

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

RESOLUTION NO. 97-22

A RESOLUTION APPROVING THE FINAL PLAT OF HERITAGE FARM

WHEREAS, the Lake Elmo Planning Commission reviewed and recommended approval of the preliminary plat and plan of HERITAGE FARM at its March 24, 1997 meeting, and

WHEREAS, the Lake Elmo City Council has previously considered and approved the preliminary plat and plan of HERITAGE FARM on April 1, 1997,

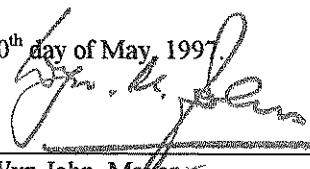
WHEREAS, the final plat of HERITAGE FARM presented to the City Council conforms to the City's Open Space Development Area Ordinance.

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

1. The park dedication shall be the 7.07 acre parcel as shown on the plat and the development of the pathways.
2. The storm water detention facilities, drainage areas, and ponds and grading plan must comply with recommendations by the Valley Branch Watershed District and the City Engineer.
3. A construction permit from Northern Natural Gas shall be submitted to the City.
4. A 10 ft. utility easement shall be identified between lots 8 and 7, Block 1.
5. A detailed preservation plan shall be submitted before final approval.
6. Outlot I and Outlot F should be held by the City since they are in the right-of-way. Maintenance will be the responsibility of the Association.
7. Outlot J and Outlot H are required to be held by a conservation easement to a qualified land trust.
8. The Village Greens (Outlot C and Outlot E) will be owned jointly by the Homeowners Association.
9. Signage shall be placed at the end of the cul-de-sac before any improvements.
10. All comments from the City Engineer shall be incorporated into these "Conditions of Approval".
11. All documents for easements, declarations, association by-laws, maintenance agreements, and development contracts be submitted for review prior to conveyance of property.

BE IT FURTHER RESOLVED that the City should not execute the Final Plat until the above conditions have been met.

ADOPTED, by the Lake Elmo City Council this 20th day of May, 1997



Wyn John, Mayor

ATTEST:


Mary Kueffner, City Administrator