

RESOLUTION NO. R2019-083

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY AND FINAL PLAT OF CANTERBURY PARK NINTH ADDITION

WHEREAS, Canterbury Development, LLC, applicant and property owner, has made application for Preliminary and Final Plat of Canterbury Park Ninth Addition; and

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

Lot 1, Block 3, Canterbury Park Seventh Addition, and Outlot F, Canterbury Park Seventh Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on July 11, 2019, the Planning Commission held a public hearing regarding the Canterbury Park Ninth 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 Preliminary and Final Plat of Canterbury Park Ninth 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. Approval of title by the City Attorney.
- B. Cash in lieu of land is recommended to satisfy the Park Dedication Requirement. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the final plat. Preliminary park dedication calculations (to be confirmed at time of recording) are as follows: 1.6755 Acres @ \$9,500/acre = \$15,917.25.
- C. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimated total cost of the improvements, plus 100 percent of the estimated costs of city inspection and administration.
- D. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule including Street and Utility Fee, Watermain Fee, Trunk Storm water charge, Sign Installation Fee, Bituminous Sealcoat Fee, and Storm Water Management Plan Review Fees.
- E. Provide easements in accordance with City of Shakopee Design Criteria Section 10.1.A-D as follows:
 1. 5 feet of drainage and utility easement on lots lines separating Lot 1 and Lot 2.
 2. 10 feet of drainage and utility easement adjacent to the right-of-way on Shenandoah Drive, Vierling Drive and Schenian Street.

3. 15 feet of drainage and utility easement along the right-of-way adjacent to Eagle Creek Boulevard.
 4. Easement over the public sanitary sewer that will serve future development of Block 1, Lots 1 and 2. The easement must satisfy the requirements of Design Criteria Section 10.1.A.
- F. Submit a detailed contractor's bid for all public improvements associated with this development.
 - G. 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.
 - H. The stormwater analysis must include existing conditions for the entire contributing drainage area.
 - I. At a minimum, obtain conditional approval of the development's storm water management plan.
 - J. A trail along all public rights-of-way shall be included with the development.
 - K. A trail connection to the Schenian Street trail must be included with the development on Lot 1.
 - L. Dedicate trail easement adjacent to Block 1, Lots 1 and 2 per the proposed roadway plans. Engineering will provide a template of the trail easement document.
 - M. Provide an agreement for storm water between Canterbury and the property owners of Block 1, Lots 1 and 2. The agreement must document who is responsible for maintenance of the storm water system and ponds. This agreement must be updated as more properties are platted and developed.
 - N.
 - O. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
 - P. Roadways and roundabouts must accommodate movement of fire apparatus and other large emergency vehicles.
 - Q. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
 - R. Fire department access shall be provided as required by the Minnesota State Fire Code.

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. Obtain final approval of the subdivision's storm water management plan.
- C. Submit a turning movement diagram that shows accessibility for garbage and delivery trucks throughout the proposed development.
- 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. 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. Eight (8) inch water main stubs with fire hydrants are being extended from the 12-inch water main in Shenandoah Drive. These 8-inch lines shall be extended into the proposed development and either looped together for full looping of the public water main system or be used as a private water service or be left as a public fire hydrant lead. None shall be left unused.
- 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.**

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk