

LANDSCAPE DATA:

GROSS RESIDENTIAL DEVELOPMENT AREA: 231.2 ACRES LAND ACREAGE "DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY" (DEVELOPED AREA WITHIN GRADING LIMITS): 117 ACRES

LANDSCAPE REQUIREMENTS:

1 TREE/50' OF ROW FRONTAGE: 35,961'/50=720 TREES

5 TREES PER 1 ACRE OF "LAND THAT IS DEVELOPED OR DISTURBED BY DEVELOPMENT ACTIVITY": 117 AC. X 5=585 TREES

TOTAL TREES REQUIRED FOR LANDSCAPING: 1,305

MITIGATION REQUIREMENT: 4.298.1" (SEE TREE PRESERVATION PLANS)
MIXED USE DEVELOPMENT LANDSCAPE REQUIREMENTS COUNT TOWARD MITIGATION.

PROPOSED TREES ON PLAN: 865 OVERSTORY (2,163"), 174 EVERGREEN (522") TOTAL TREES PROPOSED: 1,039 (2,685")

LARGE LOT SINGLE FAMILY WILL HAVE AN ADDITIONAL REQUIREMENT OF 4 TREES/LOT AND SMALL LOT SINGLE FAMILY WILL HAVE AN ADDITIONAL REQUIREMENT OF 2 TREES/LOT PLANTED BY THE BUILDER AS PART OF THE HOME LANDSCAPING. TOTAL NUMBER OF INCHES REQUIRED TO BE PLANTED AFTER HOME CONSTRUCTION BY BUILDER:

4 TREES (2.5") PER LARGE LOT (167 LOTS): 668 TREES (1,670")

2 TREES (2.5") PER 55-65' LOT (125 LOTS): 250 TREES (625") TOTAL TREES BY BUILDER: 918 (2,295")

TOTAL TREES PROPOSED: 1,957 (4,980")

-PROPOSED ORNAMENTAL TREES NOT INCLUDED IN ANY CALCULATIONS

TREE TOTALS FOR ENTIRE SITE PLANT SCHEDULE KEY | COMMON NAME/Scientific name NORTHWOODS RED MAPLE/Acer rubrum Northwoods 2.5" B&B 73 AUTUMN BLAZE MAPLE/Ager x freemoni Jeffersred 2 5" B&B SIENNA CLEN MAPLE/Acer x freemanii Sienna 2 5" B&B SUGAR MAPLE/Acer Saccarum 'Green Mountain' 2 5" E&B 95 HERITAGE RIVER BIRCH/Betulo nigra 'Cuiry' 2° B&B 53 COMMON HACKBERRY/Celtis occidentalis 2.5" B&B HONEYLOCUST/Gleditsia triacanthos von enermin 2 5" B&B RED DAK/Quercus rubra 2.5° B&B NORTHERN PIN OAK/Quercus ellipso dalis 2.5" B&B 89 SWAMP WHITE OAK/Quercus bicolor 2.5" B&B SENTRY LINDEN/Tilia americana 'Sentry 2.5" B&B 95 LITTLE LEAF LINDEN/Tilia cordata 2.5" B&B 39 WHITE WILLOW/Solix alba 'Niobe' 13 2.5" B&B EVERGREEN TREES BLACK HILLS SPRUCE/Picea glauca densata 6' B&B

WHITE PINE/Pinus strobus 6' B&B SUGAR TYME CRAB/Malus 'Sugar Tyme' 5" B&B PRAIRIFIRE CRAB/Malus 'Prairifire' 5" 8&8 JAPANESE TREE LILAC/Syringa reticulata 8 B&3 FUROPEAN MOUNTAIN ASH/Sorbus queuporio 1.5" B&B 8 WASHINGTON HAWTHORN/Crotoegus phaenopyrum 15" B&B SPRING SNOW CRAB/Malux 'Spring Snow' 1 5" B&B

NO SCALE

PI NEER engineering

(651) 681-1914 Fax: 681-9488 2422 Enterprise Drive Mendota Heights, MN 55120

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In-17 new rate layout

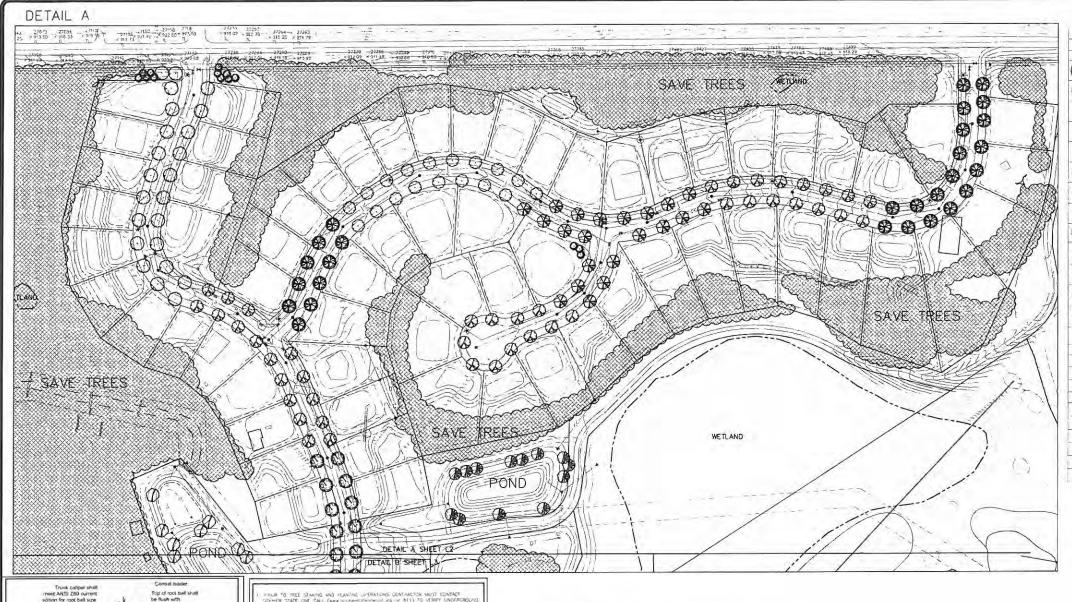
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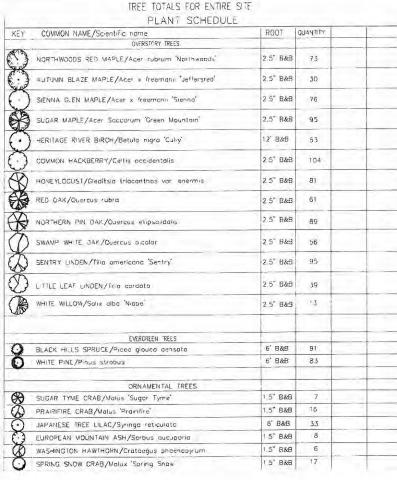
signed JLT

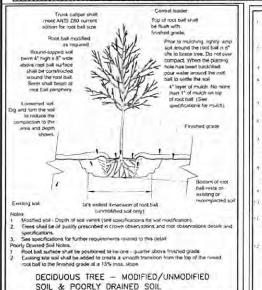
LANDSCAPE PLAN

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

THE ROYAL GOLF CLUB AT LAKE ELMO LAKE FLMO MINNESOTA







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STANDARD PLAN NOTES LANDSCAPP PLANS

CITY OF LAKE ELMO

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LANDSCAPE NOTES:

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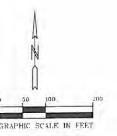
2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA

Date 9-22-16

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2422 Enterprise Drive Mendota Heights, MN 55120

CITY OF LAKE ELMO

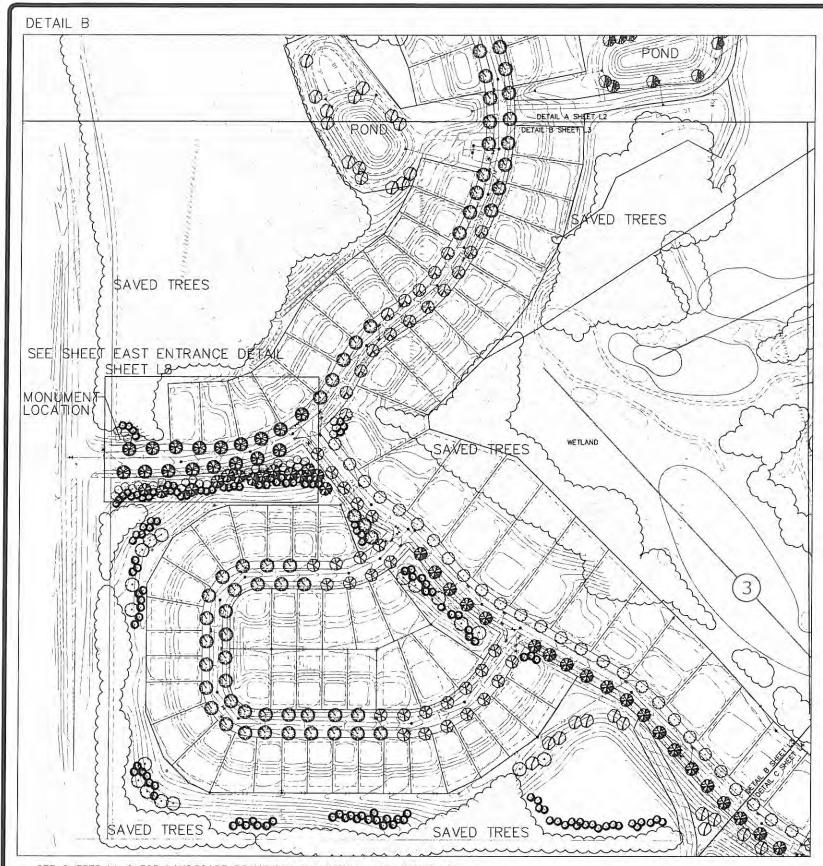
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LANDSCAPE PLAN

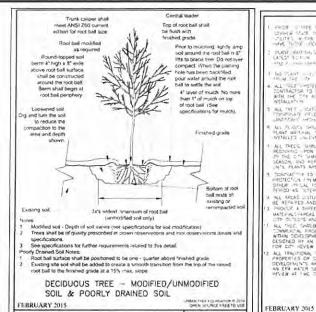
HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO

L2 of 9

FEBRUARY 2015



SEE SHEETS L1-2 FOR LANDSCAPE REQUIREMENTS, DETAILS, AND SCHEDULE



CITY OF LAKE ELMO

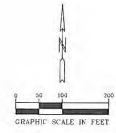
STANDARD PLAN NOTES

CITY OF LAKE ELMO

TREE TOTALS FOR ENTIRE SITE

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	PLANT SCHEDULE		CE STAN AT	
KEY	COMMON NAME/Scientific name OVERSTORY TREES	ROOT	QUANTITY	
A P	NORTHWOODS RED MAPLE/Acer rubrum "Northwoods"	2.5" 8&8	- 200	
	NORTHWOODS RED MAPLE/Acer rubrum Northwoods	2.5 BMB	73	
	AUTUMN BLAZE MAPLE/Acer x freemann 'Jeffersred'	2 5" B&B	30	
0	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2 5" 3&8	76	
	SUGAR MAPLE/Acer Saccorum Green Mountain	2.5" 9&8	95	
(\cdot)	HERITAGE RIVER BIRCH/Betula nigra "Cuily"	12' ∃&B	53	
()	COMMON HACKBERRY/Ceitis occidentalis	2 5" H&B	104	
(8)	HONEYLOCUST/Cleditsia tracanthos var enermis	2 5" 8&B	81	
	RED OAK/Overcus rubro	2.5" 3&B	61	
X	NORTHERN PIN OAK/Quercus elipsolidalis	2 5" B&B	89	
0	SWAMP WHITE JAK/Quercus bicolor	2 5" B&B	56	
(A)	SENTRY LINDEN/Tilia americana 'Sentry'	2 5" D&B	95	
	LITTLE LEAF LINDEN/Tillio cordata	2.5" B&B	39	
	WHITE WILLOW/Salix alba "Niobe"	2 5" B&B	13	
	EVERGREEN TREES			
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	91	
O	WHITE PINE/Pinus strobus	6' B&B	83	
®	CRNAMENTAL TREES SUGAR TYME CRAB/Maius 'Sugar Tyme'	1 5" B&B	7	
8008	PRAIRIFIRE CRAB/Malus 'Prairifire'	1.5" B&B	16	
\odot	JAPANESE TREE LILAC/Syringa reticulata	8, 8%8	33	
(:)	EUROPEAN VOUNTAIN ASH/Sorbus aucuporia	1.5" B&B	8	
0	WASHINGTON HAWTHORN/Crataegus phaenopyrum	1.5" B&B	5	
0	SPRING SNOW CRAB/Molux 'Spring Snow'	1.5" B&B	17	



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PI NEER engineering

16511 681-1914 Fax: 681-9488 www.pioneereng.com

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R. No. 44767 Day

et Impos 10-17 new site layout

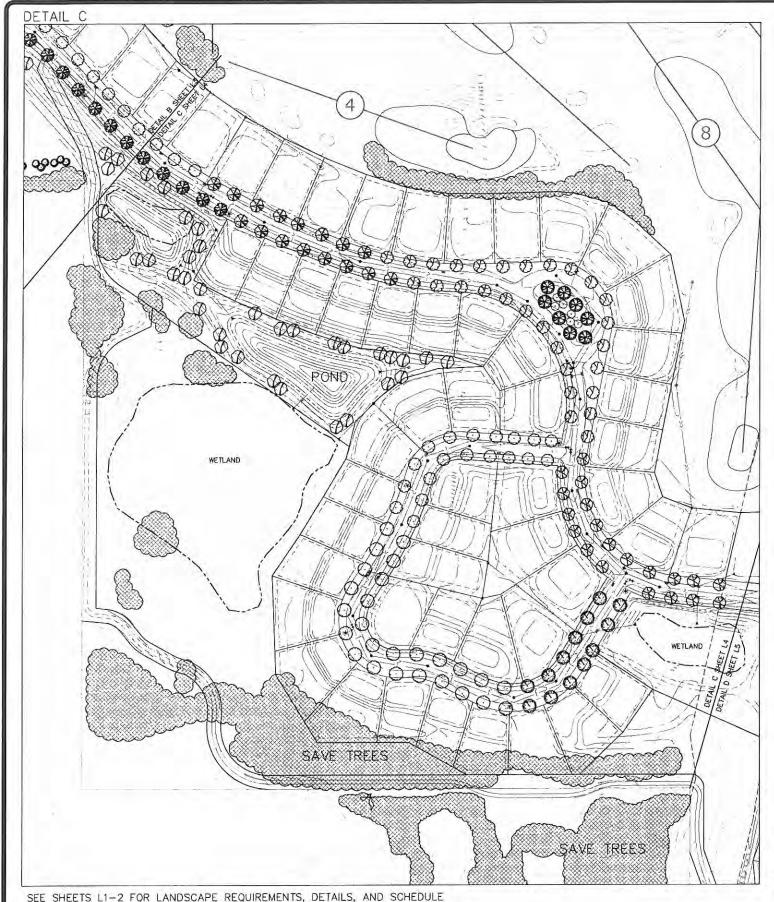
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LANDSCAPE PLAN

HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO 11074 RADISSON ROAD NE BLAINE, MINNESOTA 55449

LAKE ELMO, MINNESOTA

L3 of



Top of root built shall be flush with finished grade. whed grade.

Prior to mucking, Kghty amo and around the root ball in 6° life to brace tree. Do not over compact. When the paining in his has been backfilled, poor select a proud the root ball to settle the sol.

4° layer of much his none than 1° of much his none than 1° of much his none than 1° of much no top of not ball. (See specifications for much). Existing sol Notes:

(unmodified soil - Depth of soil writer (see specifications for soil modified soil - Depth of soil writer (see specifications for soil modified soil - Depth of soil writers (see specifications and rock deservations patient is specifications.

See specifications.

See specifications for further inquirements related to this defaul.

Poorly Directed Soil Moles.

Note that surface shall be positioned to be one - quanter above finished grack.

Exempt give soil shall be added to create a smooth trainmisse from the top of the created rock bell to the finished grack at 154 max. John. DECIDUOUS TREE - MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL FEBRUARY 2015

CITY OF LAKE ELMO

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STANDARD PLAN NOTES LANDSCAPE PLANS

CITY OF LAKE ELMO

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TREE TOTALS FOR ENTIRE SITE

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KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
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0	NORTHWOODS RED. WAPLE/Acer rubrum "Northwoods"	2.5" 9&9	73	
	AUTUMN BLAZE MAPLE/Ager x freemani 'Jeffersred'	2 5" 8&8	30	
\odot	SIENNA GLEN: MAPLE/Acer x freemanii 'Sienna'	2 5" 8&8	76	
8	SUGAR MAPLE/Acer Saccarum Green Mountain	2.5" 8&3	95	
\odot	HERITAGE RIVER BIRCH/Betula nigra "Cully"	12' B&B	53	
0	COMMON HACKBERRY/Celtis occidentalis	2.5" 8&8	104	
8	nONEYLOCUST/Gleditsia triacanthos var enermis	2.5" B&B	81	
	RED OAK/Quercus rubra	2 5" B&B	61	
X	NORTHERN PIN CAK/Quarcus ellipsoildalis	2.5" B&B	89	
0	SWAMP WHITE DAK/Quercus bicolor	2 5" 8&8	56	
0	SENTRY LINDEN/Tilia americana Sentry	2.5" 3&3	95	
(1)	LITTLE LEAF LINDEN/Tilia cordata	2.5" 8&8	39	
	WHITE WILLOW/Salix alba 'Niobe'	2.5" 9&3	13	
	EVERGREEN TREES			-
0	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	91	
0	WHITE PINE/Pinus strobus	6' B&B	8.3	
<i>A</i> D.	ORNAMENTAL TREES			
8	SUGAR TYME CRAB/Maius 'Sugar Tyme'	1.5" B&B	.7	
(3)	PRAIRIFIRE CRAB/Molus 'Proirifire'	1.5" 8&8	16	
0	JAPANESE TREE LILAC/Syringa reticulata	8' 8&8	33	
0	EUROPEAN MOUNTAIN ASH/Sorbus ducuporia	1.5" B&B	8	
0	WASHINGTON HAWTHCRN/Crataegus phaenopyrum	1.5" B&B	6	
()	SPRING SNOW CRAB/Malux "Spring Snow"	1.5" B&B	17	

LANDSCAPE NOTES:

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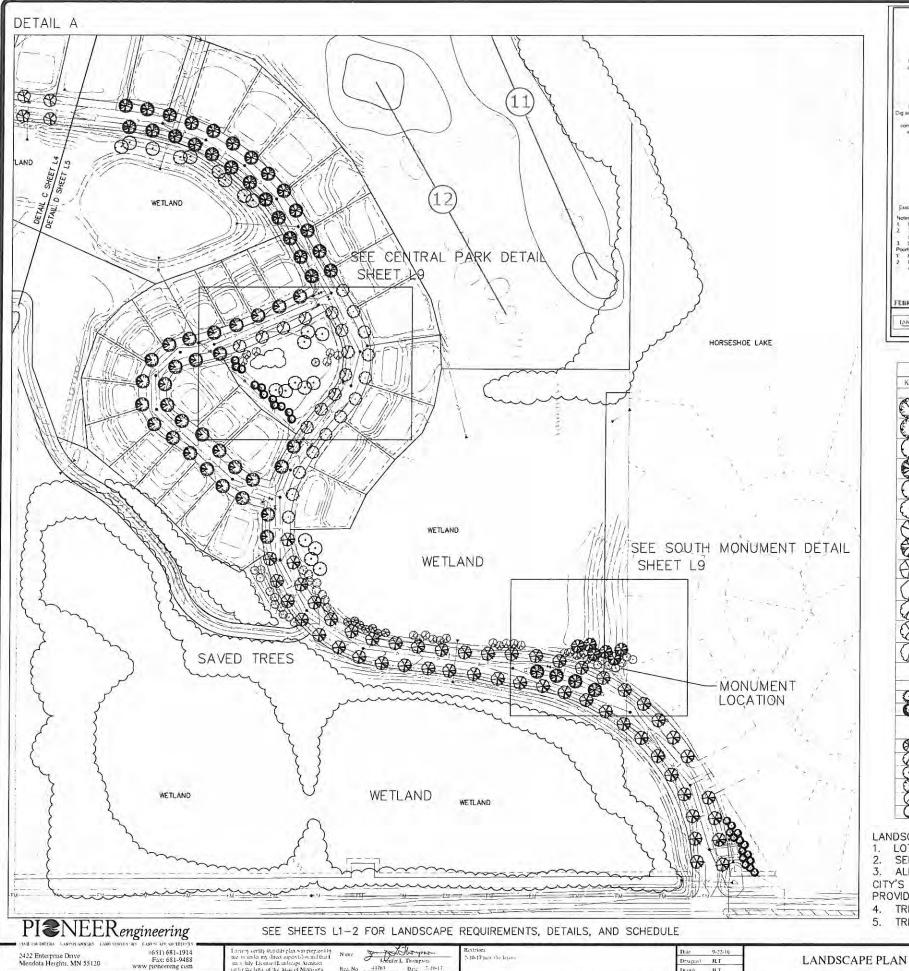
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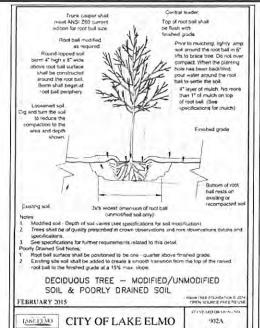
LANDSCAPE PLAN

HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO 11074 RADISSON ROAD NE BLAINE, MINNESOTA 55449

LAKE ELMO MINNESOTA

L4 of 9



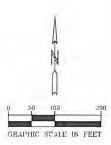


STANDARD PLAN NOTES LAW WAFE PLANS

CITY OF LAKE ELMO

TREE TOTALS FOR ENTIRE SITE PLANT SCHEDULE

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	SUGAR MAPLE/Acer Seccorum Green Mountain	2.5° 9&B	95	
\odot	HFRITAGE RIVER BIRCH/Betula nigra "Cully"	12' B&B	5.5	
0	COMMON HACKBERRY/Celtis occidentalis	2 5" B&B	104	
B	HONEYLOCUST/Gledits'a triaconthos var enermis	2.5" 3&8	8	
	RED OAK/Quercus rubra	2.5" B&B	6*	
X	NORTHERN PIN CAK/Quercus ellipsolidalis	2 5" B&B	89	
0	SWAMP WHITE DAK/Quercus bicofor	2 5" B&B	56	
2	SENTRY LINDEN/Tilia americana "Sentry"	2.5" B&B	95	
1	LITTLE LEAF LINDEN/Tilia cordata	2 5" B&B	39	
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4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB

TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB

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



GRAPHIC SCALE IN FEET

LANDSCAPE NOTES:

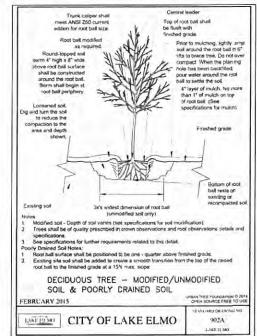
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STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

TREE TOTALS FOR ENTIRE SITE

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3	HONEYLOCUST/Gled taio triocanthos var enermis	2 5" 8&8	81
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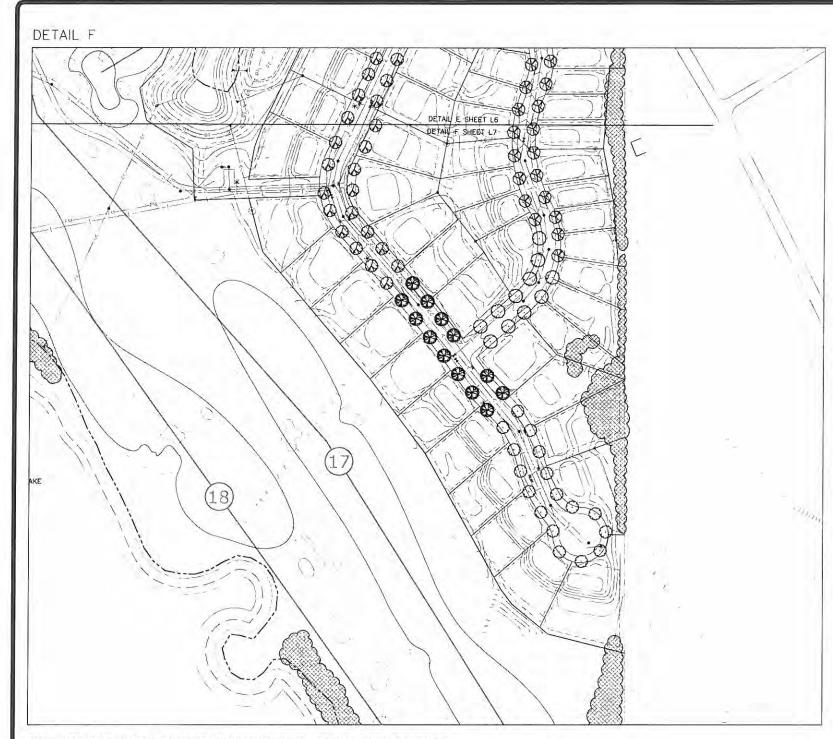
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HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO LAKE ELMO MINNESOTA

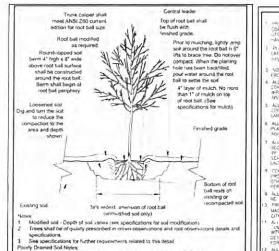
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SEE SHEETS L1-2 FOR LANDSCAPE REQUIREMENTS, DETAILS, AND SCHEDULE

LANDSCAPE NOTES:

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porty Drained Soil Notes:

Root bell surface shall be positioned to be one - quarter above trinshed grade.

Existing site sail shall be added to create a smooth transition from the top of the reseed root bell to the finished grade at a 15% max, slope.

DECIDUOUS TREE - MODIFIED/UNMODIFIED SOIL & POORLY DRAINED SOIL

CITY OF LAKE ELMO

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STANDARD PLAN NOTES

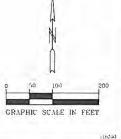
LANDSCAPE PLANS

CITY OF LAKE ELMO

9(8)

TREE TOTALS FOR ENTIRE SITE DI ANIT COURDING

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	RED OAK/Quercus rubra	2.5" B&B	61	
X	NORTHERN PIN QAK/Quercus ellipsoildolis	2 5" 3&8	89	
0	SWAMP WHITE DAK/Quercus bicolor	2.5" 9&B	56	
0	SENTRY LINCEN/Tilia americana 'Sentry'	2 5" B&B	95	
	LITTLE LEAF LINDEN/Tilia cordate	2 5" B&B	39	
	WHITE WILLOW/Sal x also "Niose"	2.5" B&B	13	
يمنو	EVERGREEN TREES			
4	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	91	
O	WHITE PINE/Pinus strobus	5' B&3	83	-
3088	ORNAMENTAL TREES SUGAR TYME CRAB/Molus "Sugar Tyme"	1.5" B&B	7	
0	PRAIRIFIRE CRAB/Molus 'Providire'	1.5" B&B	16	
0	JAPANESE TREE LILAC/Syringa reticulata	8' 3&B	33	
(3)	EUROPEAN MOUNTAIN ASH/Sorbus aucuporia	1.5" ሁልፀ	8	1
0	WASHINGTON HAWTHORN/Cratcegus phaenopyrum	1.5" B&B	6	1
15	SPRING SNOW CRAB/Me'ux 'Soring Snow'	1.5" B&B	17	



PI NEER engineering

2422 Enterprise Drive Mendota Heights, MN 55120

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

orein certify that this plan was prepared by
or on the length sheet supervision and that I while License Landscape Arenitect
of the laws of the State of Manusola Reg. No. 44763 Date 2-10-

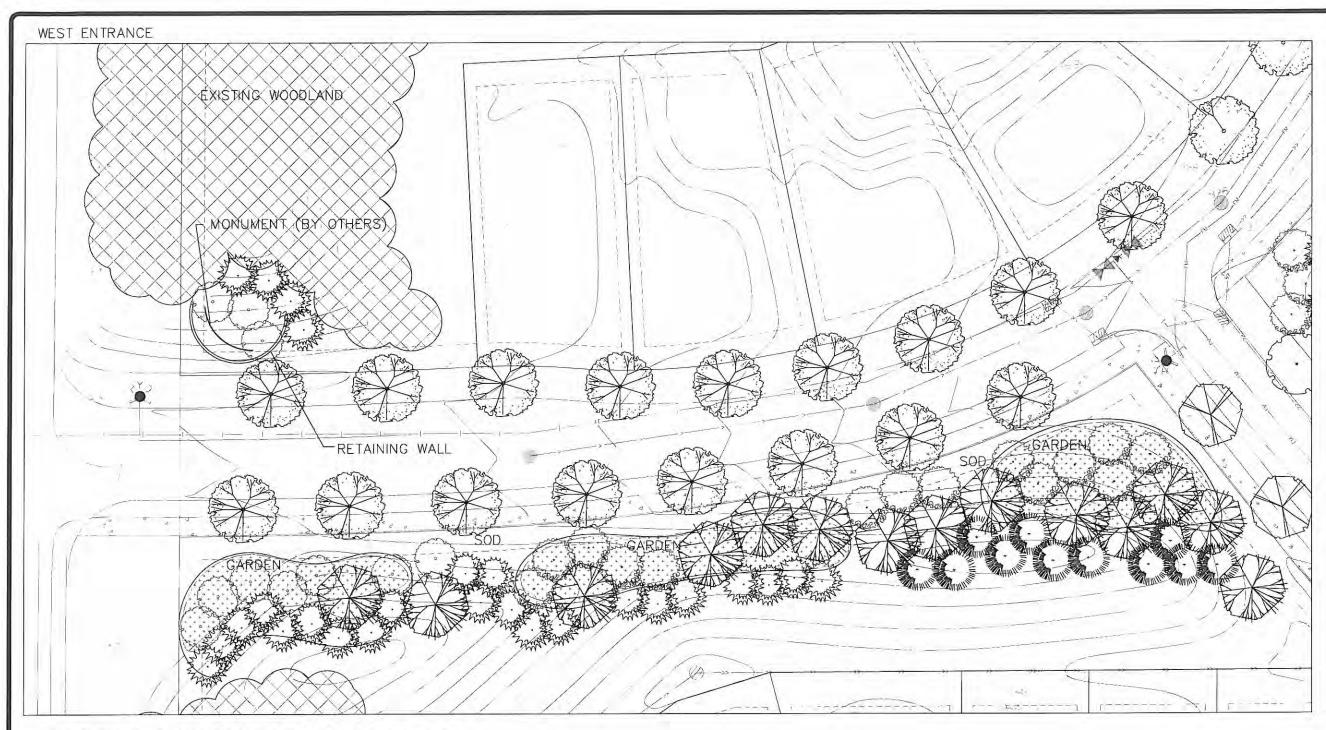
extrions 10-17 new site layout

signed JLT

LANDSCAPE PLAN

HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO 11074 RADISSON ROAD NE BLAINE, MINNESOTA 55449

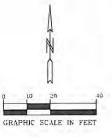
LAKE ELMO MINNESOTA



SEE SHEETS L1-2 FOR LANDSCAPE REQUIREMENTS, DETAILS, AND SCHEDULE

LANDSCAPE NOTES:

- 1. LOTS WILL BE SODDED AFTER CONSTRUCTION.
 2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
 3. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES, WRITTEN ACKNOWLEDGEMENT WILL BE PROVIDED.
- 4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
- 5. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB



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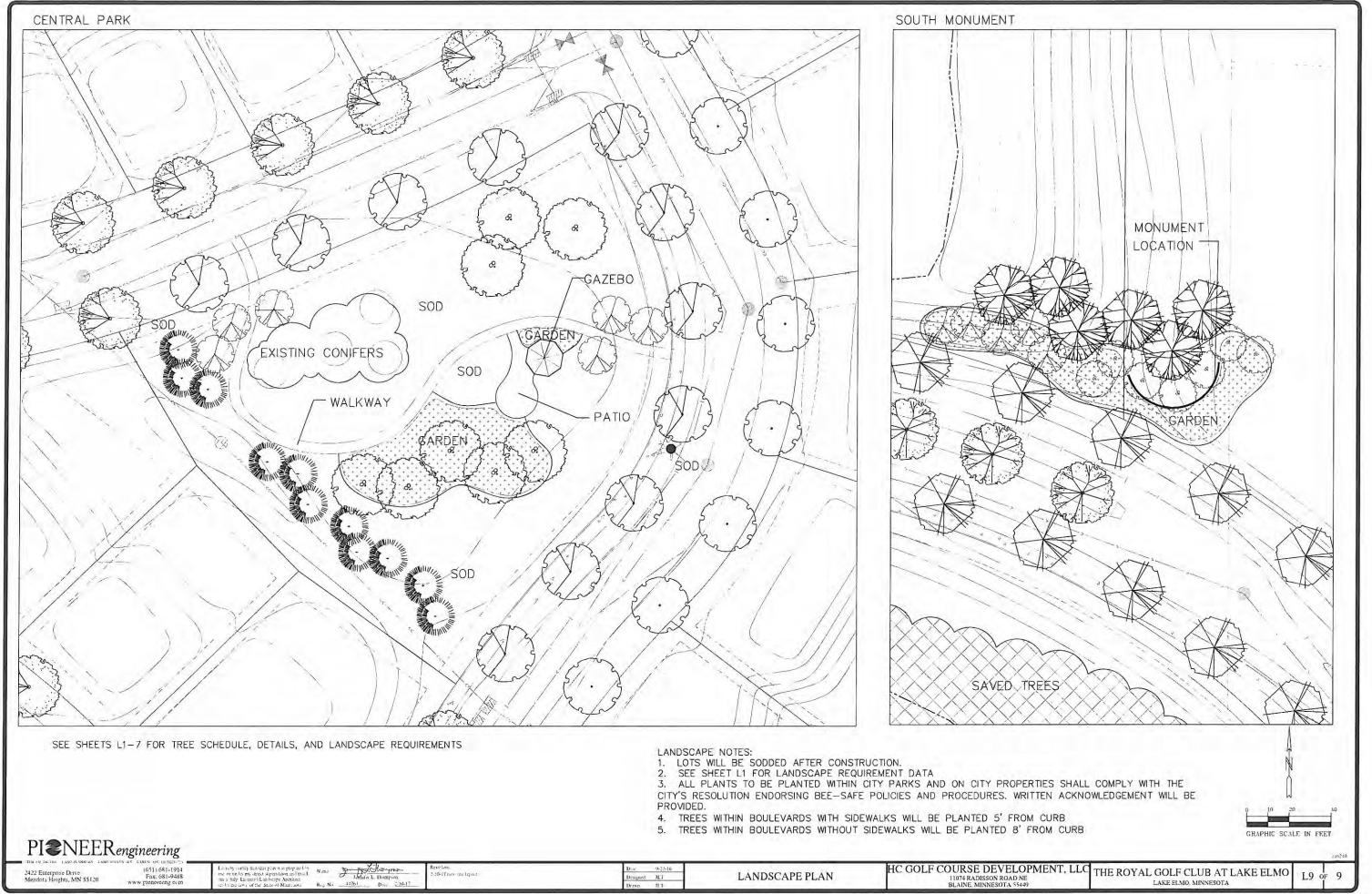
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LANDSCAPE PLAN

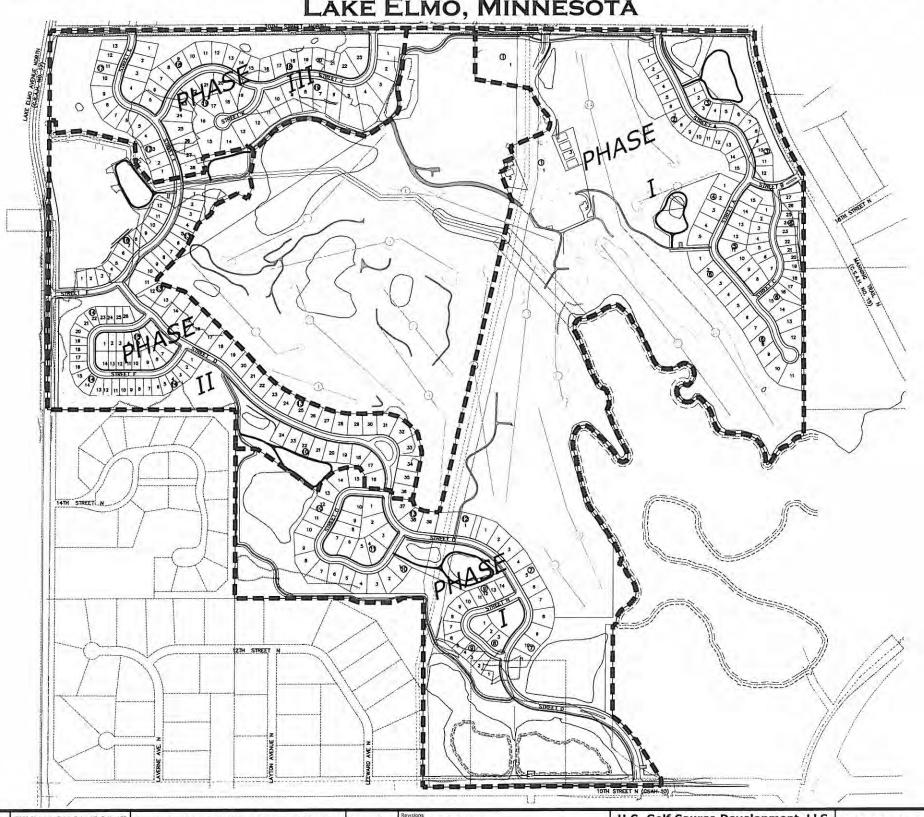
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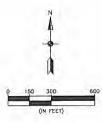
HC GOLF COURSE DEVELOPMENT, LLC THE ROYAL GOLF CLUB AT LAKE ELMO LAKE ELMO, MINNESOTA



PHASING PLAN THE ROYAL GOLF CLUB AT LAKE ELMO

LAKE ELMO, MINNESOTA





BENCHMARKS

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







3890 Pheasant Ridge Drive NE, Suite 1/ Blaine, MN 55449 Phone: (763) 489-7990 Fax: (763) 489-7959 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Plennesota bate 10 plan 12 plan

H.C. Golf Course Development, LLC 11074 Radisson Rd NE Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO Lake Elmo, Minnesota

PHASING PLAN



Memorandum

Date: Revised February 6, 2017

To: Stephen Wensman, City of Lake Elmo

cc: Rick Packer, H.C. Golf Course Development, LLC

Kristina Handt, City of Lake Elmo

Mark Kjolhaug, Kjolhaug Environmental Services Company

From: Rob Bouta, Kjolhaug Environmental Services Company

Re: Updated Shoreland PUD Evaluation, The Royal Golf Club Residential

Development, Lake Elmo, MN (KES 2016-118)

On behalf of H.C. Golf Course Development, LLC, we are submitting this updated Shoreland PUD Evaluation for The Royal Golf Club Residential Development. This submission includes updated shoreland evaluation tables, suitable area and open space maps, and a workbook of shoreland density and open space calculation spreadsheets. Overall, this submission has fewer residential units and more open space in shorelands than previous submissions. It is consistent with requirements for residential densities, setbacks, open space, and building heights, as set forth in the City of Lake Elmo Shoreland Management Overlay District Ordinance and MN Rules 6120.2500-6120.3900.

PUD Design Revisions

The updated PUD design implements several revisions that reduce potential effects on shorelands. These revisions include:

- 1. reducing the overall shoreland density from 111 to 100 single-family lots, resulting in a PUD that has only 44% of the allowed residential density;
- 2. removing 10 residential lots and the related street from the Lake Elmo shoreland to increase protection of steep slopes, open space, and natural communities;
- 3. increasing the open space proportion of the Lake Elmo shoreland from 49.8 to 59.9%;

- 4. improving street connections and community connectivity in the Lake Elmo and Downs Lake shorelands;
- 5. decreasing the residential density of the Downs Lake shoreland from 7 to 3 residential lots and increasing the open space proportion of the Downs Lake shoreland from 52.3% to 68.9%;
- 6. refining the residential design of the Lake Rose shoreland to reduce the depth of selected lots and increase the open space; and
- 7. removing the narrow ribbon of open space previously proposed along the shoreline of Horseshoe Lake.

Additional Results

Additional results that further demonstrate that the project minimizes effects on shorelands include:

- 1. the project will not include any riparian lots;
- 2. residential structures will exceed required setbacks from the OHWs of Lake Elmo, Downs Lake, and Horseshoe Lake by more than 150%;
- 3. shoreland impact zones of Lake Elmo and Downs Lake are outside the project area;
- 4. shoreland impact zones of Lake Rose and Horseshoe Lake will be at least 70% open space;
- 5. bluffs and bluff impact zones will be avoided; and
- 6. shoreland open space will incorporate most steep slopes in shorelands and cover 50.5% of the total shoreland area.

Response to Previous Requests

Previous correspondence with the City of Lake Elmo and the Minnesota DNR has included requests for:

- 1. steep slope mapping, which was provided in the EAW Record of Decision documents;
- 2. maps showing net suitable areas and proposed open space areas, which are included with this submission;
- 3. Excel spreadsheets showing residential density and open space calculations, which are included with this submission;
- 4. Conservation easements, which will be prepared and submitted with the preliminary plat/PUD application; and

Memorandum – Updated Shoreland PUD Evaluation, The Royal Golf Club Residential Development Revised February 6, 2017 Page 3

5. an erosion and sedimentation control plan, which will be submitted with the preliminary plat/PUD application.

Methodology Used

This PUD evaluation follows the site density evaluation methods described under MN Rules 6120.3800 for shoreland PUDs. DNR public waters were excluded from total shoreland areas. The shoreland of the DNR watercourse was evaluated as part of the Lake Elmo shoreland. The shoreland overlap between Lake Rose and Horseshoe Lake was divided between the two shorelands. Each shoreland area was divided into tiers based on tier dimensions specified in rules and ordinances. Suitable areas were calculated by subtracting regulated wetlands and bluffs from shoreland areas. Suitable areas were divided by required lot sizes to calculate the allowable density for each tier. Proposed densities were tallied from the number of lots on the Site Plan. The Site Plan is shown on the attached suitable area and open space maps. Open space was calculated by subtracting areas of street right-of-ways, residential lots, and the entry monument lot from total shoreland areas.

PUD Evaluation Tables

The shoreland evaluation tables follow. **Tables 1** and **2** show the overall shoreland density evaluation and open space percentages. **Tables 3** and **4** show the tiered shoreland density evaluation and open space for the Lake Elmo and the DNR public watercourse. **Tables 5** through **10** show similar data for the Downs Lake, Lake Rose, and Horseshoe Lake shorelands.

Please let me know if you have questions regarding this submission. You may reach me at <u>robb@kjolhaugenv.com</u> or (612) 581-0546.

Table 1. Overall Shoreland Density Evaluation

	Total Area		Regulated	Bluffs	Net Suitab	le Area	Required	Allowable	Dronocod	
Shoreland	Sq. Ft.	Acres	Wetlands (sq.ft.)	(sq.ft.)	Sq. Ft.	Acres	Lot Size (sq. ft.)	Base Density	Proposed Density	
Lake Elmo/DNR Watercourse	1,240,208	28.47	2,057	39,287	1,198,864	27.52	15,000	79.9	21	
Downs Lake	338,333	7.77	27,364	0	310,969	7.14	20,000	15.5	3	
Lake Rose	1,799,640	41.31	16,443	0	1,783,197	40.94	20,000	89.2	41	
Horseshoe Lake	886,313	20.35	12,032	0	874,281	20.07	20,000	43.7	35	
Total	4,264,494	97.90	57,896	39,287	4,167,311	95.67		228.3	100	

Table 2. Overall Shoreland Open Space Calculation

		Not Ope	en Space	Net	% Open Space	
Shoreland	Total Area (sq.ft.)	Lots (sq.ft.)	Street Right-of- Way (sq.ft.)	Open Space (sq.ft.)		
Lake Elmo	1,240,208	317,994	179,618	742,596	59.9	
Downs Lake	338,333	27,048	78,225	233,060	68.9	
Lake Rose	1,799,640	506,747	377,169	915,724	50.9	
Horseshoe Lake	886,313	507,334	117,552	261,427	29.5	
Total	4,264,494	1,359,123	752,564	2,152,807	50.5	

Table 3. Lake Elmo Shoreland Density Evaluation

Tier	Total Area (sq.ft.)	Regulated Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Required Lot Size (sq. ft.)	Allowable Base Density	Cumulative Allowable Density	Proposed Density	Cumulative Proposed Density
Tier 1 (0-267 feet)	91,700	0	0	91,700	15,000	6.1	6.1	0	0
Tier 2 (267-534 feet)	267,818	2,057	34,877	230,884	15,000	15.4	21.5	3	3
Tier 3 (534-801 feet)	418,389	0	4,410	413,979	15,000	27.6	49.1	9	12
Tier 4 (801-1,000 feet)	462,301	0	0	462,301	15,000	30.8	79.9	9	21
Total	1,240,208	2,057	39,287	1,198,864		79.9	79.9	21	21

Table 4. Lake Elmo Shoreland Open Space Calculation

		Not Ope	en Space			
Tier	Total Area (sq.ft.)	Lots (sq.ft.)	Street Right-of- Way (sq.ft.)	Net Open Space (sq.ft.)	% Open Space	
Shore Impact Zone (0-37.5 ft)	0	0	0	0	NA	
Total Shoreland Area	1,240,208	317,994	179,618	742,596	59.9	

Table 5. Downs Lake Shoreland Density Evaluation

Tier	Total Area (sq.ft.)	Regulated Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Required Lot Size (sq. ft.)	Allowable Base Density	Cumulative Allowable Density	Proposed Density	Cumulative Proposed Density
Tier 1 (0-320 feet)	0	0	0	0	20,000	0.0	0.0	0	0
Tier 2 (320-640 feet)	16,615	0	0	16,615	20,000	0.8	0.8	0	0
Tier 3 (640-1,000 feet)	321,718	27,364	0	294,354	20,000	14.7	15.5	3	3
Total	338,333	27,364	0	310,969		15.5	15.5	3	3

Table 6. Downs Lake Shoreland Open Space Calculation

		Not Op	en Space	Net Open		
Tier	Total Area (sq.ft.)	Lots (sq.ft.)	8		% Open Space	
Shore Impact Zone (0-75 ft)	0	0	0	0	NA	
Total Shoreland Area	338,333	27,048	78,225	233,060	68.9	

Table 7. Lake Rose Shoreland Density Evaluation

Tier	Total Area (sq.ft.)	Regulated Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Required Lot Size (sq. ft.)	Allowable Base Density	Cumulative Allowable Density	Proposed Density	Cumulative Proposed Density
Tier 1 (0-320 feet)	751,825	16,443	0	735,382	20,000	36.8	36.8	7	7
Tier 2 (320-640 feet)	418,474	0	0	418,474	20,000	20.9	57.7	12	19
Tier 3 (640-1,000 feet)	629,341	0	0	629,341	20,000	31.5	89.2	22	41
Total	1,799,640	16,443	0	1,783,197		89.2	89.2	41	41

Table 8. Lake Rose Open Space Calculation

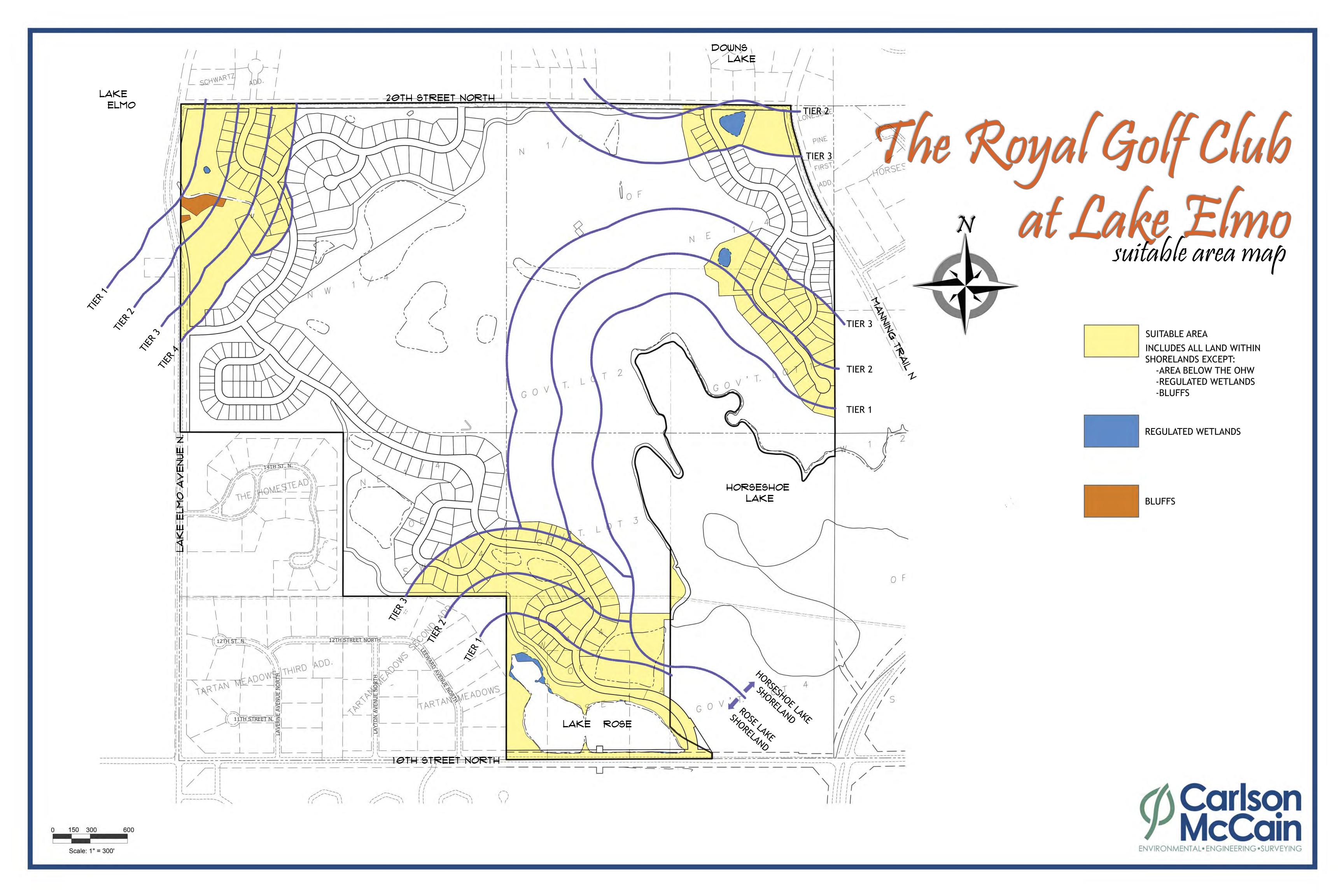
		Not Op	en Space		% Open Space	
Tier	Total Area (sq.ft.)	Lots (sq.ft.)	Street Right-of- Way (sq.ft.)	Net Open Space (sq.ft.)		
Shore Impact Zone (0-75 ft)	278,600	0	80,548	198,052	71.1	
Total Shoreland Area	1,799,640	506,747	377,169	915,724	50.9	

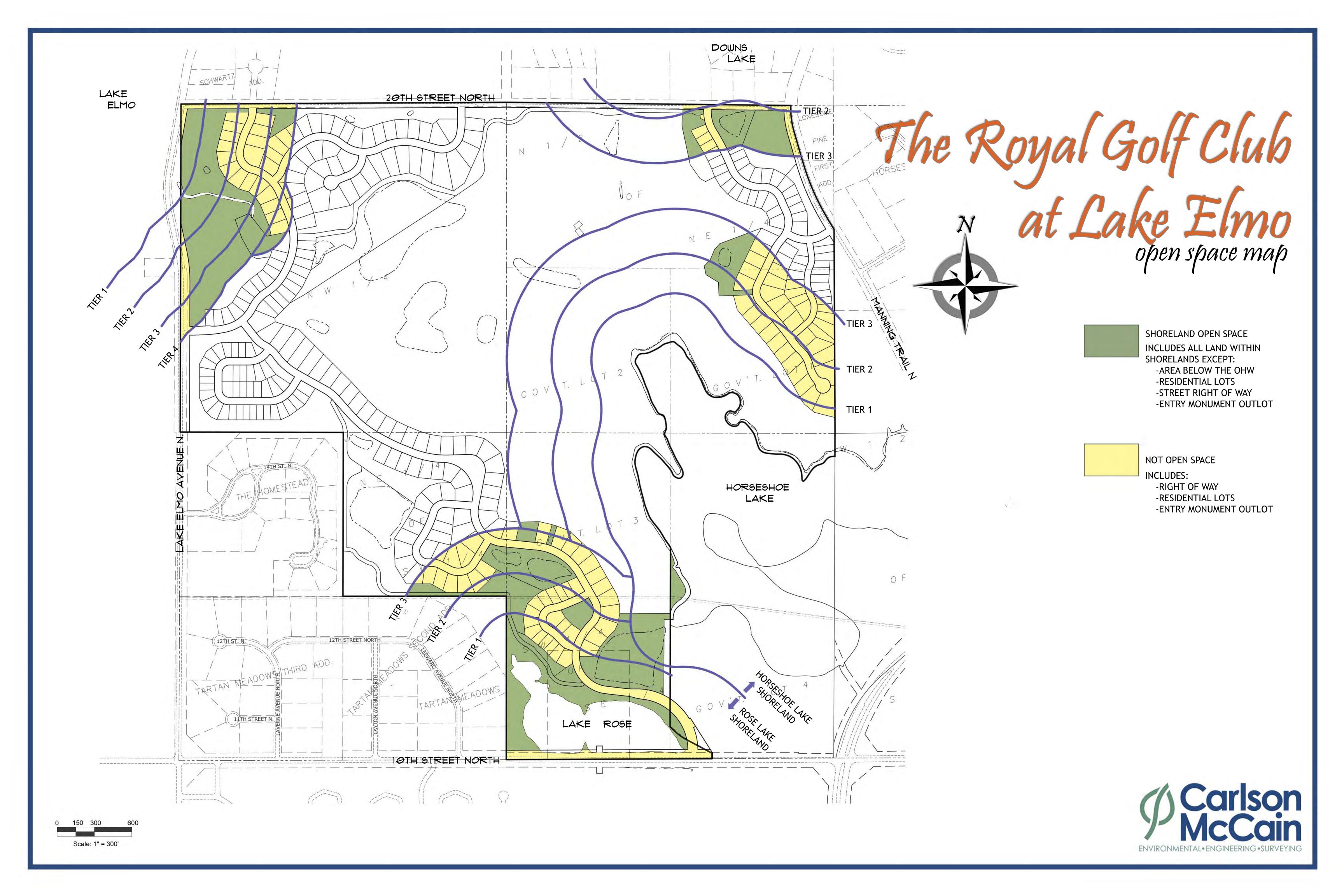
Table 9. Horseshoe Lake Shoreland Density Evaluation

Tier	Total Area (sq.ft.)	Regulated Wetlands (sq.ft.)	Bluffs (sq.ft.)	Net Suitable Area (sq.ft.)	Required Lot Size (sq. ft.)	Allowable Base Density	Cumulative Allowable Density	Proposed Density	Cumulative Proposed Density
Tier 1 (0-320 feet)	140,400	0	0	140,400	20,000	7.0	7.0	2	2
Tier 2 (320-640 feet)	294,250	0	0	294,250	20,000	14.7	21.7	11	13
Tier 3 (640-1,000 feet)	451,662	12,032	0	439,630	20,000	22.0	43.7	22	35
Total	886,313	12,032	0	874,281		43.7	43.7	35	35

Table 10. Horseshoe Lake Open Space Calculation

		Not Op	en Space		% Open Space	
Tier	Total Area (sq.ft.)	Lots (sq.ft.)	Street Right-of- Way (sq.ft.)	Net Open Space (sq.ft.)		
Shore Impact Zone (0-75 ft)	63,500	0	0	63,500	100.0	
Total Shoreland Area	886,313	507,334	117,552	261,427	29.5	







Jack Griffin <jack.griffin@focusengineeringinc.com>

Royal Golf Club Preliminary Plat/Plans

1 message

Jack Griffin <jack.griffin@focusengineeringinc.com>
To: Stephen Wensman <SWensman@lakeelmo.org>
Co: Chad Isakson <Chad.Isakson@focusengineeringinc.com>

Wed, Mar 8, 2017 at 2:16 PM

Stephen,

Please see the attached engineering review comments for the Royal Golf Club Preliminary Plat/Plans.

Let me know if you have any questions. Thanks ~Jack

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

FOCUS ENGINEERING, INC.

651.300.4264

jack.griffin@focusengineeringinc.com

2017-03-08 RGC-Preliminary Plan Review.pdf 1505K

MEMORANDUM



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: March 8, 2017

To: Stephen Wensman, Planning Director

Cc: Emily Becker, City Planner From: Jack Griffin, P.E., City Engineer Re: Royal Golf Club at Lake Elmo PUD
Preliminary Plan Engineering Review

An engineering review has been completed for the Preliminary Plan submittal for the Royal Golf Club at Lake Elmo PUD. The submittal consisted of the following documentation prepared by Carlson-McCain:

- Royal Golf Club at Lake Elmo PUD Preliminary Plan Set, Sheets 1-65, dated February 28, 2017.
- Preliminary Phasing Plans, Sheets P1-P3, dated February 20, 2017.
- Lift Station Site Plans, dated February 28, 2017.
- Stormwater Management Plan dated February 28, 2017.
- Storm sewer design calculations dated February 28, 2017.
- Landscape and Tree Preservation Plans were not reviewed by Engineering.

STATUS/FINDINGS: Engineering has prepared the following review comments:

All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website.

PRELIMINARY PLAT

- Outlots B and T include City trails and should be dedicated to the City as part of the Plat. City ownership has been correctly identified on the Preliminary Plat Index Sheet.
- Outlots E, H, M, N, V, W, AA, EE, GG, and HH include storm water ponds, infiltration basins, sanitary lift stations and utility corridors that must be dedicated to the City as part of the Plat. City ownership has been correctly identified on the Preliminary Plat Index Sheet.
- Drainage and Utility easements must be granted over all of Outlots G, O, Q, Z, and II, and portions of Outlot
 FF as part of the City's Municipal Separate Storm Sewer System to protect the various wetlands, wetland
 buffers and drainage systems. These Outlots will be HOA owned and maintained. These easements have
 been correctly identified on the Preliminary Plat.
- Outlots M, N and EE do not appear to be adequate for City owned/maintained lift stations. Preliminary Plat
 approval should be contingent upon expanding Outlots M, N, and EE, or otherwise revising the Preliminary
 Plat/Plans to the City's satisfaction such that the proposed sanitary lift station sites are acceptable to the
 City's lift station consulting engineer and Public Works staff. It is recommended that the City's lift station
 consultant should complete preliminary site designs for each lift station for the applicant to incorporate
 into the Preliminary Plat/Plans. The lift station sites require improved on-site grades, better access and

turnaround areas for daily maintenance routines, better on-site screening and greater separation from other utilities.

- All emergency overflow elevations must be fully protected by drainage easement.
- Drainage and utility easements are required over all storm sewer, sanitary sewer and watermain not located
 on City Outlots and right-of-way, minimum 30-feet in width, 15 feet from centerline on each side of pipe.
 Easements must be shown on the Preliminary Plat, Utility Plans and Grading Plans. Easements have
 generally been provided as required. Revisions may be necessary has the plans are finalized or additional
 width may be required to adjust for greater pipe depths.
- Written landowner permission must be submitted as part of the development applications for any storm water discharges to adjacent properties to avoid negative impacts to downstream properties.

TRANSPORTATION IMPROVEMENTS

- <u>20th Street North dedicated right-of-way</u>. As required, the Preliminary Plat dedicates 40 feet of right-of-way to the City of Lake Elmo along the entire length of 20th Street North to provide a minimum R/W from the existing roadway centerline.
- Manning Trail North dedicated right-of-way. As required, the Preliminary Plat dedicates 50-55 feet of right-of-way to the City of Lake Elmo along the length of Manning Trail North within the City limits of Lake Elmo to provide a minimum R/W from the existing roadway centerline.
- Washington County dedicated right-of-way. The Plat must dedicate sufficient right-of-way along CSAH 17 (Lake Elmo Avenue) and CSAH 10 (10th Street North) as may be required by Washington County. Preliminary Plat approval must be contingent upon the proposed right-of-way along CSAH 17 (Lake Elmo Avenue) and CSAH 10 (10th Street North) being reviewed and approved by Washington County.
- Access Management. Access to the development is proposed in seven locations accessing CSAH 17 (Lake Elmo Avenue), CSAH 10 (10th Street North), 20th Street North (MSA collector street) in four locations, and Manning Trail North.
 - Preliminary Plat approval must be contingent upon the City receiving written correspondence from Washington County approving the proposed access locations at CSAH 17 and CSAH 10.
 - > Street E access to 20th Street North (MSA Collector Street). Access is 550 feet east of Lake Elmo Avenue vs. the required spacing of 660 feet. Proposed access location aligns with the existing intersection for 20th Street Court N. and should cause no operational concerns.
 - Street J access to 20th Street North (MSA Collector Street). Proposed access is located 365 feet offset from the existing intersection of Legion Avenue. The preferred access point would align with the existing intersection for Legion Avenue, however the applicant has indicated site conditions at the golf course prohibiting this connection. The offset has been reviewed by the City's transportation consultant and no concerns were identified with this location.
 - ➤ Golf Course Entrance. The existing entrance to the golf course from 20th Street North will be maintained as part of the development. No secondary access to the Golf Course/Club House has been proposed.
 - Street A access to 20th Street North (MSA Collector Street). Access is 650 feet west of Manning Trail North. The location has been reviewed in the field and is an acceptable access location to 20th Street North.
 - Street B access to Manning Trail North. Access is 550 feet south of 20th Street North. The location has been reviewed in the field and is an acceptable access location to Manning Trail North.
- Washington County Intersection Improvements. Preliminary Plat approval must be contingent upon the developer constructing as part of the development project and at its sole cost all intersection improvements recommended by Washington County. The preliminary plans show right and left turn lanes in each of these intersections.
- <u>City Street Intersection Improvements</u>. The City's transportation consultant, SRF Consulting, reviewed the
 transportation studies completed by the developer's consultant, including the Traffic Impact Study and Turn
 Lane Evaluation Report, and has identified the need for right turn lanes at each of the access locations along
 20th Street North, including the Golf Course entrance and including at the intersection of Manning Trail

North. No turn lanes are required at the Manning Trail intersection with Street B. Preliminary Plat approval must therefore be contingent upon the developer constructing as part of the project and at its sole cost right turn lanes meeting City state aid design standards at Streets E, J, A, the Golf Course entrance, and Manning Trail. The preliminary plans show right turn lanes in each of these locations as required.

RESIDENTIAL STREETS

- The Preliminary Plat/Plans have addressed staff concerns regarding secondary access and street interconnections.
- All streets are proposed to be publically owned and maintained. Public streets must be designed to meet the City's Engineering Design Standards including R/W width (60-feet), street width (28-feet) and cul-desac radii (60 foot radius R/W / 45 foot radius pavement), except as noted herein.
- Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways and B618 curb installed along entrance roadways and roadway stretches with no lots/driveways.
- Minimum street width for one-way divided streets is 19 feet.
- Street intersections must be at 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%.
- The City standard minimum horizontal curve radius is 90.
- Maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks.
- Six (6) foot sidewalks must be provided along all residential streets and as may be required by the City for connectivity. Sidewalks are not shown along the cul-de-sac of Street A, or along Streets H and K.
- Ten (10) foot utility easements are required on either side of all right-of-ways.
- Exceptions to City standards being proposed are as follows:
 - Street C: The applicant is proposing no sidewalk along Street C. With no sidewalk the right-of-way width can be narrowed to 50 feet.
 - Street D: The applicant is proposing a rural section road with ribbon curb along the southern segment with no lots/driveways. Staff is acceptable to this exception if the revisions outlined below can be accommodated.
- Typical Street Sections must be revised on the Preliminary Plans as follows:
 - All typical sections must show boulevard trees on both sides of the street. Boulevard trees shall be set back 5 feet from back of curb with trail/sidewalk and set back 8 feet from back of curb without trail/sidewalk, unless otherwise noted below.
 - > When applicable the typical sections should show boulevard trees in the center median areas.
 - Street C: Boulevard trees shall be set back 8 feet from the back of curb, shown on both sides.
 - Street D (STA 44+50 to 10th Street): Typical sections shall be revised as follows and right-of-way widths adjusted as needed to comply with city standards.
 - The boulevard without trail/sidewalk shall extend 8 feet at 4% max. grade then transition to 4:1 inslope. The boulevard tree shall be placed 5 feet from back of curb.
 - A minimum 2 foot shoulder at max. grade of 2% must be placed on the outside of the trail/sidewalk prior to the 4:1 inslope.

GRADING PLAN, STORMWATER MANAGEMENT AND STORM SEWER SYSTEM

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual available on the City website.
 - Preliminary Plan revisions may be necessary to comply.
- Infiltration basin design must be based on actual soil borings and investigations to determine acceptable
 design infiltration rates and basin locations. All infiltration basins shall be given a name corresponding to
 the storm water model and that distinguishes the basin from a wet pond. The 100-year HWL must be shown
 on the preliminary plans.
 - Preliminary Plan revisions may be required to provide adequate infiltration.

- Label the Outlot M infiltration basin and provide the 100-year HWL on the plans.
- Label the Outlot EE and HH infiltration basins and provide the 100-year HWL on the plans.
- All storm water facilities, including infiltration basins, wetlands and wetland buffers, must be placed in Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10 foot maintenance bench and all maintenance access roads.
- All lots must have the minimum floor elevation at least 2 feet above any adjacent 100-year HWL and the 100-year HWL shall not encroach onto any lot. When the 100-year, 10-day snow melt condition produces a higher flood elevation than the 100-year storm event, the higher flood condition shall be the flood level placed on the plans and used for preliminary plan preparation including building low floor elevations and lot encroachments.
 - The Downs Lake 100-year HWL of 893.8 encroaches Lot 1, Block 3. The low floor elevations for Lots 1-6, Block 3 must be raised to be a minimum of 2 feet higher than the 100-year HWL.
 - The Downs Lake 100-year HWL of 893.8 encroaches Lot 1-5, Block 4. The low floor elevations for Lots 2-5, Block 4 must be raised to be a minimum of 2 feet higher than the 100-year HWL.
 - > The Wetland-20 100-year HWL of 909.2 continues to encroach Lots 19-20, Block 18.
- Pond 60 on Outlot V proposes storm water ponding over the existing dual gas pipeline and easement area. It is the City's understanding that this improvement will not be allowed as proposed and if allowed would pose undue maintenance and ownership burden on the City. The plans should be revised to remove this encroachment or the applicant must provide written correspondence to the City from the gas main utility owner stating that the proposed improvements are acceptable as proposed including no ongoing maintenance restrictions to the City.
- Stormwater Ponds must be constructed meeting City standards. Stormwater Wet Ponds are required to have a minimum of 3 feet in depth to the NWL, constructed with 3:1 side slopes and both a 10:1 aquatic bench and a 10:1 maintenance bench. Designated maintenance access roads, 20 feet in width, must be provided for all storm water facilities with slope no greater than 10%. Both the NWL and 100-year HWL must be shown on the plans.
 - The Typical Pond Section shown on sheet 61 must be replaced with the City's Standard Typical Pond Section detail.
 - > Pond Maintenance access has not been provided to Infiltration Basin 20.
 - Pond 50 does not appear to be graded to City standards including the 10:1 aquatic bench and a 10:1 maintenance bench.
 - Pond 60 does not appear to be graded to City standards including the 10:1 aquatic bench and a 10:1 maintenance bench. Pond 60 maintenance access must be improved accordingly.
- The 100-year HWL must be calculated and placed on the plans for all rear yard catch basin areas. Drainage and utility easements must be revised on the Preliminary Plans to fully protect the localized 100-year HWL.
- Overland emergency overflows or outlets will be required as part of the site plan. All emergency overflow elevations must be fully protected by drainage easement.
- The drainage swale along the rear yards of Lots 26-28, Block 19 is not protected by easement. The swale should be regraded to run closer to the rear lot lines, rather than within 10 feet of the building pads pf Lots 27 and 28.
- The maximum curb run prior to a catch basin is 350 feet. Additional catch basins may be required.
- The storm sewer system shall be designed to maintain the City standard minimum pipe cover of 3 feet.
- Drain tile is required as part of the City standard street section at all localized low points in the street. Drain tile considerations may impact the storm sewer design and depth requirements at low points.

MUNICIPAL WATER SUPPLY

• The Royal Golf Club development area (Tartan Park) was excluded from the 2030 Comprehensive Water System Plan, being identified as an area to not be served by municipal water. However, municipal water infrastructure exists immediately adjacent to Tartan Park (16-inch trunk watermain line has been constructed along Lake Elmo Avenue).

- At the developer's request, the City's water system modeling consultant (AE2S) completed the Tartan Park
 Water System Study to review and identify the expansion capabilities of the water system to service this
 subdivision including a detailed analysis of the operating pressures, watermain pipe sizing and looping
 requirements.
- The water system study verified that once the 16-inch trunk watermain connection is installed as part of the Downtown Phase 2 Improvements between 30th Street and Upper 33rd Street, the water system can be extended to serve the proposed development within Tartan Park without the need for additional infrastructure such as pressure reduction valves or booster stations. Depending on the final development design/layout, localized private booster pumps or pressure reduction valves may be needed for individual structures or commercial uses.
- The watermain distribution network and pipe sizing for this development should be constructed as shown in Figure 1 of the AE2S water system study. This watermain network, including pipe sizes and looping connections, has been correctly shown in the Preliminary Plans dated February 28, 2017.
- The developer is responsible to provide the water system infrastructure to support the proposed development. All water system infrastructure must be designed to meet City standards and constructed at the developer's cost.
- Prior to connection permits being issued any non-residential water users need to be better defined for the City to confirm service capabilities.

MUNICIPAL SANITARY SEWER

- At the developer's request, the City recently amended the Comprehensive Plan to include the Royal Golf Club development within the City's designated Municipal Urban Service Area (MUSA).
- The developer is responsible to provide wastewater infrastructure to support the proposed development. All sewer infrastructure must be designed to meet City standards and constructed at the developer's cost.
- The Preliminary Plat/Plans extend sewer service to the subdivision by constructing three new sanitary lift stations to address the varied topography with the last lift station located on the south end of the Plat at the new street access to 10th Street North. A 6-inch HPDE forcemain is then extended from the lift station along 10th Street to connect to the existing 16-inch HPDE Lake Elmo Avenue sanitary forcemain.
- The sanitary sewer system layout as proposed is generally acceptable. No pipe oversizing is required. The sewer system has been designed with a gravity sewer stub extended to the south end of the Plat.
- The lift station site plans submitted by the applicant indicate that the proposed lift station sites are too small as proposed and will likely need to be enlarged to properly accommodate the proposed facilities without added ownership and maintenance burden.
- The lift station sites require improved on-site grades, better access and turnaround areas for daily maintenance routines, better on-site screening and greater separation from other utilities. It is recommended that the City's lift station consultant complete preliminary site designs for each lift station for the applicant to incorporate into the Preliminary Plat/Plans. The Preliminary Plat should be contingent upon revised Outlot areas to accommodate each of the proposed sanitary lift station facilities.
- Prior to connection permits being issued any non-residential sewer users need to be better defined for the City to confirm service capabilities.

GENERAL PLAN COMMENTS

- The proposed trails should be centered within the 30 foot wide dedicated Outlots. A minimum 6 foot mow strip must be reserved on both sides of the trail.
- The grading plan indicates significant use of retaining walls. Retaining walls should be placed within private lots and Outlots to the extent possible to be owned and maintained by the HOA.
- Landscape Plans should be reviewed and revised to avoid planting conflicts. Tree plantings must remain outside of utility easements, including the small utility corridor, and clear from all storm water maintenance benches and access roads. Tree plantings must be offset a minimum of 10 feet from watermains, sanitary sewer mains, and storm sewers, and offset a minimum of 5 feet from water/sewer services.

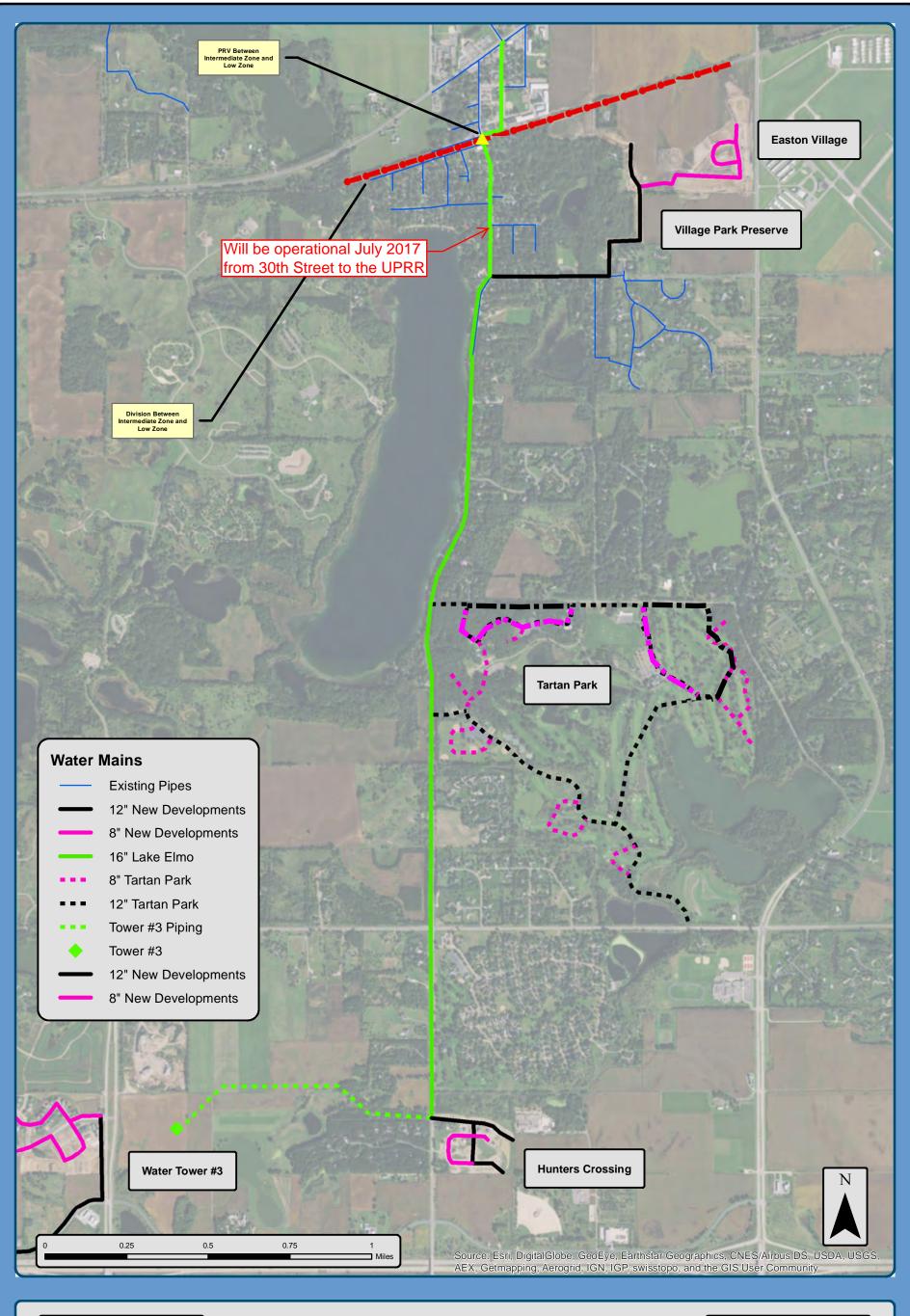




Figure 1
City of Lake Elmo
New Development Low Pressure Zone





March 6, 2017

Public Works Department

Donald J. Theisen, P.E. Director

Wayne H. Sandberg, P.E. Deputy Director/County Engineer

Stephen Wensman Community Development Director City of Lake Elmo 3600 Laverne Avenue North Lake Elmo, Mn 55042

Re: Washington County comments on the Preliminary Plat Royal Golf Club at Lake Elmo, in the City of Lake Elmo

Dear Mr. Wensman,

We have reviewed the Preliminary Plat of the Royal Golf Club Residential Development at Lake Elmo dated 9/21/2016. The Project is located north of County State Aid Highway (CSAH) 10 /10th Street, south of 20th Street North, west of Manning Trail North and east of CSAH 17/Lake Elmo Avenue. The project will convert approximately 147.9 acres of golf course, woodland, ball fields, grassland, and wetland to approximately 292 single-family residential lots. The project will involve grading, installation of public and private infrastructure, open space preservation, tree clearing, and stormwater ponding. The project will include approximately 90.8 acres of private open space consisting of woodland, stormwater ponds, wetlands, grassland, and turf areas. Based on the plans submitted, we offer the following comments:

- The plat needs to reflect future right-of way along 10th Street/CSAH 10 and Lake Elmo Avenue/CSAH 17 as identified in the Washington County Comprehensive Plan 2030, Transportation Plan, Minimum Right-of-Way Widths for County Roads:
 - The future right-of-way width along CSAH 10 is 184 feet (92 feet from the centerline of the roadway. The current preliminary plat, dated 9/21/2016, identifies 75 feet from the centerline of CSAH 10. The preliminary and final plat plan should be updated to reflect an additional 17 feet of right-of-way.
 - The future right-of-way width along CSAH 17/Lake Elmo Avenue is 150 feet. Some of the pages on the preliminary play identify the right-of-way as 75 feet from the centerline of CSAH 17. The applicant should verify the 75 foot right-of way on all the pages of preliminary plat, and provide this information to the county and the city before the preliminary plat is approved.

Page 2 March 6, 2017 Preliminary Plat Royal Golf Club Residential Development

The access points at CSAH 17/Lake Elmo Avenue and CSAH 10/10th Street are acceptable to the county. The developer has submitted turn-lane improvement plans for the intersections at CSAH 10/10th Street at Street D and CSAH 17/Lake Elmo at Street E that meet county requirements. These plans do reflect comments from the county on these turn lane improvements as part of the development. Currently, the timing of these improvements should be coordinated with the CSAH 17 improvements planned in 2018-2019. The County will coordinate the plans and cost participation with the City of Lake Elmo on these improvements.

Any work in the county right-of-way as it relates to the development will require a right-of-way permit, including: grading for the installation of culverts, installation of water and sewer services, turn lane modifications, road improvements, trails, Americans with Disability Act (ADA) ramp improvements.

A County Trail is shown on the Future Trail System map in the Washington County 2030 Comprehensive Plan. This is a long range plan to be implemented as development occurs, or if a larger roadway project is planned. Based on the current roadway alignment with Lake Rose adjacent to the CSAH 10 roadway, a trail could not be constructed without impacting the Lake. Any trail should be planned as part of a larger project and will be evaluated at that time; however, a small section could be constructed along CSAH 10 east of Street D.

Although the county has not reviewed a stormwater plan to date, the developer, city or watershed district, must submit the drainage report and calculations for review of any downstream impacts to the county drainage system. Along with the drainage calculations, there must be written conclusions that the volume and rate of stormwater run-off into any county right-of-way will not increase as part of the project.

Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from adjacent highways could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds.

Page 3 March 6, 2017 Preliminary Plat Royal Golf Club Residential Development

County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right-of-way deemed necessary to minimize the impact of any highway noise.

If you have any questions or comments to the responses on the Royal Golf Club Residential Development Preliminary Plat please contact me at Ann.pung-terwedo@co.washington.mn.us.

Ann Pung-Terwedo, Senior Planner

Cc: Joe Gustafson, Traffic Engineer





City of Lake Elmo Planning Department **PUD Concept Plan Review**

To: City Council

From: Ben Gozola, City Planner

Meeting Date: September 6, 2016

Applicants: HC Golf Course Development, LLC

Location: 11455 20th Street North

Introductory Information

Request:

The applicants are seeking feedback on a PUD concept plan for redevelopment of the Tartan Park Golf Course into the Royal Golf Club. As presented, the redevelopment would include significant upgrades to the golf course itself, and the introduction of residential housing on the periphery of the course and property.

NOTE: This Concept Plan phase of development is specifically designed as an avenue to provide a developer with feedback on what steps must be taken to allow a proposed development to proceed. The Planning Commission, City Council, and surrounding land owners are asked to recognize that nothing is set in stone as of yet, and the design of this development (if it moves forward) will be largely predicated on the feedback and direction received at this stage of the development process.

Site Data:

- Existing Zoning PF (Public Facility)
- Land Use Guidance Public/Park
- Approximate Existing Parcel sizes 159.01 acres, 74.84 acres, and 39.6 acres, 37.4 acres, 37.04 acres, 37.01 acres, 26.38 acres, and 13.25 acres (424.53 gross acres)
- Property Identification Numbers (PIDs): 25-029-21-12-0001, 25-029-21-13-0001, 25-029-21-14-0001, 25-029-21-21-0001, 25-029-21-31-0001, 25-029-21-42-0001, 25-029-21-43-0001, and 25-029-21-43-0002

Various Prelim Calcs (in acres):

- UPLAND (less open water)≈ 424 acres
- LAND WITHIN SHORELAND....≈ 206 acres
- NON SHORELAND≈ 218 acres

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•	UPLAND SPECIFICALLY SET ASIDE FOR
	RESIDNETIAL DEVELOPMENT≈ 205 acres
	- WETLANDS≈ 16 acres
	- WETLAND BUFFERS≈ 9.75 acres
	- BLUFFS≈ 0.75 acres
	- ROW DEDICATIONS (func class rds)≈ 3.5 acres
	- <i>OPEN WATER</i> ≈ 1.5 acres
	- ANTICIPATED TRAIL EASEMENTS≈ 1.25 acres
	NET RESIDENTIAL SITE AREA≈ 173 acres
	- 40 acres of private open space would cut the actual developed land
	down to approximately 133 acres; however, the Met Council
	measures minimum net density by taking the minimum number of
	planned housing units and dividing by the net acreage. Net acreage
	does not include land covered by wetlands, water bodies, <u>public</u>
	parks and trails, <u>public</u> open space, arterial road rights-of-way, and
	other undevelopable acres identified in or protected by local
	ordinances such as steep slopes.
	TOTAL PROPOSED LOTS301

Review

Initial Background:

Applicant Comments on Background and Guiding Considerations: Tartan Park, 3M's private 27-hole golf course and recreational facility was purchased by HC Golf Course Development, LLC in March of 2016. Since that time, the golf course reconstruction and proposed clubhouse renovation have begun with an expected opening Summer of 2017. The purpose of the Development Sketch review is to gain feedback on a proposed concept to develop the remaining land, consisting of 205.66 gross acres, contained in the 477 acre site.

The site has 17 different wetland basins. While the exact fill impacts to these are unknown, it is suspected that the vast majority of "impacts" will by means of dredging or deepening the basins to accommodate water quality measures and floodplain creation. The applicant is keenly aware of the need to preserve and protect these features and has designed the development proposal to allow for this.

(cont.)

Of prime concern is the preservation of the vegetated surrounding road corridors. Wooded buffers are maintained along all exterior boundaries of the site, maintaining the character of the existing roads and providing buffers adjacent existing residential development. In areas of wooded slopes, care has been taken to "ride the ridge" of these features to minimize disruption and retain the beauty of these topographic amenities. Extensive retaining walls are planned to further minimize grading impacts.

The need for a PUD is in large part driven by the fact that a significant portion of the site is within Shoreland Districts created by Lake Elmo, Rose Lake, and Horseshoe Lake. There is also an unnamed wetland (82-417W) in the NE portion of the site; this is not on the DNR list of environmental lakes but shows up in the City's Shoreland regulations. This is currently being addressed. With this narrative, we are submitting our analysis and basis for the DNR PUD for City review.

As mentioned, the site has many natural and man-made features that guide the form and shape of the development and contribute to its beauty. These features also add design constraints, particularly in the area vehicular circulation. To mitigate this, the plan contemplates numerous access points and "forks" in the spline roads to minimize the risk of an area being blocked from access in an emergency.

Staff Comments: The applicant correctly recognizes that the conceptual development does not fit the current land use guidance or zoning for the property. This report outlines a recommended process to follow if the community supports the concept, and identifies ways the plans would need to be amended moving forward.

Comp Plan & Zoning:

While all Cities do their best to plot out a vision for the future in a comprehensive plan, the fact is that no plan is set in stone and there will always be factors which require a community to rethink portions of a plan from time to time. The 3M Golf Course, Tartan Park (founded in 1966), has been a fixture in Lake Elmo for half a century and was therefore likely not a focal point of discussion during the last comprehensive plan update. The sale of the property, its proposed redevelopment into a premiere golfing venue, and the scale of the land in question (over 400 acres) is a unique event that begs examination of the comprehensive plan guidance and zoning for the property to ensure the land continues to thrive for another half-century.

Factors to consider:

• Just over 200 acres of the approximately 477 acres that make up the old Tartan Park Golf Course are in the Shoreland district. This land also includes roughly 17 acres of wetlands and bluff lands, so from an environmental standpoint, the City has ample reason to consider unique ways to protect this land that may or may not exist in today's regulatory framework. (cont.)

- The land is situated just north of 10th Street along Lake Elmo Aveune, and is directly adjacent to the new sewer line recently installed to service the Old Village. This places the acreage directly north of the portion of the City guided for urbanization, and south of the old Village which is guided for limited and specialized urban growth.
- Single family neighborhoods currently exist adjacent to this property to the north and southwest at the following densities:
 - o The Homestead: 18 homes on approximately 38 acres (0.47 u.p.a.)
 - o Tartan Meadows: 39 homes on approximately 73.3 acres (0.53 u.p.a.)
 - Legion Lane/Legion Avenue ("Eden Park" per a speaker at the public hearing):
 47 units on approximately 52.2 acres (0.9 u.p.a.)

The Homestead appears to be an old OP development (clustering homes on smaller lots to preserve open space), while Tartan Meadows and Eden Park are old Rural Single-Family developments.

- Based upon buildable land:
 - As an OP development (if zoning were to allow for it), the land as a whole could ostensibly support upwards of 170+ units if the entire property was developed for residential purposes (half the acreage still preserved as open space, shared communal septic facilities, etc).¹
 - As a low-density urbanized development (if zoning were to allow for it), the developable land minus land needed for the golf course could ostensibly support upwards of 600+ units.²
 - o If the Rural Single Family land use guidance and RS zoning were amended to allow new areas to utilize both designations, the developable land minus land needed for the golf course could ostensibly support upwards of 115 unsewered units OR 310+ sewered units.³

After factoring in open water, wetlands, bluffs, func class road dedications etc, we estimate approximately 377 acres would be available to support an OP development. 377/40 = 9.425*18 = 169 units.

² After factoring in open water, wetlands, bluffs, func class road dedications, AND the land for the golf course, we estimate approximately 173 acres would be available to support an LDR development. 173*3.5 = 605 units.

After factoring in open water, wetlands, bluffs, func class road dedications, AND the land for the golf course, we estimate approximately 173 acres would be available to support an RS development. 173 acres/1.5 = 115 unsewered units. 173 acres * 43,560 sq ft/acre = 7,535,880 sq ft / 24,000 sq ft per sewered lot = 313 sewered units

(cont.)

While an OP scenario would result in an overall residential density similar to the adjacent Homestead and Tartan Meadows neighborhoods, such a direction would mean the complete elimination of one of the City's defining features (the golf course). Comparatively, taking the full next step to allow for urbanized low density development as would be expected south of 10th Street would clearly allow for a level of development that would likely be out-of-place in the context of the surrounding areas.

The extension of sewer to existing developments along Lake Elmo Avenue will very likely happen over time as individual and/or community septic systems fail and neighborhoods request hook-ups. Given the amount of Shoreland district and wetlands on the subject property, hooking new residential units up to sewer appears to make sense.

Based on all of the factors above, staff believes there is ample reason for the City to consider comprehensive plan and zoning updates at this time to accommodate a proposed development on the subject property.

Would this change be considered "Spot Zoning?"

- One concern that has already been voiced is whether a change on this property could be considered "spot zoning." To address this matter up front, staff requested the City Attorney provide guidance on this question to the Commission and Council. In summary, it was determined this would not quality as spot zoning for a number of reasons:
 - 1. The term "spot zoning" typically refers to changes on small pieces of land (i.e one or two acres). The fact that the city is examining the use of 477 acres immediately differentiates this action from what is typically considered spot zoning.
 - 2. In order to be spot zoning, all four of the following criteria must be met:
 - a. The rezoning must be unsupported by any rational basis relating to promoting the public health and welfare
 - In this case, extending sewer to the area arguably accommodates two community goals: it allows for sustainment and redevelopment of a long-standing community destination, and sewer in general is a major tool in protecting the long-term public health and welfare.
 - b. The rezoning must establish a use classification that is inconsistent with the surrounding uses, and
 - c. The rezoning creates an island of nonconforming use within a larger zoned district.

In this case, the surrounding areas are residential, and the subject property would also be zoned for residential use. While densities would likely be different, this would simply become the fourth amongst three different residential districts which already exist in the area.

d. The rezoning must dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property.

In this case, a rezoning will most definitely increase the value of the rezoned property. Regarding surrounding property, the use is not going to change (it is a golf course today and it will be a golf course in the future). The significant investments being placed into the property along with the extension of available sewer lines for future hook-ups if needed should also bring added value to surrounding areas.

Bottom line, it appears that any challenge against the City's ability to consider the comprehensive plan and zoning designations for the Tartan Park land would be very difficult to uphold. Staff finds the City has every right to consider what is best for this land and make changes as needed at this time to accommodate the desired outcome.

Decision #1:

- The first thing the City Council must determine is whether taking action on a comprehensive plan amendment and rezoning is warranted at this time given changes that have occurred since the current plan and zoning map were last adopted. The City has its greatest amount of decision-making discretion when it comes to the comprehensive plan, so there isn't necessarily a wrong answer. Per the reasons above, staff believes the City DOES has ample reason to consider and debate this request at this time.
 - o If the City Council disagrees with staff's assessment and finds that no changes to the comprehensive plan are warranted, no further assessment of this concept plan is necessary and Council may deny the concept plan application without further analysis of the plan details.
 - o If Council concurs with staff's assessment and believes this <u>is</u> the right time to consider the proper land use guidance and zoning for the former Tartan Park land, then continuing the review outlined in this report is the proper next step.

Decision #2:

If a comp plan change and rezoning is being considered, the next question is what will be the appropriate designations to achieve the desired outcomes. For the purposes of this report, staff is assuming the desired outcomes expressed by the applicant will be generally in the realm of the outcomes desired by the City. If the City Council ultimately has a different vision for the land, the pathways to achieve such a vision may be drastically different than what is outlined below.

In general, staff believes there are three (3) directions the City could go to accommodate the type of development being proposed.

OPTION #1: Creation of a new land use designation and new zoning classification.

Pros: allowable density and ultimate zoning standards can be tailored specifically for this large developable area

Cons: Costly and time consuming solution. The first decision, how to craft a land use designation, may take upwards of 1-2 months followed by a zoning code update which could take an additional 2-3 months. Not the best solution if a similar outcome can be achieved through other means.

OPTION #2: Guiding the land for Urban Low Density development.

Pros: Proximity to planned urban development south of 10^{th} Street makes this area a logical extension for that land use type.

Cons: The minimum density of residential housing required in the Urban Low Density is too high for this land; neither the applicant nor the Council are anticipated to want 3.5+ units per acre in this area of the community.

OPTION #3: Guiding the land for Village Urban Low Density development.

Pros: The allowable density range for Village Urban Low Density (1.5 to 2.5 units per acre) would likely fit the proposed residential area and would not require significant changes to the comprehensive plan. Additionally, conditioning approval of the amendment(s) and rezoning on an acceptable PUD being approved would maintain the City's authority over what is ultimately built.

Cons: As a very minor con (in staff's opinion), the comp plan would need to recognize that existing development adjacent to the sewer pipe along Lake Elmo Avenue would be treated as a "Village Transition" area. While definitely a new concept, staff would argue this is simply a reality that hasn't been given a name as of yet. The land between 10th Street and the Old Village along Lake Elmo Avenue is largely developed utilizing on-site or community septic systems. As these systems

fail and replacement sites become harder to identify, it is highly likely that requests to hook into the municipal system will become the norm throughout this corridor. A new "Village Transition" area would recognize this as an area where sewer could POTENTIALLY be extended to existing homes for environmental purposes, or to new developments if such extensions were deemed necessary to protect the public health and welfare (i.e. in the case of the Royal Golf Club, to protect a significant amount of acreage within the Shoreland Overlay District). Extension of sewer would ultimately be subject to its availability (direct connections to the force main will not work) and other conditions we would build into the plan.

Given the pros and cons of the three options outlined above, staff would recommend the City pursue Option #3 if it wishes to help facilitate the proposed development.

- Of the approximately 1100 acres between 10th Street and the Old Village, over ½ is being considered by the subject application. Given the presumed desire of the community to preserve & enhance the golf course along with the need to protect the shorelands and wetlands on the property, this is clearly a unique situation that can be distinguished from other development opportunities that exist in this same corridor.
- This approach proactively recognizes the *potential* for sewer hook-ups in this corridor that would be considered if it is in the public's best interest to do so (and such requests will undoubtedly be made in the coming decades).
- Adjusting density ranges within the comp plan is avoided with this methodology as
 the Village Urban Low Density classification could be used within the "Village
 Transition" area when identified circumstances exist (i.e. sewer hookups are needed
 by existing development for environmental reasons, developable land must be served
 by sewer as part of a PUD to best protect area shorelands and wetlands, etc).

The decision of which course of action to follow will guide the specific edits that will be needed to the comprehensive plan. Once staff has been given direction, we will begin drafting recommended changes for consideration by the Planning Commission, Public, and City Council.

PUD Standards Review

PUD Objective:

According to Section 154.751, the City must "...consider whether one or more of the objectives [listed in this section] will be served or achieved." Ten potential objectives may be used to support a potential PUD. The applicant's comments on their guiding considerations can be seen on pages 2 & 3 of this report.

PUD Concept Plan Review: Royal Golf Club City Council Report; 9-6-16

(cont.)

Staff comment: The proposed development appears to meet a number of the City's identified objectives for PUDs:

- Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved. Facilitating redevelopment of the golf course is clearly an objective for a PUD.
- Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities. Utilization of open space in the golf course for stormwater management, clustering of homes to limit overall disturbance on the site, and extending sewer service for the proposed homes are all ways the PUD would seek to preserve and enhance environmental features within the area.
- ➤ Coordination of architectural styles and building forms to achieve greater compatibility with the development and surrounding land uses. The proposal references four-sided architectural requirements ensuring that the front of homes is not the only visually-desirable side of a home to look at.
- Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches. Protecting environmental features and enhancing the existing golf course will likely only be achievable through a specialized development process
- Provision of more adequate, usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques. The PUD will facilitate the preservation and enhancement of the golf course which would likely otherwise not happen.

Given that only one (1) objective must be met before a PUD can be requested, it appears there is ample reason for the City to consider this request.

Land Area:

According to Section 154.753(A), a PUD must include a minimum of 5 acres for undeveloped land or 2 acres for developed land;

Staff comment: The development is proposed on approximately 424 gross acres. **The concept plan appears to meet this criteria.**

Open Space:

(cont.)

According to Section 154.753(B), a PUD must preserve "...at least 20% of the project area not within street rights-of-way..." in protected open space. "Other public or site amenities may be approved as an alternative to this requirement...Land reserved for storm water detention facilities and other required site improvements may be applied to this requirement."

Staff comment: The development is proposing to create and enhance a public golf course to preserve open space on roughly 50% of the land being developed which is an acceptable option to proceed per the City's PUD ordinance. Focusing solely on the 205 acres proposed to be used for residential development, approximately 33% of that land area is intended to be preserved open space around wetlands, bluffs, open water, and private open space. The concept plan appears to meet the open space criteria.

Street Layout:

According to Section 154.753(C), streets in a PUD "...shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at a park or other community facility, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments."

Staff comment: The development includes streets in each direction, but the future preliminary plan will need to include modifications to the proposed roadway and trail network before staff can recommend approval of the design. Please see page 15 and the report section on "Streets and Transportation" for complete details. With changes, the future PUD could meet this criteria.

Density:

According to Section 154.754, a PUD "...may provide for an increase in density of residential development by up to 20% of that allowed in the base zoning district."

Staff comment: An analysis of whether a density increase would be necessary cannot be completed until a decision is made on whether and how to amend the comprehensive plan to allow for redevelopment of this land. That said, we estimate based on the current concept plan that the proposed density is currently around 1.74 units per acre4 (which would fall within the allowed density range for Village Urban Low Density development per the current comprehensive plan). No request for a density increase is anticipated.

Lot Design: | Applicant Comments on Land Uses and Lot Sizes: The development contemplates detached, single family homes encompassing a broad range of lifestyles choices and price

^{205.66} acres - 1.33 acres for Manning Ave - 2.33 acres for Lake Elmo Ave - 15.99 acres of wetlands - 9.74 acres of wetland buffers -1.34 acres of open water -1.21 acres of trail easement =172.99 acres for 301 units =1.74 units/acre

points. Anticipated homes will range from low maintenance villa products to high-end homes. The locations of these products are largely determined by adjacent natural features and proximity to the golf course. While we generally know where these uses will occur (as illustrated on the sketch plan), as grading and development plans progress more details will emerge.

Presently we are consulting with various custom builders to determine exact lot sizes and widths. At this point we know that traditional single family lots will range from 80' – 100' in width with minimum depths anticipated to be 140'. As mentioned above, the exact location of these lots will be determined by adjacent amenities, views, orientation, etc.. Front setbacks will be a minimum of 30', rear setback will be 35' and side setbacks at 15' each side (30' between homes)

The "villa" product will range in size from 55' – 65' in width. These will be located on private, HOA maintained streets. The front setback is expected to be 30' from curb, 7.5' from each side (15' between homes).

Staff comment: Given that this is a proposed PUD, multiple styles and sizes of lots are anticipated. Most important from a City perspective are on-going and future maintenance concerns that involve the City (i.e. street plowing, street reconstruction, utility replacements, etc.), and the look/feel of the proposed housing areas from other surrounding lands in Lake Elmo. As the development progresses, the applicant will need to address engineering concerns about roadway design and future maintenance (very likely through elimination of private roads and adherence to adopted City standards), and show how berming and/or plantings along with four-sided architecture will help to alleviate visual impacts to adjacent lands.

Structures / Builders:

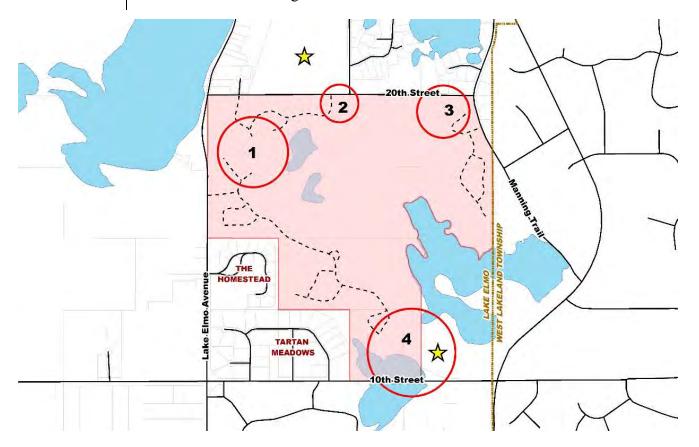
Applicant Comments on Builders: Builders for the development have not been chosen. Presently we are considering a pool of 5-7 custom builders for the traditional homes and 2 custom home builders for the villa product.

Staff comment: Moving forward, the applicant should be prepared to provide elevation drawing examples of the various product types so Council, the Commission, and public know what can be expected in the various portions of the proposed development.

In General

Adjacent parcel dev.:

- Roads surrounding the proposed development largely create natural buffers between
 this development and surrounding developable lands, but the two parcels marked
 with stars in the graphic below deserve consideration as the development plans for
 this area are drawn up. Further comments below.
- The four numbered circles identify connections that either must be made or should be considered moving forward:



- #1: As will be discussed in detail in the transportation section of this report, it will be critical that each neighborhood be connected to at least two peripheral roads. Providing a link between these two neighborhoods (within circle #1) would be one option to address access concerns on the west side of the development.
- #2: Whenever possible, alignment of roads is far preferred to off-set intersections like the one currently proposed, and the proposed off-set may not meet City access management guidelines. Aligning the proposed road with Legion Avenue North is recommended.

#3: The seventy-five homes in the NE of the proposed development currently have only one exit point on to Manning Trail. A connection to 20th Street will be needed.

#4: It is highly advised that the applicants find a way to complete a connection for this development down to 10th Street in the area of Circle #4. If agreement cannot be reached with the neighboring landowner, usable right-of-way to the neighboring property must still be provided to facilitate a future road connection. If a connection to 10th Street is not feasible at this time, two things will need to occur:

- (A) The connection in Circle #1 must be completed to give the 169 homes proposed in this area a secondary outlet
- **(B)** Any future submittal will need to include a ghost plat of the adjacent property showing how the proposed dead-end right-of-way alignment can be successfully utilized to eventually facilitate a connection to 10th Street.

Connections to The Homestead and Tartan Meadows are not feasible due to lack of right-of-way in both developments.

Buffers:

- There are no specific buffer requirements for PUDs, but the applicant should be prepared to show berms, landscaping, and/or other features as may be necessary to soften the transition between current golf course property and adjacent residential areas.
- Buffers were a major concern expressed by speakers at the public hearing and by the Planning Commission.

Lot Access:

- Per the sketch plan, a majority of lots would have direct access to a public road, but nearly one-third of all parcels (107) are proposed to access off of private roads. The applicant indicated verbally during the Planning Commission meeting that future submittals would show all roads as public meeting City standards.
- Driveways should be located so as to preserve existing trees in as much as possible.
- Addresses for the individual homes should be posted at each driveway entrance.

Future parcel development:

• The proposed subdivision would fully divide the property until/unless the golf course use was discontinued and the land redeveloped.

Easements.

 All standard drainage and utility easements will need to be shown on the future preliminary plan document(s). All easements intended for public utilities shall be a minimum of 15 feet on each side of the utility and shall be shown on the future plans. All easements will be as wide as necessary to address access and/or maintenance objectives.

Landscaping: • Any future preliminary PUD submittal shall provide documentation as may be necessary to show compliance to City landscaping standards (including but not limited to entrance monuments, boulevard plantings, plantings in private open space, etc).

- Trails: | ROW dedications along 10th Street, Lake Elmo Avenue and 20th Street must be sufficient enough to accommodate trails as shown on the City's Comprehensive Parks & Recreation Plan's map of Trails and Greenways (Map 11). If trails within the rightsof-way are not feasible, off-road trail easements must be identified for dedication as part of the final development plans.
 - An internal trail system linking the proposed neighborhoods should be explored and incorporated into future plans if feasible. Indications as to whether sidewalks will be provided should also be noted.
 - Golf course trails, if not accessible to the general public without a paid fee to be on the course, will not be credited towards required park dedication.

Resident -Concerns:

- Written comments received leading up to the planning commission meeting are attached to this report. As of 8/15/16, a majority of the written feedback centered on the need for a trail along 20th Street.
- A lack of buffering was raised by a non-resident landowner in West Lakeland Township. Lake Elmo code does not include buffering requirements from adjacent jurisdictions.
- A summary of public feedback from the planning commission public hearing can be found on page 28 of this report.

Infrastructure

- *In General:* All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website.
 - The Engineer's memo is attached to this report for reference. The following is a melding of Planning and Engineering feedback relating to the proposed infrastructure within this development.

Streets and Transportation:

(cont.)

Applicant Comments on Streets and Trails: With the exception of the private streets for the villa product, streets are anticipated to be 28' feet (back of curb to back of curb) within a 60' right-of-way. The exact locations of sidewalks and trails have yet to be determined but sidewalks will generally be placed on one side of the street. Trails will connect neighborhoods to the golf course as we see this development working as a "golf cart" community emphasizing the clubhouse, exercise facility, youth course and pool as part of the community amenity. Additional trails will be planned as further City review moves forward.

Discussions with County officials will begin as soon as we receive feedback from the City. A Transportation Study has been initiated and will be included as part of the EAW, which has also begun. When complete, we expect to review the traffic counts to determine what intersection improvements will be needed on Lake Elmo Boulevard, 20th, and Manning Trail.

NOTE: As indicated throughout this revised report, the applicant verbally stated at the Planning Commission public hearing that all future roads would be public and be designed to conform to City standards. Analysis herein regarding private roads is still relevant should the applicant's elect to propose such again in the future.

Staff Comments:

- In General. The national Complete Streets Coalition states that well-designed, connected Street Networks are the backbone upon which communities are built. Good street network designs reduce land consumption, provide greater accessibility through more direct routes, and increase overall network efficiency and reliability through added redundancy. They also affect several factors that relate to building more sustainable communities such as travel patterns, road safety, and public health. Generally speaking, more compact and connected street networks tend to have significantly higher levels of people walking and biking and fewer vehicle miles traveled as compared to sparser, tree-like designs. Connected streets can reduce traffic congestion by dispersing traffic and offering travel options. Grid networks create a safer road system.
- ROW Dedications. The Plat must dedicate right-of-way to the City of Lake Elmo along the entire length of 20th Street N. (40 feet R/W) and Manning Trail N. (50 feet R/W) to provide a minimum R/W from the existing roadway centerline. The concept plan shows R/W dedication, however the actual right-of-way width cannot be verified based on the plan scale provided. The Plat must also dedicate sufficient right-of-way along CSAH 17 (Lake Elmo Avenue), CSAH 10 (10th Street North), and CSAH 15 (Manning Avenue) as required by Washington County. The concept plan shows this dedication, however the actual right-of-way widths must be reviewed and approved by the County.

• Access Management. Access to the development is proposed in four locations: one access onto Lake Elmo Avenue, two access points onto 20th Street North (MSA collector street), and one access onto Manning Trail North.

(cont.)

- It is strongly recommended that additional access points and interconnections be thoroughly pursued to enhance the street network safety and accessibility. The proposed concept plan shows three separate neighborhoods all requiring direct access to a collector or County roadway without interconnection or secondary roadway connection. Area 1 proposes 170 lots with a single point of access to CSAH 17 (Lake Elmo Avenue). The 170 lots are placed along a dead end cul-de-sac over 4,500 feet long. The city standard cul-de-sac length is 600 feet while many communities have a maximum length of 1,000 feet. Area 2 proposes 57 lots with two points of access to 20th Street N. Area 3 proposes 76 lots with a single point of access to Manning Trail placed along a dead end cul-de-sac over 2,300 feet long.
- An interconnection between Street A and Street E is extremely important to provide a secondary access for Area 1 to 20th Street N., and to provide a secondary access roadway connection for Area 2 to CSAH 17. A box culvert or bridge structure should be investigated.
- The south end of Street E should be connected to 10th Street N. to eliminate a proposed cul-de-sac over 7.5 times the maximum allowed length. Staff recognizes that this connection may be difficult to make but all efforts should be pursued. If a connection cannot be physically made, any and all other emergency access options or future connection opportunities must be addressed (i.e. a trail connection to 10th Street to be used for emergency and future roadway construction purposes, right-of-way dedication to the edge of the plat for a future roadway connection, loop the south end of Street E to connect to Street H, etc).
- Street J should be align to connect to both 20th Street N. and Manning Trail to provide access to two separate collector roadways. If this is found to be unfeasible then two connections to Manning Trail should be made to eliminate the long dead end cul-de-sac.

Prior to the City receiving and accepting a preliminary plat proposal it is recommended that all development access points be reviewed and approved by the City and Washington County to verify acceptable access management spacing and adequate sight triangles for each entrance. The proposed access locations and considerations for the development are as follows:

➤ 1) Street E access to Lake Elmo Avenue (CSAH 17). Location to be approved by Washington County.

➤ 2) Street A access to 20th Street North (MSA collector roadway). Access is 550 feet east of Lake Elmo Avenue vs. the required spacing of 660 feet. Proposed access location aligns with the existing intersection for 20th Street Court N.

➤ 3) Street B access to 20th Street North (MSA collector roadway). Proposed access is located 350 feet offset from the existing intersection of Legion Avenue. Consideration should be given to relocating this access to align with the intersection of Legion Avenue or increase the offset to 660 feet.

- ➤ 4) Street J access to Manning Trail North. Access is 550 feet south of 20th Street N. Location needs to be reviewed in the field to verify access as an acceptable location.
- **Pedestrian Facilities.** The following pedestrian improvements must be considered when preparing preliminary plat documents:
 - ➤ The City should review potential bituminous trail requirements to be incorporated along CSAH 17, 20th Street N. and/or Manning Trail N. to improve pedestrian safety and work toward future trail connectivity.
 - ➤ Per the City Engineer, six (6) foot sidewalks must be provided along all residential streets and as may be required for connectivity.
- Private Streets. Private owned HOA streets have been proposed in areas of this development including Streets D, F, I and K. Privately owned HOA streets should not be allowed. Typically private streets are proposed for the purpose of decreasing street and boulevard design standards including setbacks for the structures. The City design standards have been established as "minimums" for the purpose of serving as public access, drainage, sanitary sewer, and municipal water service. The boulevard corridor also provides a dedicated location for small utilities such as gas, electric, cable, telephone and fiber optics. Reducing the R/W width and structure setbacks greatly increases the public cost for maintaining underground utilities by constricting work zone areas when the infrastructure requires maintenance and/or replacement. Private streets will only be considered when public infrastructure is not installed below the private streets.
- Streets (in general). Unless utilities are to be located elsewhere, all streets must be shown as public streets when submitting for preliminary plat. All public streets must be designed to meet the City's Engineering Design Standards including R/W width (60-feet), street width (28-feet) and cul-de-sac radii.
 - ➤ Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways and B618 curb installed along entrance roadways and roadway stretches with no lots.

> Street intersections must approximate 90 degrees and maintain 50 feet of tangent with maximum slopes of 2.5%. Residential maximum longitudinal grade is 8% with no sidewalks, 6% where there are sidewalks.

(cont.)

- ➤ Parkway or divided roadways must be a minimum of 18 feet wide from back or curb to back of curb. The development street plan indicates landscaped medians at two of the development entrance points.
- > Ten (10) foot utility easements are required on either side of all right-of-ways.
- Other Responsibilities. Other transportation related improvements that will fall to the developer include:
 - ➤ The applicant will be responsible to construct all intersection and turn lane improvements along CSAH 17 as required by Washington County. These improvements must be completed at the developer's cost.
 - ➤ The applicant will be responsible to construct right and left turn lane improvements along 20th Street N (both access locations) and long Manning Trail as required by the City. These improvements must be completed at the developer's cost.

UPDATE: Since the Planning Commission report was penned, the City has also received the following comments from Washington County:

- The Regional Functional Classification of CSAH 17/Lake Elmo Avenue is an "A" Minor Arterial Roadway. The Washington County Comprehensive Plan 2030, identifies 150 feet for the future right-of-way requirement along this section of roadway. Currently, the right-of-way varies but ultimately, there should be 75 feet from the centerline of the roadway.
- The proposed access points on CSAH 17/Lake Elmo Avenue are acceptable to the County. Transportation staff is currently reviewing the Traffic Impact Study (TIS) as part of the environmental review process and will be coordinating the recommended roadway improvements as this development is processed through the city. Once more specific development plans are prepared, the County will review the specific plans prior to the issuance of Washington County Access and Right Of Way permits.
- The City should consider requiring that the two neighborhoods along the eastern edge of the site be connected and access be provided to 10th Street on the south.
- A Right Of Way permit will be required for any work in the CSAH 15/Manning Avenue right-of-way as it relates to the development. A plan set is required with the application and include any grading, installation of culverts, installation of water and sewer services, left and right turn lanes on CSAH 15/Manning Avenue, parallel trail grading, signage and any landscaping and other improvements within county right-of-way.

Water System(s):

- The application and sketch plans do not address water supply; however, it is staff's understanding that the intent is to serve the proposed development with municipal water.
- Tartan Park, the proposed development area, is excluded from the 2030 Comprehensive Water System Plan, being identified as an area to not be served by municipal water. However, municipal water infrastructure exists immediately adjacent to Tartan Park (16-inch trunk watermain line has been constructed along Lake Elmo Avenue).
- If municipal water is extended to serve this development, a water service capacity and hydraulic study must be completed to verify system capacity, operating pressures, and water main pipe sizing and looping requirements. For example, it may be necessary to move up the construction timeframe for the new water tower to be located in the city's lower pressure zone. Also, given the varied topography of the site it may be necessary to identify acceptable water pressure operating conditions based on the varied elevations to establish areas that will require pressure regulating valves for individual homes.
- The applicant would be responsible to extend municipal water into the development at its cost, and would be required to construct a looped watermain network based on the results of the water service hydraulic study.

Sanitary System(s):

- The applicant is responsible to provide wastewater infrastructure to support the proposed development.
- All sewer infrastructure must be provided at the developer's cost.
- The application and sketch plans do not address sanitary sewer service; however, it is staff's understanding that the intent is to serve the proposed development with municipal sewer.
- The proposed development is located outside of the City designated Municipal Urban Service Area (MUSA) for sanitary sewer service. In order to extend municipal sewer to serve this development, a Comprehensive Plan amendment is required to alter the sewer service boundaries for the City.
- Sewer service could be provided by constructing a lift station at the south end of Tartan Park with a forcemain constructed along 10th Street N. to connect to the existing 16-inch forcemain along Lake Elmo Avenue. The sewer system should be designed so that the 10th Street lift station can be eliminated in the future when gravity sanitary sewer is extended to serve Cimarron and Oakland Junior High School.

• Interior to the development multiple lift stations may be required due to the varied topography of the property. The sewer system must be designed City standards and must minimize lift stations and future ongoing operational costs.

Storm water /Grading:

Staff Comments:

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations.
- Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual available on the City website. The plans shown do not meet many of these requirements.
- All storm water facilities, including infiltration basins, wetlands and wetland buffers, must be placed in
- Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots
 must fully incorporate the 100-year HWL, 10 foot maintenance bench and all
 maintenance access roads. It appears that some of the proposed ponding facilities are
 located outside of the development limits.
- All storm water bonds must have both a 10:1 aquatic bench and a 10:1 maintenance bench.
- Designated maintenance access roads, 20 feet in width, must be provided for all storm water facilities with slope no greater than 10%.
- The maximum curb run prior to a catch basin is 350 feet.
- All storm sewer pipe easements must be a minimum 30-feet in width. Additional width may be required to adjust for greater pipe depths.
- The storm sewer system shall be designed to maintain the City standard minimum pipe cover of 3 feet.
- Drain tile is required as part of the City standard street section at all localized low points in the street.
- Drain tile considerations may impact the storm sewer design and depth requirements at low points.
- The general drainage system should mimic the natural topography of the site in order to ensure a drainage system that provides positive storm water drainage across the development.

- Overland emergency overflows or outlets will be required as part of the site plan.
- Storm water pond facilities should be combined together to the greatest extent possible to ensure adequate hydrology for efficient facility treatment operations.
- The ultimate discharge rate and location will be an important consideration to avoid negative impacts to downstream properties. The storm water management plan will need to address changes to the downstream drainage system to the extent alterations are proposed. To the extent adjacent properties are impacted, written permission from those properties must be submitted as part of the development applications.

• The grading plan indicates significant use of retaining walls. Retaining walls should be placed within private lots or Outlots to be owned and maintained by the HOA. Retaining walls should be placed on City R/W or Outlots dedicated to the City. Retaining walls should also not be placed within lot drainage and utility easements.

Washington County Comments:

• The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.

Development Phasing:

Applicant Comments: The anticipated phasing of the project will be generally in a west to east manner due to sewer and water considerations. The number of phases will be determined by market demand and absorption. Presently we anticipate a 3-5 year build out (60 units a year) although this might be slightly longer considering the increased length of time to build custom homes.

- A detailed phasing plan should be provided with the preliminary plat application that clearly indicates the phasing of the construction for each public infrastructure component and addresses both construction access to the site and public access for new residents. Temporary cul-de-sacs should be part of the phasing plans and are be required for any street with a platted lot with driveway access.
- Additional phasing plan information as may be needed must also be provided to demonstrate that stormwater management requirements will be met with each phase of the project.
- Certain transportation improvements may need to be constructed as part of the first phase of the project regardless of their location. Staff will work with the applicant moving forward to identify all such requirements.

Utilities:

- All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the flood plain district shall be flood-proofed in accordance with the building code or elevated to above the regulatory flood protection elevation.
- Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances.

Parking Facilities:

• Plans for the golf course redevelopment must show how off-street parking requirements for a golf course are being met.

(cont.)

 Plans for the residential portion of the development must demonstrate that required off-street parking spaces can be provided for each of the proposed units.

Required Signage:

• New street signs will be required at all intersections at the developer's expense.

Entrance Monument:

 Designs and locations for entrance monuments should be identified as part of any future preliminary plan submittal. The applicant should consult with the City Engineer as to whether such signs must be placed on outlots or if they can be accommodated within easements.

Fire Hydrants:

• The applicant will be required to work with the Fire Chief, City Engineer, and Public Works to identify the proper locations for future fire hydrants. Such work should be completed prior to submittal of the future preliminary plat application.

Streetlights:

• Street lighting fixtures shall be installed in accordance with city standards

Monuments:

• In accordance with Section 153.13(F); reference monuments shall be placed in the subdivision as required by state law.

Environmental & Other Neighborhood Impacts

Environmental Impacts:

• A voluntary EAW is currently being prepared by the applicant and is anticipated to be ready for a 30-day public comment period in the upcoming weeks.

Wetlands:

- The site contains approximately 15.99 acres of wetlands and 9.74 acres of required wetland buffers.
- The Valley Branch Watershed District (VBWD) is the Local Government Unit (LGU) responsible for administering the Wetland Conservation Act (WCA). The developer will need to follow all of the rules and regulations spelled out in the WCA, and acquire the needed permit from the VBWD.
- Review and comment by the Valley Branch Watershed District (VBWD) will be needed with any future preliminary plat/plan application. The applicant is encouraged to meet with the VBWD prior to any future submittal.

Shoreland District:

- Shorelands should be a major consideration in the development of this land as over 200 acres is included within multiple Shoreland overlays from various waterbodies on and around this property.
- The City's current Shoreland Ordinance has not been approved by MnDNR as required by State Statute, and a new draft ordinance is currently undergoing State review. Due to this process, portions of the City slated for sewered development are currently under a development Moratorium until the new Shoreland ordinance is in place. While the Royal Golf Club land is not specifically subject to the moratoria, it IS subject to Shoreland district requirements for PUDs which mandate access to municipal sewer and water facilities. Staff requested that the DNR review the proposed plans and provide direction on two things: 1) whether the plans conform to minimum State rules, and 2) how the City must proceed with this application given the pending ordinance updates. Because these new regulations could dramatically impact how this land can be developed, the applicant is hereby put on notice that preparing preliminary plans will be "at their own risk" if they choose to do so prior to adoption of the new ordinance. Additionally, no preliminary approvals will be given by the City until the new ordinance has been adopted, or until the DNR specifically finds the proposed development is in conformance with minimum State requirements.
- Importantly, the Shoreland overlay district PUD regulations specifically require such developments to be connected to the municipal sewer and water systems.
- Open space requirements largely mimic the City's standard requirements for PUDs outlined on page 10 of this report. Staff will continue to coordinate review of this development with DNR staff to ensure all requirements are upheld.
- The applicant shall work with the City Engineer to ensure that Shoreland specific Stormwater management requirements are met with future plans.

UPDATE: DNR comments have been received and are attached to this report for review by Council. The following is a summary of their feedback:

- The underground portion of the unnamed public watercourse that flows through the golf course will not be considered Shoreland.
- Unnamed public water wetland 82041800 will not be part of the future Shoreland district ordinance, so it will not being considered as protected Shoreland for review of potential development scenarios on this property.
- The DNR is requesting more information from the developer before it can adequately evaluate the proposed PUD. Specifically, a site density evaluation will need to be completed to show how proposed density relates to tiers around each protected water body.

- The concept PUD plan appears to meet or closely meet the 50 percent open space requirement, but a more detailed analysis of the open space calculations is needed to complete the Shoreland residential PUD analysis.
- The bluff areas and wetlands within the shoreland districts for the public waters will need to be mapped. These areas must be located so that they are not included in the calculation for the area suitable for development in each tier. Also the bluff setback standard should be taken into account when planning the location of structures near bluffs.
- Additional design planning is required to develop a stormwater management plan. As part of the PUD analysis, the size and location of stormwater ponds will be required.
- The DNR has provided a map that shows the location of the 100-year floodplain. Because proposed lots are located in the 100-year floodplain, development in such areas will need to follow state and local floodplain regulations.
- Wetland Conservation Act (WCA) regulations must be followed for the WCAdelineated wetland basins on the site.
- Additional comments will be provided by MNDNR on the EAW for this proposed project.

Erosion | • Control:

- The future grading plan should indicate proposed erosion control methodologies to be utilized during the development process.
- The applicant is advised to consult with the City Engineer to ensure that future plan sets are to an appropriate scale which allows adequate review of proposed plans.
- Silt fencing should be shown at the construction limits for the proposed houses or driveways with the future building permit application.

Traffic: |

• The EAW currently underway will include a traffic study to determine the potential traffic impacts of this development.

 Transportation improvements needed to mitigate impacts may be identified as a result of the EAW.

Flood Plain & Steep Slopes:

- According to the February 3, 2010 FEMA Flood Insurance Rate Maps, there are areas of floodplain on this property (mostly Zone A).
- Of biggest concern is floodplain identified in the NE corner of the property which seems to coincide with one of the proposed areas for residential development. The applicant must delineate all FEMA floodplains on future plan sets and demonstrate how such areas will be addressed by the future development.
- All areas of steep slopes should be identified with any future submittal.

Docks:

(cont.)

• The project does not proposed any docks or deeded access to Rose or Horseshoe Lake.

Noise: Washington County Comments:

• Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a

exempts County Roads and County State Aid Highways from noise thresholds.

County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

Other Permits:

All necessary permits must be provided to the City (VBWD, MPCA, NPDES, MDH, etc).

Charges, Fees, and Responsibilities

In General: •

As always, the applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).

Park Dedication:

Applicant Comments on Parks: While the golf course is public, no public parks are proposed within the development. Use of the exercise facility, pool and youth course will be included in the HOA dues. There have been discussions about the existing ball field lighting being used in other parts of city; the exact nature of this is still under discussion. We expect a park dedication fee will likely be paid.

Included in the development plan are 74.27 acres of private open space which is used for environmental preservation, water quality protection, storm water management and buffers from adjacent uses.

(cont.)

- Section 153.14 of City Code requires all subdivisions of land to dedicate a reasonable portion of land to the City for public use as parks, trails, or open space. The percentage for an LDR development would be 10%.
 - 205.66 residential acres * 10% = 20.6 acres
- The concept plan is currently not proposing dedication of any land for public parks. The Parks Commission was to review this area in August, but did not have a quorum. Therefore no formal recommendation was made. Informal discussions were about addressing the trail needs identified in the comprehensive trail plan. This item will be discussed again at the September meeting.
- Should this development move forward, the City will determine the fair market value of the land by hiring a licensed appraiser (at the developer's expense) prior to final plat approval. The required cash-in-lieu of land payment shall be the fair market value of the acreage not provided in land or trail easement dedication less the cost of trail construction and other improvements.

Sewer Charges:

 Sanitary sewer service charges will consist of a \$3,000 Sewer Availability Charge (SAC) per REC unit plus \$1,000 Sewer Connection Charge per REC unit. A Met Council REC determination must be completed to verify the number of REC units for the project.

Water Charges:

 Water service charges will consist of a \$3,000 Water Availability Charge (WAC) per REC unit plus \$1,000 Water Connection Charge per REC unit. The number of REC units will be as determined for SAC charges

Initial Feedback

Planning Commission:

The Planning Commission was given an opportunity to orient themselves with the proposal on 8/8/16, and conducted a subsequent public hearing on 8/22/16. Summary of feedback from that meeting was as follows:

DEVELOPER COMMENTS:

- 1. City initially examined option to add the land to the Lake Elmo Regional Park, but found that 95% of the land must be used for non-active recreation so a golf course would not be allowed.
- 2. Golf course remodel will include 18 professionally designed holes and an updated clubhouse. Housing needed to make the overall development economically sustainable; the success of the clubhouse will be linked to the success of the development.
- Guiding conditions are to create a high quality, high amenity neighborhood with recreational facilities providing a strong sense of identity; and respect for existing site conditions. PUD needed to shift density away from Shoreland district areas.
- 4. Five (5) different price points/lot sizes; two (2) different lifestyle choices (villas and single family homes). Specialized design standards will ensure high quality construction.
- 5. Proposed private streets **will be eliminated** in favor of public streets.
- 6. Transportation study and EAW nearly complete.
- 7. Golf course would be turned from a private course into a public course, and will include a swimming pool & fitness center. Sustainability will be a major component of the golf course design. Opening in 2017 is the target.
- 8. Trails and parkland dedication are open for discussion, but they would like to approach it via cash in lieu of land. Private parks may be provided for the proposed homes.
- 9. Phasing will be from west to northwest to east.
- 10. Access to 10th Street is being designed, and the intent would be to include that with any future submittal.
- 11. Plans will continue to preserve/create vegetative buffers and/or distance buffers from surrounding neighborhoods.
- 12. SAC/WAC fees will result in over \$2.5M to the City, and building permit fees anticipated to generate in excess of \$1.5M in fees.

13. Two entry points for the golf course are being worked out with City staff, and will be addressed in a future submittal.

PUBLIC COMMENTS (summarized):

- 1. Make them follow the comprehensive plan and only allow them to develop as an OP development (or at a rural standard similar to surrounding neighborhoods) if they wish to build homes. Sewer and the proposed small lot sizes are not appropriate north of 10th Street.
- 2. Protect existing homes in The Homestead and Tartan Meadows by preserving golf course frontage (or open park space) for homes that have enjoyed such views over the years. Buffers for all surrounding lands was raised by multiple speakers.
- 3. Redesign of the golf course should be on the periphery of the property with the new homes central to the property. On-going investments in the golf course are at the developer's own risk, and should not be taken into consideration when deciding what type of development (if any) is appropriate on this land.
- 4. If an exception is made to the plan, then the City does not have a plan. Rural character of this property should be preserved.
- 5. EAW needs to be completed before anything moves forward, and the resulting development should be designed around environmental protection. Concern was expressed that the existing plan will take out significant areas of trees, and that traffic impacts will be too much for surrounding roads to handle, and/or will create significant safety concerns for vehicles, pedestrians, and cyclists.
- 6. City is not obligated to make any changes to the Comprehensive Plan. City should not rush into any decision.
- 7. Loss of wildlife habitat is a concern.
- 8. Small setbacks raise concerns about fire safety if proper siding materials are not used.
- 9. A trail on the south side of 20th Street is needed for safety.

– COMMISSION FINDINGS:

Following discussion and input from each of the Planning Commissioners, the following findings were voted on and approved by the Commission:

1. Density at 2.2 D.U.A., if such were to move forward, would require municipal sewer.

- 2. Any form of residential development will require a comprehensive plan amendment.
- 3. The property could be developed under the City's OP or RE development standards.
- 4. The City has no need to guide for more sewered residential development based on the Comprehensive Plan and the Metropolitan Councils population forecast for 2040.
- 5. The proposed concept plan has multiple unresolved issues including buffers, access points, cul-de-sac lengths, and connectivity; each would need to be addressed in any future plan regardless of the density.
- 6. Changing zoning to allow development like that which is proposed by the Concept PUD will increase the City's tax base and lessen the tax burden on the rest of Lake Elmo.
- 7. Existing residential development north of 10th Street, South of 30th St and east of Lake Elmo Ave is not expected to need sewer connection to address failing septic systems until at least 2040.
- 8. The total number of homes in the current proposal exceeds by 30% the total number of homes that could potentially be created using OP development standards.
- 9. The golf course is a significant asset to the City of Lake Elmo.

Other General Staff Concerns:

- Detailed work on the public/private portions of this development will still need to be worked out (i.e. stormwater ponds are required to be on public land, but areas within the golf course are proposed to handle the residential stormwater. Are the applicant's comfortable having the golf course potentially cut up into Outlots and subject to easements for stormwater purposes?)
- Will trails from the residential neighborhood to the golf course be public? What about other neighborhood facilities such as a pool, internal trails, fitness center, and kids golf course? How will access to the golf course land be managed?
- The long southern cul-de-sac should extend to the neighboring property whether the road continues to 10th Street or not.

Conclusion

The City Council is asked to examine the proposed PUD Concept Plan and provide guidance to the applicant on if and how to proceed. Keep in mind that a conditional approval at this point simply allows the applicant to proceed to the preliminary plan stage, and does NOT carry with it any assurances of future success or approvals. Denial

of the concept plan at this point WILL require the applicant to reassess the approach and return with a revised/new concept plan before proceeding to a preliminary plan.

Council Options:

The City Council has the following options:

- A) APPROVAL of the requested Concept Plan based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Council.
- B) DENIAL of the requested Concept Plan based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Council.

(cont.)

C) TABLE the request for further study.

Review Roadmap:

Per code, the concept plan is simply an opportunity for the applicant to submit a plan showing the basic intent and general nature of the entire development, and there are no specific criteria to guide approval or denial of a concept plan. Staff would recommend using the following as a guide for discussion.

- (1) Is taking action on a comprehensive plan amendment and rezoning warranted at this time given changes that have occurred since the current plan and zoning map were last adopted?
 - **a.** If no, Council should deny this application and review of the plan details would become unnecessary.
 - **b.** If YES, provide direction to staff on which comp plan/rezoning methodology is preferred moving forward:
 - i. New comp plan designation and new corresponding zoning district (could take upwards of 3 to 5 months to complete);
 - **ii.** Guiding land for Urban Low Density Development (easy solution, but requires the applicant to return with a plan showing 3.5+ units per acre within the residential areas); or
 - **iii.** Create the potential for guidance of the property to Village Urban Low Density if certain criteria are met; or
 - **iv.** Another option not listed in this report (i.e. utilization of Rural Single Family and RS zoning).

Once a direction is recommended, proceed to the next review point.

(2) Have the applicant's demonstrated the proposal fulfills at least one of the identified objectives in Section 154.751 to permit development as a PUD?

- **a.** If NO, deny the concept plan and provide findings to support the denial. Further review of the plan details would become unnecessary, so no further action on this application would be needed.
- **b.** If YES, proceed to the next review point.

(3) What changes would need to be included with any future preliminary submittal before it could be accepted for approval?

(cont.)

Approval to proceed should be conditioned upon the applicant addressing the issues documented within the staff report, and other items as listed by the City Council.

Staff Guidance:

- The City's discretion on the comprehensive plan guidance for this property and the corresponding zoning is very broad, so we recommend basing a decision on whether the proposal is best for this property, best for the surrounding properties, and best for the City as a whole. If the Council believes a comprehensive plan change IS warranted at this time and would like to accommodate the current application, we are recommending utilizing the third option presented in the staff report: create the potential to use the Village Urban Low Density classification if certain criteria are met.
- Regarding needed changes to the development if the proposal moves forward, staff
 has provided an extensive list of things to address within this report. Accordingly,
 we would recommend including the following as part of any motion:
 - "Adherence to the staff recommendations listed within the staff report as may have been amended here tonight."
- Likewise, we would recommend conditioning any approval of the concept plan on the applicant's successfully gaining approval of the needed comprehensive plan amendment and rezoning prior to approval of any future preliminary PUD application. At the applicant's own risk, such applications may run concurrently with offset review dates before the City Council.