

RESOLUTION NO. 7919
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING THE
FINAL PLAT OF SOUTHBRIDGE CROSSINGS EAST 5TH ADDITION

WHEREAS, Sambatek, Inc. applicant, and Shakopee Crossings Limited Partnership, property owner, have made application for Final Plat of Southbridge Crossings East 5th Addition; and

WHEREAS, the property upon which the request is being made is legally described as:

Outlot A, Southbridge Crossings East 4th Addition, and

WHEREAS, the City Council reviewed the final plat on August 15, 2017.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the final plat of Southbridge Crossings East 5th Addition is hereby approved subject to the following conditions:

I) The following procedural actions must be completed prior to the recording of the Final Plat:

1. Ensure compliance with the approved PUD and City Code Design Standards.
2. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
3. Payment of the Trunk Sanitary Sewer Charge to be made, as required by the most current City of Shakopee Fee Schedule.
4. The applicant shall submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing high water levels of publicly maintained storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of public bituminous street and the total area of each lot.
5. The applicant will need, at a minimum, to submit and obtain conditional approval of the subdivision's storm water management plan.
6. Easements will be shown on the final plat as approved by the city engineer. They include, but are not be limited to, the following:
 - Provide a minimum of 15 feet of drainage and utility easement adjacent to the County State Aid Highway 21 right-of-way.
 - Provide a minimum of 15 feet of drainage and utility easement adjacent to the Crossings Boulevard right-of-way.

7. The property owner shall provide a cross access and parking easement for the proposed development.
8. The property owner shall enter into a Utility Facilities Maintenance Agreement with Access Rights and Covenants with the City of Shakopee. A template of the agreement can be obtained from engineering.
9. The property owner shall provide pedestrian connectivity throughout the proposed development and connectivity to existing and proposed neighboring developments.
10. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the final plat to be recorded with datum on the Scott County coordinate system.
11. Approval of title by the City Attorney.
12. Payment of park dedication fees in the amount required by the City Code and adopted City fee schedule. That amount equals the area of the dedicated lot minus public utility easement area, calculated at \$6,930/acre. Park dedication fees must be paid for Outlot A at the time of platting in accordance with the adopted fee schedule.
13. The property owner will comply with Shakopee Public Utilities policies and pay all fees and inspection costs required, and granting of the necessary easements for this project, and any associated fees.

II) The following items need to be addressed / completed prior to approval of a grading permit and/or a building permit:

1. Payment of the applicable Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
2. The applicant will need final approval of the site's storm water management plan.
3. The applicant will obtain a NPDES construction site permit prior to any land disturbing activity. PDFs of the coverage card and letter will be provided to the city.
4. The applicant will submit a detailed impervious surface coverage drawing with the building permit.
5. The applicant will grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the public works department, providing topsoil per city requirements and applying seed, mulch and/or sod per city requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.
6. No landscaping will be allowed in drainage and utility easements, unless a detailed plan is submitted clearly showing how all lots will be served by private utilities. All applicable private utility companies will need to review and approve this plan prior to its submittal to the city.
7. All riprap must be fieldstone only.
8. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be submitted to the public works department.
9. The applicant will verify with the Shakopee Public Utilities (SPU) the proposed construction of the infiltration system will maintain adequate cover over the existing watermain. The system's design may need to be altered based on the results.
10. All storm sewer in rights-of-way and drainage and utility easements will be reinforced concrete.

11. Internal pedestrian connections must be provided to allow for pedestrian movement within the development. These connections must comply with City Code requirements and PUD approvals for this property.
12. The property owner shall provide appropriate ingress and egress easements and maintenance agreements for the private driveways and shared parking areas. Those parking areas shall be adequately signed to ensure safe vehicular circulation patterns.
13. A sidewalk must be constructed on the north side of the east-west traveling private drive adjacent to the north elevation of Home Depot, or the applicant must work with Home Depot to continue the existing sidewalk on the south side of the private drive to connect to the future buildings on Lot 1 and Lot 2 at time of development.
14. A minimum of two spaces of bike parking consistent with APBP guidelines shall be provided at each future building within the PUD. Buildings greater than 5,000 square feet in area shall provide at least 4 spaces of bike parking meeting APBP guidelines.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota, held on the ____ day of _____, 2017.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379