

RESOLUTION NO. R2018-069
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF CANTERBURY PARK EIGHTH ADDITION

WHEREAS, United Land, LLC, applicant and property owner, have filed an application for Final Plat of Canterbury Park Eighth Addition.

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

Outlot I, Canterbury Park Sixth Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on December 3, 2015, the Planning Commission held a public hearing regarding the Canterbury Park Sixth Addition preliminary plat, at which it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council heard the Final Plat of Canterbury Park Eighth Addition at their meeting on June 19, 2018; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Canterbury Park Eighth 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. Provide electronic files (AutoCAD and Portable Document Format) of the Final Plat to be recorded with datum on the Scott County coordinate system.
 - C. Park dedication, given the location of the development, as cash in lieu of land is recommended. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid at the time of recording of Final Platting of the Outlots. Estimate of that fee at this time is \$226,005.00.
 - D. A traffic impact study must be submitted showing the impacts of the proposed development on the surrounding roadways.
 - E. In addition to the easements currently shown, provide drainage and utility easement encompassing the 100-year high water level for all storm water basins.
 - F. 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.

- G. Submit a detailed geotechnical report outlining any groundwater or bedrock encountered. The report must provide infiltration rates at all proposed infiltration basins.
- H. Obtain, at a minimum, conditional approval of the development's storm water management plan.
- I. Revise proposed pond grading to comply with maximum allowable slopes per the City of Shakopee Design Criteria Section 4.
- J. The applicant shall discuss with City Public Works the design/development of a trail and/or sidewalk along 4th Avenue, and agree to construct that trail/sidewalk consistent with approved design standards.
- K. The applicant must pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule:
 - 1. Trunk Storm Water.
 - 2. VIP Connection Charge.
 - 3. Stormwater Management Plan Review Fees.
 - 4. Wetland Conservation Act Fees.
- L. Submit a wetland determination for the property. In lieu of a full wetland delineation, submit the following for review. If wetland signatures are present, a full delineation will be required, the following:
 - 1. National Wetland Inventory data.
 - 2. DNR Public Waters data.
 - 3. Scott County Soil Survey data.

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, installing a lateral water main distribution system in accordance with utility policy, paying the associated inspections costs, granting any necessary easements, paying the Trunk Water Charge, paying the Water Connection Charge, entering into an Underground Distribution Agreement and paying all associated fees.
- B. Fire flow analysis must be performed to ensure adequate protection of building if building fire service does not come off a 12 inch watermain directly.
- C. Submitted utility plan shows an unlooped 8 inch watermain must be looped back to a second watermain. Contact Shakopee Public Utilities directly to discuss further.

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. Obtain final approval of the subdivision's storm water management plan.
- B. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage card and letter must be provided to the city. Once construction has started, all SWPPP inspection reports must be submitted to the city.
- C. 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. The retaining wall, including structural components, must be kept out of any drainage and utility easements.
- E. Fieldstone riprap and geotextile fabric will be placed at each flared end section. The riprap and fabric must be installed to the bottom of the storm water basin.
- F. Submit a turning movement diagram for the proposed development.
- G. Provide the city with a copy of the cross-access easement that allows connection to the private road east of the site.
- H. Provide pedestrian connectivity both internal to the site and to the local and regional trail system.
- I. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
- J. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
- K. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
- L. Prior to work within the City of Shakopee right-of-way, the applicant must obtain a right-of-way permit. Contact Public Works at 952-233-9559 or PublicWorks@ShakopeeMN.gov for permit information.
- M. 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 certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record.
- N. Approval of the final plat does not constitute approval of the submitted plans.
- O. Sewer, water service, fire protection and access shall be reviewed for code compliance at the time of building permit application(s).
- P. City Code performance/design standard details will be reviewed for compliance at the time of any building permit application(s).

**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