

RESOLUTION NO. R2018-020
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF WINDERMERE EAST 1ST ADDITION

WHEREAS, Westwood Professional Services, applicant, and NHA Partners – Shakopee, LLC, property owner, have made application for a Final Plat of Windermere East 1st Addition.

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

Outlots E, F, G, H & I, WINDERMERE; Scott County, Minnesota; and

WHEREAS, the City Council heard from staff and the Applicant regarding the Windermere East 1st Addition Final Plat at their meeting on March 6, 2018; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Windermere East 1st Addition is approved, subject to the following conditions:

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

- A. Approval of title by the City Attorney.
- B. The applicant must submit a Storm Water Management Plan that shows compliance with the approved overall Windermere 1st Addition Storm Water Management Plan. Any variance from the approved plan must be accepted by DR Horton and the city
- C. Payment of the Trunk Sanitary Sewer Charge shall be made consistent with the requirements of the most current City of Shakopee Fee Schedule.
- D. Provide electronic files (AutoCAD and Portable Document Format - PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
- E. Easements will be shown on the Final Plat as approved by the City Engineer.
- F. Park dedication in the amount of \$14,630.00 (\$9,500/acre x 1.54 acres for Lot 1, Block 1) shall be paid to the City of Shakopee.

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

- A. Municipal water service is available subject to Shakopee Public Utilities (SPU) standard terms and conditions. These include, but are not limited to: installing a lateral water main distribution system in accordance with their utility policy, paying the associated inspections costs, granting any necessary easements, paying the Trunk Water Charge, and paying the Water Connection Charge.
- B. Underground electric service is available subject to SPU 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.

- C. Street lighting installation is available subject to SPU standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.
- D. The applicant shall contact SPU to discuss requirements to extend underground electric past Outlots A and/or B of Windermere East 1st Addition to Lot 1, Block 1, Windermere East 1st Addition.
- E. Ensure there is a sidewalk along the east side of Windermere Way adjacent to Lot 1, Block 1, Windermere East 1st Addition, with a connection to a proposed sidewalk running to the front of the day care facility.
- F. 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.

III. Following approval and recording of the final plat, the following conditions need to be addressed/completed prior to issuance of a grading and/or building permit:

- A. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule. Payment is due at time of building permit issuance and can be combined with the check for the building permit fee.
- B. 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.
- C. 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.
- D. Prior to work in the Windermere Way right-of-way, a City of Shakopee right-of-way permit will be required. Contact Jim Henderson (952-233-9368 or jhenderson@shakopeemn.gov) for more information.
- E. The owner 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.
- F. The owner or owner's contractor 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.
- G. 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.
- H. Sewer, water service, fire protection and access shall be reviewed for compliance with the Shakopee City Code.
- I. Any work within the County right-of-way shall require the appropriate County permit.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the _____

day of _____, 2018.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk