

RESOLUTION NO. R2018-134
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF RIDGE CREEK THIRD ADDITION

WHEREAS, Josh Metzger of Lennar Corporation, applicant, and U.S. Home Corporation, property owner, has made application for the Final Plat of Ridge Creek Third Addition; and

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

Outlot A, Ridge Creek Second Addition; and

WHEREAS, public notice was provided and the Planning Commission of the City of Shakopee held a public hearing on March 9, 2017, at which the Planning Commission heard from City Planning staff and invited members of the public to comment on the preliminary plat of Ridge Creek; and

WHEREAS, the City Council of the City of Shakopee approved the Preliminary Plat and PUD of Ridge Creek on March 21, 2017, and

WHEREAS, the City Council heard from staff and the Applicant regarding the final plat of Ridge Creek Third Addition at their meeting on November 20, 2018; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Ridge Creek Third Addition is approved, subject to the following conditions:

- I. The following actions must be completed prior to the recording of the Final Plat:**
1. The applicant must pay all applicable engineering fees/charges listed below, as required by the most current City of Shakopee Fee Schedule. The list of fees required are:
 - Street and Utility Fee
 - Wetland Conservation Act Fee
 - Watermain Fee
 - Bituminous Sealcoat Fee
 - Trunk Sanitary Sewer Charge
 - Stormwater Management Plan Review Fees
 - Trunk Stormwater Charge
 - Sign Installation Fee

2. The applicant must submit a detailed contractor's bid for all public improvements associated with this subdivision.
3. The applicant must submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 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.
4. The applicant must submit a Maintenance Agreement for the area north of Waterlily Way between Lot 20, Block 1 and Lot 1, Block 3. The Maintenance Agreement must include perpetual maintenance of the area between Waterlily Way and the bituminous trail along County Road 21, including turf, landscaping and snow removal.
5. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not be limited to, the following:
 - Provide additional drainage and utility easement on the north side of Lots 11 and 12 of Block 1. Easement must meet requirements laid out in City of Shakopee Design Criteria Section 10.1 (A-D)
 - Provide a trail easement on Lots 11 and 12 of Block 1.
 - Provide all other easements required per City of Shakopee Design Criteria.
6. Due to the proposed depth of watermain between Lots 12 and 13, Block 1, a 25' wide easement centered over the watermain is required.
7. The current plans show a bend in the in the casing under CSAH 21 to Windsor Circle. A watermain design and alignment that is acceptable to both Scott County and Shakopee Public Utilities is required for this connection.
8. The applicant must provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
9. Park dedication funds received from this development shall be programmed for development of the trails within the dedicated open space within this development. Any funds collected that are not used for development of the open space shall be dedicated to the park reserve fund.
10. 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 the final plat for 31 single family lots.

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

1. The applicant must comply with all the conditions of Resolution No. 7851, the resolution approving the Preliminary Plat and Planned Unit Development.
2. The applicant shall install open space boundary signage as determined to be needed by the city. The city shall provide the signage for open space and trail boundary, and the applicant provide the posts and installation of the signage.
3. Locations of trees planted by the applicant must be marked by the applicant and approved by the city prior to planting.
4. Required landscaping and replacement trees planted on residential lots must be planted at least 8' from side lot lines.
5. Maintenance of landscaping and trees on private property is the responsibility of private property owners, or a homeowner's association.
6. The applicant must notify the homeowner of Lot 1, Block 3 of the gas pipeline easement in the rear yard, and the easement requirements / limitations on the lot.

7. The two proposed trail connections to the trail along CSAH 21 must be constructed.

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

1. The applicant must address redlined plans and re-submit a revision of civil plans for review.
2. 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.
3. Seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City.
4. The applicant must submit detailed pavement design calculations.
5. The applicant must submit a private utility plan showing a joint trench for private utilities.
6. Submit a Construction Management Plan. A template can be obtained from the Public Works Department.
7. Record plans must be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The developer must provide full time construction inspection. The inspection must be to the level that the engineer of record can provide a certified letter indicating that "all improvements have been constructed under the direct supervision (of the engineer(s) of record) and are certified accordingly to have been constructed to be in compliance with the approved plans and specifications." The record plans need to be submitted to the Engineering Division.
8. The applicant must coordinate the planting of boulevard trees with utility plans and street lighting plans.
9. Any work within the County right-of-way shall require a County permit.

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
485 Gorman
Shakopee, MN 55379