

NOTICE OF MEETING

The City of Lake Elmo

Planning Commission will conduct a meeting on

Monday August 28, 2017 at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. August 14, 2017
4. Public Hearings
 - a. FINAL PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS. A request by HC Royal Golf Course Development LLC for Final Plat and Final PUD Plans, consisting of 73 single family detached residential units and 20 outlots. The subject properties are bound b6y 20th Street N, Lake Elmo Avenue, and 10th Street N and bordering West Lakeland Township with the property ID #'s 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 285.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002, and 25.029.21.44.0002.
 - b. ZONING MAP AMENDMENT. A request by the City of Lake Elmo for a Zoning Map Amendment to rezone properties dedicated as City parkland to PF – Public and Quasi-Public Open Space. PID #'s 13.029.21.23.0029, 12.029.21.33.0052, 12.029.21.34.0053, 34.029.21.31.0085, 34.029.21.42.0096, 01.029.21.13.0004, 13.029.21.41.0005, 13.029.21.31.0018, 13.029.21.42.0026, 13.029.21.43.0013, 33.029.21.11.0005.
 - c. Business Items - None
5. Updates
 - i. City Council Updates – 8/15/17 Meeting - NoneNone
Staff Updates
 - ii. Upcoming Meetings:
 - September 11, 2017
 - September 25, 2017
 - iii. MAC CEP Report-none
 - iv. Comprehensive Plan Update
- b. Commission Concerns
6. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo
Planning Commission Meeting
Minutes of August 14, 2017**

Chairman Kreimer called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Kreimer, Dorschner, Dodson, Emerson, Williams, Lundquist, and Hartley

COMMISSIONERS ABSENT: Johnson & Larson

STAFF PRESENT: City Planner Becker & City Administrator Handt

Approve Agenda:

M/S/P: Lundquist/Dorschner, move to approve the August 14, 2017 agenda, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: July 24, 2017

M/S/P: Williams/Lundquist, move to approve the July 24, 2017 minutes as amended, ***Vote: 7-0, motion carried unanimously.***

Business Item – Village Park Preserve Final Plat

Becker started her presentation for the Pulte Homes application for Village Park Preserve Final Plat. The 1st edition includes 36 single family lots that are located within a 22.786 acre area. The final plat is generally consistent with the Preliminary Plat with a few minor changes. There was a change in lot configuration to accommodate for an infiltration basin. The connection for the Mcleod property was put in to accommodate for future development. Staff wants to work with the applicant regarding the parkland dedication so that it is an extension of Reid Park. Staff would like the Planning Commission to weigh in on if the trail should be extended to Reid Park. The plans will be brought to the Parks Commission on August 21, 2017.

Preliminary Plans have not been approved yet because of the lots that were previously removed because of the infiltration basin being added back in, but it can be a condition that they be approved before the Final Plat goes to City Council. There was a number of engineering comments that need to be addressed. There is not sufficient ROW for Village Parkway; the plunge pond is within the Manning Ave ROW, and it is a

recommended condition of approval that the applicant establish an escrow with the City that will be drawn upon if there is need with the Manning Ave improvement project to purchase additional ROW because of the plunge pond; Outlots must be dedicated, etc. MAC had comments that were submitted at Preliminary Plat, but no conditions were put in based on those comments at Preliminary Plat. Staff has added some conditions for Final Plat based on MAC's review of Final Plat. These include disclosure statements, and encourage builders to incorporate noise reduction measures. There are some changes that need to be made to the landscape plans such as resolve the conflict of street lighting and street trees, substitute certain types of trees, eliminate landscaping and benches in pond maintenance accesses, etc.

There are some street name changes that will be required to conform to the City's street naming policy. Streets are wide enough to allow for parking on both sides of the streets. There was some discussion of what could happen with the McLeod property.

Williams asked if there was sidewalk on the stub. Emily stated that it wasn't shown on the plan, but it is a requirement that sidewalks be provided on at least one side of the street. Preliminary Plans have since been updated to include a sidewalk. Dodson asked why the preliminary plans need to be revised when the final plat is being looked at. Handt mentioned that the Preliminary Plat is the plans for the whole site, while the final plat is just for the 1st addition. The Engineer has to be sure that any revisions will work for the whole site.

Hartley asked if the developer gets credit for the tot lot. Becker stated that they do not because it is not City owned. Kreimer asked if there could be ramifications for the City not following the MAC recommendations. Becker stated there were no other than they could make the City remove trees if they posed a problem. Kreimer asked if the outlots could be flipped so that there are 2 vertical parcels instead of horizontal so there is continuous access to Reid park.

Paul Heuer, Pulte Homes, stated they would be willing to change the configuration of the parkland dedication. He thinks it is redundant to include the small stretch of trail as there is already a trail to Reid Park. Heuer stated that they are aggressively working through the engineering comments. Heuer stated that they have incorporated a number of recommended features for the ponds to deter the attraction of the geese, with the exception of the fence.

Bob, Project Engineer, explained what a plunge pool is and how it functions.

Craig Allen, Gonyea Company, stated that they are happy to deed over the outlots as long as they can get some assurance that they get credit for Gonyea West. They can work with the City to change the outlots from horizontal to vertical.

Hartley asked who is responsible to maintain the retention ponds and make sure they are functioning properly. Becker stated that it would be a city owned and maintained outlot.

Joe Bush, JP Bush Homes, representing the McLeods, wanted to point out that the McLeods have given some easements for the infiltration basins for this development. It is their desire to join outlot B for infiltration purposes for what they are going to need to do for their development. Bush is concerned that the proposed phasing will make it difficult for the McLeods to develop. The road access will not be built with phase I and he is concerned about connecting to the infiltration basin. Bush met with the City Engineers on a high level. Dorschner asked if there was concern with the McLeod development using the infiltration basin from Pulte and Gonyea.

Kreimer asked if the infiltration basin could be fully built now if there was agreement among all parties. Becker stated that one recommendation from the City Engineer is that the infiltration basin be constructed as part of phase I and also the ROW be dedicated. Williams asked if the recommendation addressed the infiltration pond for the McLeod property. Becker stated it does not as the city has not received a formal application at this time.

Hartley is wondering if the Watershed district has looked at the proposal of the infiltration basin to see if it will be adequate to support both properties. Bush stated that working with the Pulte development will make the property look more natural. The configuration of the lots might change if they needed to accommodate the infiltration on their own property.

Paul Heuer, Pulte Homes, reminded the Commission that there is not a formal application for the McLeod property, so the City should only be reviewing this application. Heuer is afraid that otherwise, it may muddy the waters for Village Park Preserve. As far as the infiltration basin, the City will have control over it and can allow it to be upgraded. Heuer suggested that with the timing of the McLeod property, the City might entertain temporary access off of 30th Street until the access from Village Park Preserve is installed. Bush stated that was a request made to the City and the City Engineer denied the request.

Lundquist is concerned about safety regarding the ponding and is wondering what kind of fencing MAC is recommending. Heuer stated that they feel they have incorporated adequate safety features and design standards. Heuer is not aware of any studies that show that a fence deters the geese from the water.

Dodson feels that it would not be right to require this developer to install fencing. There were geese in this field before this development and if MAC wants fencing they should bear some of the expense.

Dorschner is not in favor of fencing for this development.

Williams feels that they should concentrate on Village Park Preserve. Williams is wondering if the original Preliminary Plat included the road stub to the McLeod property. Becker stated that it did not but the current revised Preliminary Plat being reviewed by the engineer does include the stub.

Williams feels that if the infiltration basin changes with the McLeod property, the landscaping on the West border should not be constructed yet. Becker stated that it was a condition of the Comp Plan Amendment of the Southern parcel and the City has not received an application for the McLeod property yet. Kreimer is wondering if there could be escrow in place for the landscaping. Williams is wondering if it will be constructed with 1st or 2nd addition. Hartley stated that they need to approve what is acceptable irrespective of the McLeod property. Williams thinks there should be an additional finding for this.

M/S/P: Williams/Lundquist, move to include an additional finding that there is a high probability that outlot H will be expanded upon the Development of the McLeod property to the West so that the landscaping shown on Western boundary of outlot H should be delayed until final phase, **Vote: 7-0, motion carried unanimously.**

M/S/P: Williams/Kreimer, move to include an additional condition that the 2 outlots which will be park dedication be re-split East/West vs North/South so that there will be a connection from Reid Park to this development, with a letter to the Developer that would guarantee use of the other parcel to help satisfy park dedication for Gonyea West, **Vote: 7-0, motion carried unanimously.**

M/S/P: Williams/Hartley, move to add a finding that the Planning Commission finds that a trail through outlot C & D would be beneficial to the City, **Vote: 7-0, motion carried unanimously.**

M/S/P: Dodson/Lundquist, move to recommend approval of the Village Park Preserve Final Plat with the 22 conditions of approval as drafted by staff and the findings amended by the Planning Commission, **Vote: 7-0, motion carried unanimously.**

Business Item – Sign Ordinance

Becker started her presentation regarding the sign ordinance. The specific areas of concern are along the freeway (10th street to I-94) and monument signs in developments (size and number allowed).

There have been a number of businesses near I-94 that have requested taller signs for visibility. There have also been a number of subdivisions that have requested larger

signs and more than 2. Royal Golf has requested a number of additional signs because they have a number of different entrances.

Handt stated that people should not have to go through variances if it is something we would find acceptable. If it is something we are accepting through the variance process, the code should probably be updated, rather than making exceptions.

Dorschner doesn't think arbitrarily restricting it to 2 makes sense if there are more than 2 entrances. Dorschner also feels there should be larger signs which would make sense for economic development. Dorschner would caution against LED lighting however. Hartley is not in favor of flashing signs for safety reasons. Dodson agrees that 2 development signs could be changed to every entrance. Dodson also feels that 10th street is way too far away from I-94 and the discussion should be between Hudson Blvd and I-94. The Commission seemed to agree with that. Dodson is not opposed to larger signs if they follow the Lake Elmo theming. Williams and Hartley feels that the Lake Elmo theming can be arbitrary.

Williams is not in favor 150 square feet for signs as it is starting to resemble a billboard. He thinks 95-100 square feet is more than enough. Kreimer is not sure that doing by variance is a bad thing as it gives the City more control. He would kind of like to wait and see the Lakewood Crossing signs and see how those turn out as this isn't a pressing issue. Williams feels that there should be 1 large sign for the main entrance of the subdivision and smaller signs everywhere else.

The Planning Commission recommended some housekeeping issues.

Becker stated that she feels she has enough info to move forward to draft a proposed ordinance.

Business Item – AIR BNB

Becker started her presentation regarding Airbnb rental. The Planning Commission is being asked to consider whether Airbnb's (and other types of bed and breakfasts) should be allowed within different zoning districts than they are currently and if the standards for such uses should be amended. Things to consider are would it create a nuisance in RS with the smaller lots and RS is where the lake properties are located which is probably more attractive to Airbnb users. There are a number of standards that the zoning code sets forth. These include that the number of lodging rooms are not to exceed 5, the facility maintain a guest registry open to the City, that the stay be limited to no more than 7 days, the operator maintain liability insurance and a number of parking requirements.

Dodson doesn't feel that the City should get involved in the issue at all. There was discussion about how Airbnb, Bed and Breakfast and hotels are different. Hartley feels

that if you are in a residential neighborhood and someone purchases a property to rent out to up to 5 different parties, there could be parking issues, etc. Dorschner says this feels like a solution looking for a problem. Williams agrees that there does not seem to currently be a problem.

City Council Updates – August 1, 2017 Meeting

- i) Variance Amendment for 9359 Jane Road – passed
- ii) Hidden Meadows Easement Vacation – passed
- iii) Glenwood Homes Variance Request 8690 Lake Jane Trail - passed

Staff Updates

- 1. Upcoming Meetings
 - a. August 28, 2017
 - b. September 11, 2017
- 2. MAC CEP Report

Commission Concerns

Meeting adjourned at 9:26 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



STAFF REPORT

DATE: 8/28/17

REGULAR

ITEM #: 4a

MOTION

TO: Planning Commission

FROM: Ben Gozola, Consulting Planner

AGENDA ITEM: Royal Golf Club at Lake Elmo Final Plat, Final PUD Plans, and Developer's Agreement

REVIEWED BY: Ben Gozola, Consulting Planner
Emily Becker, City Planner
Mike Bent, Building Official
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney

SUMMARY AND ACTION REQUESTED:

The Royal Golf Club at Lake Elmo is seeking approval of the final plat, final PUD plans, and associated developer's agreement to complete the development process. Per Zoning Code Section 154.808, Procedures for Processing a Planned Unit Development, the Planning Commission is required at this time to review and comment on whether the plans and supporting data are adequate for review and final approval. The Planning Commission is asked to hold a public hearing, report its findings, and make recommendations to the City Council. The Final Plat for Phase I includes 73 residential lots, including 28 traditional single family detached lots and 45 villa lots for detached single family townhomes, as well as the existing, newly-renovated clubhouse and meeting facility, parking areas, and support facilities.

IMPORTANT NOTE

While City Code requires the planning commission to conduct a public hearing at this point in the development review process, it must be understood by all parties going into this meeting that **approval with conditions** for this development has already been granted by the City Council. Accordingly, by state law, the City cannot deny the final plat and plans if all conditions of preliminary approval are being met by the applicant. Put another way, the City cannot mandate changes to the plans at this time unless the change was specifically required as a condition of

preliminary approval. The City's role at this time is simply to ensure consistency with the approval as previously granted.

REVIEW

The developer has successfully submitted a complete application as required for staff to initiate a final plat review. Included in their submissions:

- An updated Royal Golf at Lake Elmo Preliminary Plan Set;
- The Royal Golf at Lake Elmo Final Plat including the 1st Addition;
- The Royal Golf Club at Lake Elmo 1st Addition Sanitary Sewer, Water Main, Storm Sewer, and Street Construction Plans;
- The Royal Golf Club at Lake Elmo 1st Addition Landscape Plan;
- The required Lot Line Adjustment and Access Easement to accommodate access down to 10th Street;
- An appraisal of the property value prepared by Nicollet Partners;
- Proposed Bylaws and Declaration for the Royal Golf Club Master Association;
- Proposed Bylaws and Declaration for the Masters Villa Homeowners Association, Royal Golf Club;
- Proposed Declarations for Single Family and Villa Homes in the Royal Golf Club Master Community;
- Proposed Architectural Guidelines for Single Family and Villa Homes in the Royal Golf Club Master Community;
- The required easement agreement providing access across the course and parking lot for HOA members;
- Pond Drawdown exhibits from the Valley Branch Watershed District;
- MnDOT Road Design Manual pages to which improvement will adhere;
- A listing of complete responses to all outstanding engineering items identified during preliminary plan approval;
- A listing of all taxes due for the properties in question;
- A phasing plan for construction of proposed trails;
- Royal Golf Club entrance monument samples and proposed monument sign locations;
- A fully executed Valley Branch Watershed District permit;
- A Valley Branch Watershed District amended storm water quality treatment facility maintenance agreement;
- Landscaping plans specific to the area around Homestead;

- The required HOA Agreement between Royal Golf Club and Homestead;
- The required maintenance agreement outlining future responsibility for landscaped areas installed on private lands.

STATUS

At the time of writing this memo, staff and the applicant are continuing to work on finalizing a number of details related to the final plan sets.

- The City Attorney's office is working on finalizing a developer's agreement that covers all responsibilities of the developer through each phase of the development, outlines needed sureties for the proposed improvements, lists required dedications and timing of payments, etc. This draft document may be included in your packet if it becomes available, but it was not ready for comment and review by additional staff members when this memo was penned. In addition to addressing the issues listed above, staff will also ensure the following specific issues are eventually addressed:
 - The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center (to be addressed with a later addition);
 - That a 10' wide trail segment be provided from Palmer Drive (on preliminary plans) to the east edge of the plat within the County Right-of-Way; and
 - Resolution of required park dedication fees and proposed donation will be clearly spelled out in accordance with Preliminary Plat approval and City policies. The park commission has already provided direction for Council on these matters.
- The City Attorney and City Engineer are continuing work on a series of three easements that will be needed on or over the Emerson property to accommodate the future lift station, right-of-way for the road, and temporary easements needed for construction. Final easement documents were not yet available as of the penning of this memo.
- The City Engineer continues to review all design plans for final conformance City standards, design requirements, and specific preliminary plat conditions including confirmation that the lift station designs address Public Works concerns as noted during preliminary plat.
- Once all engineering issues have been successfully addressed, the preliminary plan set must be updated per final approvals.
- The City's landscaping consultant has approved the proposed tree preservation plans, but is seeking updates to the landscaping plans as proposed. He is also working with the developer on woodland management techniques and pollinator native seeding approaches to gain credits towards replacement requirements.
- The City Planner has requested an additional pictorial exhibit clearly identifying the proposed setbacks for each lot in Phase I to supplement the written information already provided.

- And finally, the developer is being asked to provide a letter from Washington County stating that sufficient right-of-way has been provided along 10th Street and that plans comply with their letter dated 3/6/17.

Many items have already been confirmed as being met:

- Cross access easements are in place
- HOA documents were submitted which required four-sided architecture as required by preliminary approval.
- Per the applicant, the documents have all been updated as requested by Washington County (will be confirmed by the engineering review).
- A permit from the VBWD for the project has been secured.
- The applicant acquired approval to perform proposed work within the gas pipeline easement.
- Sign plans have now been submitted.
- Street names are now consistent with the City's street naming ordinance.
- The developer entered into a separate grading agreement, has followed all of the rules and regulations spelled out in the Wetland Conservation Act, and acquired the needed permits prior to the commencement of grading and development activity on the site.
- Access to 10th Street will be provided.
- Intersections are the only locations for streetlights as required
- An agreement with adjacent property owners is in place regarding necessary screening (the City Landscaping consultant will be reviewing plans accordingly).

Other issues we've identified are traditionally dealt with as conditions of a final plat approval:

- A CIC for management of common areas by an HOA will need to be submitted. The CIC will need to comply with Minnesota Statutes 515B-1 03, must include specific provisions on the transfer of control to future property owners, and must include required maintenance of wetland buffers
- A landscape license and maintenance agreement will need to be provided that identifies the individuals or entities responsible for landscaping installed in areas outside of public park and open space for each platted phase of the development.
- Documentation showing the HOA will be responsible for the maintenance of all landscape walls that cross residential property lines, publicly owned Outlots, or rights-of-ways must be provided, and must show that all such walls have been placed within a landscape easement acceptable to the City Attorney.
- Any expansion of the Royal Golf Club clubhouse or intensification of its use shall require a CUP.

- There shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement
- That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance.
- All wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City prior to the issuance of building permits.
- Addresses for the individual construction sites shall be posted at each driveway entrance.
- Conservation easements over open space within the shore lands of the residential development must be established as applicable in each Phase; such easements need to be executed prior to Council approval of the corresponding final plat.

CHANGES PROPOSED:

Both the developer and the City are held to the approvals granted at the time of preliminary plat, so the following do not need to be approved by the City, but are being requested at this time:

- The findings within Resolution 2017-047 state that the maximum impervious coverage for 55'-65' lots shall be 40%, and all other lots shall be a maximum of 30%. However, the Applicant has requested to increase this to 50% for all villa home lots and 40% for all standard single family lots. The applicant has stated that the listing of 40% and 30% on the preliminary plans was a clerical error and was never the intent as such restrictions would make each lot extremely difficult to build on. **In consulting with the previous planner and the City Engineer, they concur that this was indeed a mistake which should be corrected at this time.**
- Resolution 2017-047 also includes a finding that there shall be up to a maximum of 4 subdivision identification signs—including the identification sign for the golf course entrance—not to exceed 24 square feet in sign area each and located no closer than 10 feet from any public right-of-way. Furthermore, neighborhood identification markers (pillars) shall be permitted, but shall not be larger than 2 ft. X 2 ft. to identify the development logo and the name of the neighborhood.

Royal Golf is now requesting as part of final approval a total of seven (7) signs with the following sizes:

- Given the commercial functions of the clubhouse and the need to appropriately identify the community and its neighborhoods, they are requesting the square footage be increased to 75 square feet for each face of the clubhouse sign at its 20th Street entry.
- They are requesting the neighborhood signs at the entrances off 20th Street be 25 square feet in size, and
- The monument signs off of Lake Elmo Avenue North and 10th Street North are requested to be 50 square feet in size.

RECOMMENDATIONS:

- Conduct the public hearing making it clear to the public that approval of the development has already been granted, and comments at this time should be focused on aspects and details they would like double-checked prior to Council consideration of the final documents.
- Per code, the Planning Commission is then to report its findings and make recommendations to the City Council. Part of the recommendation should be on the two requested changes by the developer.
- Staff does not recommend delaying the application, and instead would ask the commission to identify the primary issues Council should concentrate on when the item up for possible approval.

ORDER OF BUSINESS:

- Introduction..... Planner
- Report by Staff..... Planner
- Questions from the Commission..... Chair & Commission Members
- Questions to the Applicant..... Chair & Commission Members
- Open the Public Hearing.....Chair
- Close the Public HearingChair
- Discussion by the Commission..... Chair & Commission Members
- Action by the Commission..... Chair & Commission

ATTACHMENTS (11):

1. Narrative
2. Setback Requirements Sheet for Phase I Lots
3. Trail Phasing Plan
4. Vegetative Management Plan
5. Royal Golf Club Monument Sign Proposals
6. Resolution 2017-47
7. Engineer's Memo
8. Preliminary Plans Updated Cover Sheet
9. Royal Golf Club Proposed Sign Locations (7)

10. VBWD Permit
11. Homestead HOA Agreement with Royal Golf Club
12. Homestead Landscaping Plan
13. First Addition Landscaping Plans
14. First Addition Final Plat
15. Construction Plans

August 4, 2017



THE ROYAL CLUB

Mr. Stephen Wensman
Director of Planning
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

Re: Royal Golf Club at Lake Elmo Final Plat/ PUD Submission

Dear Mr. Wensman:

H.C. Golf Land, LLC is making its formal application for final plat and PUD approval of The Royal Golf Club At Lake Elmo concurrently with the delivery to you of this letter and required support materials. The following information responds to actions taken, or being taken, by H. C. Golf in response to the thirty-three conditions set out in Resolution 2017-047 approving our preliminary plat.

Condition:

1. That cross easements be recorded between the owner of the golf course/golf club and the HOA to permit HOA and resident access to the future fitness center, clubhouse and other amenities by the HOA residents over the clubhouse entrance drive and parking lot and trails.

Response: Access easements over and across the clubhouse parking lot and drive and the maintenance trail/cart path between our Phase I residential lots and the clubhouse parking lot in favor of the Master Homeowners Association (MHOA) have been delivered to the City along with the MHOA declaration of covenants.

Condition:

2. Any expansion to the Royal Golf Club clubhouse or intensification of its use shall require a conditional use permit.

Response: No expansion of the clubhouse is contemplated with this current application. Applicant understands a future expansion will require a conditional use permit.

Condition:

3. That there shall be no encroachment to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.

Response: There are no easement encroachments contemplated in this application.

Condition:

4. That the developer prepare an exhibit that clearly identifies the proposed setbacks for specific lots within the development.

Response: The setback exhibit has been prepared and is an attachment to the Final Plat Narrative.

Condition:

5. Prior to the execution of a final plat for any phase of the development by City officials, the Developer shall enter into a Developer's Agreement for that phase acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction and payment of the required improvements with financial guarantees therefore.

Response : The City staff will draft a Developer's Agreement for this first phase as an element of the final approval documentation.

Condition:

6. Each phase of the Royal Golf Club At Lake Elmo shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowners' association which shall be submitted in final form to the Planning Director before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.

Response: We have provided the city with this application a set of our Master Homeowner's Association declaration of covenants which addresses, among other items, the management of common areas and is in conformance with MN Statutes 515B-103.

Condition:

7. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.

Response: The declaration of covenants referenced in No. 6, above, includes the architectural standards required under this condition.

Condition:

8. The applicant shall enter into a landscape license and maintenance agreement With the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space for each platted phase of the development.

Response: The Applicant and the City have drafted a Landscape License Agreement assigning maintenance responsibilities and it is being delivered to the City with this application.

Condition:

9. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement.

Response: The MHOA Declaration of Covenants, referred to above, contains the responsibility of the MHOA to maintain landscape/retaining walls crossing property lines or public outlots or rights of way.

Condition:

10. That the developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review.

Response: We will construct a children's play structure adjacent to the HOA fitness center at such time as the fitness center is constructed.

Condition:

11. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails. And lastly, that the cost of constructing any public trails within the dedicated park land be credited towards any fees in lieu of park dedication.

Response: We have been provided a copy of the City land value appraisal and our calculation of park land dedication fees, including the value of the dedicated land and the cost of trail construction has been forwarded to the City under separate cover for inclusion in the final Developer's Agreement. Preliminary Plat Outlots B and HH are being dedicated with the first phase as Outlots A and C.

Condition:

12. That a trail phasing plan be submitted by the developer to be approved by City Staff and that the public trails be constructed within each phase prior to building permits being issued for that phase of development.

Response: A trail phasing plan depicting public trail segments within each phase is being submitted with this Application as a part of the Narrative Letter.

Condition:

13. That a 10' wide trail segment be provided from Palmer Drive (on preliminary plans) to the east edge of the plat within the County Right-of-Way.

Response: The 10' wide trail in this Condition has been shown on the preliminary plat and will be constructed with Phase II trails as noted in Response No. 12, above.

Condition:

14. That the Tree Preservation Plans and Preliminary Landscape Plans be updated to comply with the City's tree preservation requirements and the City's landscape requirements for review and approval by the City prior to recording the final plat.

Response: The Tree Preservation and Landscape plans will be updated consistent with No. 15.

Condition:

15. The developer consider woodland management and pollinator friendly native seeding in lieu of some required tree preservation replacement tree requirements as recommended by the City's Landscape Architect.

Response: We have submitted a proposed Woodland Management Program to the City for its review with a goal of determining the location and number of tree replacements to be installed in Phase I. The landscape and tree preservation agreements will be modified based on the agreed Tree Replacement, all to be included in the Developer's Agreement.

Condition:

16. All changes and modifications to the plans requested by the City Engineer in the Engineer's report dated, March 8, 2017 and June 1, 2017 shall be incorporated into the preliminary plat and PUD plans.

Response: All changes to the plans have been made and submitted to the City Engineer.

Condition:

17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.

Response: All City standards are being met in this application except for those specifically set out and approved in the Developer's Agreement.

Condition:

18. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing turn lane improvements meeting Washington County standards at the developer's sole expense.

Response: We have complied with all Washington County provisions as set out in its letter of 3/6/17, including the dedication of the additional 17 feet of 10th Street right of way. The 10th Street turn lane will be constructed with Phase II.

Condition:

19. That the preliminary PUD Plans be approved by Valley Branch Watershed District and that evidence be provided that all conditions attached to a Valley Branch Watershed District permit be provided prior to the commencement of any grading activity on the site.

Response: All conditions of VBWD were met prior to commencement of grading earlier this year.

Condition:

20. That open space within the shorelands of the residential development be protected with a conservation easement and that conservation easements be provided for review by the City Attorney and to be executed prior to final plat approval.

Response: A Conservation Easement has been drafted and forwarded to the City under separate cover addressing the concerns of this condition.

Condition:

21. That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance.

Response: Understood by Applicant.

Condition:

22. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.

Response: Appropriate approved markers will be installed by Applicant.

Condition:

23. The applicant must provide the city a letter of approval to perform the proposed work in the gas pipeline easement within the development area as a condition of preliminary plat approval.

Response: The agreement with Northern Natural Gas has previously been forwarded to the City.

Condition:

24. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department.

Response: Out signage request is included in our PUD application and will be addressed in the Final PUD and/or Developer's Agreement.

Condition:

25. That the preliminary plat be updated to include street names that are consistent with the City's street naming ordinance and approved by the City Council.

Response: The preliminary plat was updated. The use of Palmer "Drive" can be addressed in our application for a future Phase II.

Condition:

26. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.

Response: The rules and regulations of the WCA are being complied with and all required permits have been acquired.

Condition:

27. The developer shall enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and PUD plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

Response: The Applicant and the City have previously entered into a grading agreement, dated June, 2017. All grading plans have been previously submitted to the City and will be resubmitted with this Final Plat application.

Condition:

28. The developer shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat.

Response: Applicant resubmitted complete and revised preliminary plat documents to the City on July 27, 2017.

Condition:

29. That approval of the preliminary plat be contingent on Street D access to 10th Street.

Response: Street D ("Palmer Dr.") access to 10th Street was secured with an agreement with Terry Emerson. That Lot Line Adjustment was processed by the City during the week of July 31st and the subject property is depicted on the final plat.

Condition:

30. That the Royal Golf Club development will not have street lights except at street intersections.

Response: As shown on our final street construction plans, street lights will be placed only at intersecting streets.

Condition:

31. That the developer work with the adjacent property owners to get an agreement in place for screening and that it be incorporated into the final landscape plans.

Response: Applicant's representatives have worked closely with residents of the Homestead HOA and have agreement on screening/landscaping to be installed along our common border.

Condition:

32. That the developer address the Public Works Directors concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017.

Response: The site plans for the one future lift station and two lift stations for Phase I were designated as satisfactory at this time by the City Engineer on July 26, 2017 with the proviso that further screening on the future lift station would be reviewed at some future date prior to its construction.

Condition:

33. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City.

Response: The gift of the \$1,000,000.00 for the Parks Fund will be made in Phase III with the development of the existing ballfield.

Sincerely,
H.C. Golf Land, LLC

By: 
C.E.O.
Its: _____

August 8, 2017



Mr. Stephen Wensman
Director of Planning
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

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

Dear Mr. Wensman,

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

Existing Zoning

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

Plat Area/Ownership/Description

The property, containing 428 acres, is owned by H.C. Golf Land, LLC and is comprised of ten parcels whose current P.I.D.'s and legal description are attached hereto as Exhibit "A".

The plat boundary is consistent with the preliminary plat as approved by Council Resolution 2017-047. The property has been divided into lots, blocks and outlots for the development of our Phase I, as enumerated below, with additional outlots reserved for future phases of development and for the golf facilities.

Phase I Lots

Golf Facilities– Lot 1, Block 1 contains the existing, but newly renovated, clubhouse and meeting facility, parking areas and support facilities. Lot 2, Block 1 is reserved for the future fitness/recreation facility for our residents. Their areas are set out on Exhibit “B”, attached hereto.

Residential – Contained in Blocks 3, 4, 5 and 6 are 73 residential home site lots consisting of 28 traditional single family detached lots and 45 -“Villa” lots for detached single family townhomes which will have Villa Association - maintained lawns and exteriors as further noted below. These lots are consistent with the approved preliminary plat and their areas, depths and widths are also set out on Exhibit “B”.

Outlots – The final plat contains a total of twenty outlots designated as Outlots A – T. Their individual size, use, proposed ownership and responsible maintenance entity are depicted on Exhibit “C”, which is also attached hereto.

Residential Setbacks

The setbacks for the residential lots are consistent with the approved preliminary plat and are depicted on the attached Exhibit “D” along with the legal description of the impacted individual lots for future ease of building permit review by City staff.

Dedicated Rights of Way

Within the plat, RGC is dedicating rights of way to the public in the amount of 19.30 acres for 20th Street N., 10th Street N., Lake Elmo Ave., Manning Trail and our new residential streets.

Density

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

Development Phasing

We are proposing to develop RGC in four phases as depicted on Exhibit “E”, attached hereto, with our initial 73 lots denoted as Phase I on the exhibit. Please note that we have reduced the Phase I development area from what was shown on the preliminary plat. This minor change is noted in the “P.U.D. Flexibility section below.

Development Schedule

Site grading for Phase I began in June and is nearly completed. We anticipate entering into a Site Improvement Agreement shortly that will allow us to install the watermain along the entire length of 20th St. and to install water and sewer crossings over our two unfinished fairways so that they may be completed and seeded for 2018 play. The utility and street improvements for the 73 Phase I lots will begin at the earliest City approved date such that we meet a critical goal of delivering finished lots to our builders by freeze up this fall.

As to the golf course facilities, we have finished reconstruction of sixteen of the fairways, the practice range and the extensive renovations to the old 3M clubhouse are nearing completion. The clubhouse has been fully converted to a 21st Century golf and event venue comparable with the best in the country.

Trail Phasing

Consistent with preliminary plat, RGC will be constructing and dedicating well over 10,000 lineal feet of paved trail during its development in segments general depicted on Exhibit “F”, attached hereto. The Phase I paved trail segments along 20th Street will be approximately 1400 LF in length and will be constructed as a component of our Phase I street and utility work.

Community Impacts

Because of the size, complexity and scope of The Royal Golf Club at Lake Elmo, the project triggered the need to complete an Environmental Assessment Worksheet (EAW) to review the impacts to traffic, public facilities, public safety and environmental issues. The EAW was completed in October of last year for public review and, at its January 17, 2017 meeting, the City Council adopted Resolution 2017-007 issuing a negative declaration on any further

environmental study and accepting the findings of fact on the EAW. We believe community impacts have been fully reviewed. Additionally, all wetlands on the property have been dealt with pursuant to Wetland Conservation Act and VBWD rules and regulations and all activities thereon have received appropriate permits.

Phase 1 Streets and Utilities

Phase 1 street and utility construction will service the Phase I residential lots, the club house and the golf maintenance facility. Additionally, we will install a watermain on 20th Street from our residential Phase I westerly to Lake Elmo Drive. Because of the site's topography, it is also necessary for us to construct sewer and water lines across the golf course to the new lift station located near the intersection of 10th St. and future Palmer Drive and construct a force main sewer along 10th St. westerly to Lake Elmo Avenue.

As an element of our Phase I we are proposing to install a water and a sewer stub to the easterly line of the RGC plat between Lots 11 and 12, Block 6 at the terminus cul-de-sac of Annika Drive North to serve the Emerson property in the possible event that at some future date, the City of Lake Elmo, West Lakeland Township and the Metropolitan Council reach formal agreement to extend utilities into the township. The purpose of installing these stubs now is to prevent large future street excavations and repairs and service interruptions to Lake Elmo residents should such an agreement ever be reached.

Home Styles

The Royal Golf Club community will feature a wide variety of high quality, custom-built homes in a variety of complimentary styles. We will be providing the city with renderings of some examples of both Villa and Single Family Detached home styles under separate cover.

Declarations of Protective Covenants

Because of the variety of home styles and privately held common areas at RGC, we have created a Master Homeowners Association ("MHOA") whose membership will include all residential Phase I lots and all future phase residential lots. Its responsibilities will include such things as maintenance of private trails/ common area landscape, open space and entry signage in

addition to the maintenance of the future fitness/recreation center and the maintenance of property line-crossing retaining walls. The MHOA declaration will also contain the architectural standards consistent with preliminary plat conditions. We will also form a sub-association for each of the Villa Home (Villa HOA'S) neighborhoods. These Villa HOA's will have responsibility for lawn/driveway and open space maintenance and the maintenance of the Villa home exteriors to assure a consistency in neighborhood appearance.

Those declarations of covenants, as they impact Phase I, have been delivered to the city under separate cover and include easements for MHOA members across the golf facility to gain access to the future fitness center as required by the preliminary plat resolution.

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

Landscape License

As a part of the Phase I development agreement, RGC and the City will enter into an agreement wherein RGC assumes maintenance responsibilities for landscape it has planted inside and outside of land dedicated as public park/trail/rights of way. That agreement has been drafted by RGC and is attached as exhibit "G" for review and inclusion in the development agreement.

Park Fees

The development portion of RGC is 231.25 acres with a net buildable are of 186.92 acres. The appraised value of this property, as determined by an appraisal commissioned by the city, is \$8,000,000. Per City of Lake Elmo policy, a park dedication of 10.0% or fee in lieu of land dedication of 10% of the value is required with development. RGC and the city jointly have decided to not have city-owned parks within the development, thus obligating RGC for cash payments totaling \$800,000.00 over the span of the development phases. RGC will receive credit against each phase's park fee for constructing trails and appurtenant items such as turf establishment, retaining walls and ADA pedestrian ramps along with the dedication of the land for a 30- foot wide trail corridor. Overall, there will be in excess of 10,000 lineal feet of public trail dedicated within the RGC development with 1400 feet included in Phase I. The RGC will

trail dedicated within the RGC development with 1400 feet included in Phase I. The RGC will provide the city with support calculations to determine the actual cash fee in Phase I to be paid with this application and in future phases as those phases are platted.

Tree Replacement/Woodland Management Program

RGC has obtained quotes on the cost of maintaining and improving preserved woodland areas throughout RGC which the City and RGC have mutually agreed are suitable for such Woodland Management efforts. Pursuant to the condition set out in the preliminary plat, RGC and the City will draw up the management/work task plan with the costs incurred by RGC implementing and operating the Woodland Management Program to act as a credit against ordinance stipulated Phase I tree replacement requirements, all of which will be incorporated into a binding agreement between RGC and the City to be executed simultaneously with the developer's agreement.

Conservation/Ponding Maintenance Agreement

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

Homestead Addition Landscaping Screening

Consistent with preliminary plat conditions, RGC has met with abutting neighbors in Homestead Addition to work out landscape screening. Agreement has been reached with the affected parties with the Homestead HOA writing a letter to reflect acceptance of The Royal Club landscape plan. That letter will be shared with the city.

As noted in past discussions, writings and reports on The Royal Golf Club at Lake Elmo, the Planned Unit Development ordinance provides for flexibility and adjustments from ordinance and what was proposed in the preliminary plat. We are requesting three items to be specifically included in the P.U.D./Developer's Agreement as set out below.

1. Phasing

Our new Phasing Plan, previously discussed as Exhibit "E", depicts Phase I as only the 73 residential lots in the northeast corner of the plat and places the lots, originally in Phase I near 10th St., into a newly configured Phase II.

2. Impervious Surface Coverage Ratio

After significant engineering study and discussions with our builders, it is critical to our builder needs that the final P.U.D./Developer's Agreement contain provision for Maximum Impervious Coverage ratios of 50% for the Villa Home lots and 40% for the Standard Single Family lots to avoid the need for future variance request on these lots.

3. Signage/Entry Monumentation

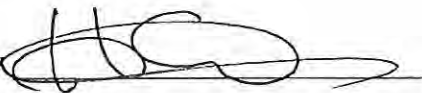
Paragraph 12(e). of the Findings in Resolution 2017-047 allowed four subdivision identification signs with a maximum face of 24 sq. ft. each. Given the commercial functions of the club house and our need to appropriately identify our community and its neighborhoods, we are requesting that this maximum sign face be increased to 75 Sq. Ft. for each face of the club house sign at its 20th St. entry drive. Further, we are requesting an allowed face area of 25 Sq. Ft. for the two future entrance signs at the entries off 20th St. in phases 4, the entrance off Manning Trail at Queen Ave., and at Annika Dr. at 20th St. Further we are requesting 50 Sq. Ft. for the neighborhood entry monuments at the Lake Elmo Ave. entrance and the entrance at 10th Street. Sign location are depicted on exhibit "H" We are requesting that these proposed signage areas for these seven signs be incorporated into the final P.U.D.

Lastly, RGC commits to the City to adhere to those conditions in the preliminary plat not addressed herein or specifically set out in the development agreement for Phase 1. Our pledge to the City is to create a premium golf community with a national reputation we will all be proud of. In the interim, we stand prepared to provide you with any further items you deem necessary as the development agreement and PUD take form and as we move forward with development activity.

Sincerely,

The Royal Golf Club at Lake Elmo

By H.C. Golf Land, LLC

By 

Its 

EXHIBIT A (pg. 1 of 2)

The Royal Golf Club At Lake Elmo

Owner: H.C. Golf Land, LLC
 11074 N.E. Radisson Rd.
 Blaine, MN 55449
 attn: Clark Schroeder, ph. 651-331-6218

Total Area = 428 ac.

Zoned: GCC

<u>P.I.D.'s:</u>		<u>Addresses:</u>
1	25-029-21-12-0001	11455-20th St. N., Lake Elmo, MN 55042
2	25-029-21-13-0001	Unassigned, Lake Elmo, MN 55042
3	25-029-21-14-0001	Unassigned, Lake Elmo, MN 55042
4	25-029-21-21-0001	11455-20th St. N., Lake Elmo, MN 55042
5	25-029-21--31-0001	Unassigned, Lake Elmo, MN 55042
6	25-029-21-42-0001	Unassigned, Lake Elmo, MN 55042
7	25-029-21-43-0001	Unassigned, Lake Elmo, MN 55042
8	25-029-21-43-0002	Unassigned, Lake Elmo, MN 55042
9	25-029-21-44-0002	Unassigned, Lake Elmo, MN 55042
10	30-029-20-32-0001	Unassigned, Lake Elmo, MN 55042

EXHIBIT A

The North Half of the Northeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

AND

Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 1119.38 feet to the point of beginning of the parcel to be described; thence continuing northerly along said West line of Government Lot 4, a distance of 584 feet, more or less, to the shoreline of Horseshoe Lake; thence southeasterly, southerly, and southwesterly along said shoreline to the intersection with a line that bears South 89 degrees 51 minutes 43 seconds East from the point of beginning; thence North 89 degrees 51 minutes 43 seconds West, 21.5 feet, more or less, to the point of beginning.

AND

That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 482.61 feet to the point of beginning of the line to be described; thence southeasterly 221.89 feet along a non-tangential curve concave to the southwest having a radius of 490.00 feet, a central angle of 25 degrees 56 minutes 46 seconds, a chord length of 220.00 feet, and a chord bearing of South 43 degrees 56 minutes 35 seconds East; thence North 63 degrees 42 minutes 45 seconds East, not tangent to the last described curve, a distance of 10.23 feet; thence South 32 degrees 27 minutes 51 seconds East, 334.35 feet; thence South 00 degrees 08 minutes 17 seconds West, 45.00 feet to the South line of said Government Lot 4 and said line there terminating.

The North Half of the Northeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

AND

Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

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Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 1119.38 feet to the point of beginning of the parcel to be described; thence continuing northerly along said West line of Government Lot 4, a distance of 584 feet, more or less, to the shoreline of Horseshoe Lake; thence southeasterly, southerly, and southwesterly along said shoreline to the intersection with a line that bears South 89 degrees 51 minutes 43 seconds East from the point of beginning; thence North 89 degrees 51 minutes 43 seconds West, 21.5 feet, more or less, to the point of beginning.

AND

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Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 482.61 feet to the point of beginning of the line to be described; thence southeasterly 221.89 feet along a non-tangential curve concave to the southwest having a radius of 490.00 feet, a central angle of 25 degrees 56 minutes 46 seconds, a chord length of 220.00 feet, and a chord bearing of South 43 degrees 56 minutes 35 seconds East; thence North 63 degrees 42 minutes 45 seconds East, not tangent to the last described curve, a distance of 10.23 feet; thence South 32 degrees 27 minutes 51 seconds East, 334.35 feet; thence South 00 degrees 08 minutes 17 seconds West, 45.00 feet to the South line of said Government Lot 4 and said line there terminating.

THE ROYAL GOLF CLUB AT LAKE ELMO

8/4/2017

<u>Block 1</u>	<u>Sq.Ft.</u>	<u>Acres</u>
Lot 1	467,505	10.732
Lot 2	23,972	0.550
Total	491,477	11.283

<u>Block 2</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width at Front Setback</u>	<u>Maximum Lot Depth</u>
Lot 1	8,495	0.195	68.7	131
Lot 2	8,194	0.188	64.1	131
Lot 3	8,165	0.187	64.1	130
Lot 4	9,798	0.225	76.9	130
Lot 5	9,890	0.227	77.3	131
Lot 6	8,780	0.202	82.6	133
Lot 7	9,091	0.209	60.3	133
Lot 8	9,160	0.210	60.7	133
Lot 9	9,166	0.210	60.5	133
Lot 10	9,007	0.207	60.7	133
Lot 11	9,023	0.207	67.8	139
Lot 12	11,363	0.261	92.1	147
Lot 13	13,210	0.303	125.4	147
Lot 14	9,052	0.208	81.3	132
Lot 15	10,777	0.247	102.1	132
Total	143,171	3.287		

<u>Block 3</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width at Front Setback</u>	<u>Maximum Lot Depth</u>
Lot 1	8,814	0.202	76.5	132
Lot 2	9,804	0.225	88.5	132
Lot 3	10,379	0.238	99.1	133
Lot 4	9,568	0.220	72.7	133
Lot 5	9,668	0.222	60.0	133
Lot 6	10,133	0.233	61.8	134
Lot 7	8,873	0.204	60.0	134
Lot 8	8,921	0.205	61.5	132
Lot 9	8,799	0.202	63.4	132
Lot 10	9,304	0.214	63.1	137
Lot 11	9,332	0.214	60.1	137
Lot 12	13,334	0.306	83.9	150
Total	116,929	2.684		

<u>Block 4</u>	<u>Sq.Ft.</u>	<u>Acres</u>	<u>Lot Width at Front Setback</u>	<u>Maximum Lot Depth</u>
Lot 1	15,326	0.352	102.1	159
Lot 2	15,008	0.345	100.0	151
Lot 3	15,000	0.344	100.0	150
Lot 4	15,000	0.344	100.0	150
Lot 5	17,487	0.401	96.2	154
Total	77,821	1.787		

Exhibit B (Pg. 2 of 2)

Block 5	Sq.Ft.	Acres	<u>Lot Width at</u> <u>Front Setback</u>	<u>Maximum Lot</u> <u>Depth</u>
Lot 1	10,627	0.244	94.0	128
Lot 2	7,998	0.184	69.9	131
Lot 3	10,998	0.252	68.3	141
Lot 4	10,482	0.241	71.5	160
Lot 5	10,133	0.233	62.2	172
Lot 6	9,626	0.221	66.7	167
Lot 7	12,595	0.289	132.3	172
Lot 8	15,934	0.366	110.1	150
Lot 9	13,647	0.313	90.0	154
Lot 10	14,829	0.340	108.7	164
Lot 11	18,076	0.415	131.5	201
Lot 12	16,035	0.368	102.0	188
Lot 13	13,721	0.315	90.0	165
Lot 14	12,672	0.291	92.6	140
Lot 15	12,411	0.285	95.1	138
Total	189,784	4.357		

Block 6	Sq.Ft.	Acres	<u>Lot Width at</u> <u>Front Setback</u>	<u>Maximum Lot</u> <u>Depth</u>
Lot 1	19,128	0.439	97.1	158
Lot 2	15,065	0.346	100.0	151
Lot 3	15,184	0.349	100.0	152
Lot 4	15,159	0.348	100.1	152
Lot 5	15,102	0.347	100.3	151
Lot 6	15,150	0.348	100.1	155
Lot 7	16,693	0.383	100.1	173
Lot 8	16,435	0.377	107.5	173
Lot 9	15,569	0.357	101.6	160
Lot 10	17,805	0.409	103.6	160
Lot 11	29,525	0.678	123.3	216
Lot 12	21,110	0.485	100.7	186
Lot 13	20,485	0.470	95.0	223
Lot 14	18,095	0.415	90.2	223
Lot 15	15,117	0.347	80.0	139
Lot 16	11,155	0.256	77.0	204
Lot 17	17,933	0.412	65.1	264
Lot 18	14,092	0.324	57.9	199
Lot 19	8,034	0.184	63.8	125
Lot 20	8,710	0.200	65.4	143
Lot 21	10,693	0.245	73.7	148
Lot 22	10,896	0.250	70.6	150
Lot 23	7,789	0.179	59.6	150
Lot 24	7,457	0.171	67.3	135
Lot 25	7,471	0.172	66.8	143
Lot 26	10,042	0.231	62.2	168
Total	379,894	8.721		

Exhibit C

The Royal Golf Club At Lake Elmo

Outlot Use and Ownership

24-Jul-17 Rev. 8/3

Final Plat Outlot	Area	Proposed Owner	Proposed Use	Maintenance BY:
A	0.48 ac.	City of Lake Elmo	20th St. Trail	City
B	17.22 ac.	H.C. Golf	Golf Course	H.C.
C	0.55 ac.	City of Lake Elmo	20th St. Trail	City
D	163.90 ac.	H.C. Golf	Golf Course & Lift Station Easement	H.C (City Lift Sta)
E	2.01 ac.	H.C. Golf	Golf Course/Infiltration Basin	H.C.
F	0.02 ac.	Master HOA	Entry Signage	Master HOA
G	1.42 ac.	Master HOA	Ponding/Wetland	Master HOA
H	4.17 ac.	Master HOA	Ponding/Wetland/Open Space	Master HOA
I	0.93 ac.	Master HOA	Buffer/Open Space	Master HOA
J	0.16 ac.	Master HOA	Ponding/Open Space	Master HOA
K	0.35 ac.	Barnes	Buffer/Open Space/Drainfield	Barnes
L	0.21 ac.	Master HOA	Ponding/Open Space	Master HOA
M	2.98 ac.	H.C. Golf	Golf Course/Infiltration Basin	H.C.
N	0.19 ac.	City of Lake Elmo	Lift Station	City
O	0.71 ac.	Open Space	Emerson	Emerson
P	12.51 ac.	H.C. Golf	Open Space/Golf Course/Wetland	H.C.
Q	0.15 ac.	City of Lake Elmo	Trail/Utility Corridor	City
R	3.93 ac.	H.C. Golf	Future Palmer Dr. ROW	H.C.
S	71.45 ac.	H.C. Golf	Future Residential/Open Space/Trail	H.C.
T	93.15 ac.	H.C. Golf	Future Residential/Open Space/Trail	H.C.

Exhibit D

Minimum House Setbacks

Royal Golf Club of Lake Elmo

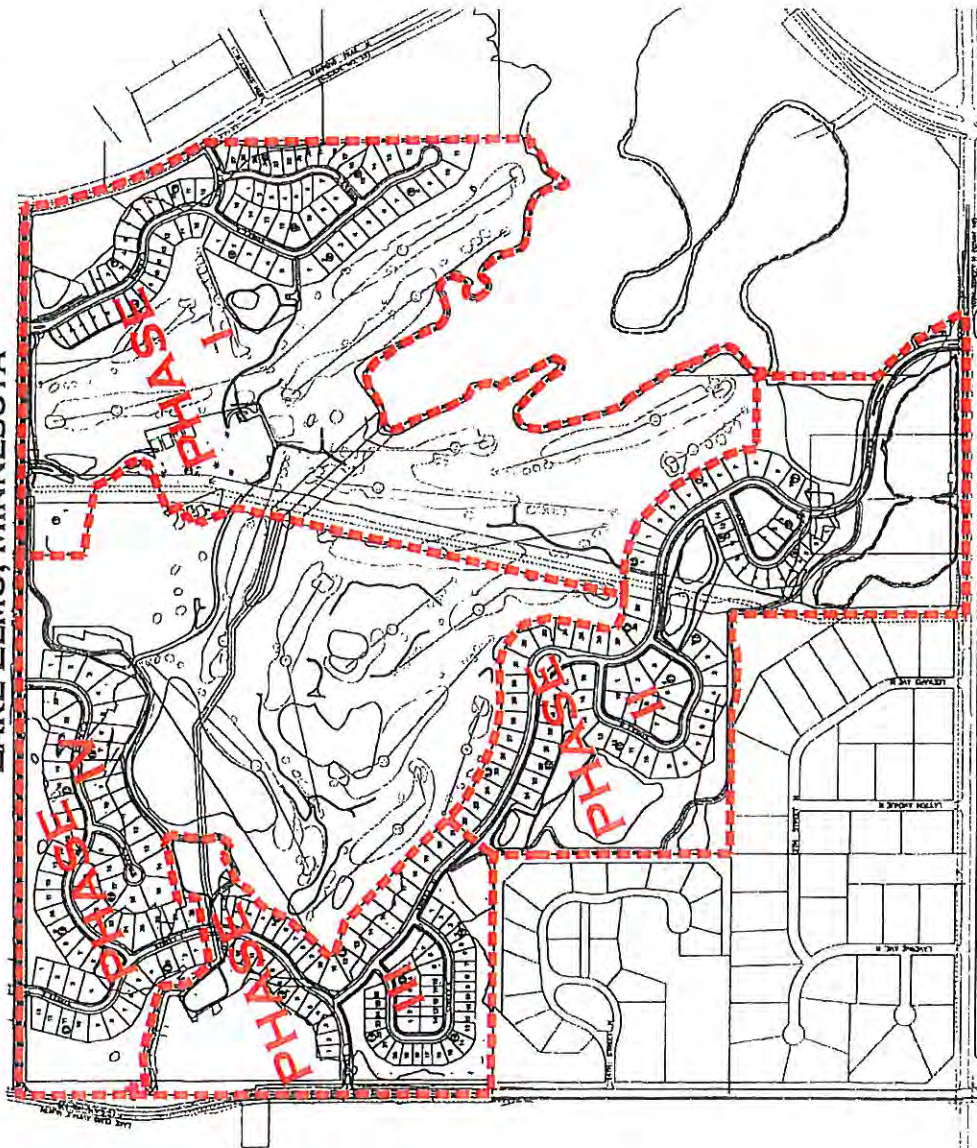
7/21/2017 (R.)

Setback Location	100 Ft. Wide Sngle. Fam. Lots	80 Ft. to 99 Ft. Wide Sngle. Fam. Lots	55 Ft. to 65 Ft. Wide "Villa Home" Lots
Front Setback			
a). Garage Front Load	30 Ft.	30 Ft.	25 Ft.
b). <u>Garage Side Load</u>	<u>30 Ft.</u>	<u>30 Ft.</u>	<u>20 Ft.</u>
Side Setback			
	10 Ft.	10 Ft.	a). 10 Ft. House/5 Ft. Garage b). <u>7.5 Ft. House/7.5 Ft. Garage</u>
Corner Lot Side Setback			
	15 Ft.	15 Ft.	15 Ft.
Rear Setback			
	30 Ft.	30 Ft.	20 Ft.
Designated Lots			
	Lots 1-5 Incl, Bk 4 Lots 8,10,11, Bk 5 Lots 1-12 Incl, & 15, Bk 6	Lots 13 & 14, Bk 6 Lot 9, Bk 5	Lots 1-15 Incl, Bk 2 Lots 1 -12 Incl, Bk 3 Lots 1-7 Incl, Bk 5 Lots 16 - 26 Incl, Bk 6

EXHIBIT E

PHASING PLAN - DEVELOPMENT

LAKE ELMO, MINNESOTA

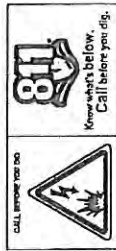


BENCHMARKS

1) Surveyed spot benchmark located on the corner of the property.

2) Surveyed spot benchmark located on the corner of the property.

3) Surveyed spot benchmark located on the corner of the property.

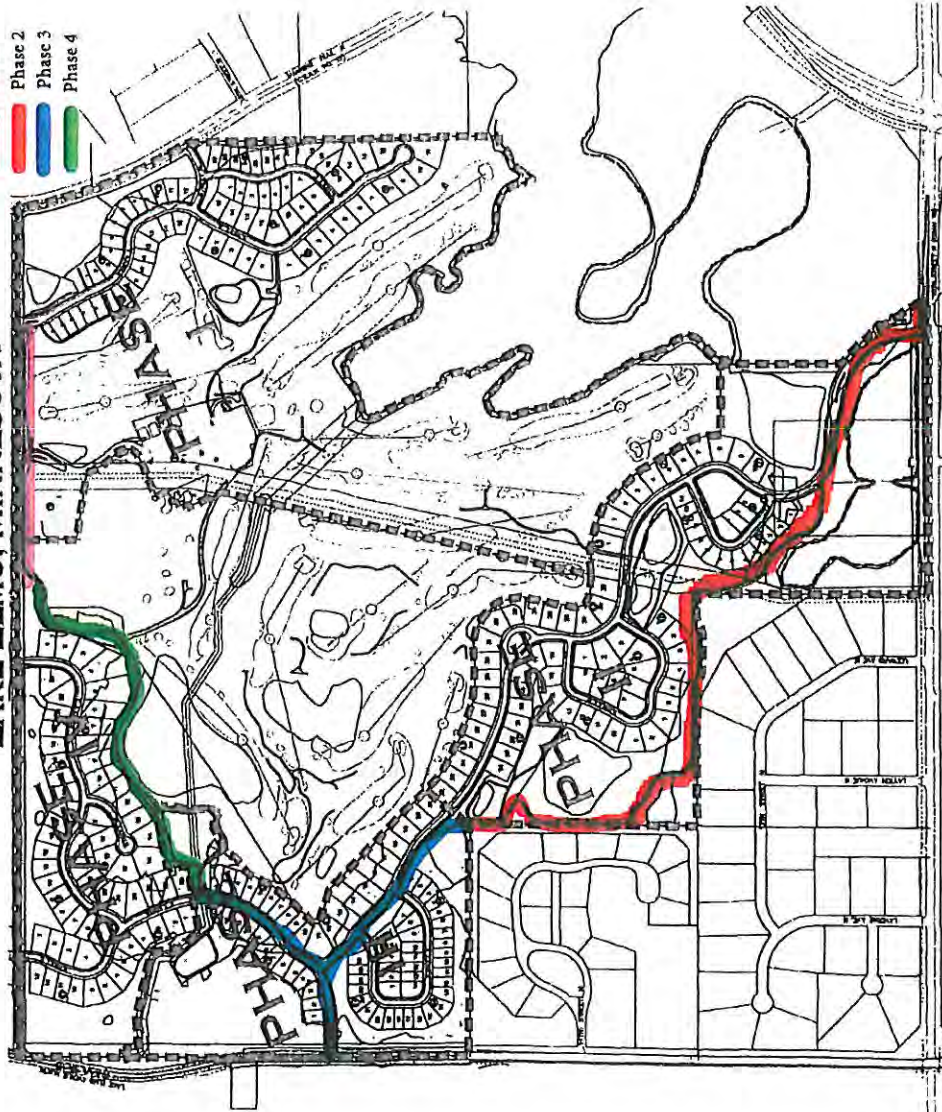


	<p>Project: 11074 Radisson Rd NE City: Blaine, MN 55449 Date: 11/11/11 Scale: 1" = 100'</p>	<p>Client: H.C. Golf Course Development, LLC 11074 Radisson Rd NE Blaine, MN 55449</p>	<p>Project: 11074 Radisson Rd NE City: Blaine, MN 55449 Date: 11/11/11 Scale: 1" = 100'</p>	<p>Project: 11074 Radisson Rd NE City: Blaine, MN 55449 Date: 11/11/11 Scale: 1" = 100'</p>	<p>Project: 11074 Radisson Rd NE City: Blaine, MN 55449 Date: 11/11/11 Scale: 1" = 100'</p>	<p>Project: 11074 Radisson Rd NE City: Blaine, MN 55449 Date: 11/11/11 Scale: 1" = 100'</p>
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EXHIBIT F **PHASING PLAN - DEVELOPMENT** **LAKE ELMO, MINNESOTA**

Exhibit F
 Trail Phasing
 map

- Phase 1
- Phase 2
- Phase 3
- Phase 4



BENCHMARKS

1	Survey Benchmarks
2	Survey Benchmarks
3	Survey Benchmarks
4	Survey Benchmarks
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99	Survey Benchmarks
100	Survey Benchmarks



Exhibit G

Land Management Vegetative Maintenance Plan

The Royal Golf Club at Lake Elmo 1st Addition

HC Golf Course Development, LLC

July 31, 2017

Maintenance Plan Scope

Native seeded & select planted vegetative areas within the following outlots and right-of-ways (ROW) will be managed either in perpetuity or for a period of two years from date of acceptance of the Landscaping and Irrigation Improvements by the City as specified in City of Lake Elmo License and Maintenance Agreement for Landscaping and Irrigation Improvements:

City dedicated outlots maintained by HOA in perpetuity:

Outlots A and C (City Property)

City dedicated ROW maintained by HOA for a period of two years from date of acceptance:

City ROW within The Royal Golf Club at Lake Elmo 1st Addition and Outlot N (lift station)

HOA owned outlots maintained by HOA in perpetuity:

Outlots F, G, H, I, J, and L (HOA Property)

H.C. Golf Course Development, LLC (Owner) owned outlots to be maintained by Owner in perpetuity:

Outlots B, D, E, and M

Outlot dedicated to and maintained by adjacent landowner in perpetuity (Barnes):

Outlot K

Vegetation within the applicable areas will include the following components (refer to approved plans for seeding types & locations):

1. Stormwater Ponding areas will be seeded as indicated down to the established normal high water level of all basins with a Native Dry Prairie seed mix (35-621) or equal, as shown on approved landscape plans.
2. Areas between normal and high water lines as well as areas used for wetland mitigation will be seeded entirely with a Dry Swale/Pond Grass mix (33-262) or equal, as shown on approved landscape plans.
3. Dry Upland areas will be seeded as indicated with a Dry Prairie seed mix (35-621) or equal, as shown on approved landscape plans.
4. Stormwater treatment areas will be planted as shown on landscape and grading plans.
5. The seedbed preparation, seed mix application rates, and seeding methods to be used are detailed in this document.
6. A temporary cover crop will be used to stabilize slopes until native species establish and will be incorporated into the native seed mix.
7. The applicable seeding areas will be assessed during standard monitoring events for the presence of noxious weeds and invasive, non-native species.

Problem species that may be encountered during establishment of buffer areas include Canada thistle, smooth brome, and reed canary grass.

8. If noxious weeds and invasive, non-native species are identified within the designated areas during the three-year maintenance period, reasonable efforts will be made to control these species using appropriately timed herbicide applications or other methods. The following steps will be considered for treatment of non-native species during the first three years after seeding, with the goal of developing a plant community free of non-native or invasive species.

Year 1 Maintenance

1. The seeded areas shall be mowed at a height of 4 to 6 inches a minimum of two times during the first growing season and before September 30.
2. Invasive and non-native species in the applicable areas shall be spot sprayed at least twice annually at times that are most effective given the problem species.
3. All stands of reed canary grass in applicable outlot areas shall be treated with Rodeo or Roundup herbicide in late October and again early the following spring before desirable species emerge.
4. All herbicide treatments shall be applied according to label instructions.
5. Landscape plantings shall be monitored for correct planting installation, growth vigor and proper establishment. Replace any dead materials as provided by specified warranty provisions. Correct any leaning or tipped plant materials as necessary.
6. Landscape plantings and mulch beds shall be monitored against weed infestation & mulch displacement. Additional mulch may be required to maintain specified settled depth of mulch beds.
7. Irrigated landscape plantings (if any) shall be monitored to ensure the correct operation and supply of water is being provided. Refer to irrigation maintenance schedule for irrigation related operations.

Year 2 Maintenance

1. Any areas of bare ground or dead vegetation of more than 10 square feet shall be reseeded.
2. Areas of reed canary grass shall be treated with herbicide early in spring prior to the emergence of desirable species.
3. The seeded areas shall be mowed to a height of 6 to 8 inches between June 1 and July 15 to allow for light penetration to seeded species and prevent seed set on weedy species.

4. Other invasive and non-native species shall be spot sprayed at least twice annually at times that are most effective for problem species.
5. All stands of reed canary grass shall be treated with Rodeo or Roundup herbicide in late October.
6. All herbicide treatments shall be applied according to label instructions.
7. Landscape plantings shall be monitored for growth vigor and proper establishment, and against leaning or tipping. Replace any dead materials as provided by specified warranty provisions. Correct any leaning or tipped plant materials as necessary.
8. Landscape plantings and mulch beds shall be monitored against weed infestation & mulch displacement. Additional mulch may be required to maintain specified settled depth of mulch beds.
9. Irrigated landscape plantings (if any) shall be monitored to ensure the correct operation and supply of water is being provided. Refer to irrigation maintenance schedule for irrigation related operations.

Year 3 Maintenance

1. Any areas of bare ground or dead vegetation of more than 10 square feet shall be reseeded.
2. Spot spray perennial weeds as necessary.
3. Any patches of problem species that represent more than 10% cover of restored buffer areas should be spot mowed to prevent seed set and treated with herbicide at an appropriate time.
4. A controlled burn (if possible and determined applicable), particularly in upland areas, should be conducted once in the third year.
5. Landscape plantings shall be monitored for growth vigor and proper establishment, and against leaning or tipping. Replace any dead materials as provided by specified warranty provisions. Correct any leaning or tipped plant materials as necessary.
6. Landscape plantings and mulch beds shall be monitored against weed infestation & mulch displacement. Additional mulch may be required to maintain specified settled depth of mulch beds.
7. Irrigated landscape plantings (if any) shall be monitored to ensure the correct operation and supply of water is being provided. Refer to irrigation maintenance schedule for irrigation related operations.



THE ROYAL CLUB

MAIN ENTRANCE SIGNAGE

AUGUST 23, 2017





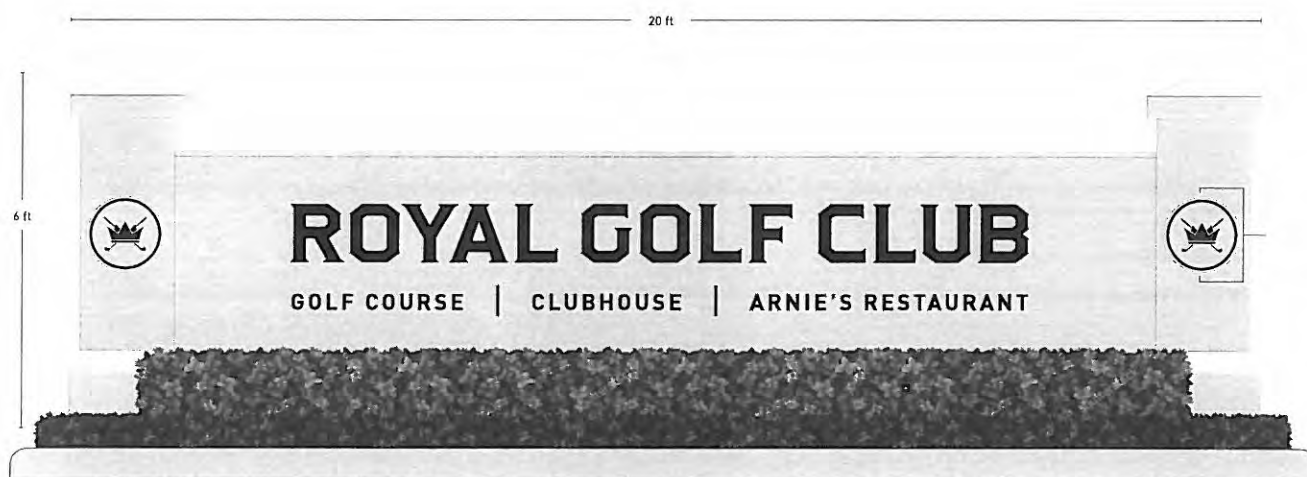
25 SQ. FT - TRC RESIDENCE SIGN

(Sign structure will be stacked stone. See PGA sign example on last page for reference.)



50 SQ. FT - TRC RESIDENCE SIGN

(Sign structure will be stacked stone. See PGA sign example on last page for reference.)



60 SQ. FT - RGC MAIN ENTRANCE SIGN

(Sign structure will be stacked stone. See PGA sign example on last page for reference)



PGA NATIONAL STONE SIGNAGE EXAMPLE

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

RESOLUTION NO. 2017-047

*A RESOLUTION APPROVING THE ROYAL GOLF AT LAKE ELMO ZONING MAP
AMENDMENT, PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS.*

WHEREAS, H.C. Golf Course Development, LLC, 11074 Radisson Road NE, Blaine, MN 55449 (“Applicants”) have submitted an application to the City of Lake Elmo (“City”) for a Preliminary Plat and a Planned Unit Development (PUD) Preliminary Plan for a planned development to be called Royal Golf Club at Lake Elmo, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Zoning Map Amendment and Preliminary Plat and Preliminary Planned Unit Development is for a residential golf course community Planned Unit Development on 428.06 acres of land located between 10th Street and 20th Streets, east of Lake Elmo Avenue and west of Manning Trail on the former 3M Tartan Park properties and will include 292 single-family residential lots, a lot for the clubhouse and facilities, and golf course; and

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

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

WHEREAS, on March 13, 2017, the Lake Elmo Planning Commission adopted a motion to recommend the City Council approve the Zoning Map Amendment to zone the subject properties to GCC – Golf Course Community; and

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

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Royal Golf Club at Lake Elmo Zoning Map Amendment, Preliminary Plat and Preliminary PUD Plans to the City Council as part of a memorandum from the Planning Department dated June 6, 2017; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Royal Golf Club at Lake Elmo PUD Preliminary Plat and Preliminary Plans at a meeting on May 2, 2017 and June 6, 2017.

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

FINDINGS

- 1) That the Royal Golf Club at Lake Elmo PUD General Concept Plan was approved by the City on September 6, 2016 and the submitted Preliminary Plat and Preliminary PUD Plan is consistent with the approved PUD General Concept Plan.
- 2) That the Royal Golf Club at Lake Elmo zoning map amendment, preliminary plat and preliminary PUD plan are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan generally comply with the City's GCC - Golf Course Community zoning districts as modified by the PUD regulations.
- 4) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with the City's subdivision ordinance.
- 5) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with the City's Planned Unit Development Regulations.
- 6) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with City's Engineering Standards, except where noted in the review memorandum from the City Engineer dated March 8, 2017 and modified by the PUD regulations.
- 7) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan comply with other City zoning ordinances, such as landscaping, tree preservation, shoreland, and erosion and sediment control, except as noted in this staff report and review memorandum from the City Engineer dated March 8, 2017.
- 8) That the Royal Golf Club at Lake Elmo preliminary plat and preliminary PUD plan achieve multiple identified objectives for planned developments within Lake Elmo.
- 9) That the proposed PUD Preliminary Plan is for a 292-unit single family residential golf course community Planned Unit Development on 428.06 acres of land located on the former 3M Tartan Park properties.
- 10) That the Preliminary plat and Preliminary PUD Plan will be located on property legally described on the attached Exhibit "A".
- 11) That there has been significant public testimony that 20th Street is already dangerous without the additional traffic and that the City and developer need to explore ways to make the road safer.
- 12) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Setbacks:

Royal Golf Club at Lake Elmo Setbacks

	100 Ft. Wide Lots	80-90 Ft. Wide Lots	55-65 Ft. Wide Lots
Front	30 ft.	30 ft.	20 ft. for side loaded garages, or 25'

Side	10 ft.	10 ft.	10ft. house/5ft. garage or 7.5 ft./7.5 ft.
Corner Side	15 ft.	15 ft.	15 ft.
Rear	30 ft.	30 ft.	20 ft.

- b. Maximum Impervious Coverage: The maximum impervious coverage for 55-65' wide lots shall be 40%. All other lots shall have a maximum impervious coverage of 30%.
- c. Lot Sizes: The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- d. Attached Garages: That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.
- e. Subdivision Identification Signs: the Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood.
- f. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.

CONCLUSIONS AND DECISION

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

1. That cross access easements be recorded between the owner of the golf course/golf club and the HOA to permit HOA and resident access to the future fitness center, clubhouse and other amenities by the HOA residents over the clubhouse entrance drive and parking lot and trails.
2. Any expansion to the Royal Golf Club clubhouse or intensification of its use shall require a conditional use permit.
3. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.
4. That the developer prepare an exhibit that clearly identifies the proposed setbacks for specific lots within the development.
5. Prior to the execution of a Final Plat for any phase of the development by City officials, the Developer shall enter into a Developer's Agreement for that phase acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees therefore.

6. Each phase of the Royal Golf Club at Lake Elmo shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association which shall be submitted in final form to the Planning Director before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103, and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.
7. That the HOA documents include architectural requirements that require 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
8. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space for each platted phase of the development.
9. That the HOA be responsible for the maintenance of all landscape walls that cross residential property lines or publicly owned Outlots or rights-of-ways, and that the walls be contained within a landscape easement.
10. The developer shall provide for an HOA owned and maintained children's play structure or other similar improvement near the HOA fitness center as discussed by the developer during the PUD concept review.
11. That a fee in lieu of park land dedication be paid to the City based upon an appraisal by an appraiser to be chosen by the City and paid for by the developer. Also that a 30 ft. wide trail corridor be dedicated to the City centered on public trails in the development and that the value of the dedicated land be credited toward any fees in lieu of parkland dedication. The park land dedication shall not include wetlands, wetland buffer area, and no credit will be given for land beyond the 30 ft. centered on public trails. And lastly, that the cost of constructing any public trails within the dedicated park land be credited towards any fees in lieu of park dedication.
 - a. Outlots B, HH and T shall be dedicated to the City as parkland for trails.
12. That a trail phasing plan be submitted by the developer to be approved by City Staff and that the public trails be constructed within each phase prior to building permits being issued for that phase of development.
13. That a 10' wide trail segment be provided from Palmer Drive (on preliminary plans) to the east edge of the plat within the County Right-of-Way.
14. That the Tree Preservation Plans and Preliminary Landscape Plans be updated to comply with the City's tree preservation requirements and the City's landscape requirements for review and approval by the City prior to recording the final plat.
15. The developer consider woodland management and pollinator friendly native seeding in lieu of some required tree preservation replacement tree requirements as recommended by the City's Landscape Architect.

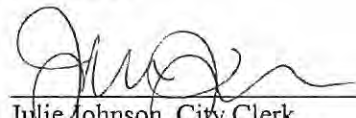
16. All changes and modifications to the plans requested by the City Engineer in the Engineer's report dated, March 8, 2017 and June 1, 2017 shall be incorporated into the preliminary plat and PUD plans.
17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
18. The developer shall comply with all comments identified within the Washington County letter dated March 6, 2017, including providing an additional 17 feet of right-of-way along 10th Street N. and constructing turn lane improvements meeting Washington County standards at the developer's sole expense.
19. That the preliminary PUD Plans be approved by Valley Branch Watershed District and that evidence be provided that all conditions attached to a Valley Branch Watershed District permit be provided prior to the commencement of any grading activity on the site.
20. That openspace within the shorelands of the residential development be protected with a conservation easement and that conservation easements be provided for review by the City Attorney and to be executed prior to final plat approval.
21. That golf carts shall be prohibited on city streets and city trails unless specifically allowed by City Ordinance.
22. Prior to the issuance of building permits all wetland buffers shall be delineated and identified via staking or signage that is acceptable to the City.
23. The applicant must provide the city a letter of approval to perform the proposed work in the gas pipeline easement within the development area as a condition of preliminary plat approval.
24. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department.
25. That the preliminary plat be updated to include street names that are consistent with the City's street naming ordinance and approved by the City Council.
26. The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.
27. The developer shall enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and PUD plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
28. The developer shall submit a revised preliminary plat and plans meeting all conditions of approval. All of the above conditions shall be met prior to the City accepting an application for final plat.
29. That approval of the preliminary plat be contingent on Street D access to 10th Street.

30. That the Royal Golf Club development will not have street lights except at street intersections.
31. That the developer work with the adjacent property owners to get an agreement in place for screening and that it be incorporated into the final landscape plans.
32. that the developer address the Public Works Directors concerns as they pertain to the lift station designs as identified in a Public Works memorandum dated 5/19/2017
33. That a \$1,000,000 donation to the Parks fund will be made with the phase of development when the former Tartan Park ballfields are no longer able to be used by the City.

Passed and duly adopted this 6th day of June, 2017 by the City Council of the City of Lake Elmo, Minnesota.


Mike Pearson, Mayor

ATTEST:


Julie Johnson, City Clerk

MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: August 24, 2017

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

Re: Royal Golf Club 1st Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for Royal Golf Club at Lake Elmo 1st Addition. Final Plat/Construction Plans were received on August 9, 2017. The review consisted of the following documentation prepared by Carlson McCain, Inc., unless otherwise noted:

- Royal Golf Club at Lake Elmo Final Plat, Sheets 1-10, received August 9, 2017. No print/preparation date.
- Royal Golf Club at Lake Elmo 1st Addition Construction Plans, Sheets 1-37, dated July 28, 2017.
- Royal Golf Club at Lake Elmo 1st Addition Landscape Plans, L1-L7, dated August 8, 2017 and prepared by Pioneer Engineering.

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

FINAL PLAT: ROYAL GOLF CLUB AT LAKE ELMO 1ST ADDITION

- 20th Street North dedicated right-of-way. As required, the Final 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 Final 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. As required, the Final Plat dedicates sufficient right-of-way along CSAH 17 (Lake Elmo Avenue) and CSAH 10 (10th Street North) as requested and reviewed by Washington County.
- Washington County Intersection Improvements. Final Plat approval must be contingent upon the developer providing at its sole cost all intersection improvements as recommended by Washington County at the CSAH 17 and CSAH 10 development access locations. Reimbursement to the City for these costs should be addressed in the 1st Addition Development Agreement.
- City Street Intersection Improvements. Final Plat approval must 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 Royal Boulevard North, Masters Lane North, the Golf Course entrance, at Annika Drive North, and at 20th Street and Manning Trail. The 1st Addition construction plans include right turn lanes as required for the Golf Course entrance, at Annika Drive North, and at 20th Street and Manning Trail.

- Outlots A (trail), C (trail), E (storm water), H (storm water), J (storm water), M (lift station and storm water), N (lift station) and Q (utility corridor) must be dedicated to the City as part of the Final Plat. City ownership of the Outlots must be noted on the final grading and construction plans.
- Outlots B, D, F, G, I, K, L, O, P, R, S and T ownership should be shown on the final grading and construction plans as developer or HOA owned as applicable.
- A drainage and utility easement must be granted over all of Outlot R for the City sanitary sewer, storm sewer and watermain utilities. Outlot R will be dedicated to the City as R/W with future plat phases. This easement has been correctly identified on the Final Plat. The drainage and utility easement must be shown on the final grading and construction plans.
- Drainage and Utility easements must be granted over all or portions of Outlots G, L, O, and P as part of the City's Municipal Separate Storm Sewer System to protect the various wetlands, wetland buffers, drainage systems and storm sewer conveyance systems. These Outlots will be HOA owned and maintained. These easements have been correctly identified on the Final Plat. The drainage and utility easements must be shown on the final grading and construction plans.
- The Plat must be revised to add a drainage and utility easement over the Maintenance Building 6-inch watermain extension and hydrant, and 8-inch sanitary sewer extension. The drainage and utility easements must be shown on the final grading and construction plans.
- The Plat must be revised to include a drainage and utility easement over portions of Outlot S for the wetland, ponding and storm sewer pipe that will be installed as part of the 1st Addition. Alternatively a portion of Outlot S may be split off as a separate Outlot and dedicated to the City as part of the Final Plat. This area is shown as Outlot V in the Preliminary Plans to be City owned.
- Additional drainage and utility easements must be provided to the City over the 10 ft. maintenance access trails on the golf course. The Final Plat must be updated or separate easements provided to the City in the City's standard form of easement agreement after the trails have been constructed. The easements must be shown on the final grading and construction plans.
- 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 are also required to fully protect all emergency overflow elevations. Easements must be shown on the Final Plat, Utility Plans and Grading Plans. Easements have generally been provided as required. Revisions may be necessary as the plans are finalized or additional width may be required to adjust for greater pipe depths.
- All easements as required by the City Engineer and Public Works Director shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- All off-site easements as required by the City Engineer and Public Works Director to complete any off-site improvements must be provided in the City standard form of easement agreement and signed by all parties prior to the release of the Final Plat for recording.
 - A right-of-way easement and drainage and utility easement must be provided to the City for the area adjacent to Outlot N as shown on the Preliminary Plans dated August 8, 2017 (South Lift Station site easements).
 - A temporary grading easement is required from the property east of Outlot R near the CSAH 10 intersection. A copy must be provided to the City prior to the recording of the final plat.

FINAL CONSTRUCTION PLANS

- 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.
 - A VBWD permit has been approved for the development with conditions (Permit #2017-06) including a requirement to reconstruct portions of the VBWD project 1007 storm sewer pipe. Reconstruction of this pipe will occur in future phases of the plat.

- Final Construction Plans and Specifications must be prepared in accordance with the City approved Preliminary Plans and in accordance with the City Engineering Design Standards Manual, dated March 2017 using City details, plan notes and specifications.
 - 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-de-sac radii (60 foot radius R/W / 45 foot radius pavement), except for Annika Avenue North which will not have a sidewalk and the right-of-way width will be 50 feet.
 - Temporary cul-de-sacs are required as part of development phasing.
 - 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-ft. in width, 15-ft. from pipe centerline.
 - All storm water facilities, including storm water ponds and infiltration basins 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. All lots must have the low opening elevation at least 1 foot above any adjacent emergency overflow (EOF) elevation.
 - 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 elevations and contours must be shown on the plans.
 - The 100-year HWL elevation and contour must be calculated and placed on the plans for all rear yard catch basins. Drainage and utility easements must fully include the localized 100-year HWL.
 - All overland emergency overflow elevations must be fully protected by drainage easement.
 - The maximum curb run prior to a catch basin is 350 feet.
 - The storm sewer system shall be designed to maintain a minimum 3 feet of pipe cover.
 - 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.
- Final Construction Plans must include a detailed phasing plan for all infrastructure components and the plans must be prepared to clearly delineate between improvements to be completed with the 1st Addition and the improvements to be completed with future additions.
- No construction for Royal Golf Club at Lake Elmo 1st Addition may begin until the applicant has received City Engineer and City Planner approval for the revised Preliminary Plans and the Final Construction Plans and Specifications; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- The Final Plat shall not be recorded until final construction plan approval is granted.



Royal Golf Club



VICINITY MAP

SHEET INDEX

- 1 Cover
- 2-7 Existing Conditions
- 8 Preliminary Plat Index
- 9-27 Preliminary Plat
- 28 Site Index
- 29-45 Preliminary Site and Utility Plan
- 46 Grading Index
- 47-59 Preliminary Grading and Erosion Control Plan
- 60-62 Details
- 63-65 Retaining Wall Profiles
- L1-L17 Landscape Plans
- T1-T25 Tree Preservation Plan
- P1-P3 Phasing Plan

BENCHMARKS

BM 1	100.00	100.00
BM 2	100.00	100.00
BM 3	100.00	100.00
BM 4	100.00	100.00
BM 5	100.00	100.00



Carlson McCain
A Division of
Hatch Mott MacDonald
10000 Highway 100
Suite 100
Bloomington, MN 55420
Phone: 612.440.2000
Fax: 612.440.2001
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James J. Smith, P.E., License No. 1000
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H.C. Golf Course Development, LLC
11074 Radisson Rd NE,
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

COVER

1

65

Monument locations





May 30, 2017

Rick Packer
HC Golf Course Development
11074 Radisson Road NE
Blaine, MN 55449

**Re: The Royal Golf Club at Lake Elmo—Lake Elmo, Minnesota
VBWD Permit #2017-06**

Dear Mr. Packer:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. Prior to work over the VBWD's Project 1007 pipe:
 - a. The plans shall be revised and submitted for approval, including:
 - i. Replace the pipe with a higher-class pipe that can accommodate the proposed fill depths, or
 - ii. Redesign the site or fill material (e.g., lightweight fill) to reduce the loading on the pipe to meet the structural load requirements of the existing pipe and bedding.
 - b. The developer shall conduct and provide recordings of pre- and post-construction video inspections of the entire VBWD Project 1007 pipe and structures with the site's construction limits.
 - c. The developer shall submit details on how the two existing VBWD catch basins will be reconstructed to accommodate the fill (including the proposed castings) for approval by the VBWD Managers.
 - d. The plans shall be revised to show VBWD's Project 1007 Catch Basin 30, which is approximately 229 feet downstream of the flared-end section at a bend in the pipe.
2. Details of how stormwater runoff will be managed at the transition from curb and gutter to a rural section at the proposed entrance from Manning Trail shall be provided for VBWD approval and designed to minimize erosion and provide water quality treatment, as feasible. The developer is responsible for obtaining the necessary permissions from West Lakeland Township for the work in this area.



DAVID BUCHECK • LINCOLN FETTER • JILL LUCAS • EDWARD MARCHAN • ANTHONY HAIDER

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 838 • LAKE ELMO, MINNESOTA 55042-0538

www.vbwd.org

3. The following changes, as previously accepted by the developer, shall be made to the plans so that the stormwater runoff from all proposed new and fully reconstructed impervious surfaces is better managed:
 - a. Wetland 15 shall be protected by a drainage easement
 - b. As much water quality treatment as possible shall be provided north of the trail, near lots 245 and 246
 - c. Grasses alongside the trail and between the road the trail near Rose Lake shall only be mowed two times per year
 - d. The proposed infiltration basin upstream of Wetland 2 shall be revised to be no deeper than 1.5 feet
4. The number of soil borings at proposed infiltration basin IB52 shall be listed on the plans. The number of soil borings shall be as listed in the Minnesota Stormwater Manual.
5. The extra 908 contour closest to the proposed house pads shall be removed from the plans in Lots 266–268.
6. The VBWD shall be granted drainage easement to the land south of Outlet E up to the 100-year flood elevation.
7. The required surety shall be submitted prior to construction.
8. Annual monitoring reports shall be submitted for Wetland 2. The reports shall report water levels and vegetation and include photographs taken immediately after rainstorms and, again, after 48 hours. If the wetland does not act as an infiltration basin, other stormwater management practices shall be constructed that meet the VBWD Rules.
9. The owner shall remove all downed trees, debris, and an abandoned bridge within the banks of the Lake Elmo outlet channel between Lake Elmo Avenue to the west and the flared-end section near the former archery range on the east. The owner shall agree to maintain the conveyance of the channel, remove all trees and debris within the channel, and keep the flared-end section open and free of debris.
10. Wetland buffer signage must be installed as required by the VBWD Rules and Regulations. Specifications for the buffer vegetation and signs shall be submitted to and approved by the VBWD prior to installation and planting.
11. This permit is not transferable.
12. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including but not limited to an NPDES permit).
13. The VBWD Engineer and Inspector shall be notified at least 3 days prior to commencement of work.
14. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.

15. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes 3-feet horizontal to 1-foot vertical (3H:1V) should be covered with an erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Any sediment that collects in storm sewers, ponds, or other water-management features shall be removed.
 - d. Street sweeping shall be performed if sediment collects on the streets.
 - e. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
16. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
17. All disturbed areas shall be vegetated within 14 days of final grading.
18. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site, as determined by the VBWD Engineer and/or Inspector.
19. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
20. The VBWD shall be granted drainage easements which cover (a.) land adjacent to stormwater management facilities and lowlands up to their 100-year flood elevations and (b.) all ditches, storm sewers, and maintenance access to the stormwater management facilities.
21. The required drainage and access easements shall be recorded with the Washington County Recorder's Office.
22. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD Rules and Regulations.

Thank you for your cooperation with the District's permit program.

Sincerely,



David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh

Enclosure

c: Susannah Torseth, VBWD Attorney
Jenifer Sorensen, MDNR
Jeffrey Brower, VBWD District Inspector
Stephen Wensman, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Mike Bent, Building Official—City of Lake Elmo
Brian Kallio, Carlson McCain—Authorized Agent
Thomas Hingsberger, Corps of Engineers
Brad Johnson, MDNR
Jay Riggs, Washington Conservation District
Becky Horton, MDNR
Jed Chesnut, Minnesota Board of Water and Soil Resources
Karen Wold, Barr Engineering Co.
Yvonne Huffman, Barr Engineering Co.

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VALLEY BRANCH WATERSHED DISTRICT PERMIT APPLICATION

TO BE COMPLETED BY OWNER
Permit Year: **2017-06**
Permit Fee Received: **\$16,443.60**
Date Received: **February 28, 2017**

Return application to:
John Hanson
Bart Engineering Co.
Engineers for the Valley Branch Watershed District
4300 MarketPointe Drive
Bloomington, MN 55435



A permit fee shall accompany this permit, unless waived by the Board of Managers. Governmental bodies are not required to pay a fee.

Project Information

Project Name	The Rova Golf Club at Lake Elmo		
Location	11450 20th Street North		
Address (known or estimated)	Lake Elmo, MN		
City or Township	See Attached List		
Parcel Identification Number (if known)	Section 25	Township 29	Range 2
Section, Township, Range (if known)	Start 3/2017	Complete 12/2018	
Project Timeline Estimate			

Project Contacts

	Applicant	Authorized Agent	Owner (if different than applicant)
Name	Rick Packer	Brian Kallio	
Company (if applicable)	HC Golf Course Development	Carlson McCain	
Address	11074 Racine Road NE	2690 Pleasant Ridge Drive NE, Suite 100	
City, State, Zip	Blaine, MN 55449	Blaine, MN 55449	
Phone	612-858-5862	763-480-7910	
Email	rpacker@rovaclubmn.com	bkallio@carlsonmccain.com	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter, Permittee) shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

	Applicant	Authorized Agent	Owner (if different than applicant)
Signature			
Date	2.21.17		



DAVID BUGHECK • LINCOLN FETTER • DALE BRASH • JILL LUCAS • EDWARD MARCHAN

VALLEY BRANCH WATERSHED DISTRICT • P.O. BOX 638 • LAKE ELMO, MINNESOTA 55042-0638

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Approved: May 11, 2017

Signature

Valley Branch Watershed District

Title

Note: The grant of this permit in no way purports to permit acts, which may be prohibited by other governmental agencies.

Homestead HOA Agreement with Royal Golf Club

Brian D. Hazelton <BHazelton@winnebagoind.com>

Sun 8/13/2017 6:17 PM

To Clark Schroeder <cschroeder@royalclubmn.com>;

Cc: hcavner@3mchampionship.com <hcavner@3mchampionship.com>; mprearson@lakeelmo.org
<mprearson@lakeelmo.org>; Johnson, Ellen M <Ellen.M.Johnson@HealthPartners.Com>; swensman@lakeelmo.org
<swensman@lakeelmo.org>;

Dear Clark,

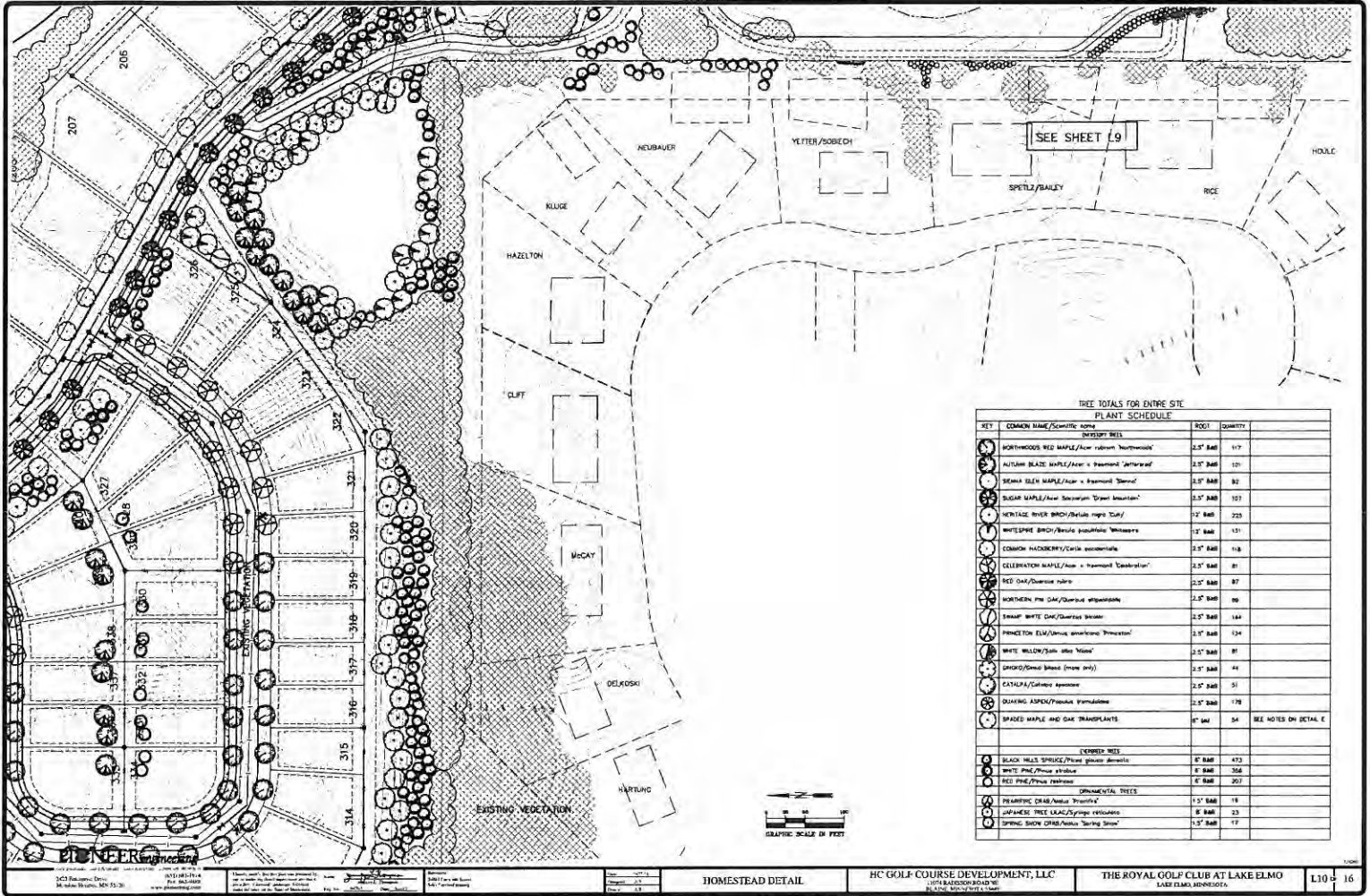
Over the past several months there have been meetings and discussions between representatives of the Royal Golf Club of Lake Elmo (RGC) and the Homestead HOA (HOA) concerning ways in which the impact of the development of the Royal Golf Club (and its related housing development) could be reduced or minimized. To this end, both parties feel they have reached an agreeable and amicable working relationship to achieve this goal. Representatives from the RGC (Hollis Cavner, Clark Schroeder and Rick Packer – prior his leaving RGC) met with homeowners most effected by the development. Individual plans and commitments were made to each homeowner by RGC of steps that would be taken to provide increased shielding from the development in order to maintain the privacy and feel of the HOA. Each homeowner has a copy of the agreement they reached with RGC, and these agreements can be made available to City of Lake Elmo if required. Based on the assurances of RGC and specifically on that of Hollis Cavner, the HOA is comfortable with the development moving forward.

The agreement outlined in this letter is contingent on the HOA being provided a final copy of the RGC plans showing final landscaping/shielding solutions.

Best regards,

Brian Hazelton
Treasurer, Homestead Homeowners Association.

This electronic transmission and any documents accompanying this electronic transmission contain confidential information belonging to the sender. This information may be legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on or regarding the contents of this electronically transmitted information is strictly prohibited.



TREE TOTALS FOR ENTIRE SITE			
PLANT SCHEDULE			
KEY	COMMON NAME/Scientific Name	ROOT	QUANTITY
DECIDUOUS TREES			
1	NORTHERN RED MAPLE/Acer rubrum 'Northern'	2.5" B&B	117
2	RED BELL MAPLE/Acer x fraxinifolius 'Redbell'	2.5" B&B	121
3	RED BELL MAPLE/Acer x fraxinifolius 'Redbell'	2.5" B&B	82
4	SUGAR MAPLE/Acer saccharum 'Sweet Mountain'	2.5" B&B	101
5	HERITAGE RIVER BIRCH/Betula nigra 'Heri'	1.5" B&B	223
6	WHITEPINE BIRCH/Betula papyrifera 'Whitepine'	1.5" B&B	131
7	COMMON HAZELBERRY/Cornus americana	2.5" B&B	118
8	CELEBRATION MAPLE/Acer x fraxinifolius 'Celebration'	2.5" B&B	81
9	RED OAK/Quercus rubra	2.5" B&B	87
10	NORTHERN PIN OAK/Quercus virginiana	2.5" B&B	86
11	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	144
12	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	134
13	WHITE WILLOW/Salix alba 'White'	2.5" B&B	81
14	SHRUB/Small shrub (none only)	2.5" B&B	44
15	CATALPA/Catalpa bignonioides	2.5" B&B	51
16	QUAKING ASPEN/Fraxinus viridis	2.5" B&B	178
17	SPREAD MAPLE AND OAK TRANSPLANTS	4" B&B	54
CONIFER TREES			
18	BLACK HILLS SPRUCE/Princeps canadensis	6" B&B	473
19	WHITE PINE/Pinus strobus	6" B&B	356
20	RED PINE/Pinus resinosa	6" B&B	207
ORNAMENTAL TREES			
21	PEARLFRUIT CRAB/Anthus 'Pearlfruit'	1.5" B&B	18
22	JAPANESE TREE LAURUS/Laurus japonica	6" B&B	23
23	SPRING BLOW CRAB/Anthus 'Spring Blow'	1.5" B&B	17

P. J. R. Engineering

1000 S. Highway 100, Suite 100, St. Paul, MN 55108
 Tel: 651.441.1111
 Fax: 651.441.1112
 www.pjr-engineering.com

Drawn by: J. R. R. (J. R. R.)
 Check by: J. R. R. (J. R. R.)
 Date: 10/1/2010
 Project: 1000 S. Highway 100, Suite 100, St. Paul, MN 55108

Scale: 1" = 40' (Horizontal)
 Scale: 1" = 20' (Vertical)
 Date: 10/1/2010
 Project: 1000 S. Highway 100, Suite 100, St. Paul, MN 55108

Sheet: 1 of 1
 Date: 10/1/2010
 Project: 1000 S. Highway 100, Suite 100, St. Paul, MN 55108

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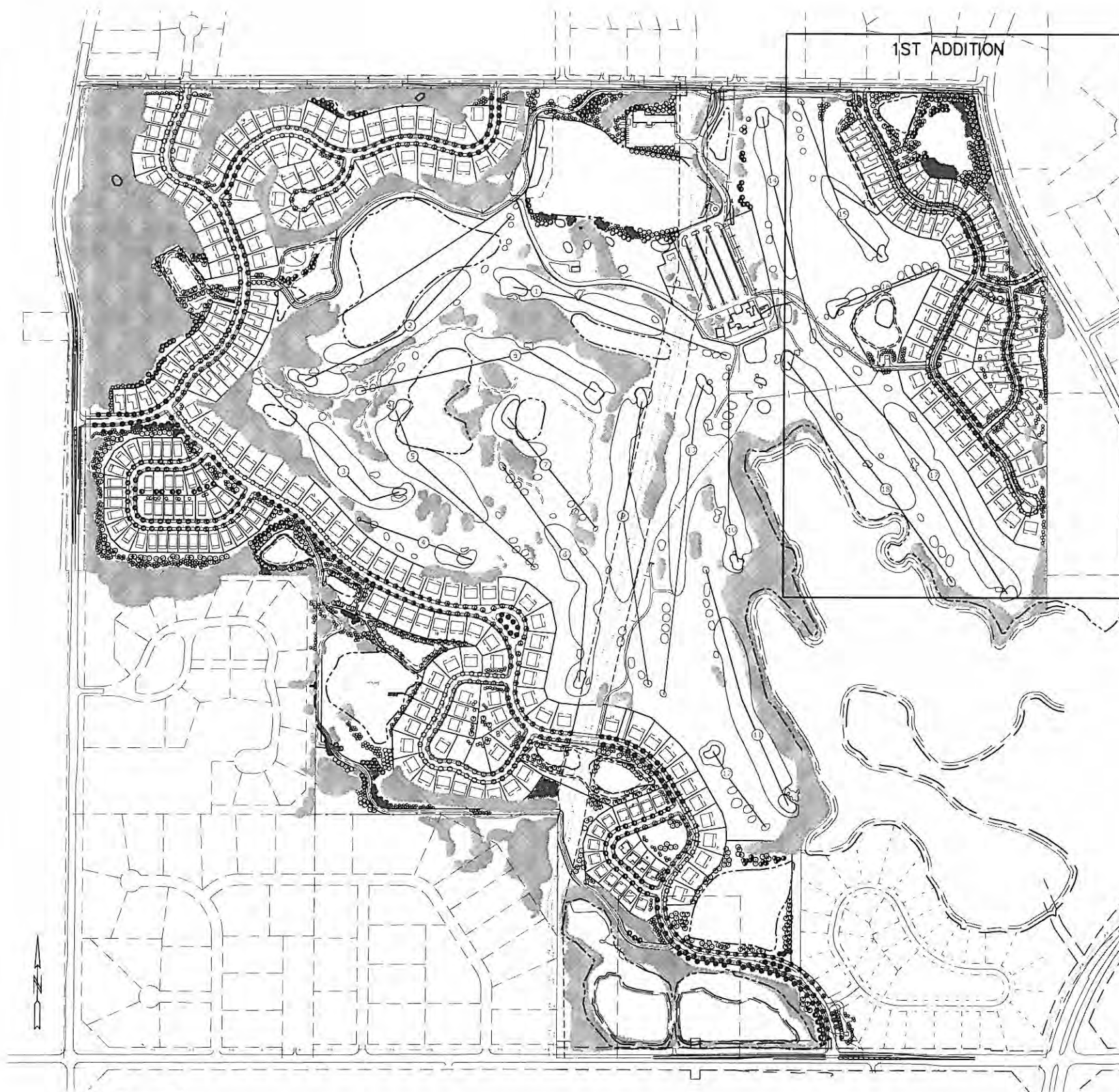
Sheet: 1 of 1
 Date: 10/1/2010
 Project: 1000 S. Highway 100, Suite 100, St. Paul, MN 55108

HOMESTEAD DETAIL

HC GOLF COURSE DEVELOPMENT, LLC
 1000 S. Highway 100, Suite 100, St. Paul, MN 55108

THE ROYAL GOLF CLUB AT LAKE ELMO
 LAKE ELMO, MINNESOTA

L10 16



LANDSCAPE DATA:

SEE PRELIMINARY PLAT FOR LANDSCAPE AND MITIGATION REQUIREMENTS.

TREES PROPOSED ON PRELIMINARY PLAT: 3800

TREES PROPOSED IN 1ST ADDITION: 666
TREES TO BE PROVIDED BY BUILDERS IN FIRST ADDITION: 202
TOTAL TREES TO BE PLANTED IN 1ST ADDITION: 868

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

TREE TOTALS FOR FIRST ADDITION PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	--	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	--	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	31	
	SUGAR MAPLE/Acer saccharum 'Green Mountain'	2.5" B&B	13	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12" B&B	32	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12" B&B	12	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	29	
	KENTUCKY COFFEE TREE/Gynnocladus dioica	2.5" B&B	34	Use male/seedless var True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	20	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	--	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	44	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	36	
	WHITE WILLOW/Salix alba 'Niobe'	2.5" B&B	24	
	GINGKO/Ginkgo biloba (male only)	2.5" B&B	2	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	79	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	54	SEE SHEET L2
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	95	
	WHITE PINE/Pinus strobus	6" B&B	55	
	RED PINE/Pinus resinosa	6" B&B	106	
ORNAMENTAL TREES*				
	PRAIRIFIRE CRAB/Malus 'Prairifire'	1.5" B&B	--	
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	--	
	SPRING SNOW CRAB/Malus 'Spring Snow'	1.5" B&B	--	

*ORNAMENTAL TREES MAY BE EITHER B&B OR POT AS LONG AS THEY MEET THE CALIPER INCH OR HEIGHT DESIGNATION

PIONEERengineering

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

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Matthew L. Thompson
Reg. No.: 11763 Date: 8-8-17

Date: 8/8/17
Designed: JLT
Drawn: JLT

LANDSCAPE PLAN

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

THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

LI OF 7

116210



STANDARD PLAN NOTES
LANDSCAPE PLANS

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2 Plant materials shall meet American Standard for Nursery Stock: ANSI Z60.1, latest edition.

3 No plant substitutions shall be made without the prior written authorization from the City.

4 All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree installation.

5 All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by City.

6 All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.

7 Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by City.

8 All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.

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

APRIL 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO
LP2.0
LAKE ELMO

TREE TOTALS FOR FIRST ADDITION PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	NORTHWOODS RED MAPLE/Acer rubrum 'Northwoods'	2.5" B&B	--	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	--	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	31	
	SUGAR MAPLE/Acer Saccorum 'Green Mountain'	2.5" B&B	13	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	12" B&B	32	
	WHITESPIRE BIRCH/Betula populifolia 'Whitespire'	12" B&B	12	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	29	
	KENTUCKY COFFEE TREE/Gymnocladus dioica	2.5" B&B	34	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	20	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	--	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	44	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	36	
	WHITE WILLOW/Salix alba 'Niobe'	2.5" B&B	24	
	GINKGO/Ginkgo biloba (male only)	2.5" B&B	2	
	CATALPA/Catalpa speciosa	2.5" B&B	--	
	QUAKING ASPEN/Populus tremuloides	2.5" B&B	92	
	SPADED MAPLE AND OAK TRANSPLANTS	6" MM	54	SEE NOTES AT LEFT
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	95	
	WHITE PINE/Pinus strobus	6" B&B	55	
	RED PINE/Pinus resinosa	6" B&B	106	
ORNAMENTAL TREES*				
	PRAIRIE FIRE CRAB/Malus 'Prairie Fire'	1.5" B&B	--	
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	--	
	SPRING SNOW CRAB/Malus 'Spring Snow'	1.5" B&B	--	

*ORNAMENTAL TREES MAY BE EITHER B&B OR POT AS LONG AS THEY MEET THE CALIPER INCH OR HEIGHT DESIGNATION

- LANDSCAPE NOTES:
1. LOTS WILL BE SODDED AFTER CONSTRUCTION.

2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA

3. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB

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

5. SEE CITY DOCUMENTS 32 90 00 "PLANTING SPECIFICATION" AND 3292 "TURF ESTABLISHMENT" FOR MORE REQUIREMENTS. THESE DOCUMENTS CAN BE OBTAINED FROM THE CITY OR THE PROJECT LANDSCAPE ARCHITECT.

6. SEE SHEET L7 FOR CITY PLANTING DETAIL PLATES.

* TREES IN THIS AREA TO BE COMPRISED OF MACHINE MOVED TRANSPLANTED TREES. THESE 54 TREES WILL BE COMPRISED OF:

34 SUGAR MAPLE

5 AUTUMN BLAZE MAPLE

8 SWAMP WHITE OAK

7 NORTHERN RED OAK

THESE TREES WILL BE MOVED WITH A 90" SPADE FROM ANOTHER SITE IN LAKE ELMO.

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

PIONEEREngineering

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

Name: Michael L. Thompson
Reg. No.: 243784 Date: 6-6-17

Revisions

Date: 6-6-17
Designed: ILT
Drawn: ILT

LANDSCAPE PLAN

HC GOLF COURSE DEVELOPMENT, LLC
11074 RADISSON ROAD NE
BLAINE, MINNESOTA 55440

THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

L2 OF 7



TREE TOTALS FOR FIRST ADDITION				
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LANDSCAPE PLANS

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APRIL 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO
LP2.0
LAKE ELMO

- LANDSCAPE NOTES:
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 - SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA
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 - SEE SHEET L7 FOR CITY PLANTING DETAIL PLATES.

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Menota Heights, MN 55120

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Fax: 681-9488
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Engineer or Architect under the laws of the State of Minnesota.

Name: Matthew E. Thompson License: 11761 Date: 8-3-17

Revised: _____

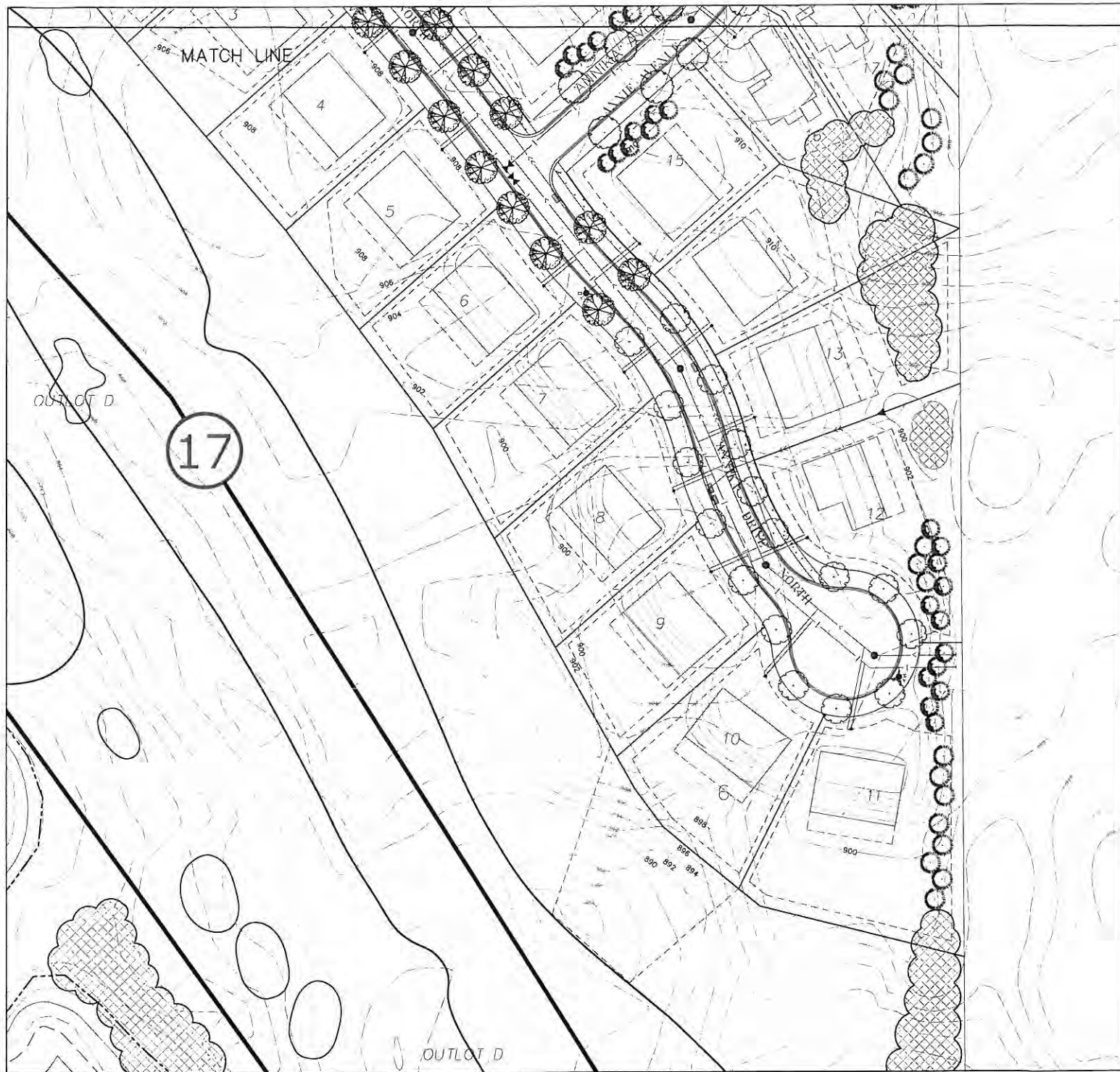
Des: 8-3-17
Design: ILT
Drawn: ILT

LANDSCAPE PLAN

HC GOLF COURSE DEVELOPMENT, LLC
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BLAINE, MINNESOTA 55449

THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

L3 OF 7



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

Name: *Matthew L. Thompson*
Reg. No.: 11761 Date: 8-5-17

REVISIONS

Drawn: 8-5-17
Designed: JLT
Checked: JLT

LANDSCAPE PLAN

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11074 RADISSON ROAD NE
BLAINE, MINNESOTA 55449

THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

L4 OF 7

TREE TOTALS FOR FIRST ADDITION

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LANDSCAPE PLANS

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APRIL 2017

LAKE ELMO

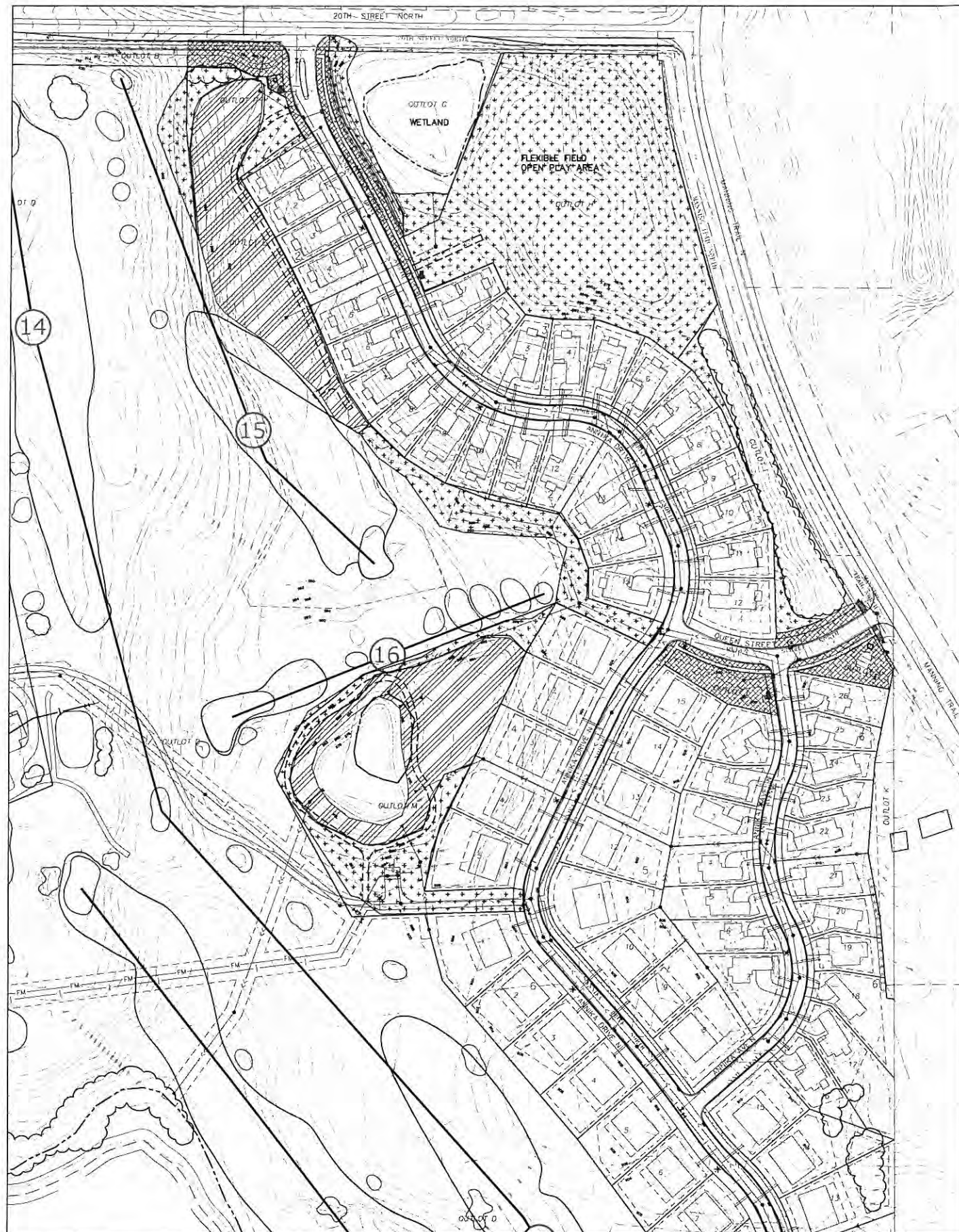
CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.0

LAKE ELMO

116240



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

35-621 Dry Prairie Southeast		Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
Common Name	Scientific Name				
side oak grama	Bouteloua curtipendula	1.27	1.13	10.25%	2.48
blue grama	Bouteloua gracilis	0.78	0.68	8.18%	10.00
lawn's brome	Bromus laevis	0.35	0.31	2.78%	0.90
nodding wild rye	Elymus canadensis	1.68	1.50	13.61%	2.86
summer annual grass	Elymus canadensis	1.32	1.18	10.25%	3.00
annual grass	Elymus canadensis	0.48	0.41	3.71%	30.00
lime bluestem	Schizanthus arvensis	1.68	1.51	13.70%	8.10
sand dropseed	Sporobolus cryptandrus	0.25	0.22	1.98%	16.00
prairie dropseed	Sporobolus heterostachys	0.29	0.26	2.32%	1.50
	Total Grasses	8.07	7.20	68.28%	73.04
butterfly milkweed	Asclepias tuberosa	0.07	0.06	0.52%	0.06
whorled milkweed	Asclepias verticillata	0.01	0.01	0.11%	0.05
bird's foot clover	Coronilla varia	0.05	0.05	0.50%	0.20
white prairie clover	Dalea candida	0.10	0.09	0.78%	0.60
purple prairie clover	Dalea purpurea	0.17	0.15	1.32%	0.80
ox-eye	Helianthus scaberrimus	0.07	0.06	0.51%	0.13
round headed bush clover	Lespedeza capitata	0.03	0.03	0.31%	0.10
rough blazing star	Liatris alpestris	0.02	0.02	0.17%	0.11
soft blazing star	Liatris punctata	0.02	0.02	0.23%	0.06
wild bergamot	Monarda didyma	0.03	0.03	0.32%	0.35
horsemint	Monarda punctata	0.02	0.02	0.22%	0.20
soft goldenrod	Oligoneuron rigidum	0.04	0.04	0.36%	0.98
large flowered beard tongue	Pandanus grandiflorus	0.04	0.04	0.35%	0.20
black-eyed susan	Rudbeckia hirta	0.10	0.09	0.82%	3.20
goldenrod	Solidago nemoralis	0.01	0.01	0.11%	1.50
skyway aster	Symphyotrichum spaldingense	0.01	0.01	0.09%	0.20
skyway aster	Symphyotrichum spaldingense	0.01	0.01	0.09%	0.20
bracted spiderwort	Tradescantia virginiana	0.01	0.01	0.11%	0.05
heart-leaved alexanders	Zizia aurea	0.02	0.02	0.21%	0.10
	Total Forbs	0.56	0.50	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
	Total Cover Crop	3.36	3.00	27.23%	1.33
	Totals	12.33	11.06	100.00%	86.73
Purpose: Regional dry prairie restoration for wetland mitigation and ecological restoration or conservation program planning.					
Planting Area: Eastern Grassland Forest Province including Hardwood Hills subregion. MNDOT Districts 2, 3, 4, 5, 6, 7, 8, 9.					

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

33-262 Dry Swale / Pond		Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
Common Name	Scientific Name				
big bluestem	Andropogon gerardii	1.68	1.50	3.40%	5.50
American slough grass	Beckmannia syzigachne	1.68	1.50	3.42%	27.60
ringed brome	Bromus ciliatus	1.68	1.50	3.40%	8.05
nodding wild rye	Elymus canadensis	4.48	4.00	9.00%	7.64
tender annual grass	Elymus canadensis	4.48	4.00	9.00%	10.15
virginia wild rye	Elymus virginicus	2.80	2.50	5.97%	3.65
switchgrass	Panicum virgatum	0.45	0.40	0.91%	2.05
low bluestem	Poa polystris	1.79	1.60	3.84%	78.50
Indian grass	Sorghastrum nutans	1.68	1.50	3.40%	8.00
	Total Grasses	20.74	18.50	42.03%	145.94
marsh milkweed	Asclepias incarnata	0.07	0.06	0.15%	0.10
purple prairie clover	Dalea purpurea	0.10	0.09	0.21%	0.50
Canada tick trefoil	Desmodium canadense	0.10	0.09	0.21%	0.10
ox-eye	Helianthus scaberrimus	0.10	0.09	0.20%	0.20
black-eyed susan	Rudbeckia hirta	0.08	0.07	0.17%	2.49
blue vervain	Verbena hastata	0.11	0.10	0.23%	3.50
	Total Forbs	0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	56.82%	11.14
	Total Cover Crop	28.02	25.00	56.82%	11.14
	Totals	49.32	44.00	100.00%	164.06
Purpose: Temporarily flooded swales in agricultural settings.					
Planting Area: Tallgrass Aspen Parklands, Prairie Parkland and Eastern Grassland Forest Provinces. MNDOT Districts 2, 3, 4, 5, 6, 7, 8, 9.					

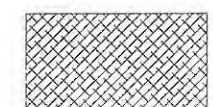
- 3-YEAR MAINTENANCE PLAN FOR TRANSITION AREA (BETWEEN NWL AND HWL AND AROUND WETLANDS) AND UPLAND SEEDING.
- YEAR 1
1. TYPE 3 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDING WITH A HEAVY JACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.
- YEAR 1-3
1. MOWING SHOULD OCCUR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

SEEDING NOTES:

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

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

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

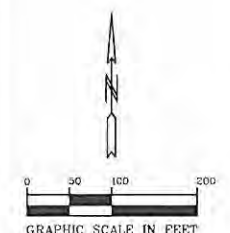


SOD (TYPICAL)

SODDED OUTLOT AREAS TO BE IRRIGATED IRRIGATION DESIGNED BY OTHERS

ALL BOULEVARDS TO BE SODDED.

LOTS WILL BE SODDED TO ADJACENT CURB LINES UNLESS OTHERWISE NOTED



PIONEERengineering

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: (651) 681-0488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Charles L. Thompson
Reg. No.: 42763 Date: 10/17

Revised:
Date: 8-8-17
Designed: JLT
Drawn: JLT

GROUND COVER PLAN

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

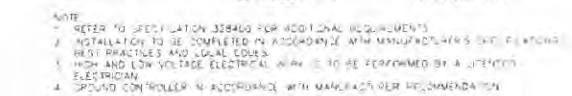
THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

[illegible]

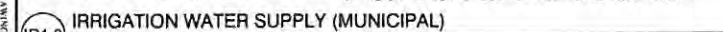
IRRIGATION CONNECTION METER LOCATION
2" BACKFLOW PREVENTER
IRRIGATION PLANS BY OTHERS
(SEE SHEET L3)

M
BF

IR.1
LAKE PLANO



2-WIRE PEDESTAL IRRIGATION CONTROLLER

IR1.0
LAKE ELMO

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

Name Jennifer L. Thompson
Reg. No. 44763 Date 8-8

Revisions

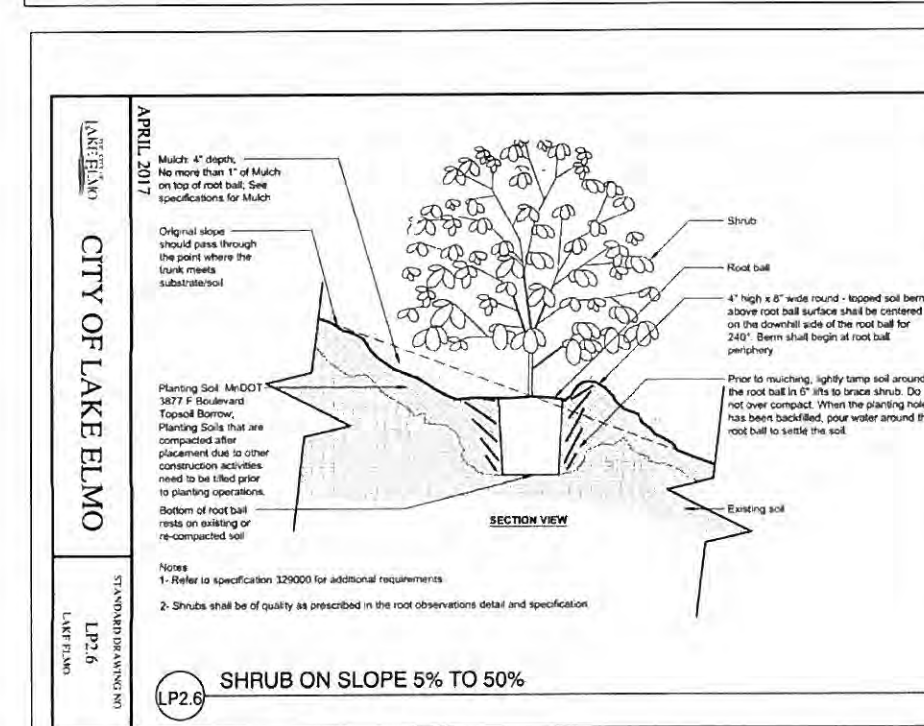
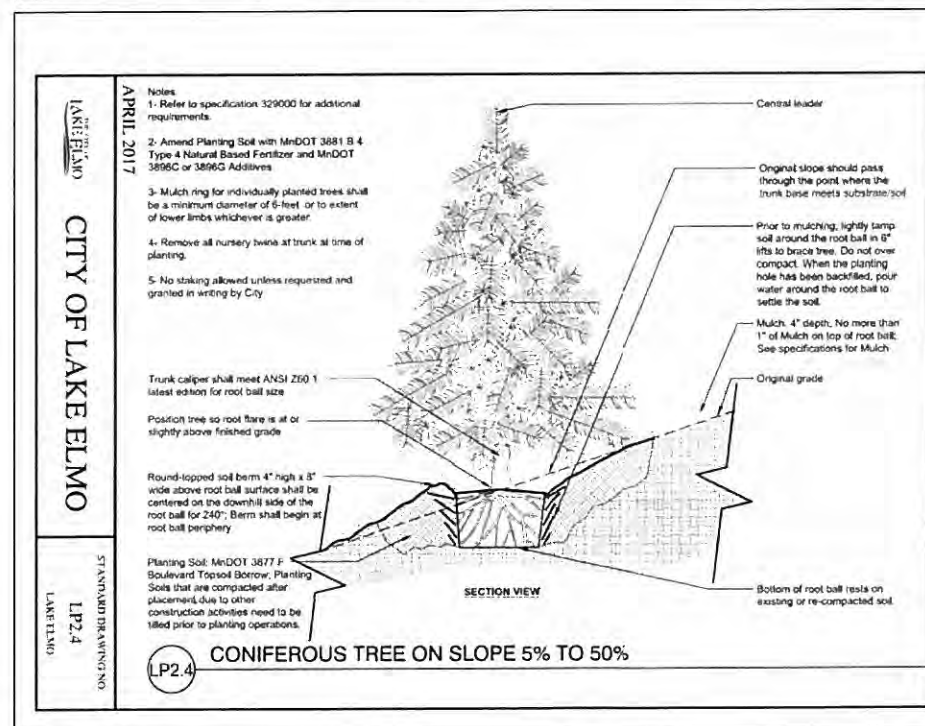
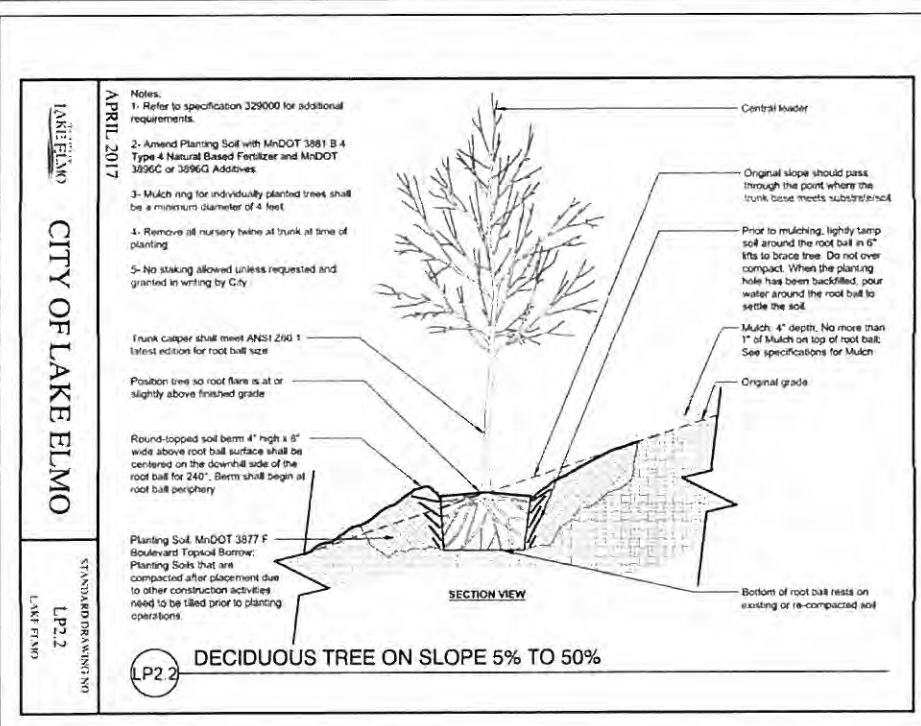
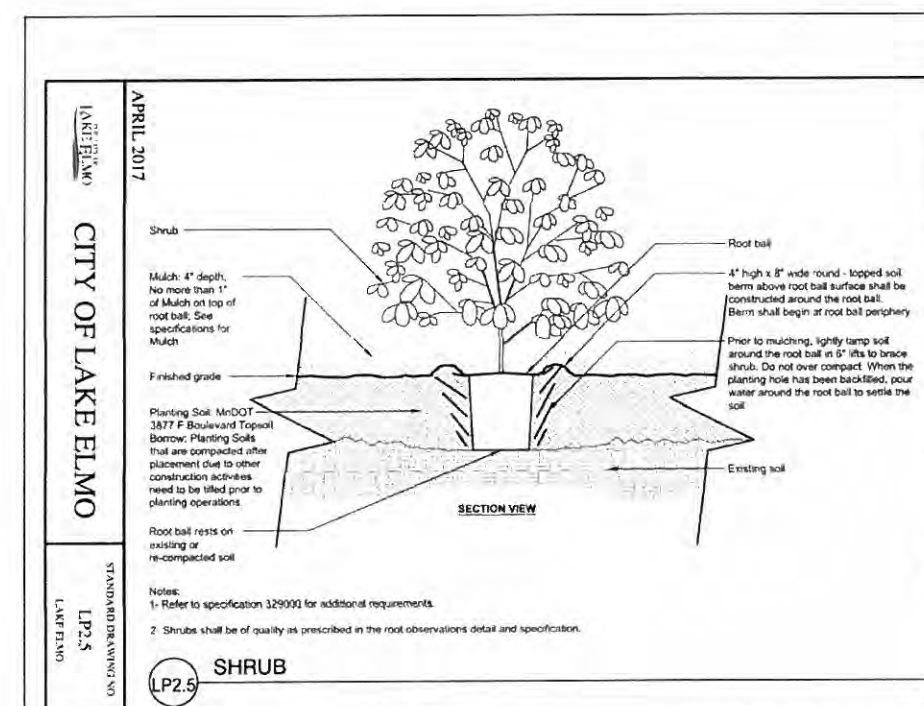
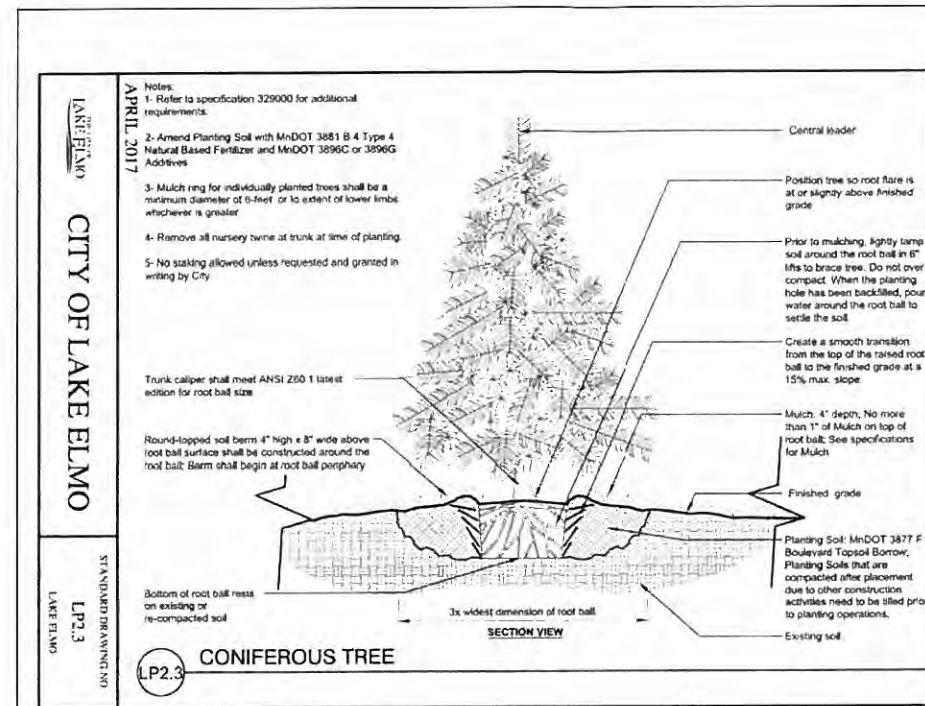
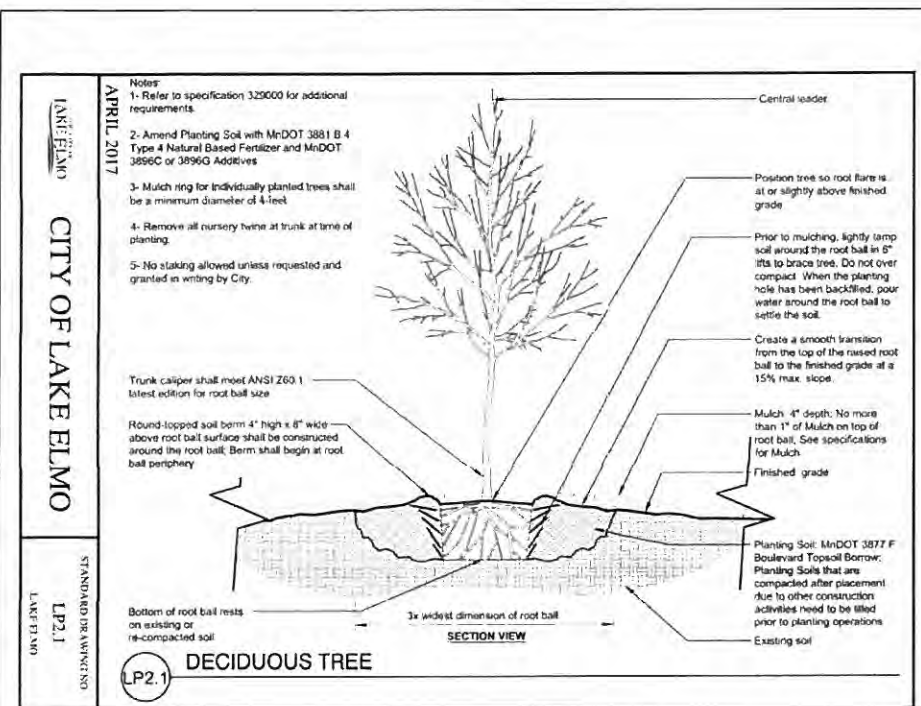
Date	8-8-17
Designed	JLT
Drawn	JLT

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

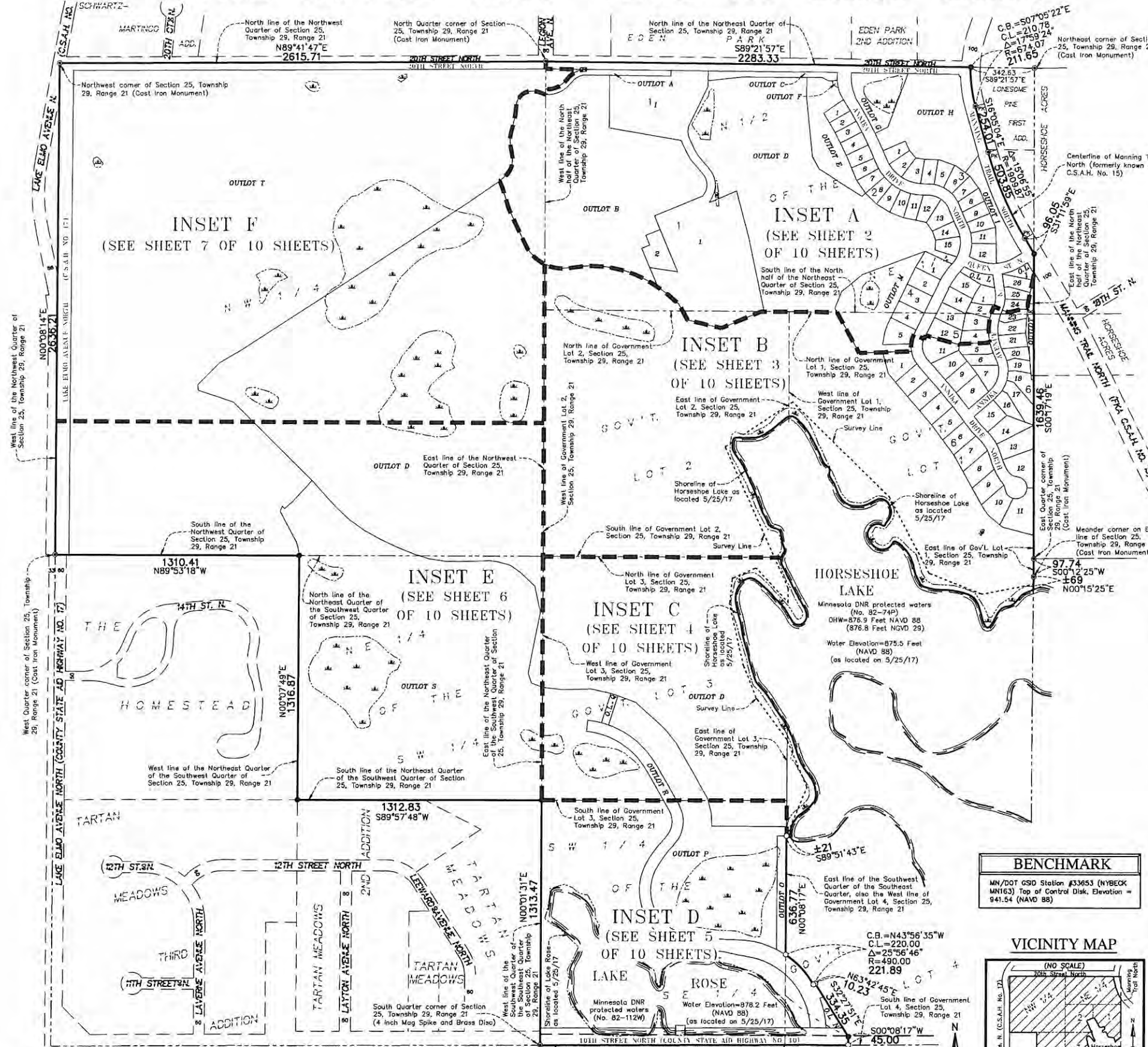
THE ROYAL GOLF CLUB AT LAKE ELMO 1ST ADD.
LAKE ELMO, MINNESOTA

L6 OF 7

6242



THE ROYAL GOLF CLUB AT LAKE ELMO



INSET F
(SEE SHEET 7 OF 10 SHEETS)

INSET A
(SEE SHEET 2 OF 10 SHEETS)

INSET B
(SEE SHEET 3 OF 10 SHEETS)

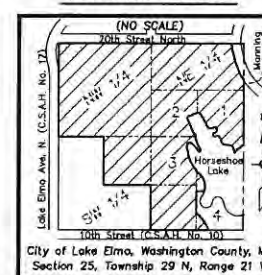
INSET E
(SEE SHEET 6 OF 10 SHEETS)

INSET C
(SEE SHEET 4 OF 10 SHEETS)

INSET D
(SEE SHEET 5 OF 10 SHEETS)

BENCHMARK
MN/DOT GSD Station #33653 (HYBECK
UN163) Top of Central Disk, Elevation =
941.54 (NAVD 88)

VICINITY MAP



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

The North Half of the Northeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

AND

Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 1119.38 feet to the point of beginning of the parcel to be described; thence continuing northerly along said West line of Government Lot 4, a distance of 584 feet, more or less, to the shoreline of Horseshoe Lake; thence southeasterly, southerly, and southwesterly along said shoreline to the intersection with a line that bears South 89 degrees 51 minutes 43 seconds East from the point of beginning; thence North 89 degrees 51 minutes 43 seconds West, 21.5 feet, more or less, to the point of beginning.

AND

That part of Government Lot 4, Section 25, Township 29, Range 21, Washington County, Minnesota, lying southwesterly, southerly, and westerly of the following described line:

Commencing at the Southwest corner of said Government Lot 4; thence North 00 degrees 08 minutes 17 seconds East, assumed bearing, along the West line of said Government Lot 4, a distance of 482.61 feet to the point of beginning of the line to be described; thence southeasterly 221.89 feet along a non-tangential curve concave to the southwest having a radius of 400.00 feet, a central angle of 25 degrees 56 minutes 46 seconds, a chord length of 220.00 feet, and a chord bearing of South 43 degrees 56 minutes 35 seconds East; thence North 63 degrees 42 minutes 45 seconds East, not tangent to the last described curve, a distance of 10.23 feet; thence South 32 degrees 27 minutes 51 seconds East, 334.35 feet; thence South 00 degrees 08 minutes 17 seconds West, 45.00 feet to the South line of said Government Lot 4 and said line there terminating.

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

In witness whereof said H.C. Golf Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

H.C. GOLF LAND, LLC

By: _____
Joel T. LeVahn, Chief Financial Officer

STATE OF _____
COUNTY OF _____

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

Notary Public, _____
My commission expires _____

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

Dated this _____ day of _____, 20____.

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

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff, Licensed Land Surveyor

Notary Public, _____
My commission expires _____

CITY OF LAKE ELMO, PLANNING COMMISSION

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

Signed: _____, Chair Signed: _____, Secretary

CITY COUNCIL, CITY OF LAKE ELMO, MINNESOTA

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

Signed: _____, Mayor Signed: _____, Clerk

COUNTY SURVEYOR

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

By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

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

By: _____
Washington County Auditor/Treasurer

COUNTY RECORDER

Document Number _____

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

By: _____
Washington County Recorder

By: _____
Deputy

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

Wetlands were delineated by Kjaahug Environmental Services Company in 2016.

Orientation of this bearing system is based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East.

● Denotes found Washington County Section Corner Monument, as noted.

○ Denotes found iron monument.

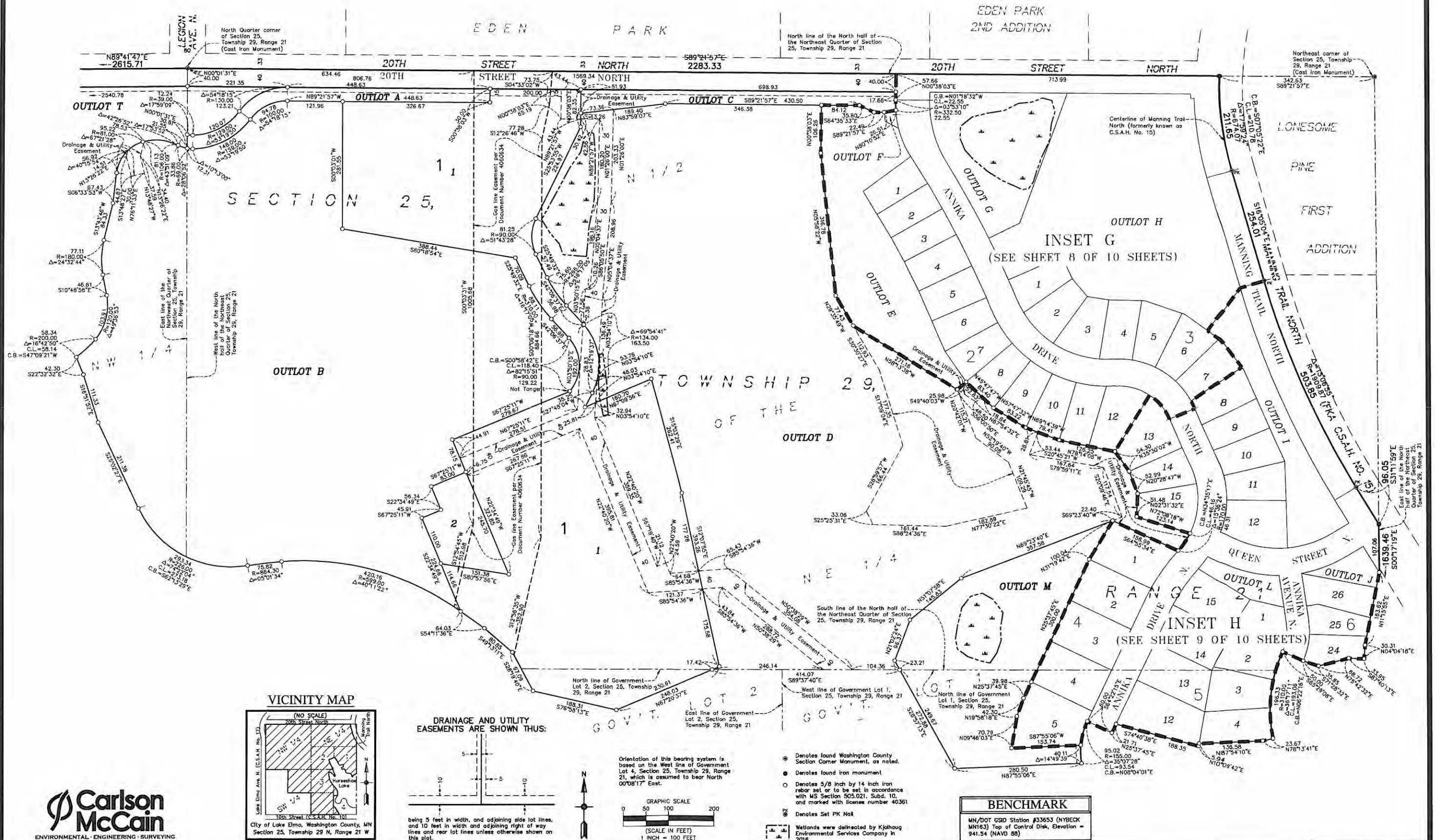
○ Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361.

● Denotes Set PK Nail.

GRAPHIC SCALE
150 300 600
(SCALE IN FEET)
1 INCH = 300 FEET

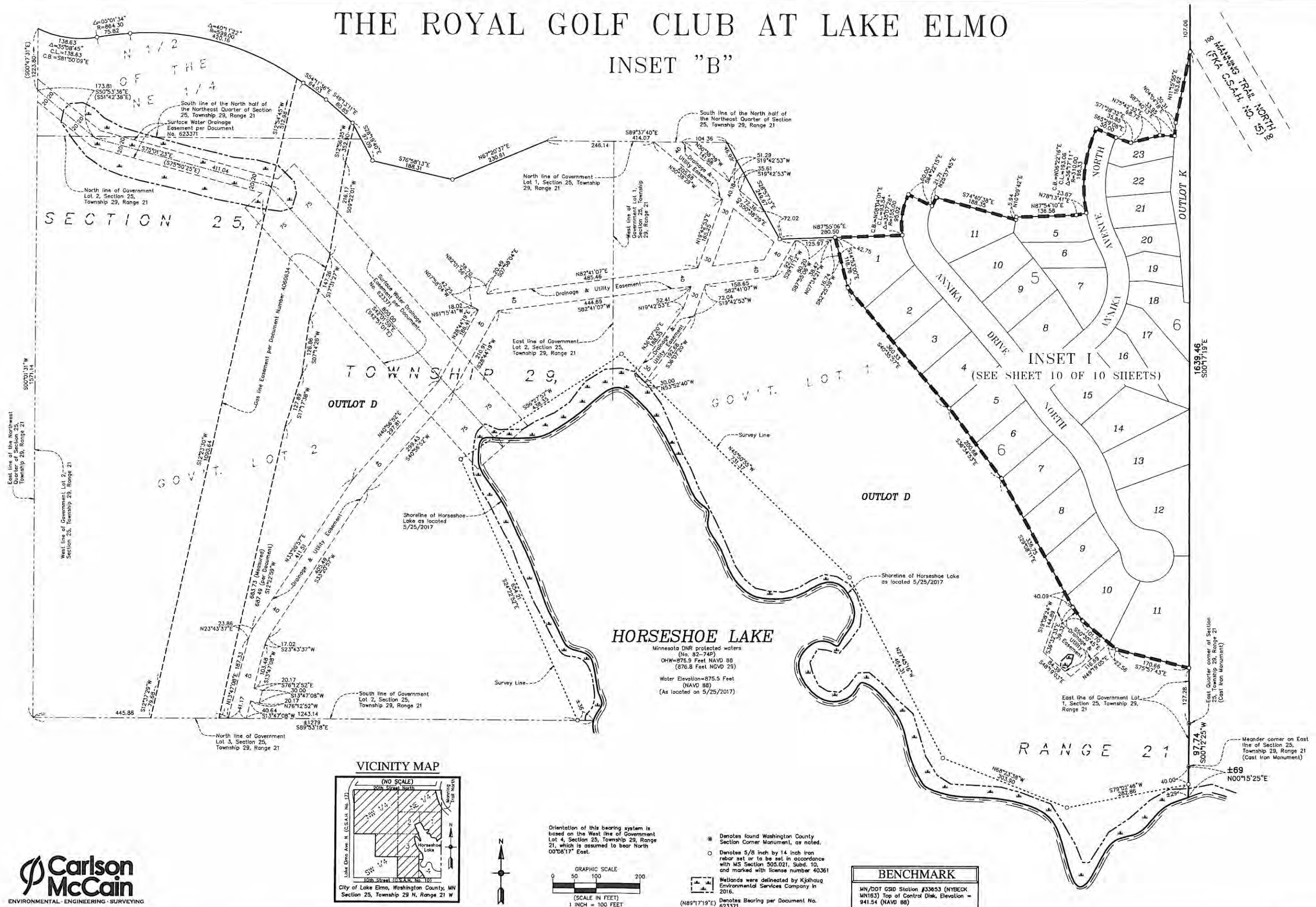
THE ROYAL GOLF CLUB AT LAKE ELMO

INSET "A"

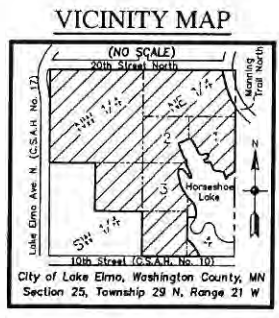


THE ROYAL GOLF CLUB AT LAKE ELMO

INSET "B"



Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING



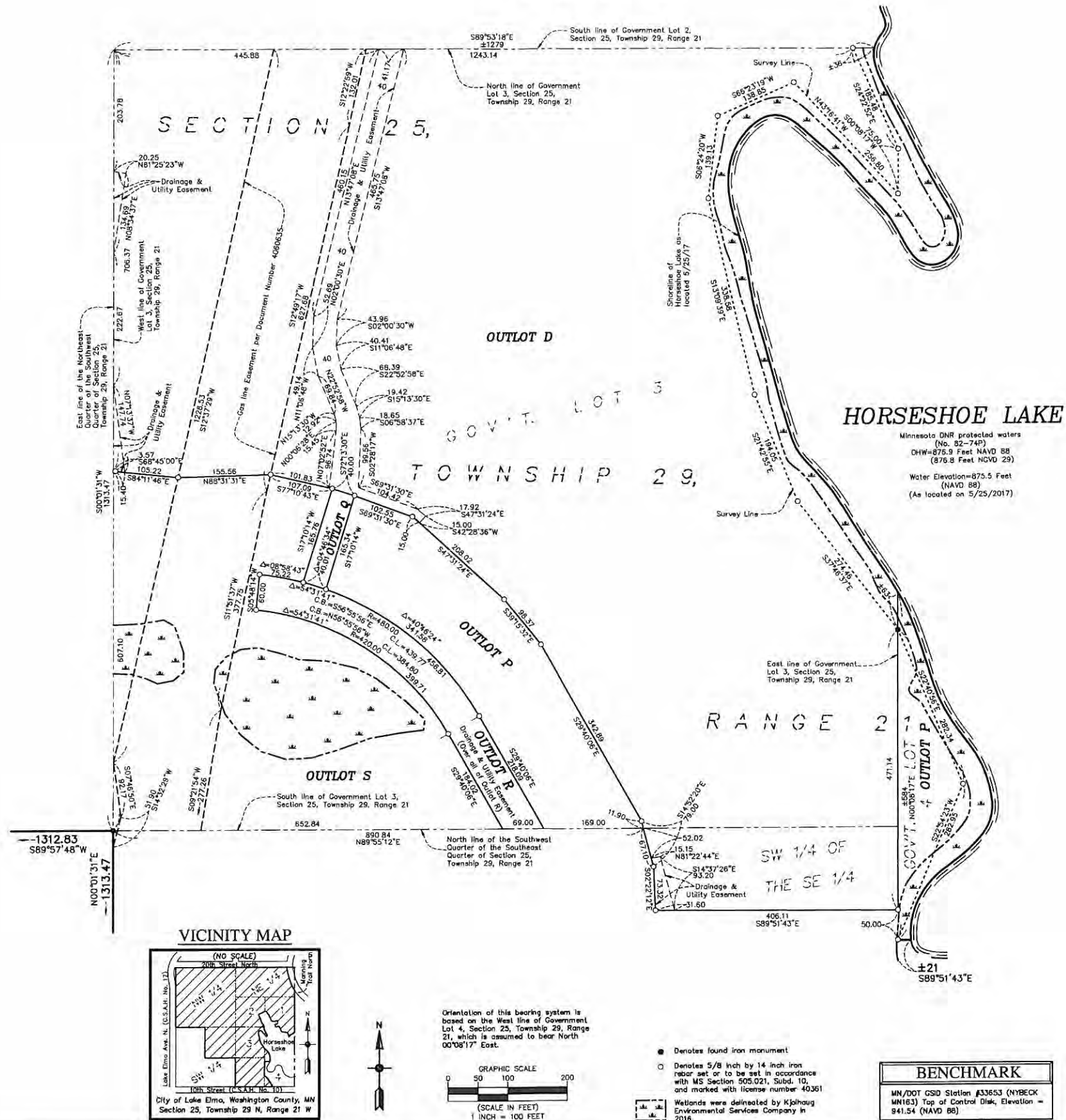
Orientation of this bearing system is based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East.

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

- Denotes found Washington County Section Corner Monument, as noted.
- Denotes 5/8 inch by 14 inch iron rebar set or 1/2 inch iron rebar set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361.
- Wetlands were delineated by Kjelhaug Environmental Services Company in 2016.
- Denotes Bearing per Document No. 623371

THE ROYAL GOLF CLUB AT LAKE ELMO

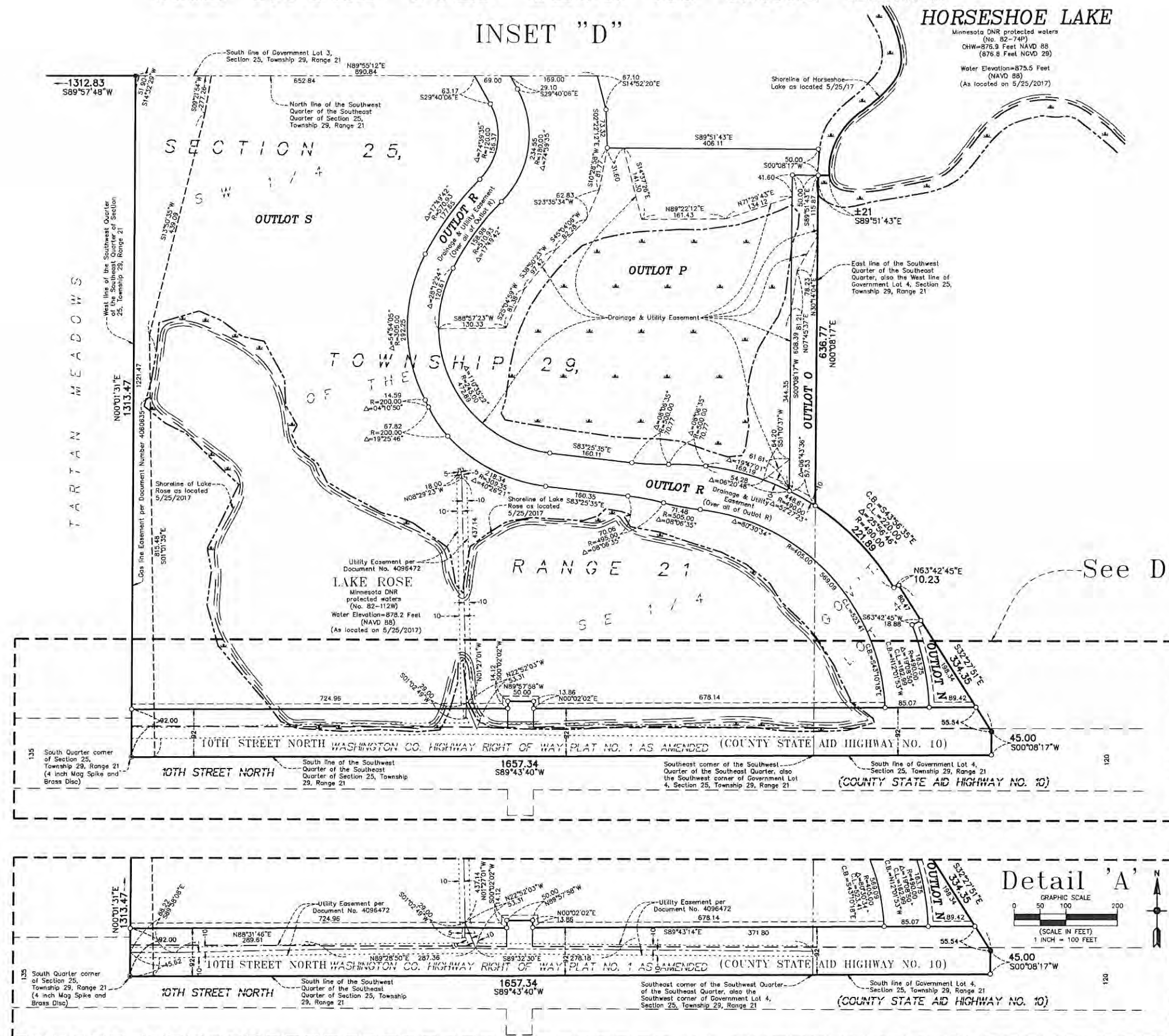
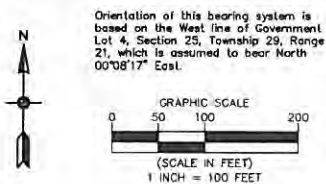
INSET "C"



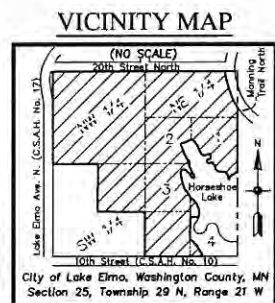
INSET "D"

Minnesota DNR protected waters
(No. 82-74P)
OHW=876.9 Feet NAVD 88
(876.8 Feet NCGVD 29)

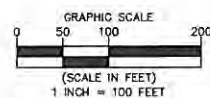
Water Elevation=875.5 Feet
(NAVD 88)
(As located on 5/25/2017)



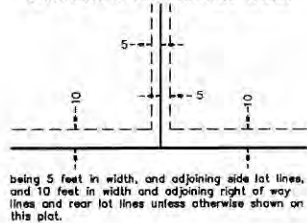
THE ROYAL GOLF CLUB AT LAKE ELMO INSET "E"



Orientation of this bearing system is based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East.



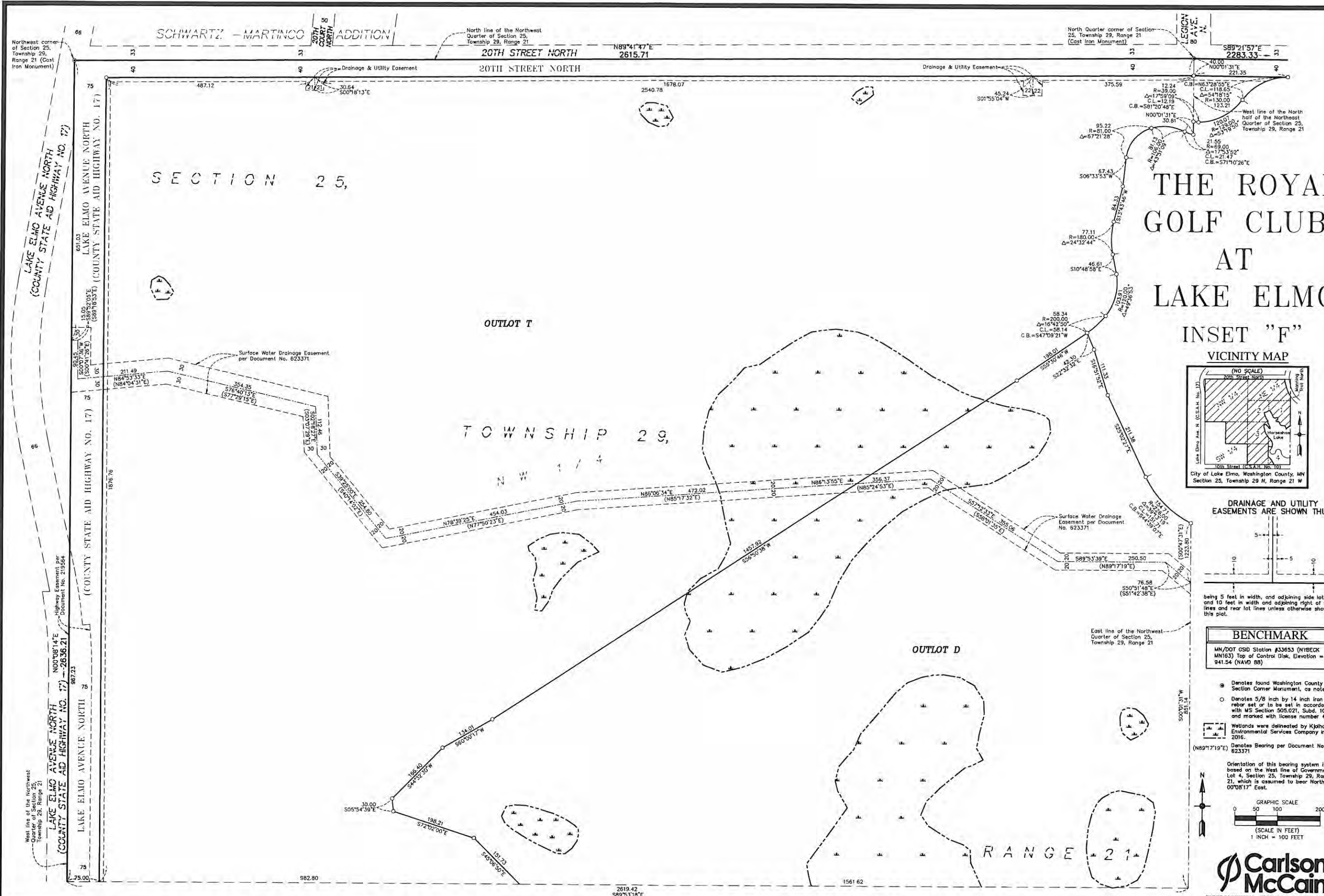
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



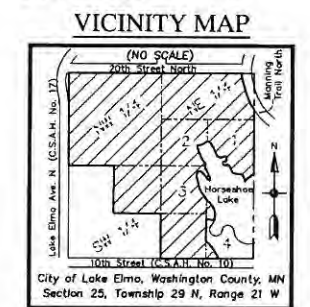
BENCHMARK

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

- Denotes found Washington County Section Corner Monument, as noted.
- Denotes found iron monument.
- Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361.
- ▭ Wetlands were delineated by Kjaahug Environmental Services Company in 2016.



THE ROYAL GOLF CLUB AT LAKE ELMO INSET "F"

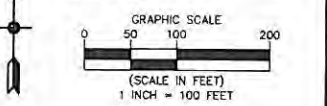


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

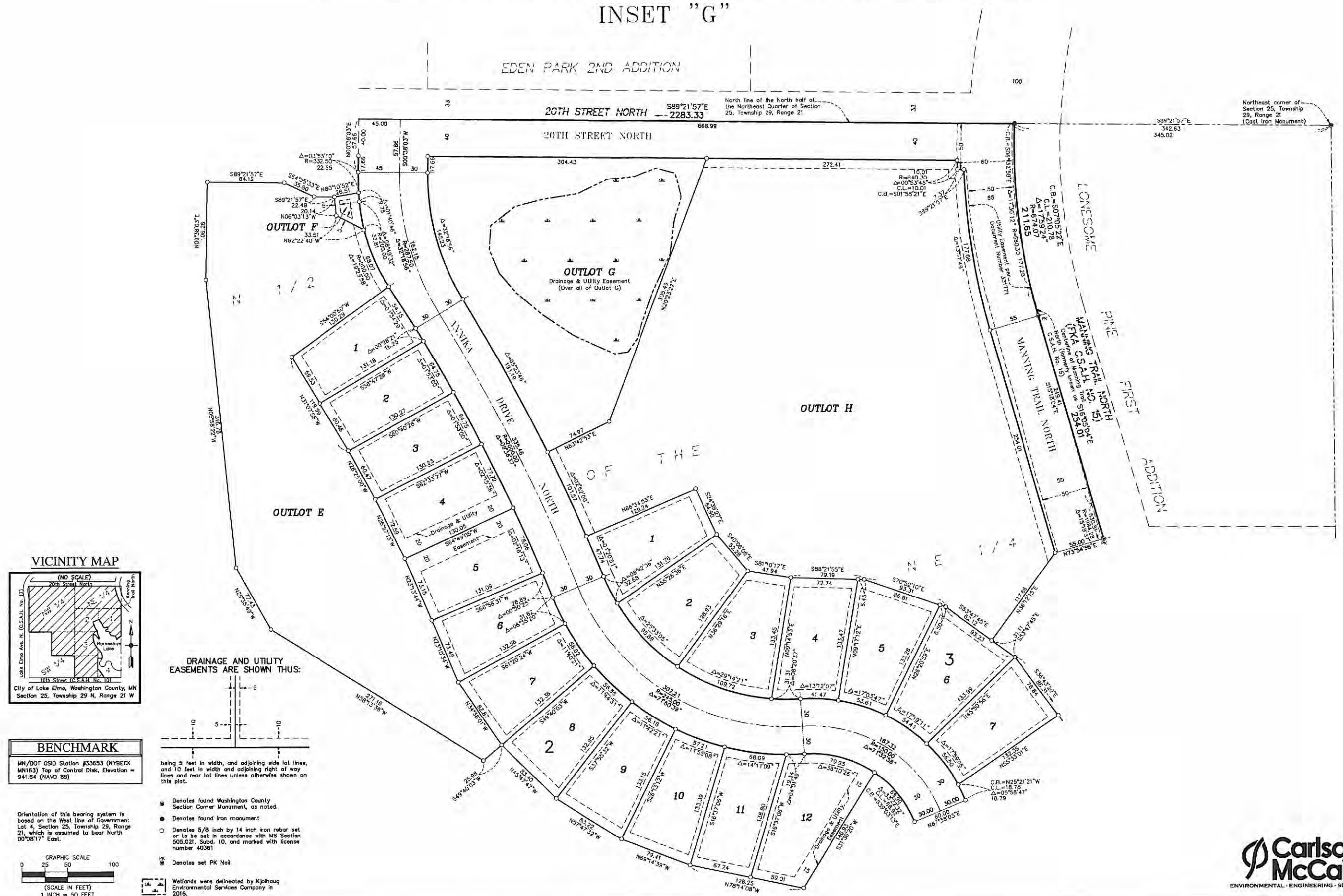
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plot.

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

- Denotes found Washington County Section Corner Monument, as noted.
 - Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361
 - Wetlands were delineated by Kjaohaug Environmental Services Company in 2016.
 - Denotes Bearing per Document No. 623371
- Orientation of this bearing system is based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East.

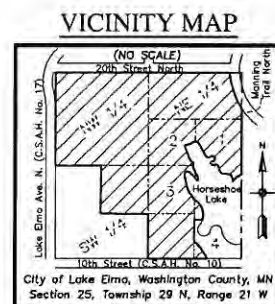


THE ROYAL GOLF CLUB AT LAKE ELMO
INSET "G" /



THE ROYAL GOLF CLUB AT LAKE ELMO

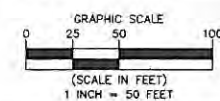
INSET "H"



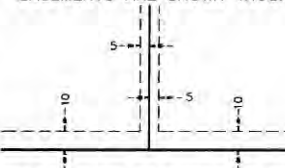
BENCHMARK

MN/DOT GSD Station #33633 (NYBECK
MN163) Top of Control Disk, Elevation =
941.54 (NAVD 88)

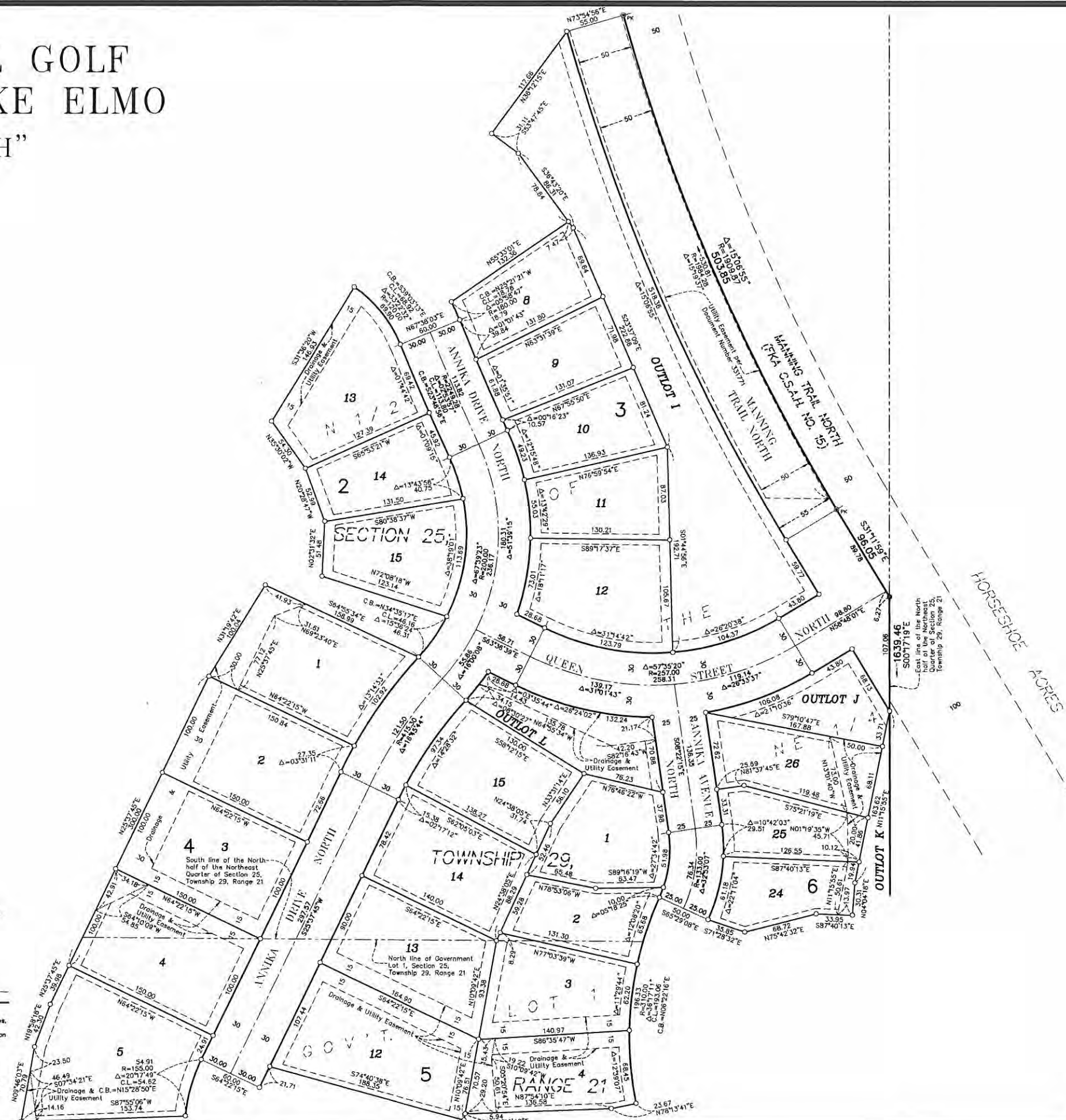
Orientation of this bearing system is
based on the West line of Government
Lot 4, Section 25, Township 29, Range
21, which is assumed to bear North
00°08'17" East.



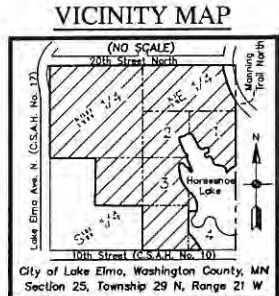
**DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:**



- Denotes found iron monument
- Denotes 5/8 inch by 14 inch iron rebar set
or to be set in accordance with MS Section
505.021, Subd. 10, and marked with license
number 40381
- PK Denotes set PK Nail



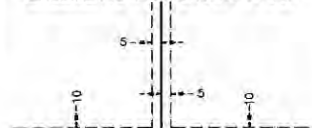
MAKING TRAIL NORTH
(FKA C.S.A.H. NO. 15)



BENCHMARK

Orientation of this bearing system is based on the West line of Government Lot 4, Section 25, Township 29, Range 21, which is assumed to bear North 00°08'17" East.

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

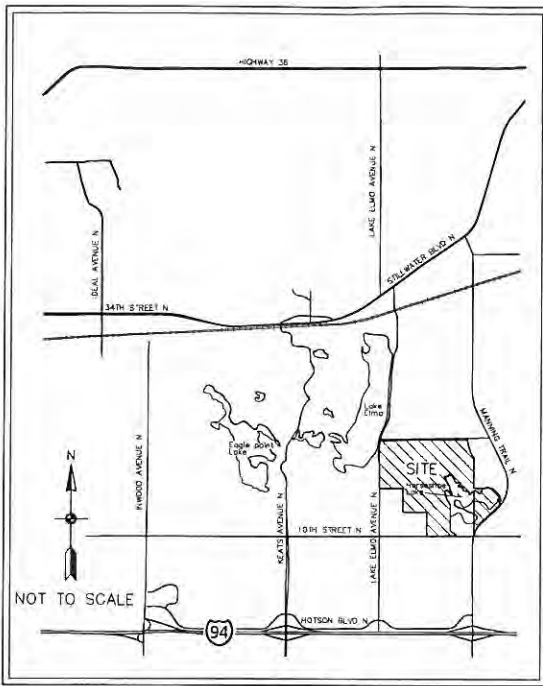
- Denotes found Washington County Section Corner Monument, as noted.
- Denotes found iron monument
- Denotes 5/8 inch by 1 1/2 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361

THE ROYAL GOLF CLUB AT LAKE ELMO

1ST ADDITION

SANITARY SEWER, WATER MAIN, STORM SEWER AND, STREET CONSTRUCTION PLANS

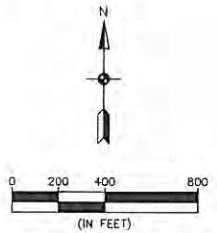
LAKE ELMO, MINNESOTA



VICINITY MAP

SHEET INDEX

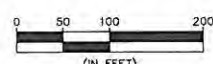
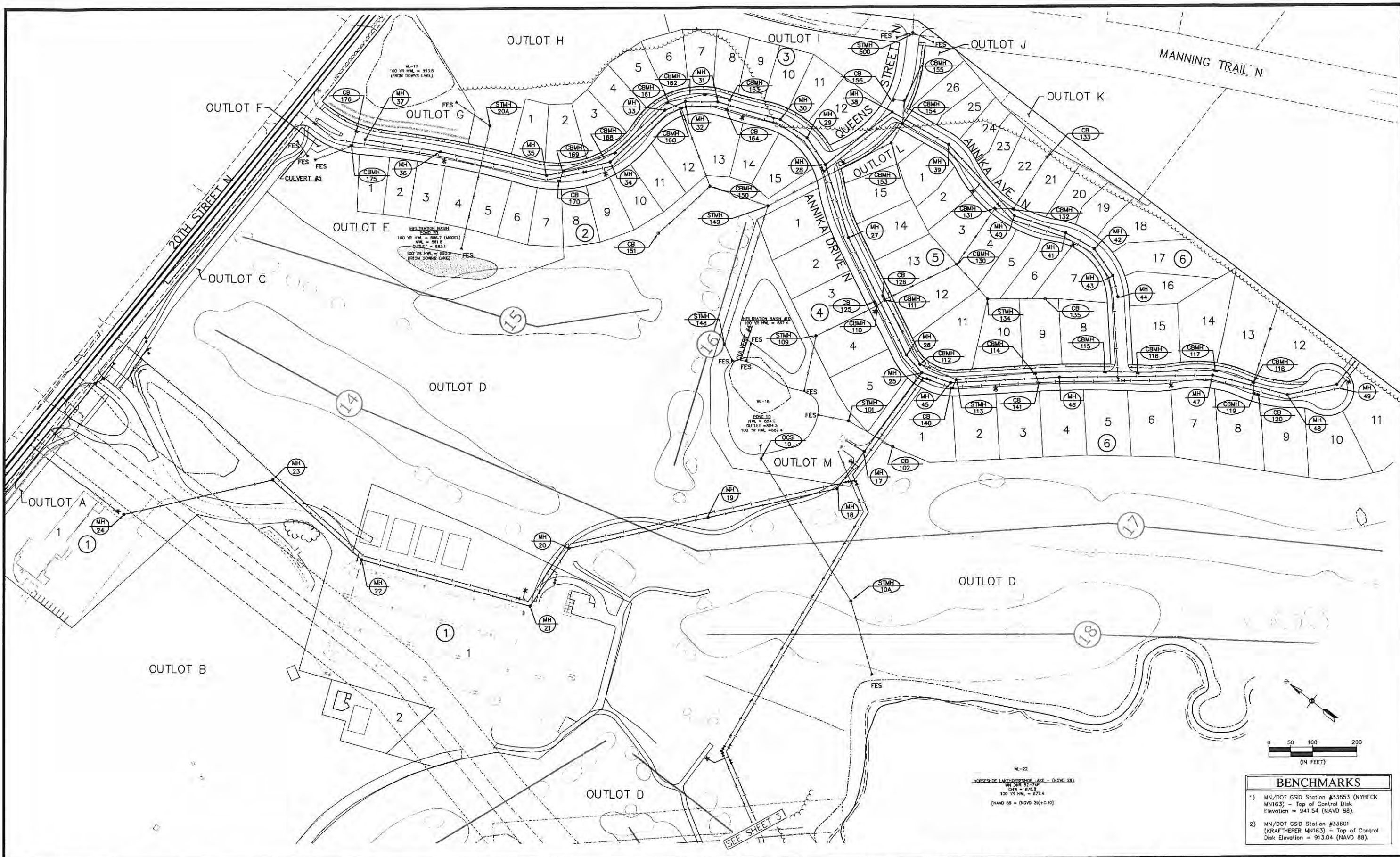
- 1 COVER
- 2-3. INDEX
- 4. SANITARY SEWER & WATERMAIN - SHEET INDEX
- 5-17. SANITARY SEWER & WATERMAIN
- 18. STORM SEWER - SHEET INDEX
- 19-26. STORM SEWER
- 27-29. STREET CONSTRUCTION
- 30-31. SIGNING, STRIPING & LIGHTING PLAN
- 32-33. TRAIL CONSTRUCTION
- 34-36. DETAILS
- T1-T4. TURN LANE PLANS



BENCHMARKS

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





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



- environmental
- engineering
- surveying

3890 Pheasant Ridge Dr #100
Blaine, MN 55449
Phone: (763) 489-7900
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 Minnesota

Print Name: Brian J. Krystofik, P.E.
Signature: Brian J. Krystofik
Date: 4/26/17 License #: 25063

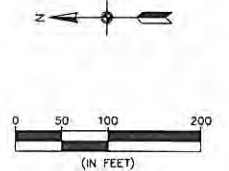
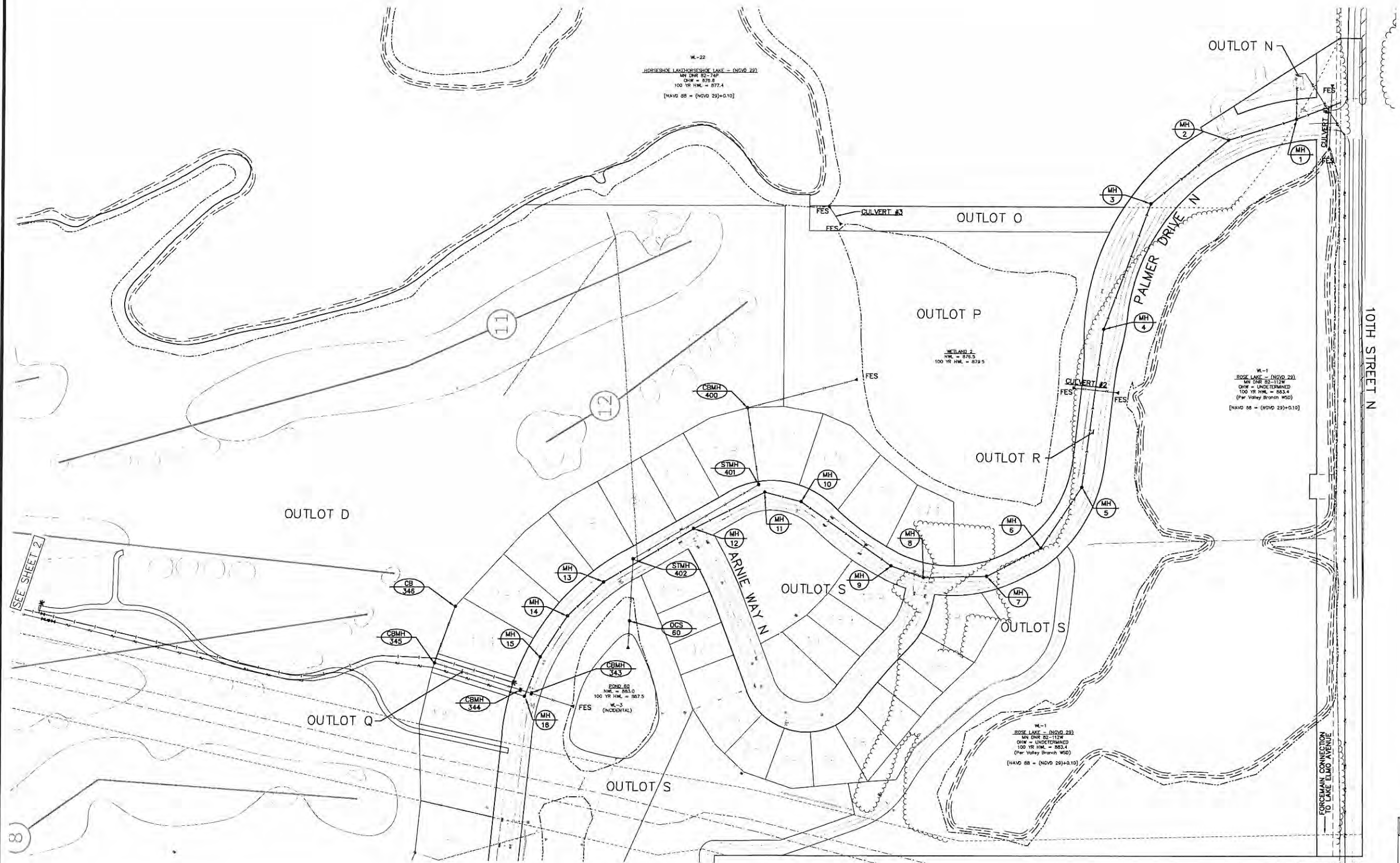
Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions:
1. 3/26/17 Final Plan Set Submittal
2. 7/28/17 per City Comments

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

THE ROYAL GOLF CLUB AT LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

INDEX



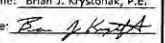
BENCHMARKS	
1)	MN/DOT GSD Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).
2)	MN/DOT GSD Station #33601 (KRAFTHEFER MN163) - Top of Control Disk Elevation = 913.04 (NAVD 88).



- environmental
- engineering
- surveying

3890 Pheasant Ridge Dr #100
Blaine, MN 55449
Phone: (763) 489-7900
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 Minnesota

Print Name: Brian J. Krystofak, P.E.
Signature: 
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions:
1. 5/26/17 Final Plan Set Submittal
2. 7/28/17 per City Comments

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

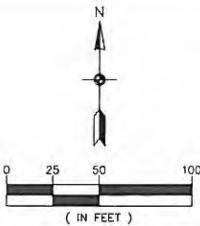
THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

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FORCEMAIN TO FORCEMAIN
CONNECTION DETAIL

TO BE PROVIDED BY CITY/BOLTON
& MENK, INC.



BENCHMARKS

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

SANITARY SEWER NOTES

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MDOT SPEC 323M (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

LAKE ELMO AVENUE N (CSAH 17)

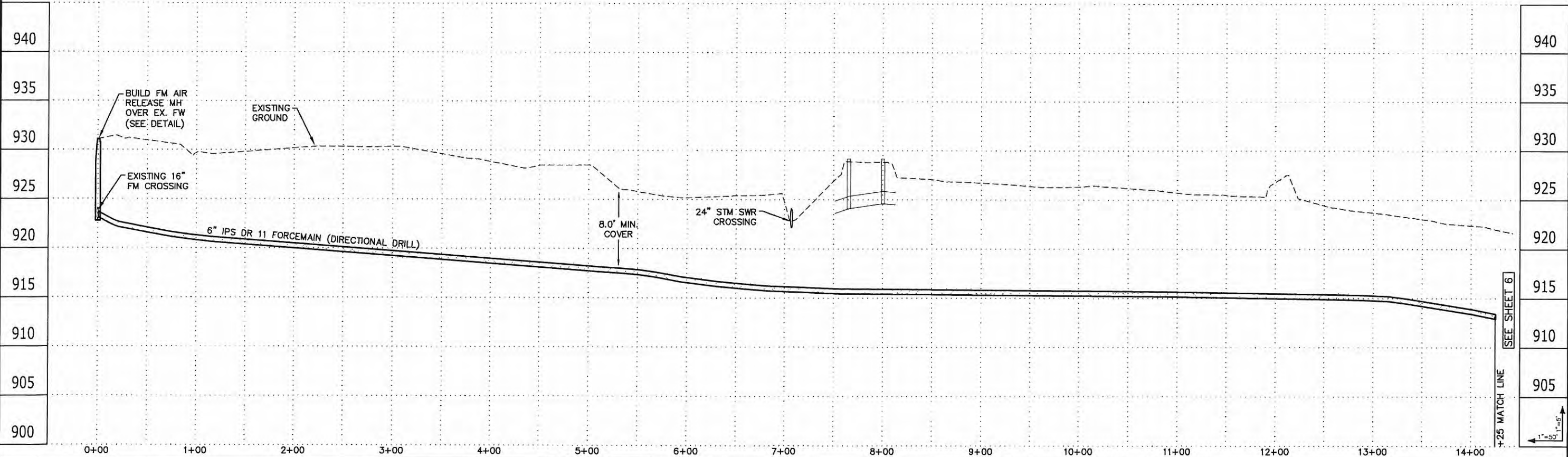
BUILD FM AIR
RELEASE MH
OVER EX. FM
(SEE DETAIL)

6" G.V.
& BOX

10TH STREET N

10TH STREET N

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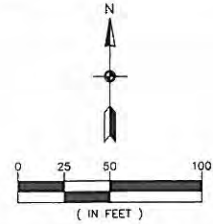
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LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

SANITARY SEWER &
WATER MAIN

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of
37

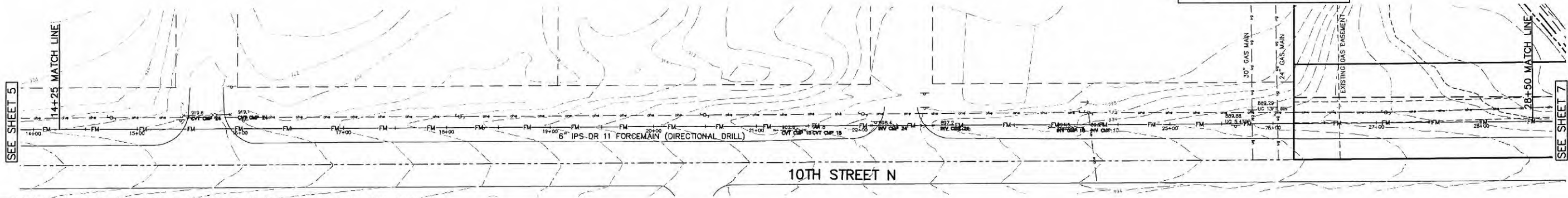


BENCHMARKS

- 1) MN/DOT GSD Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).
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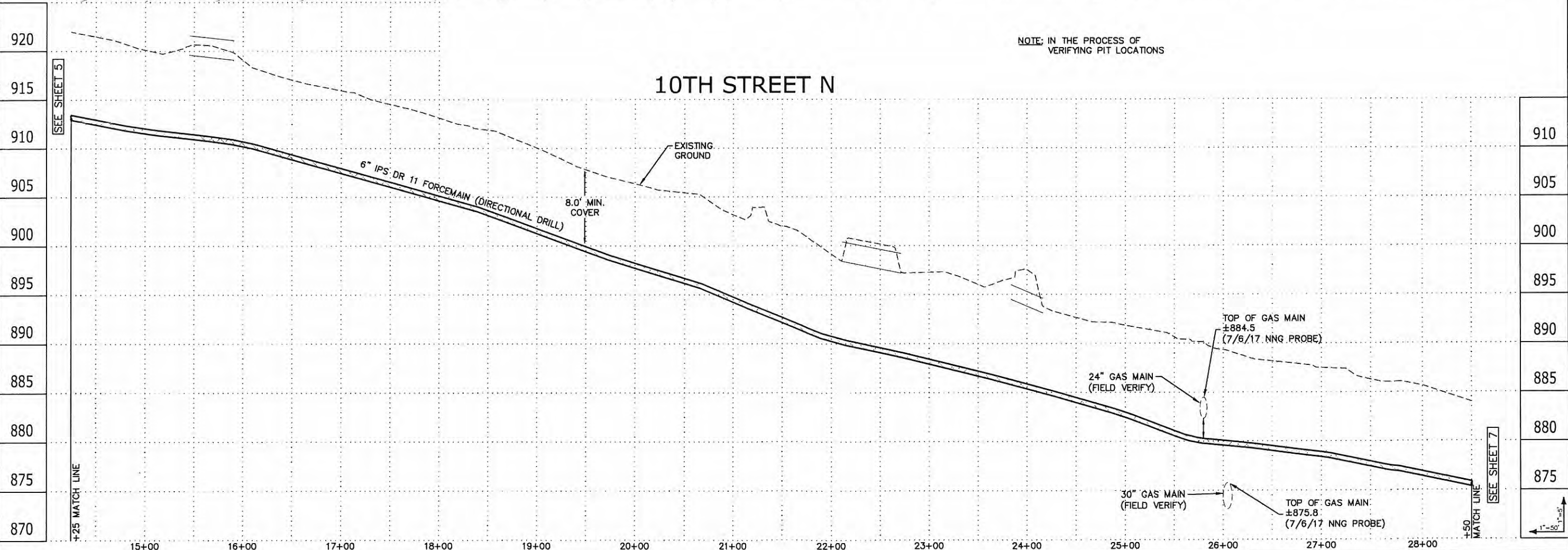
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3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SIZE 35 WITH ELASTOMERIC GASKETED JOINTS.
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5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHOOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
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10TH STREET N



- environmental
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SANITARY SEWER &
WATER MAIN

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of
37

SANITARY SEWER NOTES

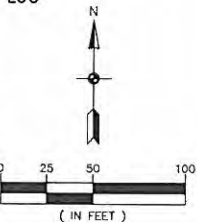
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4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION (STD), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
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LIFT STATION
(BY OTHERS)

6" PLUG

6" 45° BEND

6" 45° BEND



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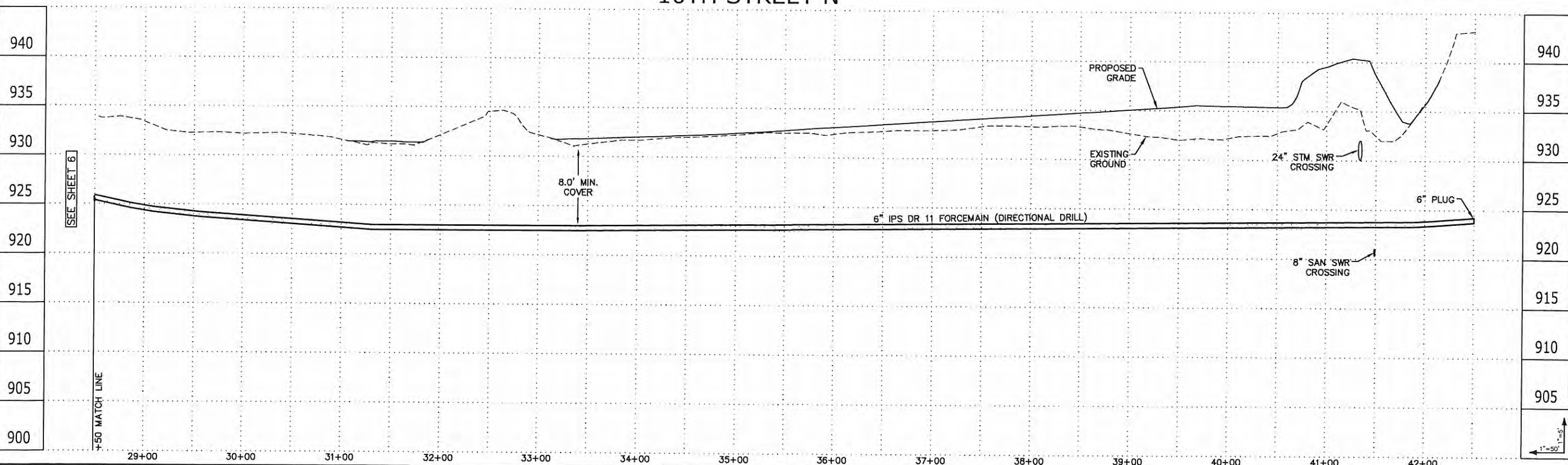
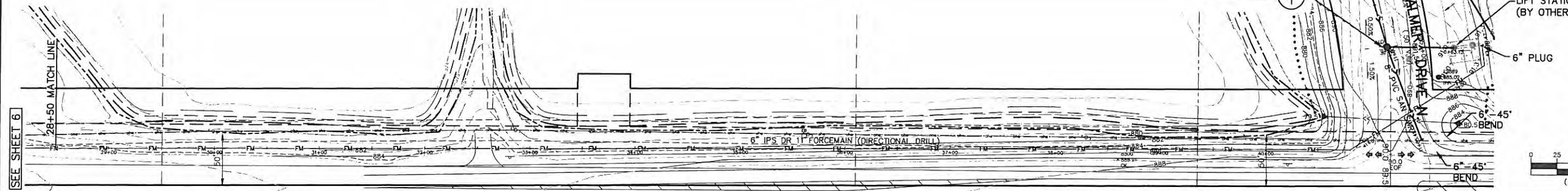
SEE SHEET 8

SEE SHEET 6

10TH STREET N

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SANITARY SEWER &
WATER MAIN

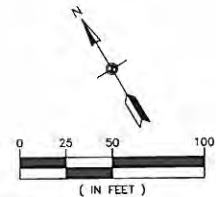
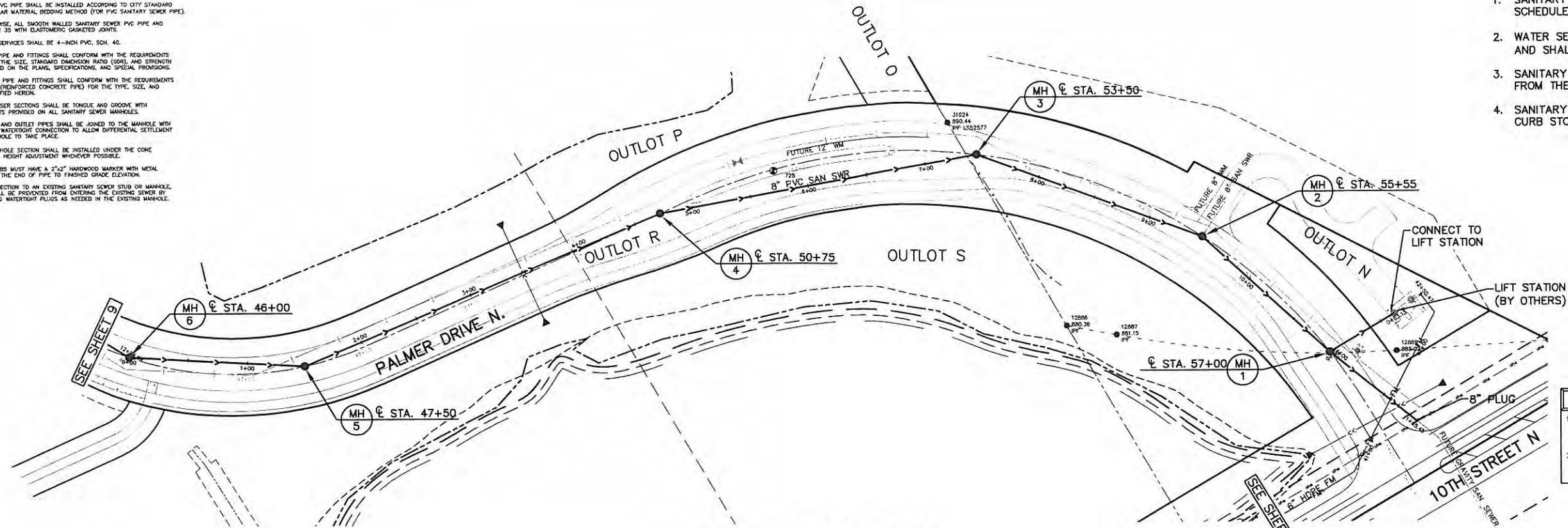
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4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MCHOT SPEC 3036 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
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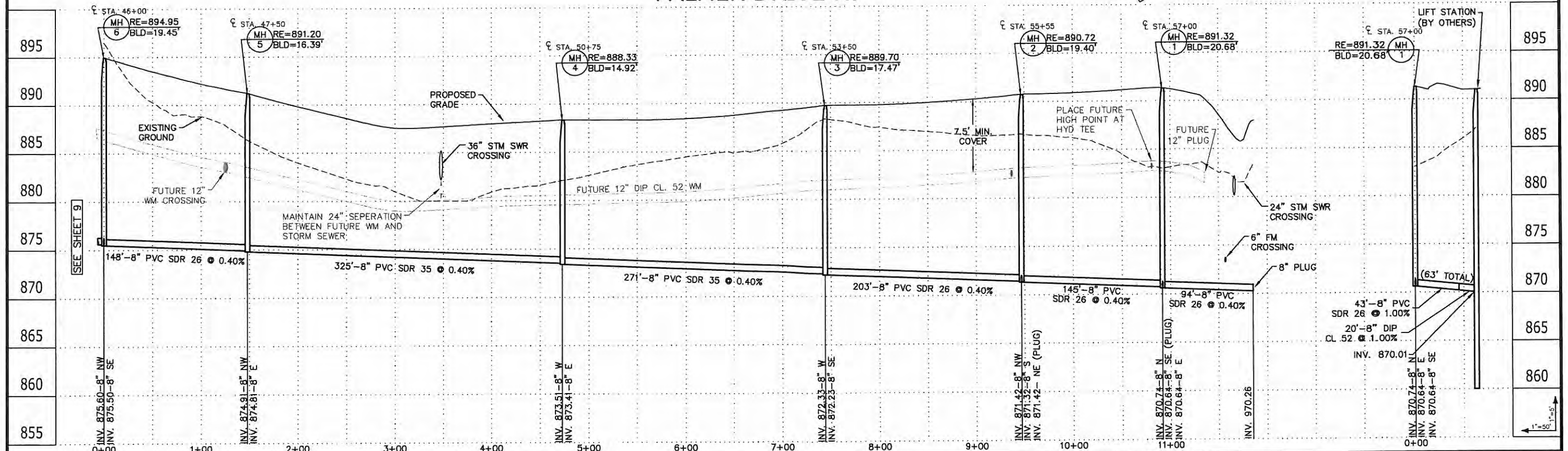
GENERAL SERVICE NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.



BENCHMARKS	
1)	MN/DOT GSD Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88).
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PALMER DRIVE N.



• environmental
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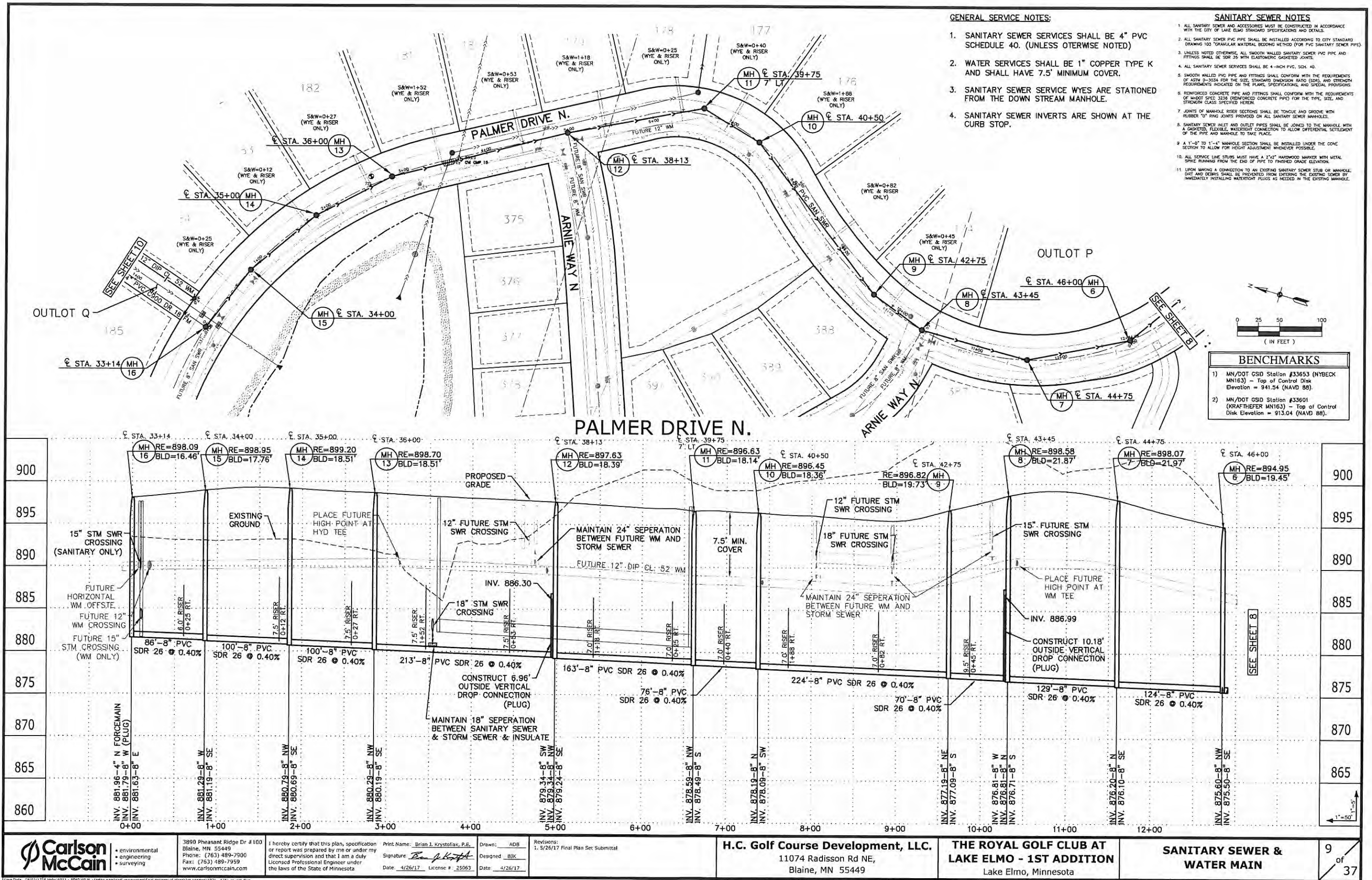
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SANITARY SEWER &
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37



GENERAL NOTES:

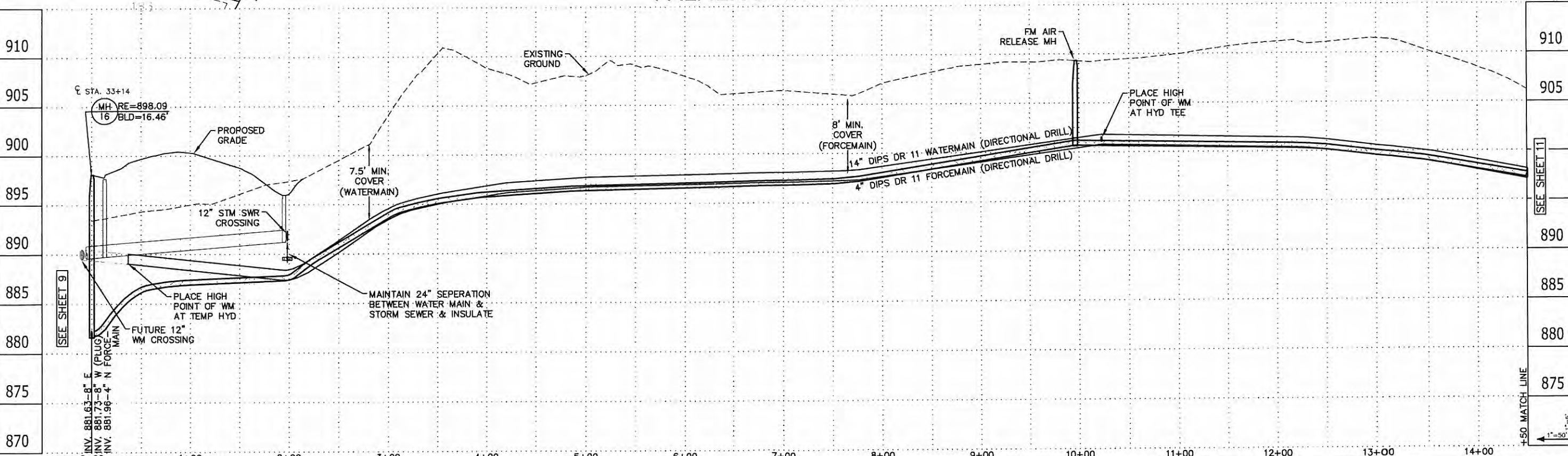
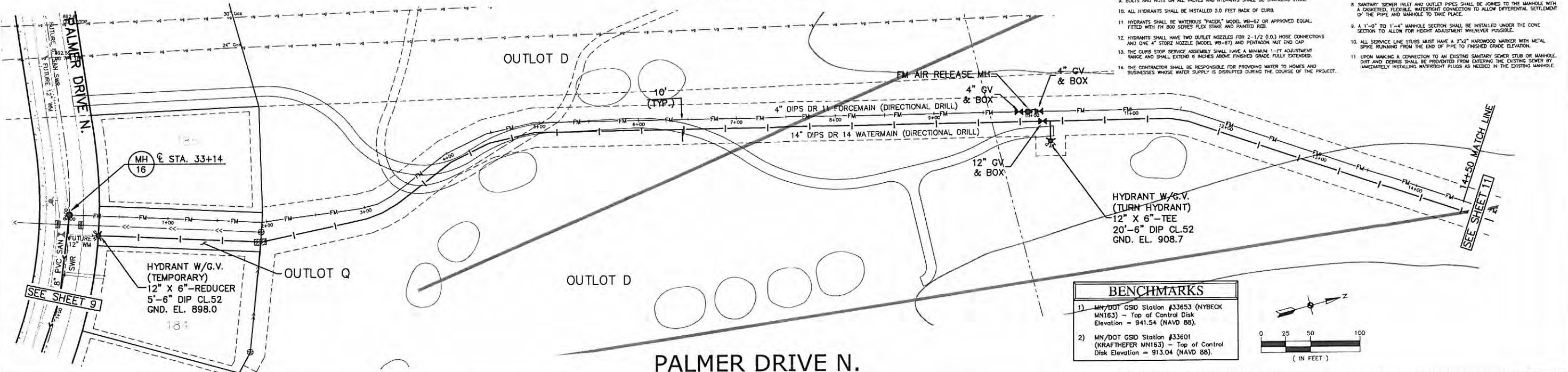
1. DIRECTIONAL DRILLED PIPE SHALL INCLUDE TRACER WIRE (SEE DETAIL).
2. PERIMETER EROSION CONTROL SHALL BE ADDED AROUND THE DRILLING PITS.
3. RESTORE GROUND WITH SEED AND BLANKET AND/OR SOD (IF NECESSARY).

WATERMAIN NOTES

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-S2.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2811.2A1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COB-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2811.2.C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE WUELLER UNISEAL II, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2811.2.C.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATERLOO "TRACER" MODEL WB-67 OR APPROVED EQUAL. FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (D.O.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-87) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-0" ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

SANITARY SEWER NOTES

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4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF M-ADOT SPEC. 3338 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREON.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
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11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.



Source: 372/2017, 1/2018, 1/2019, 1/2020, 1/2021, 1/2022, 1/2023, 1/2024, 1/2025, 1/2026, 1/2027, 1/2028, 1/2029, 1/2030, 1/2031, 1/2032, 1/2033, 1/2034, 1/2035, 1/2036, 1/2037, 1/2038, 1/2039, 1/2040, 1/2041, 1/2042, 1/2043, 1/2044, 1/2045, 1/2046, 1/2047, 1/2048, 1/2049, 1/2050, 1/2051, 1/2052, 1/2053, 1/2054, 1/2055, 1/2056, 1/2057, 1/2058, 1/2059, 1/2060, 1/2061, 1/2062, 1/2063, 1/2064, 1/2065, 1/2066, 1/2067, 1/2068, 1/2069, 1/2070, 1/2071, 1/2072, 1/2073, 1/2074, 1/2075, 1/2076, 1/2077, 1/2078, 1/2079, 1/2080, 1/2081, 1/2082, 1/2083, 1/2084, 1/2085, 1/2086, 1/2087, 1/2088, 1/2089, 1/2090, 1/2091, 1/2092, 1/2093, 1/2094, 1/2095, 1/2096, 1/2097, 1/2098, 1/2099, 1/2100, 1/2101, 1/2102, 1/2103, 1/2104, 1/2105, 1/2106, 1/2107, 1/2108, 1/2109, 1/2110, 1/2111, 1/2112, 1/2113, 1/2114, 1/2115, 1/2116, 1/2117, 1/2118, 1/2119, 1/2120, 1/2121, 1/2122, 1/2123, 1/2124, 1/2125, 1/2126, 1/2127, 1/2128, 1/2129, 1/2130, 1/2131, 1/2132, 1/2133, 1/2134, 1/2135, 1/2136, 1/2137, 1/2138, 1/2139, 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GENERAL NOTES:

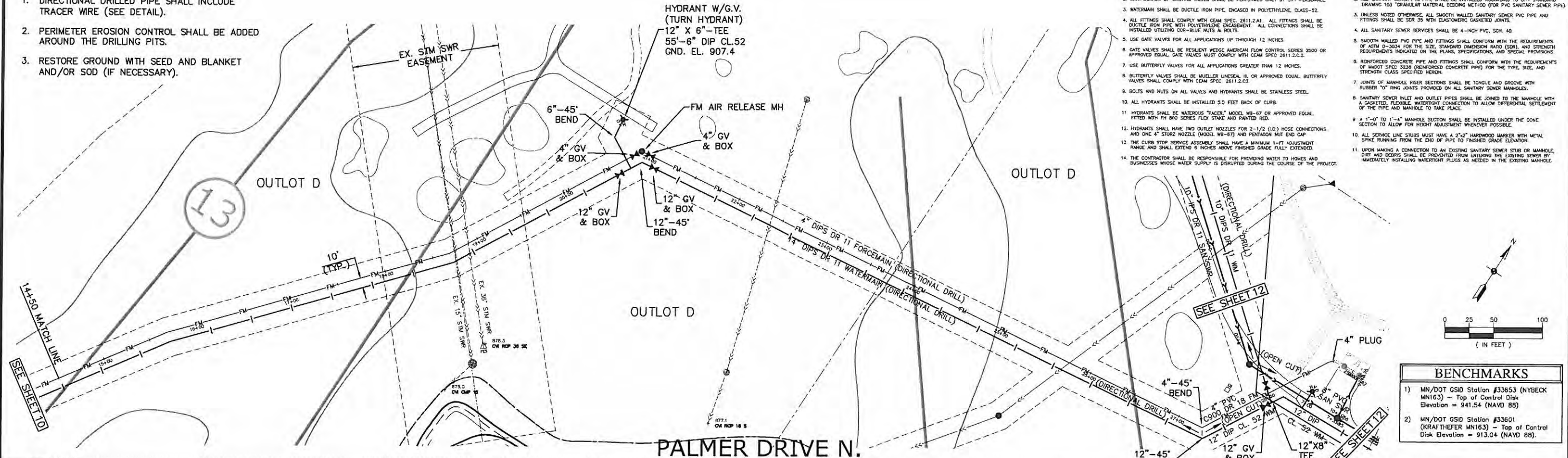
1. DIRECTIONAL DRILLED PIPE SHALL INCLUDE TRACER WIRE (SEE DETAIL).
2. PERIMETER EROSION CONTROL SHALL BE ADDED AROUND THE DRILLING PITS.
3. RESTORE GROUND WITH SEED AND BLANKET AND/OR SOD (IF NECESSARY).

WATERMAIN NOTES

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CEM SPEC 2811.2.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COB-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AND/OR FLAT FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEM SPEC 2811.2.2.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE WHEELER LINEAR, B, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEM SPEC 2811.2.2.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 3.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATERLOUS "PACER" MODEL WB-67 OR APPROVED EQUAL. FITTED WITH FM 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (0.6) HOSE CONNECTIONS. AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS INTERRUPTED DURING THE COURSE OF THE PROJECT.

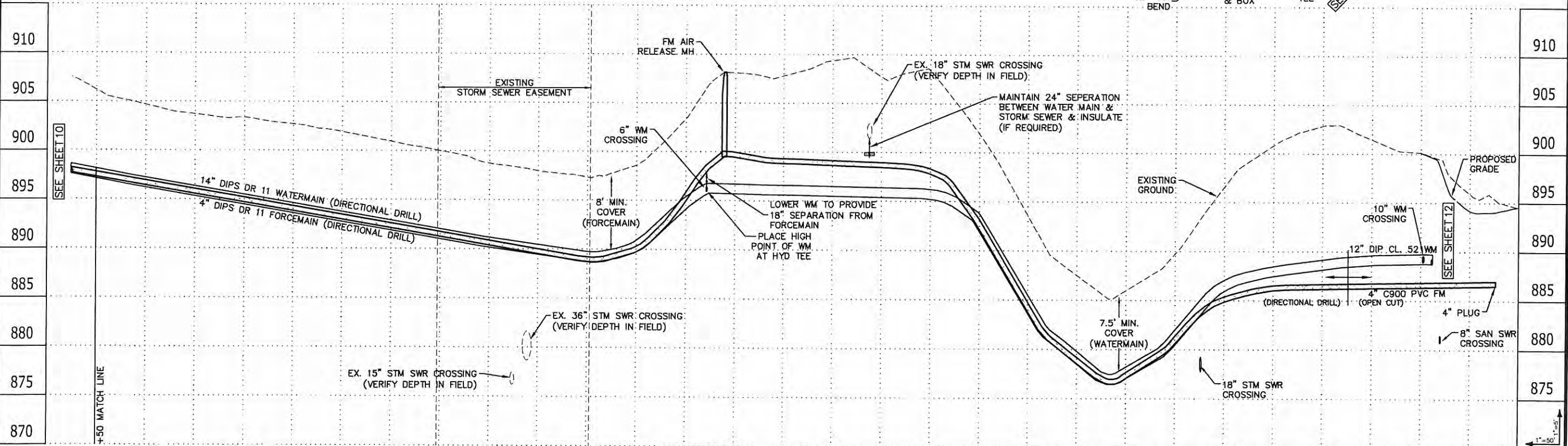
SANITARY SEWER NOTES

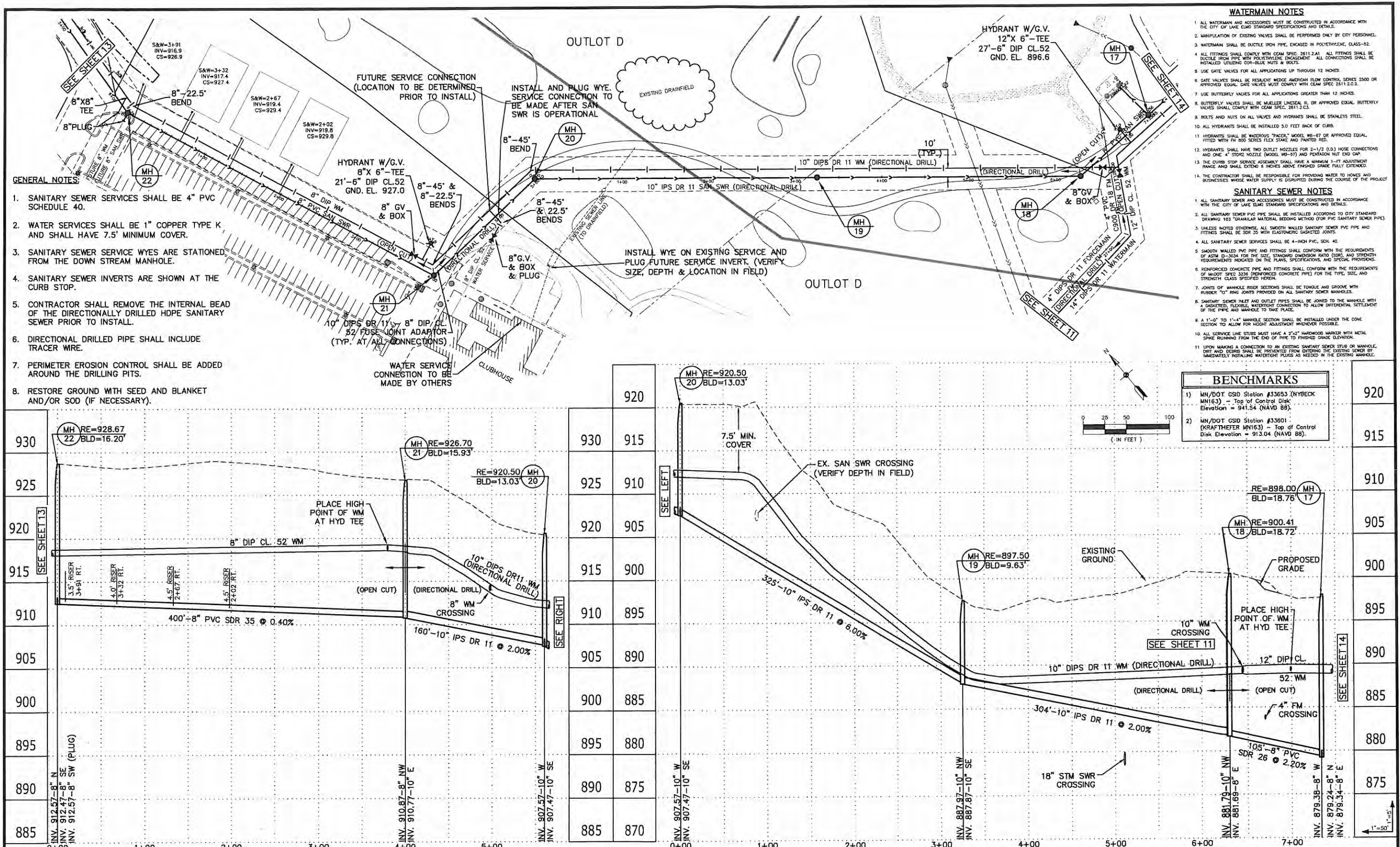
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SCH 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM SPEC 5200 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREON.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUDS MUST HAVE A 2'-0" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, CURB AND DEERS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.



BENCHMARKS

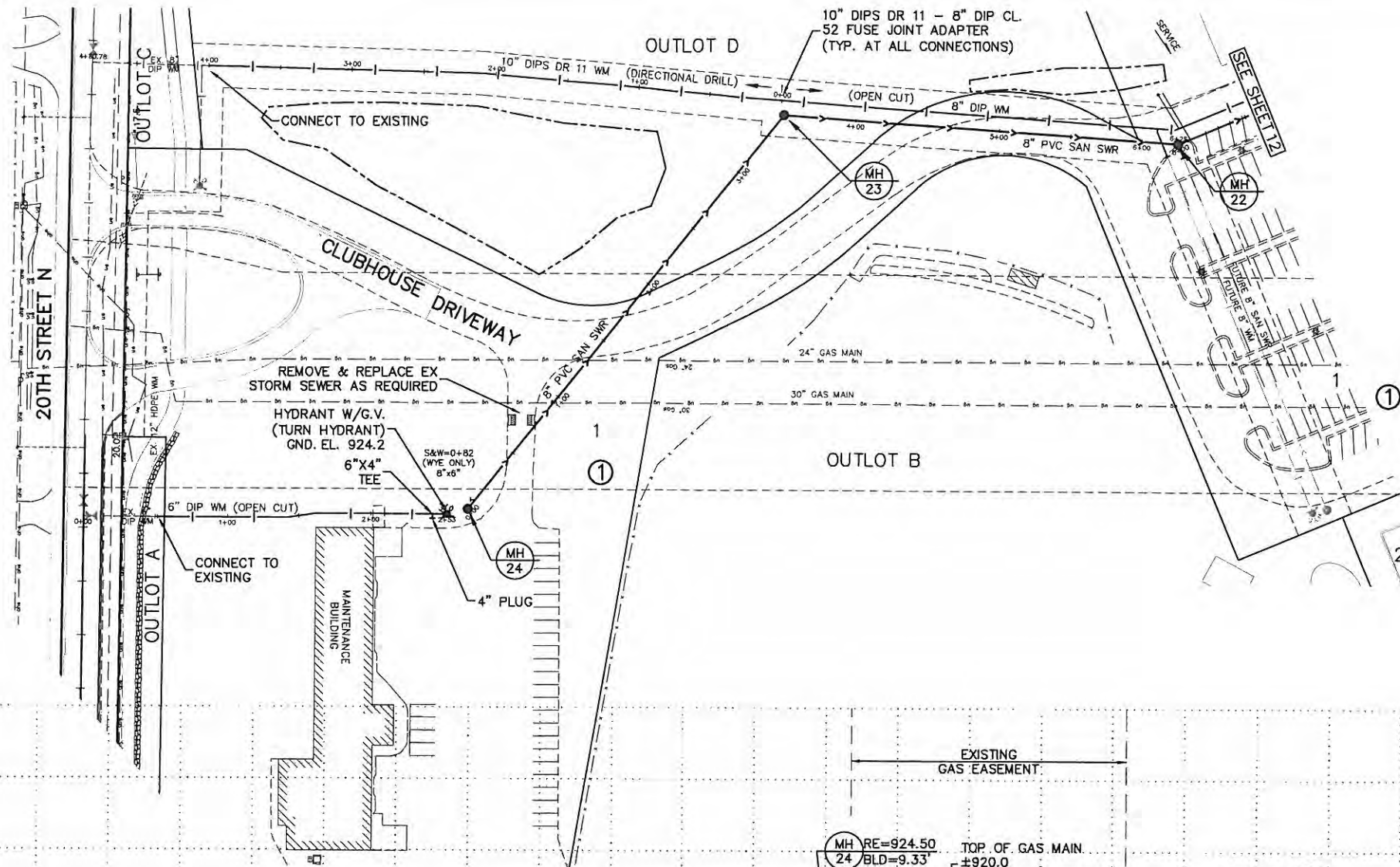
- 1) MN/DOT GSD Station #33653 (NYBECK MN163) - Top of Control Disk Elevation = 941.54 (NAVD 88)
- 2) MN/DOT GSD Station #33601 (KRAFTHEFER MN163) - Top of Control Disk Elevation = 913.04 (NAVD 88).



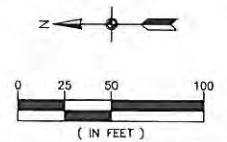


4. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
5. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
6. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-S2.
7. ALL FITTINGS SHALL COMPLY WITH CEM SA 2811.2.1. ALL FITTINGS SHALL BE INSTALLED FROM DOWNSTREAM TO UPSTREAM TO ENSURE ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
8. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
9. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2000 OR APPROVED EQUIVALENT. GATE VALVES MUST COMPLY WITH CEM SA 2812.2.2.
10. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
11. BUTTERFLY VALVES SHALL BE WURGLER LINEAR, OR APPROVED EQUIVALENT. BUTTERFLY VALVES SHALL COMPLY WITH CEM SA 2812.2.2.
12. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
13. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
14. HYDRANTS SHALL BE WATERPROOF "PACER" MODEL W-87 OR APPROVED EQUIVALENT, FITTED WITH A 100 SERIES FLEX STAKE AND PAINTED RED.
15. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (0.0) HOSE CONNECTIONS AND ONE 4" STORM NOZZLE (MODEL W-87) AND PENTAGON NUT END ADAPT.
16. THE CURB STOP FLEETING ASSEMBLY SHALL HAVE A MINIMUM 1" THICK PLATE RANGING AND SHALL BE 100 SERIES FLEX STAKE AND PAINTED RED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

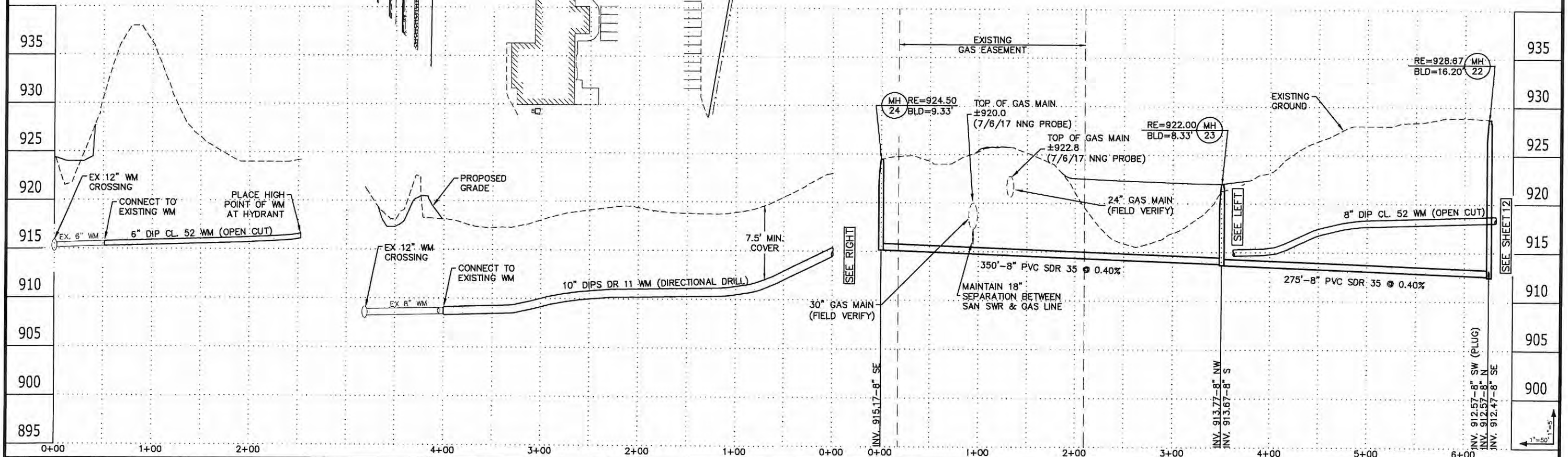
3. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS AND DETAILS.
4. ALL SANITARY SEWER PIPE MUST BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "TRIANGULAR MATERIALS (BELL END, ELUTIONS AND FITTINGS) (SANITARY SEWER PIPE)".
5. UNLESS NOTED OTHERWISE, ALL SMOOTH WALL SANITARY SEWER PIPE TYPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
6. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PIPE, SCH. 40.
7. SMOOTH WALL PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS RELATED TO THE SPECIFIED APPLICATION.
8. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED.
9. JOINTS OF MANHOLE SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
10. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERPROOF CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPED MANHOLE AND MANHOLE FRAME.
11. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CURB SECTION TO ALLOW FOR HEIGHT ADJUSTMENT W/WHENEVER POSSIBLE.
12. ALL SERVICE LINE STUDIES MUST HAVE A 2'-0" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
13. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUDY OR MANHOLE, THE INLET AND OUTLET PIPES SHALL BE JOINED TO THE EXISTING SANITARY SEWER IMMEDIATELY USING WATERPROOF PLUGS AS NEEDED IN THE EXISTING MANHOLE.



1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5" MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. DIRECTIONAL DRILLED PIPE SHALL INCLUDE TRACER WIRE.
6. PERIMETER EROSION CONTROL SHALL BE ADDED AROUND THE DRILLING PITS.
7. RESTORE GROUND WITH SEED AND BLANKET AND/OR SOD (IF NECESSARY).



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



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

Print Name: Brian J. Krystofiak, P.E.
Signature: Brian J. Krystofiak
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions:

1. 5/26/17 per City Comments
2. 7/28/17 per City Comments

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

**THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION**
Lake Elmo, Minnesota

**SANITARY SEWER &
WATER MAIN**

13 of 37

WATERMAIN NOTES

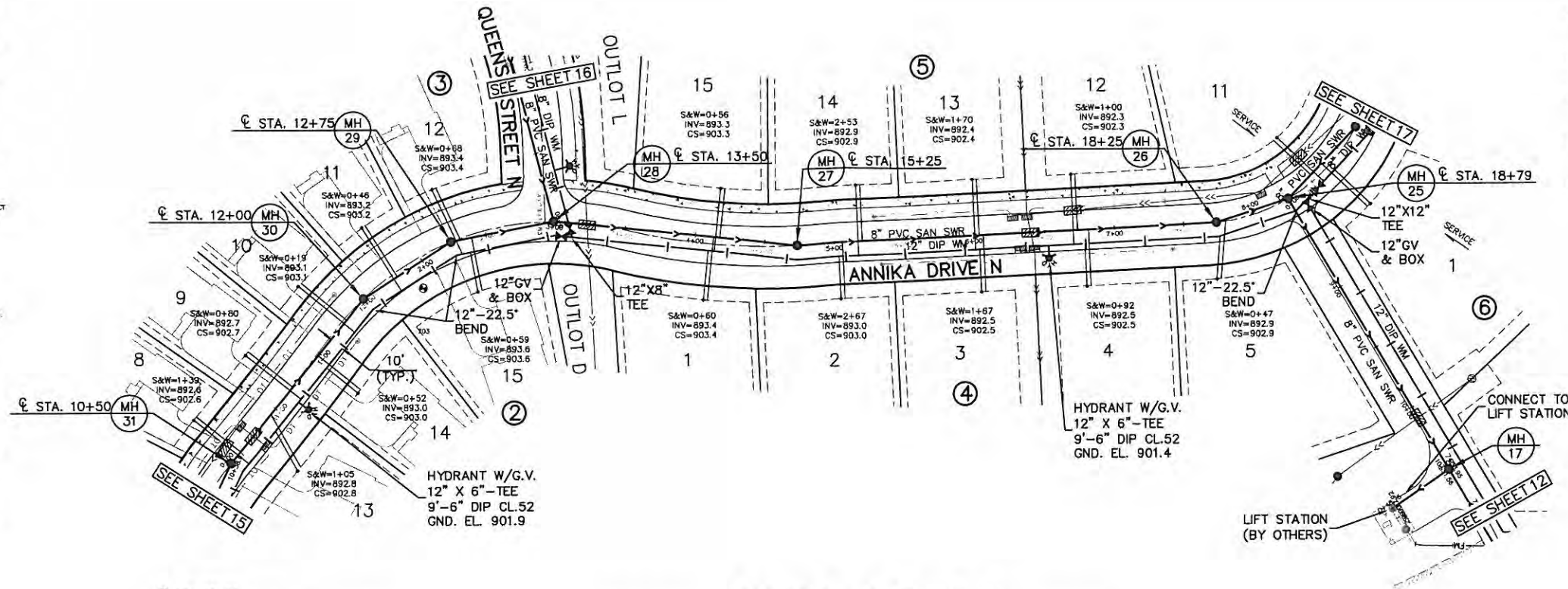
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2811.2A1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESIDENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC. 2811.2.2.1.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINSEAL II, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2811.2.2.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATERLOO "TRACER" MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FN 500 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (D.O.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-0" ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

SANITARY SEWER NOTES

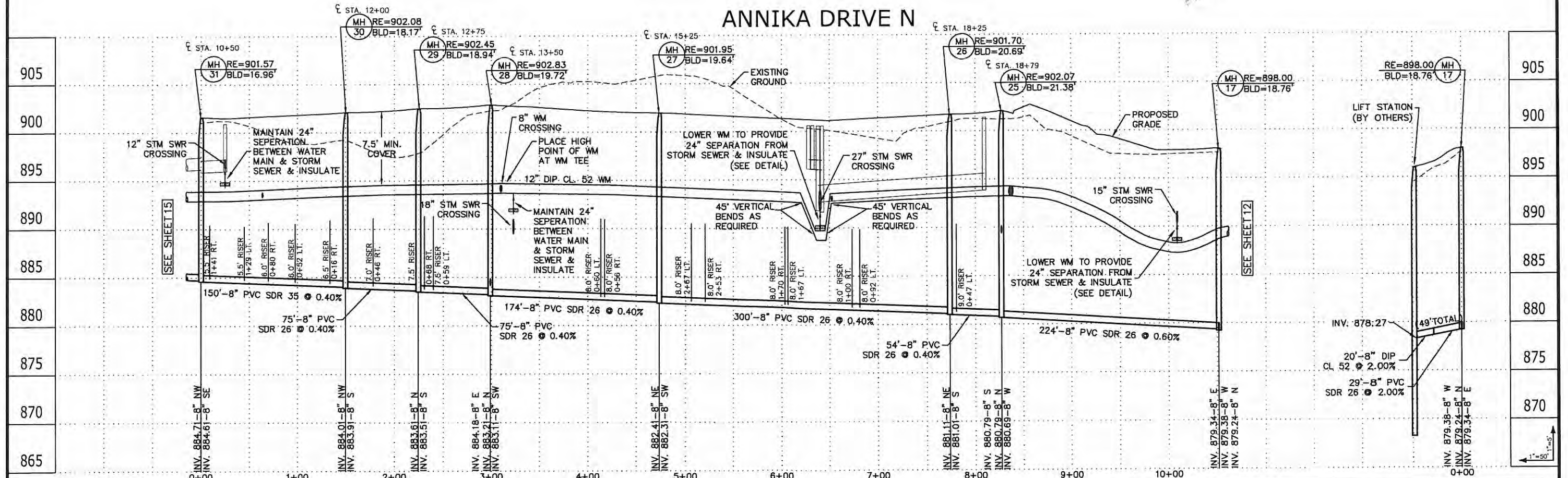
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "ORANGULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKET JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MADOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREON.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

GENERAL SERVICE NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE R/W.
6. WATER SERVICES FOR LOT 8, BLOCK 3 AND LOT 12, BLOCK 5 SHALL BE LOWERED 2' UNDER THE STORM SEWER AND INSULATED.



BENCHMARKS	
1)	MN/DOT GSD Station #33653 (NYBECK MN183) - Top of Control Disk Elevation = 941.54 (NAVD 88).
2)	MN/DOT GSD Station #33601 (KRAFTHEP MN183) - Top of Control Disk Elevation = 913.04 (NAVD 88).



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

Print Name: Brian J. Krystofas, P.E.
Signature: *Brian J. Krystofas*
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJL
Date: 4/26/17

Revisions:
1. 5/26/17 Final Plan Set Submittal

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

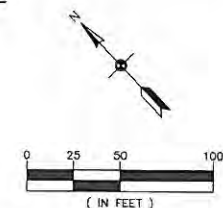
THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

SANITARY SEWER &
WATER MAIN

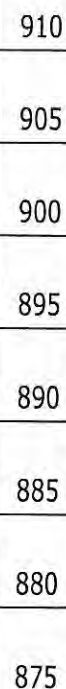
3. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
4. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
5. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
6. ALL FITTINGS SHALL COMPLY WITH CDM SPEC 2811.2.1. ALL FITTINGS SHALL BE INSTALLED FROM DOWNSTREAM TO UPSTREAM. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BOLTS NUTS & BOLTS.
7. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
8. GATE VALVES SHALL BE RESIDENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUIVALENT. GATE VALVES MUST COMPLY WITH CDM SPEC 2811.2.2.
9. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
10. BUTTERFLY VALVES SHALL BE Mueller LINSEAL 8" OR APPROVED EQUIVALENT. BUTTERFLY VALVES SHALL COMPLY WITH CDM SPEC 2811.2.3.
11. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
12. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
13. HYDRANTS SHALL BE WATERPROOF "PACER" MODEL W-87 OR APPROVED EQUIVALENT, FITTED WITH 18" DOD GEAR.
14. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2" 1/2" (1.3) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL W8-87) AND PORTAFLOW NUT END CAP.
15. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1" ADJUSTMENT RANGE AND SHALL EXTEND 8 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL TO HOMES AND BUSINESS FOR THE REPAIR OF EXISTING OR NEW SERVICE LINES OF THE PROJECT.

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWINGS 103 (SMALL DIAMETER) AND 104 (LARGE DIAMETER) (SANITARY SEWER PIPE) UNLESS NOTED OTHERWISE. ALL 36" THROUGH 48" SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
3. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH (MIN), SCH. 40.
4. 36" THROUGH 48" PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 for the TYPE, STANDARD DIMENSION RATIO (SDR), and STRENGTH REQUIREMENTS SPECIFIED IN THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
5. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHDOT SPEC 322 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE AND STRENGTH CLASS SPECIFIED HEREIN.
6. JOINTS OF MANHOLE REINFORCED SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER O-RING JOINTS TO BE USED WHENEVER POSSIBLE.
7. SANITARY SEWER MAINS AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
8. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR FUTURE ADJUSTMENT WHENEVER POSSIBLE.
9. ALL SERVICE LINE UPGRADES MUST HAVE A 7'-0" HANDHOLE MANHOLE WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
10. DURING A CONNECTION TO AN EXISTING SANITARY SEWER SUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMPROPERLY PLACING AND SECURING A CURB OR CURB AND GATE MANHOLE.

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE R/W.
6. WATER SERVICES FOR LOTS 2-7, BLOCK 3 SHALL BE LOWERED 2' UNDER THE STORM SEWER AND INSULATED.



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



WATERMAIN NOTES

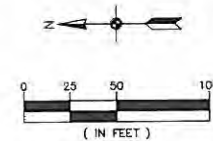
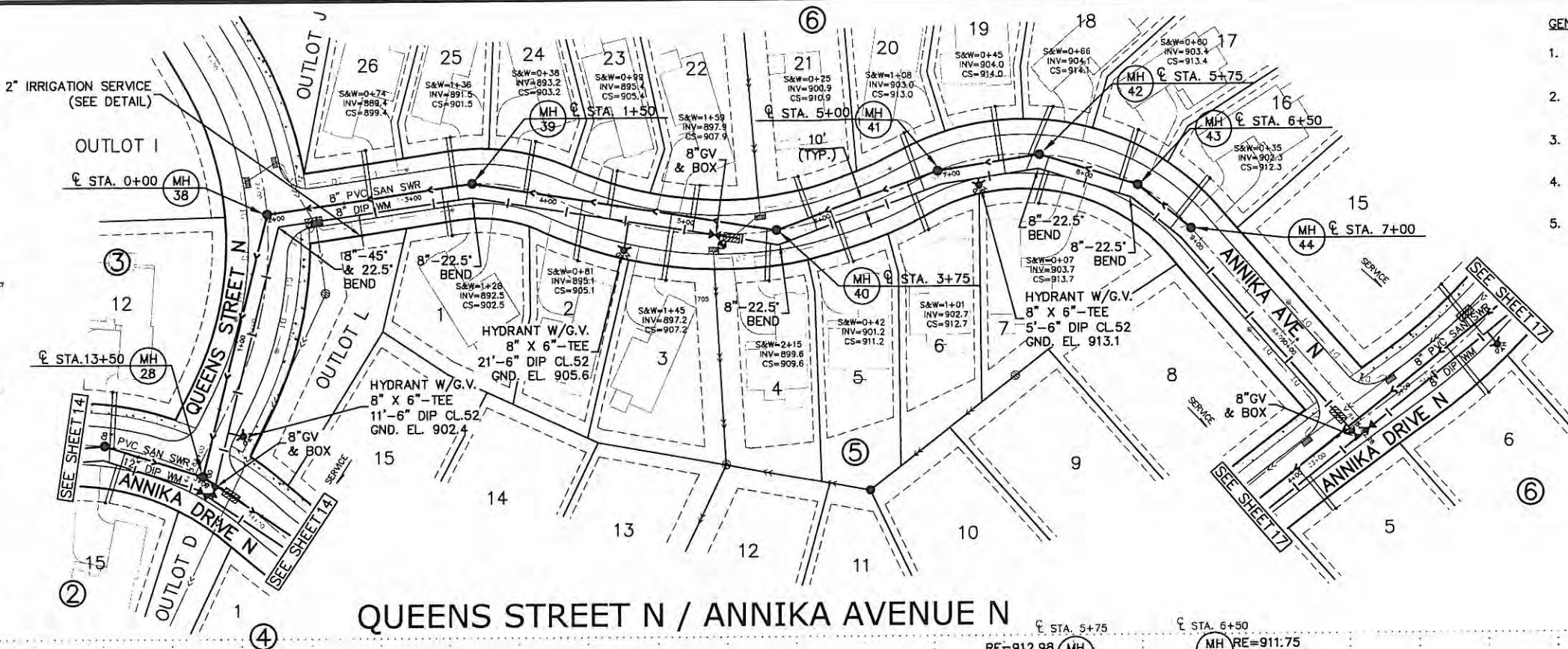
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CDM SPEC. 2611.2.41. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CDM SPEC. 2611.2.2.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER UNISEAL, J/L OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CDM SPEC. 2611.2.2.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATERLOUS "PACER" MODEL WB-87 OR APPROVED EQUAL. FITTED WITH 1/2" 900 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (0.5) HOSE CONNECTIONS AND ONE 4" STROKE NOZZLE (MODEL WB-87) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FIT ADJUSTMENT RANGE AND SHALL EXTEND 8 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)".
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MUDOT SPEC. 3234 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATER-TIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATER-TIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

GENERAL SERVICE NOTES:

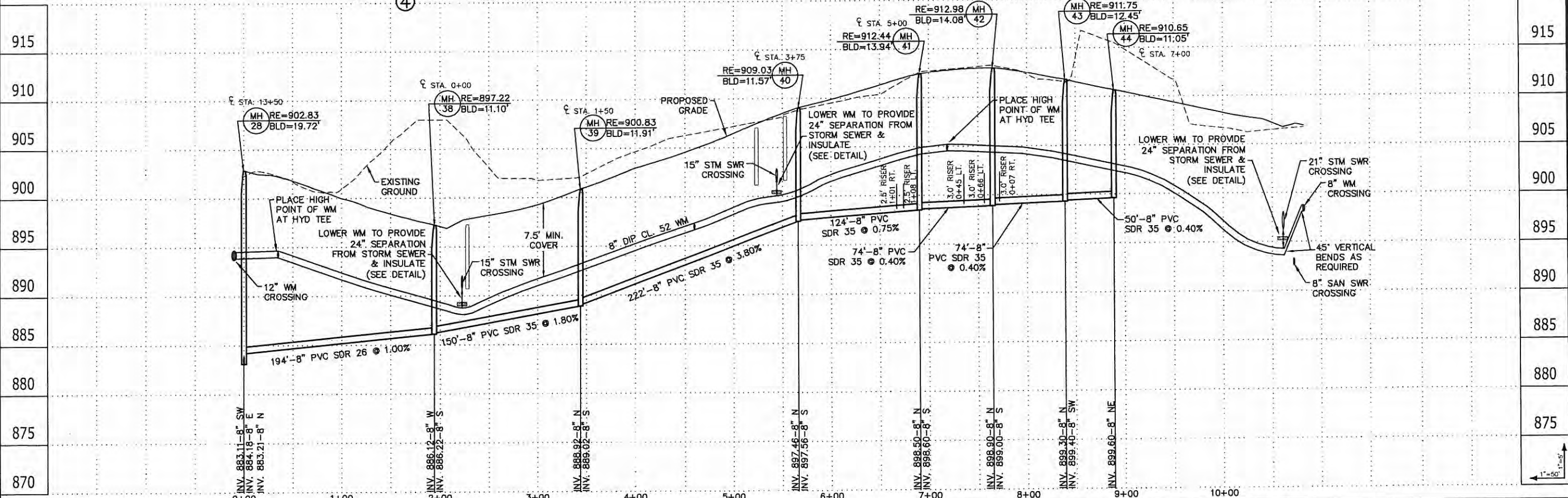
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5" MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE R/W.



BENCHMARKS

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

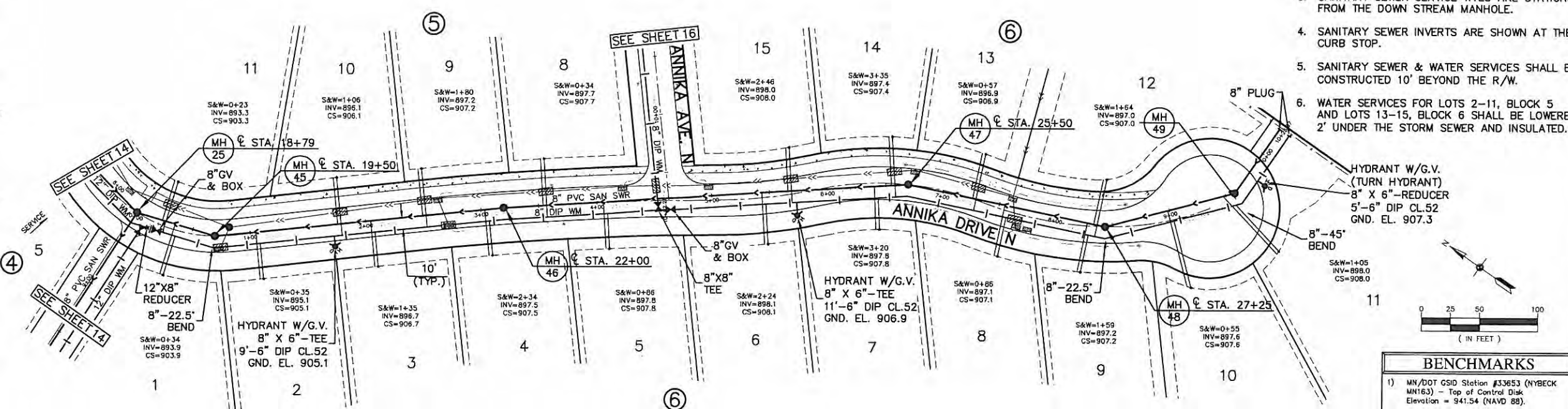
QUEENS STREET N / ANNIKA AVENUE N



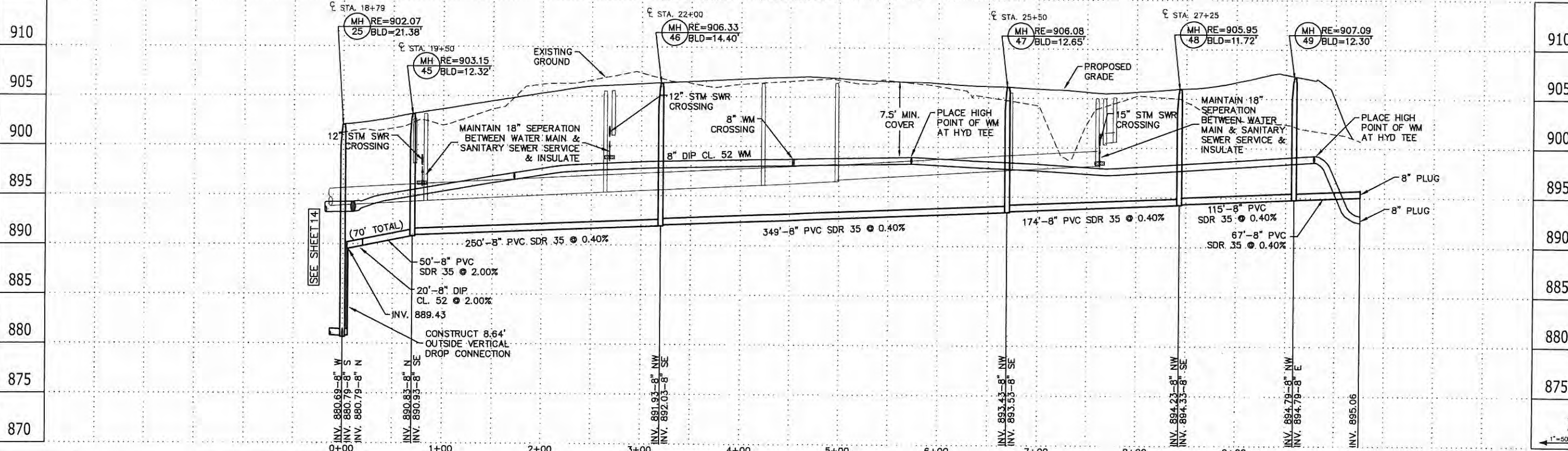
- WATERMAIN NOTES**
1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. MAINTENANCE OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
 3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENGRAINED IN POLYETHYLENE, CLASS-52.
 4. ALL FITTINGS SHALL COMPLY WITH CDM SPEC. 2811-2.4.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
 5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
 6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL, SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CDM SPEC. 2811.2.C.2.
 7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
 8. BUTTERFLY VALVES SHALL BE MAXELLER LINESAL, 1L, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CDM SPEC. 2811.2.C.3.
 9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
 10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
 11. HYDRANTS SHALL BE WATERLOUS "PACER," MODEL W8-57 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
 12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2" (D.I.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL W8-57) AND PENTAGON NUT END CAP.
 13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1'-0" ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

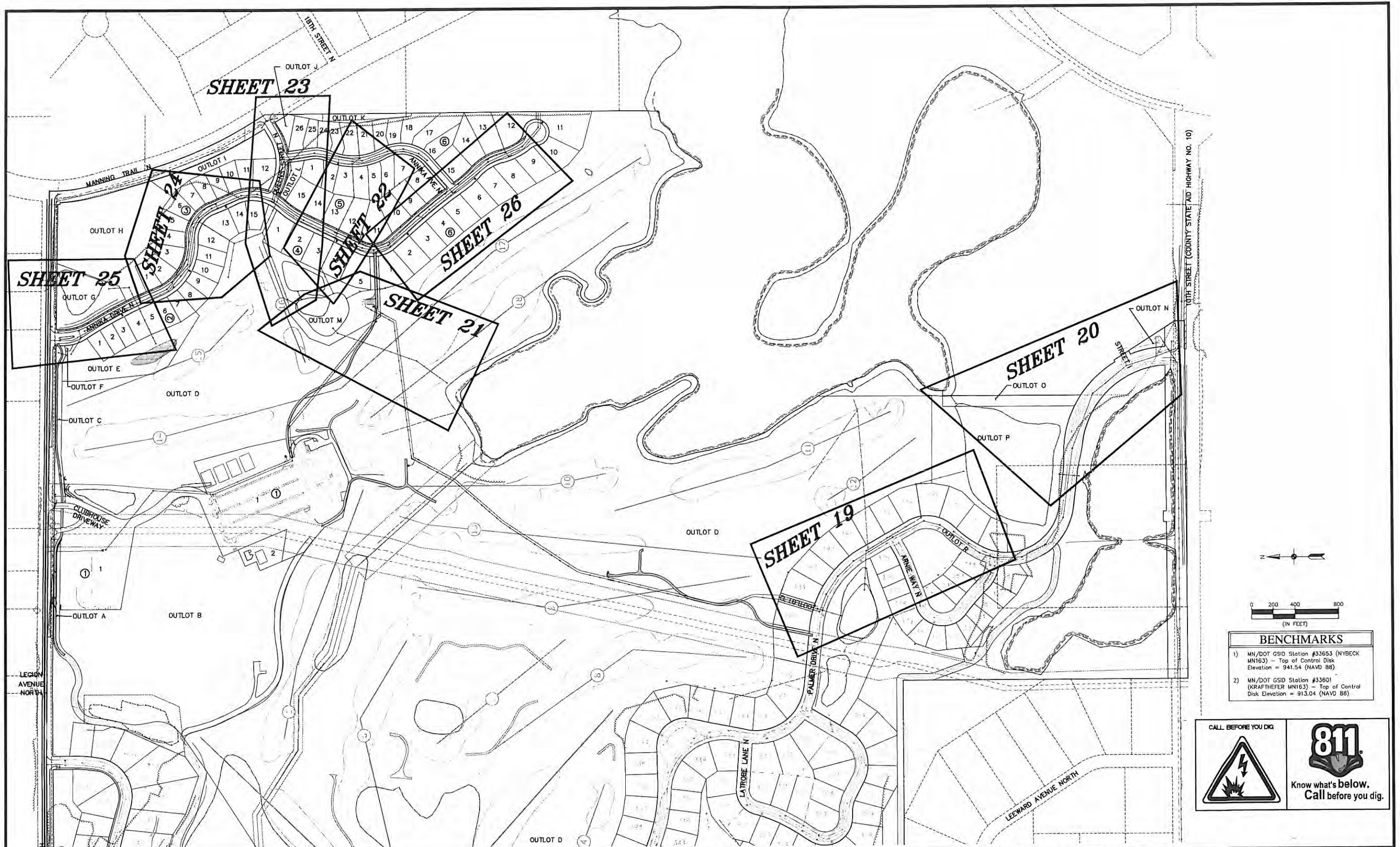
- SANITARY SEWER NOTES**
1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)."
 3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
 4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH 40.
 5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
 6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHDOT SPEC. 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 10" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
 8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERPROOF CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
 9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 10. ALL SERVICE LINE STUBS MUST HAVE A 2'-0" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
 11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERPROOF PLUGS AS NEEDED IN THE EXISTING MANHOLE.

- GENERAL SERVICE NOTES:**
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
 2. WATER SERVICES SHALL BE 1" COPPER TYPE K AND SHALL HAVE 7.5' MINIMUM COVER.
 3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
 4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
 5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED 10' BEYOND THE R/W.
 6. WATER SERVICES FOR LOTS 2-11, BLOCK 5 AND LOTS 13-15, BLOCK 6 SHALL BE LOWERED 2' UNDER THE STORM SEWER AND INSULATED.



ANNIKA DRIVE N





0 200 400 800
(IN FEET)

BENCHMARKS

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



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Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions:
1. 5/26/17 Final Plan Set Submittal
2. 7/28/17 per City Comments

H.C. Golf Course Development, LLC.

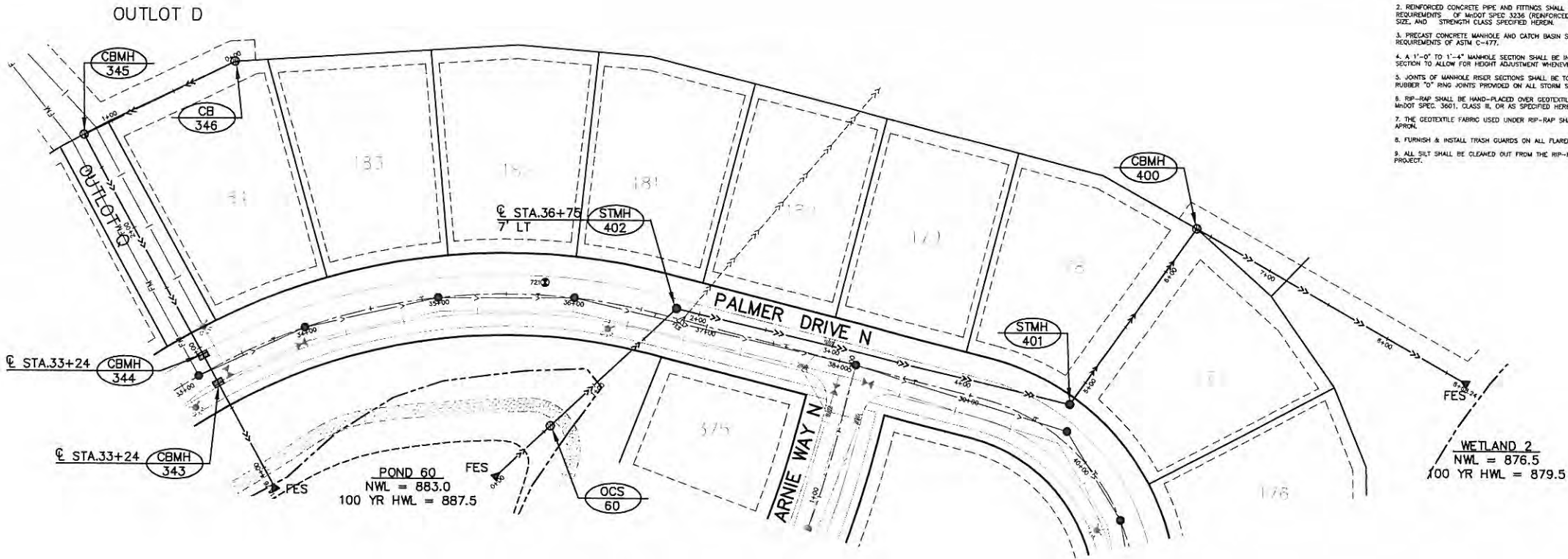
11074 Radisson Rd NE,
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION**

Lake Elmo, Minnesota

**STORM SEWER
SHEET INDEX**

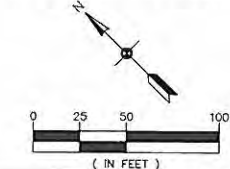
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of
37



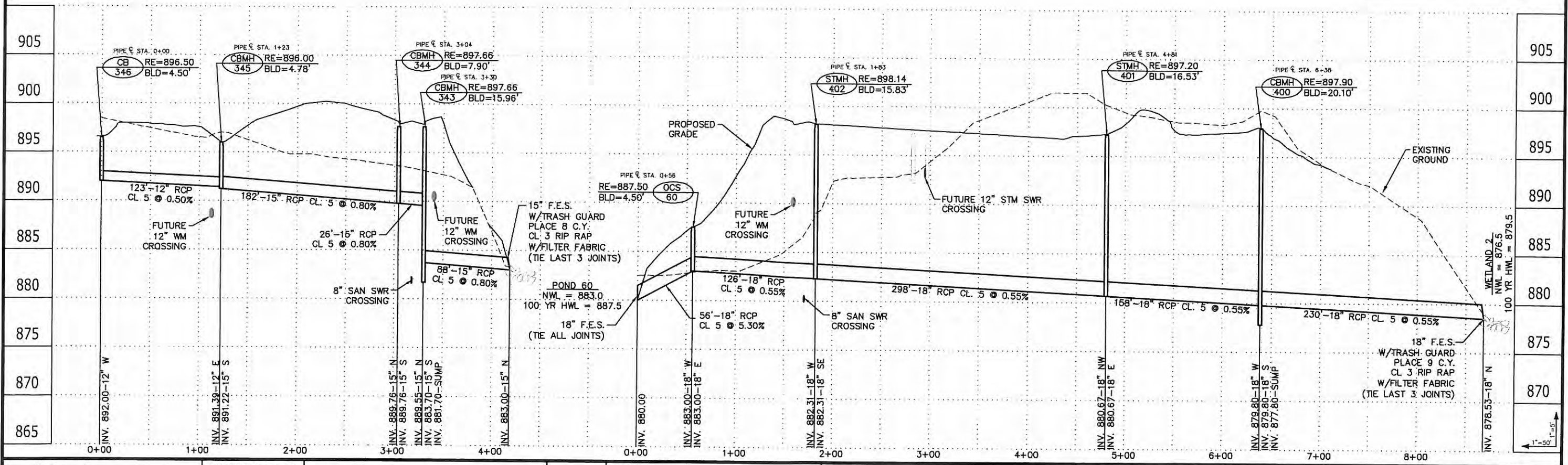
- STORM SEWER NOTES**
1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHDOT SPEC. 3336 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-177.
 4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 'O' RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
 6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MHDOT SPEC. 3601, CLASS II, OR AS SPECIFIED HEREIN.
 7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE RIP-RAP.
 8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
 9. ALL SILT SHALL BE CLEARED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CB-346	*DESIGN G	R-4342
CBMH-345	48" DIA.	R-4342
CBMH-344	48" DIA.	R-3067-V
CBMH-343	48" DIA.	R-3067-V
CBMH-400	48" DIA.	R-4342
STMH-401	48" DIA.	R-1642
STMH-402	48" DIA.	R-1642
OCS-60	SEE DETAIL	
* SEE DETAIL 402		

- GENERAL NOTES:**
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
 2. ALL 6 INCH DRAIN TILE LOCATED IN BASINS TO BE CONSTRUCTED PER CITY DETAIL 402
 3. ALL STORM SEWER STRUCTURES WITHIN 10 FT. OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.



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



HORSESHOE LAKE - (NGVD 29)
MN DNR 82-74P
OHW = 876.8
100 YR HWL = 877.4
[NAVD 88 = (NGVD 29)+0.10]

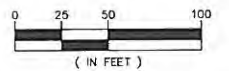
WETLAND 2
NWL = 876.5
100 YR HWL = 879.5

WETLAND 2
NWL = 876.5
100 YR HWL = 879.5

ROSE LAKE - (NGVD 29)
MN DNR 82-112W
OHW = UNDETERMINED
100 YR HWL = 883.4
(Per Valley Branch WSD)
[NAVD 88 = (NGVD 29)+0.10]

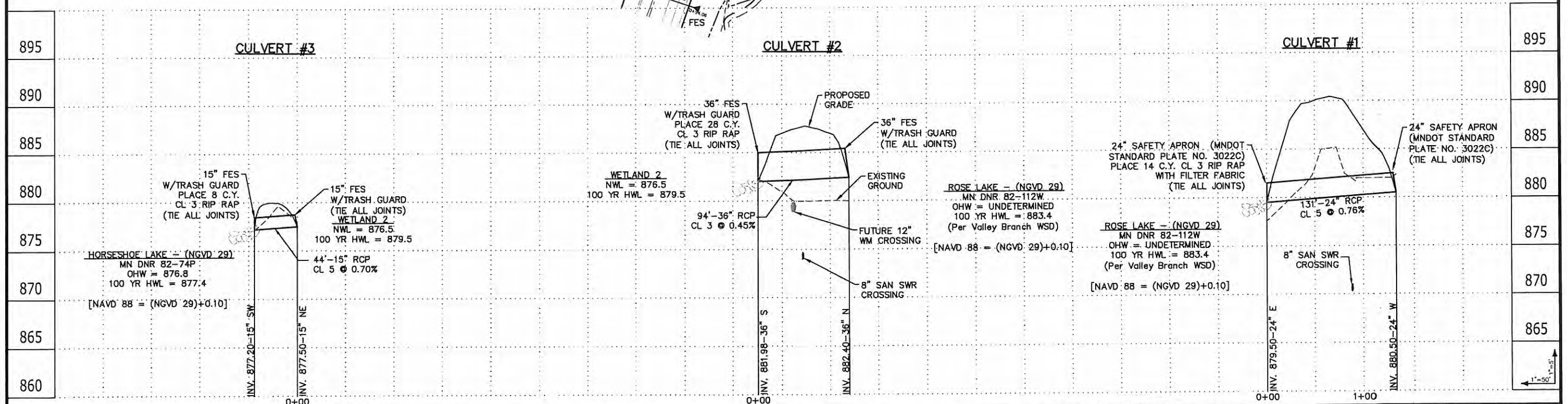
STORM SEWER NOTES

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3001, CLASS B, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEARED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.



BENCHMARKS

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



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Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJL
Date: 4/26/17

Revisions:
1. 5/26/17 Final Plan Set Submittal

H.C. Golf Course Development, LLC.
11074 Radisson Rd NE,
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THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

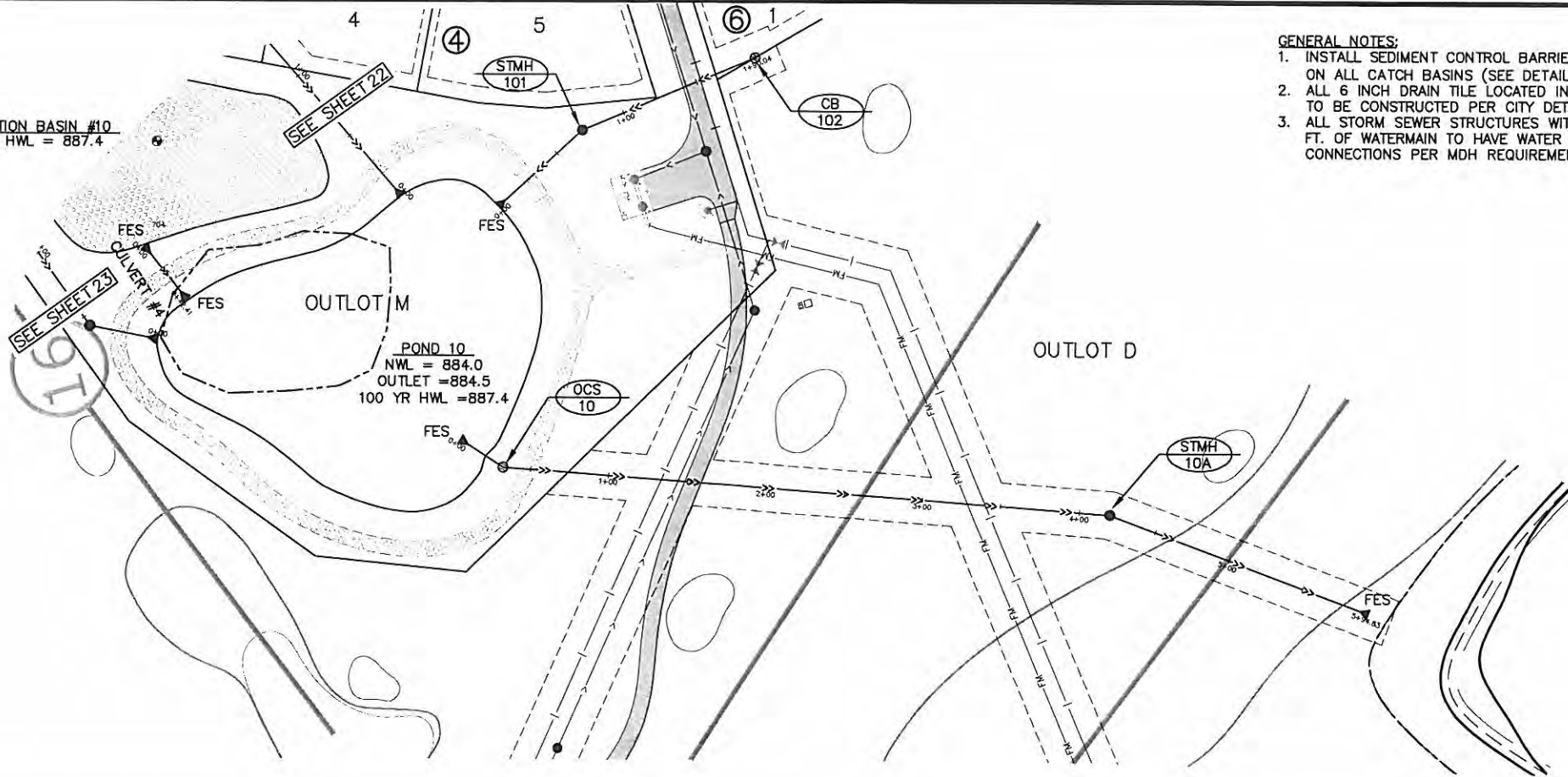
STORM SEWER PLAN

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of
37

INFILTRATION BASIN #10
100 YR HWL = 887.4

STORM SEWER NOTES

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC. 3036 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 'O' RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.



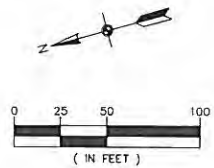
GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. ALL 6 INCH DRAIN TILE LOCATED IN BASINS TO BE CONSTRUCTED PER CITY DETAIL 402
3. ALL STORM SEWER STRUCTURES WITHIN 10 FT. OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CB-102	*DESIGN G	R-4342
STMH-101	48" DIA.	R-1642
STMH-10A	48" DIA.	R-1642
OCS-10	SEE DETAIL	

*SEE DETAIL 402

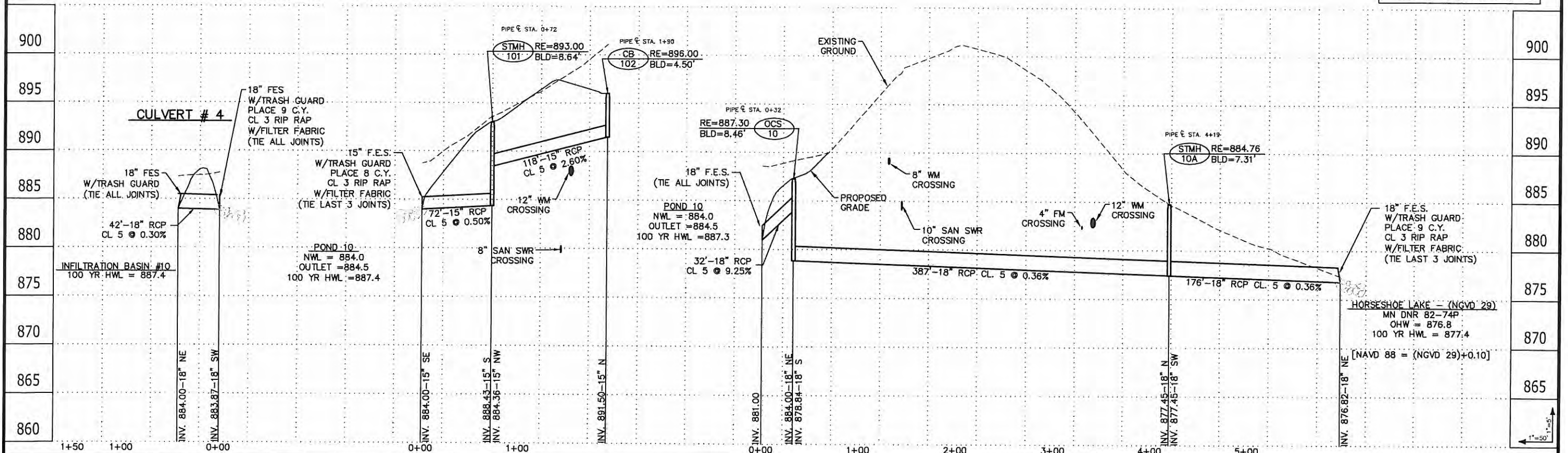


HORSESHOE LAKE - (NGVD 29)
MN DNR 82-74P
OHW = 876.8
100 YR HWL = 877.4

[NAVD 88 = (NGVD 29)+0.10]

BENCHMARKS

- 1) MN/DOT GSD Station #33653 (NYBECK MN153) - Top of Control Disk
Elevation = 941.54 (NAVD 88).
- 2) MN/DOT GSD Station #33601 (KRAFTHEFER MN153) - Top of Control Disk
Elevation = 913.04 (NAVD 88).



• environmental
• engineering
• surveying

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Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 4/26/17 License #: 25053

Drawn: ADB
Designed: BJL
Date: 4/26/17

Revisions:
1. 5/26/17 per City Comments
2. 7/28/17 per City Comments

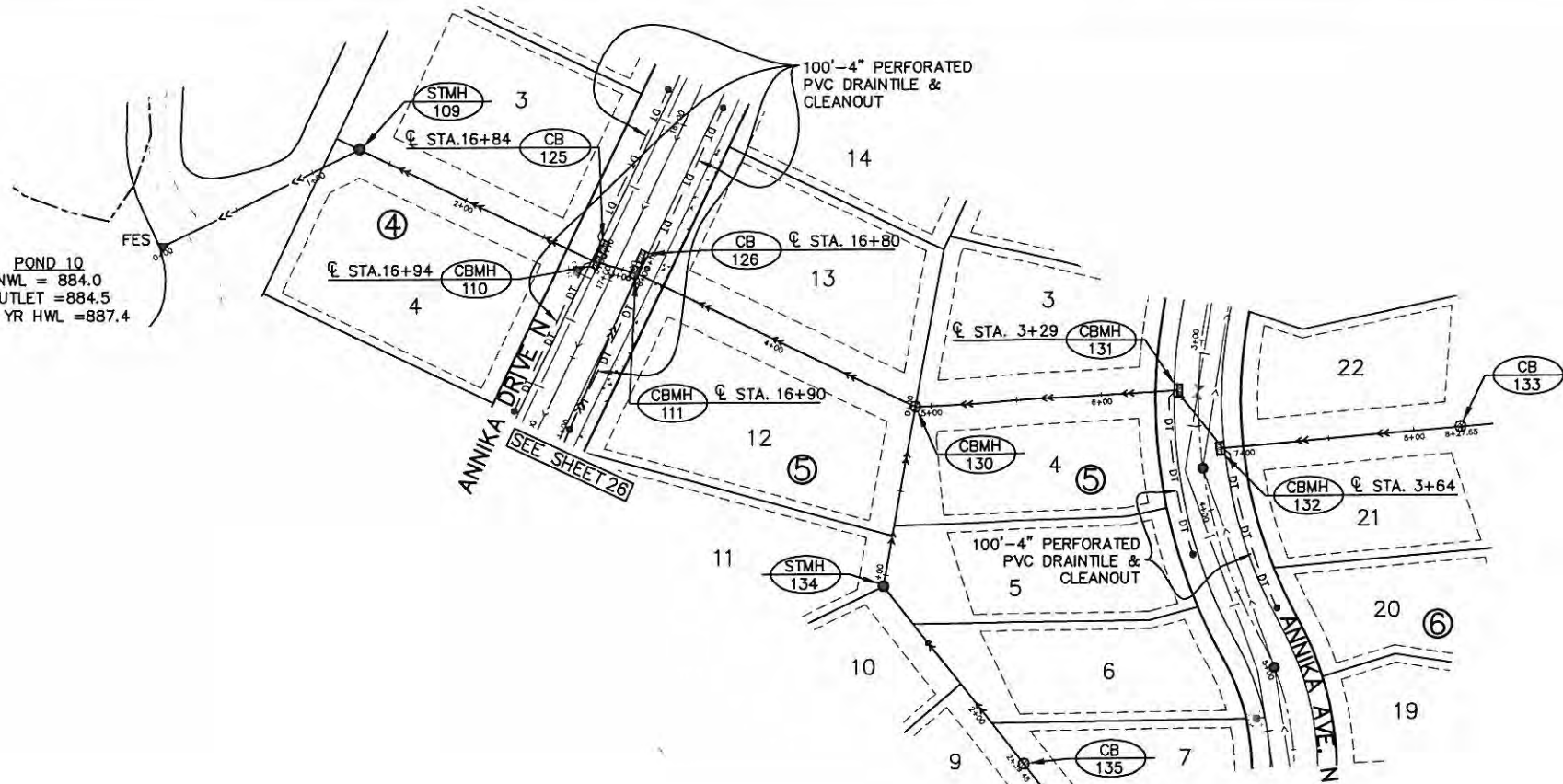
H.C. Golf Course Development, LLC.
11074 Radisson Rd NE,
Blaine, MN 55449

THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

STORM SEWER

21
of
37

POND 10
NWL = 884.0
OUTLET = 884.5
100 YR HWL = 887.4



- GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
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STORM SEWER NOTES

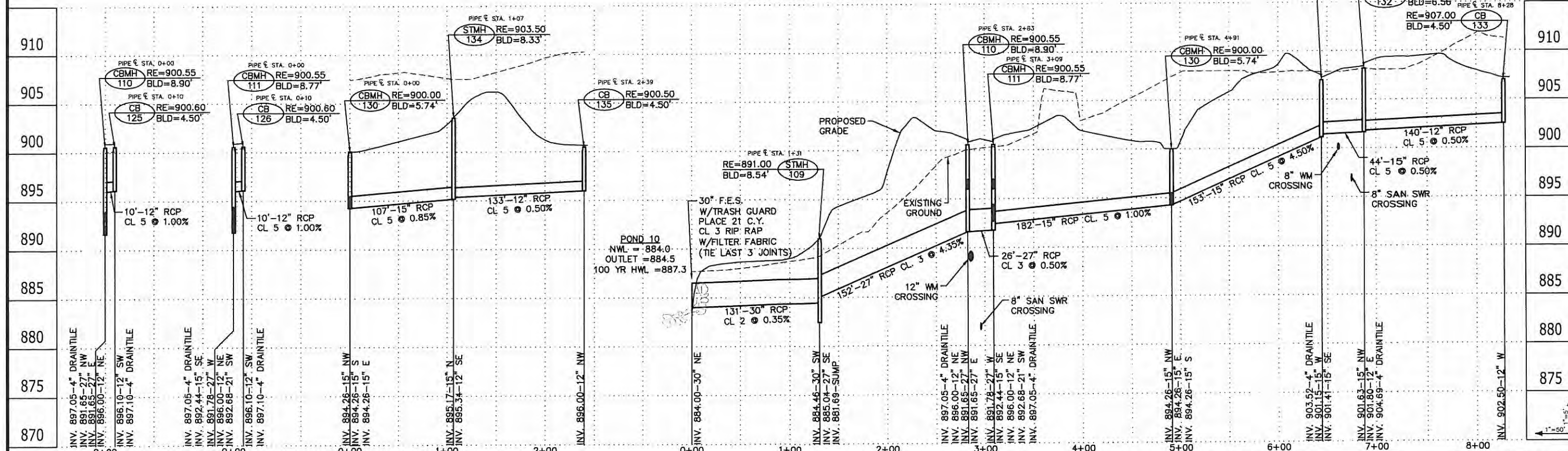
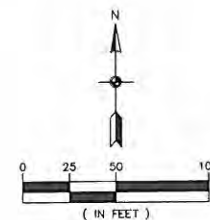
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2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MHOOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 10" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MHOOT SPEC. 3901, CLASS II, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-109	72" DIA.	R-1642
CBMH-110	60" DIA.	R-3067-V
CBMH-111	72" DIA.	R-3067-V
CB-125	24"x36"	R-3067-V
CB-126	24"x36"	R-3067-V
CBMH-130	48" DIA.	R-4342
CBMH-131	48" DIA.	R-3067-V
CBMH-132	48" DIA.	R-3067-V
CB-133	*DESIGN G	R-4342
STMH-134	48" DIA.	R-4342
CB-135	*DESIGN G	R-4342

*SEE DETAIL 402

BENCHMARKS

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



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Date: 4/26/17

Revisions:
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2. 7/28/17 per City Comments, Modify STM

H.C. Golf Course Development, LLC.

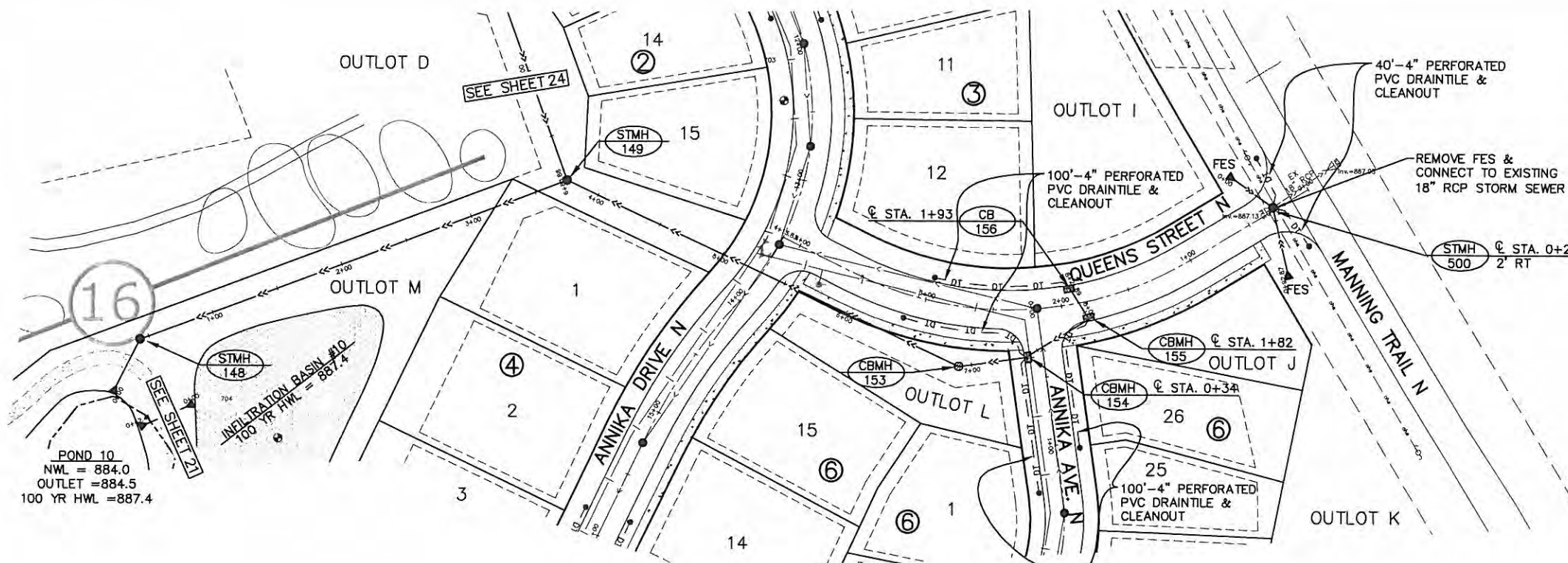
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THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION

Lake Elmo, Minnesota

STORM SEWER

22
of
37



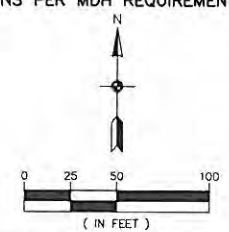
STORM SEWER NOTES

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6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MHDOT SPEC. 3601, CLASS II, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3' FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-148	48" DIA.	R-1642
STMH-149	48" DIA.	R-1642
CBMH-153	48" DIA.	R-4342
CBMH-154	48" DIA.	R-3067-VB
CBMH-155	48" DIA.	R-3067-V
CB-156	24"x36"	R-3067-V
STMH-500	48" DIA.	R-1642
* SEE DETAIL 402		

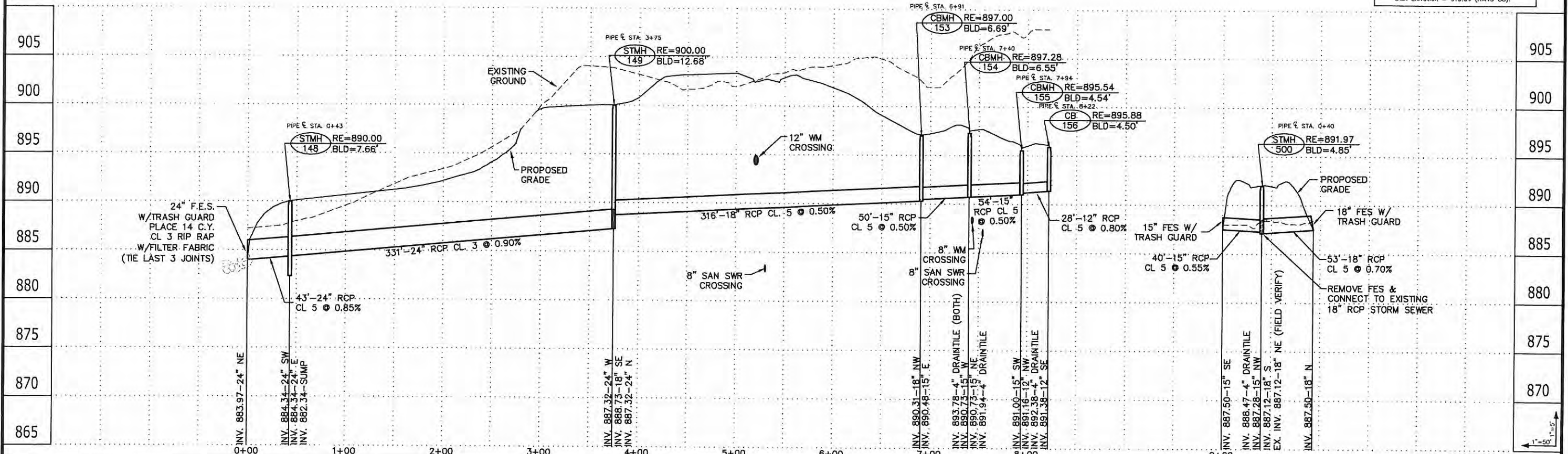
GENERAL NOTES:

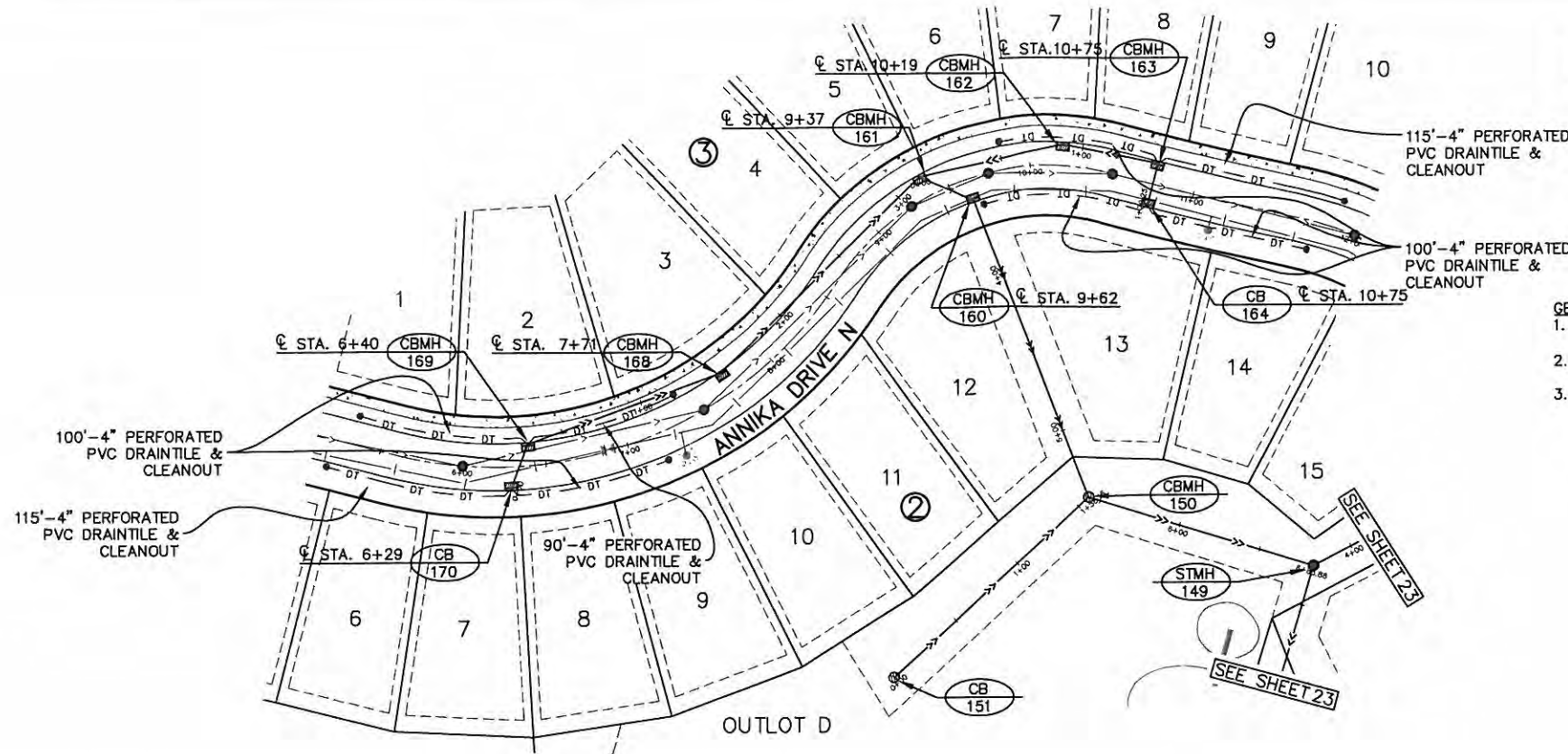
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2. ALL 6 INCH DRAIN TILE LOCATED IN BASINS TO BE CONSTRUCTED PER CITY DETAIL 402.
3. ALL STORM SEWER STRUCTURES WITHIN 10 FT. OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.



BENCHMARKS

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



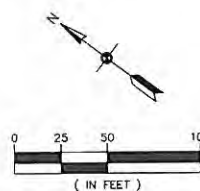


- STORM SEWER NOTES**
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 2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MDOT SPEC. 323M (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE AND STRENGTH CLASS SPECIFIED HEREIN.
 3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
 4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 5. JOINTS OF MANHOLE RIGID SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 'O' RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
 6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MDOT SPEC. 360.1, CLASS II, OR AS SPECIFIED HEREIN.
 7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT. UNDER THE APRON.
 8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
 9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

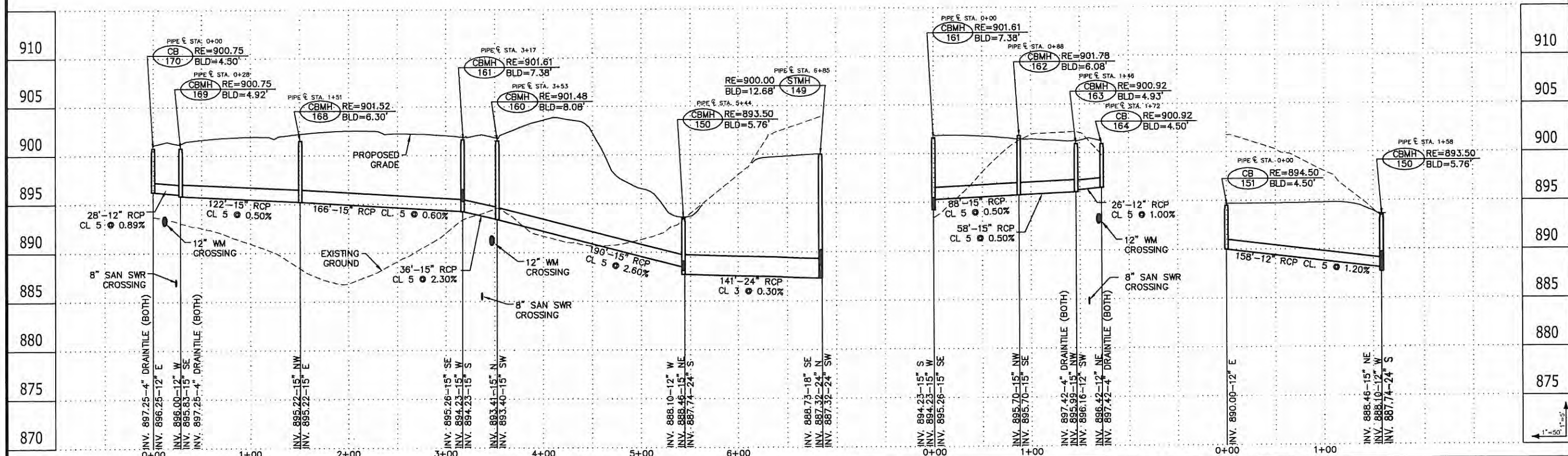
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STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-150	48" DIA.	R-4342
CB-151	*DESIGN G	R-4342
CBMH-160	48" DIA.	R-3067-V
CBMH-161	48" DIA.	R-3067-V
CBMH-162	48" DIA.	R-3067-V
CBMH-163	48" DIA.	R-3067-VB
CB-164	24"x36"	R-3067-VB
CBMH-168	48" DIA.	R-3067-V
CBMH-169	48" DIA.	R-3067-VB
CB-170	24"x36"	R-3067-VB

* SEE DETAIL 402



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



Carlson McCain

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Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJL
Date: 4/26/17

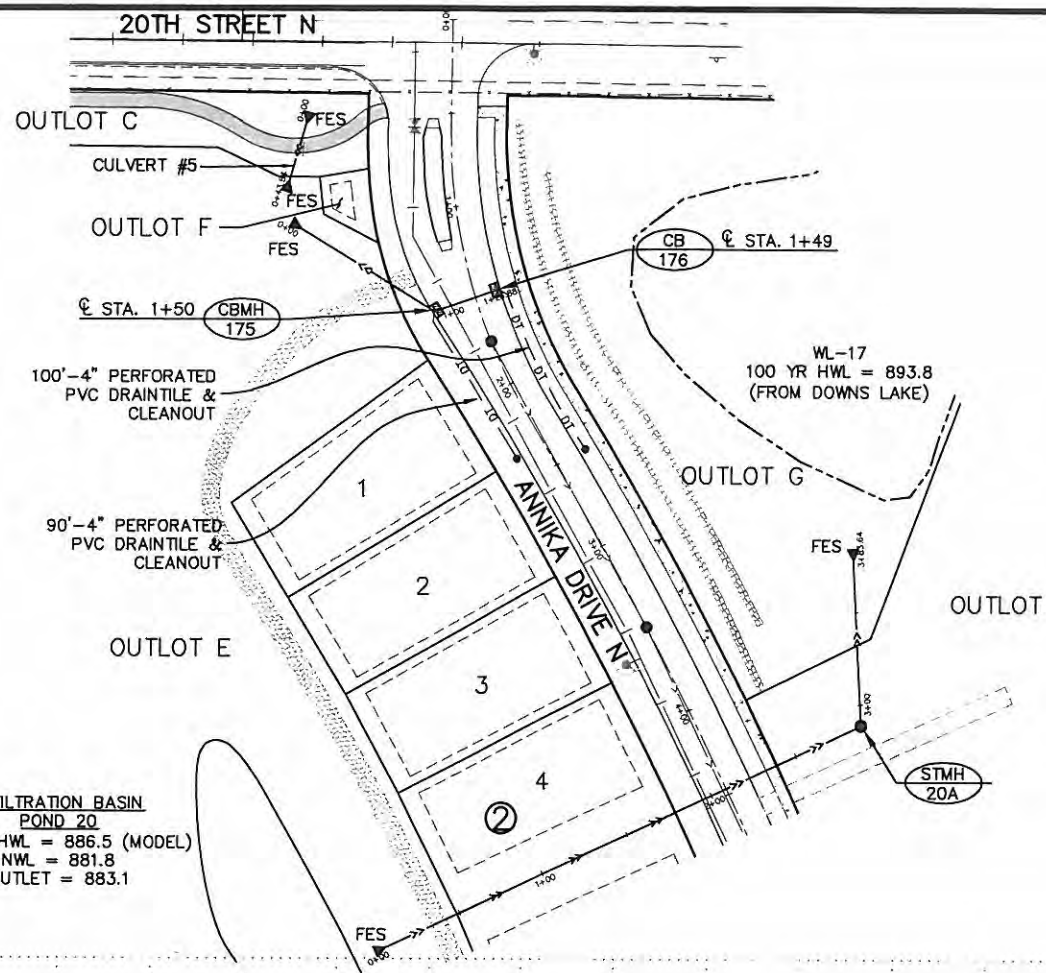
Revisions:
1. 5/26/17 Final Plan Set Submittal
2. 7/28/17 per City Comments, Lot Lines

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

THE ROYAL GOLF CLUB AT LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

STORM SEWER

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of
37

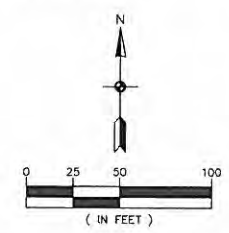


- STORM SEWER NOTES**
1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
 2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC 3238 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
 3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
 4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
 5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 10" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
 6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
 7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
 8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
 9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

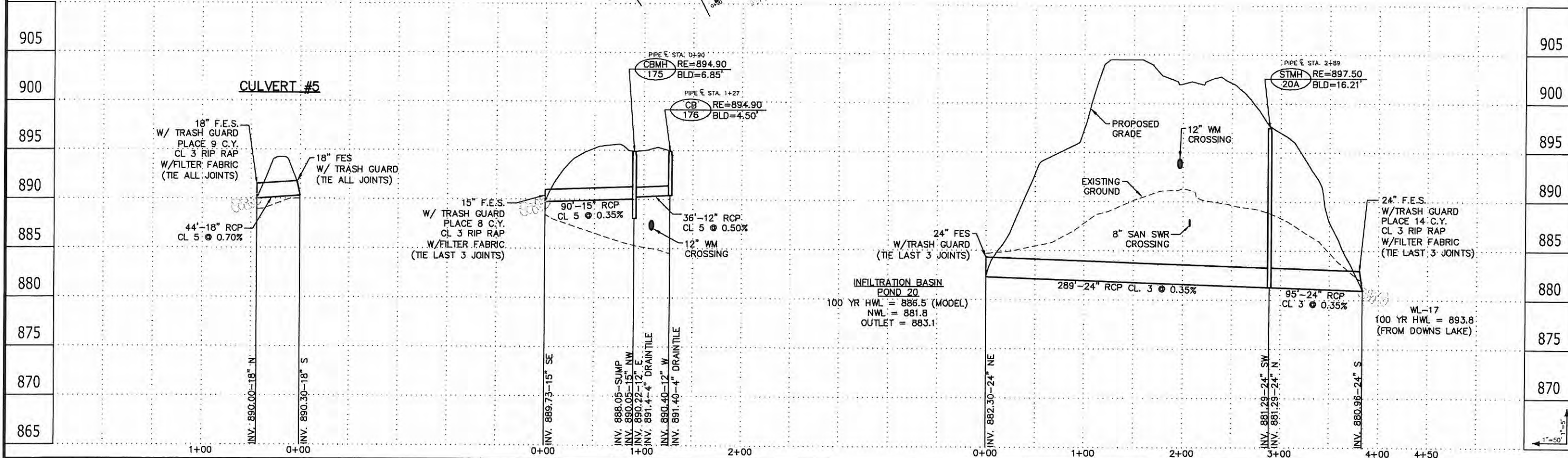
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-175	48" DIA.	R-3067-V
CB-176	24"x36"	R-3067-V
STMH-20A	48" DIA.	R-1642

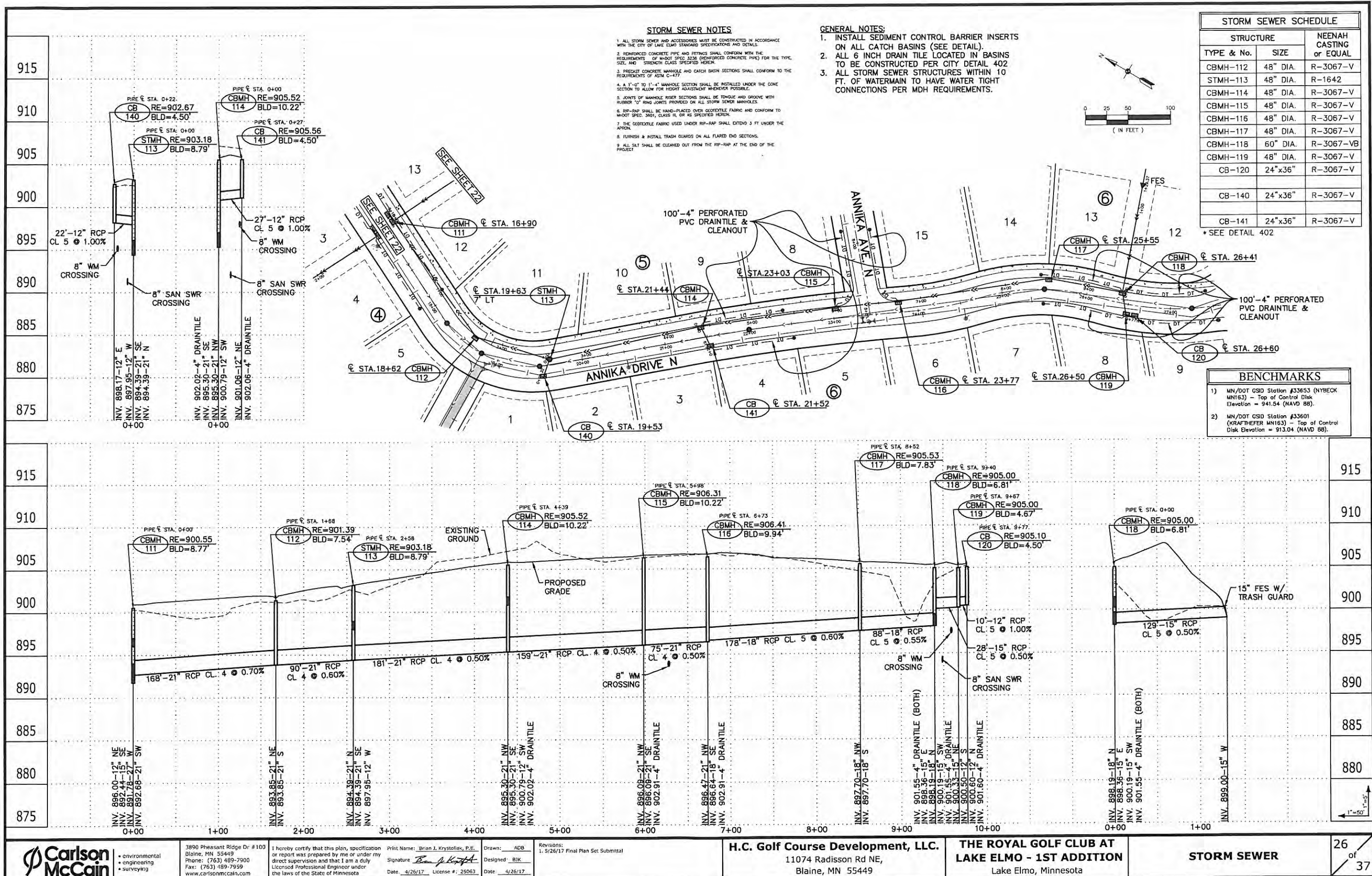
* SEE DETAIL 402

- GENERAL NOTES:**
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
 2. ALL 6 INCH DRAIN TILE LOCATED IN BASINS TO BE CONSTRUCTED PER CITY DETAIL 402
 3. ALL STORM SEWER STRUCTURES WITHIN 10 FT. OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.



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





STORM SEWER NOTES

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MNDOT SPEC. 302.28 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER 'O' RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MNDOT SPEC. 360.1, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. ALL 6 INCH DRAIN TILE LOCATED IN BASINS TO BE CONSTRUCTED PER CITY DETAIL 402
3. ALL STORM SEWER STRUCTURES WITHIN 10 FT. OF WATERMAIN TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-112	48" DIA.	R-3067-V
STMH-113	48" DIA.	R-1642
CBMH-114	48" DIA.	R-3067-V
CBMH-115	48" DIA.	R-3067-V
CBMH-116	48" DIA.	R-3067-V
CBMH-117	48" DIA.	R-3067-V
CBMH-118	60" DIA.	R-3067-VB
CBMH-119	48" DIA.	R-3067-V
CB-120	24"x36"	R-3067-V
		* SEE DETAIL 402
CB-140	24"x36"	R-3067-V
CB-141	24"x36"	R-3067-V

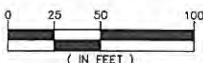
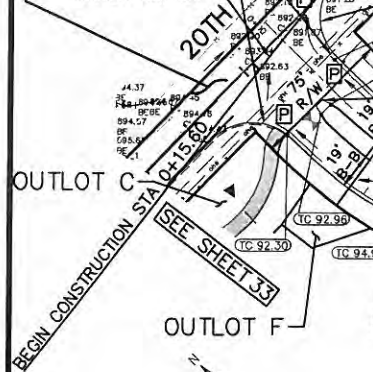
BENCHMARKS

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

SEE SHEETS T1-T4
FOR TURN LANE
CONSTRUCTION

END CURB &
GUTTER AT 20TH
STREET R/W

SAWCUT, MILL &
MATCH EX. BIT



BENCHMARKS

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

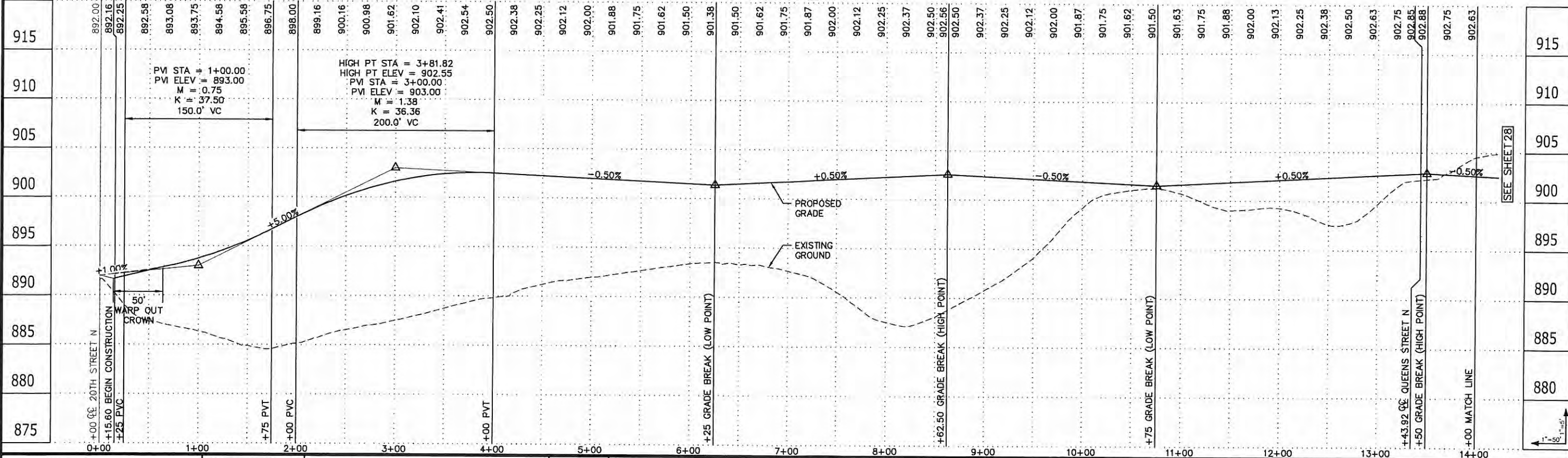
1. BITUMINOUS TRAILS AND SIDEWALKS MUST BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PATHWAYS THROUGHOUT THE ENTIRE LENGTH.
2. TOPSOIL AND BACKFILLING OPERATIONS MUST BE COMPLETED TO AVOID DAMAGE TO THE BITUMINOUS TRAILS AND SIDEWALKS. FINAL GRADE OF BACKFILL AND TOPSOIL MUST BE FLUSH WITH THE PATH EDGE TO AVOID TRAPPING WATER.
3. DIVIDE SIDEWALK INTO SECTIONS WITH CONTRACTION JOINTS. SPACING SHALL NOT BE LESS THAN 3 FT NOR GREATER THAN 12 FT IN ANY DIMENSION. PLACE 1/2 INCH EXPANSION JOINT FILLER AT 50 FT (MAXIMUM) INTERVALS.
4. CONCRETE PEDESTRIAN RAMPS MUST BE CONSTRUCTED AT ALL INTERSECTIONS.

SIDEWALKS AND TRAILS NOTES

CURVE DATA (ANNIKA AVENUE N)											
PC = 0+57.66	PC = 2+19.81	PC = 5+55.27	PC = 8+62.48	PC = 10+49.79	PC = 11+63.61	PC = 13+99.77	PC = 18+18.84	PC = 21+21.27	PC = 23+85.24	PC = 24+71.42	PC = 26+16.35
PT = 2+19.81	PT = 5+55.27	PT = 8+62.48	PT = 10+49.79	PT = 11+63.61	PT = 13+99.77	PT = 15+21.27	PT = 19+64.86	PT = 23+85.24	PT = 24+71.42	PT = 26+16.35	PT = 27+22.06
Δ = 32°18'56"	Δ = 09°36'37"	Δ = 71°50'39"	Δ = 71°32'58"	Δ = 02°53'57"	Δ = 67°39'23"	Δ = 16°45'44"	Δ = 66°55'50"	Δ = 06°03'00"	Δ = 12°20'41"	Δ = 33°12'53"	Δ = 19°02'38"
R = 287.50'	R = 2000.00'	R = 245.00'	R = 150.00'	R = 2249.28'	R = 200.00'	R = 415.30'	R = 125.00'	R = 2500.00'	R = 400.00'	R = 318.03'	R = 318.03'
L = 162.1536'	L = 335.4600'	L = 307.2096'	L = 187.3160'	L = 113.8154'	L = 236.1652'	L = 121.4965'	L = 146.0198'	L = 263.9755'	L = 86.1833'	L = 144.9264'	L = 105.7046'
T = 83.30'	T = 168.12'	T = 177.49'	T = 108.08'	T = 56.92'	T = 134.03'	T = 61.19'	T = 82.63'	T = 132.11'	T = 43.26'	T = 74.56'	T = 53.34'

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	B612 CONCRETE CURB & GUTTER
	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
	CONCRETE VALLEY GUTTER. (SEE DETAIL)

ANNIKA AVENUE N



environmental
engineering
surveying

3890 Pheasant Ridge Dr #100
Blaine, MN 55449
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Print Name: Brian J. Krystofik, P.E.
Signature:
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/26/17

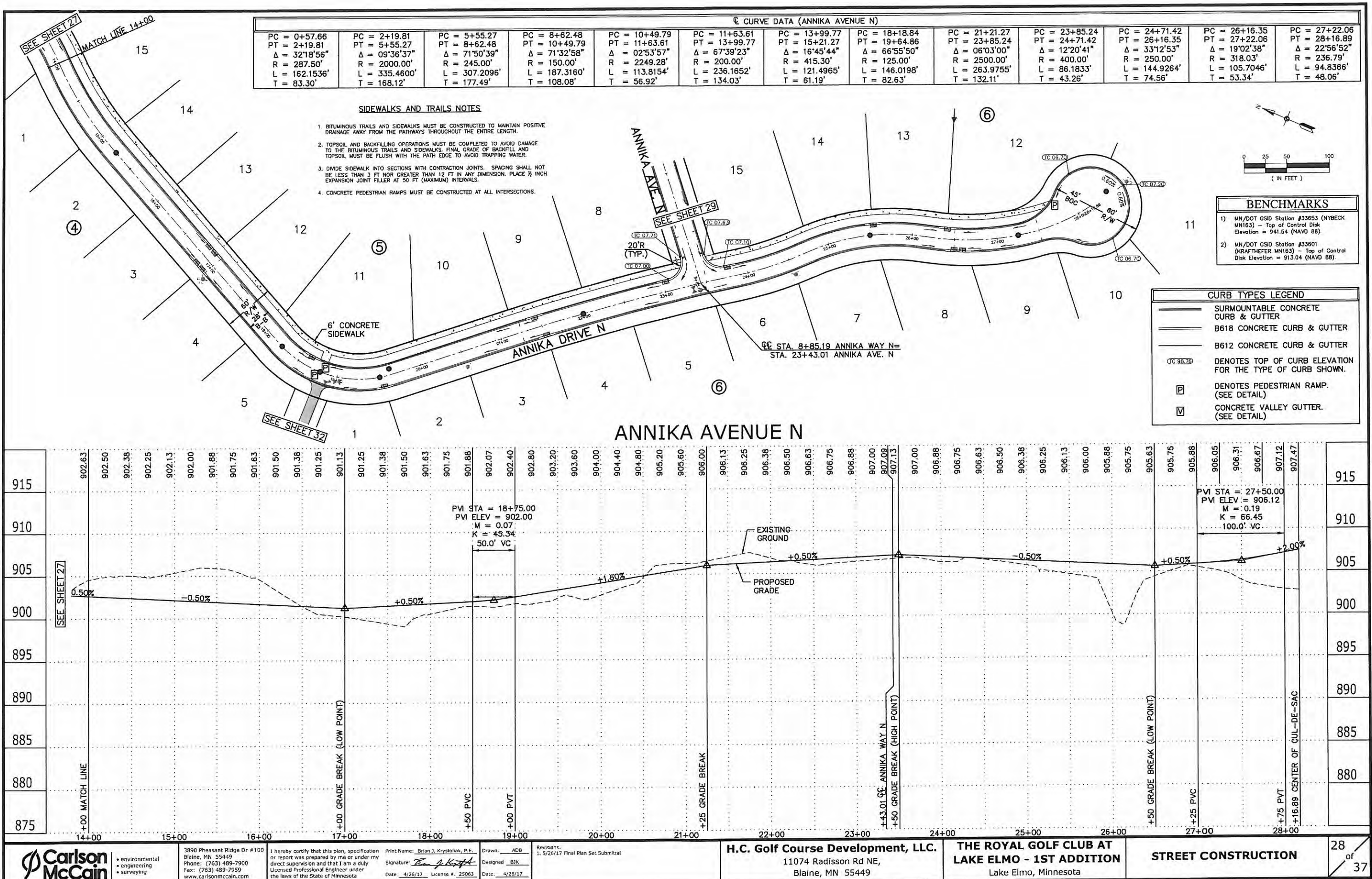
Revisions:
1. 5/26/17 Final Plan Set Submittal

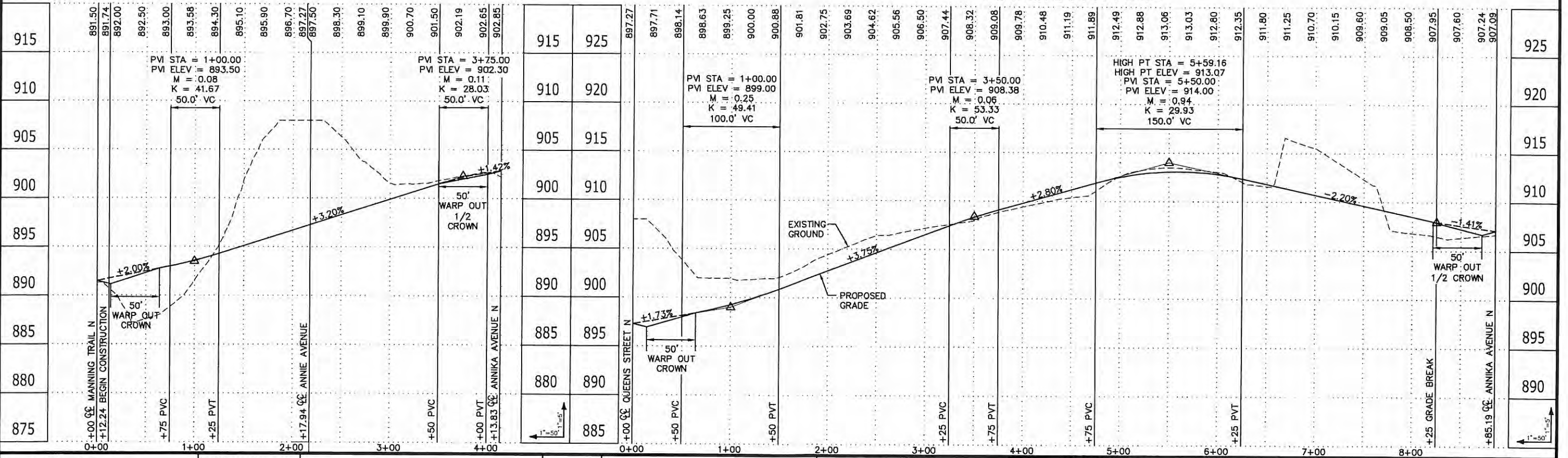
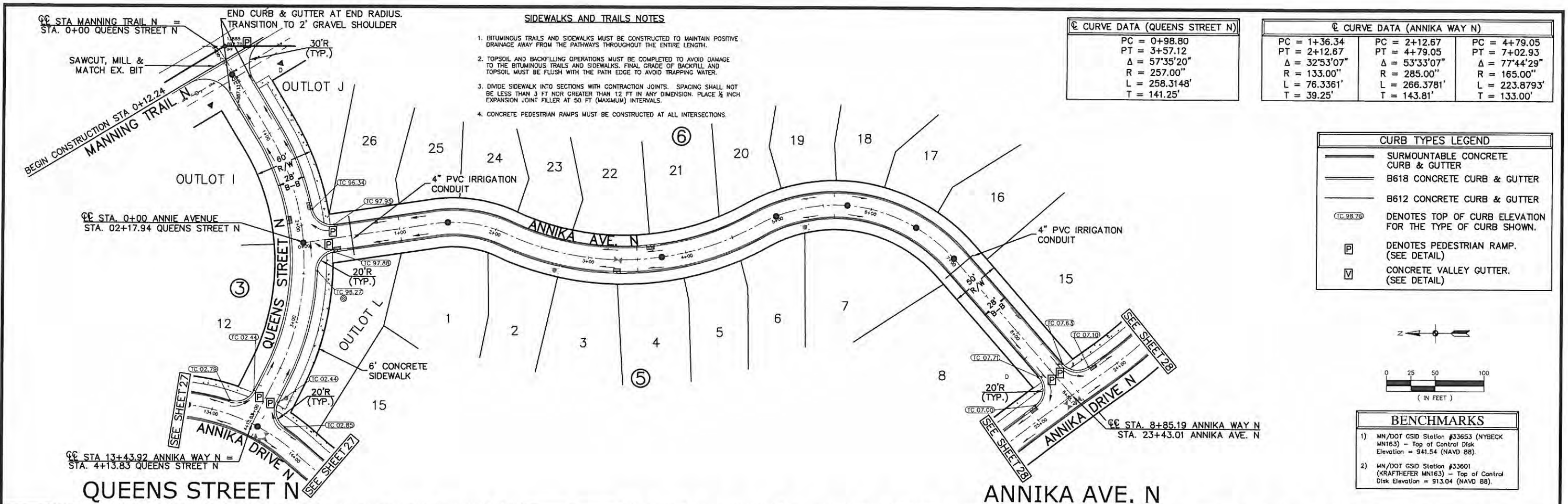
H.C. Golf Course Development, LLC.
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THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

STREET CONSTRUCTION

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of
37





SIGNING & STRIPING NOTES

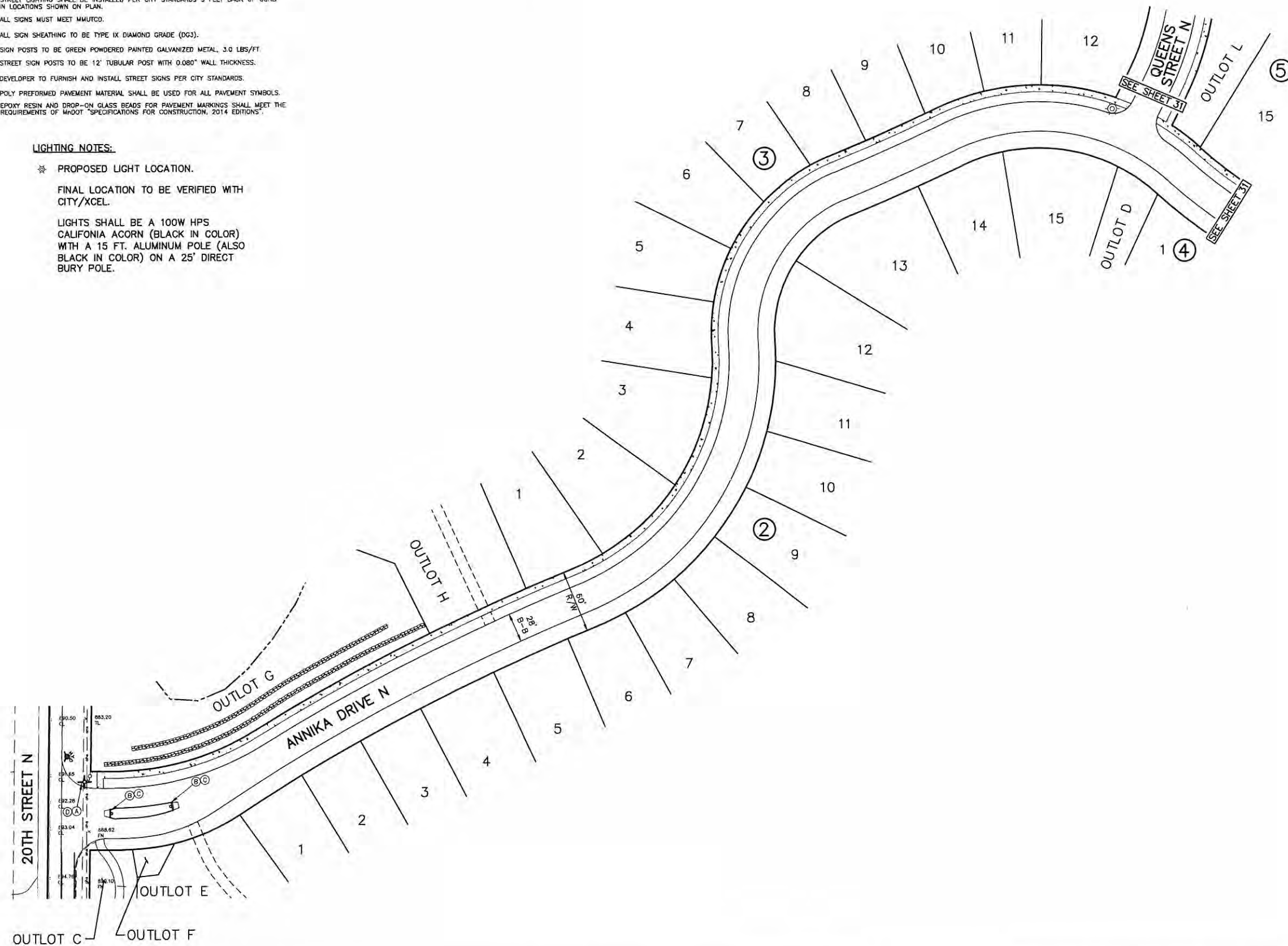
1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
4. SIGN POSTS TO BE GREEN POWDERED PAINTED GALVANIZED METAL, 3.0 LBS/FT.
5. STREET SIGN POSTS TO BE 12" TUBULAR POST WITH 0.080" WALL THICKNESS.
6. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
7. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
8. EPOXY RESIN AND DROP-ON GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS".

LIGHTING NOTES:

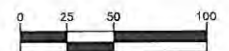
✱ PROPOSED LIGHT LOCATION.

FINAL LOCATION TO BE VERIFIED WITH CITY/XCEL.

LIGHTS SHALL BE A 100W HPS CALIFORNIA ACORN (BLACK IN COLOR) WITH A 15 FT. ALUMINUM POLE (ALSO BLACK IN COLOR) ON A 25' DIRECT BURY POLE.



SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
(A)	R1-1	30" X 30" (BLACK ON WHITE)	5
(B)	R4-7	24" X 30" (BLACK ON WHITE)	2
(C)	X4-2	18" X 18" (YELLOW ON BLACK)	2
(D)	STREET SIGN		5



BENCHMARKS

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



- environmental
- engineering
- surveying

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Print Name: Brian J. Krystofek, P.E.
Signature:
Date: 4/26/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions:
1. 5/26/17 Final Plan Set Submittal

H.C. Golf Course Development, LLC.

11074 Radisson Rd NE,
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THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION
Lake Elmo, Minnesota

SIGNING, STRIPING
& LIGHTING PLAN

30
of
37



SIGNING & STRIPING NOTES

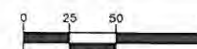
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LIGHTING NOTES:

☼ PROPOSED LIGHT LOCATION.

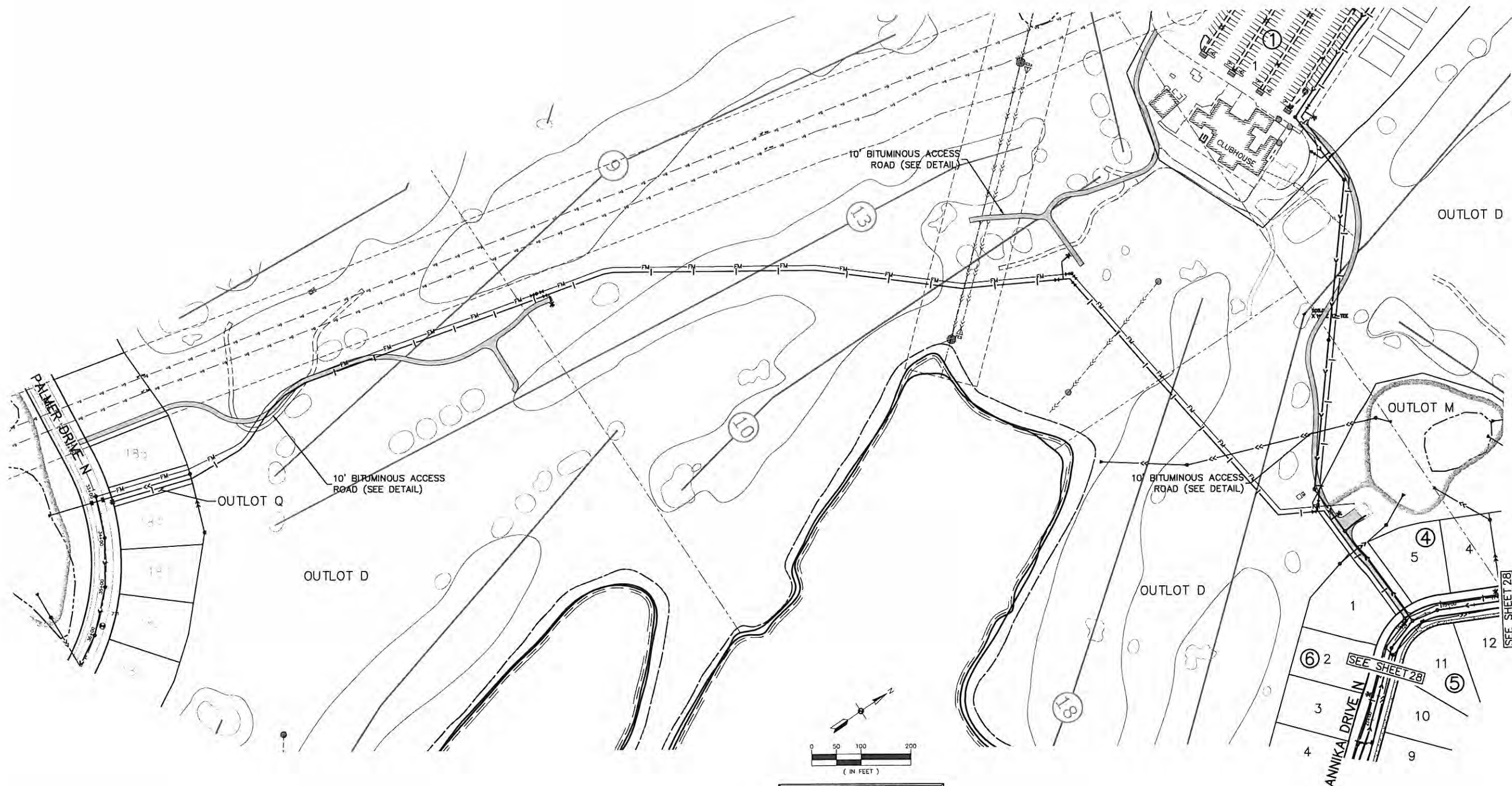
FINAL LOCATION TO BE VERIFIED WITH CITY/XCEL

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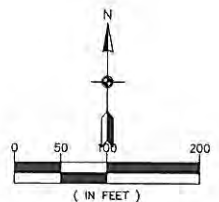
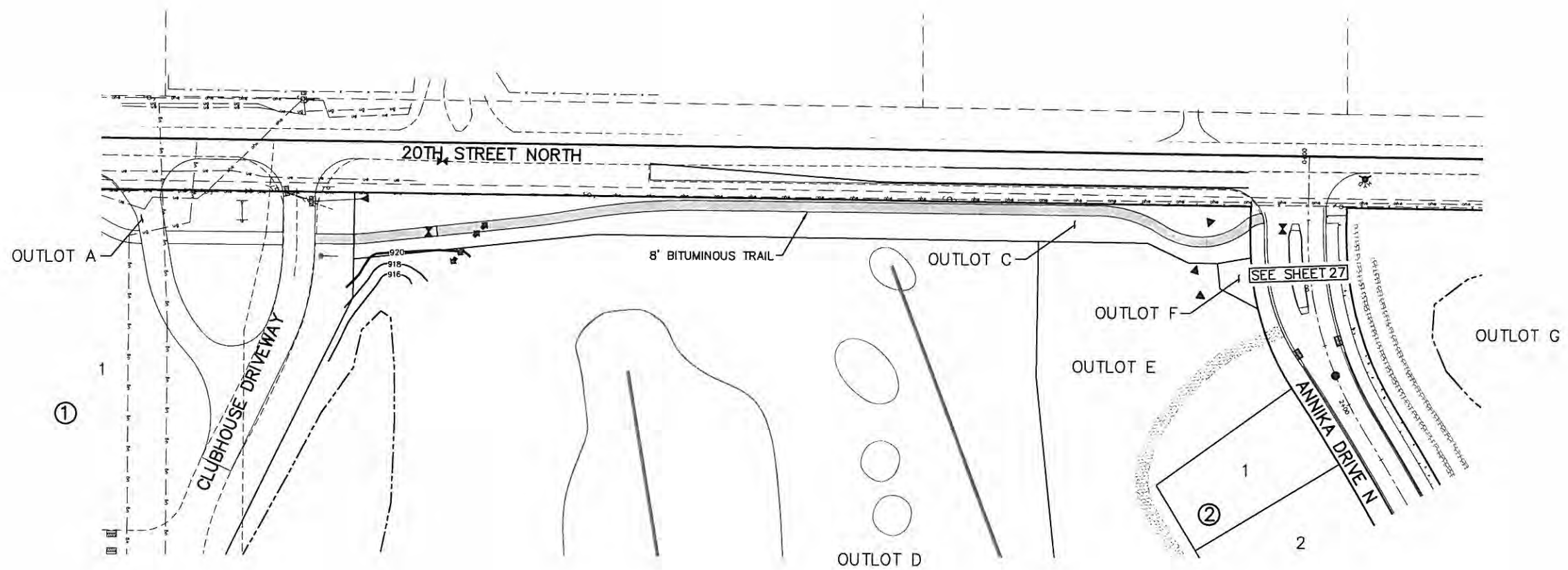
BENCHMARKS

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NOTE: ALL 10' BITUMINOUS ACCESS ROADS SHALL HAVE A MAXIMUM 10% GRADE.



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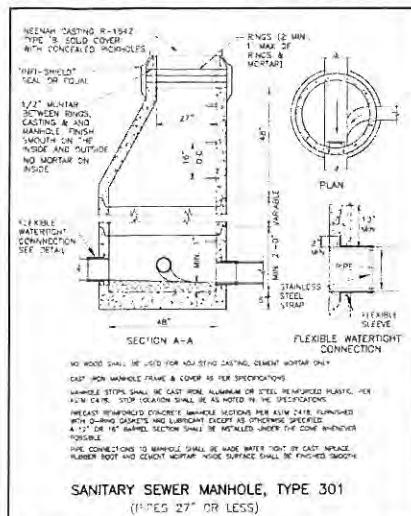
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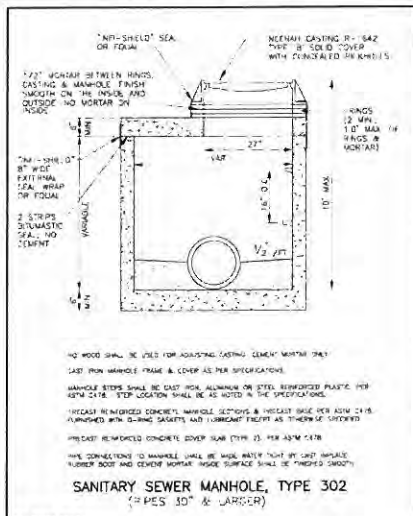
**THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION**
Lake Elmo, Minnesota

TRAIL CONSTRUCTION

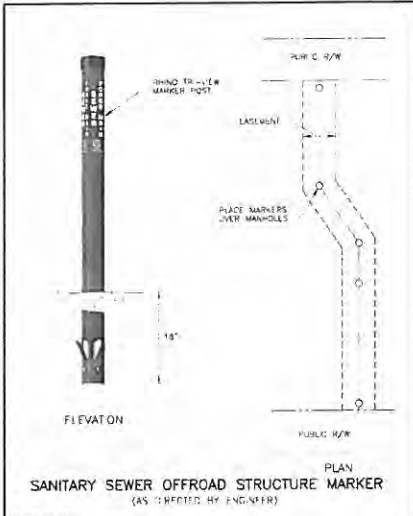
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of
37



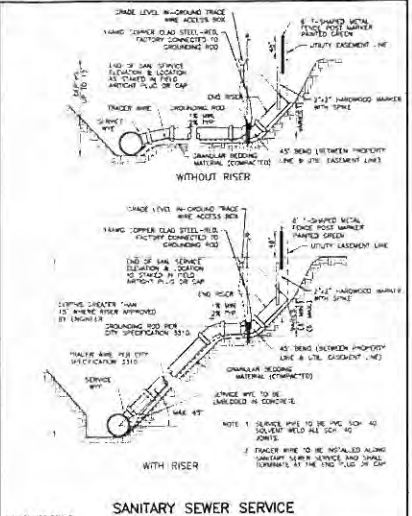
MARCH 2017
CITY OF LAKE ELMO
301
LAKESIDE



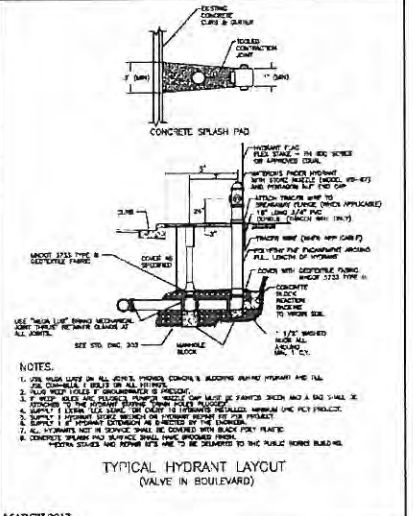
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302
LAKESIDE



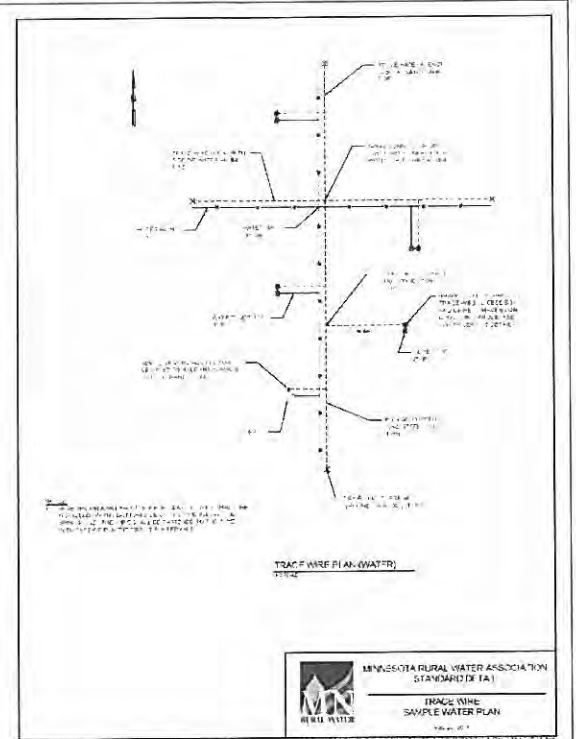
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CITY OF LAKE ELMO
311
LAKESIDE



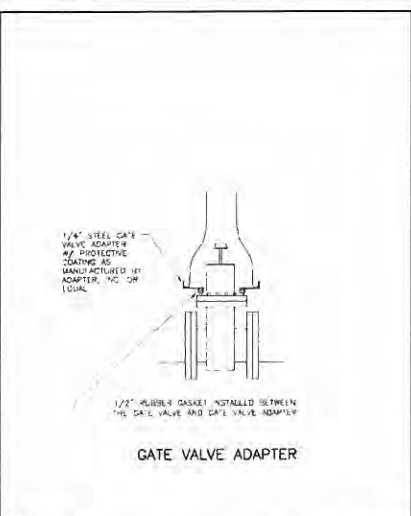
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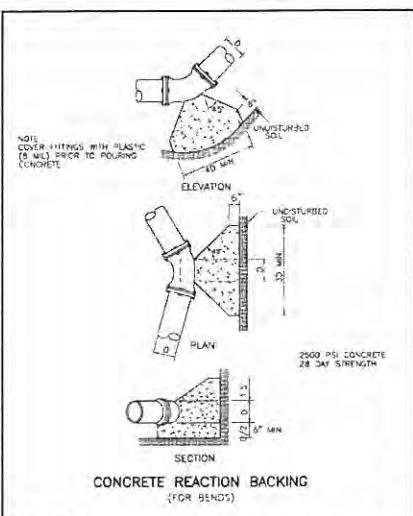
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301
LAKESIDE



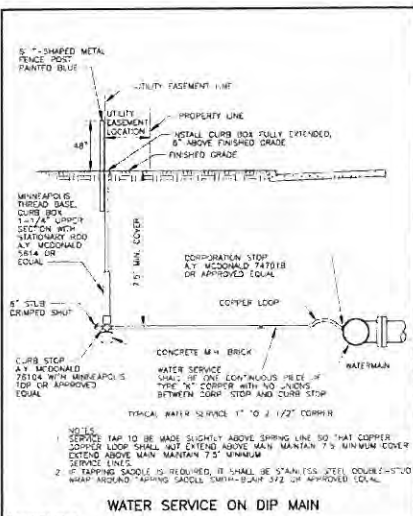
MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL
TRACE WIRE
SAMPLE WATER PLAN



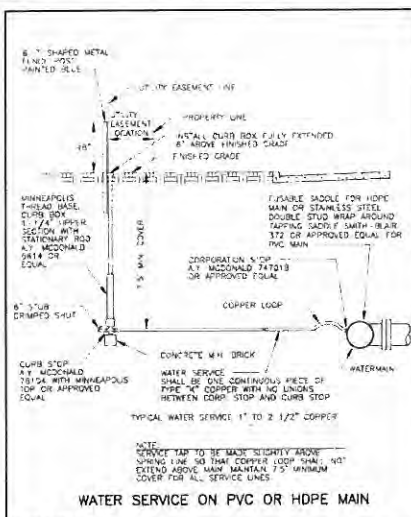
MARCH 2017
CITY OF LAKE ELMO
704
LAKESIDE



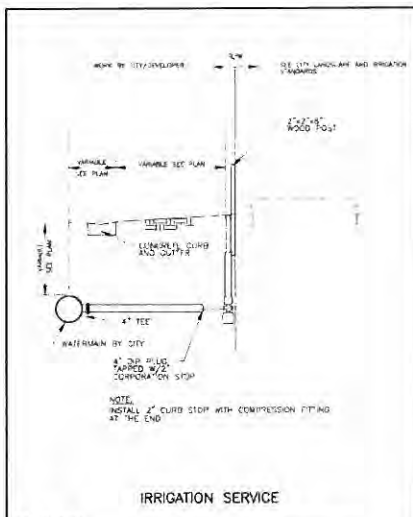
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LAKESIDE



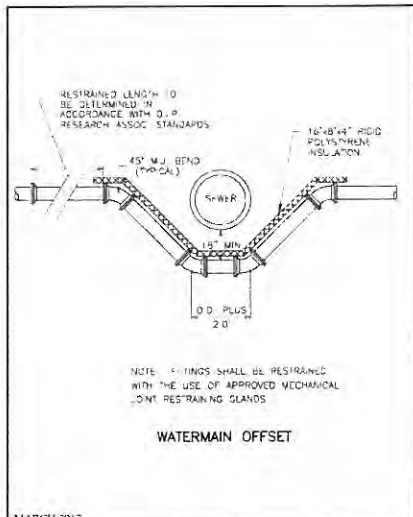
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CITY OF LAKE ELMO
207A
LAKESIDE



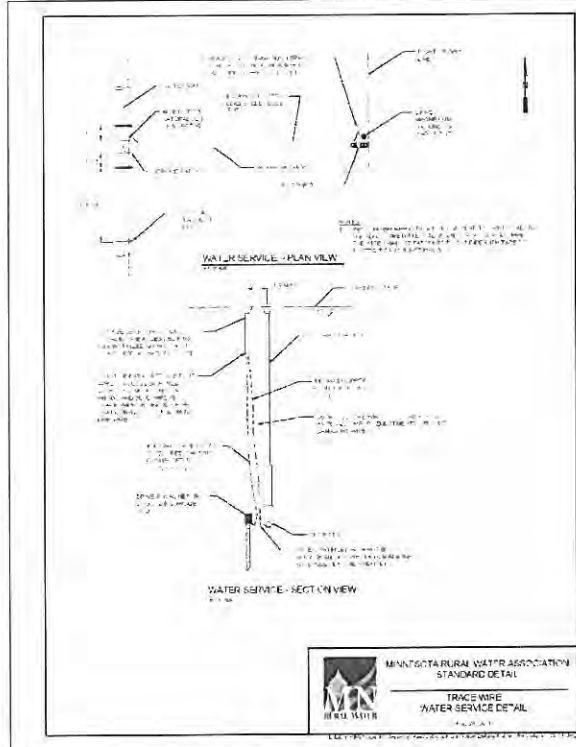
MARCH 2017
CITY OF LAKE ELMO
207B
LAKESIDE



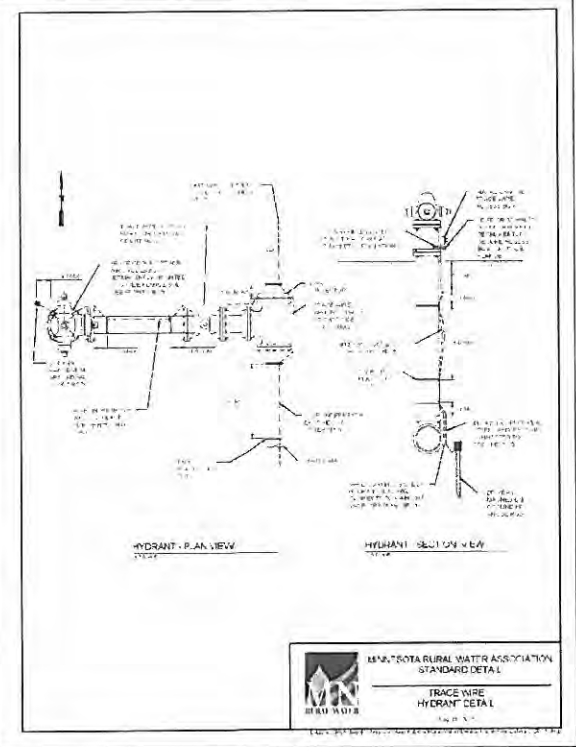
MARCH 2017
CITY OF LAKE ELMO
208
LAKESIDE



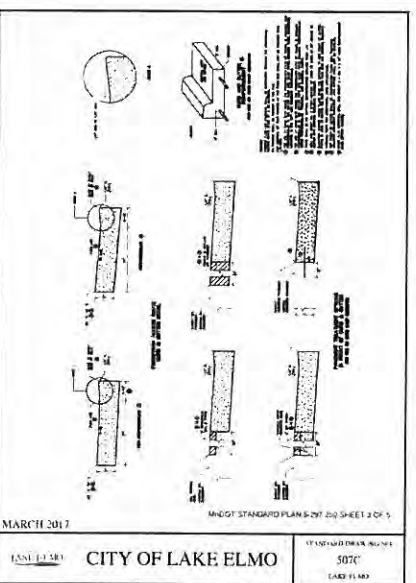
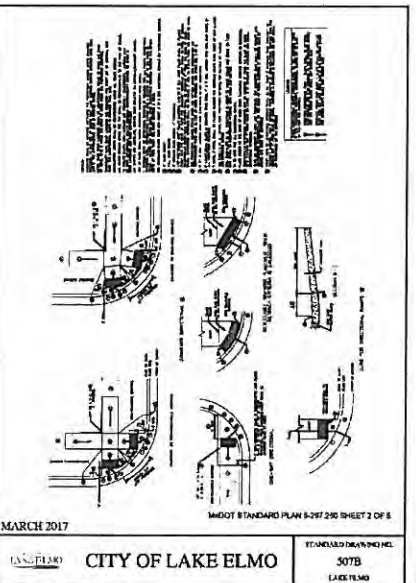
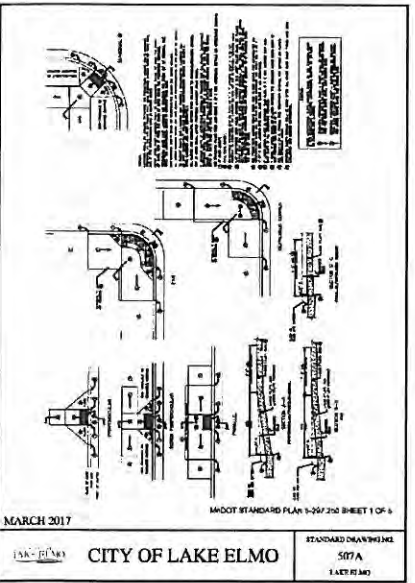
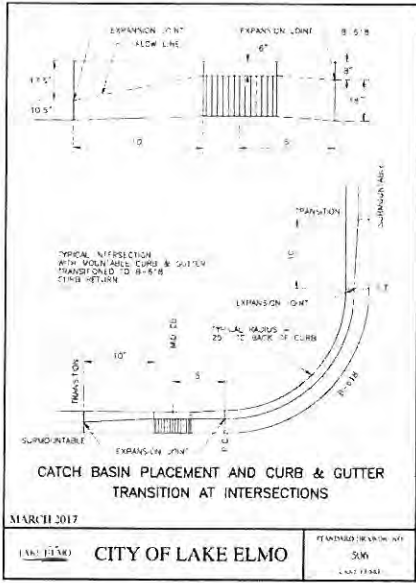
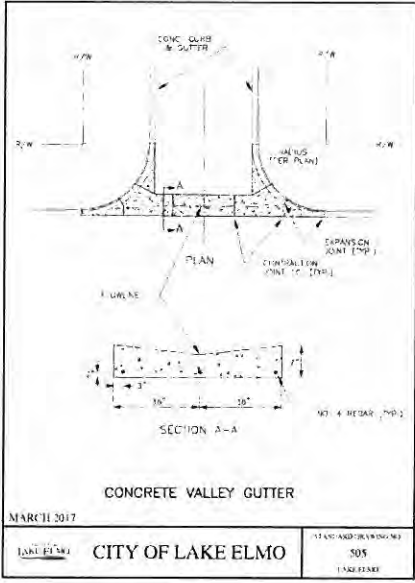
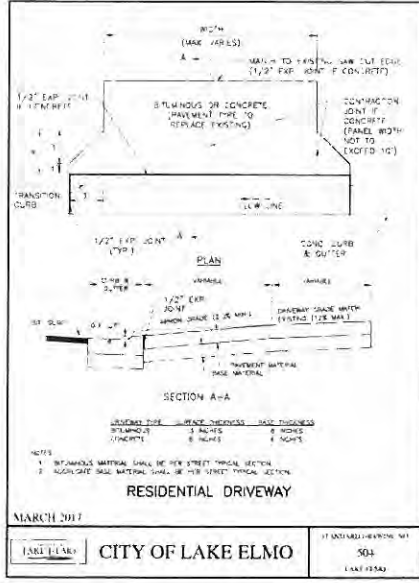
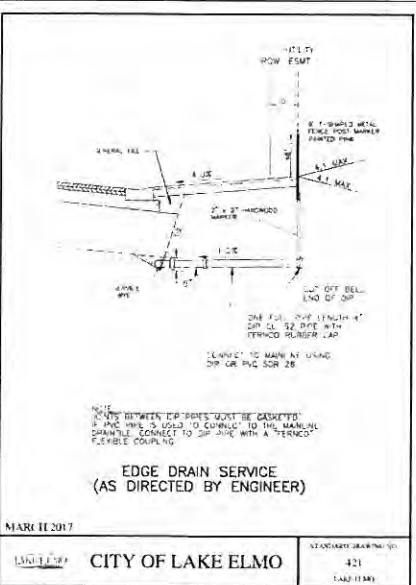
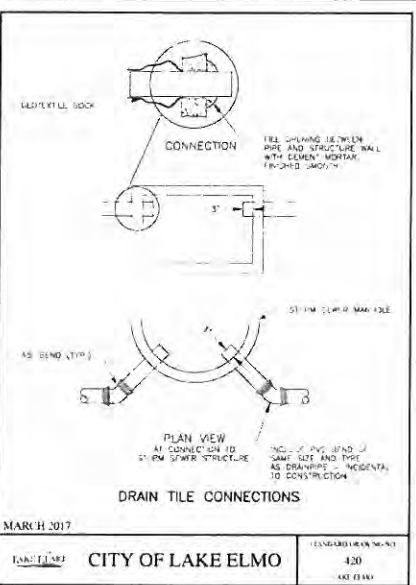
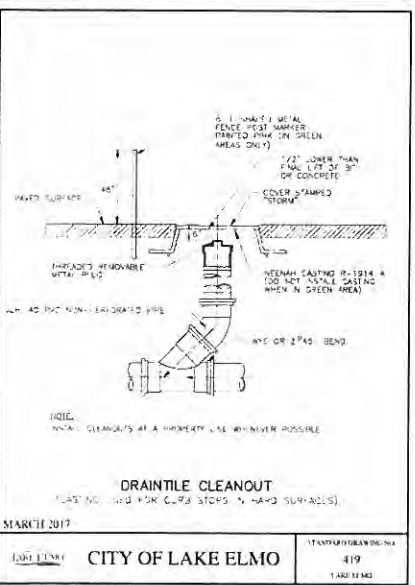
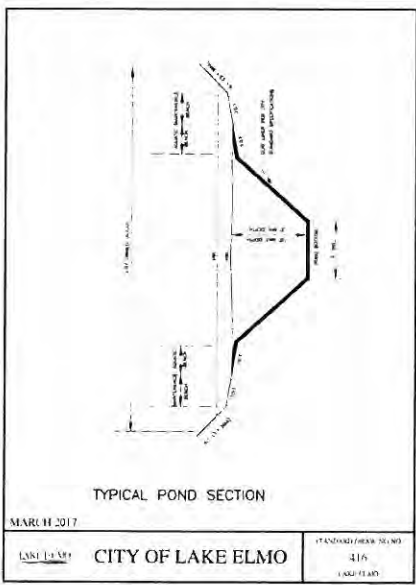
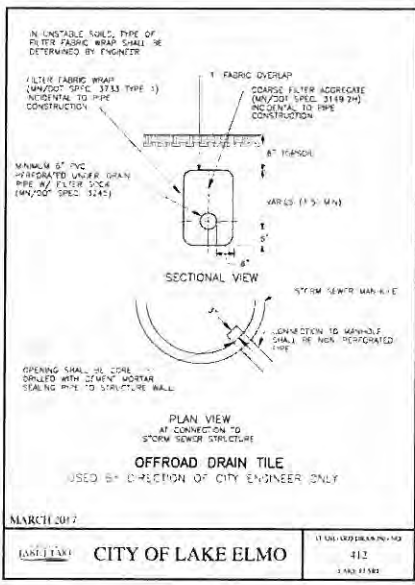
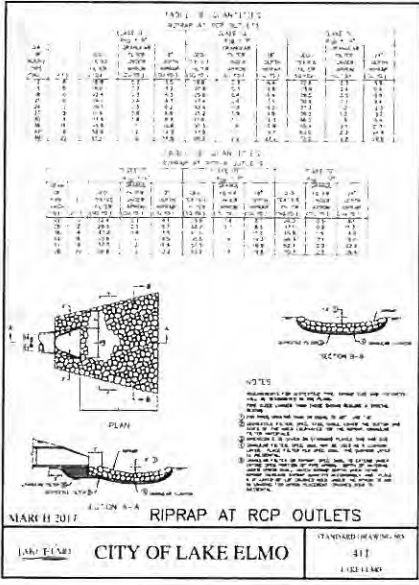
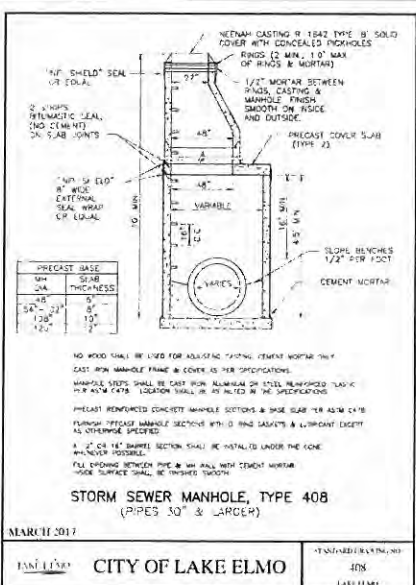
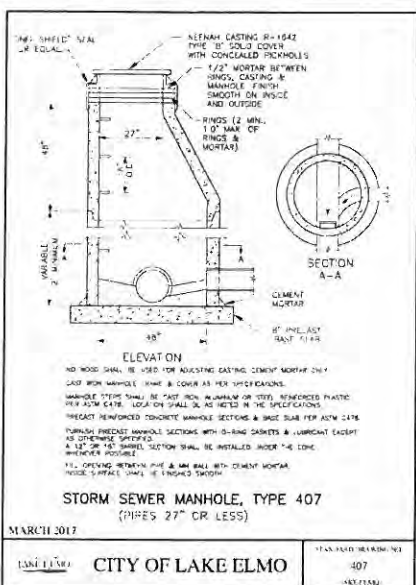
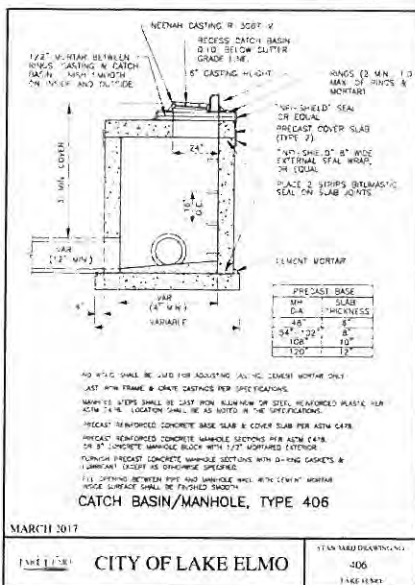
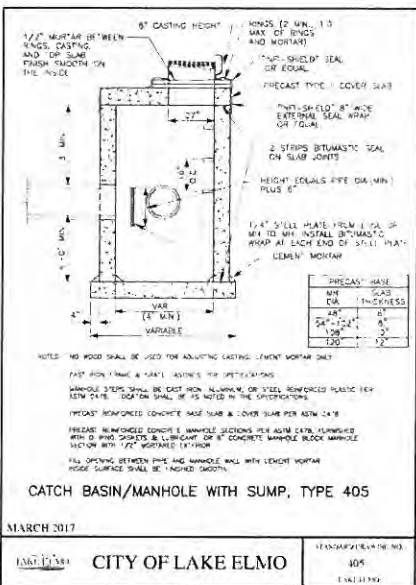
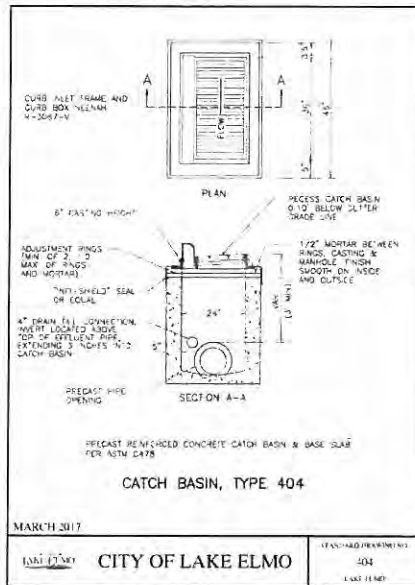
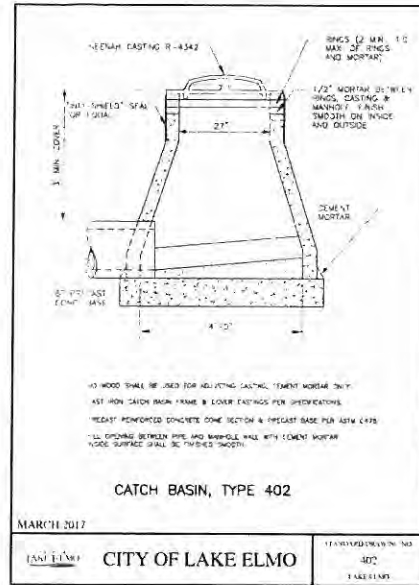
MARCH 2017
CITY OF LAKE ELMO
210
LAKESIDE

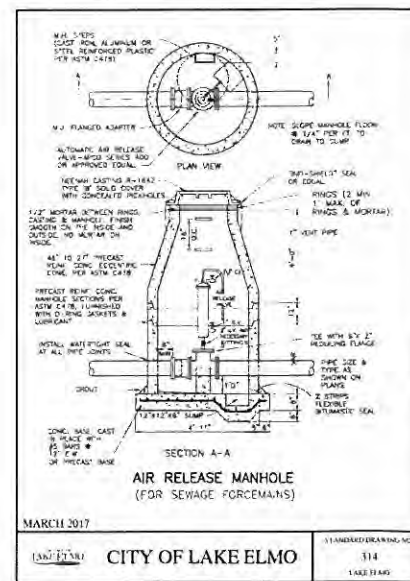
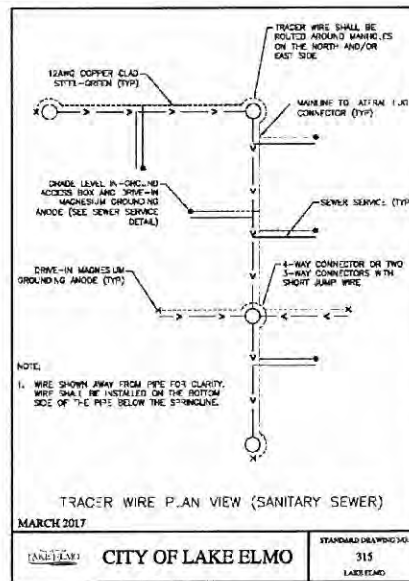
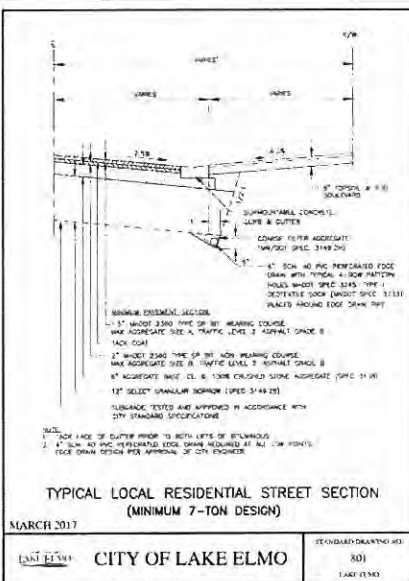
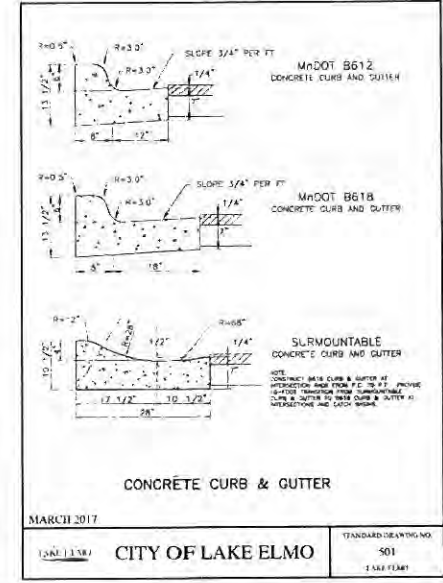
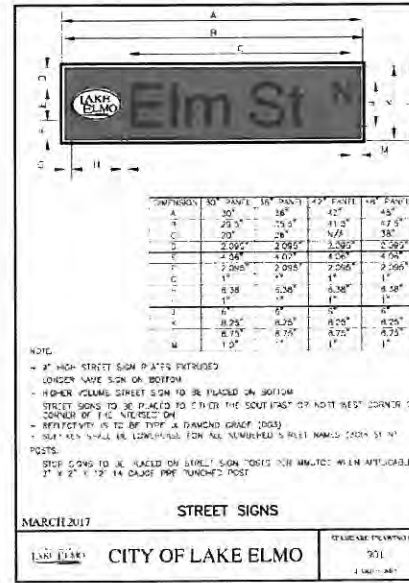
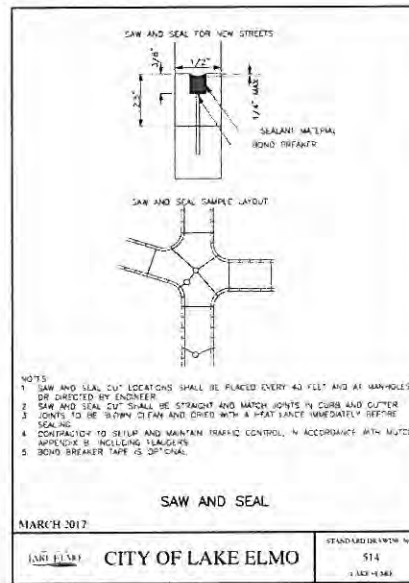
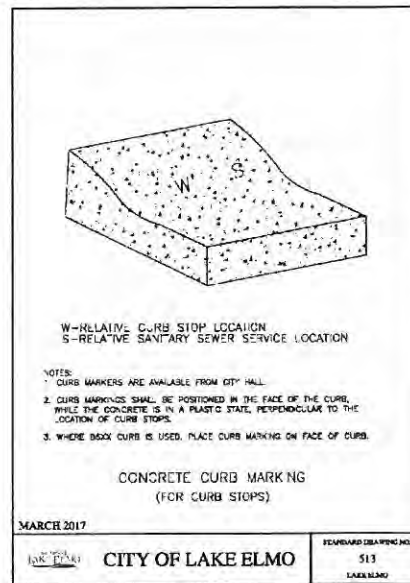
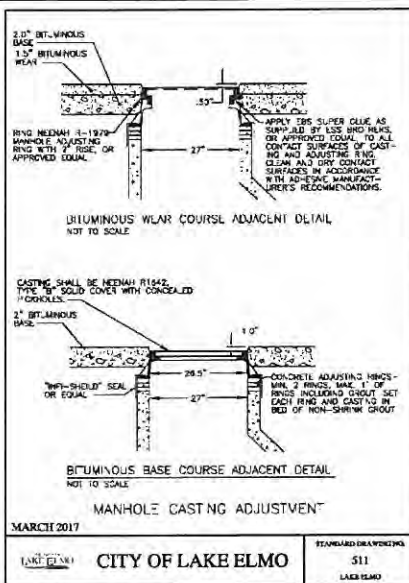
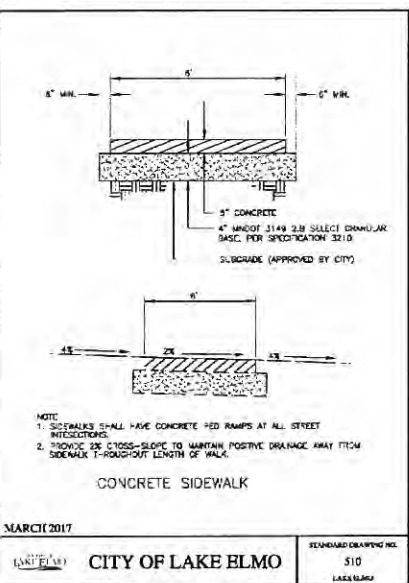
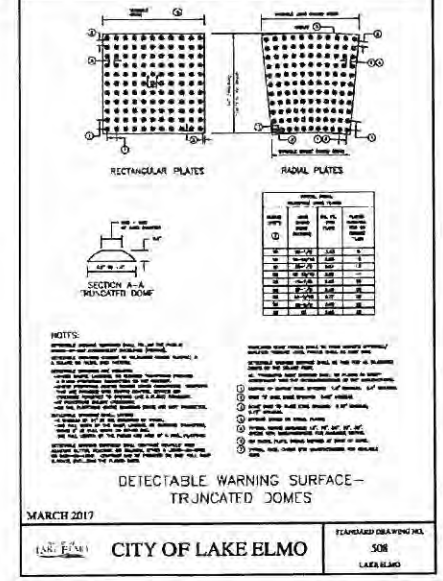
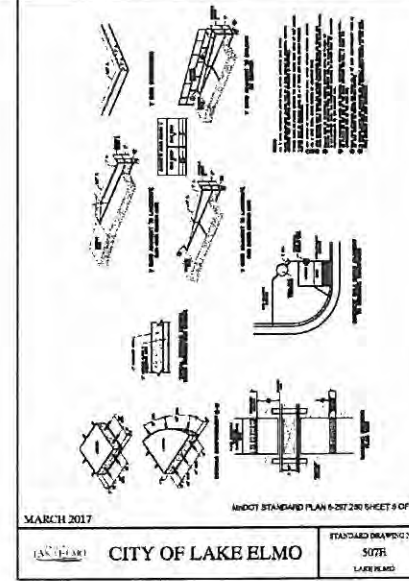
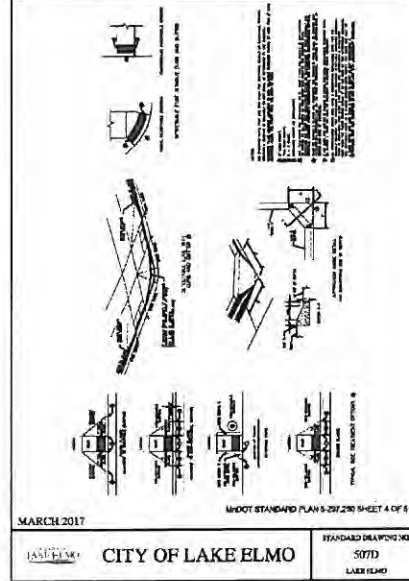
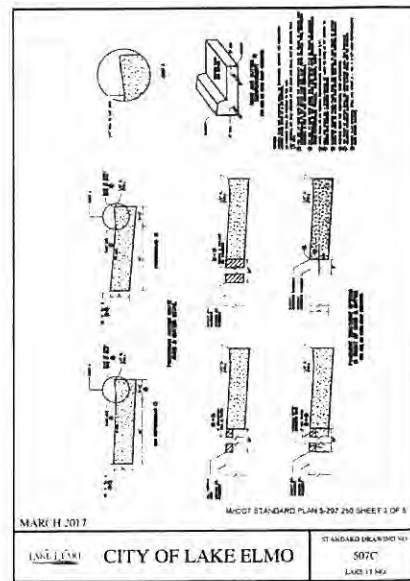
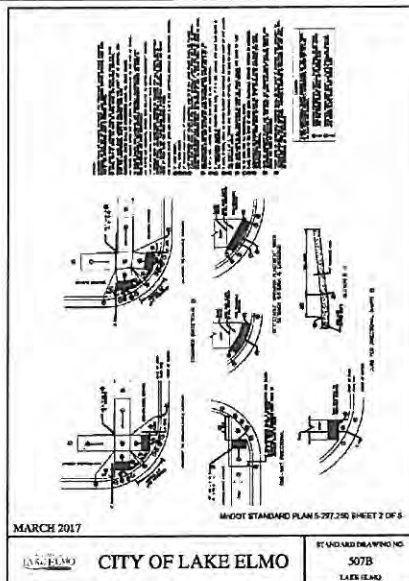
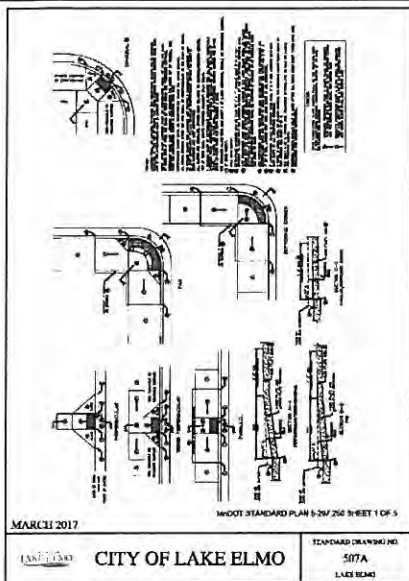


MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL
TRACE WIRE
WATER SERVICE DETAIL



MINNESOTA RURAL WATER ASSOCIATION
STANDARD DETAIL
TRACE WIRE
HYDRANT DETAIL





- STANDARD PLAN NOTES
-
- GRADING AND EROSION CONTROL PLANS

CITY OF LAKE ELMO

STANDARD DRAWING FOR
FOOT
LARGE STAMP

- STANDARD PLAN NOTES
-
- GRADING AND EROSION CONTROL PLANS

CITY OF LAKE ELMO

STANDARD DRAWING NO.
600C
LARGE SIZE

- STANDARD PLAN NOTES
SITE RESTORATION PLANS

CITY OF LAKE ELMO

GOOD
FALL TIPS



CITY OF LAKE ELMO

STANDARD DRAWING NO.
601
LATE 1962



CITY OF LAKE ELMO

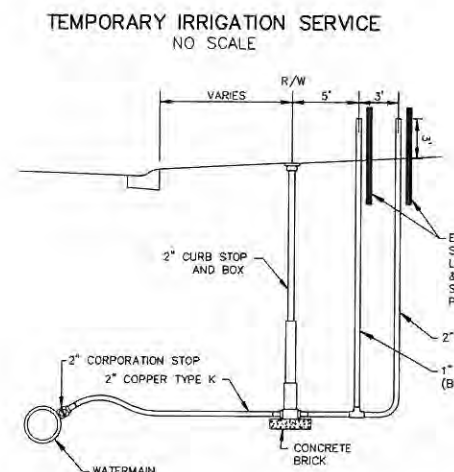
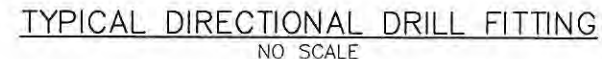
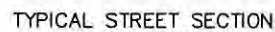
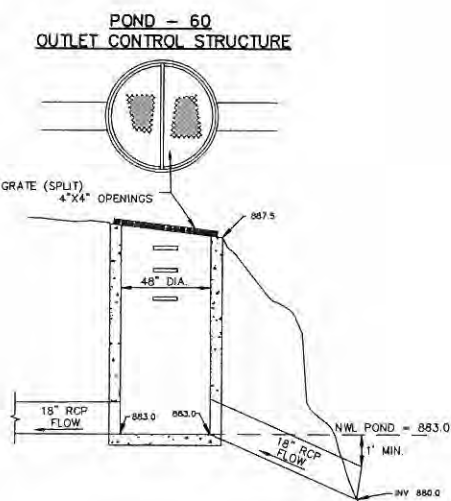
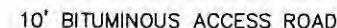
603
LACE, NEMO



UNCLASSIFIED DRAWINGS NO.
(604)
(LAWYER'S USE)



STANDARD DRAWING NO.
605
LARGE MD



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

Print Name: Brian J. Krystofiak, P.E.
Signature: Brian J. Krystofiak
Date: 4/26/17 License #: 25063

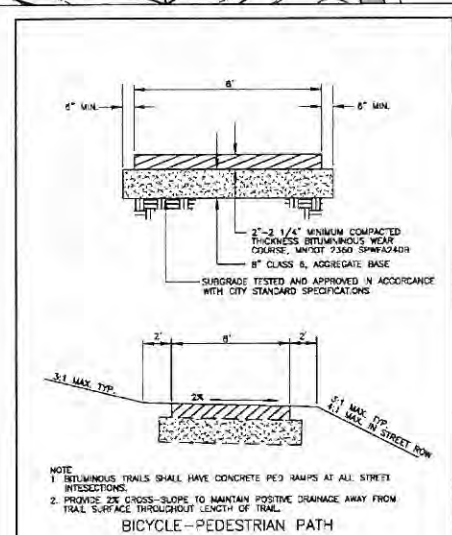
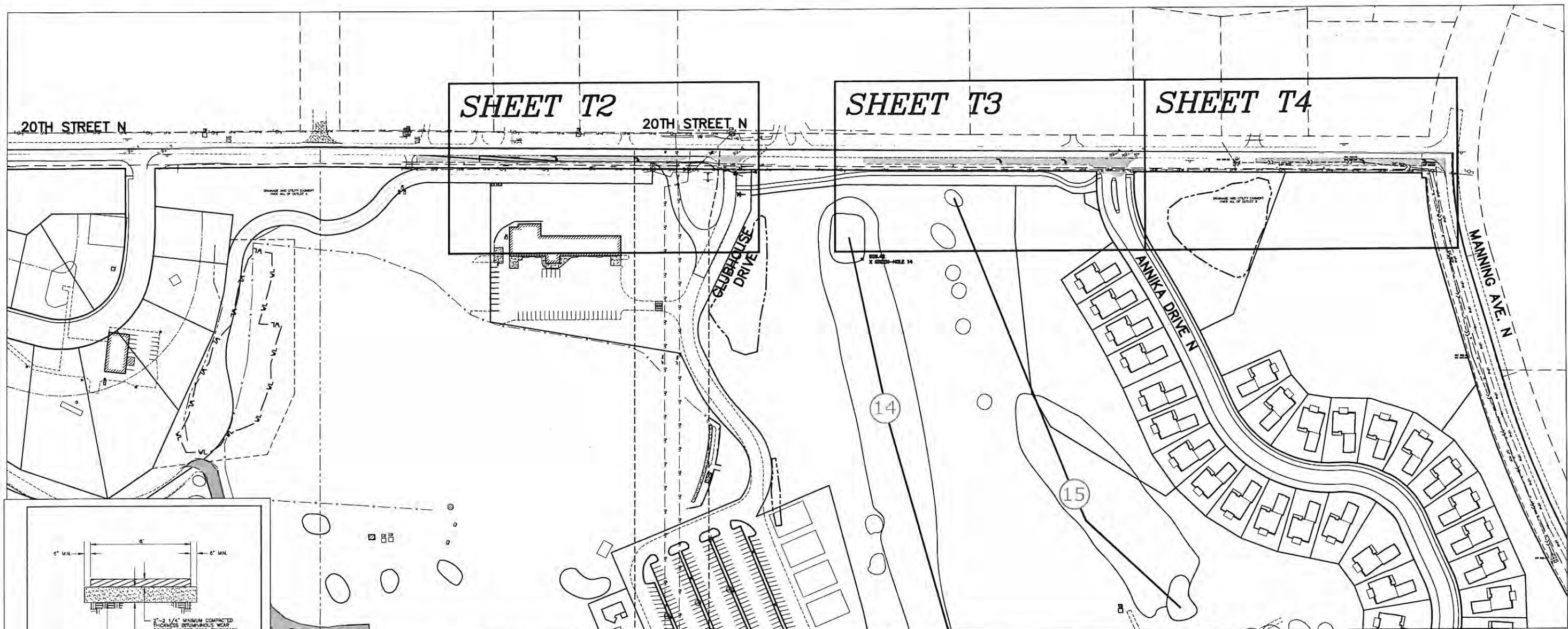
Drawn: ADB
Designed: BJK
Date: 4/26/17

Revisions
1. 5/26/17 per City Comments
2. 7/28/17 per City Comments

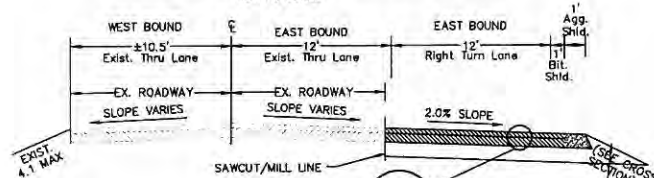
H.C. Golf Course Development, LLC.
11074 Radisson Rd NE,
Blaine, MN 55449

**THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION**
Lake Elmo, Minnesota

DETAILS



TYPICAL RIGHT TURN LANE SECTION
NOT TO SCALE



PAVEMENT SECTION
(PER MN/DOT 2360)

1.5" - MNDOT 2360 TYPE SP. BIT. WEARING COURSE
MAX AGGREGATE SIZE A, TRAFFIC LEVEL 2, ASPHALT GRADE B
BITUMINOUS TACK COAT
2" - MNDOT 2360 TYPE SP. BIT. NON-WEARING COURSE
MAX AGGREGATE SIZE B, TRAFFIC LEVEL 2, ASPHALT GRADE B
6" - AGGREGATE BASE, CL. 8 100% CRUSHED AGGREGATE (SPEC 3138)
12" - SELECT GRANULAR BORROW (SPEC 3149.2B)
SUBGRADE TESTED AND APPROVED IN ACCORDANCE WITH CITY STANDARD SPECS.

TURN LANE NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. GOVERNING SPECIFICATIONS SHALL BE THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND ALL PERMANENT SIGNING & MARKINGS SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS, 2014".
4. CONTRACTOR SHALL NOTIFY THE CITY OF LAKE ELMO AND SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
6. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.

SIGNING & STRIPING NOTES

1. ALL SIGNS MUST MEET MMUTCD.
2. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
3. SIGN POSTS TO BE GREEN POWDERED PAINTED GALVANIZED METAL, 3.0 LBS/FT.
4. STREET SIGN POSTS TO BE 12" TUBULAR POST WITH 0.080" WALL THICKNESS.
5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
7. EPOXY RESIN AND DROP-ON GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MNDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS".

MARCH 2017
CITY OF LAKE ELMO

STANDARD DRAWING NO.
509
LAKE ELMO

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Dr #100
Blaine, MN 55449
Phone: (763) 489-7900
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 Minnesota

Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 5/26/17 License #: 25063

Drawn: JJO
Designed: BJK
Date: 5/26/17

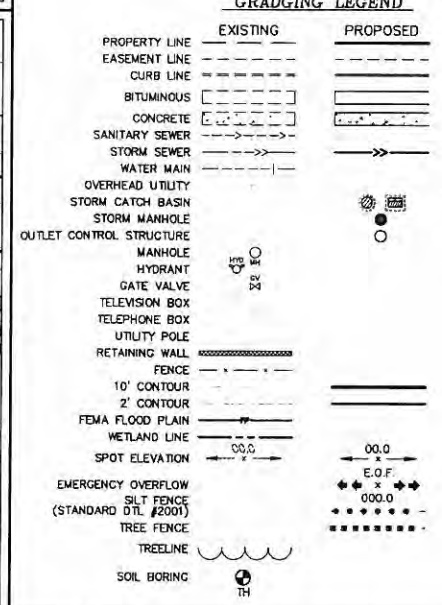
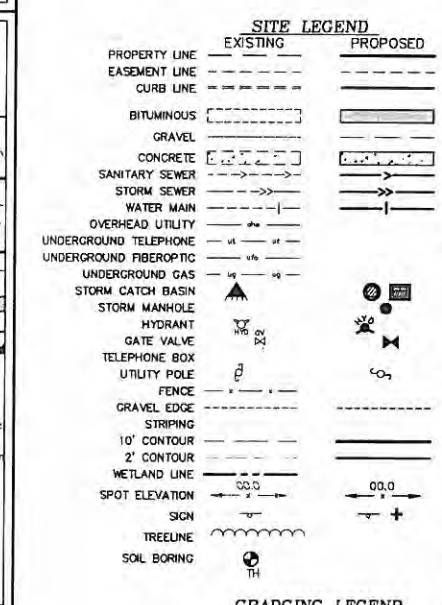
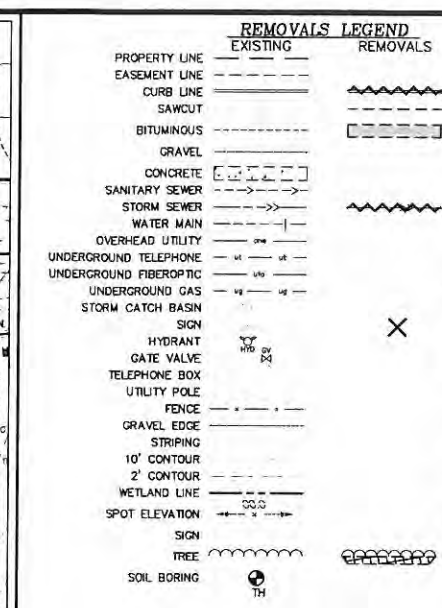
Revisions:
1. 7/28/17 Updated Clubhouse Driveway

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

**THE ROYAL GOLF CLUB AT
LAKE ELMO - 1ST ADDITION**
Lake Elmo, Minnesota

TURN LANE INDEX

T1
of
4

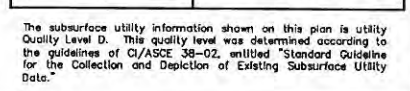


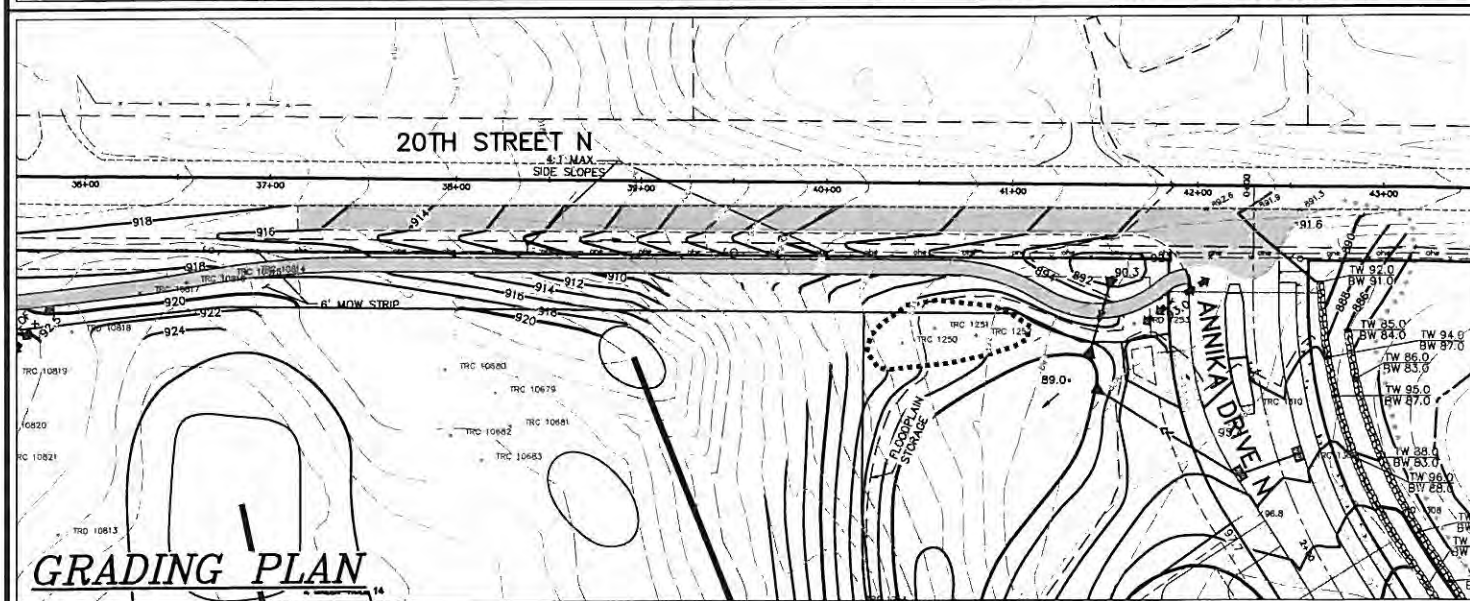
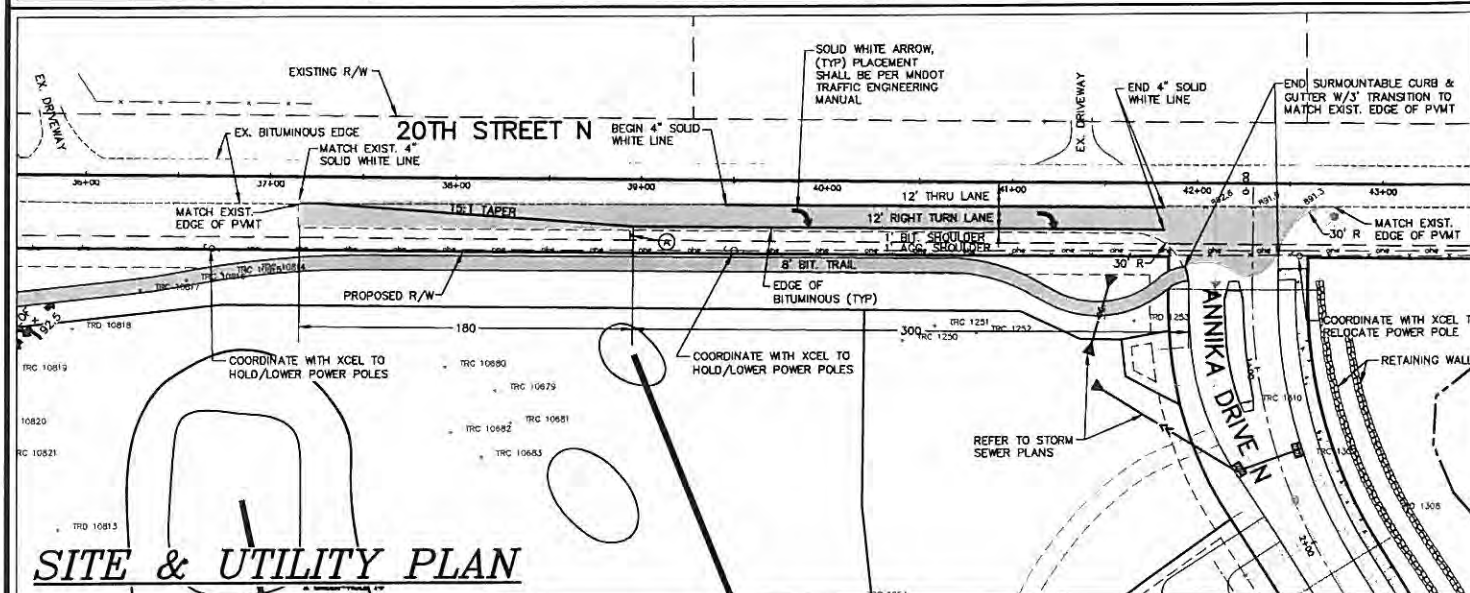
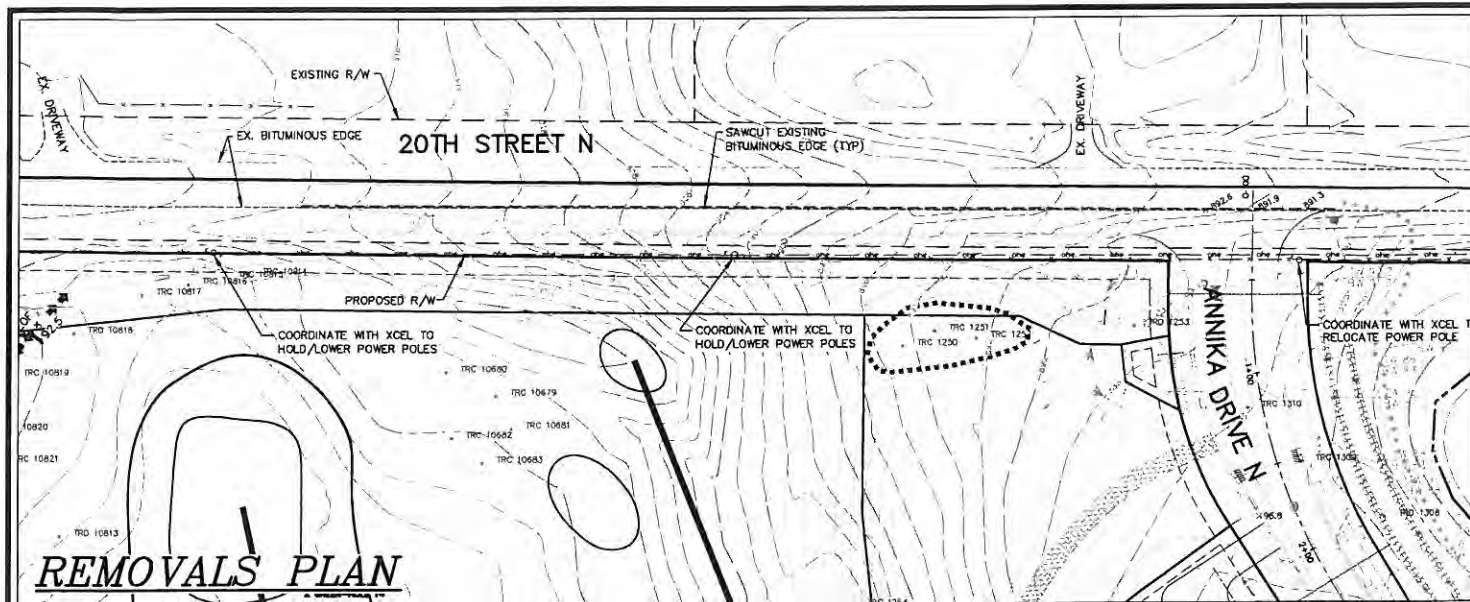
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0 25 50 100

(IN FEET)

BENCHMARKS	
1.	TOP NUT HYDRANT APPROXIMATELY 218 FT. NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 928.99 (NAVD 88)
2.	TOP NUT HYDRANT APPROXIMATELY





REMOVALS LEGEND

EXISTING	REMOVALS
PROPERTY LINE	
EASEMENT LINE	
CURB LINE	
SAWCUT	
BITUMINOUS	
CONCRETE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
OVERHEAD UTILITY	
UNDERGROUND TELEPHONE	
UNDERGROUND FIBEROPTIC	
UNDERGROUND GAS	
STORM CATCH BASIN	
SIGN	
HYDRANT	
GATE VALVE	
TELEPHONE BOX	
UTILITY POLE	
FENCE	
GRAVEL EDGE	
STRIPING	
10' CONTOUR	
2' CONTOUR	
WETLAND LINE	
SPOT ELEVATION	
SIGN	
TREE	
SOIL BORING	

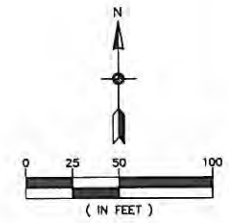
SITE LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
EASEMENT LINE	
CURB LINE	
BITUMINOUS	
CONCRETE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
OVERHEAD UTILITY	
UNDERGROUND TELEPHONE	
UNDERGROUND FIBEROPTIC	
UNDERGROUND GAS	
STORM CATCH BASIN	
STORM MANHOLE	
HYDRANT	
GATE VALVE	
TELEPHONE BOX	
UTILITY POLE	
FENCE	
GRAVEL EDGE	
STRIPING	
10' CONTOUR	
2' CONTOUR	
WETLAND LINE	
SPOT ELEVATION	
SIGN	
TREELINE	
SOIL BORING	

GRADING LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
EASEMENT LINE	
CURB LINE	
BITUMINOUS	
CONCRETE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
OVERHEAD UTILITY	
STORM CATCH BASIN	
STORM MANHOLE	
HYDRANT	
GATE VALVE	
TELEVISION BOX	
TELEPHONE BOX	
UTILITY POLE	
RETAINING WALL	
FENCE	
10' CONTOUR	
2' CONTOUR	
FEMA FLOOD PLAIN	
WETLAND LINE	
SPOT ELEVATION	
EMERGENCY OVERFLOW	
SILT FENCE	
(STANDARD DTL #2001)	
TREE FENCE	
TREELINE	
SOIL BORING	

	R/W	EXISTING	PROPOSED	R/W
37+00	EXISTING GROUND			
915				915
910				910
905				905
900				900
38+00	0+20	0+00	0+20	0+40
915				915
910				910
905				905
900				900
39+00	0+20	0+00	0+20	0+40
915				915
910				910
905				905
900				900
40+00	0+20	0+00	0+20	0+40
895				895
890				890
885				885
880				880
41+00	0+20	0+00	0+20	0+40
895				895
890				890
885				885
880				880
42+00	0+20	0+00	0+20	0+40
895				895
890				890
885				885
880				880



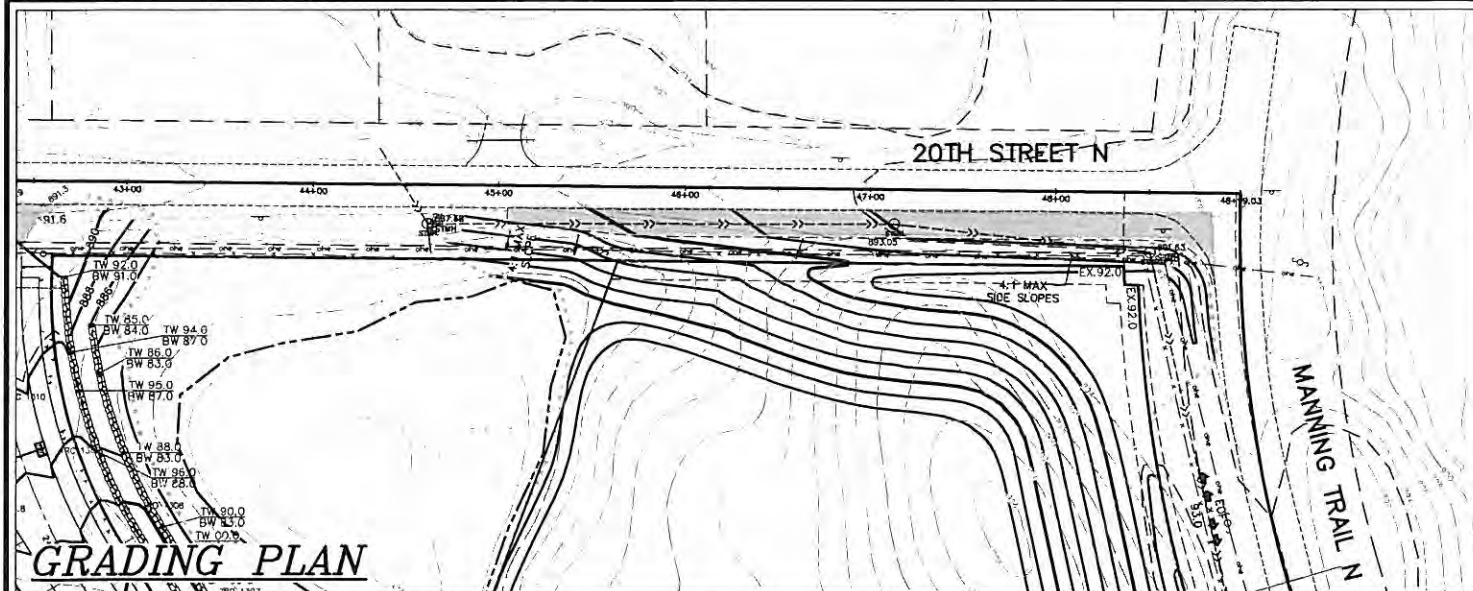
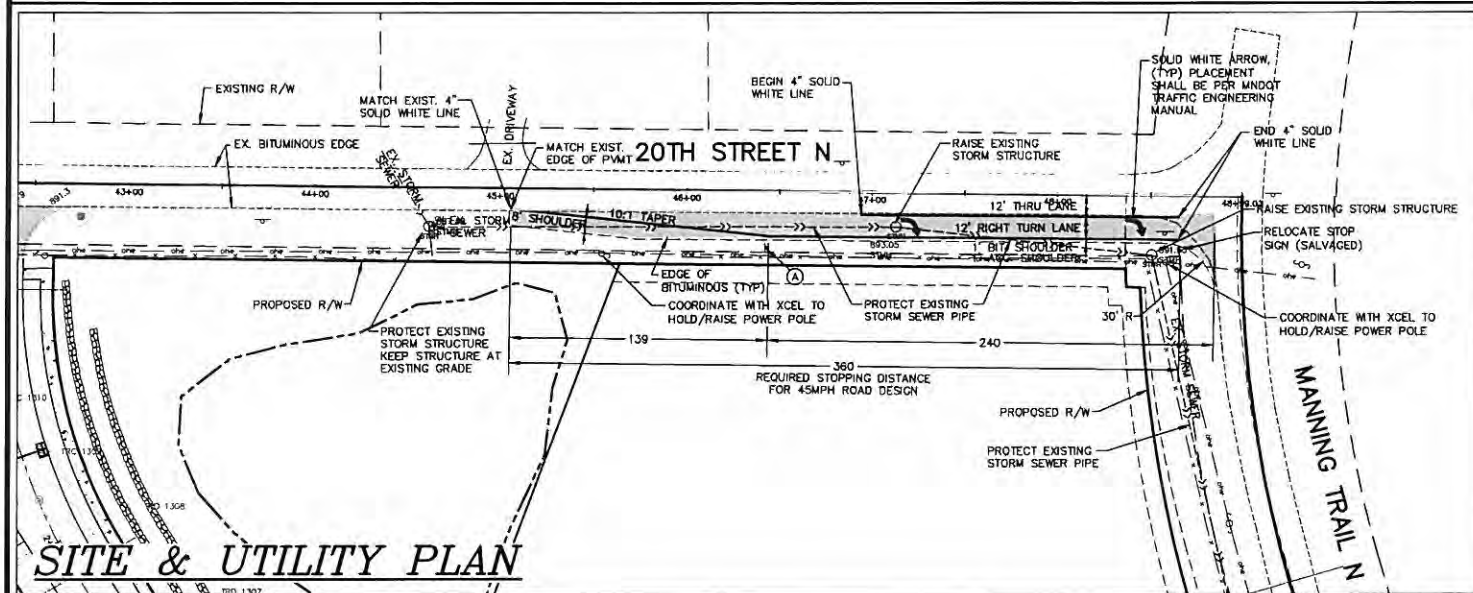
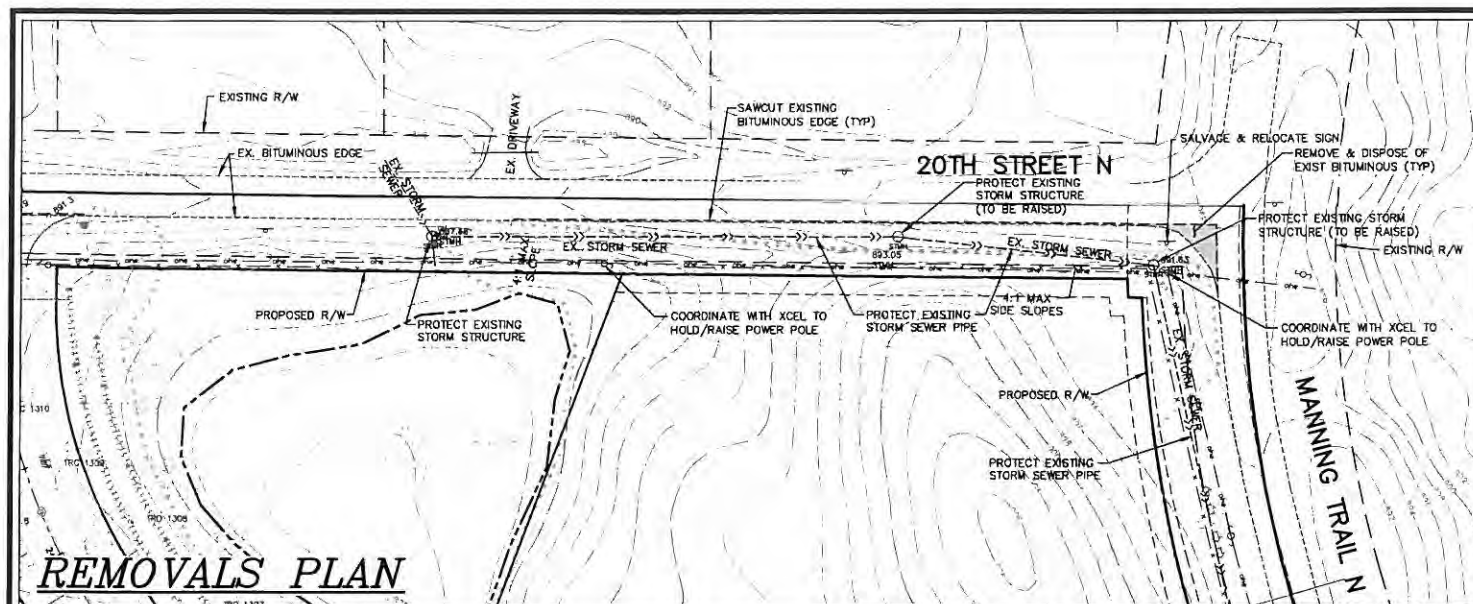
BENCHMARKS

- TOP NUT HYDRANT APPROXIMATELY 218 FT. NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 928.99 (NAVD 88)
- TOP NUT HYDRANT APPROXIMATELY 1057 FT. NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 923.76 (NAVD 88)

CALL BEFORE YOU DIG

SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
RIGHT TURN LANE	R3-X1	30" X 30" (BLACK ON WHITE)	1



REMOVALS LEGEND

EXISTING	REMOVALS
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
SAWCUT	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
UNDERGROUND TELEPHONE	---
UNDERGROUND FIBEROPTIC	---
UNDERGROUND GAS	---
STORM CATCH BASIN	---
SIGN	---
HYDRANT	---
GATE VALVE	---
TELEPHONE BOX	---
UTILITY POLE	---
FENCE	---
GRAVEL EDGE	---
STRIPING	---
10' CONTOUR	---
2' CONTOUR	---
WETLAND LINE	---
SPOT ELEVATION	---
SIGN	---
TREE	---
SOIL BORING	---

SITE LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
GRAVEL	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
UNDERGROUND TELEPHONE	---
UNDERGROUND FIBEROPTIC	---
UNDERGROUND GAS	---
STORM CATCH BASIN	---
STORM MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEPHONE BOX	---
UTILITY POLE	---
FENCE	---
GRAVEL EDGE	---
STRIPING	---
10' CONTOUR	---
2' CONTOUR	---
WETLAND LINE	---
SPOT ELEVATION	---
SIGN	---
TREELINE	---
SOIL BORING	---

GRADING LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEVISION BOX	---
TELEPHONE BOX	---
UTILITY POLE	---
RETAINING WALL	---
FENCE	---
10' CONTOUR	---
2' CONTOUR	---
FEMA FLOOD PLAIN	---
WETLAND LINE	---
SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
SILT FENCE (STANDARD OTL #2001)	---
TREE FENCE	---
TREELINE	---
SOIL BORING	---

	R/W	RC	R/W
43+00			
890			890
885			885
880			880
875			875
44+00	0+40	0+20	0+40
890			890
885			885
880			880
875			875
45+00	0+40	0+20	0+40
890			890
885			885
880			880
875			875
46+00	0+40	0+20	0+40
890			890
885			885
880			880
875			875
47+00	0+40	0+20	0+40
890			890
885			885
880			880
875			875
48+00	0+40	0+20	0+40
890			890
885			885
880			880
875			875

BENCHMARKS

1. TOP NUT HYDRANT APPROXIMATELY 218 FT. NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 928.99 (NAVD 88)

2. TOP NUT HYDRANT APPROXIMATELY 1057 FT. NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 923.76 (NAVD 88)

811
Know what's below. Call before you dig.

SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
(A) RIGHT TURN LANE	R3-X1	30" X 30" (BLACK ON WHITE)	1



STAFF REPORT

DATE: August 28, 2017

REGULAR

ITEM #: 4b

MOTION

TO: Planning Commission
FROM: Emily Becker, City Planner
AGENDA ITEM: Zoning Map Amendment – Rezoning City Parks
REVIEWED BY: Stephen Wensman, Planning Director

BACKGROUND:

A number of developments have dedicated City parkland, though these parcels have not yet been properly rezoned to Public and Quasi-Public Open Space.

ISSUE BEFORE COUNCIL:

The Planning Commission is being asked to hold a public hearing and consider a request by the City of Lake Elmo for a Zoning Map Amendment to rezone parcels that have been dedicated as City parkland.

REVIEW/ANALYSIS:

Parcels Proposed to be Rezoned. The following PID#s are proposed to be rezoned:

PID#	Development/Description
33.029.21.11.0005	Inwood
13.029.21.41.0055	Easton Village
13.029.21.31.0018	Parcel north of Reid Park
13.029.21.42.0026	Parcel east of Reid Park
13.029.21.43.0013	Parcel east of Reid Park
01.029.21.13.0004	Sanctuary
34.029.21.31.0085	Savona
34.029.21.42.0096	Savona
12.029.21.33.0052	Village Preserve/Wildflower Park
12.029.21.34.0053	Village Preserve Wildflower Park
13.029.21.23.0029	Lions Park (Parcel with Arts Building)

Note: The outlot that will be dedicated for parkland for the Boulder Ponds development has not yet been platted and therefore was not included on this list.

Consistency with the Comprehensive Plan. The Comprehensive Plan's Land Use Plan does not guide these specific area for Public/Park. The Comprehensive Park and Recreation Plan, however, show areas for Neighborhood Parks, and these parcels are located within these areas.

FISCAL IMPACT:

None.

OPTIONS:

The Commission may:

- 1) Recommend the Council adopt Ord. 08- as presented.
- 2) Amend Ord. 08- and recommend the Council adopt Ord. 08- as amended.
- 3) Recommend the Council not adopt Ord. 08-.

RECOMMENDATION:

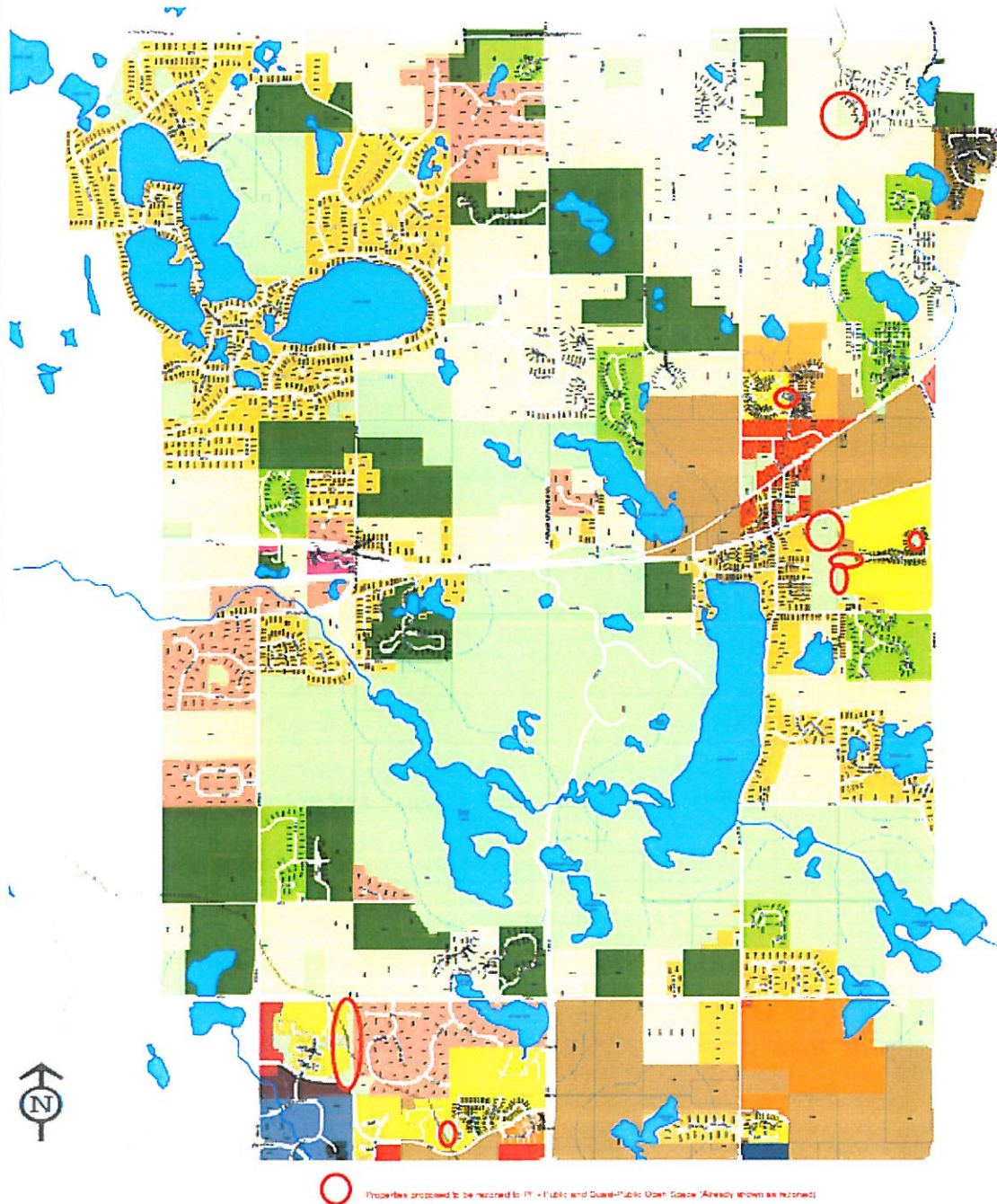
Staff recommends the Planning Commission recommend the Council adopt Ord. 08- as presented, approving a Zoning Map Amendment that rezones PID#s 13.029.21.23.0029, 12.029.21.33.0052, 12.029.21.34.0053, 34.029.21.31.0085, 34.029.21.42.0096, 01.029.21.13.0004, 13.029.21.41.0055, 33.029.21.11.0005 to PF – Public and Quasi-Public Open Space.

“Move to recommend adoption of Ord. 08- approving a Zoning Map Amendment that rezones PID#s 13.029.21.23.0029, 12.029.21.33.0052, 12.029.21.34.0053, 34.029.21.31.0085, 34.029.21.42.0096, 01.029.21.13.0004, 13.029.21.41.0055, 33.029.21.11.0005 to PF – Public and Quasi-Public Open Space .”

ATTACHMENTS:

- Ord. 08-
- Zoning Map Exhibit

Lake Elmo Zoning Map



THE CITY OF
LAKE ELMO

Zoning Districts

AP	PD	GD	LC-PUD	MOR-PUD	RD	RD
L	L	HDR	LDR	PT	RCW	RT
L-PUD	HDR-PUD	LDR-PUD	RU-PUD	MOR		
CC	LC					

General

Water
Shoreland Buffer
Tributary

Neighborhood Districts

Brussels Creek
Littles Lake Ravine
Valley Branch

Date: 8/28/2017 Meeting Date: 8/28/2017
 Updated By: JLP Planning Dept 2/8/2017

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-__

**AN ORDINANCE TO AMEND THE LAKE ELMO CITY CODE
BY AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF LAKE ELMO**

The City Council of the City of Lake Elmo ordains that Lake Elmo City Code, Section 154.032 Zoning District Map, of the Municipal Code, shall be amended by adding Ordinance No. 08-__, as follows:

Section 1: Zoning Map Amendment. The following property, PID# 33.029.029.21.11.0005 is hereby rezoned from LDR-PUD – Urban Low Density Residential-Planned Unit Development to PF- Public and Quasi-Public Open Space:

Outlot L, Inwood

Section 2: Zoning Map Amendment. The following property, PID# 13.029.21.41.0055 is hereby rezoned from LDR – Urban Low Density Residential to PF- Public and Quasi-Public Open Space:

Outlot D, Easton Village

Section 3: Zoning Map Amendment. The following property, PID# 01.029.21.13.0004 is hereby rezoned from RR – Rural Residential to PF- Public and Quasi-Public Open Space:

Outlot D, St. Croix's Sanctuary

Section 4: Zoning Map Amendment. The following property, PID# 34.029.21.31.0085 is hereby rezoned from LDR – Urban Low Density Residential to PF- Public and Quasi-Public Open Space:

Outlot D, Savona 4th Addition

Section 5: Zoning Map Amendment. The following property, PID# 34.029.21.42.0096 is hereby rezoned from LDR – Urban Low Density Residential to PF- Public and Quasi-Public Open Space:

Outlot A, Savona 3rd Addition

Section 6: Zoning Map Amendment. The following property, PID# 12.029.21.33.0052 is hereby rezoned from LDR – Urban Low Density Residential to PF- Public and Quasi-Public Open Space:

Outlot E, Village Preserve

Section 7: Zoning Map Amendment. The following property, PID#

12.029.21.34.0053 is hereby rezoned from MDR-PUD – Urban Medium Density – Planned Unit Development to PF- Public and Quasi-Public Open Space:

Outlot K, Wildflower at Lake Elmo

Section 8: Zoning Map Amendment. The following property, PID# 13.029.21.23.0029 is hereby rezoned from RS - Rural Single Family PF- Public and Quasi-Public Open Space:

Lots 1 to 4, Colverdale Addition

Section 9: The City Council of the City of Lake Elmo also hereby ordains that the Zoning Administrator shall make the applicable changes to the official zoning map of the City of Lake Elmo.

Section 10: Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

This Ordinance No. 08-____ was adopted on this ____ day of ____ 2017, by a vote of ____ Ayes and ____ Nays.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk