

RESOLUTION NO. R2018-009
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF WINDERMERE 2ND ADDITION

WHEREAS, D.R. Horton, Inc. - Minnesota, applicant and property owner, has made application for Final Plat of Windermere 2nd Addition; and

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

Outlot D, Windermere, Scott County, Minnesota; and

WHEREAS, the City Council reviewed the Final Plat on February 20, 2018.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Windermere 2nd Addition is hereby approved subject to the following conditions:

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

1. 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.
2. Approval of title by City Attorney.
3. Payment of the following charges and fees needs to be made, as required by the most current City of Shakopee Fee Schedule:
 - a. Trunk Sanitary Sewer Charge.
 - b. Trunk Storm Water Charge.
 - c. Storm Water Management Plan Review Fees.
 - d. Sign Installation Fee.
 - e. Bituminous Sealcoat Fee.
4. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
5. 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.

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:
 - a. Provide a minimum of 15 feet of drainage and utility easement adjacent to County Road 16 (17th Avenue).
 - b. Provide a minimum of 30 feet of drainage and utility easement between lots 7 and 8. The drainage and utility easement should be centered on the property line and the sanitary sewer utility should be centered in the easement.
 - c. Provide all other easements required per City of Shakopee Design Criteria.
7. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

II) The following items need to be addressed/completed prior to approval of a street and utility plan 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 install trunk sanitary sewer as directed and approved by the city engineer.
3. The applicant will submit detailed pavement design calculations.
4. 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.
5. 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.
6. The applicant will submit a private utility plan showing a joint trench for private utilities.
7. The developer 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.
8. The developer 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.

III) The following procedural actions must be completed after the recording of a Final Plat:

1. Municipal water service is available subject to their standard terms and conditions. These include, but are not limited to: installing a lateral water main distribution system in accordance with utility policy, paying the associated inspections costs, granting any necessary easements, paying the Trunk Water Charge, and paying the Water Connection Charge.
2. Underground electric service is available subject to their standard terms and conditions. These include, but are not limited to: entering into an Underground Distribution Agreement, granting any necessary easements, and paying the associated fees.

3. Street lighting installation is available subject to their standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.
4. Water services are located in SPU's second high pressure zone. Developer must extend watermain from SPU's new booster station in the area in order to receive water service to proposed Windermere 2nd Addition.
5. Watermain in Linwood Circle is too long as an unlooped main; the watermain must be extended down a lot line to the west subdivision property line for future connection to next development to the west.
6. Any work within the County right-of-way shall require the appropriate County permit.
7. Noise levels will increase as traffic levels increase in the area. Noise attenuation for the homes along the County Roads is the responsibility of the developer.
8. The applicant is required to install sidewalk on one side of all residential streets.
9. The applicant is required to install a trail along the north side of 17th Avenue.
10. The applicant is required to install a trail connection from the residential sidewalk on Linwood Circle between Lots 7 and 8 to a trail to be installed running east to west to the north of Lots 7 & 8 connecting to the existing trail to east as shown on the Trail Construction, Signage & Lighting Plan (page 12 of 19 dated 9/15/17).
11. The applicant shall install park, open space, and trail boundary signage and posts as determined to be needed by the city. The city shall provide the signage and posts.
12. All trails and sidewalks be constructed to meet ADA requirements or guidelines.

BE IT FURTHER RESOLVED,
Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held on the ____ day of _____, 2018.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

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