



## **STAFF REPORT**

DATE: MAY 18, 2021

**TO:** City Council  
**FROM:** Ken Roberts, Planning Director  
**AGENDA ITEM:** Union Park West Addition – Final Plat  
**REVIEWED BY:** Jack Griffin, City Engineer

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### **BACKGROUND:**

U.S. Homes Corporation, doing business as Lennar, is requesting City approval of a Final Plat to create lots for 102 townhomes located on 18.79 acres of land located south of 5<sup>th</sup> Street and west of Julia Avenue. This proposed final plat is the western and final phase of a 240 townhouse residential development on +/-32.40 acres known as Union Park. Staff is recommending approval of the request subject to meeting the conditions listed in this report.

On September 3, 2019, the City Council approved the final plat for Union Park. This approval created for 62 townhomes, street rights-of-way and storm water ponding areas within a 7.92 acre area lying south of 5<sup>th</sup> Street and east of Julia Avenue. The approved First Addition final plat also included the street right-of-way for 5<sup>th</sup> Street North, for Julia Avenue and created several outlots for future development for the area south of 5<sup>th</sup> Street North.

### **ISSUES BEFORE THE CITY COUNCIL:**

The City Council is being asked to approve the proposed Final Plat for the Union Park West Addition.

### **GENERAL INFORMATION:**

*Applicant:* U.S. Home Corporation (Lennar), 16305 36<sup>th</sup> Avenue N. Suite 600, Plymouth, MN 55446

*Property Owner:* DPS – Lake Elmo, LLC (Alan Dale), 6007 Culligan Way, Minnetonka, MN 55345

*Location:* South Side of 5<sup>th</sup> Street North, west of Julia Avenue North

*PID#s:* 34-029-21-34-0011 (west property)

*Request:* Final Plat Approval

*Site Area:* 18.79 acres (total acreage for this phase)

*Surrounding Area:* North – Savona (Urban Low Density Residential) across 5<sup>th</sup> Street; West –Multi-tenant strip mall and Lampert’s lumber yard (Commercial); East – Union Park First Addition townhomes (Urban Medium Density); South – Vacant land (Rural Development Transitional guided Mixed Use Commercial in 2040 Comprehensive Plan.)

*Comprehensive Plan (2040):* MDR - Medium Density Residential (4-8 units per acre)

*History:* On November 6, 2018, the City Council reviewed and commented on the 239-unit sketch plan for the area south of 5<sup>th</sup> Street north (including this site).

On March 19, 2019, the City Council approved the proposed preliminary plat and zoning map change (to MDR) for Bentley Village by Resolution 2019 – 020. This approval was for up to 240 townhouses on 41.6 acres lying south of 5<sup>th</sup> Street North.

*Action Deadline:* Application Submittal – 02/26/2021  
60 Day Deadline – 04/25/2021  
Extension Letter Mailed – Yes  
120 Day Deadline – 06/24/2021

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

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## **PROPOSAL DETAILS/ANALYSIS:**

**Changes since Preliminary Plat since City Council approval.** The most significant change to the project plans and the proposed final plat for this phase of the Union Park development is number of proposed lots. The phasing plan and approved preliminary plat for this part of Union Park showed 107 lots. Lennar is proposing 102 units in this development – a reduction of five units on the 18.79 acre site. As shown, the final plat for Union Park West also includes the street right-of-way for 5<sup>th</sup> Street North.

Overall, the proposed final plat (with the proposed streets and outlots) is consistent with the approved preliminary plat.

**Lot Sizes and Widths.** The proposed lot layout and sizes for the townhouses are consistent with the approved preliminary plat.

**Landscape and Tree Preservation Plans.** The City's Landscape Architect reviewed the landscape plans and tree for this phase of the development. I have attached his report. He found that the most recent landscape plans as submitted to the City for this development are consistent with the preliminary approval and all City requirements. As such, he is recommending approval of those plans.

**Streets.** All the local streets in this development will have a 53 foot right-of-way and are 28 feet wide – consistent with the standards the City approved with the preliminary plat. The developer is showing no parking on one side of the neighborhood streets – primarily along the side of the street with the driveways for the townhouses. The proposed street names are consistent with the street names as approved by the City with the preliminary plat.

**Outlots.** The proposed final plat has several outlots. Outlots A, B, C and D will be owned and maintained by the HOA and are consistent with the preliminary plat. The plans indicate that Outlot D will be owned by the HOA but it also will be for a storm water pond.

**Park Dedication.** The proposed development is within a Neighborhood Park search area of the Comprehensive Plan. Savona Park meets the needs of this search area, as it is located just over 500 feet from the northern edge of the proposed development. The developer is proposing and Staff recommends that the developer pay the City fees in lieu of land in order to satisfy the park dedication requirements. As

per the City's Subdivision Regulations, the required cash equivalent payment shall be an amount equal to the fair market value of the percentage land dedication for the zoning district in which the subdivided property is located (the MDR zoning district requires 10% of the total acreage being developed), and the amount is to be determined by reference to current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser. In summary, the developer will be required to pay the City 10% of the value of land as park dedication.

**Subdivision Signs.** Section 154.212(G) (1) (c) of the Zoning Code allows each residential subdivision to have one subdivision identification sign per entrance. The maximum size for subdivision identification sign is 32 square feet in area for the main entrance and a maximum sign area of 24 square feet per sign for all other locations.

The developer has not yet submitted a proposal for an entrance monument or subdivision identification sign for this site. Any signs would require a permit from the City.

**Fire Chief Comments.** Planning staff provided the Fire Chief Kalis copies of the proposed Union Park West Addition final plat. He offered the following comments:

Fire Chief Kalis:

1. All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
2. Townhomes shall be in compliance with the Minnesota State Building and residential codes regarding fire sprinklers.
3. Fire hydrants shall be provided in approved locations following review by Engineering and Public Works staff.
4. Building address numbers shall be plainly visible from the street fronting the property and shall have a contrasting color from the background.

**City Engineer Comments.** The City Engineer memo dated March 31, 2021 is attached to this report. He had several comments about the ownership and platting of the various outlots and the easements the City should require from the developer as this project moves forward.

**Other Concerns.**

Watering Ban. Due to shortage of water, the City may need to implement severe watering restrictions in the City for this year and into the future. This could include limiting or prohibiting the use water outside including for vehicle washing and for watering grass. This could affect future home builders and buyers as there may be a limited supply of water available for outdoor uses. It may be wise for the City to put a condition on this phase of the plat to require the home builders to inform the buyers about the possible watering restrictions.

Off-Site Easements. Condition 23 of the preliminary plat approve states: "The applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat application." For Union Park, there are two areas from the development that discharge storm water to adjoining properties – to the south and to the east. The property to the south is currently owned by the same property owner that sold this development site to Lennar so grading along the southern edge of the site and discharging storm water to the south is not a major concern of City staff.

It is consistent with City ordinances and practices to require developers to obtain written permission or easements from neighboring properties for storm water impacts to those adjoining properties. The developer has not agreed to get an easement for their storm water discharge stating that an easement is not necessary since there already is storm water going onto that property. The City Attorney provided staff with an opinion that in this case the developer does not need to obtain an easement from the neighboring landowner. However, the City will want to ensure the City is not liable or responsible for any damages caused by the change in the storm water flow if this plan moves forward. The best way to ensure this is to require the developer to get an easement before the City releases the final plat for recording or before issuing a grading permit for the project. If the City does not require Lennar to get an off-site easement, then the City should require Lennar to indemnify the City from any liability in this case.

**Final Plat Approval Process.** The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

In order to provide the City Council with an update concerning the conditions associated with the preliminary plat for Union Park (formerly known as Bentley Village), Staff has prepared the following:

**Preliminary Plat Conditions of Approval for Bentley Village as designated by Council Resolution 2019-020 - with Staff Update Comments (updated information in bold):**

1. That the City approves a Zoning Map Amendment to rezone the site from RT (Rural Development Transitional) to MDR (Medium Density Residential). **(DONE)**
2. That the preliminary plat includes parcels with the PID#s 34-029-21-34-0006 and 34-029-21-43-0003.
3. That all comments and conditions of approval in the City Engineer's Memorandum dated February 17, 2019 be addressed and included with the revised project plans for City approval. **(The City Engineer reviewed the latest project plans and has provided the City comments dated March 31, 2021.)**
4. That revised preliminary plat plans include an overall tree planting and landscape plans for each phase of the development. Landscaping must not conflict with utilities and with pond maintenance access. Boulevard trees are not allowed in the 10-foot-wide drainage and utility easements along the public streets. All landscaping and tree plans shall incorporate the comments and conditions in the Landscape Architect's memos dated February 15, 2019 and March 6, 2019 and shall be approved by the City's Landscape Architect. **(The City's Landscape Architect has reviewed the latest project tree and landscape plans and is recommending their approval).**
5. That the developer shall incorporate each phase of Bentley Village into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association that shall be submitted in final form to the Planning Director before the City will issue a building permit 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 all private amenities including open space and trails. **(Still pending).**
6. 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 for each platted phase

- of the development. **(Still pending – City staff will work with the applicant to prepare the necessary agreement).**
7. That the HOA be responsible for the ownership and maintenance of all landscape (retaining) walls within the development.
  8. That the developer shall install an HOA owned and maintained children's play structure or other similar improvement on Outlot H as shown on the preliminary plat submittal. **(The developer will be installing a children's play structure in Outlot C.)**
  9. That the developer provide the City fees in lieu of park land dedication as required by 153.15 of the City Code with each final plat. **(Done – fee is noted in the Development Agreement)**
  10. That the revised preliminary plat plans include a parking area for the HOA pool/recreation area (if the developer constructs the pool) that meets all applicable standards. **(Not applicable to this phase of the development).**
  11. That the HOA documents include architectural requirements that require 4-sided architecture on all buildings and garage doors shall not have flat panels. The City encourages the builder to include windows and/or other architectural features in all exterior doors and garage doors. City staff shall approve all building exterior designs including colors and materials before the City issues building permits for the town houses. **(Still pending – needs City approval).**
  12. That the developer submit a sidewalk and trail phasing plan to be approved by City Staff and that the developer/contractor construct the public sidewalks and trails within each phase before the City issues building permits for that phase of development.
  13. That the developer install a six-foot-wide concrete public sidewalk on one side of every street in the development. **(These are shown on the construction plans).**
  14. That the Applicant place storm water ponds within outlots including the 100-year high water flood level and all maintenance access. All outlots are to be owned and maintained by the HOA with drainage and utility easements placed over all of each Outlot. **(These are shown on the proposed final plat).**
  15. All storm water facilities shall be publicly owned and maintained. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat. **(Still pending – City staff will work with the developer to prepare the necessary agreements. These will cover all the outlots within the development site).**
  16. That if the applicant/developer wants to reuse storm water for private irrigation within the development that the project engineer submit details to the City about the proposed storm water reuse system and ongoing operations that will be subject to approval by the City. The applicant must clearly define the proposed ownership, maintenance and ongoing operational responsibilities for the proposed system and City acceptance of storm water reuse will be contingent upon the City agreeing to the ongoing ownership, maintenance and operation plan, including the execution of a storm water maintenance agreement that addresses storm water reuse. In addition, all storm water system plans and specifications shall be subject to approval by the City Engineer and must address recommended reuse water quality, storm water pond pump intake design, pond draw down guidelines, filtration recommendations, backflow prevention design, and potable water back-up supply design. **(Still pending – the developer has proposed reuse in the approved storm water management plan so the City will need to approve the design details for the reuse systems. Should the developer choose not to implement storm water reuse, a revised storm water management plan and revised VBWD permit will be required.).**
  17. The Preliminary Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in these conditions.
  18. The revised preliminary plat and Final Plat(s) shall include all necessary public right-of-way and easements for 5<sup>th</sup> Street North and for Road G. **(Done).**

19. The revised preliminary plat plans shall include a storm water management plan including a summary report describing the overall management plan and performance criteria for all required storm events. **(In process – plan will need final City approval).**
20. That the applicant shall obtain all necessary permits including but not limited to all applicable city permits (building, grading, sign, etc.), NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
21. That the preliminary plat plans be approved by Valley Branch Watershed District and that the applicant provide the City evidence that all conditions attached to a Valley Branch Watershed District permit will be met before the starting any grading activity on the site. **(This phase of the development requires a permit from the South Washington Watershed District).**
22. The applicant must provide the City a letter of approval from the owner of the gas main to perform the proposed work in the gas pipeline easement as a condition of preliminary plat approval and before the contractor starts any site work or site grading. **(Will need this agreement for this Phase of the development).**
23. The applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat application. **(Still pending – see discussion on staff report).**
24. That the applicant or developer address all the comments of the Fire Chief and the Building Official with final site and building plans including the placement of buildings and fire hydrants, street and driveway design, on-street parking and emergency vehicle access within the site. **(Done).**
25. That the applicant revise the project plans to show storm sewer easements and effective maintenance areas with a minimum width of 30 feet with a minimum of 15 feet of clearance from the pipe centerline. This includes locations where underground pipes run between buildings. **(Done – subject to the City Engineer’s review of the final project plans).**
26. That there shall be no encroachments into drainage and utility easements and corridors other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement. Prohibited encroachments include, but are not limited to trees, landscaping, retaining walls, buildings and storm water retention.
27. That the developer prepare exhibits for City staff approval that clearly identifies the property lines, easements, proposed building locations and the required and proposed setbacks for each of the lots and each building site within the development. **(Done).**
28. That all garage doors be setback at least 25 feet from the street right-of-way to provide off street parking on the driveway to allow vehicle parking without blocking a public sidewalk. **(Done).**
29. That the applicant update the preliminary plat plans to include street names that are consistent with the City’s street naming policy with the names listed herein. All street names shall be approved by the City Council. **(The proposed street names are consistent with the street names the City approved with the preliminary plat).**
30. The Applicant(s) or developers shall submit a photometric plan for the development for staff review and approval. All lighting must meet the requirements of Sections 150.035-150.038 of the City Code. **(Still pending – City staff will need to approve this plan before the City issues building permits).**
31. Before to the installation or construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans to the City for review and obtain a sign permit from the City.
32. That the applicant provide the City a detailed construction and staging plan with the construction plans and final plat for each phase of the development. These plans are to clearly indicate the phasing of the site grading, the phasing of the construction of each public infrastructure component (including required turn lanes, trails and sidewalks) and shall address access to that phase of the development for construction purposes and for residents. The City may require

- temporary cul-de-sacs at the end of streets with the first and third phases of the development. **(The phasing plans are complete and the City is requiring the developer provide the City with temporary easements for any temporary cul-de-sacs).**
33. Before the execution and recording of a final plat for any phase of the development, the developer or applicant shall enter into a Developer's Agreement with the City for that phase or project. The Developer's Agreement must be approved by the City Attorney and by the City Council. Each such Developer's Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees therefore. **(Pending – City staff as prepared a draft development agreement for City Council consideration).**
34. The applicant or developer shall enter into a separate grading agreement with the City before starting any grading activity in advance of final plat 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. **(Pending – City staff will work with the developer to prepare the necessary agreement).**
35. That the applicant submit revised preliminary plat and project plans meeting all conditions of approval for City review and approval. The revised applicant/developer project plans shall meet all of the above conditions before the City will accept a final plat application for any phase of the development and before the start of any clearing or grading activity on the site. **(The City Engineer has approved the proposed final plat and the proposed construction plans).**

**Recommended Findings.** Staff recommends approval of the Union Park West Addition Final Plat based on the following findings:

1. That all the requirements of City Code Section 153.10 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat for the Union Park West Addition will create 102 lots for townhouses (Attached) residential units.
3. That the Union Park West Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on March 19, 2019 by Resolution 2019-020.
4. That the Union Park West Addition Final Plat and Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
5. That the Union Park West Addition Final Plat and Plans comply with general intent of the City's Medium Density Residential zoning district regulations.
6. That the Union Park West Addition Final Plat and Plans comply with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the April 6, 2021 Staff report to the City Council.
7. That the Union Park West Addition Final Plat and Plans comply with the City's subdivision ordinance.
8. That Union Park West Addition Final Plat and Plans are 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 about the Union Park West Addition Final Plat and Plans dated March 31, 2021.

9. That the Union Park West Addition final plat will create 102 lots for townhouses, will include the dedication public street right-of-way for 5<sup>th</sup> Street North as well as four outlots – Outlots A, B, C and D.

**Recommended Conditions of Approval.** The City Engineer's review memo dated March 31, 2021 identified several issues the developer needs to address in order for the City to deem the final plans complete. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat and if necessary, obtained for any off-site impacts.

Based on the above Staff report and analysis, Staff is recommending approval of the final plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to proceed with the recording of the final plat.

Staff is recommend approval of the requested Union Park West Addition Final Plat with the following conditions:

1. 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. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Union Park West Final Plat and Plans dated March 31, 2021 shall be incorporated into these documents before they are approved.
2. 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.
3. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained before the start of grading or construction.
4. Before the execution of the Final Plat by City officials, the Developer shall enter into a Development 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 and shall include the payment of required park dedication fees for the Union Park First Addition Final Plat with financial guarantees therefore.
5. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians before the release of the final plat by City Officials.
6. That the Landscape Plans for this phase of the development be approved by the City's Landscape Architect before recording of final plat.
7. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.



8. That the applicant address all Fire Chief and Building Official comments in their final development and building plans.
9. That the applicant pay the City the required parkland dedication fee applicable to this phase of the development (based on 10 percent of the purchase price of the land) before the City releases the final plat for recording.
10. That the applicant notify all home builders and home buyers about possible City outdoor watering restrictions and that the developer notify all home buyers that the City may impose limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.
11. That applicant obtain any necessary approvals or easements from adjoin property owners for any private off-site work or impacts the development may have, including, but not limited to, storm water drainage and utility work.
12. That the applicant record the Final Plat with Washington County within 180 days of City Council approval (as required by the City Code).

**RECOMMENDATION:**

Staff recommends approval of the Union Park West Addition Final Plat with the recommended findings and conditions of approval as listed in the staff report and in the attached resolution:

***“Move to approve the Union Park West Addition Final Plat with recommended findings and conditions of approval as listed in the staff report.”***

**ATTACHMENTS:**

1. Application Narrative dated February 26, 2021
2. Location Map
3. Property Line Map
4. Overall Phasing Plan
5. Proposed Final Plat (3 pages)
6. City Engineer Report dated March 31, 2021
7. Landscape Architect’s report dated March 16, 2021
8. Final Plat Approval Resolution



February 26, 2021

City of Lake Elmo  
Attention: Ken Roberts, Planning Director  
3880 Laverne Avenue North, Suite 100  
Lake Elmo, MN 55042

RE: Narrative - Bentley Village Townhome Community

Dear Ken:

U.S. Home Corp, dba Lennar, is pleased to submit this Final Plat application for City review of the proposed townhome community at Julia Avenue North and Fifth Street North. Consistent with the existing Preliminary Approvals of Union Park we strive to deliver a special place to call home.

#### **Development Overview**

Lennar has prepared this final plat application for the Western portion of Bentley Village to create 102 townhomes which is consistent and includes no substantive changes from the approval on October 1, 2019 by the City. Lennar is under contract to purchase 18.79 acres (PID # 34-029-21-34-0011) and will develop a row-townhome product to compliment the other townhomes located in the area.

#### **Proposed Homes and Architecture**

*(please see exterior renderings, photos, and floorplans for an architectural sampling)*

The Liberty townhomes are a two-story building consisting of four to six units per building. Lennar's Liberty collection offers five floorplans each with 3 bedrooms, 2-3 bathrooms, front-loaded 2-car garage, and include a basement with option to finish. Each townhome unit will come furnished with some form of outdoor space. Walkout and Lookout units typically include an 8'x14' deck. Slab-on-grade units include an 8'x8' patio. These townhomes have also been built, or are being built, in Lakeville, Rosemount, Woodbury, and Maple Grove.

- **2-Story Liberty Townhome (row-style basement townhome)**

|                          |   |
|--------------------------|---|
| <u>Total Homes:</u>      | 102 (23 buildings, 4-6 units per building)          |
| <u>Base Price Range:</u> | **\$310,000 - \$320,000                             |
| <u>Square Footage:</u>   | 1,720 - 1,830 (3 bedrooms, 2-3 baths, 2-car garage) |
| <u>Bedroom:</u>          | 3 bedrooms  |
| <u>Bathrooms:</u>        | 2-3 bathrooms                                       |
| <u>Garage:</u>           | front-loaded two-car garage                         |

*\*\*Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on front facades and siding materials consist of vinyl lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and

cornices. All Lennar townhome units are designed to comply with MN building codes. Architectural renderings of the townhomes are included with this submittal. Lennar's design team will carefully plan the color packages of each building to avoid monotony and to ensure a visually appealing streetscape.

### **Schedule**

We anticipate Land development beginning Spring 2021 with construction of Welcome Home Centers beginning late Summer 2021. Ideally, we would have a home ready for the Fall 2021 Parade of Homes. The Community will likely be developed in one or two phases. Our grading and street/utility Trade Partners will create their construction traffic plans which will be submitted to the City for review prior to grading and street/utility installation, respectively. Based on current market conditions we project sales at a rate of three homes per month. Therefore, based on the 102 homes the timeline for full occupancy would be approximately 36-48 months.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including Savona and similar communities under development at Avonlea (Lakeville), Highlands of Falmoor Glen (Rosemount), Harvest Commons (Woodbury), and Rush Creek Commons (Maple Grove). We invite you to visit any of these communities and our website at <https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>. We look forward to working with the City of Lake Elmo and thank the City for its support.

Please contact me with any questions and/or concerns.

Thank you,



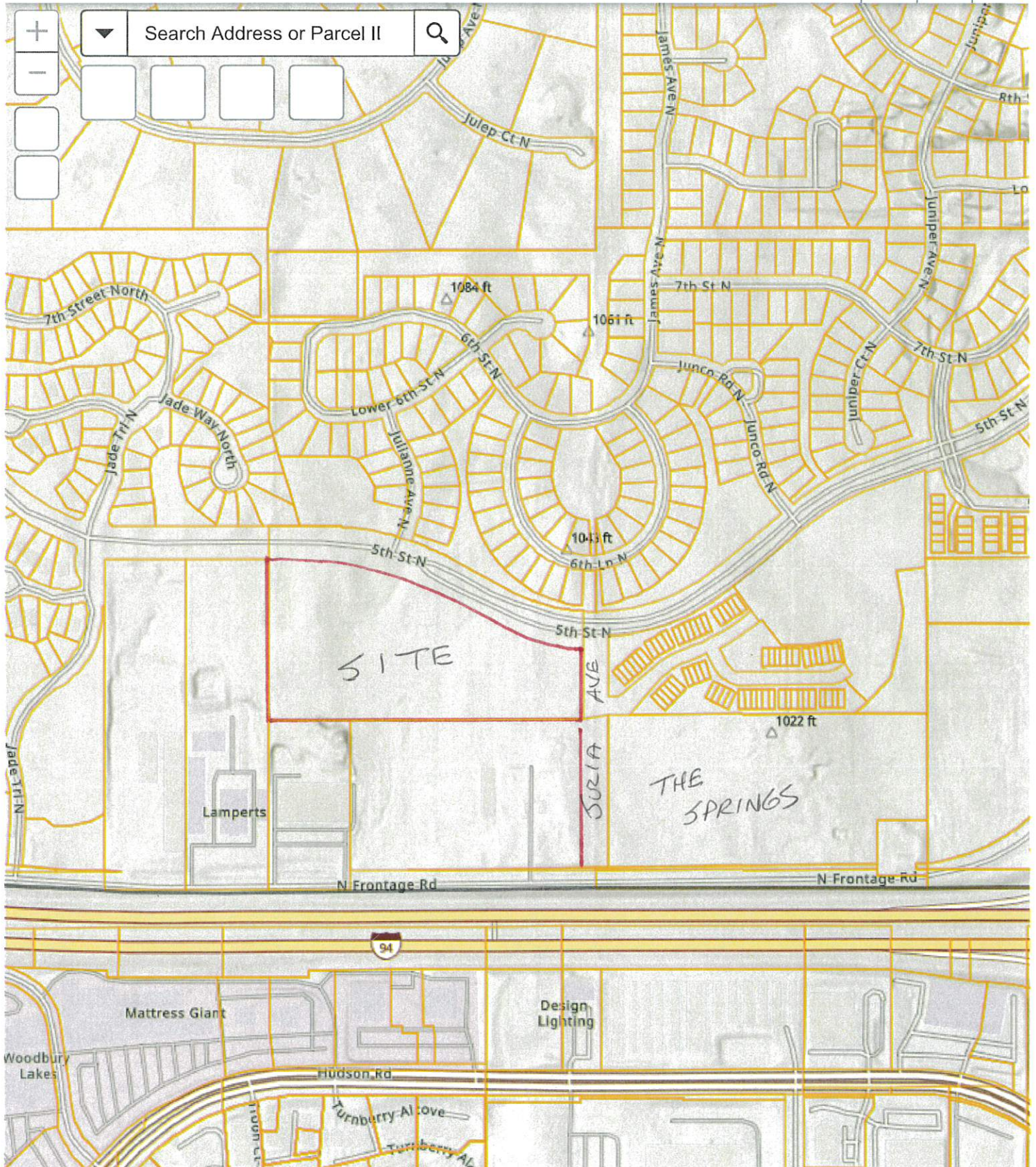
Melissa Duce  
Land Entitlement Manager  
Lennar Minnesota



# Parcel Viewer - Quick Access

Beta

Washington Co., NY



600ft

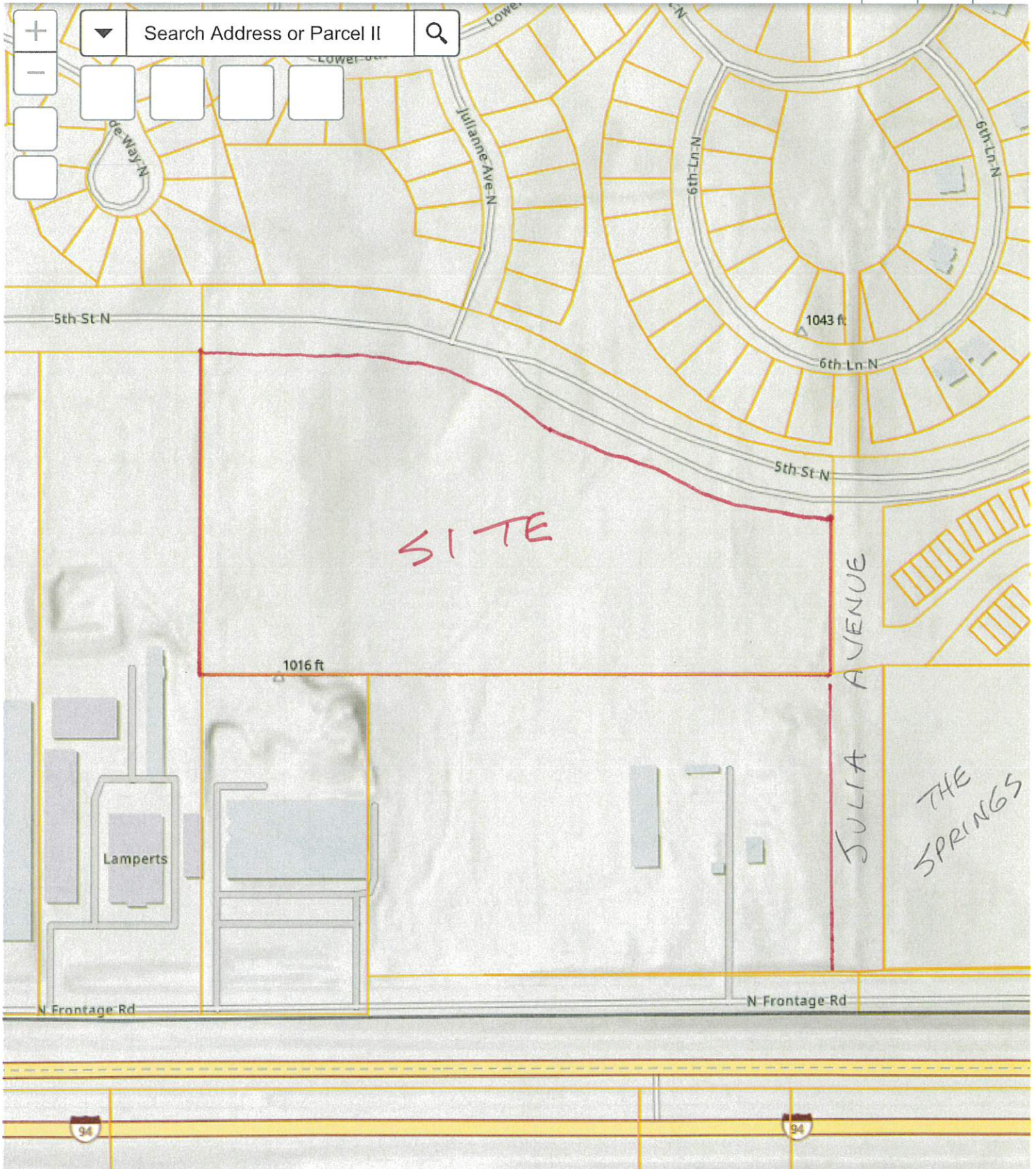
-92.882 44.957 Degrees



# Parcel Viewer - Quick Access

Beta

Washington Co.





Drawing name: X:\2018\180165\exhibits\Phasing Plan.dwg Jan. 23, 2019 - 9:48am



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**Pulte**  
Homes

**BENTLEY VILLAGE**  
LAKE ELMO, MINNESOTA

**PRELIMINARY PLAT SUBMITTAL**

**PHASING PLAN**

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.

MARK RAUSCH, PE

Date \_\_\_\_\_ License No. \_\_\_\_\_

**QUALITY ASSURANCE/CONTROL**

| BY      | DATE         |
|---------|--------------|
| DATE    | ISSUE        |
| 1-25-19 | PHASING PLAN |
|         |              |
|         |              |
|         |              |
|         |              |
|         |              |
|         |              |
|         |              |

**PROJECT TEAM DATA**

|             |          |
|-------------|----------|
| DESIGNED:   | MPR      |
| DRAWN:      | SIL      |
| PROJECT NO: | 218-0165 |

**1**

SHEET 1 of 1

# UNION PARK WEST

KNOW ALL BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

OUTLOT A, DPS LAKE ELMO, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as UNION PARK WEST and does hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed: U.S. Home Corporation

By: \_\_\_\_\_  
Jonathan A. Aune, Vice President - Minnesota Land Division

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by Jonathan A. Aune, Vice President - Minnesota Land Division, U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

I Peter Goers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on the plat; and prepared this plat or directly supervised the preparation of this plat; 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 as shown; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Peter Goers, Licensed Land Surveyor  
Minnesota License No. 44110

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by Peter Goers, Licensed Land Surveyor, Minnesota License No. 44110.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF LAKE ELMO, MINNESOTA

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

Signed: \_\_\_\_\_ Attest: \_\_\_\_\_  
Mayor City 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: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Surveyor

COUNTY AUDITOR/TREASURER APPROVAL

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

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

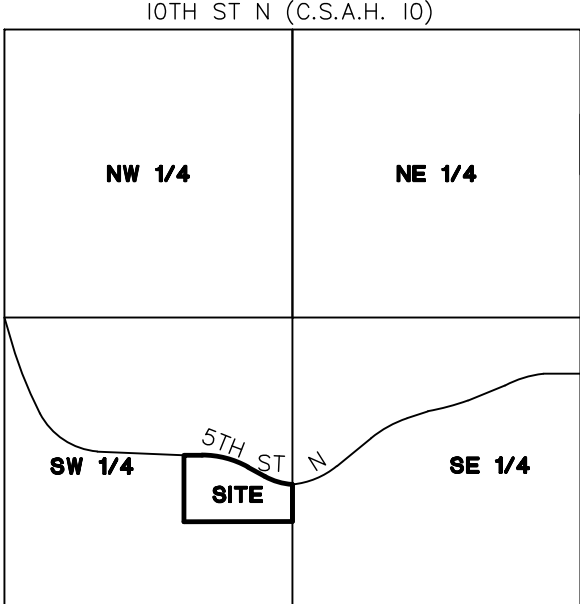
Document Number \_\_\_\_\_

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

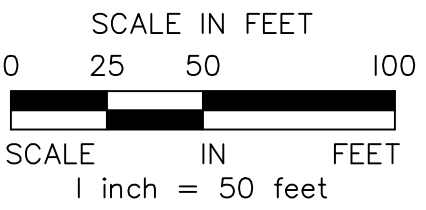
By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Recorder Deputy

# UNION PARK WEST

- DENOTES SET, 1/2 INCH BY 18 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED ALLIANT LS 4410. THESE MONUMENTS WILL BE PLACED IN THE GROUND AS SHOWN WITHIN ONE YEAR AFTER THE RECORDING DATE OF THIS PLAT.
  - DENOTES FOUND, 1/2 INCH BY 18 INCH, IRON PIPE WITH PLASTIC CAP INSCRIBED AS NOTED
- THE WEST LINE OF OUTLOT A, DPS LAKE ELMO IS ASSUMED TO HAVE A BEARING OF N00°02'55"E.
- SEE SHEET 3 OF 3 SHEETS FOR DETAILS

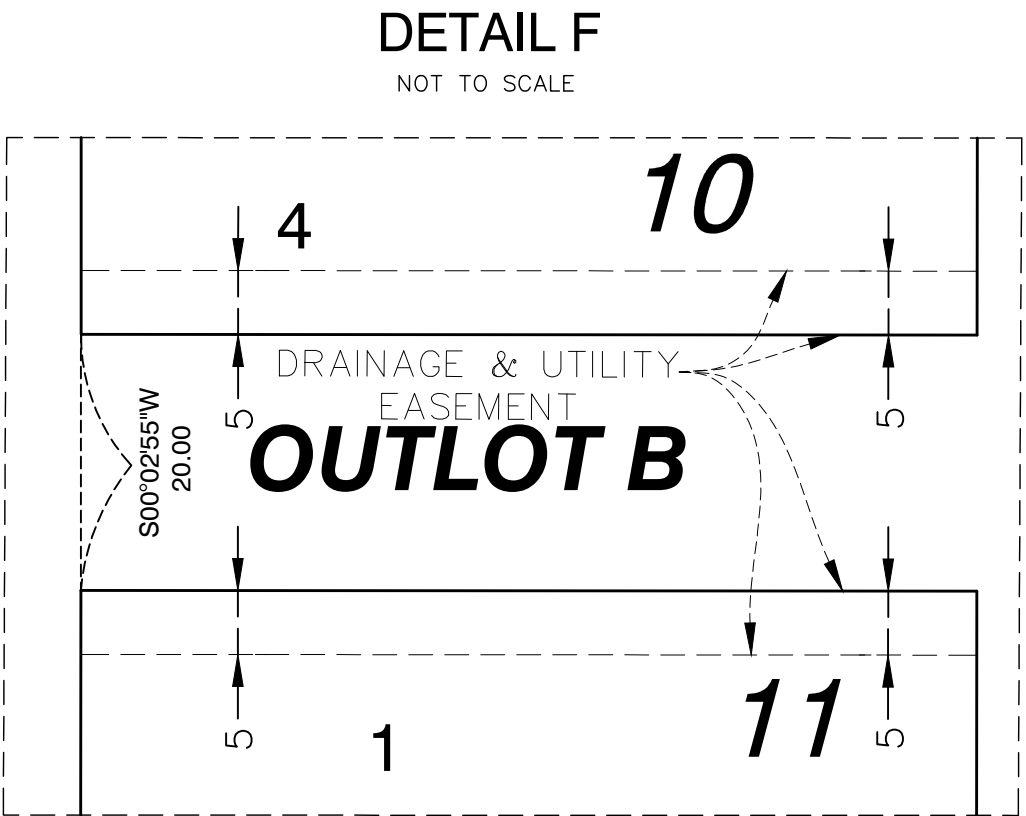
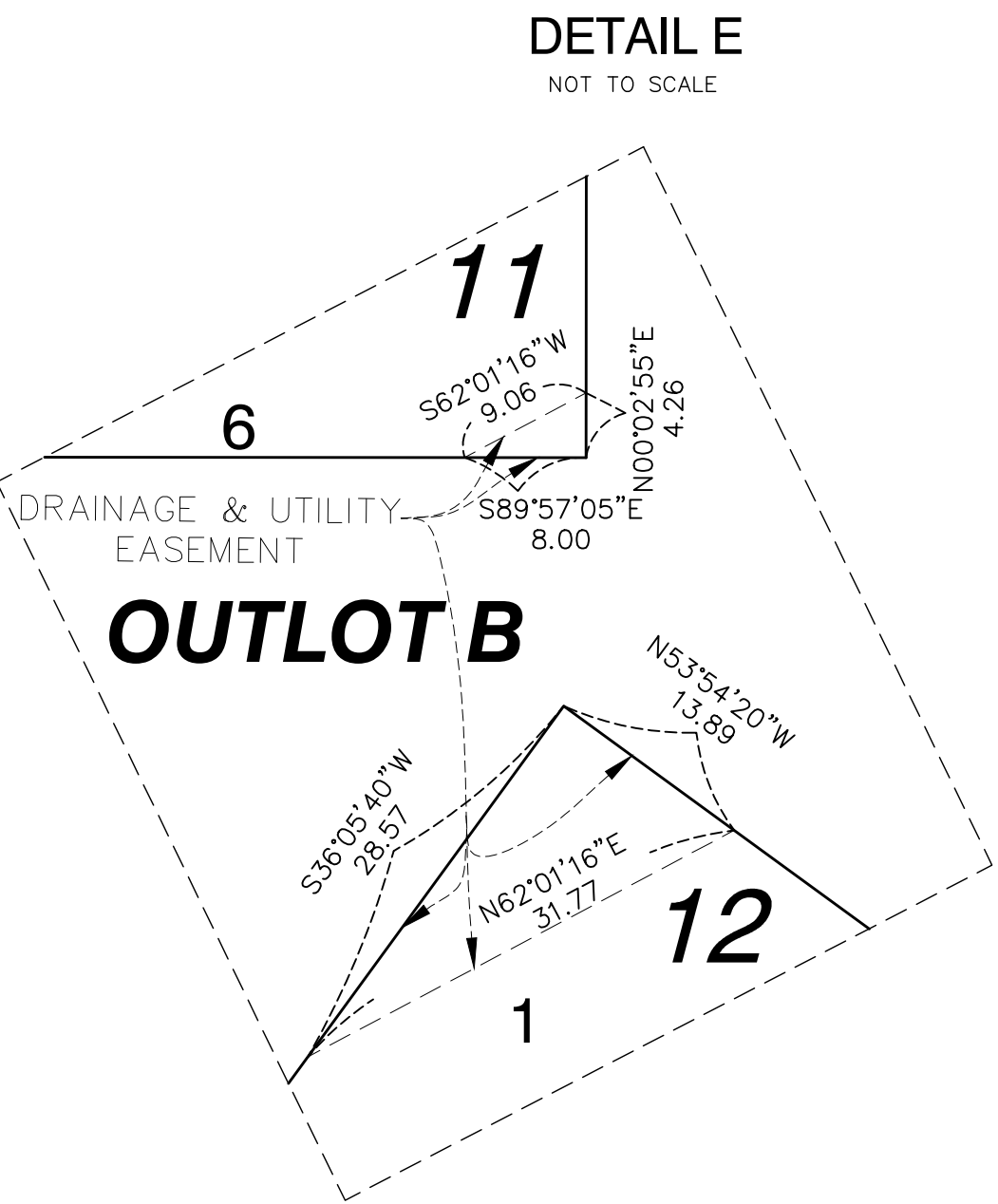
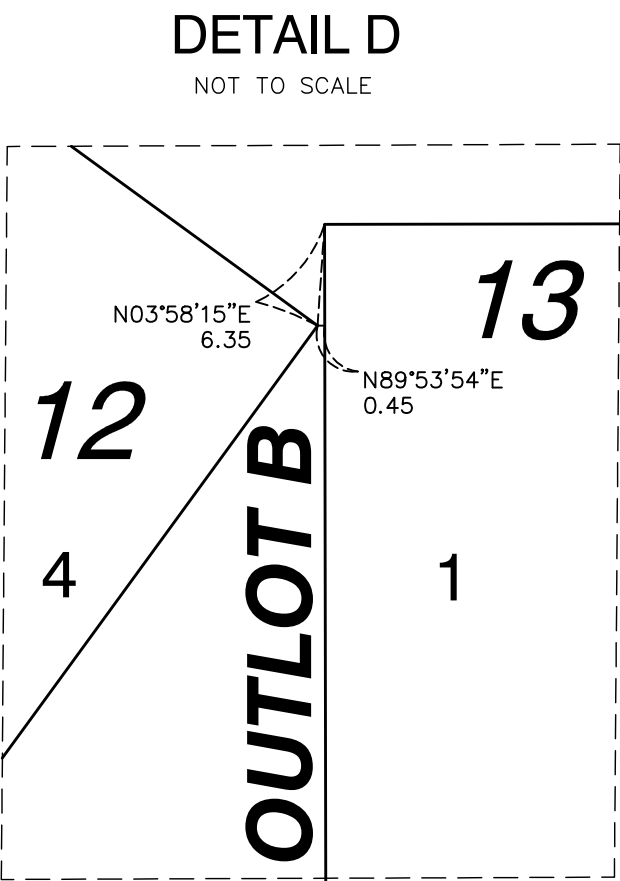
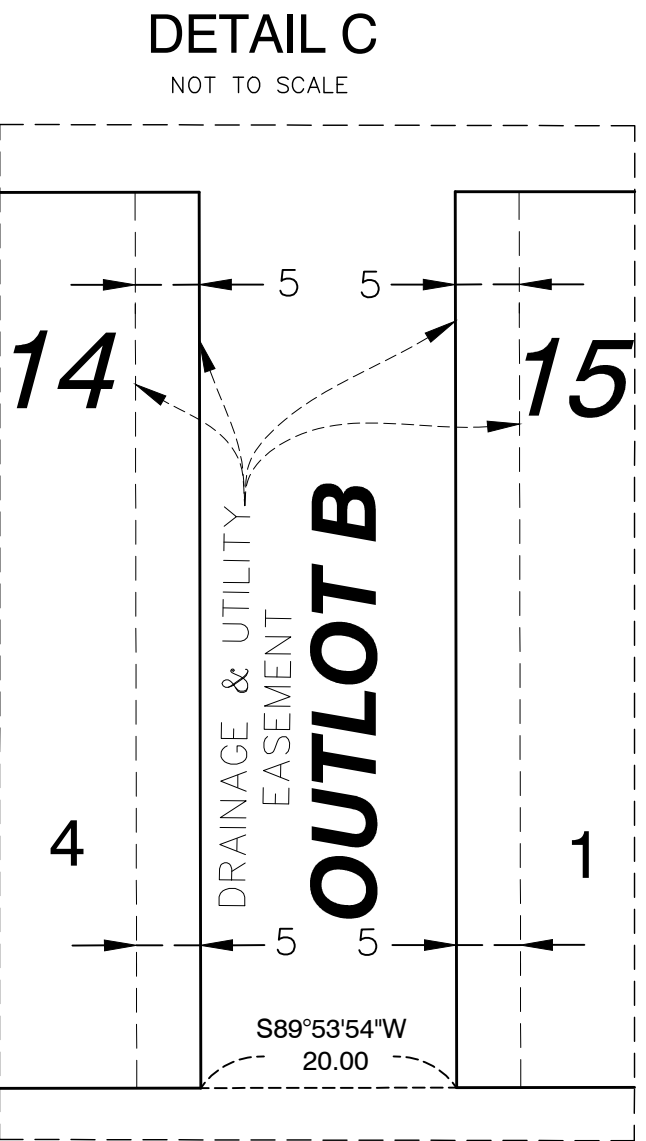
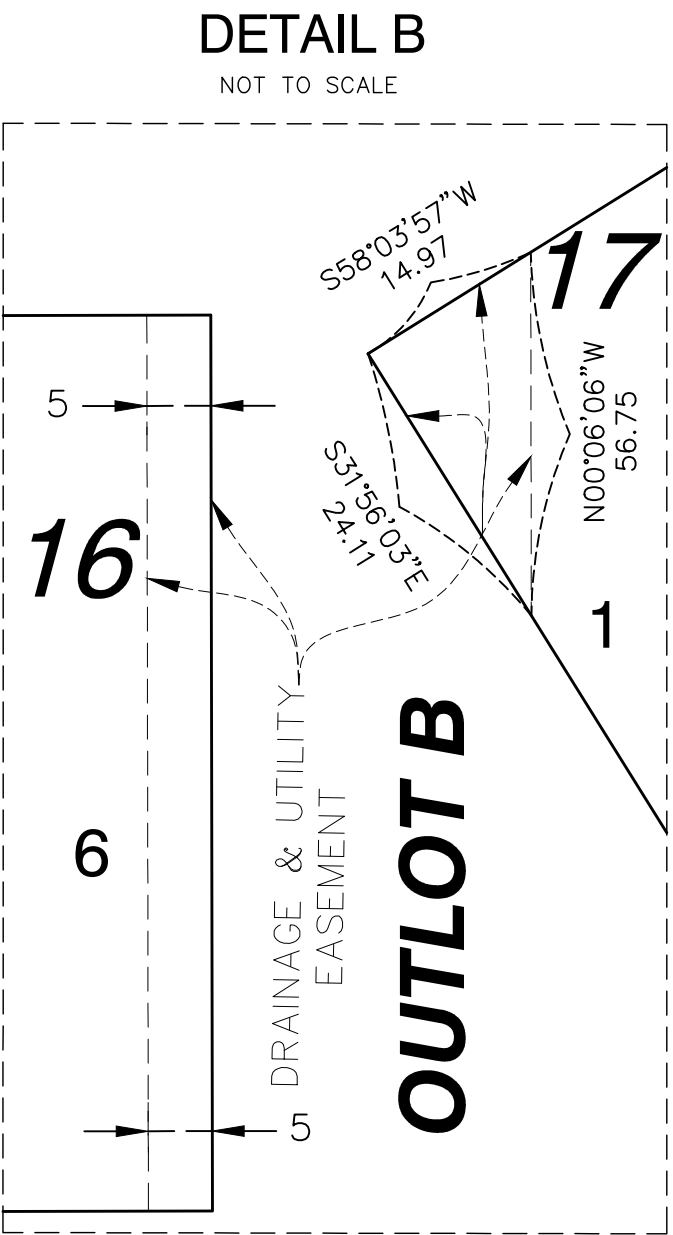
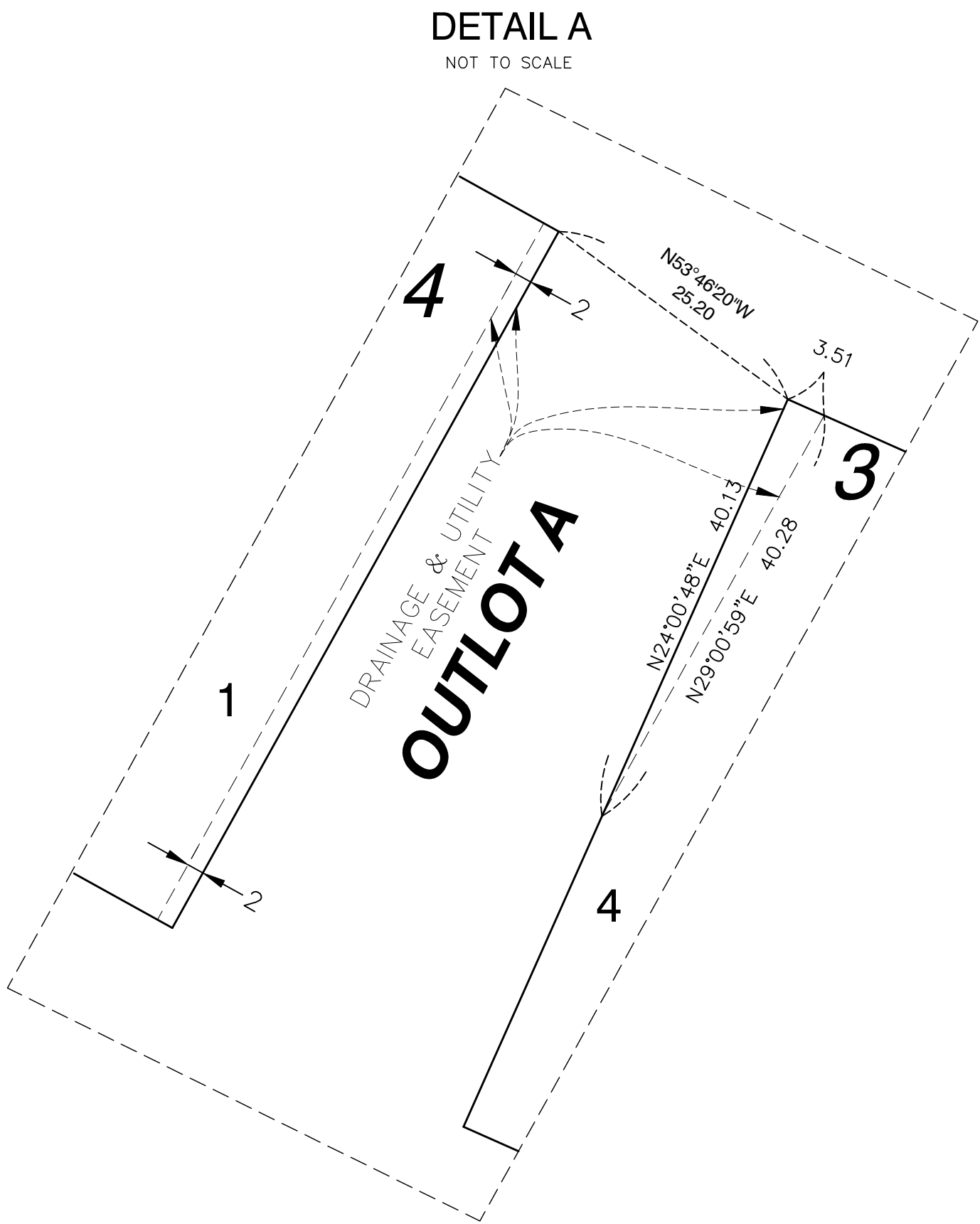


VICINITY MAP  
SECTION 34, T29, R21  
NOT TO SCALE





# UNION PARK WEST



# 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: March 31, 2021

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

Re: Union Park West Addition – Final Plat  
Engineering Review Comments

An engineering review has been completed for the Union Park West Addition. Final Plat/Final Construction Plans were received on March 5, 2021. The submittal consisted of the following documentation:

- Union Park West Addition Final Plat, Sheets 1-3, received March 5, 2021.
- Union Park West Addition Construction Plans, Sheets 1-24, dated February 26, 2021.
- Union Park West Addition Landscape Plan, Sheets 25-26, dated February 26, 2021.
- Union Park West Stormwater Management Plan, dated March 5, 2021.

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

## FINAL PLAT: UNION PARK WEST ADDITION

- Outlots A, B, C and D will be HOA owned and maintained with drainage and utility easements over all of each Outlot. This is consistent with the preliminary plan approval.
- Additional drainage and utility easements have been shown on the plat over Lot 4, Block 3; Lot 1, Block 4; Lot 4, Block 10; Lot 1, Block 11; Lot 6, Block 11; Lot 1, Block 12; Lot 4, Block 14; Lot 1, Block 15; Lot 6, Block 16; and Lot 1, Block 17. Final Plat approval should be contingent upon plat and plan revisions necessary to restore the maximum allowed lot easements as approved with preliminary plat. The development layout went through several preliminary plat iterations and the maximum allowable lot easements were determined for public utility infrastructure (storm sewer and watermain piping) as part of the preliminary plat approval. The proposed final plat is now increasing the utility encroachments in most circumstances. More specifically the following revisions are required:
  - Detail A: Easements as proposed are acceptable.
  - Detail B: Reduce easements on Lot 1, Block 17 and Lot 6, Block 16 back to the maximum lengths and areas approved as part of the preliminary plat.
  - Detail C: Remove 5 ft. easements from Lot 1, Block 15 and Lot 4, Block 14 and provide 30 ft. pipe corridor for proposed storm sewer pipe, as approved with preliminary plat.
  - Detail E: Reduce easements on Lot 1, Block 12 back to the maximum lengths and area approved as part of the preliminary plat.
  - Detail F: Reduce 5 ft. easements back to 2 ft. easements as approved with preliminary plat.
- Final Plat should be contingent upon a minimum 25 ft. setback from the front of garage to sidewalk, as approved in the preliminary plat. This detail should be added to the construction plans.

- Final Plat must be contingent upon a revised Storm Water Management Plan meeting both City and SWWD rules and design standards. The SWMP executive summary must be revised to include all pertinent pre and post conditions with exhibits necessary to demonstrate compliance.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- No pipe oversize costs are anticipated for this development.
- Final Construction Plans and Specifications must be prepared in accordance with the latest version of the City Engineering Design Standards Manual, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 31, 2021.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Union Park West Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.

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To: Ken Roberts, City of Lake Elmo  
Planning Director

From: Lucius Jonett, Wenck Landscape Architect  
Jenna Niday, Wenck Landscape Designer

File: City of Lake Elmo Landscape Plan Review  
Union Village West, Review #2

Date: March 16, 2021

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### **Submittals**

- Landscape Plans, dated 2-26-2021, received 2-27-2021.

**Location:** Northwest quadrant of the intersection of Keats Ave. N and Interstate Hwy 94, Lake Elmo, MN. South of the Savona Development.

**Land Use Category:** Urban Medium Density Residential

### **Surrounding Land Use Concerns:**

The property to the north (Savona Development) is Urban Low Density Residential and is less intensive land use than the proposed Urban Medium Density Residential. Screening is required on the north boundary.

The properties to the west (Lampert's lumber yard) , east and south are, or are guided, to be Commercial or Mixed-Use Commercial zones which are more intensive land use than this proposed Urban Medium Density Residential. Screening is not required on the west, east or south boundaries.

**Special landscape provisions in addition to the zoning code:** This proposed development will be required to provide screening along all borders North, South, West and East consisting of either a masonry wall or fence in combination with landscape material that forms a screen at least six feet in height and not less than 90% opaque on a year-round basis.

**Tree Preservation:**

- A. A tree preservation plan has been submitted that does meet all requirements.

| Entire Site  |  |         |                |
|--|--|---------|----------------|
| Total Caliper Inches of Significant Trees On-Site:             |  | 905     | Cal Inches     |
| Common Trees   |  | 270     |                |
| Conifer/Evergreen Trees  |  | 0       |                |
| Hardwood Trees   |  | 635     |                |
| Significant Inches Removed On-Site                             |  | 724     | Cal Inches     |
| Common Trees   |  | 236     |                |
| Conifer/Evergreen Trees  |  | 0       |                |
| Hardwood Trees   |  | 488     |                |
| 30% Tree Removal Limits (Cal. Inches)                          |  | Allowed | Proposed       |
| Subtract Common Tree Removals                                  |  | 81      | 236            |
| Subtract Conifer/Evergreen Tree Removals                       |  | 0       | 0              |
| Subtract Hardwood Tree Removals                                |  | 190.5   | 488            |
| Removals in excess of 30% allowances                           |  |         |                |
| Removals in excess of 30% allowances                           |  | 452.5   | Cal Inches     |
| Common Removals in Excess of 30% Allowance                     |  | 155.0   |                |
| Conifer Removals in Excess of 30% Allowance                    |  | 0.0     |                |
| Hardwood Removals in Excess of 30% Allowance                   |  | 297.5   |                |
| Common Tree Replacement Needed (1/4 the dia inches removed)    |  | 38.8    | Cal Inches     |
| Conifer Tree Replacement Needed (1/2 the dia inches removed)   |  | 0.0     | Cal Inches     |
| Hardwood Tree Replacement Needed (1/2 the dia inches removed)  |  | 148.8   | Cal Inches     |
| <b>Common Tree Replacement Required @ 2.5" per Tree</b>        |  | 16      | <b># Trees</b> |
| <b>Conifer Tree Replacement Required @ 3" per 6' Tall Tree</b> |  | 0       | <b># Trees</b> |
| <b>Hardwood Tree Replacement Required @ 2.5" per Tree</b>      |  | 60      | <b># Trees</b> |

- A. There is a significant tree on the property. Tree ID #2742 – 44" DBH Oak. The tree is not marked for removal.
- B. Tree replacement is required because more than thirty (30) percent of the diameter inches of significant trees surveyed will be removed.
- C. Tree replacement calculations follow the required procedure and are correct.
- D. This project is residential development, therefore mitigation replacement trees shall be in addition to landscape required tree counts.

### Landscape Requirements:

The landscape plans meet the code required number of trees.

|                                     | Preliminary Plan<br>(Code Required) | Proposed   | 1st Phase<br>Proposed | 2nd Phase<br>Proposed | 3rd Phase<br>Proposed |             |
|-------------------------------------|-------------------------------------|------------|-----------------------|-----------------------|-----------------------|-------------|
| Street frontage                     | 5908                                |            |                       |                       |                       | Lineal Feet |
| Lake Shore                          | 0                                   |            |                       |                       |                       | Lineal Feet |
| Stream Frontage                     | 0                                   |            |                       |                       |                       | Lineal Feet |
| Total Linear Feet                   | 5908                                |            |                       |                       |                       | Lineal Feet |
| /50 Feet = Required Frontage Trees  | 119                                 |            |                       |                       |                       | Trees       |
| Development or Disturbed Area       | -                                   |            |                       |                       |                       | SF          |
| Development or Disturbed Area       | 41.6                                |            |                       |                       |                       | Acres       |
| *5 = Required Development Trees     | 208                                 |            |                       |                       |                       | Trees       |
| Required Mitigation Trees           | 76                                  |            |                       |                       |                       |             |
| <b>Required Number of Trees (*)</b> | <b>403</b>                          |            |                       |                       |                       |             |
| <b>Total Trees to Date</b>          |                                     | <b>403</b> | <b>124</b>            | <b>80</b>             | <b>210</b>            |             |

\* Residential development - mitigation replacement trees are in addition to landscape required tree counts.

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans do meet the minimum compositions of required trees:

| Master Plan           | Qty        | %<br>Composition |               |
|-----------------------|------------|------------------|---------------|
| Deciduous Shade Trees | 173        | 43%              | >25% required |
| Coniferous Trees      | 171        | 42%              | >25% required |
| Ornamental Trees      | 59         | 15%              | <15% required |
| <b>Tree Count</b>     | <b>403</b> |                  |               |

| Phase 1               | Qty        | %<br>Composition |               |
|-----------------------|------------|------------------|---------------|
| Deciduous Shade Trees | 57         | 46%              | >25% required |
| Coniferous Trees      | 51         | 41%              | >25% required |
| Ornamental Trees      | 16         | 13%              | <15% required |
| <b>Tree Count</b>     | <b>124</b> |                  |               |

| Phase 2               | Qty       | %<br>Composition |               |
|-----------------------|-----------|------------------|---------------|
| Deciduous Shade Trees | 44        | 55%              | >25% required |
| Coniferous Trees      | 15        | 19%              | >25% required |
| Ornamental Trees      | 21        | 26%              | <15% required |
| <b>Tree Count</b>     | <b>80</b> |                  |               |

| Phase 3               | Qty | %<br>Composition |               |
|-----------------------|-----|------------------|---------------|
| Deciduous Shade Trees | 72  | 34%              | >25% required |
| Coniferous Trees      | 111 | 53%              | >25% required |
| Ornamental Trees      | 27  | 13%              | <15% required |
| <b>Tree Count</b>     |     | <b>210</b>       |               |

The landscape plans do include the required mitigation tree types and quantities:

|                | Required | Preliminary Plat | 1st Phase | 2nd Phase | 3rd Phase |
|----------------|----------|------------------|-----------|-----------|-----------|
| Common Trees   | 16       | 111              | 27        | 29        | 47        |
| Conifers       | 0        | 171              | 51        | 15        | 111       |
| Hardwood Trees | 60       | 62               | 30        | 15        | 25        |

- A. A landscape plan has been submitted that does meet all requirements.
- B. The landscape plan does meet City landscape layout requirements.
- C. Interior Parking Lot Landscaping – The development does not include interior parking lots.
- D. Perimeter Parking Lot Landscaping – The development does not include perimeter parking lots.
- E. Screening – The landscape plan does meet screening requirements.

**Special Landscape Considerations:**

- A. 5<sup>th</sup> Street – The development is along 5<sup>th</sup> Street, which has been previously constructed by other developments. No additional landscape requirements are required of this applicant.

**Findings:**

- 1. All trees mentioned in the previous memo to be moved have been relocated.

**Recommendation:**

It is recommended that the Union Park West landscape plans be approved pending no site design revisions.

**Stantec Consulting Services Inc.**



**Lucius Jonett, PLA (MN)**

Wenck Associates, Inc.  
City of Lake Elmo Municipal Landscape Architect

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

**RESOLUTION NO. 2021-058**

***A RESOLUTION APPROVING A FINAL PLAT FOR THE UNION PARK WEST  
ADDITION LOCATED SOUTH OF 5<sup>TH</sup> STREET NORTH, WEST OF JULIA AVENUE***

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

**WHEREAS**, U. S. Homes Corporation, doing business as Lennar, Plymouth, MN 55446 (Applicant) has submitted an application to the City of Lake Elmo (City) for a Final Plat to subdivide the property located lying south of 5<sup>th</sup> Street North and west of Julia Avenue North into 102 lots and four outlots along with the dedication of the public street right-of-way for 5<sup>th</sup> Street North in accordance with Union Park West Addition Final Plat prepared by Alliant Engineering, Inc., a copy of which is on file in the City of Lake Elmo Planning Department; and

**WHEREAS**, the Lake Elmo Planning Department has reviewed the proposed Final Plat request for consistency with the City of Lake Elmo Zoning and Subdivision Ordinances; and

**WHEREAS**, the Lake Elmo Planning Director has submitted his report and recommendation about the proposed Final Plat as part of a memorandum to the City Council for the May 18, 2021 City Council Meeting; and

**WHEREAS**, the Lake Elmo City Council reviewed the Applicant's Final Plat request at a meeting held on May 18, 2021.

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

**FINDINGS**

1. That all the requirements of City Code Section 153.10 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat for the Union Park West Addition will create 102 lots for townhouses (Attached) residential units.
3. That the Union Park West Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on March 19, 2019 by Resolution 2019-020.
4. That the Union Park West Addition Final Plat and Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.



5. That the Union Park West Addition Final Plat and Plans comply with general intent of the City's Medium Density Residential zoning district regulations.
6. That the Union Park West Addition Final Plat and Plans comply with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the April 6, 2021 Staff report to the City Council.
7. That the Union Park West Addition Final Plat and Plans comply with the City's subdivision ordinance.
8. That Union Park West Addition Final Plat and Plans are 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 about the Union Park West Addition Final Plat and Plans dated March 31, 2021.
9. That the Union Park West Addition final plat will create 102 lots for townhouses, will include the dedication public street right-of-way for 5<sup>th</sup> Street North as well as four outlots – Outlots A, B, C and D.

### **CONCLUSIONS AND DECISION**

**NOW, THEREFORE, BE IT RESOLVED THAT** that based on the testimony elicited and information received, the City Council of the City of Lake Elmo hereby approves the Final Plat request for the Union Park West Addition, provided the applicant/developer meet the following conditions:

1. 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. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Union Park West Final Plat and Plans dated March 31, 2021 shall be incorporated into these documents before they are approved.
2. 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.
3. Final Plat must be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained before the start of grading or construction.
4. Before the execution of the Final Plat by City officials, the Developer shall enter into a Development 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 and shall include the payment of required park dedication fees for the Union Park First Addition Final Plat with financial guarantees therefore.

5. A Landscape License Agreement shall be executed for the maintenance of commonly held homeowners' association-owned and City-owned outlots, right-of-ways, and medians before the release of the final plat by City Officials.
6. That the Landscape Plans for this phase of the development be approved by the City's Landscape Architect before recording of final plat.
7. That the applicant include in the Architectural Control guidelines the requirements that villa lots utilize 4-sided architecture and garages facing the public right-of-ways to have windows and/or other architectural features.
8. That the applicant address all Fire Chief and Building Official comments in their final development and building plans.
9. That the applicant pay the City the required parkland dedication fee applicable to this phase of the development (based on 10 percent of the purchase price of the land) before the City releases the final plat for recording.
10. That the applicant notify all home builders and home buyers about possible City outdoor watering restrictions and that the developer notify all home buyers that the City may impose limits on outdoor water use including no vehicle washing and no watering of grass, sod or landscaping.
11. That applicant obtain any necessary approvals or easements from adjoin property owners for any private off-site work or impacts the development may have, including, but not limited to, storm water drainage and utility work.
12. That the applicant record the Final Plat with Washington County within 180 days of City Council approval (as required by the City Code).

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

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Charles Cadenhead, Mayor

ATTEST:

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Julie Johnson, City Clerk