

RESOLUTION NO. R2018 - 016

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE
PRELIMINARY PLAT OF PRAIRIE MEADOWS 2ND ADDITION.**

WHEREAS, Prairie Meadow, LLC, applicant and property owner, has made application for Preliminary Plat of Prairie Meadows 2nd Addition; and

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

Exhibit A; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat on February 8, 2018.

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of Prairie Meadows 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:

- A. Approval of title by the City Attorney.
- B. Provide electronic files (AutoCAD and Portable Document Format) of the Final Plat to be recorded with datum on the Scott County coordinate system.
- C. Cash in lieu of land is recommended to satisfy the Park Dedication Requirement. The developer will be utilizing the cash requirement to develop the park land dedicated within the 1st addition of this development.
- D. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the final plat.
- E. Preliminary park dedication calculations (to be confirmed at time of final plat) are as follows: 24 lots x \$5,340/lot = \$128,160.
- F. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not be limited to, the following:
 1. Provide a minimum of 20 feet of drainage and utility easement over utilities located outside the right-of-way.
 2. Provide all other easements required per City of Shakopee Design Criteria.

- G. 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.
- H. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
- I. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
- J. Payment of the Lateral Connection Charge for the Jennifer Lane Sanitary Sewer Extension Project (per Ordinance Number 913) needs to be made, as required by the most current City of Shakopee Fee Schedule.
- K. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
- L. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
- M. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
- N. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
- O. 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.
- P. An additional five (5) feet of easement for a total of 25 feet of easement between Lots 2 & 3, Block 1, for accessibility to watermain down the lot line is required by Shakopee Public Utilities (SPU).
- Q. An easement is required on property to the North if the water main is on the property line or if it is up to the edge of the plat. The easement must be a minimum of 10 feet on all sides of the watermain, including a hydrant.

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

- A. The developer shall contact SPU directly for specific requirements related to municipal water service, underground electric service, and street lighting installation for this project. The developer will be responsible for complying with their standard terms and conditions, install services consistent with their policies, grant any necessary easements and pay all associated fees.
- B. A 12 inch watermain will be required to be extended from Jennifer Lane East to far east property line and extended south to southeast property corner of plat.
- C. The applicant to provide a trail connection with a minimum width of 10 feet from Fairhaven Drive to the trail along CR 17.
- D. The applicant is required to install sidewalk on the west side of Jennifer Lane through the development.
- E. The applicant is required to install sidewalk on one side of all residential streets.
- F. 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.
- G. All trails and sidewalks be constructed to meet ADA requirements or guidelines.

- H. Trees shall not be installed in any drainage and utility easements unless specifically approved by the City.

III. The following conditions need to be addressed/completed prior to approval of a grading permit, a street and utility plan, and/or a building permit:

- A. The applicant will grade the entire site, as proposed on the approved plans, in one phase within one (1) 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.
- B. All plans must receive final approval prior to construction.
- C. The applicant must submit engineering plans for all retaining walls greater than four (4) feet in height. The design of all retaining walls must be approved by the City Engineer. A building permit application will also be required prior to construction of the walls.
- D. The applicant will submit detailed pavement design calculations.
- E. The applicant will submit a private utility plan showing a joint trench for private utilities.
- F. The applicant shall provide a signing and street lighting plan.
- G. 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.
- H. 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.
- I. 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.
- J. No landscaping will be allowed in front yard drainage and utility easements, unless a detailed plan is submitted clearly showing how all lots will be served by private utilities. Prior to submittal, all applicable private utility companies will need to review and approve this plan.
- K. Sewer, water service, fire protection and access shall be reviewed for code compliance at the time of building permit application(s).
- L. Specific performance/design standard details will be reviewed for compliance with the City Code Section 151.034 & Section 151.105 at the time of any building permit application(s).

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