RESOLUTION NO. R2019-___

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF VIERLING PLAZA 2ND ADDITION

WHEREAS, Marvin Development IV LLC, applicant, has made application for Final Plat of Vierling Acres 2nd addition; and

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

VIERLING PLAZA Lot 001 Block 001

WHEREAS, notice was provided and on July 11, 2019, the Planning Commission held a public hearing regarding the Vierling Plaza 2nd Addition preliminary plat, at which it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Preliminary and Final Plat on August 7, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Vierling Plaza 2nd Addition is hereby approved subject to the following conditions:

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

A. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule
   a. Storm Water Management Plan Review Fees
B. Submit construction plans that satisfy requirements of City of Shakopee Design Criteria Section 11 for review.
C. Submit a traffic impact study examining the impacts of the proposed development on the intersection of Vierling Drive and Ramsey Street/Private Drive.
D. Obtain approval of the developments storm water management plan.
E. A pedestrian connection to the existing Vierling Drive trail must be included with the development.
F. Provide the city a copy of the cross-access easement for the private drive and utility easement for the private utilities that will service the property
G. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with the datum on the Scott County coordinate system.

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

A. 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.

B. Submit a turning movement diagram that shows accessibility for garbage and delivery trucks throughout the proposed development.
C. Provide a diagram that shows the available queuing for the driveway through lane meets city code
D. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy
E. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County
F. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
G. Submit final construction plans for approval by the city.
H. 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.

III. 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. Landscaping, including trees, lighting and statues, may not be located over the top of watermain, or watermain shall be installed in a casing where such elements will be placed over the watermain.
C. Approval of the final plat does not constitute approval of the submitted plans.
D. Sewer, water service, fire protection and access shall be reviewed for code compliance at the time of building permit application(s).
E. 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 _____, 2019.

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Mayor of the City of Shakopee

Attest:

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Lori Hensen, City Clerk