

RESOLUTION NO. R2018-021
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF LLOYDS ADDITION

WHEREAS, Phillips Architects & Contractors, Ltd., applicant and Lloyds Properties, LLC, property owner, have made application for Final Plat of Lloyds Addition; and

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

Outlot A, CHECKERED FLAG ADDITION, Scott County, Minnesota; and

WHEREAS, the City Council reviewed the Final Plat of Lloyds Addition on March 6, 2018.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Lloyds 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. Approval of title by City Attorney.
2. Payment of all storm water management plan review charges, as required by the most current City of Shakopee Fee Schedule.
3. The applicant must provide the city with a copy of the cross-access easement for the west driveway.
4. The applicant must obtain preliminary approval of the Storm Water Management Plan.
5. Easements will be shown on the Final Plat as approved by the City Engineer.
6. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
7. Park dedication fees in the amount of \$81,700.00 (8.6 acres x \$9,500.00/acre) to the City of Shakopee.

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

1. The applicant must obtain final approval of the Storm Water Management Plan prior to issuance of a grading and/or building permit.
2. 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.
3. The applicant must obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the coverage card and letter must be provided to the city.
4. The applicant must 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.
5. Tree protection fencing shall be installed at the drip line of all existing trees. This fencing must be inspected by City staff before any grading or woodland alteration takes place.
6. Prior to work in city right-of-way, a City of Shakopee right-of-way permit will be required. Contact Jim Henderson (952-233-9368 or publicworks@shakopeemn.gov) for more information.
7. The applicant must revise plans and pave the site access driveways, areas immediately surrounding the buildings, areas where equipment and vehicles are drive and areas that will be used for storage and/or sorting and transfer of waste. Sorting/crushing of non-contaminated earthen materials and soils can be conducted on non-paved surfaces.
8. The applicant must revise plans to capture stormwater from the future building pad and driveways and convey it to the onsite stormwater pond/infiltration basin. This may require additional storm sewer infrastructure be installed with Phase 1.
9. 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.
10. 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.
11. Record plans must be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans must be submitted to the engineering department.
12. Approval of the Conditional Use Permit and Final Plat requests does not constitute approval of the submitted plans.

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

1. Municipal water service is available subject to Shakopee Public Utilities (SPU) standard terms and conditions.
2. Underground electric service is available subject to SPU standard terms and conditions.

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