

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

RESOLUTION NO. 2021 - 060

A RESOLUTION APPROVING A FINAL PLAT FOR EASTON VILLAGE 7TH ADDITION

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

WHEREAS, Chase Development, 2140 West County Road 42, Burnsville, MN has submitted an application to the City of Lake Elmo ("City") for a Final Plat for Easton Village 7th Addition, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Easton Village Sketch Plan was reviewed by the Planning Commission on January 7, 2014 and approved by City Council on February 5, 2014; and

WHEREAS, the City approved the Easton Village Preliminary Plat on July 15, 2014, subject to 21 conditions; and

WHEREAS, the proposed Easton Village 7th Addition includes 26 single family residential lots within the Easton Village 217 unit residential development; and

WHEREAS, the City Council has reviewed the memorandum prepared by Staff for the 7th Addition final plat at its May 18, 2021 meeting; and

WHEREAS, the City Council reviewed the Easton Village 7th Addition Final Plat at its meeting held on May 18, 2021 and made the following findings:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Easton Village 7th Addition consists of the creation of 26 lots for detached single-family homes.
- 3) That the Easton Village 7th Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the March 31, 2019 Staff report to the Planning Commission.
- 4) That the Easton Village 7th Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Easton Village 7th Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.

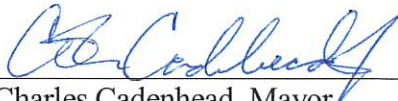
- 6) That the Easton Village 7th Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control, and other ordinances with the exception of the issues identified in the staff report to the Planning Commission.
- 7) That the Easton Village 7th Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Easton Village 7th Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated April 20, 2021.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Easton Village 7th Addition Final Plat subject to the following conditions:

- 1) The City will not release the final plat for recording until all site corrections have been made and approved by the City (following as-built field verification) for the grading and drainage on Lots 5-10, Block 5 of the Easton Village 1st Addition. Site corrections shall be completed in accordance with the approved plan submitted on April 12, 2021. The 180 day recording requirement as stated in Section 153.10 B.) 4.) of the City's subdivision regulations will remain applicable, and the 180 day time clock will start the day the Final Plat is approved.
- 2) The Final Construction Plans must be revised to include the removal and restoration of the temporary Manning Avenue access at the corner of 32nd Street and Linden Avenue, and the Development Agreement security shall include the full costs for this work to be completed as part of the development improvements. The Manning Avenue access removal and restoration work must be fully completed and approved by the City prior to the City issuing building permits for any lot.
- 3) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable staff before the recording of the Final Plat. Final Plat approval is contingent upon all changes and modifications to the plans requested by the City Engineer in the Easton Village 7th Addition construction plan review memorandum dated April 20, 2021, being fully addressed.
- 4) The conditions listed by City's Landscape Architect in the memo dated April 23, 2021 shall be incorporated into the final construction/landscape plans and approved by the City before the Final Plat is released by the City for recording.
- 5) Comments listed by the Fire Chief in his memo dated April 6th, 2021 shall be addressed before the Final Plat is released by the City for recording.

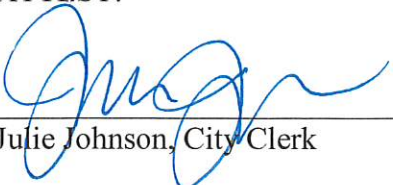
- 6) Before the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Easton Village 7th Addition Final Plat with financial guarantees therefor.
- 7) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before its execution by City Officials.
- 8) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and rights-of-way before the release of the Final Plat by the City.
- 9) The applicant shall provide a disclosure statement to all initial home buyers in the development advising of the location of the Lake Elmo Airport and associated over-flights.
- 10) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 11) The applicant must notify all home builders about possible City outdoor watering restrictions and that all home builders must notify all home buyers that the City may impose limits on outdoor water use including no watering of grass or sod unless the applicant is notified by the City that this notice is no longer required. Said decision about whether this notice is no longer required shall be made at the sole discretion of the City. The applicant shall have the City approve the notification message before the release of the Final Plat by the City.

Passed and duly adopted this 18th day of May, 2021 by the City Council of the City of Lake Elmo, Minnesota.



Charles Cadenhead, Mayor

ATTEST:



Julie Johnson, City Clerk