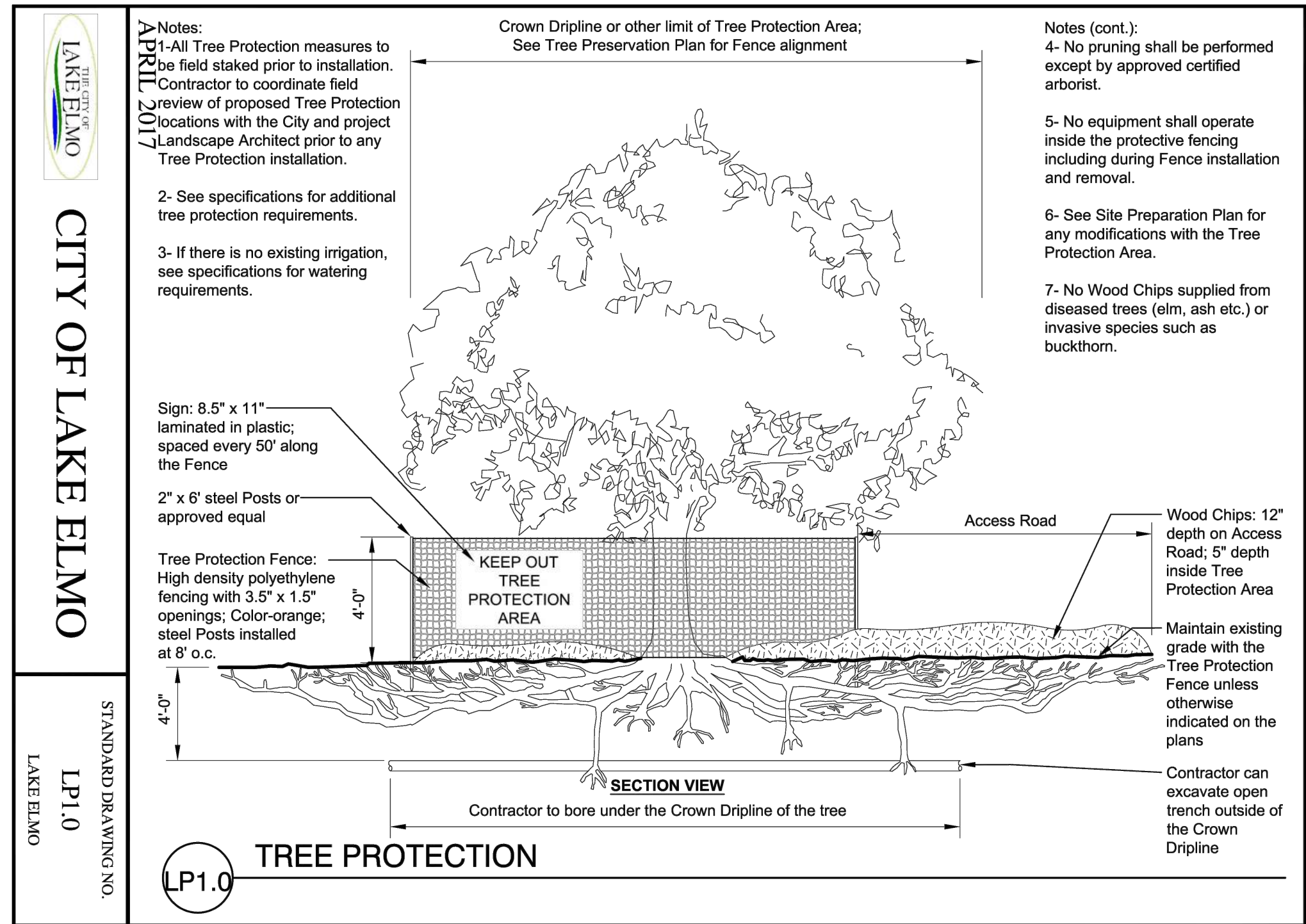
Drawn: JJO
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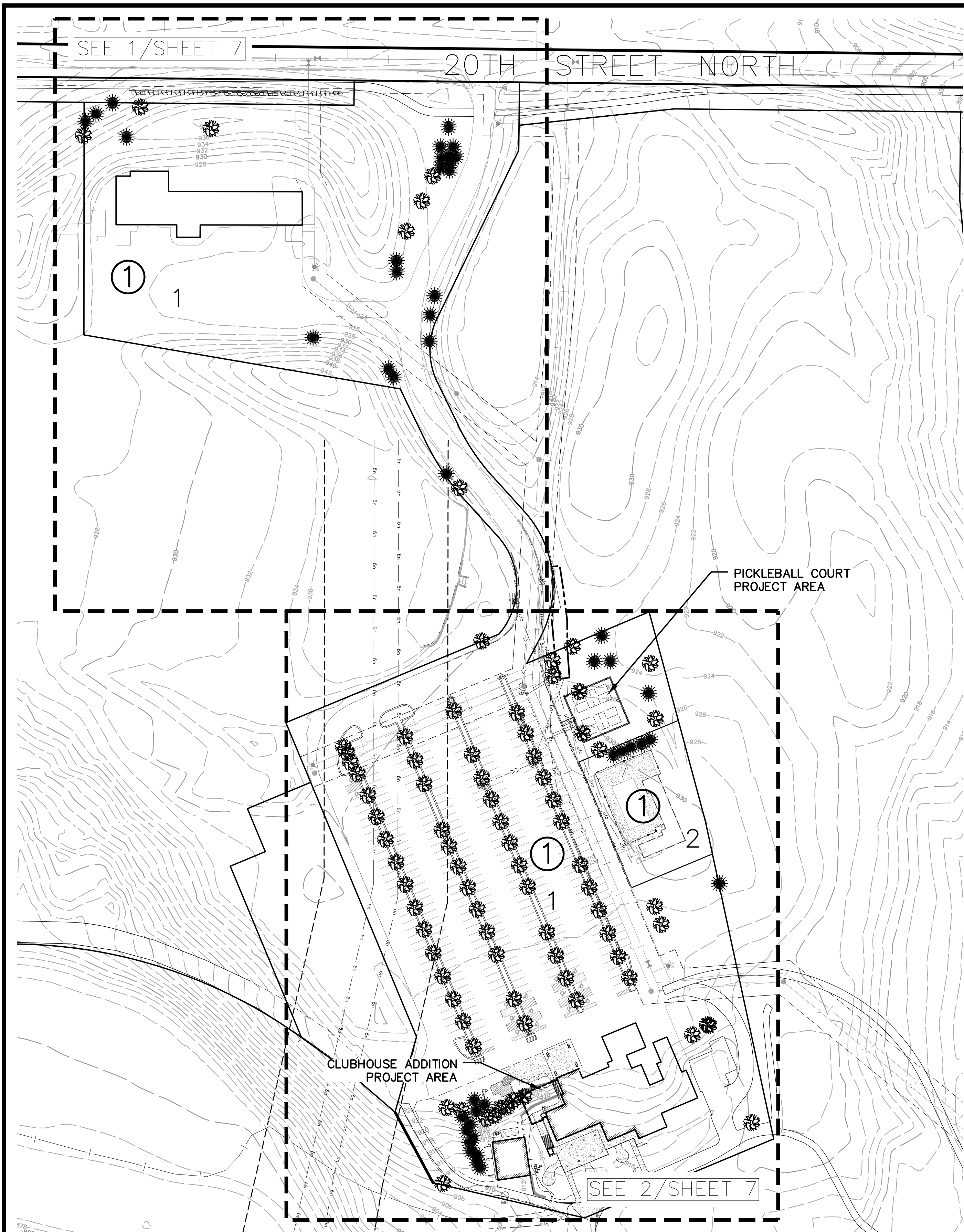
SITE, UTILITY & GRADING & EROSION CONTROL PLAN
 3 of 7



STANDARD PLAN NOTES
LANDSCAPE PLANS

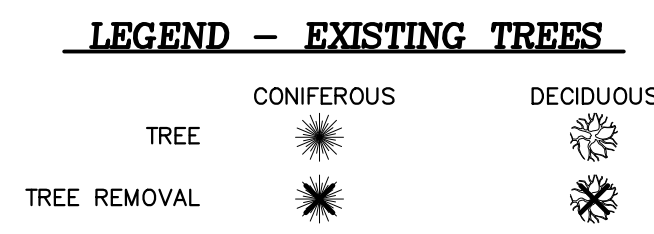
- Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utilities exist on-site the Contractor is required to have those located as well.
- Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.
- No plant substitutions shall be made without the prior written authorization from the City.
- 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.
- 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.
- 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.
- 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.
- All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
- 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 No.	Tree Species	DBH (in.)	Quality	Stems	City Classification	Significant	Save	Remove
1730	Spruce	10.0	4	1	Coniferous	Yes	X	
1731	Spruce	10.0	4	1	Coniferous	Yes	X	
1742	Spruce	6.0	4	1	Coniferous	No	Not Significant	
1744	Birch, river	10.0	4	1	Deciduous Hardwood	Yes	X	
1745	Pine	18.0	4	1	Coniferous	Yes	X	
1746	Spruce	17.0	4	11	Coniferous	Yes	X	
1747	Ash	18.0	4	1	Common Tree	Yes	X	
1748	Ash	18.0	4	1	Common Tree	Yes	X	
1749	Linden, Littleleaf	14.0	4	2	Common Tree	Yes	X	
1750	Pine	11.0	4	1	Coniferous	Yes	X	
1751	Pine	18.0	4	1	Coniferous	Yes	X	
1752	Pine	14.0	4	1	Coniferous	Yes	X	
1753	Pine	14.0	4	1	Coniferous	Yes	X	
1754	Pine	11.0	4	1	Coniferous	Yes	X	
1755	Pine	13.0	4	1	Coniferous	Yes	X	
1756	Pine	14.0	4	1	Coniferous	Yes	X	
1757	Spruce	13.0	4	1	Coniferous	Yes	X	
1758	Spruce	18.0	4	1	Coniferous	Yes	X	
1761	Spruce	15.0	4	1	Coniferous	Yes	X	
1763	Spruce	14.0	4	1	Coniferous	Yes	X	
1765	Spruce	13.0	4	1	Coniferous	Yes	X	
1963	Maple	8.0	4	1	Common Tree	No	Not Significant	
1964	Maple	10.0	4	1	Common Tree	No	Not Significant	
1972	Maple	10.0	4	1	Common Tree	No	Not Significant	
1973	Maple	10.0	4	1	Common Tree	No	Not Significant	
1974	Maple	10.0	4	1	Common Tree	No	Not Significant	
1976	Spruce	24.0	4	1	Coniferous	Yes		X
1977	Spruce	18.0	4	1	Coniferous	Yes		X
1978	Spruce	18.0	4	1	Coniferous	Yes	X	
1981	Crabapple	9.0	4	4	Common Tree	No	Not Significant	
1982	Maple, Amur	12.0	4	4	Deciduous Hardwood	Yes	X	
1986	Pine	12.0	4	1	Coniferous	Yes	X	
1994	Maple	13.0	4	1	Common Tree	Yes	X	
10345	Maple, red	12.0	4	1	Deciduous Hardwood	Yes	X	
10706	Crabapple	12.0	4	1	Common Tree	Yes	X	
10707	Crabapple	9.5	4	1	Common Tree	No	Not Significant	
10708	Spruce, white	12.0	4	1	Coniferous	Yes	X	
10709	Spruce, white	11.0	4	1	Coniferous	Yes	X	
10710	Spruce, white	9.0	4	1	Coniferous	Yes	X	
10711	Spruce, white	12.0	3	1	Coniferous	Yes	X	
10712	Spruce, white	12.5	4	1	Coniferous	Yes	X	
10713	Spruce, white	14.0	4	1	Coniferous	Yes	X	
10714	Spruce, white	11.0	4	1	Coniferous	Yes	X	
10715	Spruce, white	12.0	4	1	Coniferous	Yes	X	
10716	Spruce, white	13.5	4	1	Coniferous	Yes	X	
10717	Birch, river	28.0	4	3	Deciduous Hardwood	Yes	X	
10718	Birch, river	27.0	4	3	Deciduous Hardwood	Yes	X	
10719	Birch, river	27.0	4	4	Deciduous Hardwood	Yes	X	
10720	Birch, river	28.0	4	4	Deciduous Hardwood	Yes	X	
10721	Birch, river	28.0	4	4	Deciduous Hardwood	Yes		X
10722	Birch, river	28.0	4	4	Deciduous Hardwood	Yes		X
10733	Crabapple	7.0	4	1	Common Tree	No	Not Significant	
10734	Crabapple	12.5	4	1	Common Tree	Yes	X	
10735	Pine, Scots	12.0	4	1	Coniferous	Yes	X	
10737	Honeylocust	10.5	4	1	Common Tree	No	Not Significant	
10738	Honeylocust	13.0	4	1	Common Tree	Yes	X	
10739	Honeylocust	14.5	4	1	Common Tree	Yes	X	
10740	Honeylocust	9.0	4	1	Common Tree	No	Not Significant	
10741	Honeylocust	8.0	4	1	Common Tree	No	Not Significant	

Tree No.	Tree Species	DBH (in.)	Quality	Stems	City Classification	Significant	Save	Remove
10742	Honeylocust	10.5	4	1	Common Tree	No	Not Significant	
10743	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10744	Honeylocust	8.5	4	1	Common Tree	No	Not Significant	
10745	Honeylocust	8.5	4	1	Common Tree	No	Not Significant	
10746	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10747	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10748	Honeylocust	6.0	4	1	Common Tree	No	Not Significant	
10749	Honeylocust	12.0	4	1	Common Tree	Yes	X	
10750	Spruce, white	9.0	4	1	Coniferous	Yes	X	
10751	Spruce, white	11.0	4	1	Coniferous	Yes	X	
10752	Spruce, white	9.0	4	1	Coniferous	Yes	X	
10753	Honeylocust	9.5	4	1	Common Tree	No	Not Significant	
10754	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10755	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10756	Honeylocust	8.5	4	1	Common Tree	No	Not Significant	
10757	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10758	Honeylocust	7.0	4	1	Common Tree	No	Not Significant	
10759	Honeylocust	10.5	4	1	Common Tree	No	Not Significant	
10760	Honeylocust	10.5	4	1	Common Tree	No	Not Significant	
10761	Honeylocust	15.0	4	1	Common Tree	Yes	X	
10762	Honeylocust	15.5	4	1	Common Tree	Yes	X	
10763	Honeylocust	10.0	4	1	Common Tree	No	Not Significant	
10764	Honeylocust	11.0	4	1	Common Tree	No	Not Significant	
10769	Honeylocust	9.0	4	1	Common Tree	No	Not Significant	
10770	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10771	Honeylocust	9.5	4	1	Common Tree	No	Not Significant	
10772	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10773	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10774	Honeylocust	7.0	4	1	Common Tree	No	Not Significant	
10775	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10776	Honeylocust	6.5	4	1	Common Tree	No	Not Significant	
10777	Honeylocust	8.0	4	1	Common Tree	No	Not Significant	
10778	Honeylocust	6.0	4	1	Common Tree	No	Not Significant	
10779	Honeylocust	6.0	4	1	Common Tree	No	Not Significant	
10780	Honeylocust	8.0	4	1	Common Tree	No	Not Significant	
10783	Honeylocust	12.5	4	1	Common Tree	Yes	X	
10784	Honeylocust	10.0	4	1	Common Tree	No	Not Significant	
10785	Honeylocust	7.0	4	1	Common Tree	No	Not Significant	
10786	Honeylocust	11.0	4	1	Common Tree	No	Not Significant	
10787	Honeylocust	6.0	4	1	Common Tree	No	Not Significant	
10788	Honeylocust	8.5	4	1	Common Tree	No	Not Significant	
10789	Honeylocust	7.0	4	1	Common Tree	No	Not Significant	
10790	Honeylocust	6.0	4	1	Common Tree	No	Not Significant	
10791	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10792	Honeylocust	7.5	4	1	Common Tree	No	Not Significant	
10793	Honeylocust	7.0	4	1	Common Tree	No	Not Significant	
10794	Honeylocust	10.5	4	1	Common Tree	No	Not Significant	
10798	Birch, paper	16.5	4	1	Deciduous Hardwood	Yes	X	
10799	Birch, paper	13.5	4	1	Deciduous Hardwood	Yes	X	
10800	Birch, paper	10.5	4	1	Deciduous Hardwood	Yes	X	
10804	Maple, sugar	10.5	4	1	Deciduous Hardwood	Yes	X	
10822	Spruce, white	8.0	4	1	Coniferous	Yes	X	
10845	Ash, green	19.0	4	1	Common Tree	Yes	X	
10846	Pine, Scots	24.0	3	1	Coniferous	Yes	X	
10847	Pine, Scots	14.5	4	1	Coniferous	Yes	X	
10848	Pine, Austrian	17.0	4	1	Coniferous	Yes	X	
10849	Cottonwood	30.0	4	1	Common Tree	Yes	X	
10850	Pine, Scots	8.0	4	1	Coniferous	Yes	X	
10851	Cottonwood	15.5	3	2	Common Tree	Yes	X	



SIGNIFICANT TREE SUMMARY	TOTAL (QTY)	DBH (INCHES)			MITIGATION (OVER 30%)
		TOTAL	SAVE	REMOVE (%)	
Deciduous Hardwood Trees	13	251	195	56	22.3%
Coniferous Trees	38	514.5	472.5	42	8.2%
Common Trees	15	234.5	234.5	0	0.0%
TOTAL	66	1000.0	902.0	98	0

TREE PRESERVATION PLAN NOTES

- TREES #1976 AND #1977 (NORTH OF PICKLEBALL COURTS) ARE SHOWN TO BE SAVED ON THE PLANS, BUT INCLUDED AS REMOVED IN THE SPREADSHEET AND SUMMARY DUE TO CONSTRUCTION WITHIN CRITICAL ROOT ZONE. OWNER INTENDS TO SAVE THESE TREES BUT RETAINS OPTION TO REMOVE WITHOUT PENALTY.
- TREES WITHOUT TAG NUMBERS SHOWN SOUTH AND EAST OF THE PICKLEBALL COURTS ARE TREES THAT WERE RECENTLY INSTALLED AS PART OF THE ADJACENT POOL & FITNESS CENTER PROJECT. THEY ARE NOT SIGNIFICANT TREES BUT SHALL BE PROTECTED DURING CONSTRUCTION AS SUCH.
- TREES #10719 AND #10720 (WEST OF CLUBHOUSE ADDITION) ARE MULTI-STEM RIVER BIRCH TREES. BOTH TREES HAVE 4 STEMS, WITH THE LARGEST DIAMETER STEM MEASURING 12" DBH. CRITICAL ROOT ZONE SHOWN ON PLANS IS BASED ON LARGEST DIAMETER STEM (NOT CUMULATIVE DBH LISTED IN THE TREE INVENTORY).
- SEE LANDSCAPE PLAN SHEETS FOR TREE PROTECTION FENCING AND CRITICAL ROOT ZONE AREAS.

1 OVERALL TREE PRESERVATION PLAN

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
 Signature: [Signature]
 Date: 05/03/24 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 05/03/24

Revisions:
 1. 05/30/24 - Per Owner Comments, Landscape Added
 2. 09/20/24 - Per City Comments
 3. 10/22/24 - Per Owner Comments
 4. 10/29/24 - Per City Comments
 5. 11/18/24 - Tree Preservation Added, Sheets 6-7

THE ROYAL GOLF CLUB
 11455 20th Street North
 Lake Elmo, MN 55042

THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
 Lake Elmo, MN

TREE PRESERVATION PLAN (OVERALL)

From: [John P. Hanson](#)
To: ["John Parsons"; Sophia Jensen](#)
Subject: RE: Impervious Reduction
Date: Tuesday, October 22, 2024 2:56:47 PM
Attachments: [image001.jpg](#)

Caution: This email originated outside our organization; please use caution.

Thank you. No permit is needed from the Valley Branch Watershed District.

John

From: John Parsons <jparsons@royalclubmn.com>
Sent: Tuesday, October 22, 2024 2:31 PM
To: John P. Hanson <JHanson@barr.com>; Sophia Jensen <SJensen@lakeelmo.gov>
Subject: Impervious Reduction

CAUTION: This email originated from outside of your organization.

Good Afternoon,

I received the attached updated plans from Justin Olson of Carlson McCain. By reducing the pickleball courts by 0.75-feet off all sides of the court, we are now below the 6,000 square feet permit trigger for VBWD.

Please let me know if you these updated plans are acceptable.

Sophia- If this is sufficient, please let me know if this would change anything from my original submittal or if it would be looked at as an amendment to it. If needed, I can have new plans printed with the updated impervious surface number displayed.

Please let me know if anything else is needed from me at this time.

Thank you both for your help,

John Parsons

Director of Facilities

Royal Golf Club

JParsons@royalclubmn.com

Office: 651.505.9051

Cell: 651.503.5991



“We are what we repeatedly do. Excellence, then, is not an act, but a habit.”

– **Aristotle**

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education



October 23, 2024

Sophia Jensen, Planner
City of Lake Elmo

Re: Sketch Plan Review – Royal Clubhouse Expansion

Prepared by: Anthony Svoboda, Fire Marshal

Approved by: Dustin Kalis, Fire Chief

Applicable Codes:

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

Fire Department Comments:

Roads, Drive Lanes, and Parking Areas

- All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- Approved fire apparatus roads shall be provided and maintained throughout all development phases in coordination with engineering, public works, planning, and fire departments.
- An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. Parking shall be prohibited on both sides of private drive lanes.
- All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

Fire Prevention, Code Enforcement, and Public Education



Fire Detection and Suppression

- A fire sprinkler system shall be installed throughout the expansion area, to match the existing system. A plan review and permit are required prior to any work.
- A fire alarm system shall be installed throughout the expansion area, to match the existing system. A plan review and permit are required prior to any work.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

Anthony Svoboda



Anthony Svoboda | Assistant Chief

Lake Elmo Fire Department

Fire Station #1 - 3510 Laverne Ave N. | Lake Elmo, MN | 55042

651-747-3907 office | www.lakeelmo.org

From: [Jack Griffin](#)
To: [Sophia Jensen](#)
Cc: [Jason Stopa](#); [Chad Isakson](#)
Subject: Royal Golf Club CUP for Clubhouse facility expansion I
Date: Monday, October 28, 2024 9:11:06 PM

Caution: This email originated outside our organization; please use caution.

Sophia,

Please see the engineering plan review comments below for the Royal Golf Club CUP for Clubhouse facility expansion located at 11441 20th St N PID 25.029.21.12.0010.

1. Engineering has no comments. No public improvements are proposed or appear to be impacted by the Addition.
2. Please let me know if there is any specific review item you would like engineering to take a look at.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer



651.300.4264

Jack.Griffin@FOCUSengineeringinc.com

From: [Jack Griffin](#)
To: [Sophia Jensen](#)
Cc: [Jason Stopa](#); [Chad Isakson](#)
Subject: Royal Golf Club CUP for new Pickleball facility
Date: Monday, October 28, 2024 9:29:44 PM

Caution: This email originated outside our organization; please use caution.

Sophia,

Please see the engineering plan review comments below for the Royal Golf Club CUP for a new Pickleball facility located at 11441 20th St N PID 25.029.21.12.0010.

1. No public improvements are proposed or appear to be impacted by the Addition. However the improvements are proposed immediately adjacent to a City owned and maintained watermain. The plans should be revised to clearly show the limits of the watermain easement (easement line labeled and dimensioned on the plans).
2. A plan note should be added to the plans to prohibit any field changes that would result in an easement encroachment.
3. No stormwater management permit is required by the City as the new impervious surface is less than 43,560 SF. However, the VBWD threshold for requiring a permit is only 6,000 SF. The new impervious surface for both the Clubhouse Addition and the Pickleball Court is 6,162 SF. The applicant should be directed to consult with the VBWD to determine if a permit is needed.
4. Please let me know if there is any further review requested at this time.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer



651.300.4264

Jack.Griffin@FOCUSengineeringinc.com

From: [Jack Griffin](#)
To: [Sophia Jensen](#)
Cc: [Jason Stopa](#); [Chad Isakson](#)
Subject: oyal Golf Club Variance for Impervious Surface
Date: Monday, October 28, 2024 9:34:55 PM

Caution: This email originated outside our organization; please use caution.

Sophia,

Please see the engineering plan review comments below for the Royal Golf Club Variance for Impervious Surface at 11441 20th St N PID 25.029.21.12.0010.

1. Engineering has no comment. However, the applicant should be directed to consult with the VBWD to determine if a permit is needed for Stormwater Management. The new impervious surface for both the Clubhouse Addition and the Pickleball Court is 6,162 SF, exceeding the VBWD permit threshold of 6,000 SF if both projects are considered together.
2. Please let me know if there is any further review requested at this time.

Thanks ~Jack
John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer



651.300.4264

Jack.Griffin@FOCUSengineeringinc.com

Memorandum

November 25, 2024

TO: SOPHIA JENSEN
FROM: SARAH EVENSON, PLA
RE: ROYAL GOLF PICKLEBALL AND CLUBHOUSE ADDITION LANDSCAPE AND TREE PRESERVATION PLAN REVIEW MEMO

SUBMITTALS

1. CUPs and Variance Submittal, received October 18, 2024.
2. Tree Preservation Plan, received November 19, 2024.
3. Revised Landscape and Tree Preservation Plans, received November 22, 2024.

REVIEW HISTORY

CUPs and Variance Landscape and Tree Preservation Plan Review Memo: 11/1/2024

Landscape and Tree Preservation Plan Review Memo: 11/21/2024

Landscape and Tree Preservation Plan Review Memo: 11/25/2024

LOCATION: 11441 20th St N. PID 25.029.21.12.0010

CURRENT LAND USE CATEGORY: GCC

ADJACENT AND SURROUNDING LAND USE: GCC to the south, east, and west. Rural Single Family to the north.

SPECIAL LANDSCAPE PROVISIONS: partial Shoreland Overlay.

TREE PRESERVATION PLAN: [105.12.470](#)

- » The applicant prepared a tree preservation plan for the parcel, which indicates that they are not planning to remove more than 30% of deciduous hardwood, coniferous, or common trees as part of the proposed pickleball and clubhouse addition projects.
- » The applicant has elected to attempt to preserve two large spruce trees north of the pickleball courts. For the purposes of the tree preservation code, they are counted as removals due to the work that will occur within their critical root zones (CRZs). The owner will remove these on their own if they do not survive.
- » The tree preservation plans for both the pickleball and the clubhouse expansion projects on the parcel now meet code, and may be approved.

LANDSCAPE PLAN: [105.12.480](#)

- » The landscape plans for both the pickleball and clubhouse expansion projects on the parcel may be approved.

RECOMMENDATION:

- » The applicant has made the recommended adjustments to the landscape and tree preservation plans and the landscape and tree preservation plans are now recommended for approval.

A handwritten signature in black ink that reads "Sarah Evenson". The signature is written in a cursive, flowing style.

Sarah Evenson, PLA (MN)

City of Lake Elmo Municipal Landscape Architect
P: (262) 391-7653 E: sarah@hkgi.com

Royal Golf Internal Review of Parking

Use	City Code
Pool	1/150 SF pool area
Fitness Center	1/250 SF indoor athletic
Pickleball Courts	1/3 people at max occupancy
Driving Range	Anticipated as Accessory Use or Outdoor Recreation
Short Course	5/1 hole
Main Course	5/1 hole
Clubhouse Uses	
Resturant	1/3 customer seats (indoor + ourdoor)
Pro Shop/Simulator	1/250 SF retail space
Admin Space	3/1000 SF Office Space
Event Space	1/3 customer seats Indoor Drinking/Entertainment - 305 max oc
	1/3 customer seats Outdoor Drinking/Entertainment - 160 max o
Member Lounge	1/300 SF Member Space

Calculation	Required Stalls per Code	20% Reduction
1568/150= 10.4	11	8.8
991/250=4 (2084/250)= 8.3	9	7.2
8/3= 2.6	3	2.4
13 t spots/3= 4.3	5	4
5*6= 30	30	24
5*18= 90	90	72
<hr/>		
(44+100)+(48)/3= 64	64	51.2
(1115+782)/250= 7.6	8	6.4
(610+607)/1000*3= 3.6	4	4
305/3= 101.6	102	102
160/3= 53.3 (Combined with 101.6, Round Up 1)	53	53
(1115+483)/300= 5.3	6	4.8
Total	385	339.8

337 Stalls in Main Lot *Shared parking spaces
49 Overflow If Needed *PC reviewed 20% redu

386 Stalls Total

No Reduction Applied

No Reduction Applied

No Reduction Applied

due to peak use times and seasonal uses.
ction 11/13