

RESOLUTION NO. R2019-006
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF LLOYDS ADDITION

WHEREAS, Phillips Architects & Contractors, Ltd., applicant and Lloyd's 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:

(See attached Legal Description of Lloyds Addition); and

WHEREAS, the City Council reviewed the Final Plat of Lloyds Addition on January 22, 2019.

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. Easement must continue to be shown on the plat along north property line encompassing existing public watermain at a minimum of 10 ft. to either side of the center line of the pipe.
3. Payment of all storm water management plan review charges, as required by the most current City of Shakopee Fee Schedule.
4. The applicant must provide the city with a copy of the cross-access easement for the west driveway.
5. The applicant must obtain approval of the Storm Water Management Plan.
6. In addition to easements shown on the proposed plat, easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to a drainage and utility easement to encompass the 100-year high water level (HWL) for all basins.
7. 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 and the total area of conservation easements and outlots.
8. 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 fees in the amount of \$81,700.00 (8.6 acres x \$9,500.00/acre, based on the area of Outlot A, Checkered Flag Addition) or at the rate referenced in the City Fee Schedule at the time of recording.

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

1. Pay the Trunk Storm Water Charge, 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.
2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
3. 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. Prior to work in city right-of-way, a City of Shakopee right-of-way permit will be required. Contact Public Works (952-233-9550 or publicworks@shakopeemn.gov) for more information.
5. The applicant must revise plans and pave the site access driveways, areas immediately surrounding the buildings, areas where equipment and vehicles are driven 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.
6. All non-paved, exterior storage areas must be topped with crushed granite material. The material must be approved by the City Engineer.
7. The applicant must revise plans to capture stormwater from the future building pad and driveways and convey it to the onsite stormwater ponds/infiltration basins.
8. Enter into a Utility Facilities Easement Agreement with the City of Shakopee and record the document with Scott County. A template of the agreement can be obtained from the Engineering Division.
9. Submit a Construction Management Plan to the City of Shakopee. A template of the Construction Management Plan can be obtained from the Engineering Division.
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 submitted to the engineering department.
11. Approval of the Conditional Use Permit and Final Plat requests does not constitute approval of the submitted plans.

BE IT FURTHER RESOLVED,

**Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held on the ____ day of _____, 2019.**

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk