



STAFF REPORT

DATE: DECEMBER 3RD 2024

REGULAR

TO: City Council
FROM: Sophia Jensen, Senior City Planner
REVIEWED BY: Ashley Monterusso, City Planner
Jason Stopa, Community Development Director
AGENDA ITEM: **Royal Golf Conditional Use Permits and Variance**

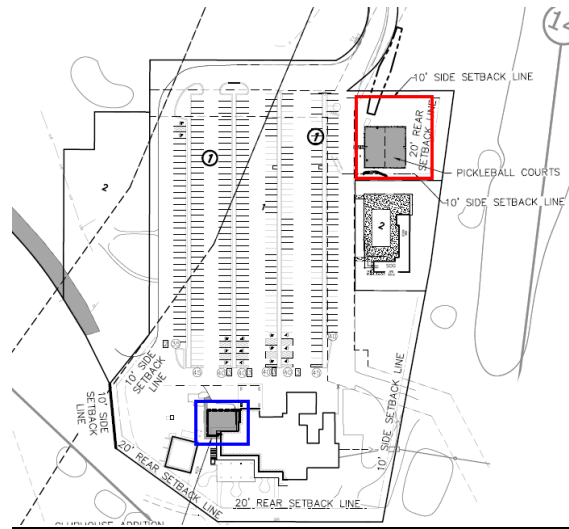
INTRODUCTION:

The City received two conditional use permit applications and a variance application from Royal Golf Club LLC. (the “Applicant”) for the property located at 11441 20th St N (The “Subject Property”). The first conditional use permit is to add two pickleball courts to the property as an additional outdoor recreation amenity. The second conditional use permit is for the expansion of the existing clubhouse facility to include expanded restaurant facilities, an indoor golf lesson simulator, and administration space.

To achieve the conditional use permits, the applicant must also request an impervious surface variance. The applicant is seeking flexibility from 105.12.720 Table 10-2, which restricts impervious surface to in the GCC zoning to 30%. Due to the existing lot layout and site improvements, the parcel is already over the impervious surface maximum at ~46% hardcover. The applicants is proposing to add 5,979 square feet of impervious surface, which will bring the property total to 56.31%. The clubhouse parcel serves as the amenity parcel for the larger pervious golf course.

Request Visual

Red box indicates pickleball courts. Blue box indicates clubhouse expansion



ISSUE BEFORE CITY COUNCIL:

The City Council is being asked to make a determination on the two conditional use permits and variance requests.

GENERAL INFORMATION:

<i>Address:</i>	11441 20 th Street North
<i>PID:</i>	25.029.21.12.0010
<i>Existing Zoning:</i>	Golf Course Community (GCC), Shoreland Overlay District, Valley Branch Watershed District
<i>Surrounding Zoning:</i>	North: Golf Course Community South: Golf Course Community East: Golf Course Community West: Golf Course Community
<i>Deadline for Action:</i>	Application Complete – 10/18/2024 60 Day Deadline – 12/17/2024
<i>Applicable Regulations:</i>	Title 103 – Subdivision Regulations Article V – Zoning Administration Article XII – Urban Districts Article XIX – Shoreland Overlay District

REVIEW AND ANALYSIS:

Pickleball CUP: Royal Golf Club LLC is requesting a conditional use permit to add two pickleball courts to their site for member use. This request will add 3,861 square feet of impervious surface to the site. Per LEC 105.12.710 Table 10-1 Outdoor recreational facilities require a conditional use permit. The performance standard for outdoor recreation facility requires that uses, such as playing fields or aquatic centers, that generate substantial traffic must be located off a street that has enough capacity and that it must have two points of access. There are more than two access points to reach the courts, although given the number of courts and use by members who may also be traveling by golf cart, bike, or foot, it has been determined that this request alone would not generate substantial traffic. Landscaping is proposed as part of this request in addition to fence netting to mitigate noise. There is no lighting proposed with the courts.

Clubhouse CUP: Royal Golf Club LLC is also requesting to expand their existing Clubhouse. Per the Royal Golf Planned Unit Development Resolution 2017-93 (Condition No. 2) any expansion to the clubhouse or intensification of use shall require a conditional use permit. The proposed request includes an addition of 2,114 square feet of impervious surface (~5,400 square feet including the second level). The addition is going to house administration space, a golf simulator for lessons, and a shell for a restaurant. Landscaping is proposed as part of this request and a parking plan has been submitted indicating adequate parking is available for all uses on the site.

Variance: The variance request is to allow the property to have a greater maximum impervious coverage percentage that permitted by the City Code (30%). The applicant seeks to increase the parcel's impervious surface to 56.31%, the parcel is already a legal nonconformity at ~46% hardcover. The subject property (10.9 acres) is surrounded by a pervious golf course (roughly 182 acres according to the proposal narrative). When taken as a whole, the golf course's total

impervious surface is far below the 30% threshold. The function of the golf course requires considering the whole set of parcels; the golf course parcels cannot function as intended without the clubhouse parcel, and vice versa. The variance is required for the proposed conditional use permits to move forward.

CITY AGENCY REVIEW:

This request was distributed to several departments and agencies for review on October 18th, 2024. The following departments provided comments on the applications:

- VBWD Email (10/22/24) - Indicated no watershed permit would be required since the project has been revised to be under the impervious surface permit threshold requirements.
- Fire Department Memo (10/23/24)- Provided comments regarding drive lanes, parking, fire suppression and fire alarms on the site.
- City Engineer Emails (10/29/24) – Provided comments on the watermain easement and potential need for VBWD permit. Plans have since been revised to incorporate watermain comments.
- Landscape Architect (11/25/24)– Provided comments that the tree preservation and landscape plan can be accepted. They also provided a comment of support for the variance request given the surrounding green space.
- MN DNR- No Comment Provided.

FINDINGS:

Conditional Use Permit Findings #1 (Pickleball Courts): City Code Section 105.12.290(a) provides findings required for Conditional Use Permit approval. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City. The applicant is proposing adding fencing and nets for sound mitigation. The closest residential property is ~600 ft away.***
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***Outdoor athletic uses conform to the City of Lake Elmo’s Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity that the City wishes to maintain.***
3. The use or development is compatible with the existing neighborhood. ***The use is compatible with the existing neighborhood and should provide an additional healthy recreation opportunity for users.***
4. The proposed use meets all specific development standards for such use listed in Article IX specific performance standards. ***With the approval of the variance, the conditional use permit meets all specific development standards of 105.12.540.***
5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management). ***This property is within a flood zone. However, the land use table lists base district uses as an allowed use, subject to a Conditional Use Permit.***

6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
The proposed pickleball courts are designed to be compatible through spacing, screening, and landscaping. The character of the general vicinity should not be changed.
7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
The closest home to the east is over 600 ft. away from the proposed courts. The applicant is proposing fence netting and landscaping to buffer the use. Staff believe that the spacing and mitigation techniques are sufficient to prevent any potential nuisances.
8. The proposed use will be served adequately by essential public facilities and services.
The pickleball courts should be adequately served by essential public facilities and services.
9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The pickleball courts should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.
10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
The pickleball courts should not produce excessive traffic, noise, smoke, fumes, glare or odors. The courts will not include lighting. The applicant is proposing fence netting and landscaping to buffer the use.
11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
Vehicular approaches to the property are not proposed to be changed and the courts should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the pickleball courts are not deemed to cause excessive traffic.
The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. ***The proposed use will not result in the destruction, loss or damage of the natural environment. The site is already subject to recreational and commercial uses.***

Conditional Use Permit Findings #2 (Clubhouse Expansion): City Code Section 105.12.290(a) provides findings required for Conditional Use Permit approval. Staff recommends the following findings:

1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.
The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.
2. The use or development conforms to the City of Lake Elmo Comprehensive Plan.

- The clubhouse expansion use(s) conforms to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity.*
3. The use or development is compatible with the existing neighborhood.
The clubhouse expansion is consistent with the existing clubhouse area, golf course, and neighborhood.
 4. The proposed use meets all specific development standards for such use listed in Article IX Specific Development Standards of Article XII
With the approval of the variance, the conditional use permit meets all specific development standards listed in Article XII.
 5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management).
This property is within a flood zone. However, the PUD anticipates the clubhouse as an allowed use with expansions subject to a Conditional Use Permit.
 6. The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
The clubhouse expansion should be designed, constructed, operated and maintained to be compatible with the existing or intended character of the general vicinity and will not change the essential character of the area.
 7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
The clubhouse expansion should not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
 8. The proposed use will be served adequately by essential public facilities and services.
The clubhouse expansion should not create additional requirements at a public cost, nor will it be detrimental to the economic welfare of the community.
 9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The clubhouse expansion should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.
 10. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
The proposed use should not be detrimental to any persons, property or general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. Parking plans are adequate for the proposed expansion. Additionally, it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles to get to the expansion.
 11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
Vehicular approaches to the property are not proposed to be changed and the clubhouse expansion should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the proposed clubhouse expansion should not cause excessive traffic.

12. The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

The proposed use should not result in the destruction, loss or damage of the natural environment.

Variance Findings: An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 105.12.320 before the City may grant an exception or modification to city code requirements. These criteria are listed below, along with comments from Staff about the applicability of these criteria to the applicant's request. Staff recommends the following findings:

- 1) Practical Difficulties. A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

The lot is an existing legal nonconformity in terms of impervious surface and uniquely shaped (barbell), which encloses the nonresidential activities in the Golf Course Community. Nonresidential/commercial are anticipated in a golf course of this size. The GCC code does not differentiate between the residential and nonresidential uses in the zoning district for impervious surface requirements, although both are required to compose a golf course community.

- 2) Unique Circumstances. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The subject property is the location for parking for the surrounding golf course, clubhouse, amenities, and administrative spaces and as such, it is necessary for the subject property to contain greater impervious coverage. The function of the golf course requires the whole set of parcels; the golf course landscape parcels cannot function as intended without the clubhouse parcel, and vice versa.

- 3) Character of Locality. The proposed variance will not alter the essential character of the locality in which the property in question is located.

The variance will not impact the essential character of the area. The subject property is surrounded by a pervious golf course, which the subject property provides parking and other facilities for. The overall impervious coverage increase for the parcel holistically should not alter the essential character of the community.

- 4) Adjacent Properties and Traffic. The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

The subject property is adequately buffered from residential properties through green space and landscaping and as such the variance should not impair adjacent properties.

RECOMMENDED CONDITIONS OF APPROVAL:**Pickleball CUP:**

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. Any desire to add lighting, additional courts, or change fencing shall constitute a conditional use permit amendment. This shall not apply to maintenance or repair.
3. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Clubhouse CUP:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. The clubhouse addition shall be similar or compatible with the style and composition of the existing structure.
3. The applicant shall keep the maintenance building parking lot available to accommodate overflow parking from the main parking lot.
4. Any expansion of the Clubhouse beyond this approval shall require a conditional use permit amendment.
5. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Variance:

1. The variance is for an impervious surface total of 56.31% of the lot.
2. If approved, this variance shall expire if the work does not commence within 12 months of the date of granting the variance.

PUBLIC COMMENT:

A public hearing notice was sent to surrounding properties on October 28th, 2024. A public hearing notice was published in the City's official newspaper on November 1st, 2024. No public comment was received at the public hearing.

PLANNING COMMISISON:

The Planning Commission reviewed the request at their November 13, 2024 meeting. The Commission recommended approval of the variance request with the recommended conditions and finding (Vote: 4-0), CUP request for the Pickleball Courts with the recommended conditions and findings (Vote: 4-0), and CUP request for the expansion of the Clubhouse with the recommended conditions and findings (Vote: 4-0).

RECOMMENDATIONS:

Staff recommends that the City Council approve the requests from Royal Golf Club LLC for the property located at 11441 20th Street North. Suggested Motions:

“Move to approve Resolution 2024-126 approving a variance request from Royal Golf Club LLC for an impervious surface variance based on the findings of fact and conditions presented in the staff report.”

AND

“Move to approve Resolution 2024-127 approving a conditional use permit request from Royal Golf Club LLC for an outdoor athletic facility, for pickleball courts, based on the findings of fact and conditions presented in the staff report.”

AND

“Move to approve Resolution 2024-128 approving a conditional use permit request from Royal Golf Club LLC for the expansion of the clubhouse facility based on the findings of fact and conditions presented in the staff report.”

ATTACHMENTS:

- 1) Location Map
- 2) Land Use Applications
- 3) Project Plans and Written Statements
- 4) Valley Branch Watershed District Email (10/22/2024)
- 5) Fire Dept. Memo (10/23/24)
- 6) City Engineer Email (10/29/2024)
- 7) Landscape Architect (11/25/2024)
- 8) Resolution 2024- 126 – Variance
- 9) Resolution 2024-127 – Pickleball Courts CUP
- 10) Resolution 2024-128 – Clubhouse CUP

ArcGIS Web AppBuilder



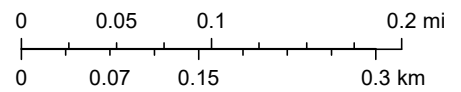
11/4/2024, 11:10:13 AM

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: _____
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 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:

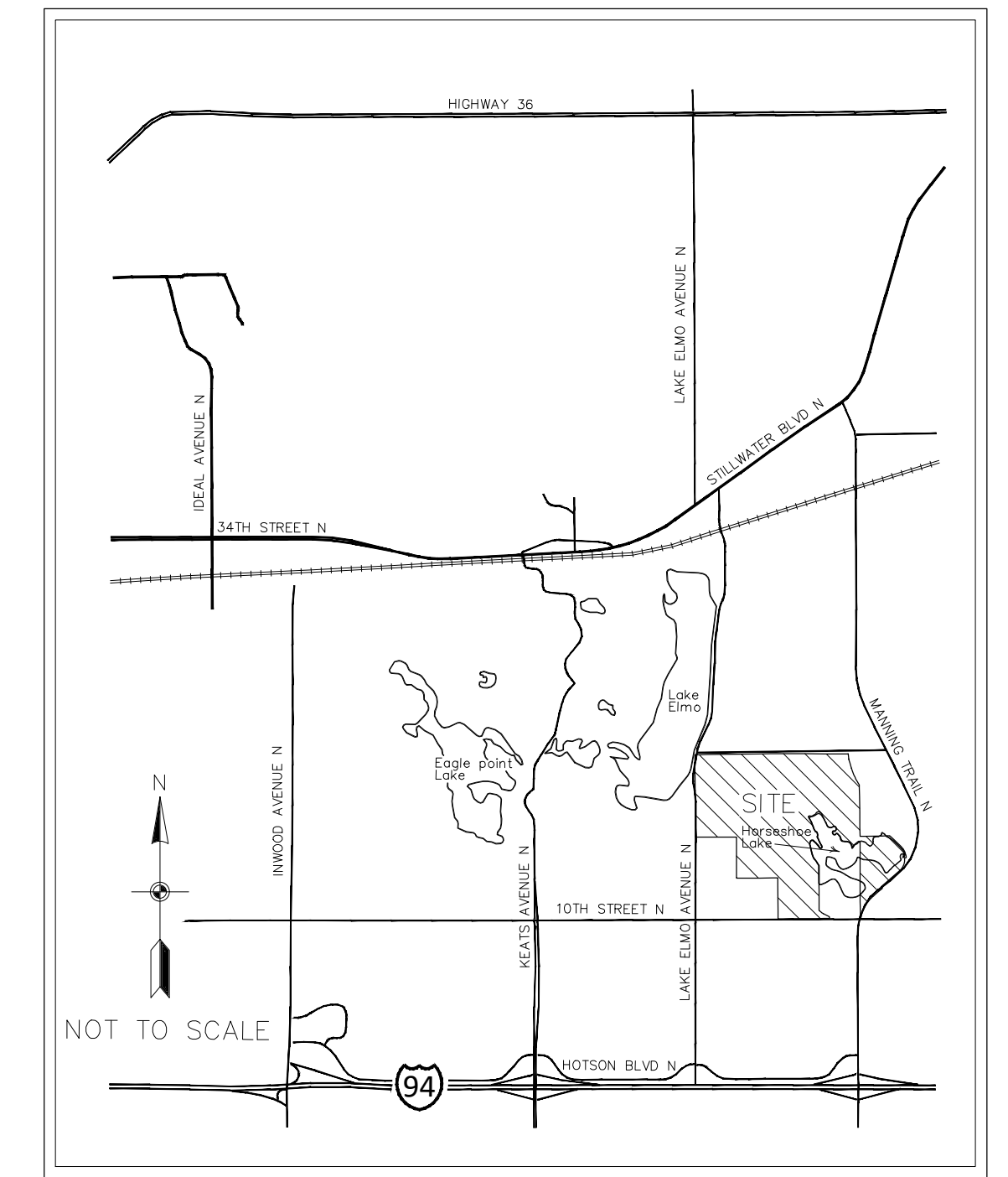
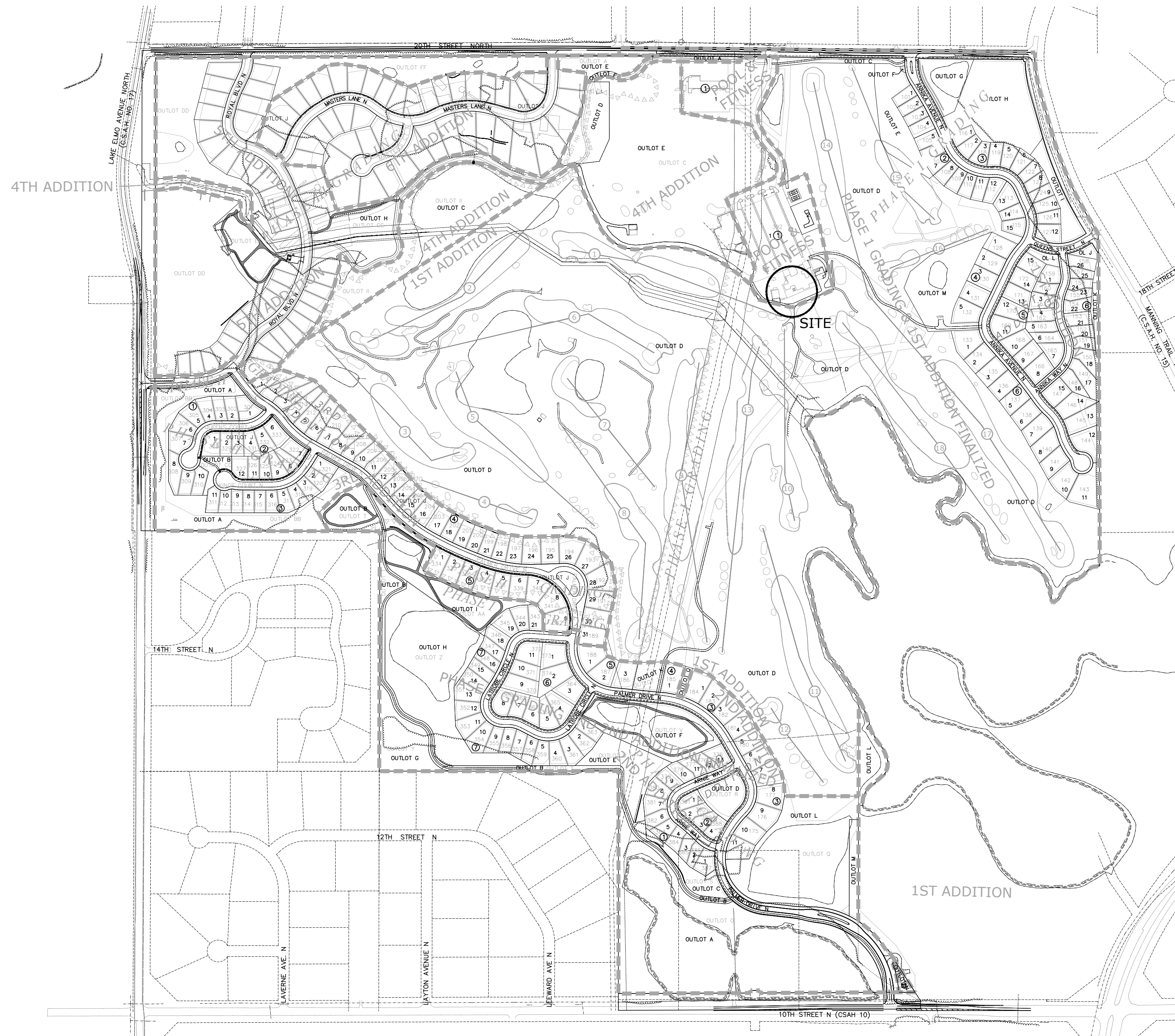
(1) Reasonableness: The Royal Golf Club's proposed use of the property is reasonable in that provided the City issues a Conditional Use Permit, as requested by the Royal Golf Club, the proposed addition to the existing clubhouse and the proposed outdoor recreational space would otherwise be consistent 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

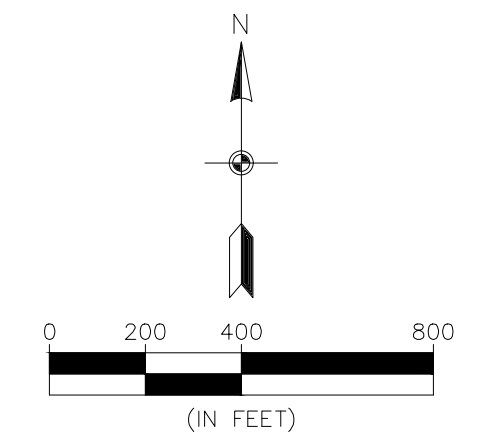
11455 20TH ST. N
CONSTRUCTION PLANS
LAKE ELMO, MINNESOTA



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 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

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

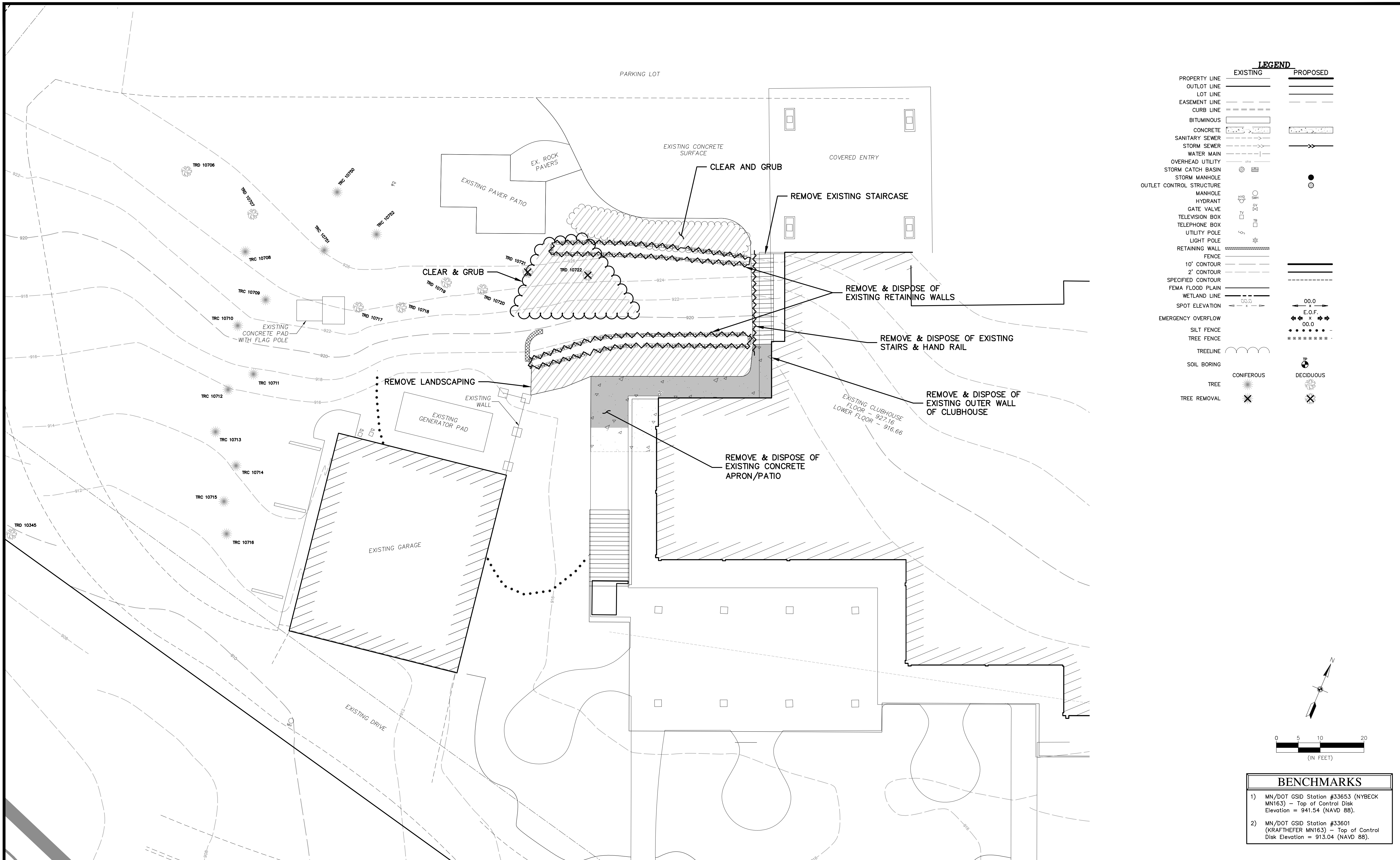
THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

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

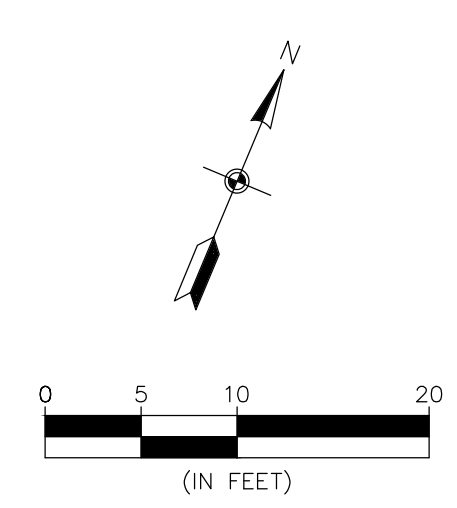
COVER

1 of 6

Save Date: 10/22/24 | F:\jbb\6021 - 6040\6036 - tartan park\cad\engineering\final residential plans\additional rgc projects\clubhouse addition\6036_cover.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	○	○
CONIFEROUS	○	○
DECIDUOUS	○	○
TREE	○	○
TREE REMOVAL	✕	✕



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).

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

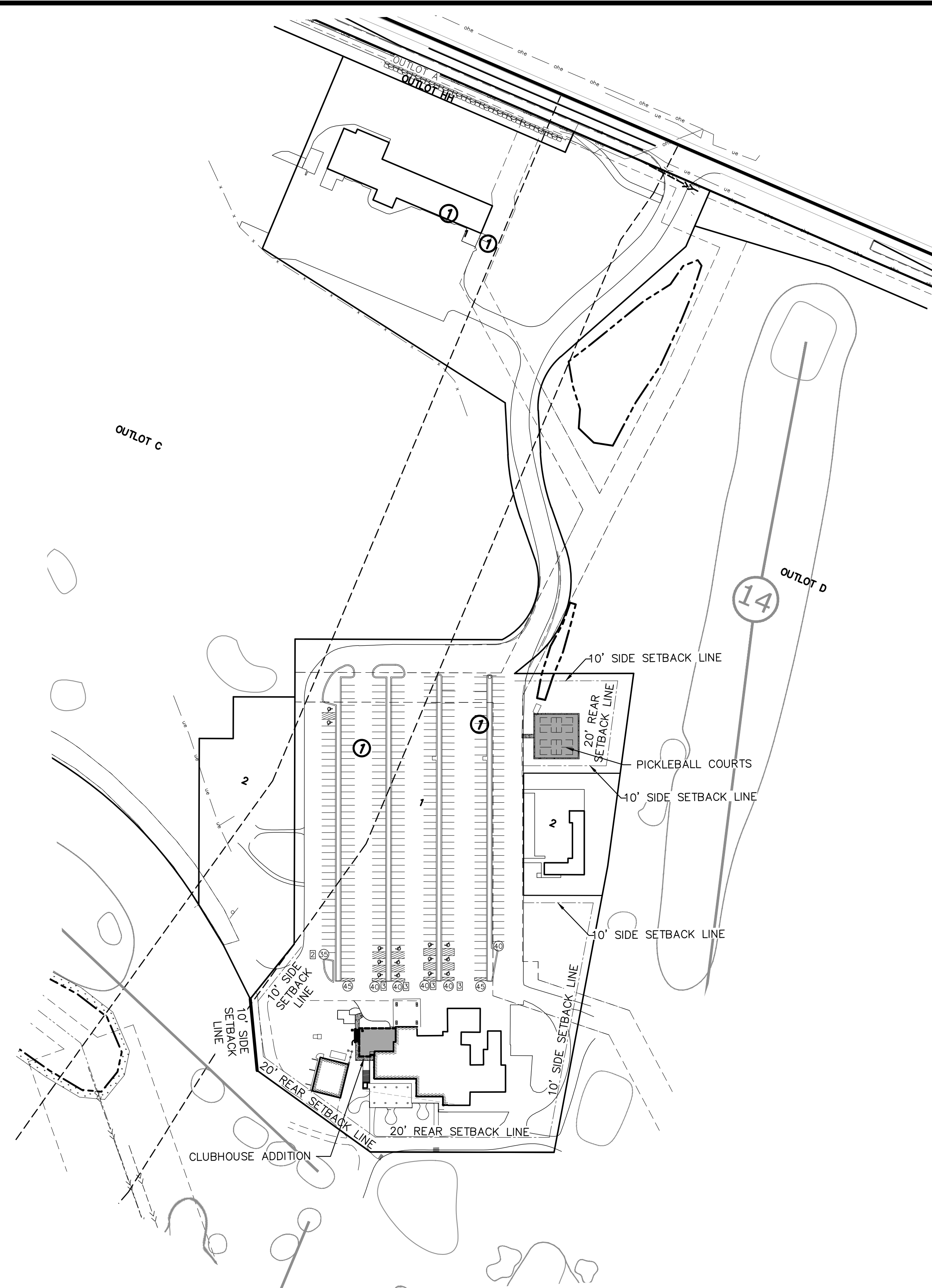
Revisions:
 1. 09/20/24 - Per City Comments
 2. 10/22/24 - Revise Sheet 3 / Update Impervious Calcs
 3. 11/18/24 - Updated Tree Survey

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

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

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):**

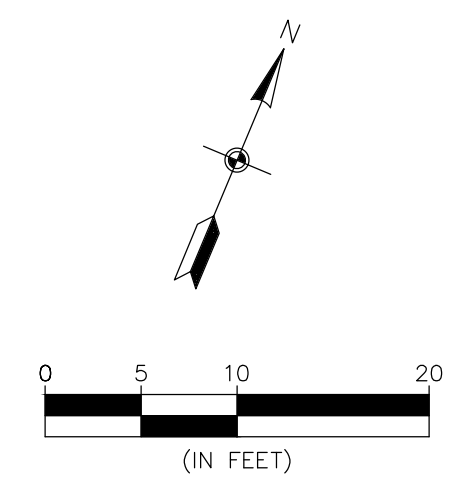
EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

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



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).

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: 9/20/2204 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

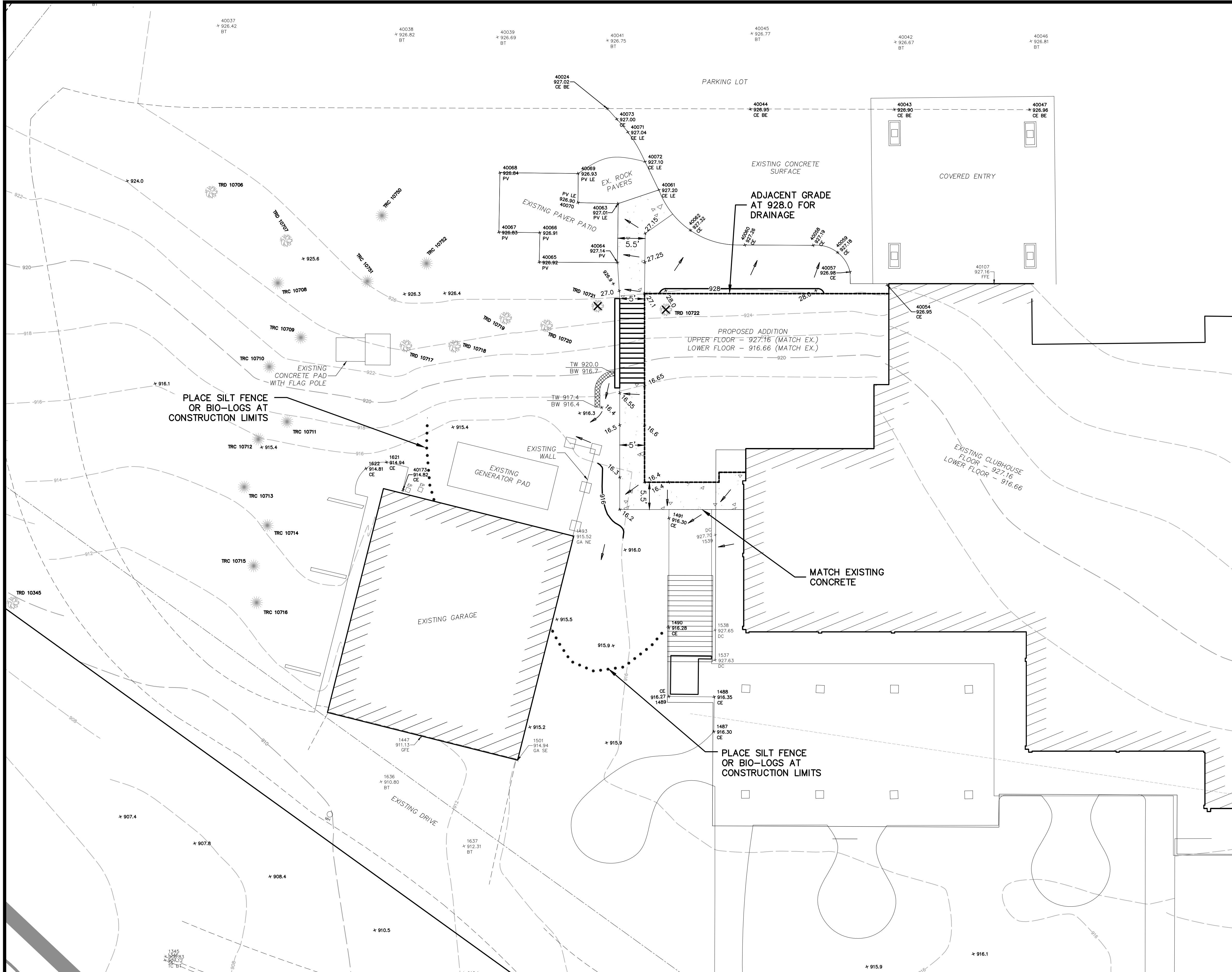
THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

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

OVERALL SITE

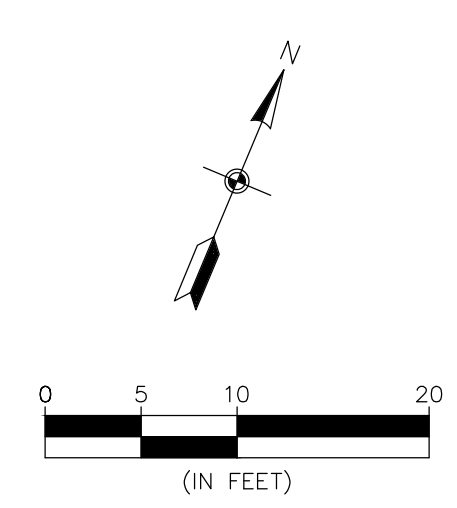
3 of 6

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



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 OVERTFLOW	+	+
SILT FENCE	+	+
TREE FENCE	+	+
TREELINE	---	---
SOIL BORING	○	○
TREE	○	○
TREE REMOVAL	✕	✕
	CONIFEROUS	DECIDUOUS



BENCHMARKS

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

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

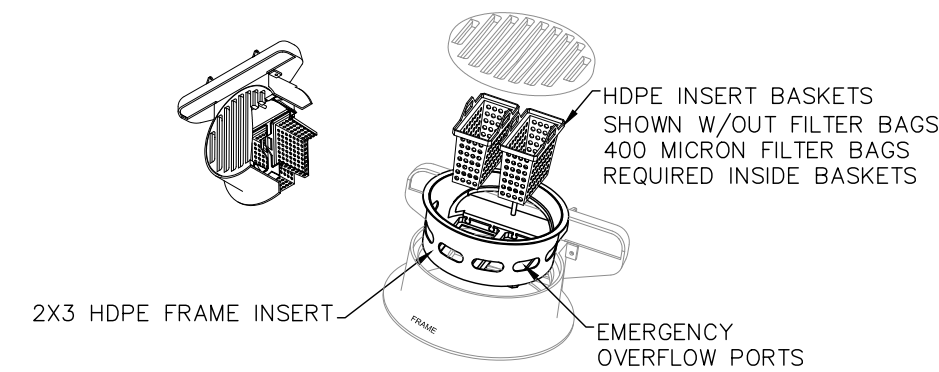
SITE, UTILITY & GRADING & EROSION CONTROL PLAN

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

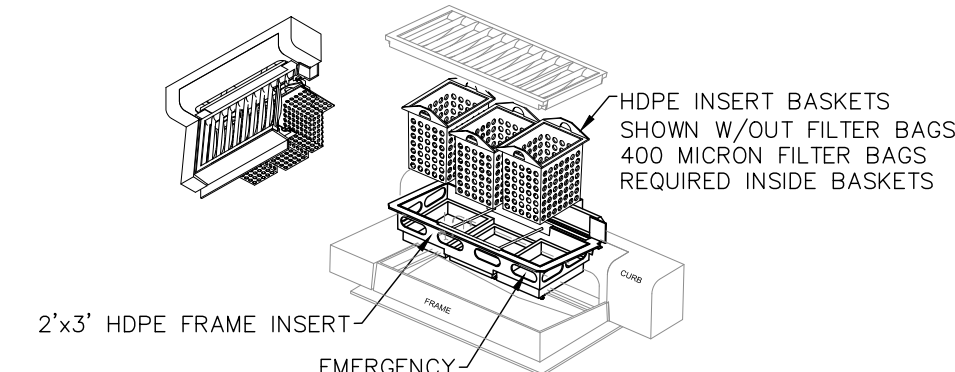
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- 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

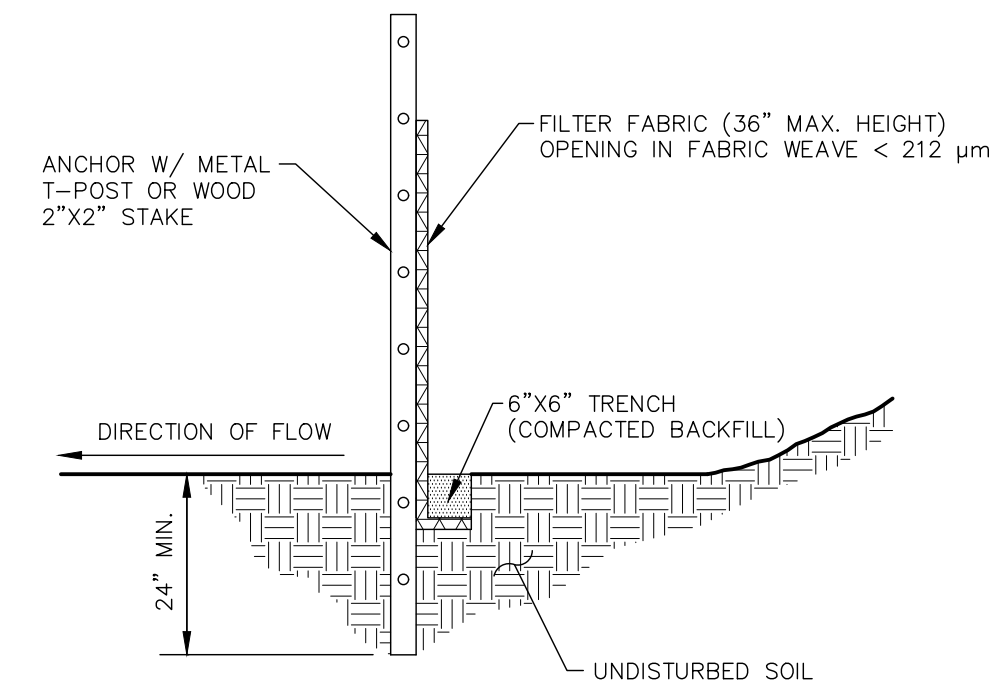
INFRA SAFE – 2’x3’ DEBRIS COLLECTION DEVICE

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

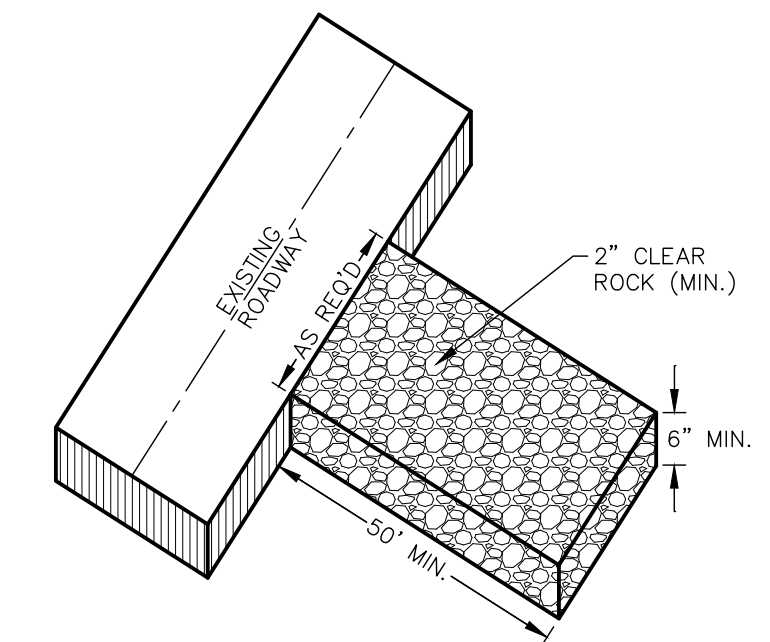
SILT FENCE



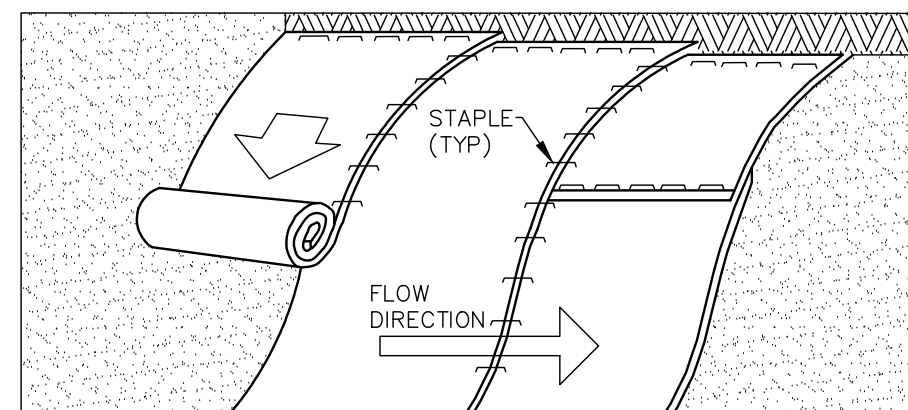
NOTES:

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



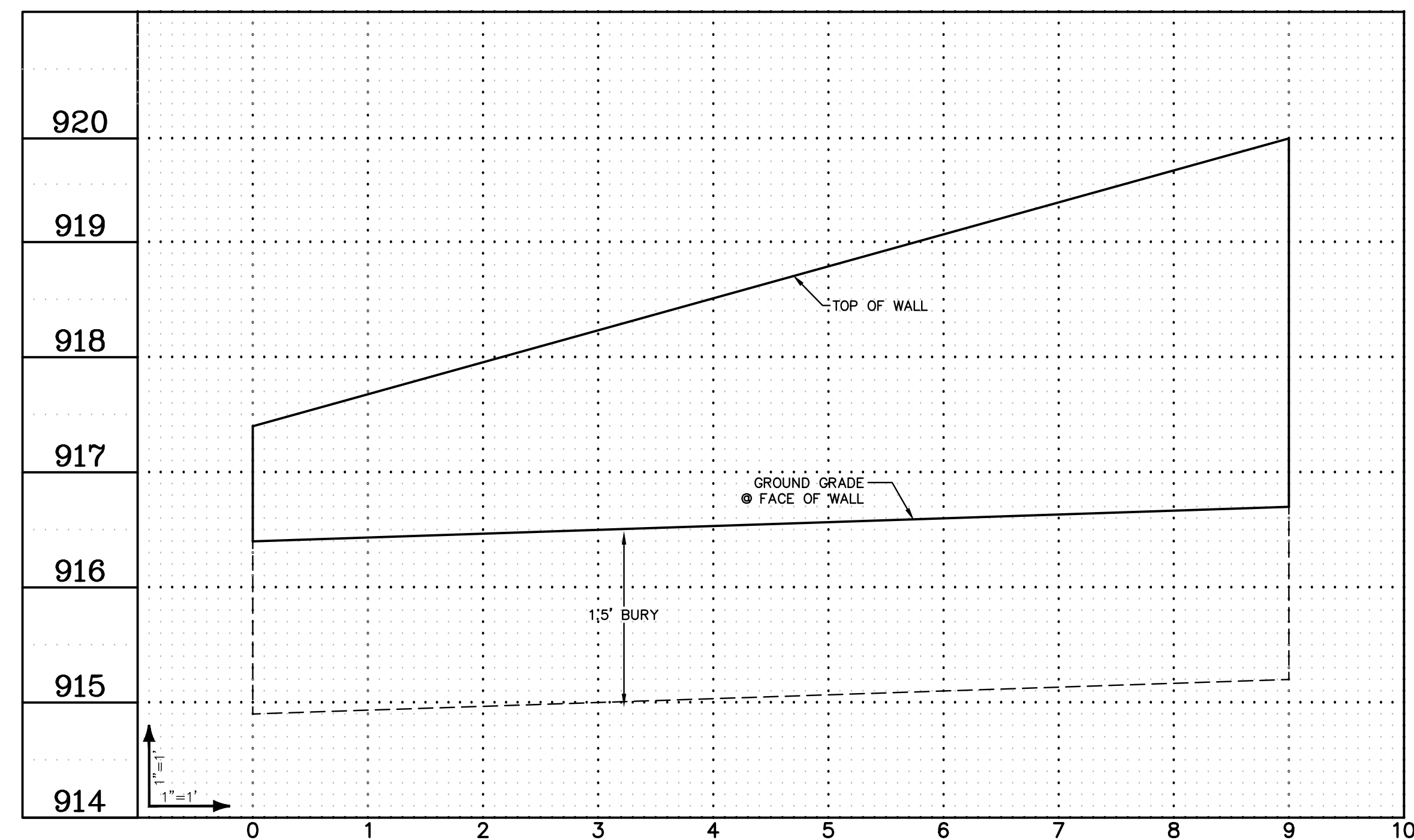
EROSION CONTROL BLANKET

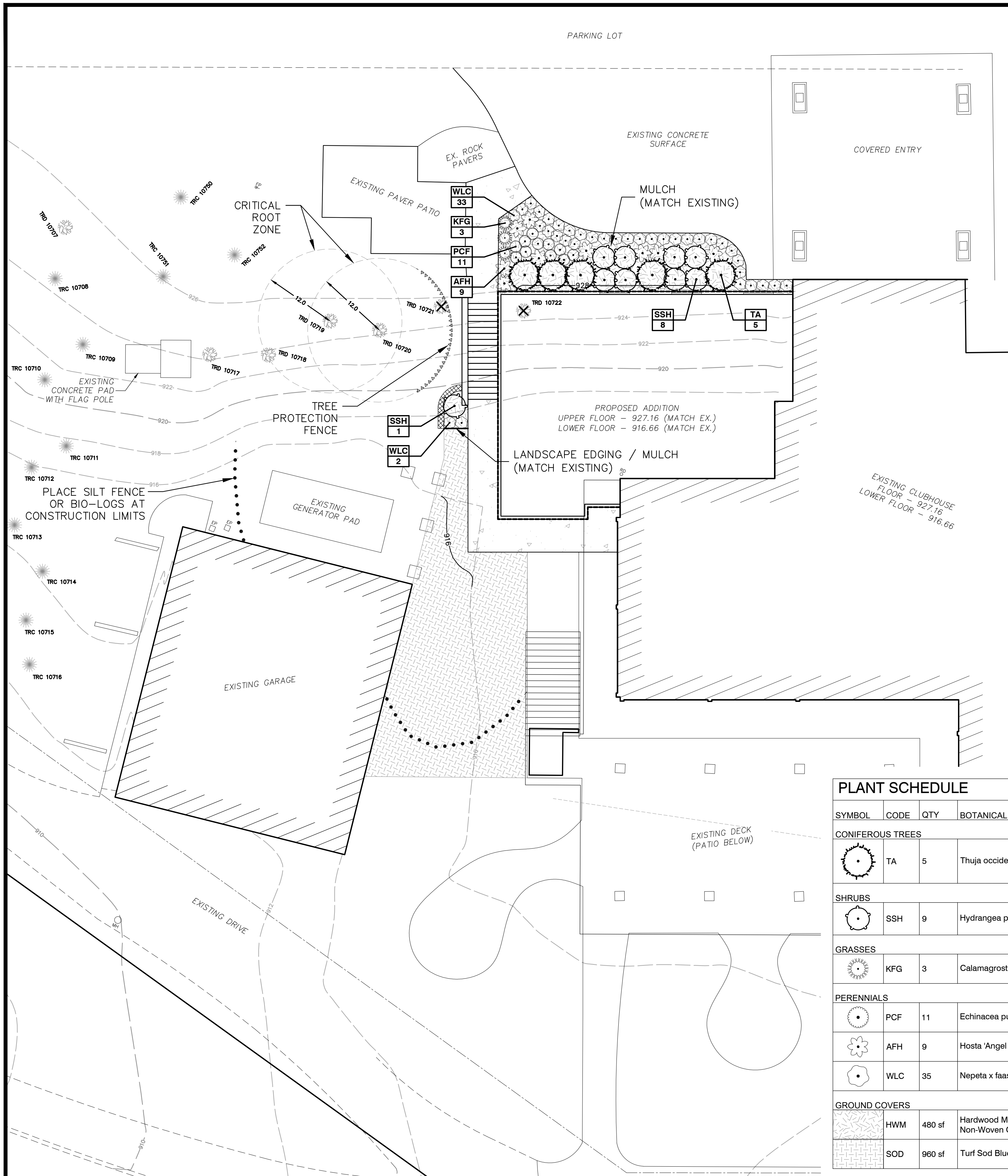


NOTES:

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)





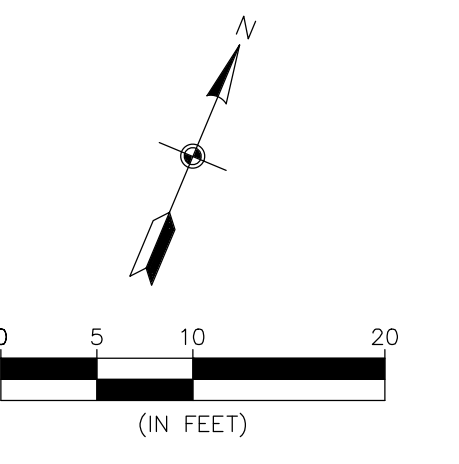
STANDARD PLAN NOTES LANDSCAPE PLANS

- 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

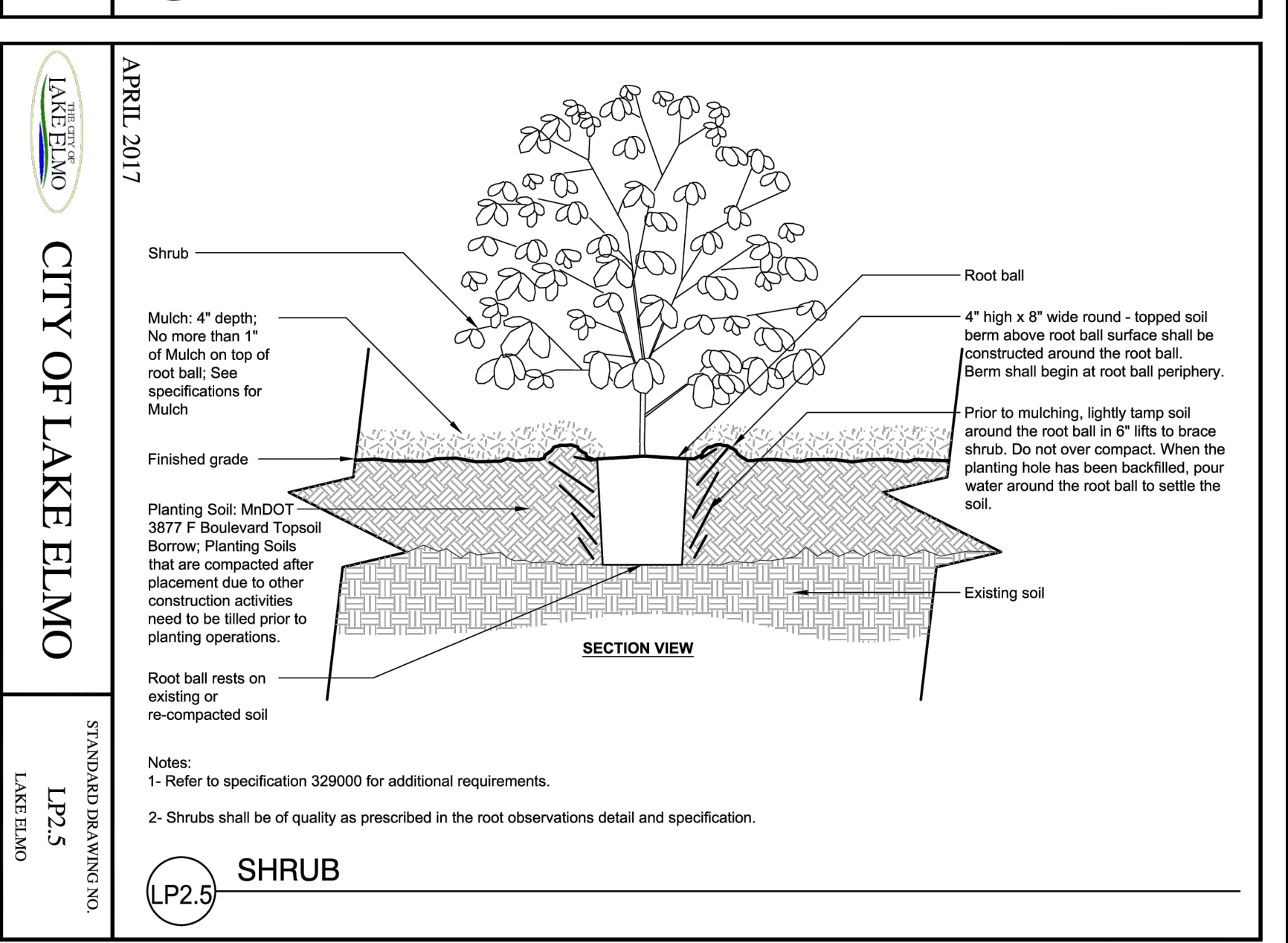
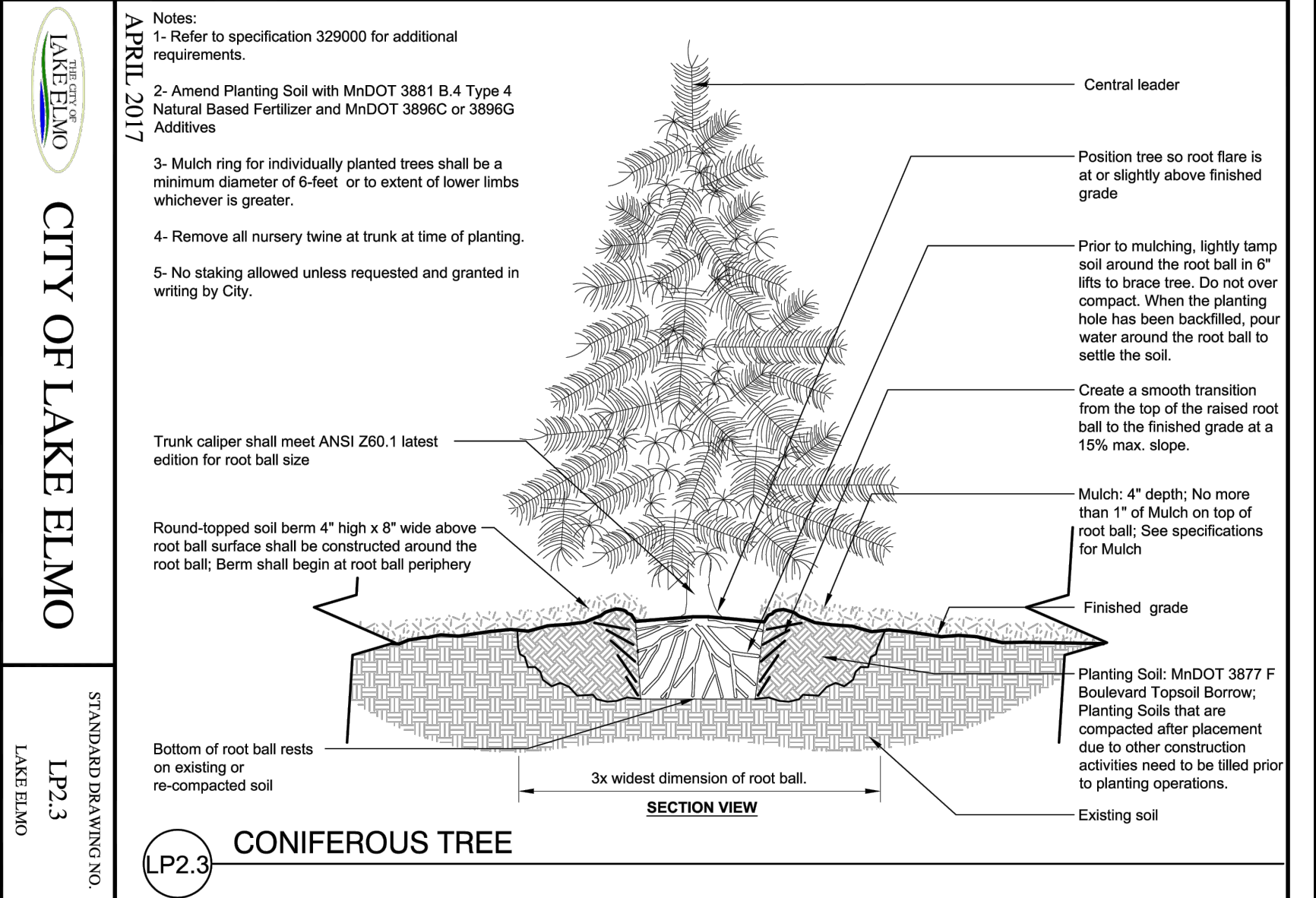
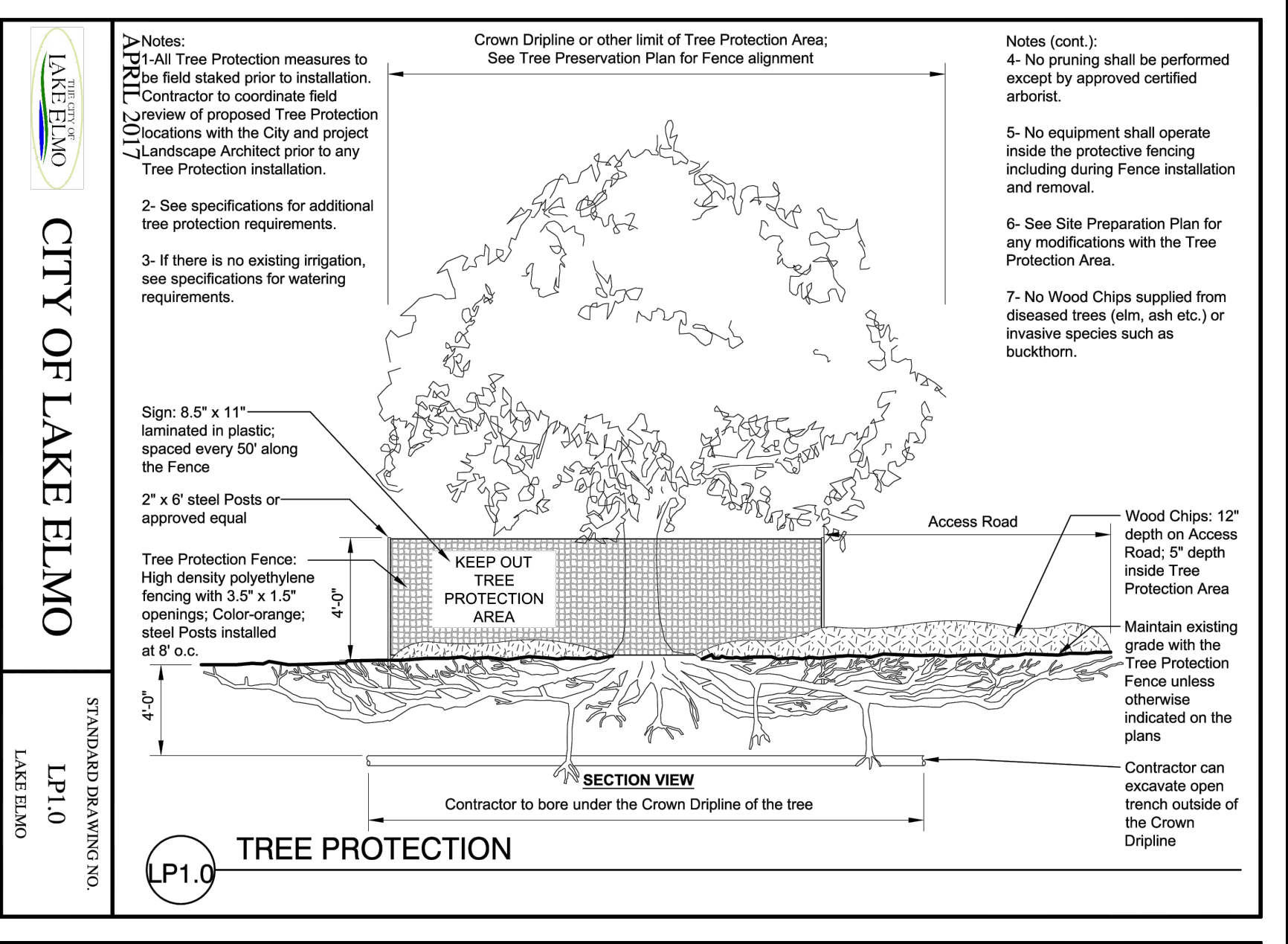
CITY OF LAKE ELMO

STANDARD DRAWING NO. LP2.0
LAKE ELMO



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

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:
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

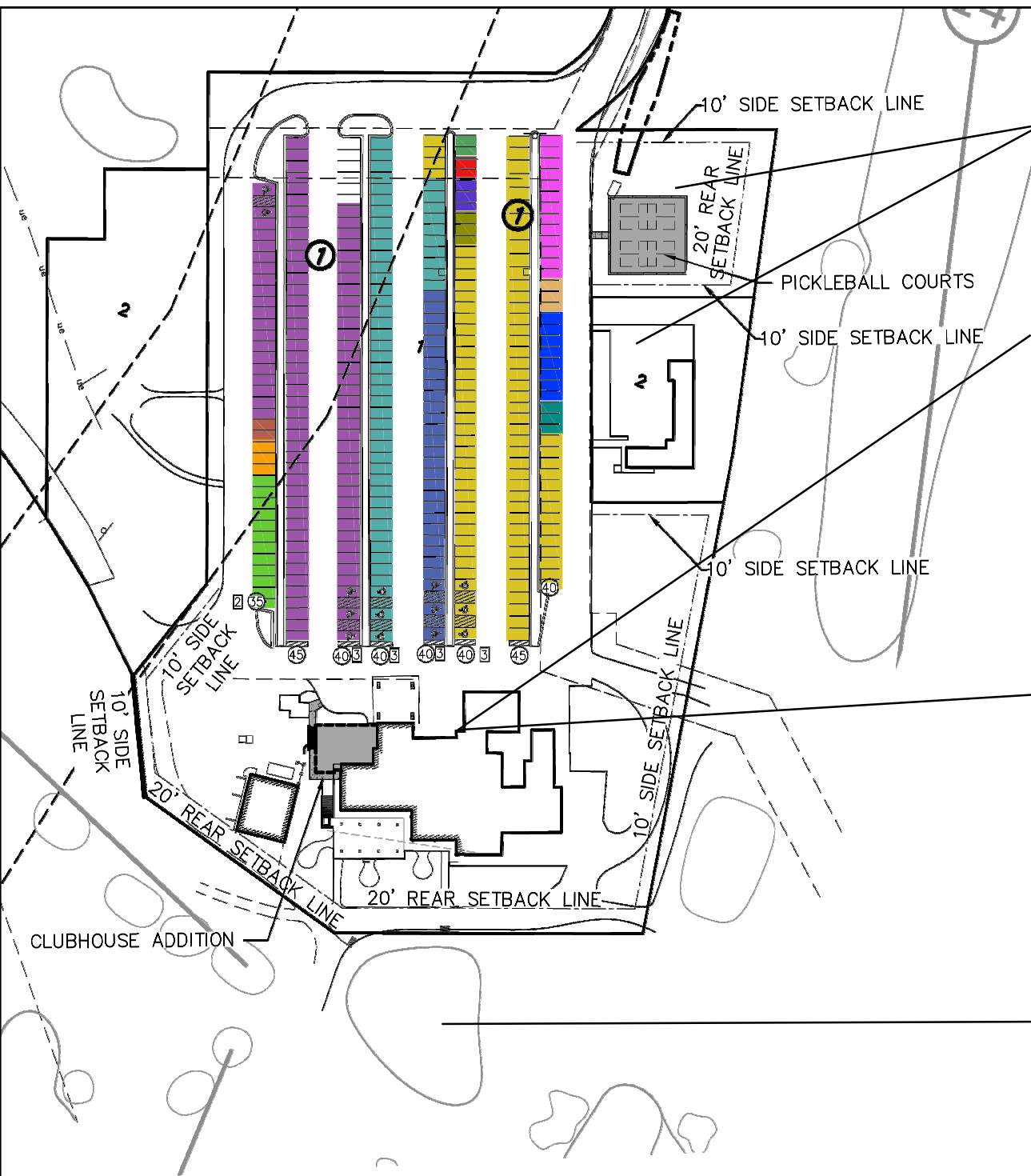
THE ROYAL GOLF CLUB
11455 20th Street North
Lake Elmo, MN 55042

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 █
 610 S.F. AT 3/1000 = 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

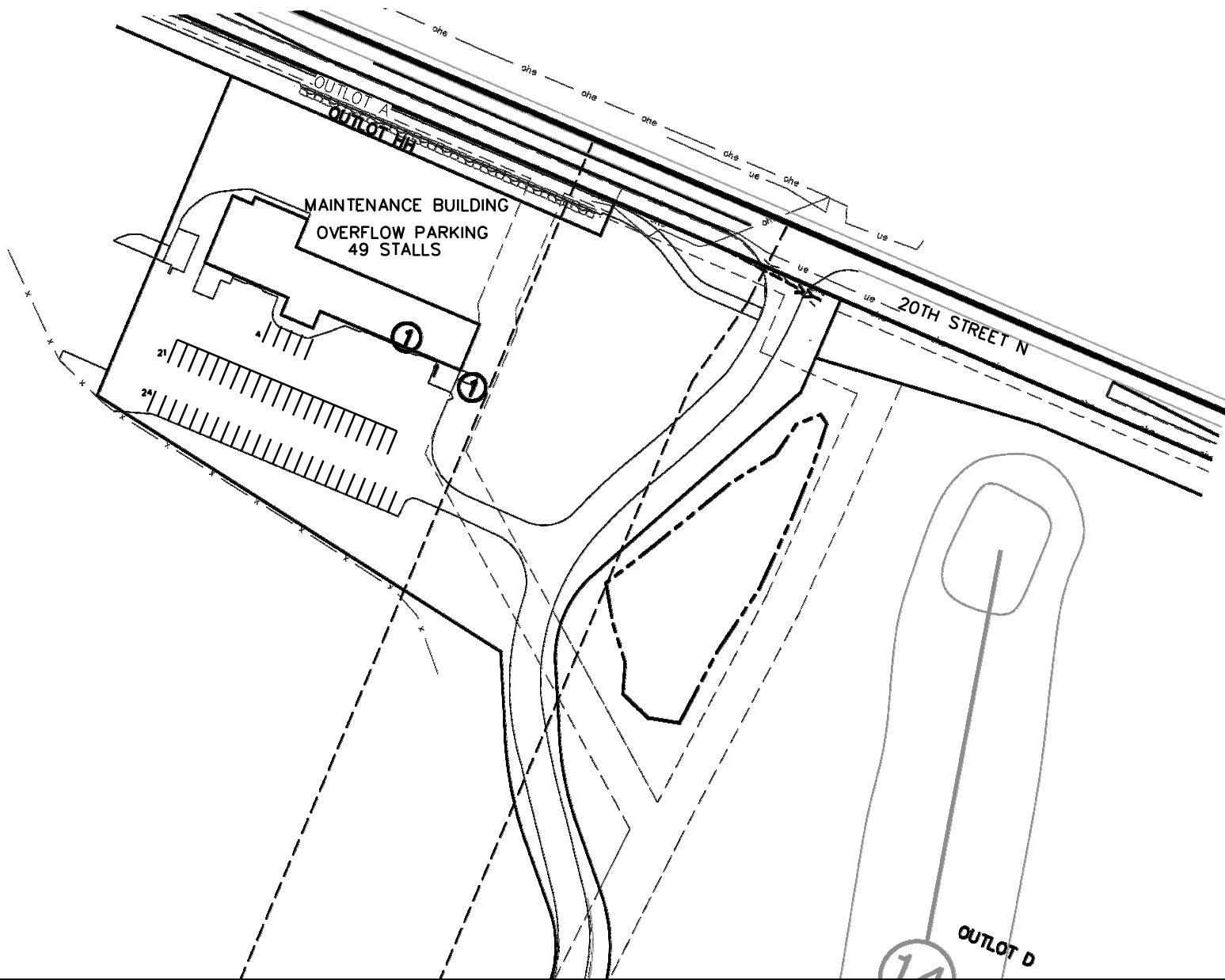
CLUB HOUSE LOWER FLOOR

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

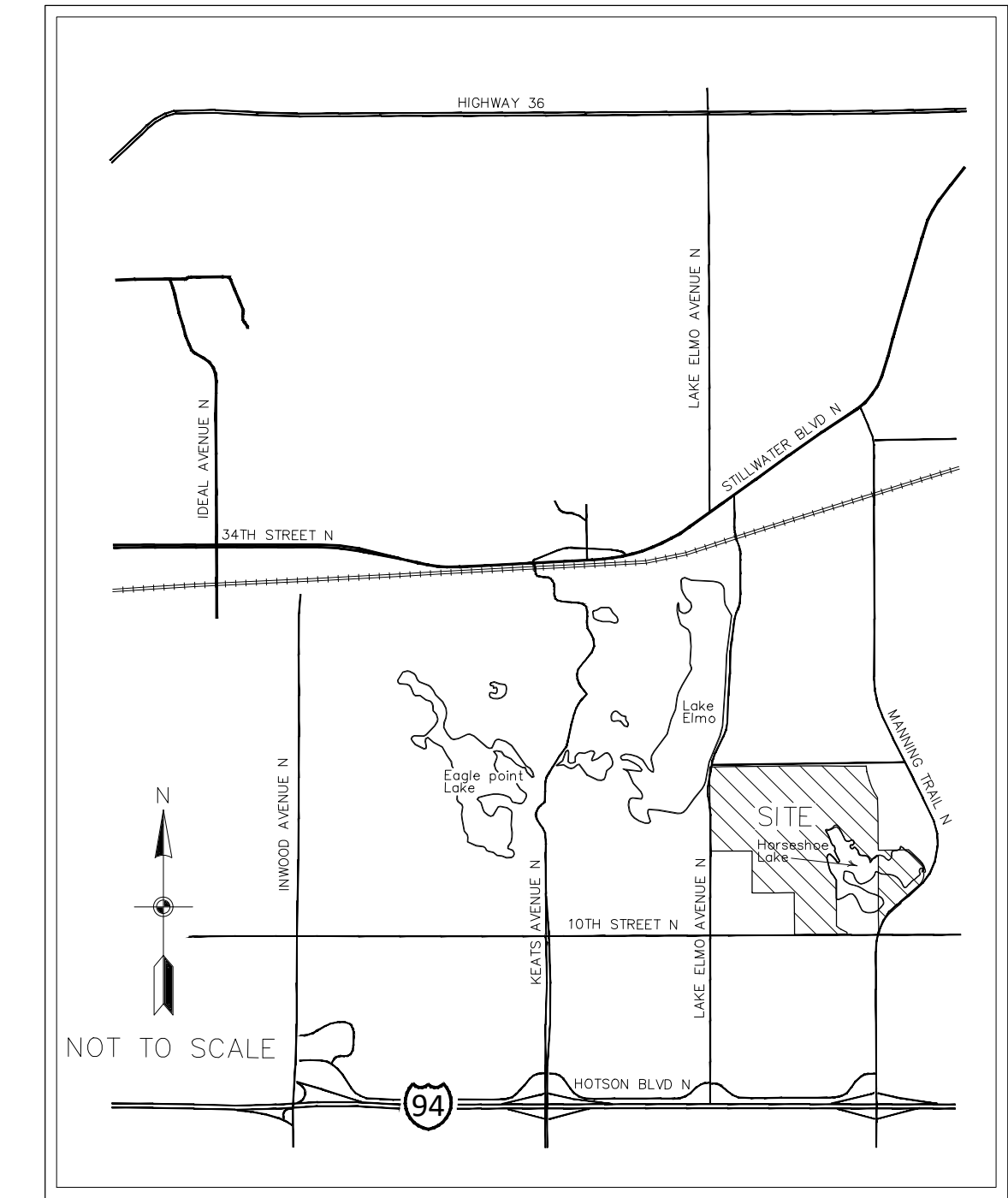
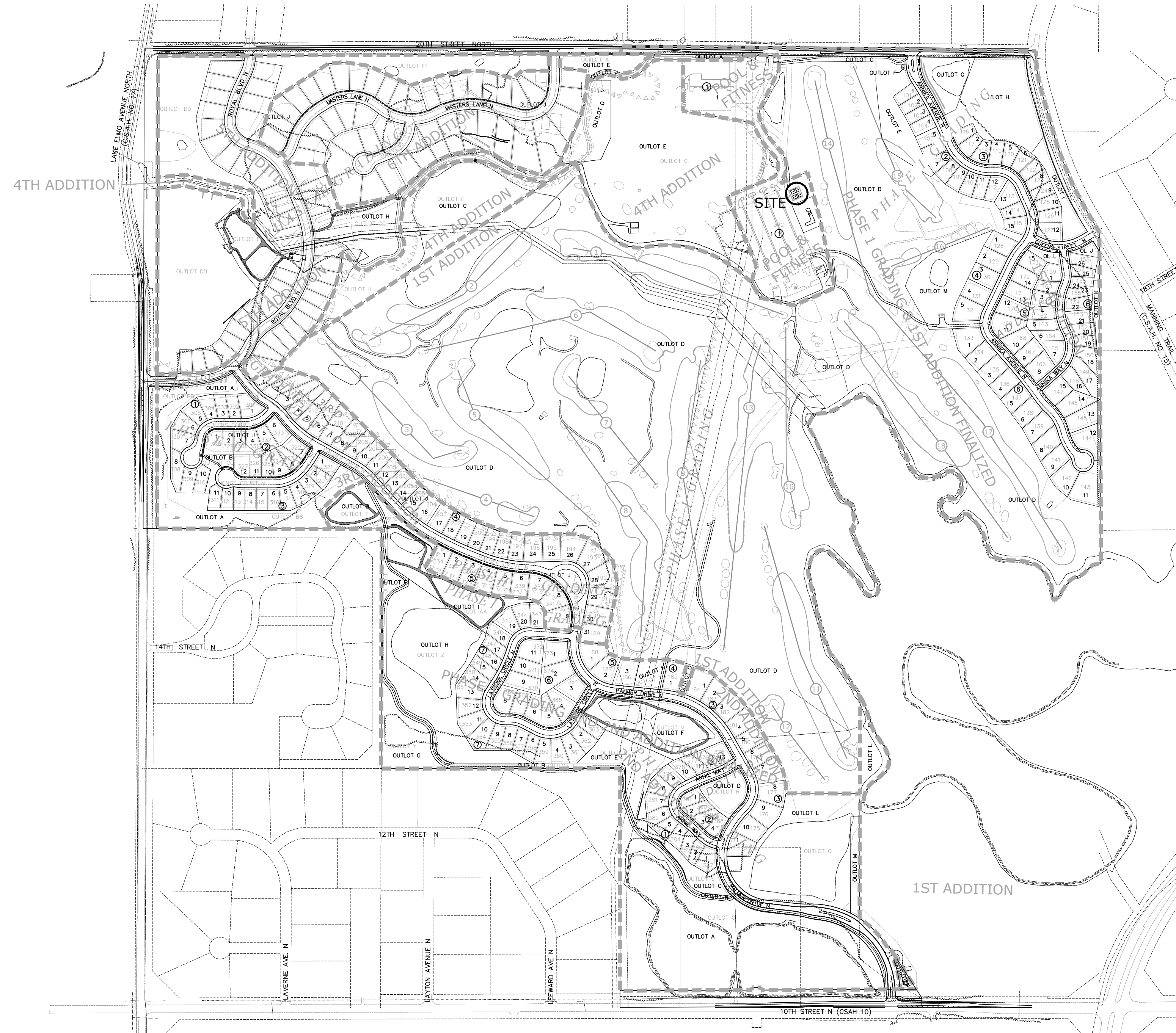
ACCESSIBLE REQUIREMENT FOR 337 = 8 STALLS
 (14) PROVIDED



THE ROYAL GOLF CLUB AT LAKE ELMO

PICKLEBALL COURTS

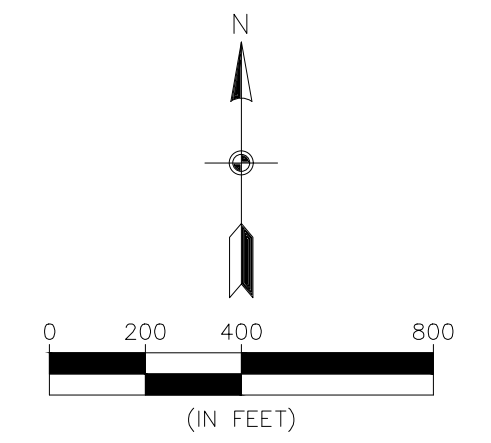
11441 20TH ST. N
CONSTRUCTION PLANS
LAKE ELMO, MINNESOTA



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

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: 05/03/24 License #: 25063

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

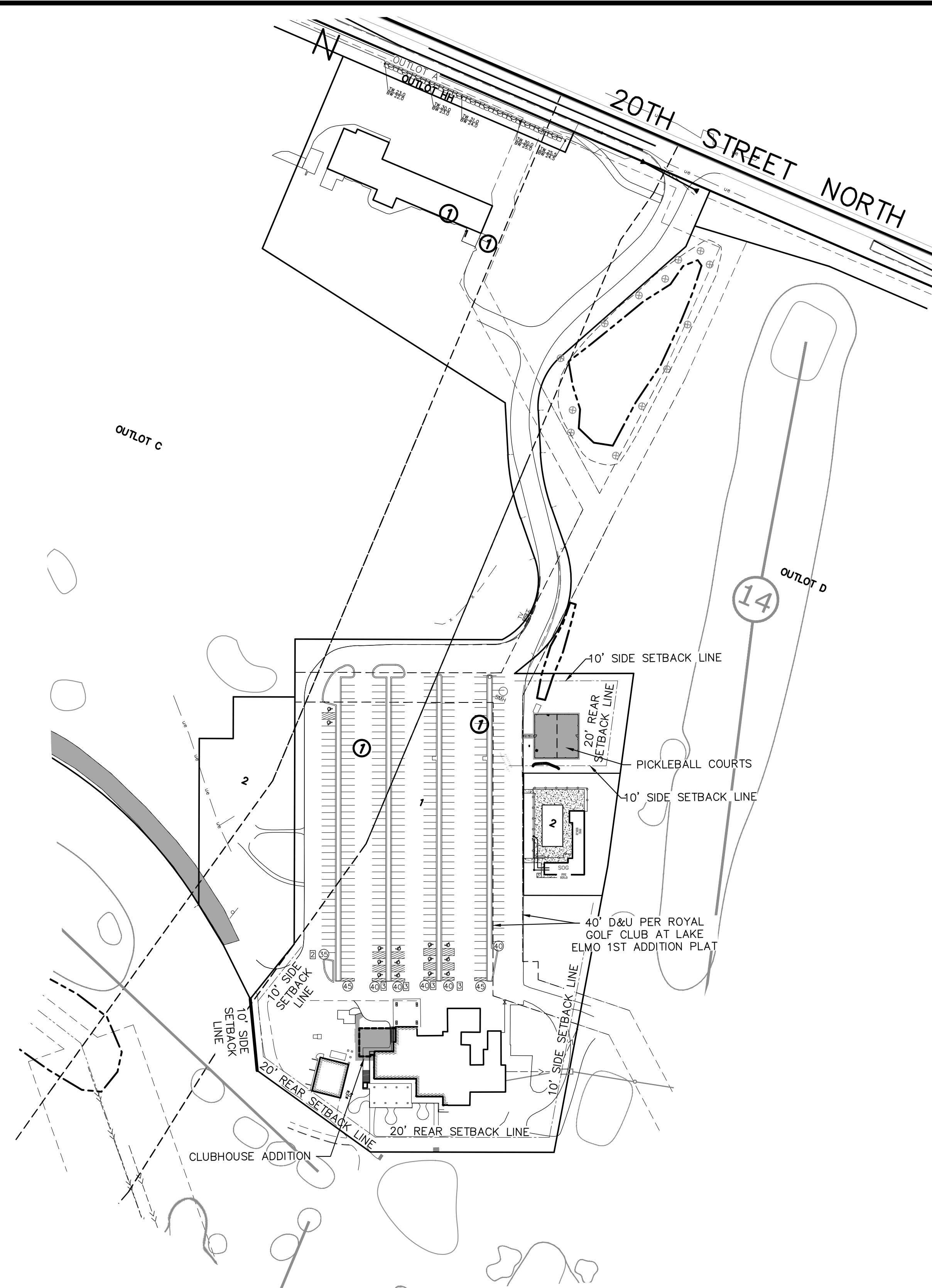
Revisions:
1. 05/30/24 - Per Owner Comments, Landscape Added
2. 09/20/24 - Per City Comments
3. 10/22/24 - Per Owner Comments
4. 10/29/24 - Per City Comments
5. 11/18/24 - Tree Preservation Added, Sheets 6-7

THE ROYAL GOLF CLUB
11455 20th Street North
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	⊙	⊙
EMERGENCY OVERFLOW	⊙	⊙
SILT FENCE	—	—
TREE FENCE	—	—
TREELINE	—	—
SOIL BORING	⊙	⊙
TREE	⊙	⊙
TREE REMOVAL	⊙	⊙

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

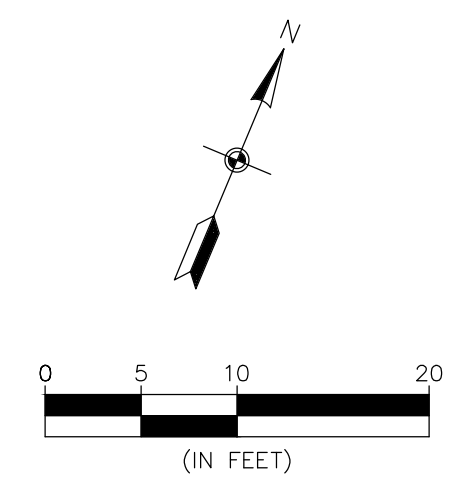
EXISTING IMPERVIOUS TO REMAIN	262,544 SF
NEW IMPERVIOUS (PICKLEBALL)	3,861 SF
NEW IMPERVIOUS (CLUBHOUSE)	2,114 SF
PERVIOUS	208,339 SF
TOTAL LOT AREA	476,858 SF
IMPERVIOUS %	56.31%

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

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: 05/03/24 License #: 25063

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

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

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

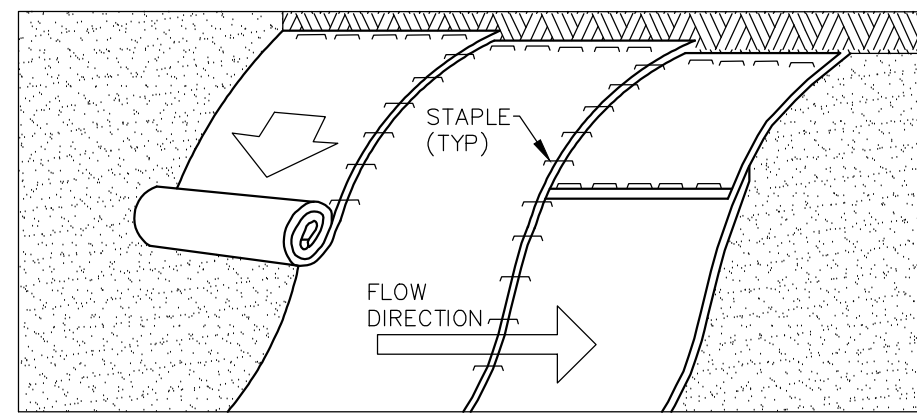
OVERALL SITE

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

NOTES

- 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.
- 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.
- 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.
- BITUMINOUS COURT PAVEMENT, 2.5" DEPTH TYPE SP 9.5 NON-RECYCLED (RAP-FREE) ASPHALT MIX OVER 8" CLASS 5 COMPACTED BASE.
- 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.
- 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.
- PICKLEBALL POSTS / NETS, PROVIDE AND INSTALL DOUGLAS 3" PREMIER ROUND PICKLEBALL POSTS W/ GALVANIZED GROUND SLEEVES AND 36" TALL BY 22' LONG NET.
- PUBLIC EASEMENT FOR WATERMAIN, NO FIELD CHANGES SHALL BE MADE THAT WOULD RESULT IN AN ENCROACHMENT OF THIS EASEMENT AS NOTED IN THE PLANS.

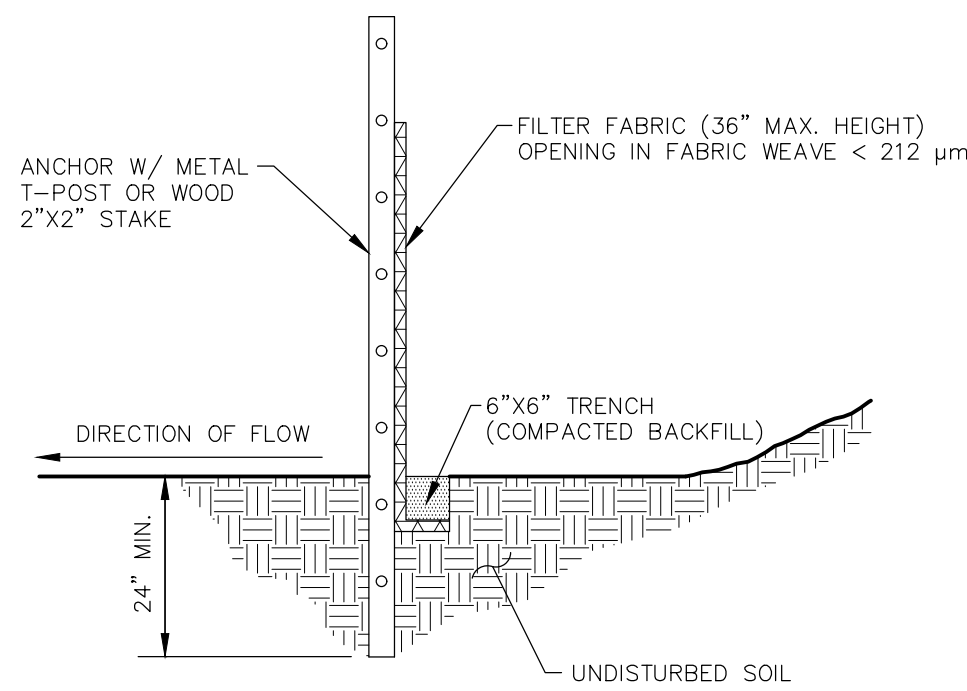
EROSION CONTROL BLANKET



NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
- 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.
- ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
- 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.
- 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.
- THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

SILT FENCE



NOTES:

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

OUTLOT D
(OWNED BY HC GOLF COURSE)

OUTLOT D
(OWNED BY HC GOLF COURSE)

EX. SERVICE (TYP.)
(ABANDON IF REQUIRED.)

EX. SERVICE (TYP.)
(ABANDON IF REQUIRED.)

REMOVE EXISTING PAVEMENT

EXISTING BIT. EDGE

REMOVE EXISTING TREE

REMOVE EXISTING TREE

PROTECT EXISTING TREE

PLACE SILT FENCE OR BIO-LOGS AT CONSTRUCTION LIMITS

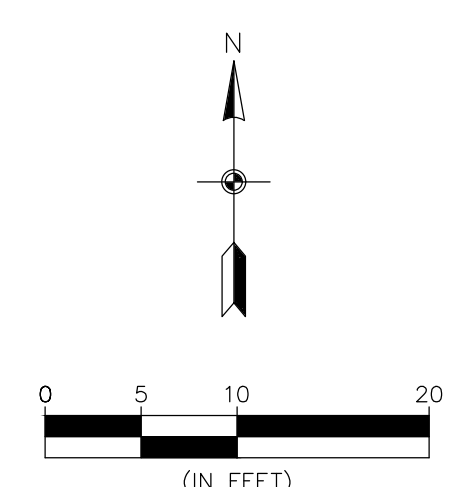
1

1ST ADDITION
POOL & FITNESS CENTER

1

2

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
OUTLOT 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	---
EMERGENCY OVERFLOW	---
SILT FENCE	---
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).

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: 05/03/24 License #: 25063

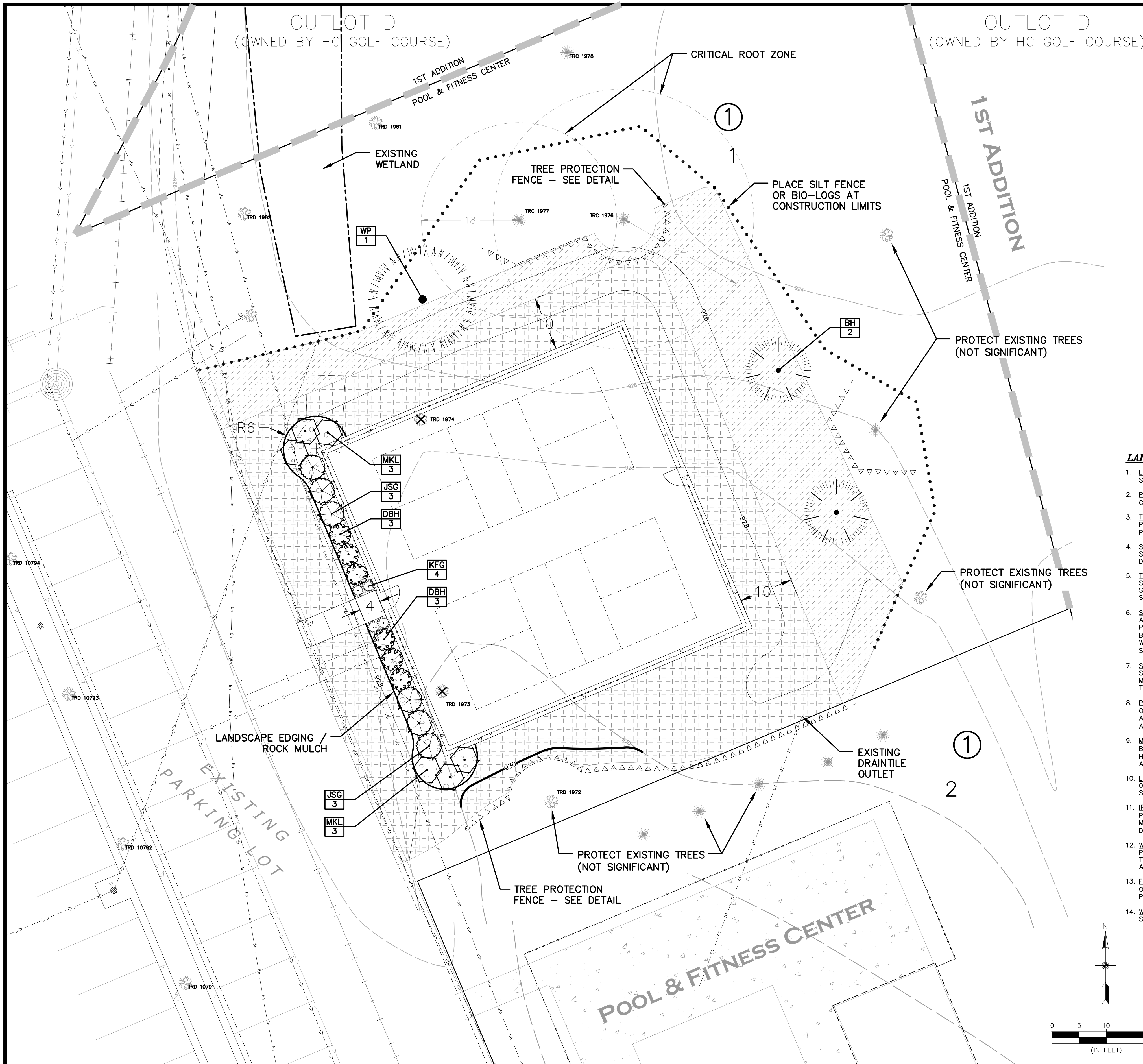
Drawn: JJO
 Designed: RJR
 Date: 05/03/24

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
 11455 20th Street North
 Lake Elmo, MN 55042

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

3 of 7



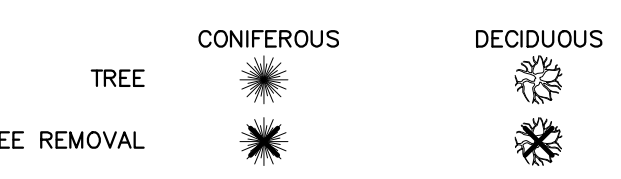
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	BH	2	<i>Picea glauca densata</i>	Black Hills Spruce	6' Ht.	B&B
	WP	1	<i>Pinus strobus</i>	White Pine	6' Ht.	B&B
SHRUBS						
	DBH	6	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	#5 Cont.	
	MKL	6	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	6	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	#5 Cont.	
GRASSES						
	KFG	4	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#3 Cont.	
GROUND COVERS						
	ROCK	352 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	3,334 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TIV	3,073 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE OR AS SHOWN PER PLAN, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING AND/OR SILT FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START.
- SOIL PREPARATION.** EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDING OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 6 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDING. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH MATERIAL.** ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". AND SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** COORDINATE WITH OWNER FOR IRRIGATION DESIGN. FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES AS-BUILT DRAWINGS, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

LEGEND - EXISTING TREES



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

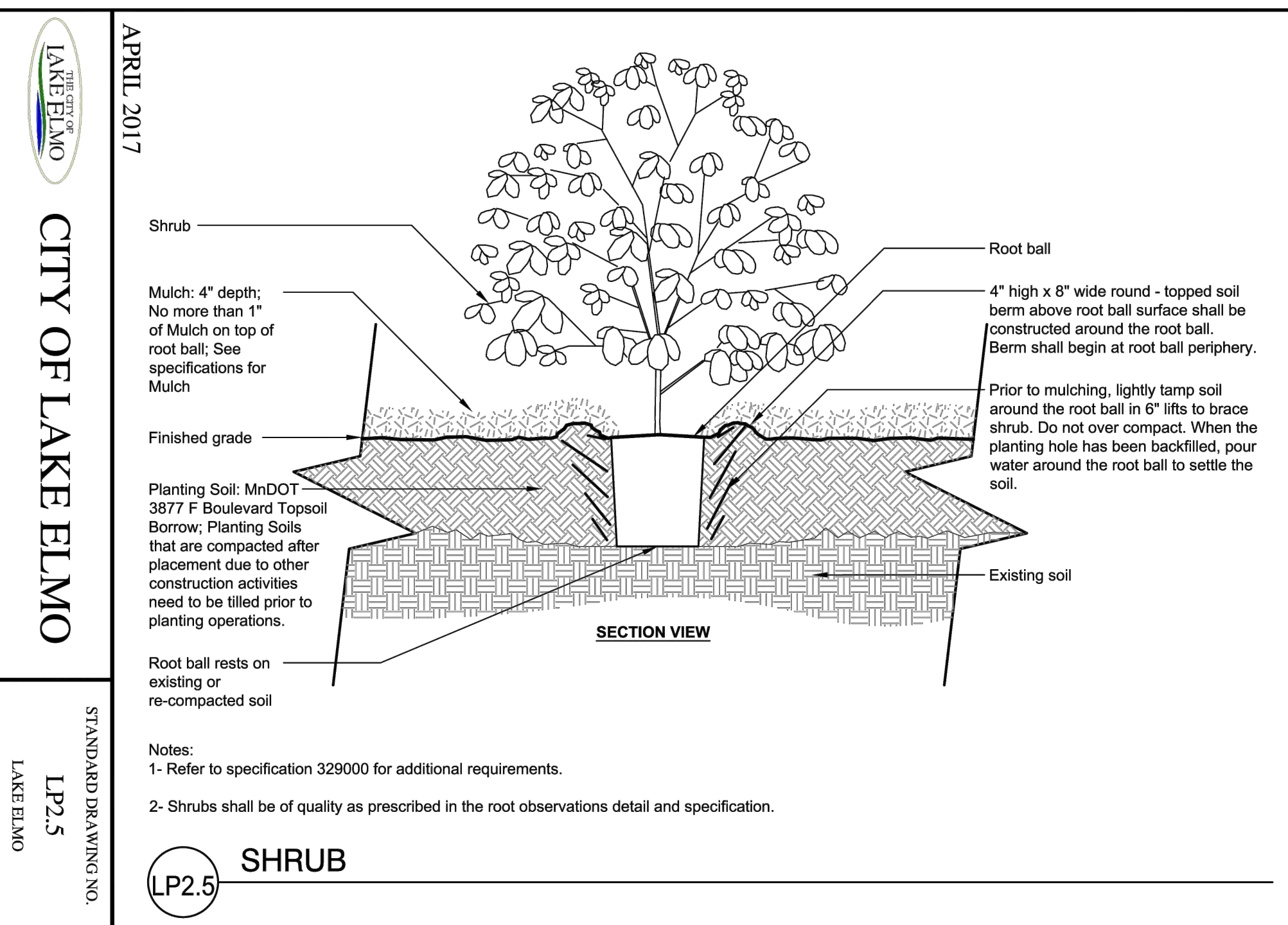
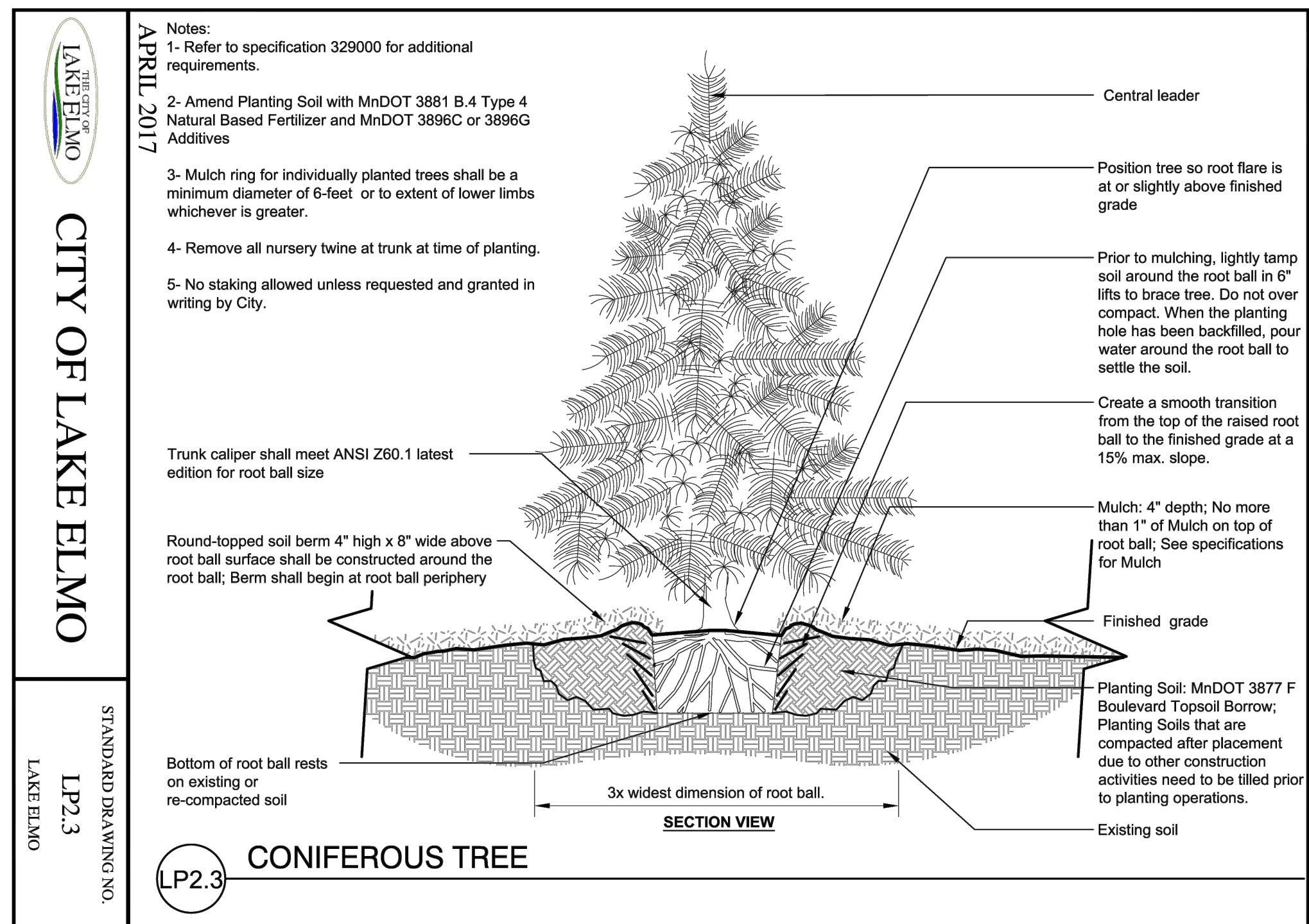
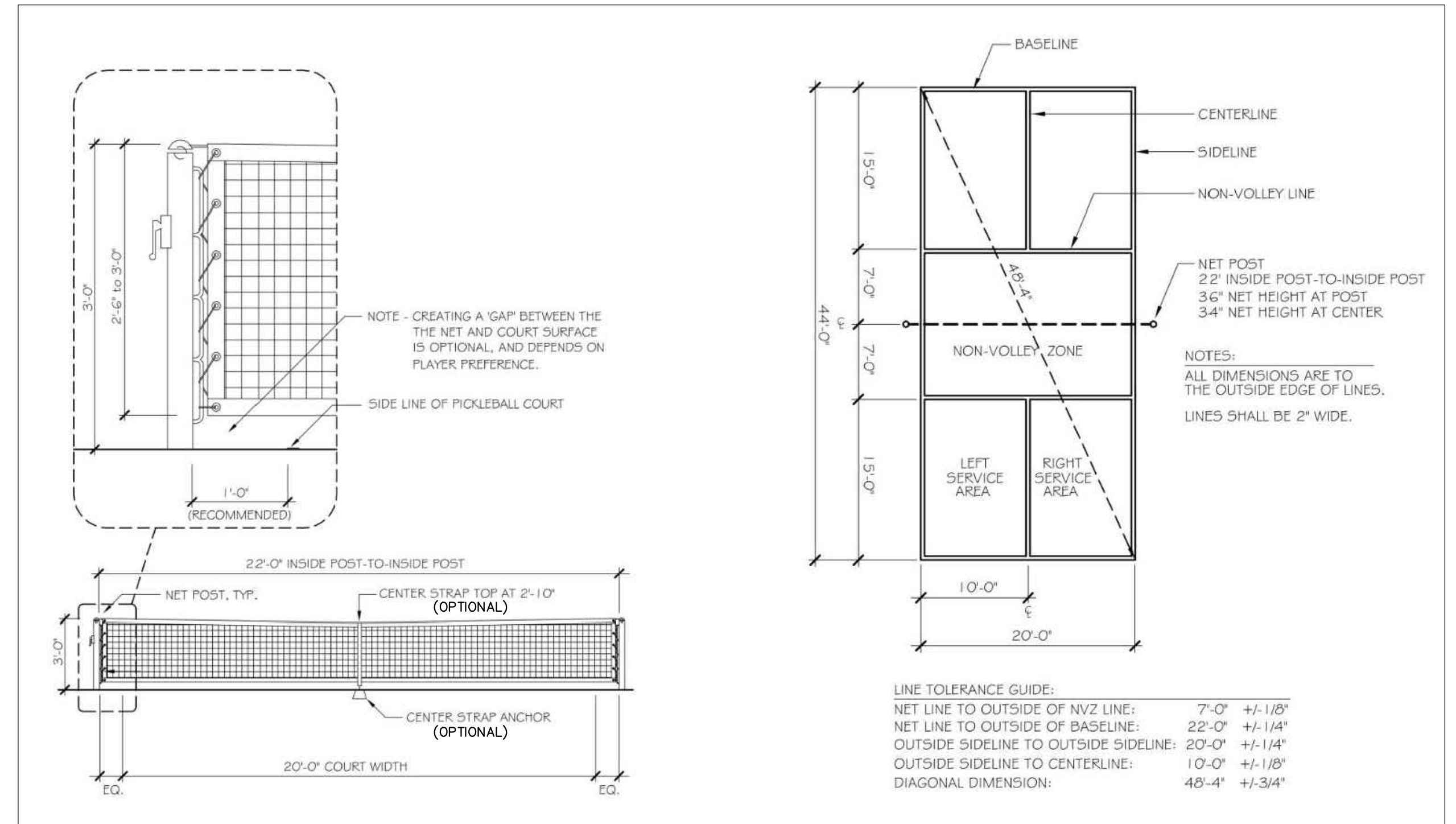
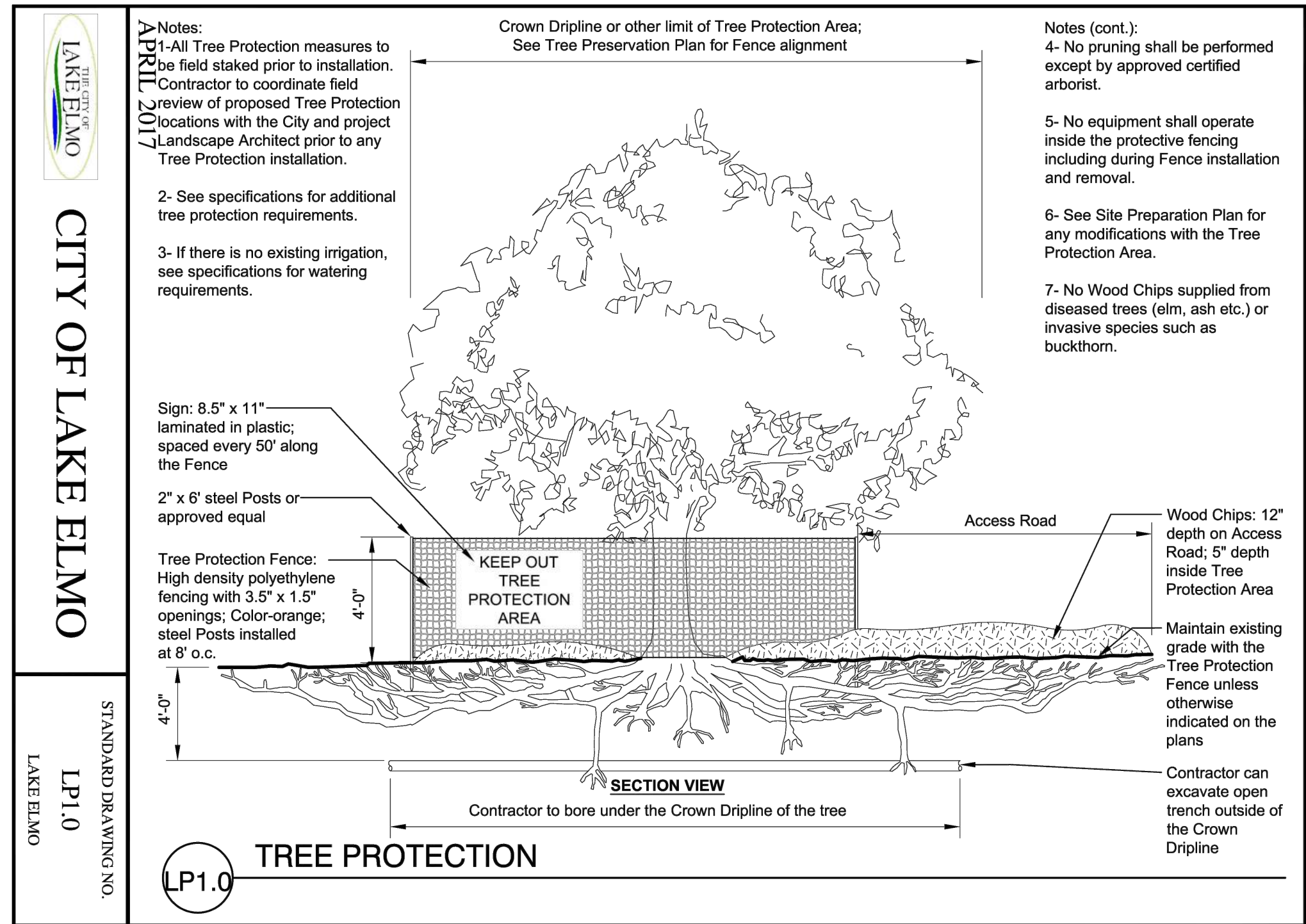
Drawn: RJR
 Designed: RJR
 Date: 05/03/24

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

LANDSCAPE PLAN

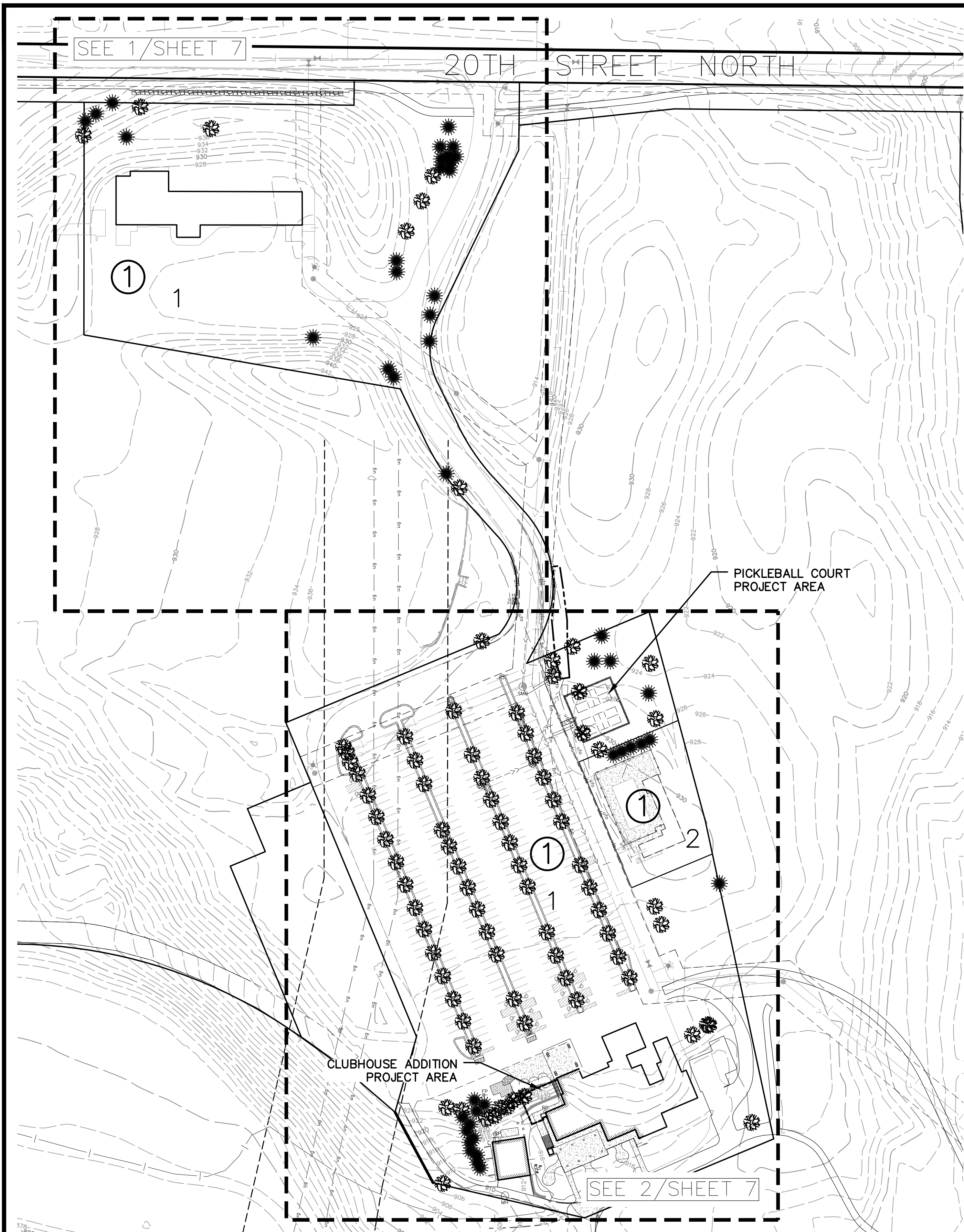


STANDARD PLAN NOTES
LANDSCAPE PLANS

- 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

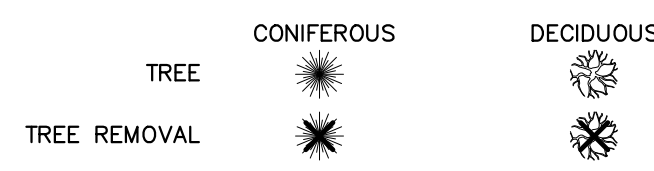
CITY OF LAKE ELMO STANDARD DRAWING NO. LP2.0 LAKE ELMO



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	

LEGEND - EXISTING TREES



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

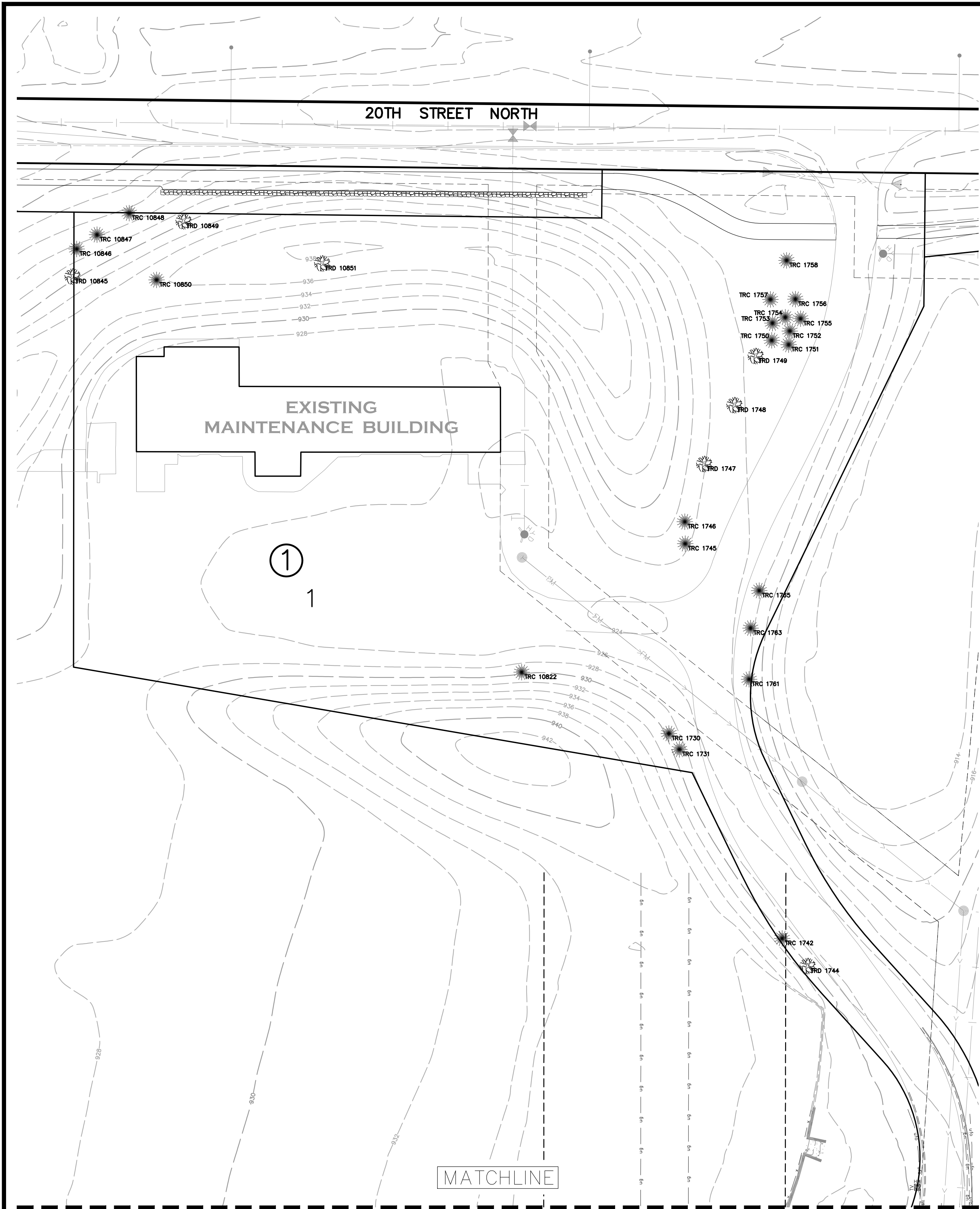
Drawn: RJR
 Designed: RJR
 Date: 05/03/24

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

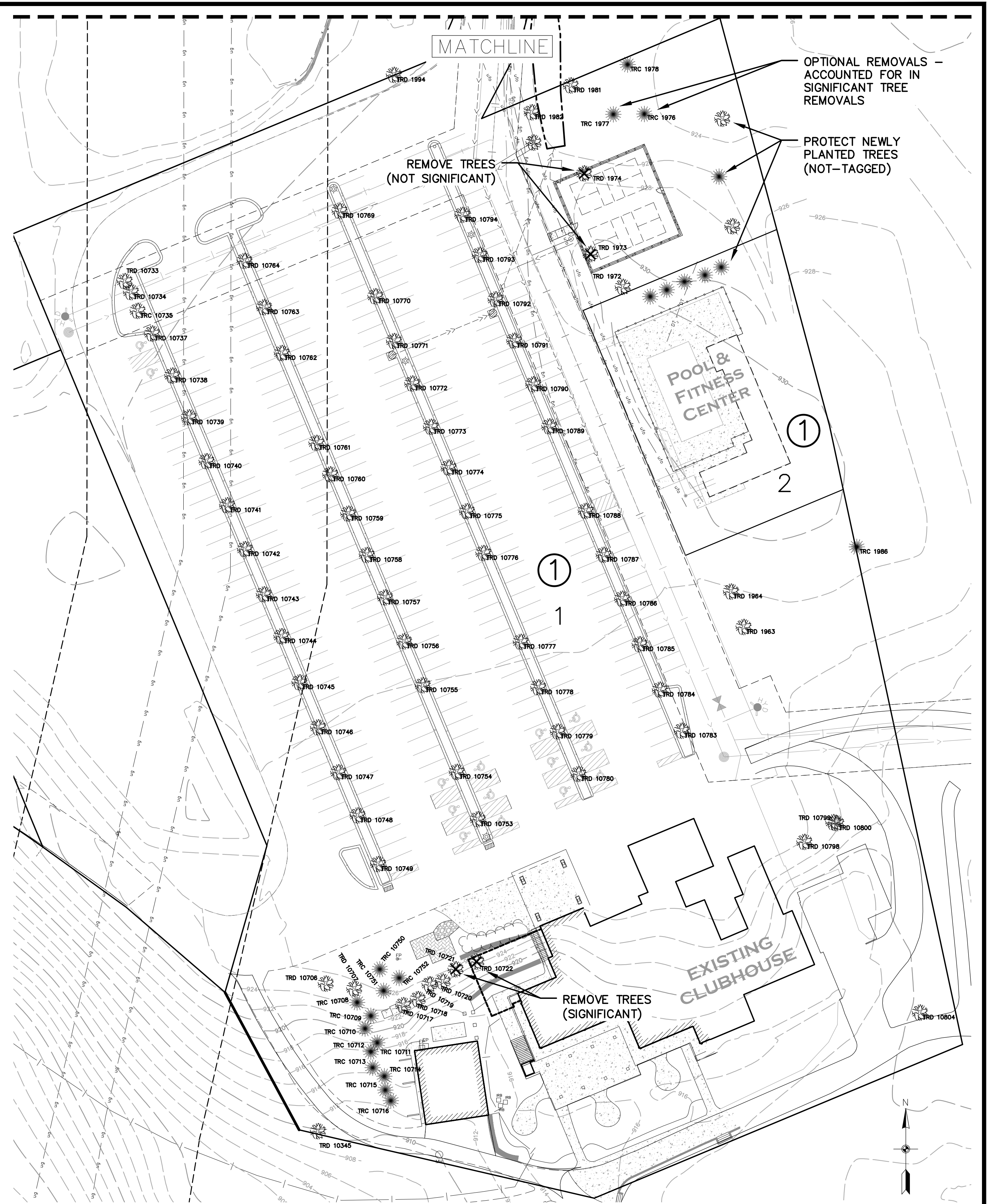
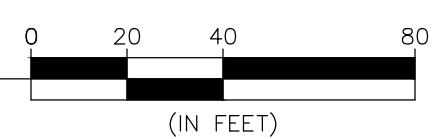
THE ROYAL GOLF CLUB AT LAKE ELMO - PICKLEBALL COURTS
 Lake Elmo, MN

TREE PRESERVATION PLAN (OVERALL)



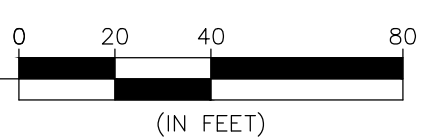
1 TREE PRESERVATION PLAN ENLARGEMENT (NORTH)

7



2 TREE PRESERVATION PLAN ENLARGEMENT (SOUTH)

7



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)

7 of 7

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

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

RESOLUTION NO. 2024-127

***A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OUTDOOR
ATHLETIC FACILITY, FOR PICKLEBALL COURTS, FOR THE PROPERTY LOCATED
AT 11441 20TH STREET NORTH***

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

WHEREAS, Royal Golf Club LLC, 11455 20th Street North, Lake Elmo, MN 55042 (the “Applicant”), have submitted an application to the City of Lake Elmo (the “City”) for a Conditional Use Permit for the expansion of the clubhouse at the Royal Golf property;

WHEREAS, notice of a public hearing has been published, mailed, and posted pursuant to the Lake Elmo Zoning Code, Section 103.00.120; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on November 13, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation of approval of the Conditional Use Permit to the City Council as part of a Staff Memorandum dated December 3, 2024; and

WHEREAS, the City Council considered the matter at its meeting held on December 3, 2024; and

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

FINDINGS

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 105.12.290.
- 2) That all submission requirements of Section 105.12.290 have been met by the Applicant.
- 3) That the proposed Conditional Use Permit is for the addition of two pickleball courts.
- 4) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. ***The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City. The applicant is proposing adding fencing and nets for sound mitigation. The closest residential property is ~600 ft away.***

- 5) The use or development conforms to the City of Lake Elmo Comprehensive Plan. ***Outdoor athletic uses conform to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity that the City wishes to maintain.***
- 6) The use or development is compatible with the existing neighborhood. ***The use is compatible with the existing neighborhood and should provide an additional healthy recreation opportunity for users.***
- 7) The proposed use meets all specific development standards for such use listed in Article IX specific performance standards. ***With the approval of the variance, the conditional use permit meets all specific development standards of 105.12.540.***
- 8) If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management). ***This property is within a flood zone. However, the land use table lists base district uses as an allowed use, subject to a Conditional Use Permit.***
- 9) The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. ***The proposed pickleball courts are designed to be compatible through spacing, screening, and landscaping. The character of the general vicinity should not be changed.***
- 10) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. ***The closest home to the east is over 600 ft. away from the proposed courts. The applicant is proposing fence netting and landscaping to buffer the use. Staff believe that the spacing and mitigation techniques are sufficient to prevent any potential nuisances.***
- 11) The proposed use will be served adequately by essential public facilities and services. ***The pickleball courts should be adequately served by essential public facilities and services.***
- 12) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. ***The pickleball courts should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.***
- 13) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

The pickleball courts should not produce excessive traffic, noise, smoke, fumes, glare or odors. The courts will not include lighting. The applicant is proposing fence netting and landscaping to buffer the use.

14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

Vehicular approaches to the property are not proposed to be changed and the courts should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the pickleball courts are not deemed to cause excessive traffic.

15) The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. *The proposed use will not result in the destruction, loss or damage of the natural environment. The site is already subject to recreational and commercial uses.*

16) That, in accordance with 105.123.290, the expansion of the existing clubhouse shall be permissible under the Conditions 1-3 as provided in the decision below, and incorporated herein:

DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED, and based upon the information received and the above findings, that the city council of the city of lake elmo hereby approves the request by Royal Golf Club LLC for a Conditional Use Permit for the expansion of the clubhouse on the property located at located at 11441 20th st n (Royal Golf Clubhouse), and grants the same, subject to the following conditions of approval:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. Any desire to add lighting, additional courts, or change fencing shall constitute a conditional use permit amendment. This shall not apply to maintenance or repair.
3. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Passed and duly adopted this 3rd day of December 2024 by the City Council of the City of Lake Elmo, Minnesota.

Mayor Charles Cadenhead

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2024-126

A RESOLUTION APPROVING A VARIANCE TO ALLOW 56.31% IMPERVIOUS SURFACE FOR THE PROPERTY LOCATED AT 11441 20TH STREET NORTH

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

WHEREAS, Royal Golf Club LLC, 11455 20th Street North, Lake Elmo, MN 55042 (the “Applicant”), have submitted an application to the City of Lake Elmo (the “City”) to request a variance request to allow impervious surface coverage of 56.31% where a maximum of 30% is allowed; and

WHEREAS, notice of a public hearing has been published, mailed, and posted pursuant to the Lake Elmo Zoning Code, Section 103.00.120; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on November 13, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation of approval of the variance to the City Council as part of a Staff Memorandum dated December 3, 2024; and

WHEREAS, the City Council reviewed the Variance at its meeting held on December 3, 2024 and made the following findings of fact:

1. That the procedures for obtaining a variance are found in Section 105.12.320 of the Lake Elmo Zoning Code.
2. That all submission requirements of Section 105.12.320 and 105.12.1260 of the Lake Elmo Zoning Code have been met by the Applicant.
3. That the proposed variance includes the following components:
 - a. The applicant propose to construct two pickleball courts and add an expansion to the existing club house, adding 5,979 square feet of impervious surface. The proposed additions will bring the impervious surface to 56.31% which is over the allowed maximum of 30%.
4. **Practical Difficulties.** The owner proposes to use the property in a reasonable manner not permitted by an official control:
The lot is an existing legal nonconformity in terms of impervious surface and uniquely shaped (barbell), which encloses the nonresidential activities in the Golf Course Community. Nonresidential/commercial are anticipated in a golf course of this size.

The GCC code does not differentiate between the residential and nonresidential uses in the zoning district for impervious surface requirements, although both are required to compose a golf course community.

5. **Unique Circumstances.** The plight of the landowner is due to circumstances not created by the landowner:

The subject property is the location for parking for the surrounding golf course, clubhouse, amenities, and administrative spaces and as such, it is necessary for the subject property to contain greater impervious coverage. The function of the golf course requires the whole set of parcels; the golf course landscape parcels cannot function as intended without the clubhouse parcel, and vice versa.

6. **Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

The variance will not impact the essential character of the area. The subject property is surrounded by a pervious golf course, which the subject property provides parking and other facilities for. The overall impervious coverage increase for the parcel holistically should not alter the essential character of the community.

7. **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

The subject property is adequately buffered from residential properties through green space and landscaping and as such the variance should not impair adjacent properties.

DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED, and based upon the information received and the above Findings, that the City Council of the City of Lake Elmo hereby approves the Applicants' request to allow for a variance to increase the maximum impervious surface, subject to the following conditions:

1. The variance is for an impervious surface total of 56.31% of the lot.
2. If approved, this variance shall expire if the work does not commence within 12 months of the date of granting the variance.

Passed and duly adopted this 3rd day of December 2024 by the City Council of the City of Lake Elmo, Minnesota.

Mayor Charles Cadenhead

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2024-128

***A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE EXPANSION
OF THE CLUBHOUSE FOR THE PROPERTY LOCATED AT 11441 20TH STREET
NORTH***

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

WHEREAS, Royal Golf Club LLC, 11455 20th Street North, Lake Elmo, MN 55042 (the “Applicant”), have submitted an application to the City of Lake Elmo (the “City”) for a Conditional Use Permit for the expansion of the clubhouse at the Royal Golf property;

WHEREAS, notice of a public hearing has been published, mailed, and posted pursuant to the Lake Elmo Zoning Code, Section 103.00.120; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said matter on November 13, 2024; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation of approval of the Conditional Use Permit to the City Council as part of a Staff Memorandum dated December 3, 2024; and

WHEREAS, the City Council considered the matter at its meeting held on December 3, 2024; and

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

FINDINGS

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 105.12.290.
- 2) That all submission requirements of Section 105.12.290 have been met by the Applicant.
- 3) That the proposed Conditional Use Permit is for the expansion of the existing clubhouse.
- 4) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.
The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.
- 5) The use or development conforms to the City of Lake Elmo Comprehensive Plan.

The clubhouse expansion use(s) conforms to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity.

- 6) The use or development is compatible with the existing neighborhood.
The clubhouse expansion is consistent with the existing clubhouse area, golf course, and neighborhood.
- 7) The proposed use meets all specific development standards for such use listed in Article IX Specific Development Standards of Article XII
With the approval of the variance, the conditional use permit meets all specific development standards listed in Article XII.
- 8) If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management).
This property is within a flood zone. However, the PUD anticipates the clubhouse as an allowed use with expansions subject to a Conditional Use Permit.
- 9) The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
The clubhouse expansion should be designed, constructed, operated and maintained to be compatible with the existing or intended character of the general vicinity and will not change the essential character of the area.
- 10) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
The clubhouse expansion should not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
- 11) The proposed use will be served adequately by essential public facilities and services.
The clubhouse expansion should not create additional requirements at a public cost, nor will it be detrimental to the economic welfare of the community.
- 12) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The clubhouse expansion should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.
- 13) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.
The proposed use should not be detrimental to any persons, property or general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. Parking plans are adequate for the proposed expansion. Additionally, it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles to get to the expansion.

- 14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
Vehicular approaches to the property are not proposed to be changed and the clubhouse expansion should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the proposed clubhouse expansion should not cause excessive traffic.
- 15) The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.
The proposed use should not result in the destruction, loss or damage of the natural environment.
- 16) That, in accordance with 105.123.290, the expansion of the existing clubhouse shall be permissible under the Conditions 1-5 as provided in the decision below, and incorporated herein:

DECISION

NOW, THEREFORE, BE IT FURTHER RESOLVED, and based upon the information received and the above findings, that the city council of the city of lake elmo hereby approves the request by Royal Golf Club LLC for a Conditional Use Permit for the expansion of the clubhouse on the property located at located at 11441 20th St N (Royal Golf clubhouse), and grants the same, subject to the following conditions of approval:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. The clubhouse addition shall be similar or compatible with the style and composition of the existing structure.
3. The applicant shall keep the maintenance building parking lot available to accommodate overflow parking from the main parking lot.
4. Any expansion of the Clubhouse beyond this approval shall require a conditional use permit amendment.
5. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Passed and duly adopted this 3rd day of December 2024 by the City Council of the City of Lake Elmo, Minnesota.

Mayor Charles Cadenhead

ATTEST:

Julie Johnson, City Clerk