

RESOLUTION NO. 95-44

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION APPROVING THE FINAL PLAT OF TORRE PINES

WHEREAS, the City Council of the City of Lake Elmo has previously considered and approved the preliminary plat of Torre Pines and granted variances to Section 301.070 C.(3) of the Lake Elmo Municipal Code; width to length ratio of 3:1 on Lots 8, 9, 10, and 12 at its July 18, 1995 meeting, and

WHEREAS, the Lake Elmo Planning Commission reviewed a final plat for Torre Pines at its August 28, 1995, meeting, and

WHEREAS, the final plat of Torre Pines presented to the City Council conforms to the City's subdivision ordinance.

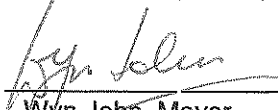
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lake Elmo does hereby approve and accept the final plat of Torre Pines as the same as on file with the City Administrator, subject to the following conditions:

1. The applicant meets conditions set forth by the Valley Branch Watershed District in its letter of June 12, 1995.
2. The applicant meets the conditions set forth by the City Engineer in his letter dated June 12, 1995.
3. The access permit from Washington County shall be submitted to the City.
4. A detailed analysis of the trees on each site shall be submitted to the City Planner in order to determine if additional landscaping will be required. Responsibility to comply with the ordinance rests with the developer.
5. A detailed plan for the entrance island and boulevard landscaping for the development shall be reviewed and approved by the City Planner.
6. The in-lieu-cash park land dedication shall be submitted to the City before the final plat is signed.
7. All City code requirements and comments made by the City Engineer regarding storm water detention facilities, grading, erosion control measures and road construction shall be completed.
8. The developer enters into a Development Agreement with the City subject to approval by the City Attorney before site grading begins.

BE IT FURTHER RESOLVED, that the Final Plat shall not be executed by the City until the above conditions have been met.

ADOPTED by the Lake Elmo City Council this 5th day of September, 1995.

ATTEST:


Wyn John, Mayor


Mary Kueffner, City Administrator