

**RESOLUTION NO. 7955**  
**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,**  
**APPROVING THE FINAL PLAT OF RIDGE CREEK SECOND ADDITION**

**WHEREAS,** Doran Cote of Lennar Corporation, applicant, and U.S. Home Corporation, property owner, has made application for the Final Plat of Ridge Creek Second Addition; and

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

*Outlot C, Ridge Creek First Addition; and*

**WHEREAS,** public notice was provided and the Planning Commission of the City of Shakopee held a public hearing on March 9, 2017, at which the Planning Commission heard from City Planning staff and invited members of the public to comment on the preliminary plat of Ridge Creek; and

**WHEREAS,** the City Council of the City of Shakopee approved the Preliminary Plat and PUD of Ridge Creek on March 21, 2017, and

**WHEREAS,** the City Council heard from staff and the Applicant regarding the final plat of Ridge Creek Second Addition at their meeting on December 5, 2017; and

**NOW THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Shakopee, Minnesota that the Final Plat of Ridge Creek Second Addition is approved, subject to the following conditions:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:**

That the Final Plat of Ridge Creek Second Addition is hereby approved to allow the development in the following manner:

- I. The following actions must be completed prior to the recording of the Final Plat:**
  1. The street name Willow Way must be renamed to an acceptable street name. A similar street name has been used in a new development between the time of preliminary plat review of Ridge Creek and this final plat.
  2. Execution of a Developer's Agreement, which needs to include provisions for security for public improvements within the subdivision and payment of the Street and Utility Fee and the Watermain Fee.

3. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
4. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
5. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
6. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
7. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
8. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
9. The applicant will submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing high water levels of wetlands/storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of bituminous street and the total area of lots.
10. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to: providing a minimum of 15 feet of drainage and utility easement adjacent to the County Road 21 Right-of-Way, Crossings Boulevard Right-of-Way, and other easements as required by the Engineering Design Criteria.
11. The applicant must provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
12. Park dedication funds received from this development shall be programmed for development of the trails within the dedicated open space within this development. Any funds collected that are not used for development of the open space shall be dedicated to the park reserve fund.
13. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid at the time of recording of the final plat.
14. Wetland, ponding areas, drainageways, and utility easements accepted by the city shall not be considered in the park land and/or cash contribution to the city.
15. The applicant shall re-submit plans to the City that address the comments received during the Final Plat review, including redlined plans from the Engineering Department.

**II. Following approval and recording of the final plat, the following conditions shall apply:**

1. The applicant must comply with all the conditions of Resolution No. 7851, the resolution approving the Preliminary Plat and Planned Unit Development.
2. Additional trees beyond what is shown on the submitted landscape plan are required to replace the additional trees removed during site grading. The submitted landscape plan is not approved. The applicant must work with city staff to adjust final utility alignments or boulevard tree locations along Crossings Boulevard.
3. The applicant will provide adequate wetland buffers and associated easements/outlots as set forth in Section 54.32 of our Code of Ordinances.

4. The applicant shall provide and install open space, and trail boundary signage as determined to be needed by the city. The city shall provide the signage for open space and trail boundary, and the applicant provide the posts and installation of the signage.
5. A utility coordination plan is required and must receive approval from the City of Shakopee. Right-of-way permits will not be granted without an approved coordination plan. A wire utilities meeting must take place before work begins.
6. Locations of trees planted by the applicant must be marked by the applicant and approved by the city prior to planting.
7. Required landscaping and replacement trees planted on residential lots must be planted at least 8' from side lot lines.
8. Maintenance of landscaping and trees on private property is the responsibility of private property owners, or a homeowner's association.
9. The applicant is required to install sidewalk on one side of all residential streets.
10. The applicant is required to construct maintenance trails along the ponds or drainage ditch at the time the wetlands are restored or the drainage ditch is improved or moved (if part of the development project).
11. All trails and sidewalks be constructed to meet ADA requirements or guidelines.
12. The applicant must connect the sidewalk and trail along Crossings Boulevard to the existing sidewalk and trails.

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

1. 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 City of Shakopee engineering 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.
2. The applicant will seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City.
3. The applicant shall verify that the proposed stormwater plan will not have an adverse effect on existing wetlands by redirecting existing drainage patterns.
4. The applicant will submit detailed pavement design calculations.
5. The applicant will submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy. If the applicant wishes to vary from these requirements, a detailed subdivision-wide utility service corridor plan will need to be submitted for review.
6. The applicant will submit a private utility plan showing a joint trench for private utilities.
7. The applicant must coordinate the planting of boulevard trees with utility plans and street lighting plans.
8. Plans shall be updated to include MnDOT standard plates for pedestrian ramps.
9. The applicant must provide intersection and pedestrian ramp details showing ADA compliance.
10. The applicant must enter into a Utility Facilities Easement Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.

11. The applicant must enter into a Construction Management Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.
12. 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 engineering department.
13. Any work within the County right-of-way shall require a County permit.
14. Noise issues may arise as traffic volumes increase on the County roadways over time. Noise attenuation for the platted lots is the responsibility of the City and/or developer.
15. No ponding, berming, landscaping, or signage shall be permitted within the County right-of-way.
16. The applicant must replace trees removed from the Scott County Highway Right-of-Way at a ratio of 1:1 (remove: replace). Additional trees removed beyond the submitted woodland management plan are subject to the replacement ratios set forth by City Code.
17. The applicant must comply with the Prior Lake – Spring Lake Watershed District Memo dated May 25, 2017.
18. The applicant must comply with Shakopee Public Utilities policies, pay the appropriate fees and provide any necessary easements.
19. The applicant must relocate the trail located on the north side of Crossings Boulevard, west of Willow Way - provide a 10' trail against Crossings Boulevard with no grass strip between. Plant trees 4' north of trail within right-of-way.
20. The applicant must meet requirements set in "Planting Area Specification" (provided with grading permit), along Crossings Boulevard and within the landscaped right-of-way north of Willow Way and south of County Rd 21. The applicant is required to notify contractors of this specification.
21. Disturbed ground within city outlots must meet requirements set in "Native Planting Requirements – 3 year" (provided with grading permit). The applicant is required to notify contractors of this specification.
  - a. A maintenance plan must be approved by the city engineer before seeding begins.
  - b. A portion of the grading permit financial security shall be held for 3 full years to ensure vegetation establishment. The portion held shall never be reduced to less than 125% an amount to ensure the completion of the contract as shown on the approved plan.

Adopted in \_\_\_\_\_ session of the City Council of the City of Shakopee, Minnesota, held on the \_\_\_\_ day of \_\_\_\_\_, 2017.

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**Mayor of the City of Shakopee**

**ATTEST:**

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**Lori Hensen, City Clerk**

**PREPARED BY:**  
City of Shakopee  
129 Holmes Street South  
Shakopee, MN 55379