

RESOLUTION NO. R2019-063
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF WILLOWS AT WINDERMERE

WHEREAS, CB Shakopee Limited Partnership, applicant, and D.R. Horton Inc. - Minnesota, property owner, have made application for a Final Plat of Willows at Windermere.

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

Outlot B, WINDERMERE EAST 1ST ADDITION; Scott County, Minnesota; and

WHEREAS, the City Council heard from staff and the Applicant regarding the Willows at Windermere Final Plat at their meeting on June 4, 2019; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Willows at Windermere is approved, subject to the following conditions:

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

- A. Obtain approval of a Storm Water Management Plan.
- B. Pay all applicable Trunk Sanitary Sewer fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
- C. 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 and the total area of conservation easements and outlots.
- D. 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. The 100-year high water level for all storm water basins, including infiltration and filtration basins, must be encompassed by a drainage and utility easement.
- E. Provide a snow plowing and snow storage management plan for this site.
- F. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
- G. Park dedication shall be provided consistent with the City Code requirements.
- H. Delete City Planning Commission signature block from plat.
- I. Rename plat The Willows at Windermere.

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

- A. Pay all applicable Trunk Storm Water fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
- B. Provide detailed construction drawings that satisfy city requirements.
- C. Provide turning movement diagrams showing how delivery vehicles and garbage trucks maneuver through the parking lot.
- D. 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.
- E. 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.
- F. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
- G. Enter into a Utility Facilities Easement Agreement and have it filed with Scott County.
- H. Submit a Construction Management Plan.
- I. 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.
- J. Approval of the final plat does not constitute approval of the submitted plans.
- K. Municipal water service is available subject to SPUC standard terms and conditions. These include, but are not limited to: 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, and paying the Water Capacity Charge.
- L. Underground electric service is available subject to SPUC 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.
- M. Street Lighting installation is available subject to SPUC standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.
- N. Applicant should contact SPUC directly for specific requirements relating to the project.

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