

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

RESOLUTION NO. 2005-006

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF
CARDINAL VIEW**

WHEREAS, Tom Wiener of D & T Development, Wayne W. and Patricia E. Marzolf, and Joni K. Foster and Douglas R. Troupe have made application for a Preliminary Plat to create seven residential building lots on two parcels with a combined area of 23.49 acres. The property is generally located on the north side of 15th Street and westerly of the Lake Elmo Park Reserve, and includes the property addressed as 9250 15th Street North. The combined parcels are legally described as follows:

Combined Parcel Legal Description

That part of Government Lot 2 and that part of the SW ¼ of the NW ¼, Section 27, Township 29, Range 21, Washington County, Minnesota, which part lies south and west of the following described line: Commencing at the East Quarter corner of said Section 27; thence on a grid bearing of South 00 degrees 43 minutes 04 seconds East, along the east line of said Section 27 a distance of 657.18 feet to the point of beginning of the line to be described; thence South 89 degrees 11 minutes 51 seconds West 2125.75 feet; thence South 00 degrees 42 minutes 41 seconds East 153.25 feet; thence South 89 degrees 11 minutes 51 seconds West 1113.73 feet; thence North 34 degrees 41 minutes 56 seconds West, 695.58 feet; thence North 00 degrees 42 minutes 41 seconds West, 466 feet; thence North 67 degrees 22 minutes 53 seconds West 1450.82 feet; thence North 00 degrees 33 minutes 40 seconds West 219.31 feet; thence South 89 degrees 11 minutes 48 seconds West 317.27 feet more or less to a point on the west line of said Section 27 distant 1029.01 feet north of the West Quarter corner of said Section and there ending.

WHEREAS, at its December 13, 2004 meeting, the Planning Commission reviewed and unanimously recommended approval of this application to plat 23.49 acres as a residential development of seven building lots.

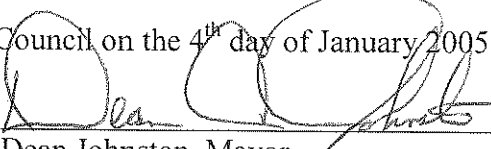
WHEREAS, the Preliminary Plat of CARDINAL VIEW was presented to the City Council at its January 4, 2005 City Council Meeting where the following Finding was made:

The proposed Preliminary Plat generally complies with Section 300 standards for a Residential Estates Development and the subdivision design standards of Section 400 of the *Lake Elmo Municipal Code*.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve and accept the Preliminary Plat of CARDINAL VIEW, per plans that staff dated December 8, 2004 and December 28, 2004, as the same on file with the City Administrator, based on the following Conditions:

1. Compliance with the recommendations of the City Engineer and City Attorney.
2. Compliance with the recommendations of the Valley Branch Watershed District, as found by the City to be appropriate.
3. Inclusion (or enlargement if found to be necessary by the City Engineer) of trail rights to the City within the drainage and utility easement along 15th Street North.
4. Applicant to provide additional tests to verify 20,000 square feet of proposed Lot 7 to be suitable for septic drainfield purposes prior to submission of the Final Plat.

ADOPTED, by the Lake Elmo City Council on the 4th day of January 2005.


Dean Johnston, Mayor

ATTEST:


Martin Rafferty, City Administrator