

RESOLUTION NO. R2018-068
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF WINDERMERE WAY

WHEREAS, D. R. Horton Inc. - Minnesota, applicant and property owner, has made an application for a Final Plat of Windermere Way; and

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

Outlots G & H, WINDERMERE; Scott County, Minnesota; and

WHEREAS, the City Council heard from staff and the Applicant regarding Windermere Way Final Plat at their meeting on June 19, 2018, and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Windermere Way 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. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimate total cost of the public improvements, plus 100 percent of the estimated costs of city inspection and administration.
 - C. The applicant must provide payment of the following fees made consistent with the most current City of Shakopee Fee Schedule:
 - 1. Street and Utility Fee;
 - 2. Watermain Fee;
 - 3. Storm Water Management Plan Review Fee;
 - 4. Trunk Sanitary Sewer Charge;
 - 5. Trunk Storm Water Charge;
 - 6. Sign Installation Fee;
 - 7. Bituminous Seal Coat Fee;
 - 8. Wetland Conservation Act Fees.
 - D. Submit a detailed contractor's bid for all public improvements associated with this subdivision.
 - E. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 100-year 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.

- F. The maximum allowable sanitary depth is thirty (30) feet. If this is not achievable due to existing infrastructure or proposed development, the sanitary depth must be minimized to the extent feasible.
- G. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.
- H. Easements will be shown on the Final Plat as approved by the City Engineer. They Include, but are not limited to the following:
 - 1. The minimum widths of drainage and utility easements are set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
 - 2. Along the north property line, the additional easement must be a consistent width.
 - 3. If a temporary cul-de-sac is constructed at the south end of Windermere Way, a temporary easement must be provided.
- I. 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. Following approval and recording of the final plat, the following conditions need to be addressed/completed prior to approval of a grading plan, street and utility plan and/or building permit:

- 1. 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.
- 2. 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.
- 3. Submit detailed pavement design calculations.
- 4. Submit a small utilities joint trench design and detail.
- 5. Submit a Construction Management Plan.
- 6. 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.
- 7. 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.
- 8. Any work within the County right-of-way shall require the appropriate County permit.
- 9. 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.

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

1. 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.
2. 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.
3. 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.
4. Municipal water service is not available until Shakopee Public Utilities booster station is operational. Contact Shakopee Public Utilities directly to discuss project.
5. Applicant should contact Shakopee Public Utilities directly for specific requirements relating to their project.

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