

CITY OF LAKE ELMO, MINNESOTA

ORDINANCE NO. 8083

AN ORDINANCE REPEALING SECTIONS 401.500 THROUGH 401.530 AND THEIR SUBDIVISIONS FROM THE LAKE ELMO MUNICIPAL CODE AND ADDING SECTION 401.505 AND ITS SUBDIVISIONS TO THE LAKE ELMO MUNICIPAL CODE RELATING TO IMPROVEMENTS WITHIN SUBDIVISIONS.

The City Council ordains that Sections 401.500 through 401.530 be deleted from the Municipal Code.

The City Council ordains that Section 401.505 is hereby added to the Lake Elmo Municipal Code to read as follows:

401.505 REQUIRED IMPROVEMENTS/FINANCIAL ARRANGEMENTS

- A. Prior to the acceptance of the Final Plat, the Developer shall enter into a Developer's Agreement with the City of Lake Elmo. In conjunction with this contract, the Developer shall deposit with the City Administrator either a cash deposit or a letter of credit, approved as to form by the City Attorney, in an amount equal to 1.25 times the City Engineer's estimated cost of the improvements and administrative fees.
- B. Upon execution of the Developer's Agreement, the Developer shall deliver to the City Engineer the Final Grading Plan and the Final Plat. The City Engineer shall prepare construction plans and specifications. The City of Lake Elmo shall advertise for bids and award a construction contract for improvements within the subdivision. The City Engineer shall stake, inspect and manage construction of the improvements. Upon completion of the improvements, the City Engineer shall prepare record drawings.
- C. Upon execution of the Developer's Agreement, the Developer shall construct site and street grading within the subdivision. All streets shall be graded to within ± 0.20 feet of subgrade elevation. All unsuitable material within the street shall be removed by the Developer. Topsoil shall be spread over all disturbed areas.

All disturbed areas outside the street right-of-way shall be seeded or sodded by the Developer within 10 days.

The Developer is responsible for installing and maintaining erosion control devices outside the street right-of-way until turf is fully established throughout the site.

- D. The Developer shall pay all construction, engineering, legal and administrative fees associated with the improvements.
- E. The Developer shall have all property corners and street radius points staked for the City to use in construction of the improvements.
- F. The Developer shall arrange for the installation of underground utilities after the first lift of bituminous pavement has been placed, but before the final lift is placed.

Passed by the City Council of the City of Lake Elmo, this 2nd day of FEBRUARY, 1993.

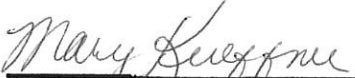
The provisions of this Ordinance shall become effective on the 25th day of February, 1993.

Published on the 24th day of February, 1993.



Wyn John, Mayor

ATTEST:



Mary Kueffner, City Administrator