



STAFF REPORT

DATE: 6/19/2018

REGULAR

ITEM #: 16

MOTION

TO: City Council
FROM: Emily Becker, Planning Director
AGENDA ITEM: Royal Golf Club at Lake Elmo 2nd Addition Final Plat and Planned Unit Development (PUD) Plans and Easement Vacation
REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The Council is being asked to consider a request by H.C. Golf Land, LLC for approval of the final plat and final PUD plans for the Royal Golf Club at Lake Elmo 2nd Addition. Per Zoning Code Section 154.808, Procedures for Processing a Planned Unit Development, the Planning Commission is required at this time to review and comment on whether the plans and supporting data are adequate for review and final approval. The Planning Commission is asked to hold a public hearing, report its findings, and make recommendations to the City Council. The Final Plat for Phase 2 includes 64 residential lots, including 22 traditional single family detached lots and 38 villa lots for detached single family townhomes.

ISSUE BEFORE COUNCIL:

Is the proposed Royal Golf Club at Lake Elmo 2nd Addition generally consistent with the approved Preliminary Plat and have all conditions of Preliminary Plat approval been met?

REVIEW/ANALYSIS:

Applicant and Owner: H.C. Golf Land, LLC
Location: Outlot S, Royal Golf Club at Lake Elmo 1st Addition, PID# 25.029.21.31.0002.
Request: Application for final plat and PUD plans approval of 64 residential lots and easement vacation
Existing Land Use: Vacant outlot; Current Zoning: GCC – Golf Course Community
Surrounding Land Use: North –Golf Course (GCC – Golf Course Community), South and West – The Homestead (OP – Open Space), Tartan Meadows (RS – Rural Single Family), South - Cimarron

(MDR – Medium Density Residential); East – Vacant land
(RR – Rural Residential)

Comprehensive Plan: GCC - Golf Course Community

History: Preliminary Plat and PUD Plans approval was granted on June 6, 2017 by Resolution 2017-047 and Final Plat and PUD Plans for 1st Addition was granted on September 5, 2017 by Resolution 2017-093

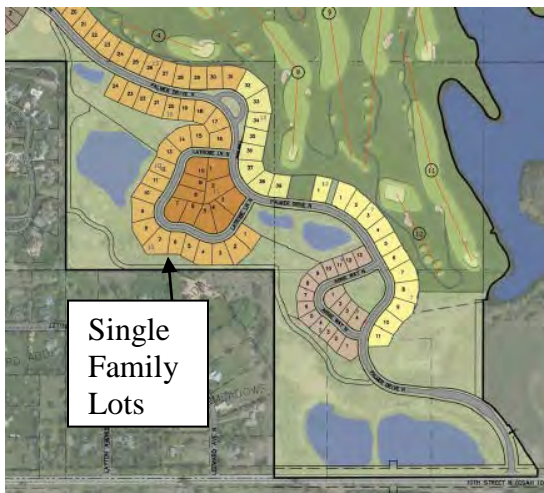
Deadline for Action: Application Complete – 5/10/18
60 Day Deadline – 7/9/18
Extension Letter Mailed – No
120 Day Deadline – NA

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

FINAL PLAT AND PUD PLANS

Consistency with Preliminary Plat. The proposed lot sizes, widths, and proposed impervious surface are generally consistent with that of preliminary plat. The only change is that they've converted the previously single family lots bordering the outside of Latrobe Lane North to villa lots. The developer resubmitted preliminary plans for administrative approval in order to do this. The developer went door to door of neighbors of the Homestead and Tartan Meadows developments that border the golf course explaining the change and how it would benefit them, as the villas would be one story lots versus two story homes which would be less visible with smaller yards which would inhibit the inclusion of swimming pools, sport courts, etc., thereby possibly reducing noise. Additionally, villa lots would be mowed at the same time during the week and not at various times, and villa lots are generally more attractive to empty nesters or snowbirds, who are quite often gone during the winter.

Previous Preliminary Plat



Updated Preliminary Plat



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

- a. Setbacks:

Royal Golf Club at Lake Elmo Setbacks

	100 Ft. Wide Lots	80-90 Ft. Wide Lots	55-65 Ft. Wide Lots
Front	30 ft.	30 ft.	20 ft. for side loaded garages, or 25'
Side	10 ft.	10 ft.	10ft. house/5ft. garage or 7.5 ft./7.5 ft.
Corner Side	15 ft.	15 ft.	15 ft.
Rear	30 ft.	30 ft.	20 ft.

- b. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 50%. All other lots shall have a maximum impervious coverage of 40%.
- c. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- d. Attached Garages: That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.
- e. Subdivision Identification Signs: the Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood. Additional subdivision signs should be considered for a subdivision of this size.
- f. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.
- g. That the proposed street names within the development are generally consistent with the City's Street Naming Policy except for Annika Drive.

Lot Sizes and Widths. The smallest lot size of this addition is 7,210 square feet, with the largest lot size at 21,580 square feet. The smallest lot width is 56.3 feet and the largest lot width is 145.8 feet.

Density. The total area of the 2nd Addition is 89.91 acres. There is no arterial right-of-way, but there is a wetland buffer area of 20.66 acres with wetland buffer area of 7.03 acres, resulting in a total density of 1.02 units per acre for the second addition (64 lots/(89.91 total acres - 20.66 wetland area – 7.03 wetland buffer area=62.22 acres) = 1.02. The total single family area is 18.74, the total right-of-way area is 7.99 acres, and the outlot area is 63.18 acres.

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

- Outlot A will be owned by the HOA. A drainage and utility easement will be over all of Outlot A.
- Outlot B will be owned by the City to be used as trail purposes and for Infiltration Basin #B52.
- Outlot C will be owned by the HOA to be used for landscaping and open space purposes.
- Outlot D will be owned by the HOA to be used for landscaping and open space purposes.
- Outlot E will be owned by the HOA for landscaping and open space purposes.
- Outlot F will be owned by the City to be used for ponding purposes.
- Outlot G will be owned by the HOA to be used for landscaping and open space purposes.
- Outlot H (wetland) will be owned will be owned by the HOA.
- Outlot I will be owned by the City to be used for ponding purposes.
- Outlot J will be owned by HC Golf Course to be platted in to lots in the future.
- Outlot K will be owned by the City and for utility and access purposes.
- Outlot L (wetland) will be owned by HC Golf Course.
- Outlot M is owned by Terry Emerson.

Parkland Dedication. Outlot B will be dedicated for trail purposes. This outlot is 187,712 square feet (4.3 acres). The value of land of all areas not within wetland buffers will receive park land dedication credit. As per a recommended condition of approval, the developer will not receive credit for cost of construction of these trails, as this was a condition of approval for increased impervious surface from preliminary plat approval.

The developer is required to dedicate 8.8 acres of land or pay a cash contribution of \$611,457.00 for the entire preliminary plat area (291 lots) and dedicate a total of 8,085 lineal feet of trails with a 30-foot wide corridor, less a 5,010 foot buffer encroachment. For this phase, the developer will be required to pay a cash contribution of \$134,464.00, calculated as follows: 64 lots at \$2,101.00 per lot.

Additionally, it is a recommended condition of approval that the applicant construct a play structure prior to submittal of an application for 3rd Addition Final Plat. Installation of a play structure was a condition of preliminary plat approval.

Landscaping. The developer has provided landscaping plans for the 2nd Addition, which are attached hereto. The City's Landscape Architect has reviewed the landscape plans and has recommended approval. The landscape plans adjacent to the Homestead neighborhood are consistent with the Homestead-approved landscape plans.

It should be noted that the City approved an amendment to the Royal Golf Development Agreement which allowed the total number of trees within the entire development to be reduced from the agreed-upon number of 3800 for all trees required to be warrantied within the entire subdivision to 2912 with the provision that the developer plant at least two trees on villa lots and four trees on single family home lots. Further, the developer would reduce the number of trees required to be planted within the entire subdivision from 2912 to 1943 with the provision that the developer pay a park dedication fee of \$500.00 per 2.5 caliper inch tree in lieu of planting the difference of 969 trees. With this provision, the developer will be required to pay the City a cash contribution of \$106,557, calculated as follows: $[(\$500 \times 969 \text{ 2.5-caliper inch trees reduced within the entire preliminary plat area}) / 291 \text{ Single Family Lots within all phases of the Subdivision} \times 64 \text{ Single Family Lots within the 1}^{\text{st}} \text{ Addition}]$

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

Engineering Comments. The City Engineer review memo dated May 30, 2018 is attached to this report.

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

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

1. That cross access easements be recorded between the owner of the golf course/golf club and the HOA to permit HOA and resident access to the future fitness center, clubhouse and other amenities by the HOA residents over the clubhouse entrance drive and parking lot and trails. ***Comment: This easement has been granted.***
2. Any expansion to the Royal Golf Club clubhouse or intensification of its use shall require a conditional use permit. ***Comment: The applicant is not requesting this at this time. Additionally, the lot on which the clubhouse is situated was platted with 1st Addition, and so this condition does not apply to 2nd Addition.***
3. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement. ***Comment: No***

encroachments are being requested at this time. This was added as a recommended condition of approval.

4. That the developer prepare an exhibit that clearly identifies the proposed setbacks for specific lots within the development. ***Comment: The developer has provided an exhibit which outlines setbacks within the development. The developer has been granted PUD flexibility which allows a 30 ft. setback on the 100 and 80-90 ft. lots and a 20 ft. setback on the 55-65 ft. lots; 10 ft. sideyard setback on the 100 and 80-90 ft. lots and a 7.5 ft./7.5 ft. setback on the 55-65 ft. lots; a corner yard setback of 15 ft. on all lots; and a 30 ft. setback on the 100 and 80-90 ft. lots and a 20 ft. setback on the 55-65 ft. lots.***
5. Prior to the execution of a Final Plat for any phase of the development by City officials, the Developer shall enter into a Developer's Agreement for that phase acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore. ***A development agreement will be prepared by Staff and approved by both the developer and Council.***
6. Each phase of the Royal Golf Club at Lake Elmo shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association which shall be submitted in final form to the Planning Director before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers. ***The Common Interest Agreement will need to be updated to include Royal Golf Club at Lake Elmo 2nd Addition and approved by the City Attorney prior to recording of the final plat.***
7. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features. ***The 1st Addition HOA documents included this language, and with the addition of the 2nd Addition of Royal Golf Club at Lake Elmo in to the HOA documents, this will also be a requirement of the 2nd Addition.***
8. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space for each platted phase of the development. ***This has been added as a recommended condition of approval of the 2nd Addition Final Plat.***
9. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement. ***Retaining walls are proposed within outlots F and I. The responsibility for the maintenance of these retaining***

walls will be outlined in the landscape license and maintenance agreement for the 2nd Addition of Royal Golf Club at Lake Elmo.

10. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review. ***This will be addressed in the Development Agreement and has been added as a recommended condition of approval. The play structure was not required to be installed with the 1st Addition, as there were only 73 homes within that Addition. With now 64 more homes within the development, it is appropriate that this play structure be constructed with 2nd Addition. It is a recommended condition of approval that the play structure be installed prior to submission of application for Final Plat for the 3rd Addition.***
11. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails. And lastly, that the cost of constructing any public trails within the dedicated park land be credited towards any fees in lieu of park dedication. ***The developer had requested an amendment to the maximum-allowed impervious surface with 1st Addition Final Plat, and this request was approved provided the developer does not receive credit for cost of trail construction. The conditional language from the 1st Addition was added as a recommended condition of approval.***
12. That a trail phasing plan be submitted by the developer to be approved by City Staff and that the public trails be constructed within each phase prior to building permits being issued for that phase of development. ***This condition has been met.***
13. That a 10' wide trail segment be provided from Palmer Drive (on preliminary plans) to the east edge of the plat within the County Right-of-Way. ***This condition has been met.***
14. That the Tree Preservation Plans and Preliminary Landscape Plans be updated to comply with the City's tree preservation requirements and the City's landscape requirements for review and approval by the City prior to recording the final plat. ***The developer has submitted updated Tree Preservation and Preliminary Landscape Plans approved by the City. This is further explained above.***
15. The developer consider woodland management and pollinator friendly native seeding in lieu of some required tree preservation replacement tree requirements as recommended by the City's Landscape Architect. ***The developer requested and the City approved a Development Agreement amendment which no longer requires that trees planted within single family lots be warrantied. This reduced the number of trees required within the development from 3,800 to 2,900. The***

developer also submitted and the City approved a preliminary landscape plan which further reduces the number of trees within the development from 2,900 to 1,943. The developer will be required to pay a parkland dedication fee of \$500 per 2.5 caliper inch tree not planted within each addition, totaling \$478,500 for the entire development.

16. All changes and modifications to the plans requested by the City Engineer in the Engineer's report dated, March 8, 2017 and June 1, 2017 shall be incorporated into the preliminary plat and PUD plans. *The developer has submitted updated preliminary plat and PUD plans that have been approved by the City.*
17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution. *It is a recommended condition of final plat approval that the developer meet all City standards and design requirements.*
18. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing turn lane improvements meeting Washington County standards at the developer's sole expense. *It is a recommended condition of final plat approval that the developer comply with these comments.*
19. That the preliminary PUD Plans be approved by Valley Branch Watershed District and that evidence be provided that all conditions attached to a Valley Branch Watershed District permit be provided prior to the commencement of any grading activity on the site. *The preliminary PUD Plans were approved by the Valley Branch Watershed District, and grading activity on the site has already commenced.*
20. That openspace within the shorelands of the residential development be protected with a conservation easement and that conservation easements be provided for review by the City Attorney and to be executed prior to final plat approval. *It is a recommended condition of final plat approval that the developer provide these easements. Outlots H, F, E, B, D, C, A, L are all within the shoreland. The City will need to put some sort of restrictive covenant on Outlots B. There is already a drainage and utility easement over Outlots A, E and H. It is a recommended condition of approval that the developer draft a restrictive covenant to be approved by the City for Outlots C, D, F, and the rest of Outlot L.*
21. That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance. *The City approved an ordinance which allows golf carts on local streets through the adoption of Ordinance 08-209 on May 15, 2018.*
22. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City. *This is a recommended condition of final plat approval.*

23. The applicant must provide the city a letter of approval to perform the proposed work in the gas pipeline easement within the development area as a condition of preliminary plat approval. ***This condition is not applicable to 2nd Addition.***
24. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department. ***This is a recommended condition of final plat approval.***
25. That the preliminary plat be updated to include street names that are consistent with the City's street naming ordinance and approved by the City Council. ***This is a recommended condition of final plat approval.***
26. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site. ***This is a recommended condition of final plat approval.***
27. The developer shall enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and PUD plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***This condition has been met.***
28. The developer shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat. ***This condition has been met.***
29. That approval of the preliminary plat be contingent on Street D access to 10th Street. ***This condition has been met.***
30. That the Royal Golf Club development will not have street lights except at street intersections. ***This is a recommended condition of final plat approval.***
31. That the developer work with the adjacent property owners to get an agreement in place for screening and that it be incorporated into the final landscape plans. ***The developer has had landscape plans approved by the Homestead neighborhood, and the submitted landscape plans for final plat are consistent with this approved landscape plan.***
32. That the developer address the Public Works Directors concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017. ***This condition has been met.***
33. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City. ***The second phase is partially located where these ball fields are located, but no grading is proposed over the ballfields. This has been added as a***

condition of final plat approval. The developer will be required to make this donation at any such time that the ballfields become unusable by the City (this would include storage of material, etc.).

Recommended Findings. Staff recommends the following findings:

1. That all the requirements of City Code Sections 153.07 and 154.759 related to Final Plat and Final PUD Plans have been met by the Applicant.
2. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans are generally consistent with Preliminary Plat and PUD Plans approved by the City of Lake Elmo on June 6, 2017.
3. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
4. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with the City's GCC - Golf Course Community zoning districts as modified by the PUD regulations.
5. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat PUD Plans comply with the City's subdivision ordinance.
6. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans comply with the City's Planned Unit Development Regulations.
7. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated May 30, 2018 and modified by PUD regulations.
8. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with other City zoning ordinances, shoreland, and erosion and sediment control, except as noted in this staff report and review memorandum from the City Engineer dated May 30, 2018.
9. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with the City's landscaping and tree preservation ordinances, providing some flexibility to the Applicant to allow for woodland management and pollinator friendly native seeding in lieu of some required tree replacement in order to avoid possible detriment caused by over planting.
10. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans achieve multiple identified objectives for planned developments within Lake Elmo.
11. That the proposed Final Plat and PUD Plans are for a 64 unit single family residential golf course community Planned Unit Development on 89.91 acres of land located on the former 3M Tartan Park properties.
12. That the Final Plat and PUD Plans will be located on property legally described on the attached Exhibit "A".
13. That there has been significant public testimony that 20th Street is already dangerous without the additional traffic and that the City and developer need to explore ways to make the road safer.

14. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Setbacks:

i. Royal Golf Club at Lake Elmo Setbacks

15.	16. 100 Ft. Wide Lots	17. 80-90 Ft. Wide Lots	18. 55-65 Ft. Wide Lots
19. Front	20. 30 ft.	21. 30 ft.	22. 20 ft. for side loaded garages, or 25'
23. Side	24. 10 ft.	25. 10 ft.	26. 10ft. house/5ft. garage or 7.5 ft./7.5 ft.
27. Corner Side	28. 15 ft.	29. 15 ft.	30. 15 ft.
31. Rear	32. 30 ft.	33. 30 ft.	34. 20 ft.

- a. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 50%. All other lots shall have a maximum impervious coverage of 40%.
- b. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- c. Attached Garages: That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.
- d. Subdivision Identification Signs: the Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood. Additional subdivision signs should be considered for a subdivision of this size.
- i. *Staff Note:* If the developer requests a change to this, a variance should be requested.

- e. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.
- f. That the proposed street names within the development are generally consistent with the City's Street Naming Policy except for Annika Drive N.

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

1. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.
2. Prior to the execution of Final Plat, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
3. The Royal Golf Club at Lake Elmo 2nd Addition shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association which shall be submitted in final form to the Planning Director before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.
4. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
5. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for landscaping.
6. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement.
7. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review prior to submittal of an application for Royal Golf Club at Lake Elmo 3rd Addition.
8. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. No credit shall be given for costs of construction of the trails. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails.

- a. Outlot B shall be dedicated to the City as parkland for trails as part of the 1st Addition.
9. Trail within Outlot B must be constructed prior to building permits being issued for that phase of development.
10. That the developer pay a parkland dedication fee equal to \$500 per 2.5 caliper inch required in lieu of some required tree preservation replacement tree requirements, totaling \$106,556.00 in lieu of planting the required number of trees required. This fee was calculated as follows: \$500.00 multiplied by 969 2.5-caliper inch tree not planted within the entire subdivision, divided by 291 single family lots within the entire subdivision, multiplied by 64 single family lots within the 2nd Addition.
11. All changes and modifications to the plans requested by the City Engineer in the Engineer's reports dated May 30, 2018 shall be incorporated into the Final Plat and PUD Plans.
12. The Final Plat and PUD Plans approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
13. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing right turn lanes at its sole cost meeting City state aid design standards at Royal Boulevard North, Masters Lane North, the Golf Course entrance, at Annika Drive North, and at 20th Street and Manning Trail.
14. That open space within the shorelands of the residential development (specifically Outlots C, D, F, and the rest of Outlot L) be protected with a conservation easement, deed restriction, covenant, or other instrument. Such document(s) must be provided for review by the City Attorney and be executed prior to final plat approval.
15. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
16. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department. Any amendments to the finding regarding signs indicated in this Resolution shall be subject to a PUD amendment or variance.
17. That the Final Plat include street names as approved by Council.
18. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.
19. That the Royal Golf Club development will not have street lights except at street intersections and cul-de-sacs.
20. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City.

EASEMENT VACATION

Reason. The applicant is also requesting an easement vacation over outlot R and a portion of outlots P and O of Royal Golf Club at Lake Elmo 1st Addition. These drainage and utility easements were dedicated to the City with the 1st Addition Final Plat. These outlots will be re-platted with 2nd Addition, and new easements of the same size or larger will be dedicated with the 2nd Addition. In order to avoid “stacking easements” and to keep the title clean for future owners/users of the parcels, the applicant is requesting that the easements from 1st Addition be vacated with dedication of new easements. Outlot R will be dedicated right-of-way for Palmer Drive, and a new easement will be dedicated over what will now be Outlot M of the 2nd Addition. Outlot M of the 1st Addition is owned by Emerson and will not have an easement over it.

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

1. New easements as requested by the City Engineer and Public Works Director shall be recorded with the Royal Golf Club at Lake Elmo 2nd Addition Final Plat.

Planning Commission Review. The Planning Commission held a public hearing and considered the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and easement vacation request at its June 4, 2018 meeting. The only concern that was brought up is that there are multiple homeowners’ associations in the development, and there could be issues with getting leaders to head these groups. The Planning Commission recommended approval of the Royal Golf Club at Lake Elmo Final Plat and PUD Plans 6-0.

OPTIONS:

- Approve the Royal Golf Club at Lake Elmo Final Plat and PUD Plans with Staff and Planning Commission-recommended conditions of approval.
- Approve the Royal Golf Club at Lake Elmo Final Plat and PUD Plans with amended conditions of approval.
- Do not approve the Royal Golf Club at Lake Elmo Final Plat and PUD Plans and direct Staff to prepare a Resolution with findings for denial and bring back to a future meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend that Council approve the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans, as well as the easement vacation request, based on the findings of fact and conditions outlined in the Staff Report.

“Move to adopt Resolution 2018-062 approving the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans based on the findings of fact and conditions outlined in the Staff Report.”

“Move to adopt Resolution 2018-063 approving the easement vacation request to vacate existing drainage and utility easements over Outlots R, P and O, subject to condition of approval.”

ATTACHMENTS:

1. Narrative
2. Engineer's Memo
3. 2nd Addition Landscaping Plans
4. 2nd Addition Final Plat
5. Easement Vacation
6. Resolution 2018-062 approving Final Plat and PUD Plans
7. Resolution 2018-063 approving the easement vacation



May 3, 2018

Ms. Emily Becker

Director of Planning City of Lake Elmo

3800 Laverne Ave. N. Lake Elmo, MN 55042

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

Dear Ms. Emily Becker,

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

Existing Zoning

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

Plat Area/Ownership/Description

The property, containing 428 acres, is owned by H.C. Golf Land, LLC and is comprised of ten parcels. The plat boundary is consistent with the preliminary plat as approved by Council Resolution 2017-047. The property has been divided into lots, blocks and outlots for the development of our Phase II, with additional outlots reserved for future phases of development.

Residential -Contained in Blocks 8, 9, 10, 11, 12, and 13 are 64 residential home site lots consisting of 15 traditional single family detached lots and 49 -"Villa" lots for detached single-



THE ROYAL CLUB

family townhomes which will have Villa Association -maintained lawns and exteriors as further noted below.

Outlets -The final plat contains a total of twenty outlets designated as Outlets A -T.

Residential Setbacks

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

Dedicated Rights of Way

Within the plat, RGC is dedicating rights of way to the public in the amount of 19 .30 acres for 20th Street N., 10th Street N., Lake Elmo Ave., Manning Trail and our new residential streets.

Density

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

Addressing Neighboring Homes

Regarding our request to convert single family lots into villa lots, we went door to door to all the Homestead and Tartan Meadow homes that bordered the golf course. We explained what we were changing and how it would benefit them. Those that were not home, we left information informing them of two meeting times and dates at the Clubhouse they could attend to get information about the lot changes in Phase II. We informed them that we are converting the single-family lots that boarded them into villa lots. With the villa lots, there would be one story homes versus two story homes which would be less visible. Being villa lots they would not have swimming pools, sport courts, etc. which would reduce the noise. Also being villas, all the laws would be mowed at the same time during the week and not at various times all week long and on weekends. In all, the villa provides a quieter less visible neighbor. With many being empty nesters, *snow birds*, it would get even quieter in the winter.



Development Phasing

We are proposing to develop RGC in four phases. with our 64 lots denoted as Phase II.

Development Schedule

Site grading for Phase II is complete. We hope for an approval soon that will allow us to install the watermain and sewer for Phase II. Based on a mid-June approval, water, sewer, services, and streets should be completed by mid-September.

As to the golf facilities, we have finished the reconstruction of the 18-hole championship golf course, the practice range, short course, and renovations of the old 3M clubhouse. The clubhouse has been fully renovated for both golf and as an event venue.

Trail Phasing

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

Community Impacts

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

Phase II Streets and Utilities

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



Home Styles

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

Declarations of Protective Covenants

Because of the variety of home styles and privately held common areas at RGC, we have created a Master Homeowners Association ("MHOA") whose membership will include all residential Phase II lots and all future phase residential lots. Its responsibilities will include such things as maintenance of private trails/ common area landscape, open space and entry signage in addition to the maintenance of the future fitness/recreation center and the maintenance of property line-crossing retaining walls. The MHOA declaration will also contain the architectural standards consistent with preliminary plat conditions. We will also form a sub association for each of the Villa Home (Villa HOA'S) neighborhoods. These Villa HOA's will have responsibility for lawn/driveway and open space maintenance and the maintenance of the Villa home exteriors to assure a consistency in neighborhood appearance.

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

Landscape

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

Park Fees

The development portion of RGC is 231.25 acres with a net buildable are of 186.92 acres. The appraised value of this property, as determined by an appraisal commissioned by the city, is \$8,000,000. Per City of Lake Elmo policy, a park dedication of 10.0% or fee in lieu of land dedication of 10% of the value is required with development. RGC and the city jointly have decided to not have city-owned parks within the development, thus obligating RGC for cash payments totaling \$800,000.00 over the span of the development phases. RGC will receive credit



against each phase's park fee for constructing trails and appurtenant items such as turf establishment, retaining walls and ADA pedestrian ramps along with the dedication of the land for a 30- foot wide trail corridor. The RGC will provide the city with support calculations to determine the actual cash fee in Phase II to be paid with this application and in future phases as those phases are platted.

Conservation/Ponding Maintenance Agreement

RGC and the City have determined that there will be no City-owned outlots in the Shoreland district in Phase II and have, thus, drafted a Storm Water Maintenance Agreement setting out the MHOA's and RGC's obligations to maintain storm water ponding facilities constructed in Phase II on Outlots Q and V. The easement agreement will be delivered separately to the City. In future phases should City outlots lie within shoreland districts, conservation easements will be entered into.

Easement Vacation

We are proposing to vacate the existing drainage and utility easements, as created and dedicated on the 1st Addition plat, lying over Outlots O, P, and R (see attached for details).

With our 2nd Addition submittal, we will be re-platting all 3 of these Outlots. And, in doing so, will be recreating new drainage and utility easements over the new parcels. The easement vacation is needed to avoid creating and 'stacking' easements on top of easements. The new easements will be the same size (or larger in some cases) as the vacated easements. Thus, the City does not lose any drainage and utility easement areas. We also need to do this to keep the title clean for future owners/users of the parcels.



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

Sincerely,

The Royal Golf Club at Lake Elmo By H.C. Golf Land, LLC

By:

Its:

The Royal Club

Owner:

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

Development:

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

Contact Representative: Amanda Furlong

Ph: 651-505-9079
Email: afurlong@royalclubmn.com

Civil Engineer:

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

Surveyor:

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

Outlot O, THE ROYAL GOLF CLUB AT LAKE ELMO
Address is unassigned
PID#:25-029-21-43-0003

Outlot P, THE ROYAL GOLF CLUB AT LAKE ELMO
Address is unassigned
PID#:25-029-21-43-0004

Outlot R, THE ROYAL GOLF CLUB AT LAKE ELMO
Address is unassigned
PID#:25-029-21-43-0005

Outlot S, THE ROYAL GOLF CLUB AT LAKE ELMO
Address is unassigned
PID#:25-029-21-31-0002

Phase II

<u>Block 7</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	17,817	0.409	95.2	165.1
Lot 2	16,302	0.374	96.0	150.3
Lot 3	16,366	0.376	100.3	150.2
Lot 4	16,031	0.368	100.0	150.0
Lot 5	15,000	0.344	100.0	150.0
Lot 6	15,000	0.344	100.0	150.0
Lot 7	17,317	0.398	99.5	152.0
Lot 8	18,011	0.413	100.1	153.0
Lot 9	17,548	0.403	105.2	141.3
Lot 10	15,692	0.360	117.7	140.4
Lot 11	15,694	0.360	129.8	130.3

<u>Block 8</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	9,636	0.022	75.1	177.9
Lot 2	9,093	0.021	76.8	150.8
Lot 3	8,574	0.020	87.8	139.2
Lot 4	9,604	0.022	84.4	127.7

<u>Block 9</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	12,393	0.285	73.2	250.9
Lot 2	7,210	0.166	61.9	132.1
Lot 3	8,210	0.188	66.5	104.2
Lot 4	9,425	0.216	65.6	101.8
Lot 5	10,226	0.235	64.1	122.8
Lot 6	9,640	0.221	63.7	136.3
Lot 7	10,711	0.246	56.3	131.8
Lot 8	11,122	0.255	66.6	129.0
Lot 9	10,236	0.235	76.9	129.0
Lot 10	9,544	0.219	75.5	136.5
Lot 11	8,699	0.200	70.2	143.2
Lot 12	8,579	0.197	69.6	140.1
Lot 13	11,385	0.261	79.5	138.8

<u>Block 10</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	9,806	0.225	64.3	150.1
Lot 2	11,827	0.272	62.6	147.0
Lot 3	12,930	0.297	62.7	152.6
Lot 4	11,041	0.253	62.2	154.2
Lot 5	10,756	0.247	62.9	136.1
Lot 6	9,673	0.222	66.4	148.8
Lot 7	9,482	0.218	66.9	146.0
Lot 8	9,387	0.215	67.2	142.8

Lot 9	10,474	0.240	62.1	144.3
Lot 10	15,769	0.362	61.2	162.7
Lot 11	13,931	0.320	62.3	165.5
Lot 12	11,875	0.273	61.8	152.2
Lot 13	13,012	0.299	61.6	143.2
Lot 14	10,984	0.252	65.4	153.0
Lot 15	9,876	0.227	65.4	151.1
Lot 16	9,721	0.223	66.5	151.8
Lot 17	9,370	0.215	68.7	146.3
Lot 18	10,481	0.241	77.1	143.8
Lot 19	13,485	0.310	68.3	142.5
Lot 20	11,297	0.259	64.4	142.2
Lot 21	10,746	0.247	79.0	139.4

<u>Block 11</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	17,382	0.399	110.7	160.5
Lot 2	21,580	0.495	90.7	227.0
Lot 3	15,658	0.359	116.7	156.6
Lot 4	15,648	0.359	124.1	194.2
Lot 5	14,065	0.323	102.4	165.7
Lot 6	11,646	0.267	96.7	139.0
Lot 7	11,159	0.256	80.9	145.6
Lot 8	14,624	0.336	111.3	180.3
Lot 9	16,776	0.385	91.9	211.4
Lot 10	12,916	0.297	80.5	174.4
Lot 11	15,900	0.365	108.9	149.9

<u>Block 12</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	16,629	0.382	95.3	165.8

<u>Block 13</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 37	17,493	0.402	145.8	150.1
Lot 38	17,048	0.391	134.1	153.1
Lot 39	16,917	0.388	117.3	151.1

The Royal Golf Club



MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: May 30, 2018

To: Emily Becker, Planning Director
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Royal Golf Club 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Royal Golf Club 2nd Addition. Final Plat/Final Construction Plans were received on May 4, 2018. The submittal consisted of the following documentation:

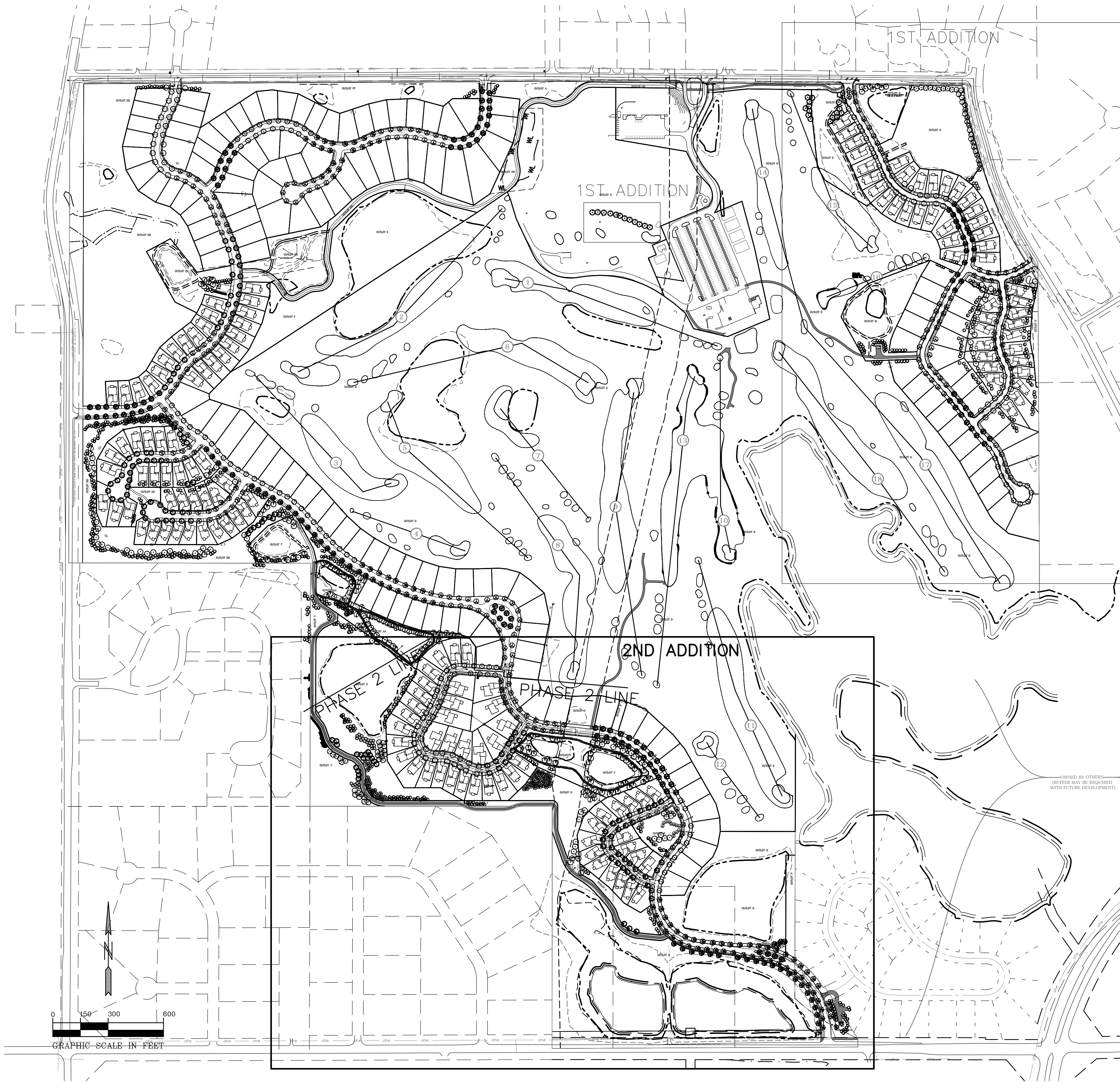
- Royal Golf Club 2nd Addition Final Plat, Sheets 1-3, received May 1, 2018. No print/preparation date.
- Royal Golf Club 2nd Addition Narrative, dated May 3, 2018.
- Royal Golf Club 2nd Addition Construction Plans, Sheets 1-27, dated April 26, 2018.
- Royal Golf Club 2nd Addition Grading Plans, Sheets 1-21, dated April 26, 2018.
- Royal Golf Club 2nd Addition Landscape Plans, L1-L8, dated May 2, 2018, by Pioneer Engineering.
- Royal Golf Club 2nd Addition Specifications, dated April 27, 2018.

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

FINAL PLAT: ROYAL GOLF CLUB 2ND ADDITION

- Outlots B (trail), F (storm water), I (storm water), and K (utility corridor) must be dedicated to the City as part of the Final Plat. City ownership of these Outlots has been noted on the final grading and construction plans as required.
- Outlots A, C, D, E, G, H, J, L, and M ownership have been shown on the final grading and construction plans as developer or HOA owned as applicable.
- Drainage and utility easements have been provided on the Final Plat and grading plans over all, or a portion, of Outlots A, D, E, H, and L as required. These easements must be shown and labeled on the street and utility plans.
- Revise Outlot D easement to provide minimum 15 ft. easement from pipe centerline for storm sewer run CBMH-359 to CBMH 360.
- Verify that the 10-foot utility easement corridor has been provided along Palmer Drive at Outlot Q, 1st Addition. If not, provide this easement as part of the 2nd Addition.
- Verify that the 10-foot utility easement corridor has been provided along Palmer Drive at Outlot L and M, 2nd Addition. If not, provide these easements as part of the 2nd Addition.
- Clarify the drainage and utility easement limits for Outlot L.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.

- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated May 30, 2018.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Royal Golf Club 2nd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.



LANDSCAPE DATA:

SEE PRELIMINARY PLAT FOR LANDSCAPE AND MITIGATION REQUIREMENTS.

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

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

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

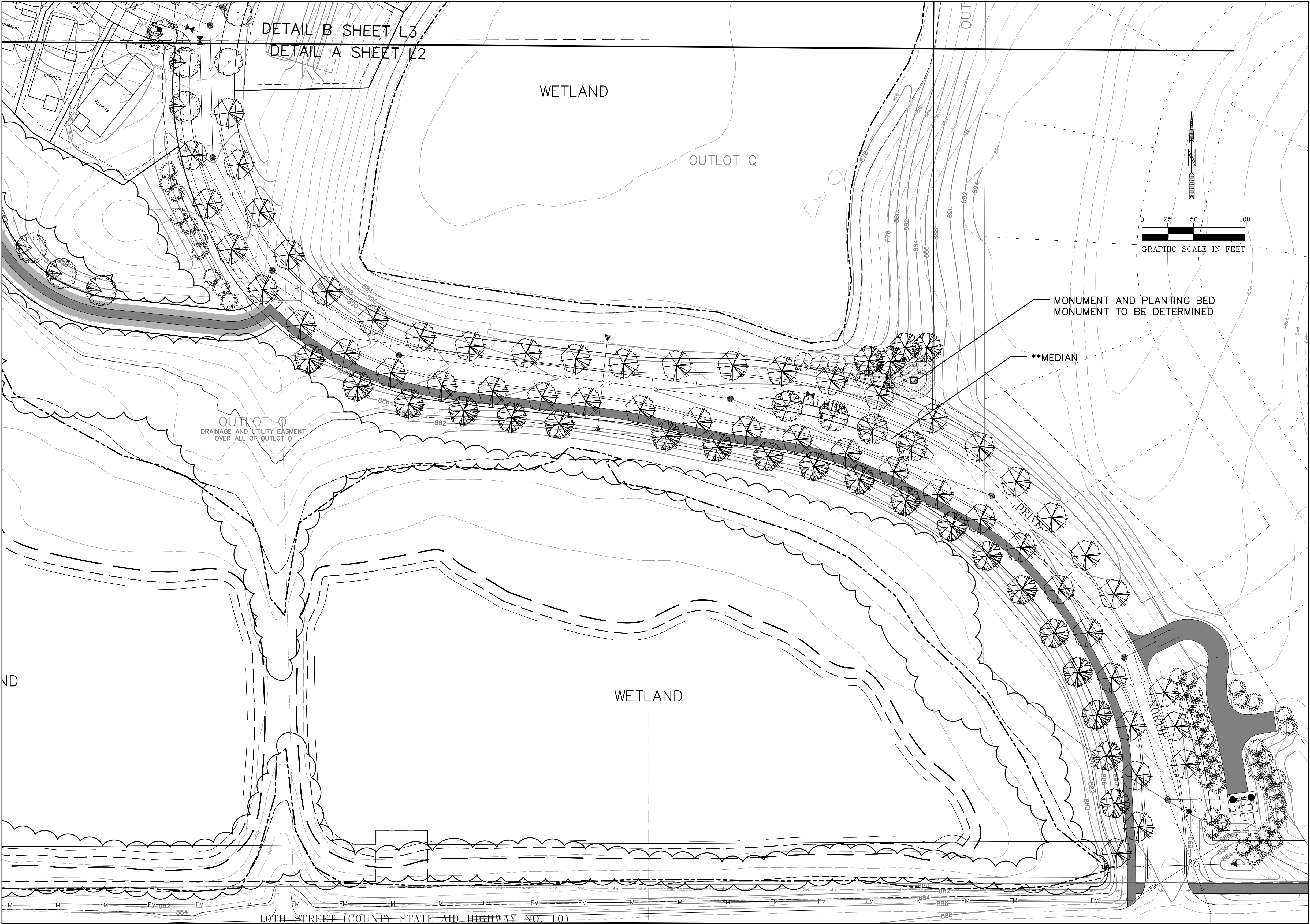
TREES BY BUILDER TO BE CHOSEN FROM PLANT SCHEDULE BELOW. BUILDER-SUPPLIED TREES MUST BE A MINIMUM OF TWO DIFFERENT SPECIES PER LOT.

LANDSCAPE ORDINANCE REQUIREMENTS FOR 2ND ADDITION:
1 TREE/50' FRONTAGE. 10,163/50=204 TREES
5 TREES PER DEVELOPED/DISTURBED ACRE. 38 DISTURBED ACRES X 5 = 190 TREES
2ND ADDITION TREES REQUIRED FOR LANDSCAPE REQUIREMENT: 394

TREE TOTALS FOR 2ND ADDITION

PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	30	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	33	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	32	
	SUGAR MAPLE/Acer Saccarum 'Green Mountain'	2.5" B&B	29	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12" B&B	30	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12" B&B	34	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	40	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	19	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	24	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	52	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	17	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	11	
	GINGKO/Ginkgo biloba (male only)	2.5" B&B	6	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	68	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	--	ONLY 1ST ADDITION
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	87	
	WHITE PINE/Pinus strobus	6" B&B	75	
	RED PINE/Pinus resinosa	6" B&B	45	
ORNAMENTAL TREES*				
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2" B&B	19	
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	5	
	SPRING SNOW CRAB/Malux 'Spring Snow'	2" B&B	--	

DETAIL A



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

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

STANDARD PLAN NOTES
LANDSCAPE PLANS

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

APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO

TREE TOTALS FOR 2ND ADDITION
PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
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	GINGKO/Ginko biloba (male only)	2.5" B&B	6	
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ORNAMENTAL TREES*				
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	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	5	
	SPRING SNOW CRAB/Malux 'Spring Snow'	2" B&B	--	

DETAIL B



- LANDSCAPE NOTES:
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 6. SEE SHEET L8 FOR CITY PLANTING DETAIL PLATES.

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: Jennifer L. Thompson
Reg. No. 44763 Date 5-2-18

Revisions

Date 5-2-18
Designed JLT
Drawn JLT

LANDSCAPE PLAN

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

THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADD
LAKE ELMO, MINNESOTA

L3 OF 8

TREE TOTALS FOR 2ND ADDITION

PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	30	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	33	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	32	
	SUGAR MAPLE/Acer Saccarum 'Green Mountain'	2.5" B&B	29	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12' B&B	30	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12' B&B	34	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	40	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	19	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	24	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	52	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	17	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	11	
	GINGKO/Ginko biloba (male only)	2.5" B&B	6	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	68	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	--	ONLY 1ST ADDITION
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	87	
	WHITE PINE/Pinus strobus	6' B&B	75	
	RED PINE/Pinus resinosa	6' B&B	45	
ORNAMENTAL TREES*				
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2" B&B	19	
	JAPANESE TREE LILAC/Syringa reticulata	8' B&B	5	
	SPRING SNOW CRAB/Malux 'Spring Snow'	2" B&B	--	

STANDARD PLAN NOTES
LANDSCAPE PLANS

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

APRIL 2017

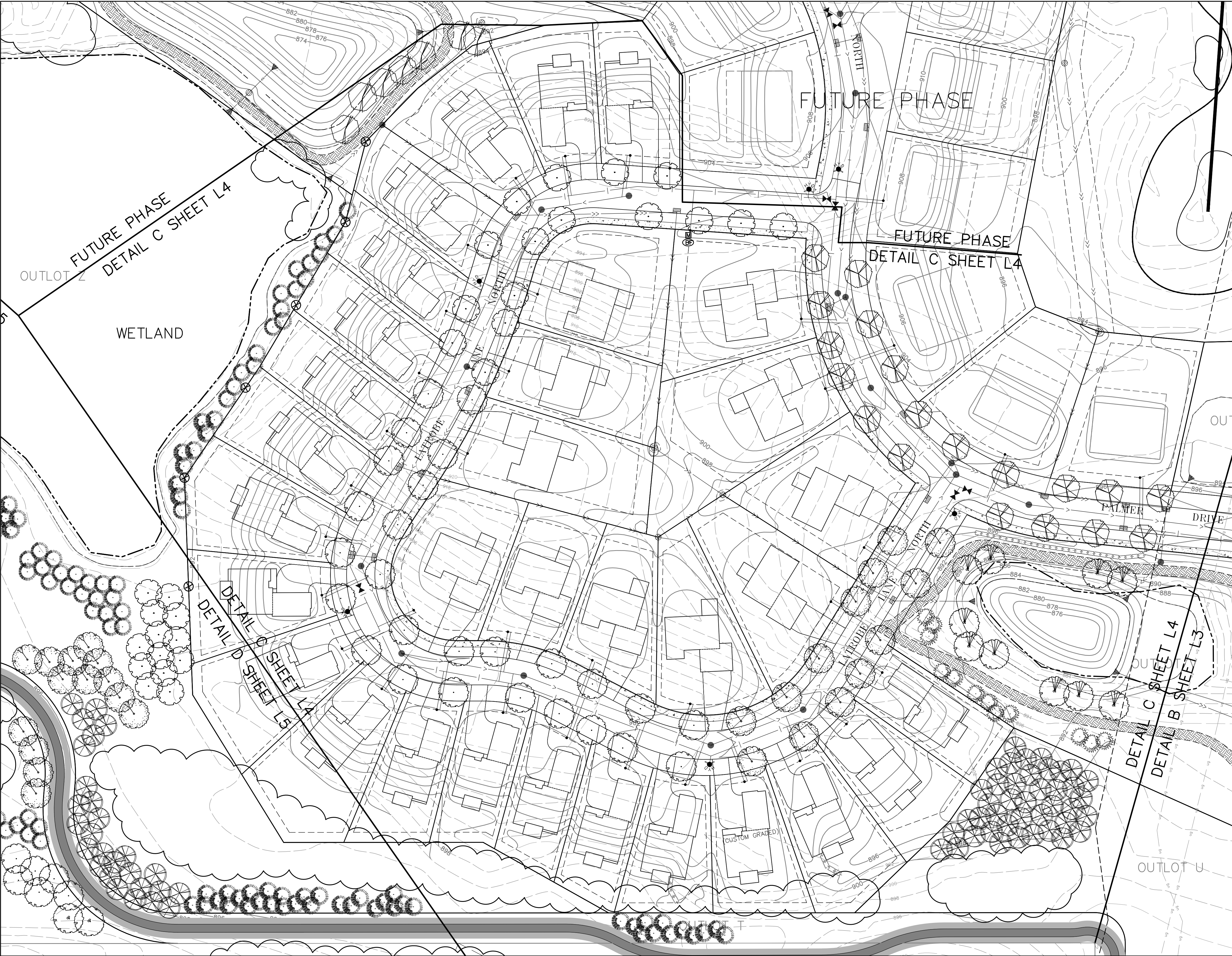


CITY OF LAKE ELMO

STANDARD DRAWING NO.
LP2.0
LAKE ELMO

116240

DETAIL C



- LANDSCAPE NOTES:
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PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive (651) 681-1914
Mendota Heights, MN 55120 Fax: 681-9488
www.pioneereng.com

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

Name: Jennifer L. Thompson
Reg. No. 44763 Date: 5-2-18

Revisions

Date: 5-2-18
Designed: JLT
Drawn: JLT

LANDSCAPE PLAN

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

THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADD
LAKE ELMO, MINNESOTA

L4 OF 8

TREE TOTALS FOR 2ND ADDITION

PLANT SCHEDULE

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APRIL 2017



CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.0

LAKE ELMO

HA-17

ARBORVITAE TO BE ADJUSTED AS NECESSARY TO PROVIDE DESIRED SCREENING FOR EXISTING HOMES.

TA-30

TA-61

RD-24

TECHNY ARBORVITAE AND RED TWIGGED DOGWOOD TO PROVIDE SCREEN ON WEST SIDE OF PROPOSED TRAIL.

OUTLOT Z

WETLAND

OUTLOT Y

FUTURE PHASE
DETAIL D SHEET L5

FUTURE PHASE
DETAIL C SHEET L4

DETAIL D SHEET L4

DETAIL D SHEET L5

DRAINFIELDS SHOWN ARE APPROXIMATE. SEPTIC SYSTEMS AND DRAINFIELDS TO BE LOCATED PRIOR TO PLANTING ON HOMESTEAD PROPERTIES AND PROPOSED PLANTINGS WILL BE ADJUSTED AS NECESSARY.

ARBORVITAE TO BE
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OUTLOT Y

DETAIL C
DETAIL D
SHEET 4A
SHEET 4B

SHRUBS

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY
HA	HOLMSTRUP ARBORVITAE/Thuja occidentalis 'Holmstrup'	3'-4" B&B	17
TA	TECHNY ARBORVITAE/Thuja occidentalis 'Techny'	3'-4" B&B	91
RD	RED TWIGGED DOGWOOD/Cornus sericea 'Bayley'	#5 POT	24

SHRUBS TO BE MULCHED WITH SHREDDED HARDWOOD TO A DEPTH OF 3".
NO WEED BARRIER USED BENEATH SHREDDED HARDWOOD.
NO EDGER USED AROUND SHRUB PLANTING AREAS.

LANDSCAPE PLANS

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




















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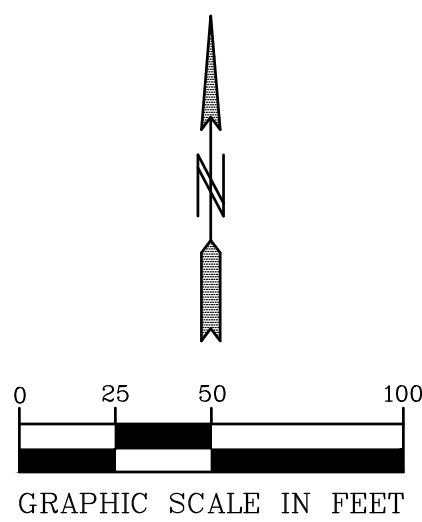
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116240



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Revisions

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LANDSCAPE PLAN

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THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADD	I
LAKE ELMO, MINNESOTA	

25 OF 8



35-621 Dry Prairie Southeast					
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
side-oats grama	<i>Bouteloua curtipendula</i>	1.27	1.13	10.23%	2.48
blue grama	<i>Bouteloua gracilis</i>	0.76	0.68	6.19%	10.00
kalms brome	<i>Bromus kalmii</i>	0.35	0.31	2.28%	0.90
nodding wild rye	<i>Elymus canadensis</i>	1.88	1.50	13.91%	2.85
slender wheatgrass	<i>Elymus trachycaulus</i>	1.32	1.18	10.76%	3.00
junegrass	<i>Koeleria macrantha</i>	0.46	0.41	3.71%	30.00
little bluestem	<i>Schizachyrium scoparium</i>	1.69	1.51	13.70%	8.30
sand dropseed	<i>Sporobolus cryptandrus</i>	0.25	0.22	1.98%	16.00
prairie dropseed	<i>Sporobolus heterolepis</i>	0.29	0.26	2.32%	1.50
Total Grasses		8.07	7.20	65.28%	75.04
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.52%	0.09
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
bird's foot coreopsis	<i>Coreopsis palmata</i>	0.06	0.05	0.50%	0.20
white prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.60
purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.32%	0.80
ox-eye	<i>Helopsis helianthoides</i>	0.07	0.06	0.51%	0.13
round-headed bush clover	<i>Lespedeza capitata</i>	0.03	0.03	0.31%	0.10
rough blazing star	<i>Liatris aspera</i>	0.02	0.02	0.17%	0.11
dotted blazing star	<i>Liatris punctata</i>	0.02	0.02	0.23%	0.06
wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.30%	0.85
horsemint	<i>Monarda punctata</i>	0.02	0.02	0.22%	0.80
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.07	0.06	0.50%	0.98
large-flowered beard tongue	<i>Penstemon grandiflorus</i>	0.04	0.04	0.36%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.86%	3.20
gray goldenrod	<i>Solidago nemoralis</i>	0.01	0.01	0.14%	1.65
skyblue aster	<i>Symphoricarum obovatifolium</i>	0.01	0.01	0.06%	0.20
silky aster	<i>Symphoricarum sericeum</i>	0.02	0.02	0.19%	0.20
bracted spiderwort	<i>Tradescantia bracteata</i>	0.01	0.01	0.12%	0.05
heart-leaved alexanders	<i>Zizia aurea</i>	0.02	0.02	0.21%	0.10
Total Forbs		0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
Total Cover Crop		3.36	3.00	27.23%	1.33
Totals:		12.33	11.00	100.00%	86.75
Purpose:		Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.			
Planting Area:		Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. Mn/DOT Districts Metro 8 & 9.			

33-262 Dry Swale / Pond					
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	<i>Andropogon gerardii</i>	1.88	1.50	3.40%	5.50
American slough grass	<i>Beckmannia syzigachne</i>	1.68	1.50	3.40%	27.60
fringed brome	<i>Bromus ciliatus</i>	1.68	1.50	3.40%	6.05
nodding wild rye	<i>Elymus canadensis</i>	4.48	4.00	9.09%	7.64
slender wheatgrass	<i>Elymus trachycaulus</i>	4.48	4.00	9.10%	10.15
Virginia wild rye	<i>Elymus virginicus</i>	2.80	2.50	5.67%	3.85
switchgrass	<i>Panicum virgatum</i>	0.45	0.40	0.91%	2.05
fowl bluegrass	<i>Poa palustris</i>	1.79	1.60	3.64%	76.50
Indian grass	<i>Sorghastrum nutans</i>	1.68	1.50	3.40%	6.60
Total Grasses		20.74	18.50	42.03%	145.94
marsh milkweed	<i>Asclepias incarnata</i>	0.07	0.06	0.13%	0.10
purple prairie clover	<i>Dalea purpurea</i>	0.10	0.09	0.21%	0.50
Canada tick trefoil	<i>Desmodium canadense</i>	0.10	0.09	0.21%	0.19
ox-eye	<i>Helopsis helianthoides</i>	0.10	0.09	0.20%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.08	0.07	0.17%	2.49
blue vervain	<i>Verbena hastata</i>	0.11	0.10	0.23%	3.50
Total Forbs		0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	56.82%	11.14
Total Cover Crop		28.02	25.00	56.82%	11.14
Totals:		49.32	44.00	100.00%	164.06
Purpose:		Temporarily flooded swales in agricultural settings.			
Planting Area:		Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro. 6, 7 & 8.			

3-YEAR MAINTENANCE PLAN FOR TRANSITION AREA (BETWEEN NWL AND HWL AND AROUND WETLANDS) AND UPLAND SEEDING:

YEAR 1

1. TYPE 3 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDING WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.

YEAR 1-3

1. MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST 3 SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD

2. WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY.

3. IF THE POND AND WETLAND SEEDING AREAS BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXYDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.

4. TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.

5. INLETS MUST BE KEPT CLEAR OF DEBRIS.

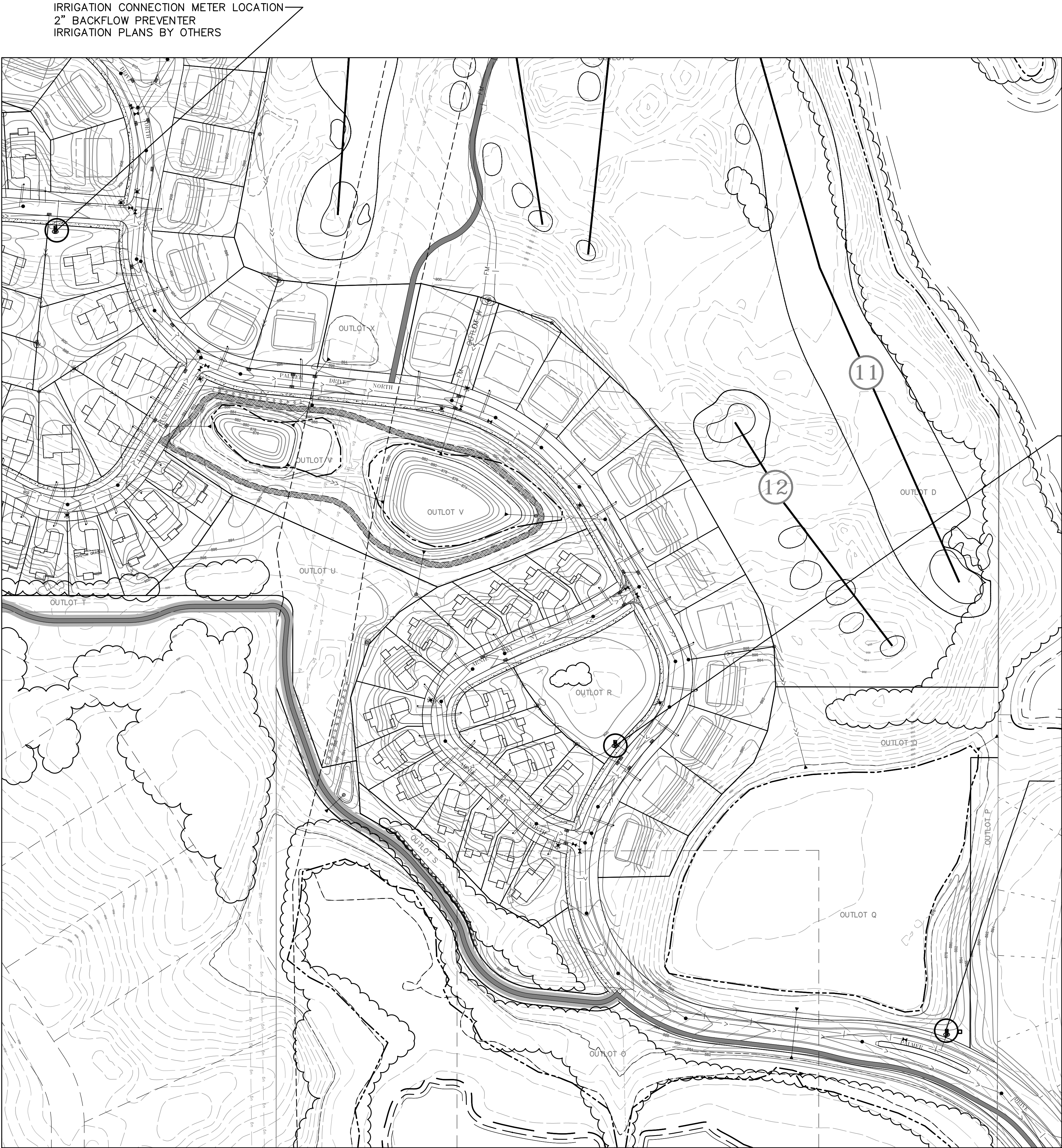
6. ANY DEBRIS OBSERVED IN INFILTRATION BASIN OR POND SHALL BE REMOVED.

SEEDING NOTES:

MULCH: MNDOT TYPE 2 @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED. MULCH AT 90 % COVERAGE WITH DISC ANCHOR OR HYDROSEED.

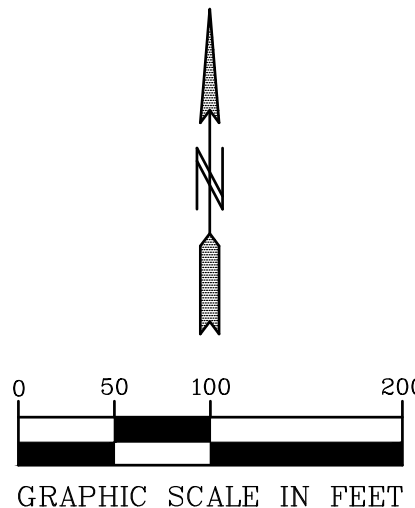
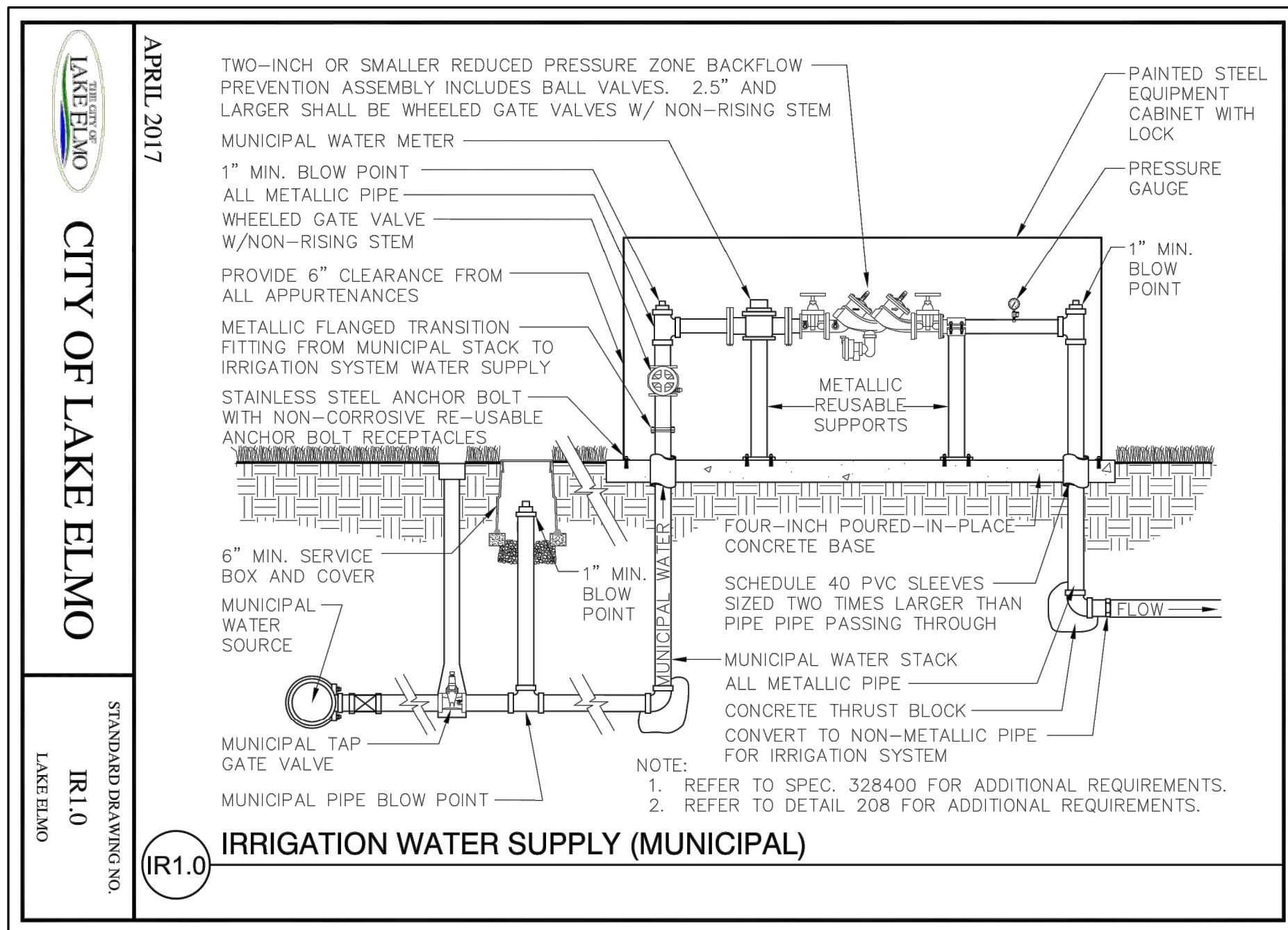
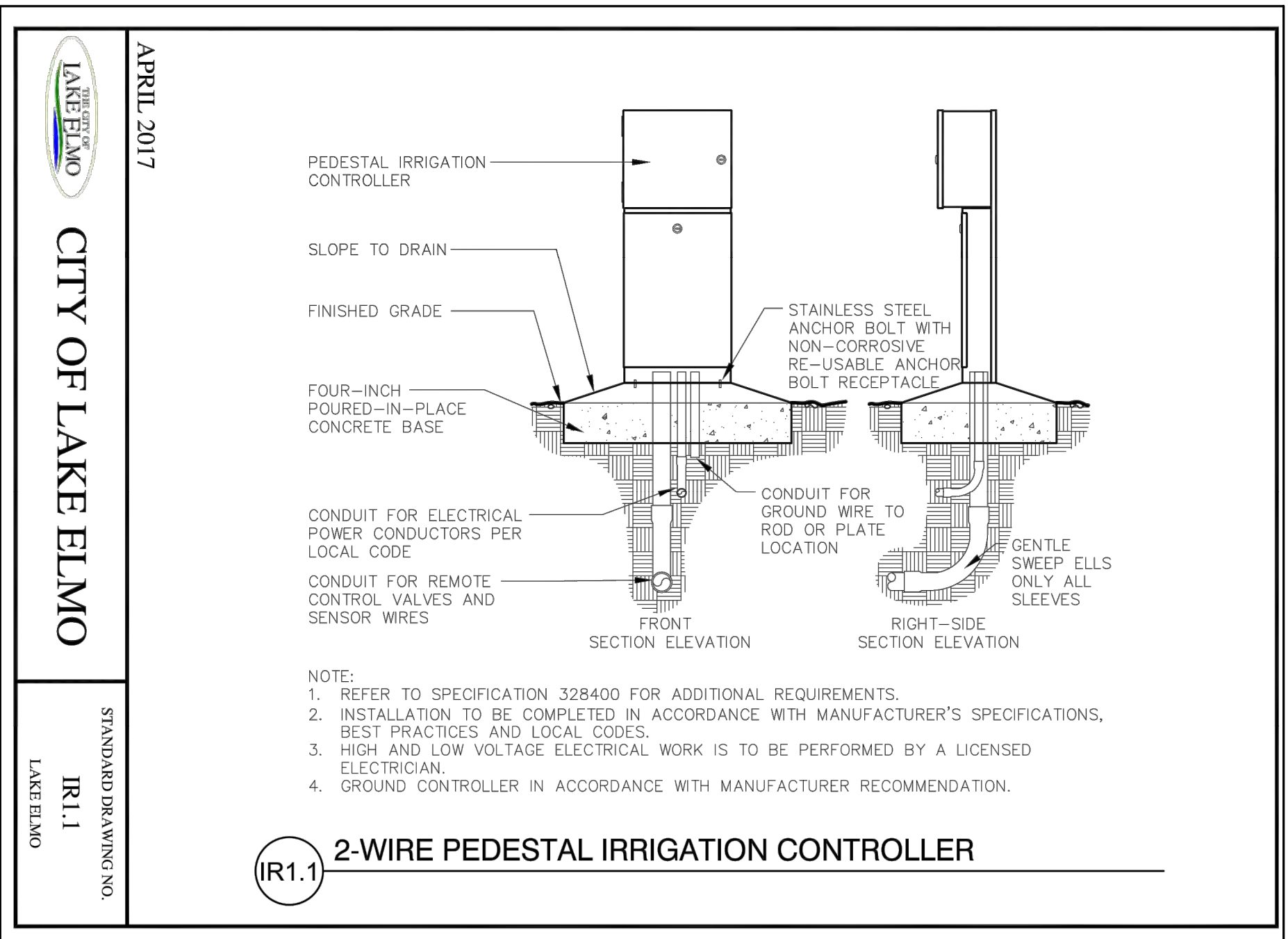
POND BENCH AND UP TO HWL AND AREA DISTURBED AROUND WETLAND TO BE SEEDING WITH MN STATE SEED MIX 33-262 OR EQUIVALENT. SEE GRADING DETAIL NOTES FOR MORE STORMWATER MANAGEMENT DETAILS

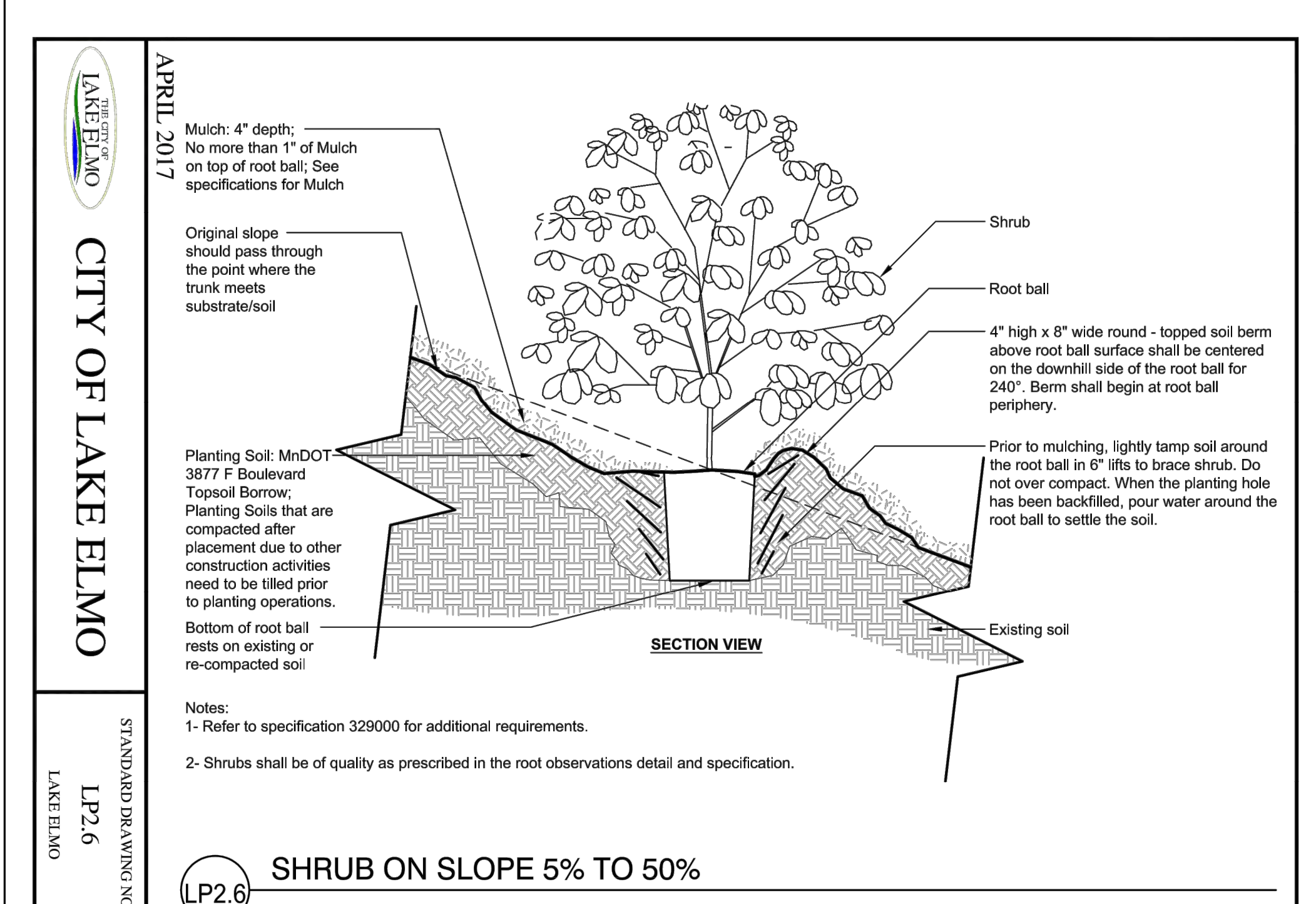
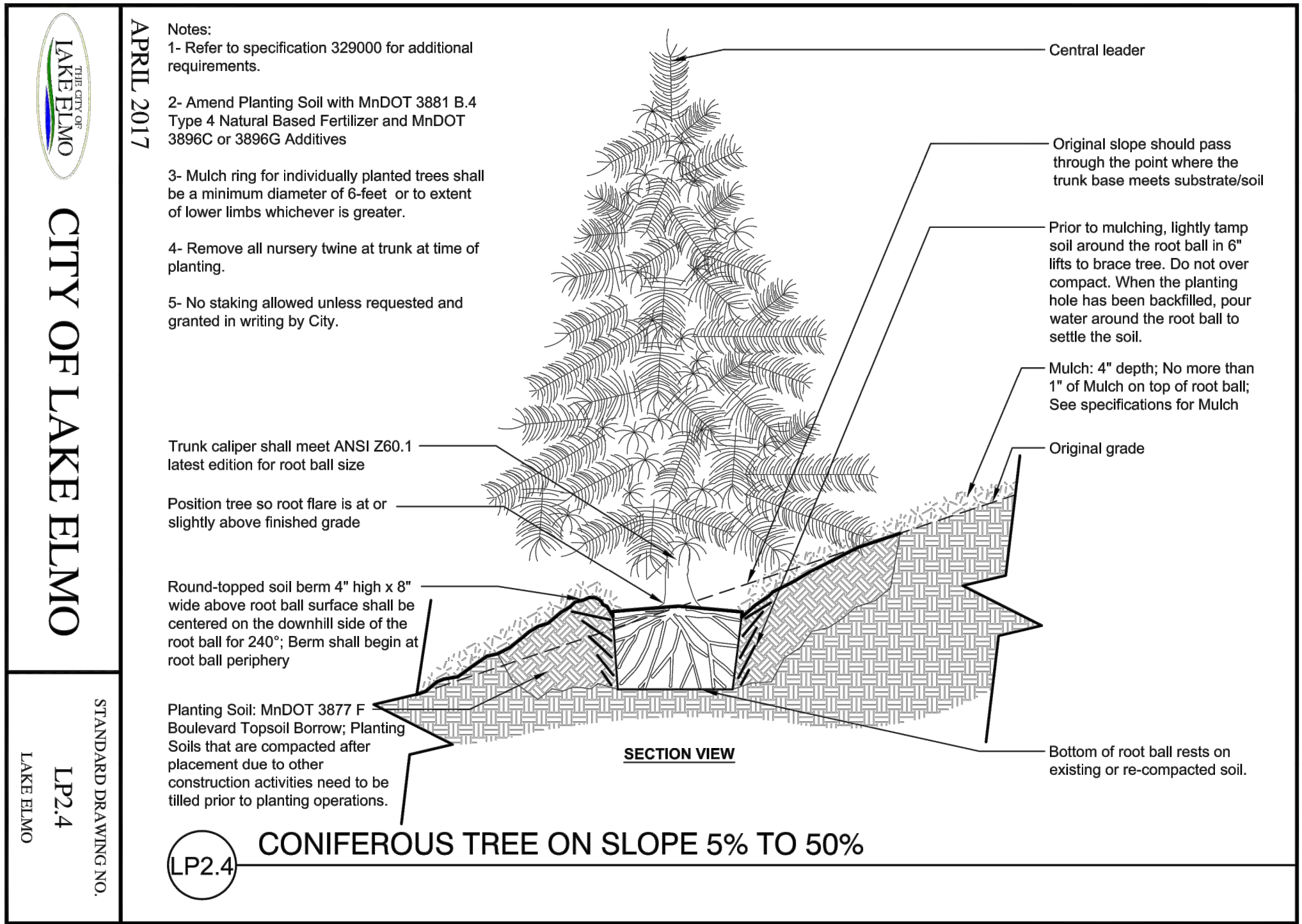
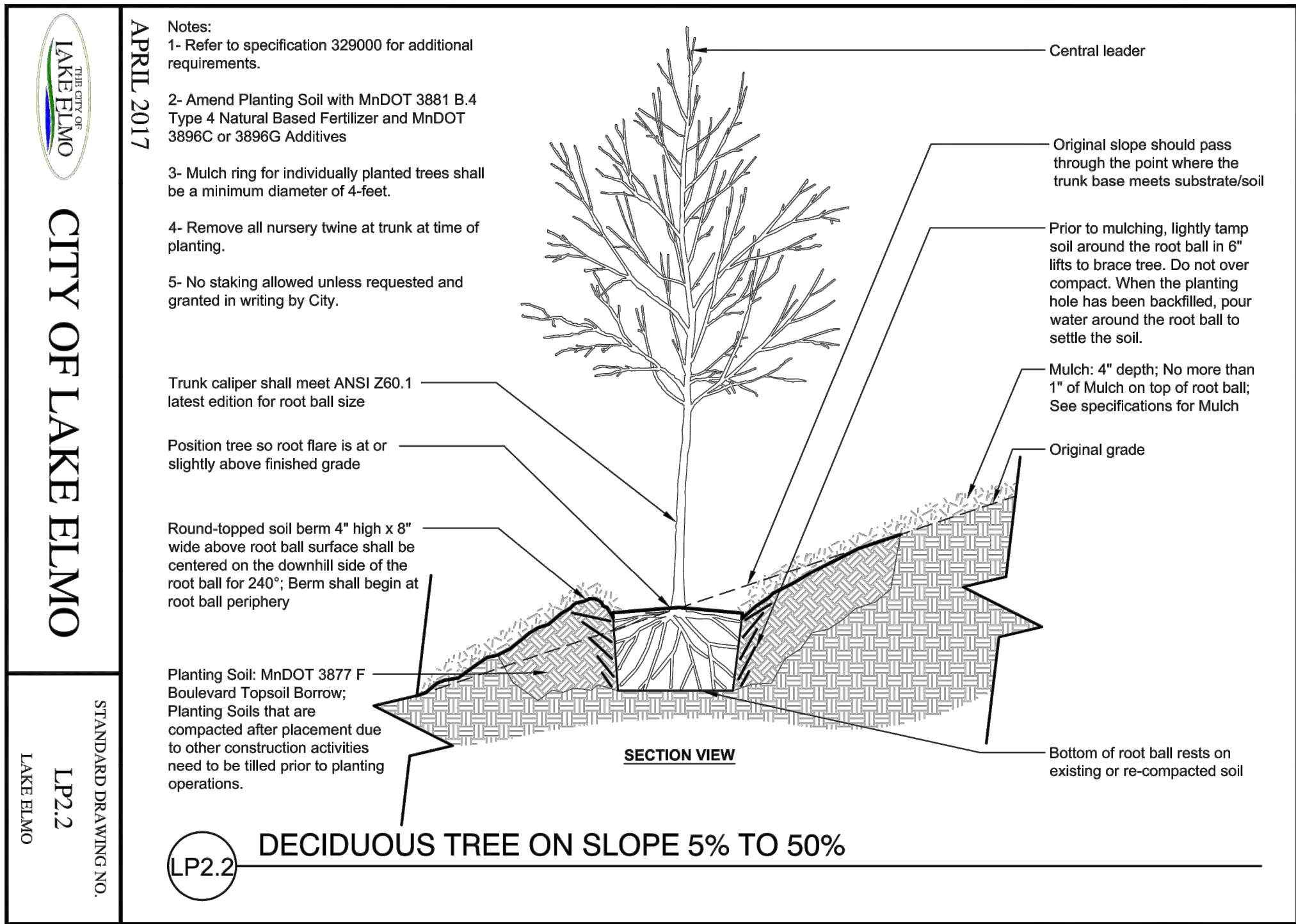
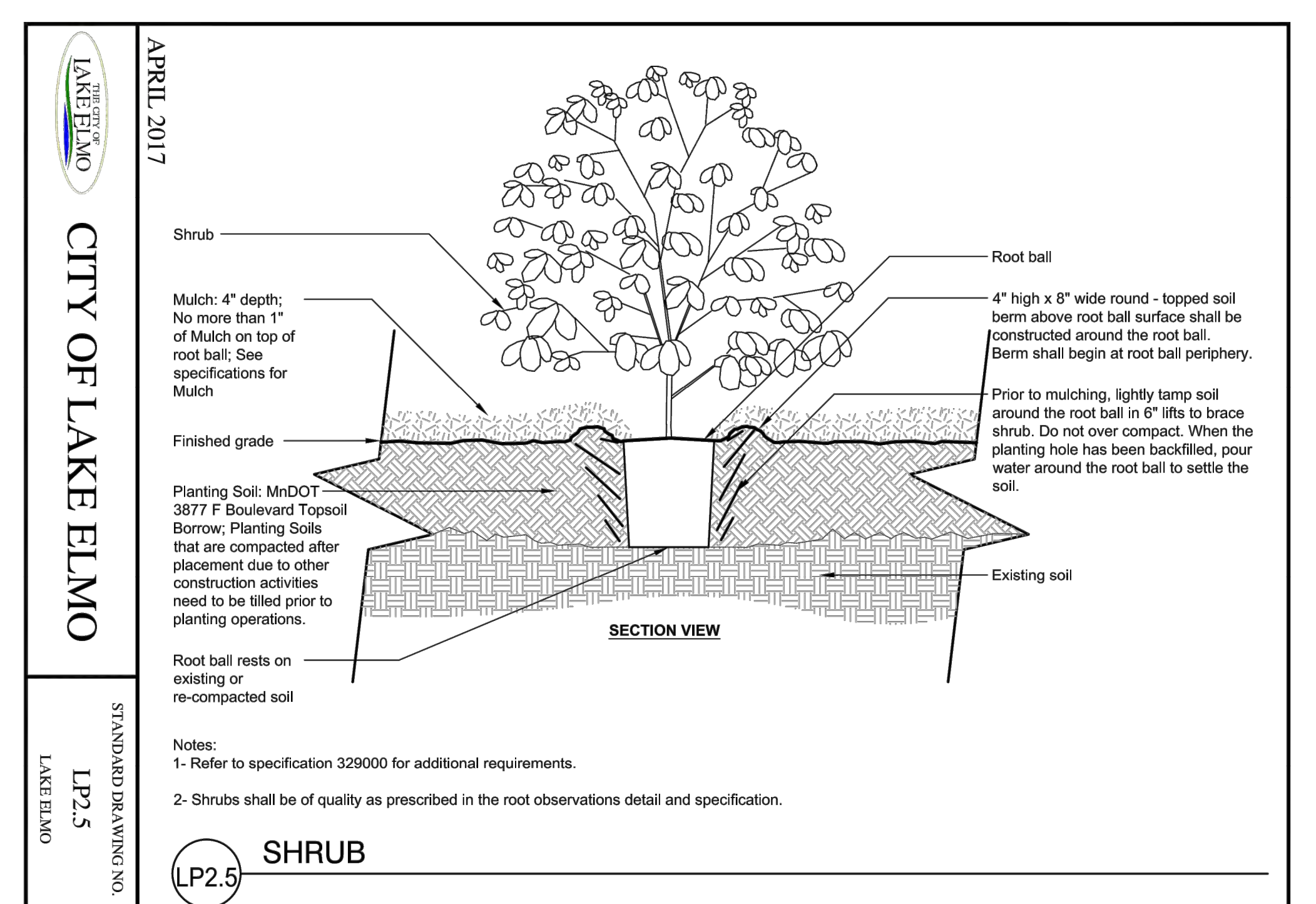
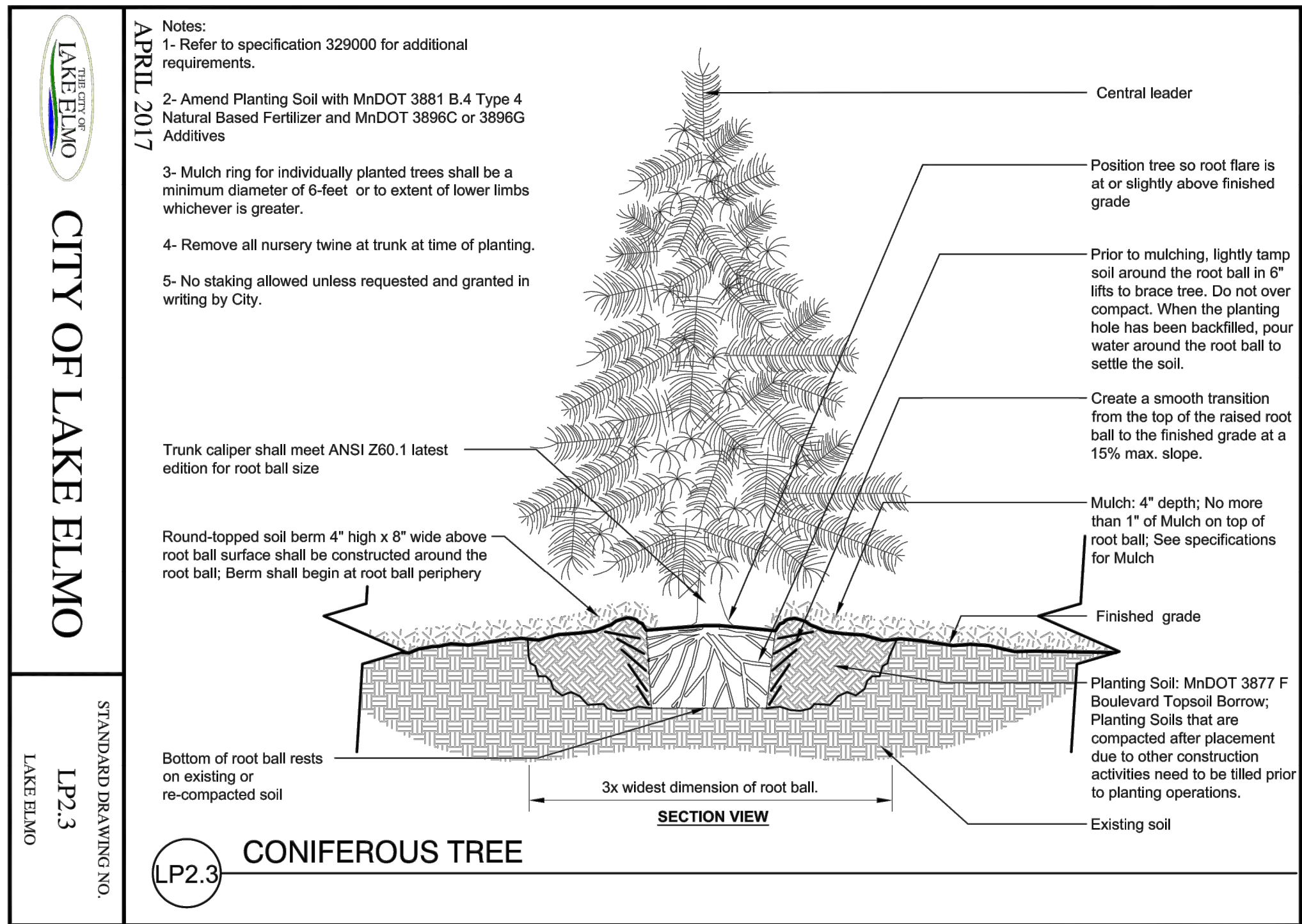
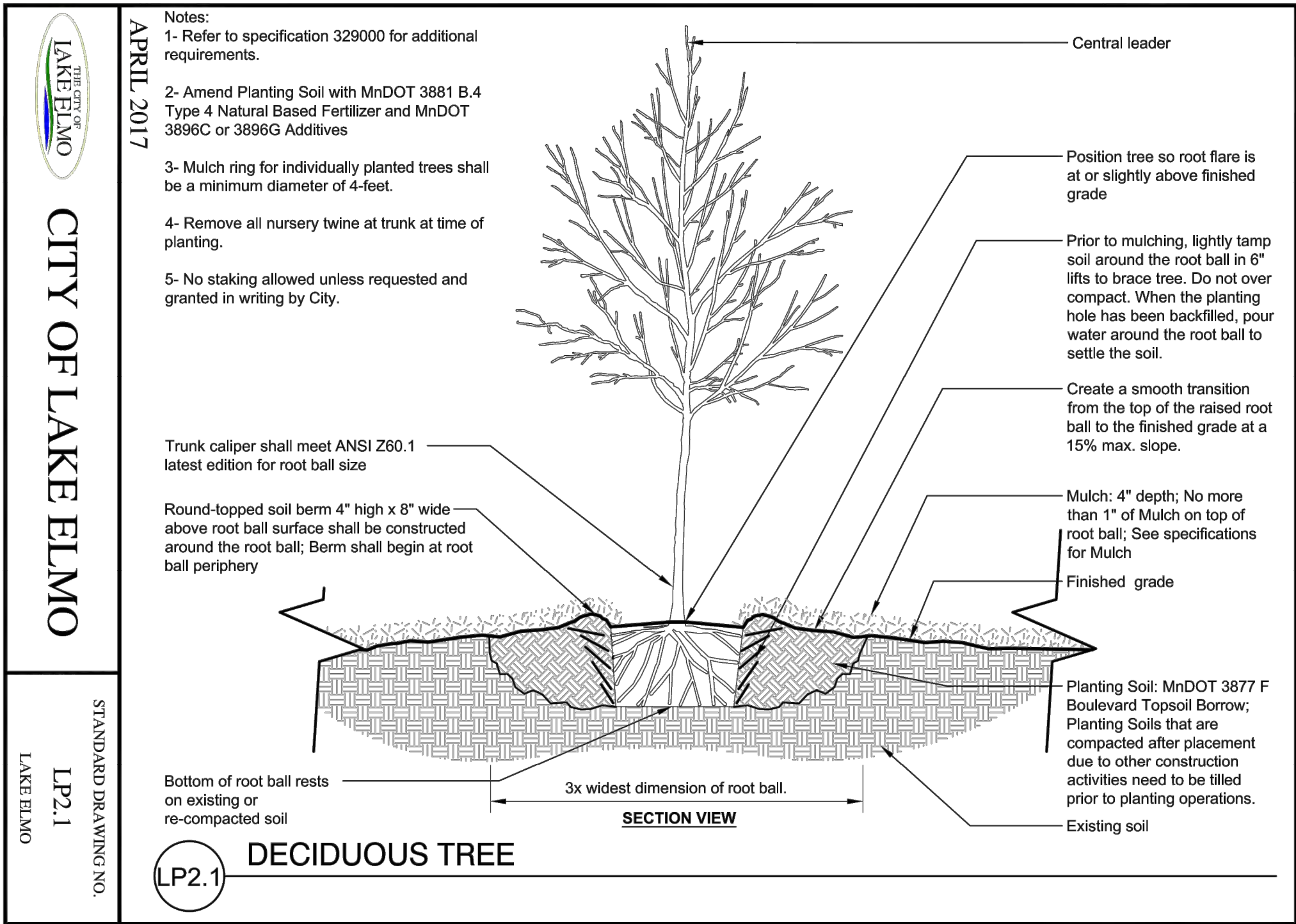
DISTURBED UPLAND AREA INCLUDING ABOVE HWL ON STORM WATER TREATMENT AREAS AND ANY DISTURBED UPLAND TO BE SEEDING WITH MN STATE SEED MIX 35-621 OR EQUIVALENT.



M
BF

IRRIGATION DETAILS—IRRIGATION DESIGN BY OTHERS





THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADDITION

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

Outlot O, Outlot P, Outlot R, and Outlot S, THE ROYAL GOLF CLUB AT LAKE ELMO, according to the recorded plat thereof, Washington County, Minnesota

Has caused the same to be surveyed and platted as THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only.

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

H.C. GOLF LAND, LLC

By: _____
Joel T. LeVahn, Chief Financial Officer

STATE OF _____
COUNTY OF _____

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

Notary Public,
My commission expires _____

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

Dated this ____ day of _____, 20____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

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

Notary Public,
My commission expires _____

CITY OF LAKE ELMO, PLANNING COMMISSION

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

Signed: _____, Chair Signed: _____, Secretary

CITY COUNCIL, CITY OF LAKE ELMO, MINNESOTA

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

Signed: _____, Mayor Signed: _____, Clerk

COUNTY SURVEYOR

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

By: _____
Washington County Surveyor By: _____

COUNTY AUDITOR/TREASURER

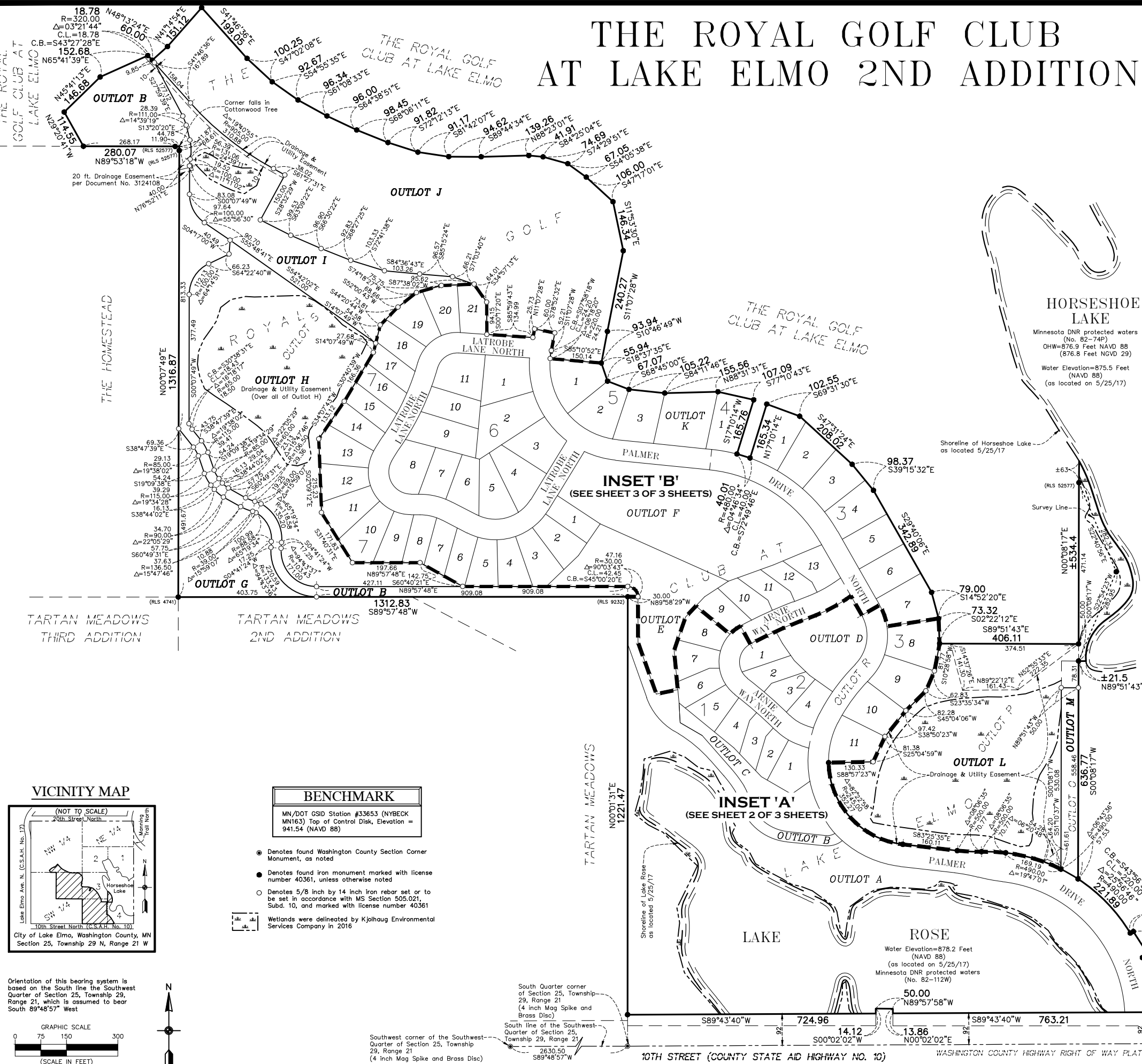
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20____ on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this ____ day of _____, 20____.

By: _____
Washington County Auditor/Treasurer By: _____
Deputy

COUNTY RECORDER

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

By: _____
Washington County Recorder By: _____
Deputy

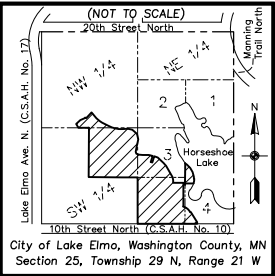


THE ROYAL GOLF CLUB AT LAKE ELMO
163.75
R=490.00
Δ=19°08'50"
C.L.=162.99
C.B.=S12°01'53"E

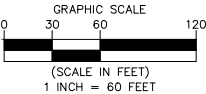
THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADDITION

INSET 'A'

VICINITY MAP



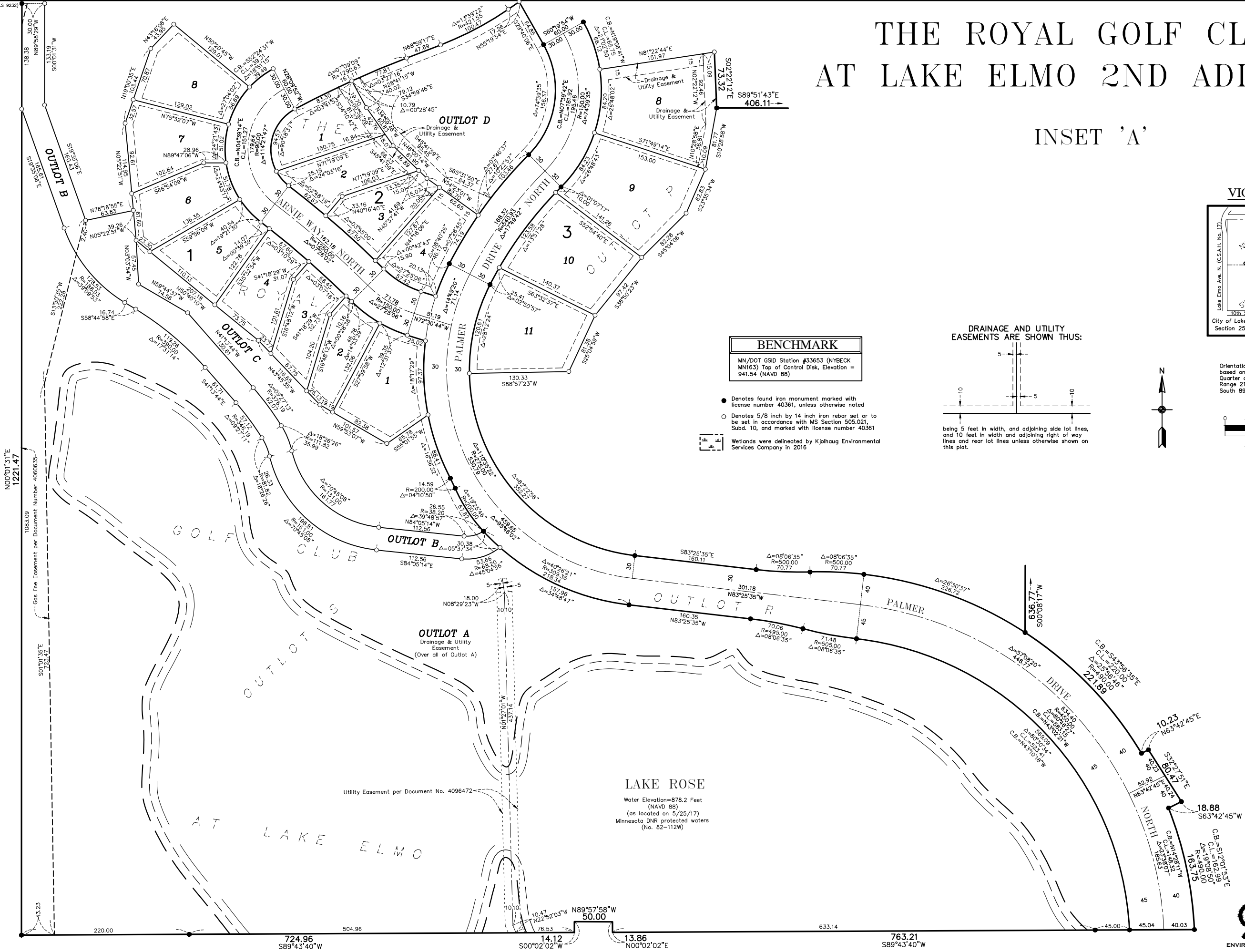
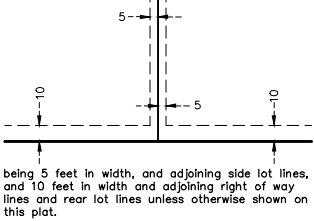
Orientation of this bearing system is based on the South line the Southwest Quarter of Section 25, Township 29, Range 21, which is assumed to bear South 89°48'57" West



BENCHMARK	
MN/DOT GSID Station #33653 (NYBECK)	
MN163) Top of Control Disk, Elevation = 941.54 (NAVD 88)	

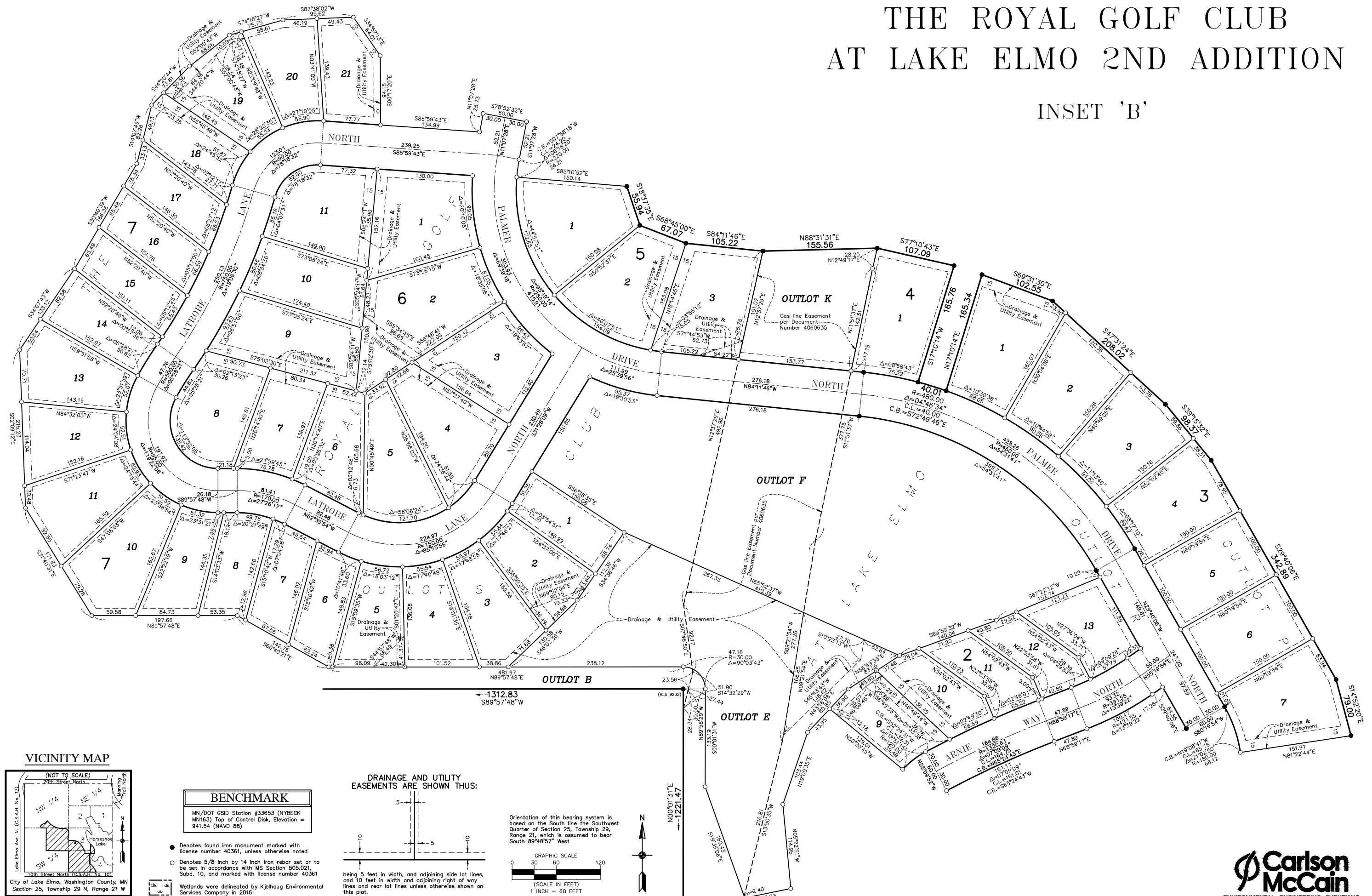
- Denotes found iron monument marked with license number 40361, unless otherwise noted
- Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361
- Wetlands were delineated by Kjelhaug Environmental Services Company in 2016

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

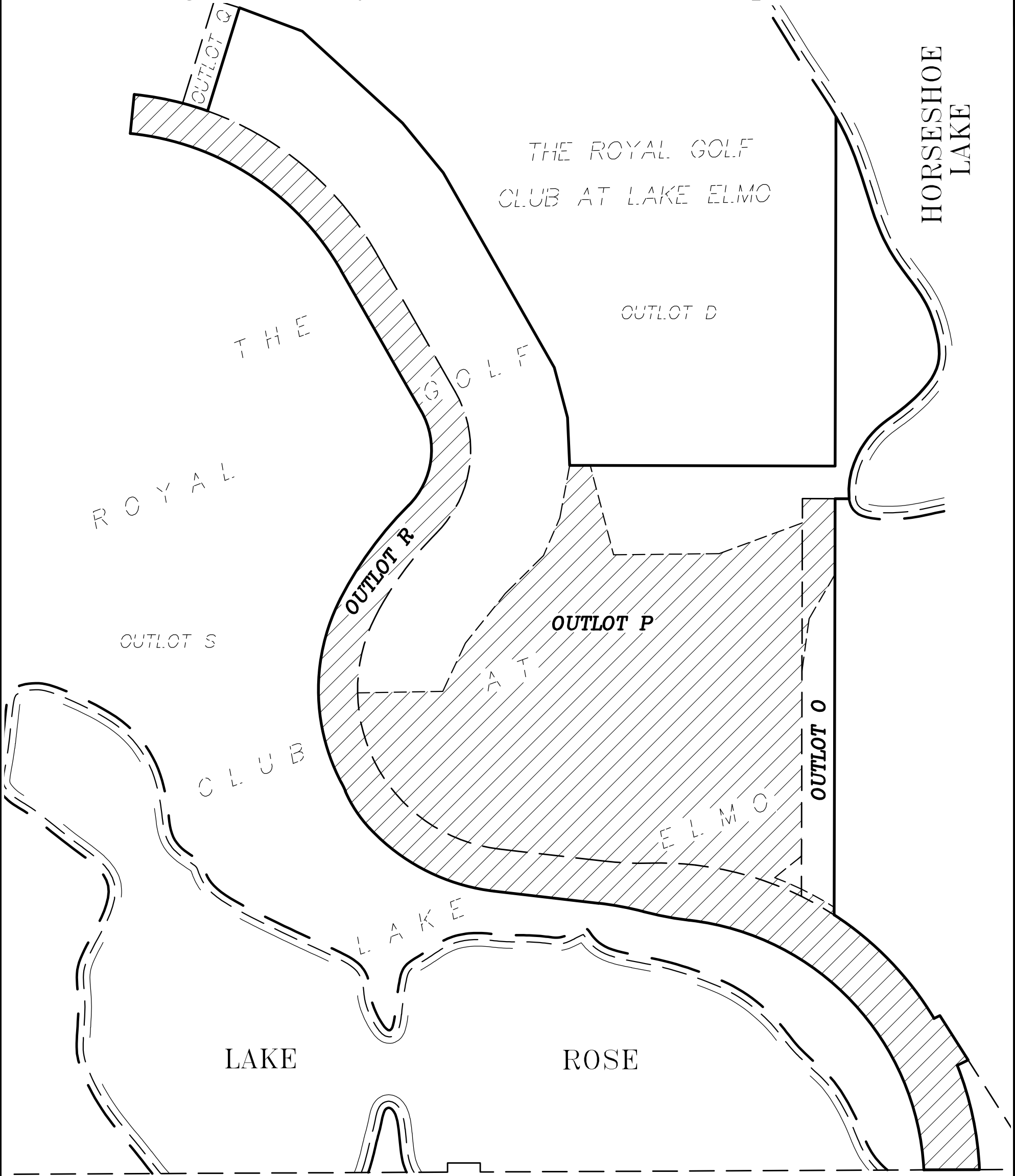


THE ROYAL GOLF CLUB AT LAKE ELMO 2ND ADDITION

INSET 'B'



Drainage and Utility Easement Vacation Description Sketch



Drainage and Utility Easement Vacation Description:

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

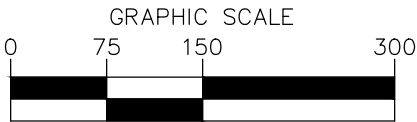
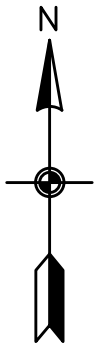
Said vacation area contain ±455,138 sq. ft.



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



Drainage and Utility
Easement Vacation Area



(IN FEET)
(11x17 sheet)

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

RESOLUTION NO. 2018-063

*A RESOLUTION APPROVING THE ROYAL GOLF AT LAKE ELMO FINAL PLAT AND
PLANNED UNIT DEVELOPMENT (PUD) PLANS.*

WHEREAS, H.C. Golf Land, LLC, 11074 Radisson Road NE, Blaine, MN 55449 (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Planned Unit Development (PUD) Plans for a planned development to be called The Royal Golf Club at Lake Elmo 2nd Addition, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Final Plat and Planned Unit Development Plan is for a residential golf course community Planned Unit Development on 428.06 acres of land located between 10th Street and 20th Streets, east of Lake Elmo Avenue and west of Manning Trail on the former 3M Tartan Park properties and will include 291 single-family residential lots, a lot for the clubhouse and facilities, and golf course; and

WHEREAS, the Lake Elmo City Council approved the Royal Golf Club at Lake Elmo PUD Concept Plan on September 9, 2016; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on March 13, 2017 to consider the Preliminary Plat and Preliminary PUD Plans; and

WHEREAS, on March 27, 2017 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Royal Golf Club at Lake Preliminary Plat and Preliminary PUD Plans based on a number of conditions; and

WHEREAS, the City Council, at its meeting on June 6, 2017 adopted Resolution 2017-47 approving the Preliminary Plat and PUD Plans .

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

FINDINGS

1. That all the requirements of City Code Sections 153.07 and 154.759 related to Final Plat and Final PUD Plans have been met by the Applicant.
2. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans are generally consistent with Preliminary Plat and PUD Plans approved by the City of Lake Elmo on June 6, 2017.
3. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

4. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with the City's GCC - Golf Course Community zoning districts as modified by the PUD regulations.
5. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat PUD Plans comply with the City's subdivision ordinance.
6. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans comply with the City's Planned Unit Development Regulations.
7. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated May 30, 2018 and modified by PUD regulations.
8. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with other City zoning ordinances, shoreland, and erosion and sediment control, except as noted in this staff report and review memorandum from the City Engineer dated May 30, 2018.
9. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans generally comply with the City's landscaping and tree preservation ordinances, providing some flexibility to the Applicant to allow for woodland management and pollinator friendly native seeding in lieu of some required tree replacement in order to avoid possible detriment caused by over planting.
10. That the Royal Golf Club at Lake Elmo 2nd Addition Final Plat and PUD Plans achieve multiple identified objectives for planned developments within Lake Elmo.
11. That the proposed Final Plat and PUD Plans are for a 64 unit single family residential golf course community Planned Unit Development on 89.91 acres of land located on the former 3M Tartan Park properties.
12. That the Final Plat and PUD Plans will be located on property legally described on the attached Exhibit "A".
13. That there has been significant public testimony that 20th Street is already dangerous without the additional traffic and that the City and developer need to explore ways to make the road safer.
14. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Setbacks:

i. Royal Golf Club at Lake Elmo Setbacks

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

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

- a. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 50%. All other lots shall have a maximum impervious coverage of 40%.
- b. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- c. Attached Garages: That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.
- d. Subdivision Identification Signs: the Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood. Additional subdivision signs should be considered for a subdivision of this size.
 - i. *Staff Note:* If the developer requests a change to this, a variance should be requested.
- e. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.
- f. That the proposed street names within the development are generally consistent with the City's Street Naming Policy except for Annika Drive N.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a Final Plat and PUD Plans is granted, provided the following conditions are met:

1. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.
2. Prior to the execution of Final Plat, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.
3. The Royal Golf Club at Lake Elmo 2nd Addition shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association which shall be submitted in final form to the Planning Director

before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.

4. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
5. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for landscaping.
6. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement.
7. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review prior to submittal of an application for Royal Golf Club at Lake Elmo 3rd Addition.
8. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. No credit shall be given for costs of construction of the trails. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails.
 - a. Outlot B shall be dedicated to the City as parkland for trails as part of the 1st Addition.
9. Trail within Outlot B must be constructed prior to building permits being issued for that phase of development.
10. That the developer pay a parkland dedication fee equal to \$500 per 2.5 caliper inch required in lieu of some required tree preservation replacement tree requirements, totaling \$106,556.00 in lieu of planting the required number of trees required. This fee was calculated as follows: \$500.00 multiplied by 969 2.5-caliper inch tree not planted within the entire subdivision, divided by 291 single family lots within the entire subdivision, multiplied by 64 single family lots within the 2nd Addition.
11. All changes and modifications to the plans requested by the City Engineer in the Engineer's reports dated May 30, 2018 shall be incorporated into the Final Plat and PUD Plans.
12. The Final Plat and PUD Plans approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
13. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing right turn lanes at its sole cost meeting City state aid design standards at Royal Boulevard North, Masters Lane North, the Golf Course entrance, at Annika Drive North, and at 20th Street and Manning Trail.
14. That open space within the shorelands of the residential development (specifically Outlots C, D, F, and the rest of Outlot L) be protected with a conservation easement, deed restriction,

covenant, or other instrument. Such document(s) must be provided for review by the City Attorney and be executed prior to final plat approval.

15. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
16. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department. Any amendments to the finding regarding signs indicated in this Resolution shall be subject to a PUD amendment or variance.
17. That the Final Plat include street names as approved by Council.
18. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall adhere to conditions of the Valley Branch Watershed District permit.
19. That the Royal Golf Club development will not have street lights except at street intersections and cul-de-sacs.
20. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City.

Passed and duly adopted this 19th day of June, 2018 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

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

RESOLUTION NO. 2018-063

*A RESOLUTION VACATING A DRAINAGE AND UTILITY EASEMENT OVER OUTLOTS R, P,
AND O, ROYAL GOLF CLUB AT LAKE ELMO 1ST ADDITION*

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

WHEREAS, the City Council approved a Preliminary Plat and for Royal Golf Club at Lake Elmo on June 6, 2017 through adoption of Resolution 2017-47; and

WHEREAS, the City Council approved Royal Golf Club at Lake Elmo Final Plat on September 5, 2017 through adoption of Resolution 2017-093, which includes PID#s 25.029.21.43.0003 and 25.029.21.43.0004 and PID# 25.029.21.43.0005; and

WHEREAS, PID#s 25.029.21.43.0003, 25.029.21.43.0004, and 25.029.21.43.0005 are owned by HC Golf Land, LLC, 11455 20th Street North, Lake Elmo, MN 55042 (Owner); and

WHEREAS, the City of Lake Elmo was granted a Drainage and Utility Easement over a portion of PID#s 25.029.21.43.0003 and 25.029.21.43.0004 and all of PID# 25.029.21.43.0005, and this easement was recorded with the Royal Golf Club at Lake Elmo Plat by the Office of the Registrar of Titles of Washington County on September 29, 2017 as Document Number 4129859; and

WHEREAS, a request has been made to the City Council pursuant to Minnesota Statute §412.851 to vacate the Drainage and Utility Easement recorded with the Royal Golf Club at Lake Elmo Plat by the Office of the Registrar of Titles of Washington County on September 29, 2017 as Document Number 4129859 over PID#s 25.029.21.43.0003 and 25.029.21.43.0004 and PID# 25.029.21.43.0005, legally described as follows:

All of the drainage and utility easements, as created and dedicated over, under, and across Outlot O, Outlot P, and Outlot R, The Royal Golf Club at Lake Elmo, according to the plat thereof, Washington County, Minnesota.

WHEREAS, the City Clerk reviewed and examined the signatures on said request and determined that such signatures constituted all of the landowners abutting upon the portion of easement to be vacated and rededicated; and

WHEREAS, a public hearing to consider the vacation of the Drainage and Utility Easement was held on the 4th of June 2018 before the Planning Commission in the Lake Elmo City Hall located at 3800 Laverne Avenue North at 7:00 p.m. or shortly thereafter after due

published and posted notice had been given, as well as personal mailed notice to all property owners within 350 feet of the Drainage and Utility Easement by the City Clerk on the 23rd day of May 2018 and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

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

- 1) The City has granted Final Plat Approval for Royal Golf Club at Lake Elmo 2nd Addition, which includes PID#s 25.029.21.43.0003 and 25.029.21.43.0004 and all of PID# 25.029.21.43.0005, which will grant the City more appropriate easements for similar purposes.

WHEREAS, the Council, at its meeting on the 19th day of June 2018, considered the easement vacation request.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, COUNTY OF WASHINGTON MINNESOTA, that such request for vacation of an existing Drainage and Utility Easement is hereby granted in accordance with the property descriptions provided above, subject to the following condition of approval:

- 1) New easements as requested by the City Engineer and Public Works Director shall be recorded with the Royal Golf Club at Lake Elmo 2nd Addition Final Plat.

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

Adopted by the Council this 18th day of June 2018.

Effective Date:_____

Approved:

Mike Pearson, Mayor

Attested by:

Julie Johnson, City Clerk