

RESOLUTION NO. R2018-051
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE PRELIMINARY AND FINAL PLAT OF COUNTRYSIDE 2ND ADDITION

WHEREAS, Randy Kubes, applicant, and Roger and Susan Sames, property owners, have made application for the Preliminary and Final Plat of Countryside 2nd Addition.

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

See Attached Exhibit
; and

WHEREAS, on April 5, 2018 the Planning Commission held a public hearing regarding the Preliminary and Final Plat application, at which it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council heard from staff and the Applicant regarding Countryside 2nd Addition at their meeting on May 1, 2018; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Maple Trail Estates Fourth Addition is approved, subject to the following conditions:

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

1. Approval the title by the City Attorney.
2. Execution of a Developer's Agreement, including provisions for security and public improvements within the subdivision, payment of the street and utility fee, and watermain fee.
3. Payment of the following fees: trunk stormwater fee, trunk sanitary sewer fee, sign installation fee, bituminous sealcoat fee, stormwater management plan review fees.
4. The applicant must submit a detailed contractor's bid for all public improvements associated with the subdivision.
5. The applicant will submit a detailed lot area drawing showing the total plat area, total drainage and utility easement area encompassing high water levels of wetlands and stormwater basins, the total right-of-way, total area of conservation easements, and the total area of bituminous street, and area of each lot.
6. Outlot A must be eliminated and combined with the adjacent lot, or reconfigure the pond to be spread across multiple properties.

7. Easements must be shown on the final plat as approved by the City Engineer. They include but are not limited to:
 - o Drainage and utility easement to encompass the 100-year high water level of the infiltration basin.
 - o If ponding is proposed on the adjacent property to the south, a drainage and utility easement will be required over the 100-year high water level.
 - o Provide all other easements required per City of Shakopee Design Criteria
8. Provide electronic files (AutoCAD and PDF) of the final plat to be recorded with datum on the Scott County Coordinate System.
9. Lot lines of corner lots must be adjusted to have 15' x 15' sight triangles at street intersections.
10. Scott County Administrator must be removed from the signature block on the final plat drawing and a signature line provided for the city attorney.
11. The spelling of Pinia Street must be revised on the final plat drawing.
12. On the final plat drawing Cubasue Court must be used for the western block of street with the cul-de-sac. The section of street adjacent to Blocks 2 and 4 must be named Cubasue Avenue.
13. The City Council must adopt a resolution authorizing the submission of comprehensive plan amendment and the Met Council must approve the proposed comprehensive plan amendment.
14. The applicant must provide a contractor's bid of an acceptable amount to the Engineering Department for trail construction along Marystown Road. The applicant must provide an escrow for trail construction along Marystown Road adjacent to this site based on the bid amount.
15. The applicant must pay park dedication fees in the amount required in the city fee schedule at the time of recording of the plat.

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

1. Both a landscape plan and woodland management plan must be provided that complies with City Code requirements. The applicant is responsible for providing tree replacement on the site in accordance with City Code and fee schedule for woodland management escrows.
2. The applicant must have final approval of the subdivision's stormwater management plan.
3. 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.
4. The applicant must submit detailed pavement design calculations.
5. The intersection and pedestrian ramp details must meet ADA standards.
6. The applicant must submit a private utility plan showing a joint trench for private utilities.
7. The applicant must provide the city a copy of the NPDES coverage card and letter.
8. The applicant must provide the city with a copy of the grading easement allowing grading on the adjacent property to the south.
9. The contractor must submit a Construction Management Plan to the City of Shakopee. A template may be obtained from the Public Works / Engineering Department.

10. 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 provided to the Engineering / Public Works Department.
11. The applicant must comply with all conditions of the attached stormwater review memorandum dated March 26, 2018.
12. The applicant must comply with the attached memorandum from Shakopee Public Utilities dated February 21, 2018.
13. The maximum driveway width for the existing house on Lot 10, Block 3 must be reduced to no more than 25' in the right-of-way.
14. The driveway access to Marystown Road for the existing house must be removed. A right-of-way permit from Scott County is required for work in the County Right-of-Way.

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

Drafted By:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379