

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

RESOLUTION NO. 98-2

A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE HAMLET

WHEREAS, the Lake Elmo Planning Commission at its March 10, 1997 meeting reviewed and recommended approval of the preliminary plat and plan of Prairie Hamlet,

WHEREAS, the Lake Elmo City Council has previously considered and approved the preliminary plat and plan of Prairie Hamlet on April 15, 1997,

WHEREAS, the final plat of Prairie Hamlet 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 Prairie Hamlet as the same as in file with the City Administrator subject to the following conditions:

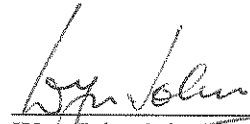
1. The park dedication shall be a park fee of \$14,700.00.
2. The storm water detention facilities, drainage areas, and ponds and grading plan must comply with recommendations by Valley Branch Watershed District and the City Engineer.
3. Outlots A, B and C shall be held by a conservation easement to a qualified Land Trust and the City of Lake Elmo.
4. Outlot D shall have an open easement to the City of Lake Elmo.
5. All comments from the City Engineer shall be incorporated into these "Conditions of Approval".
6. All documents for easements, declarations, association by-laws, maintenance agreements, and development contracts are submitted for review prior to conveyance of property.

BE IT FURTHER RESOLVED, those approvals for the duplex homes are subject to the following conditions:

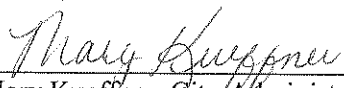
1. The design of each unit (2 attached units) shall be similar to the single family units. No side-by-side units will be allowed.
2. The south border of the site, Outlot B, shall be planted as follows:
 - (26) Quaking Aspen, 6' on center, #15 pot (1.5 diameter 8-12' in height).
 - (22) White Pine, 12' on center, B & B (balled & burlaped) (6' in height).
 - (7) Spruce or Fir, 6' on center, (15-20' in height).
 - \$1,500.00 for installation
3. Each unit in the duplexes may be individually owned.

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

ADOPTED, by the Lake Elmo City Council this 6th day of January, 1998.


Wyn John, Mayor

ATTEST:


Mary Kueffner, City Administrator