

RESOLUTION NO. R2019-131

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF CANTERBURY PARK TENTH ADDITION

WHEREAS, Doran Canterbury II, LLC, applicant, and Canterbury Development LLC property owner, have made application for Final Plat of CANTERBURY PARK TENTH ADDITION; and

WHEREAS, the property is legally described as:

Lot 1, Block 2, and Outlot D, Canterbury Park Seventh Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on April 5, 2018, the Planning Commission held a public hearing regarding CANTERBURY PARK SEVENTH 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 and approved CANTERBURY PARK SEVENTH ADDITION Preliminary & Final Plat on April 17, 2018; and

WHEREAS, the City Council reviewed the Final Plat of CANTERBURY PARK TENTH ADDITION on December 17, 2019; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of CANTERBURY PARK TENTH ADDITION is hereby approved subject to the following conditions:

D) 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. Provide electronic files (AutoCAD and Portable Document Format) of the Final Plat to be recorded with datum on the Scott County coordinate system.
- C. 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, which are as follows: 305 units @ \$2225/unit = \$678,625.
- D. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 1. Trunk Storm Water Charge
 2. Storm Water Management Plan Review Fees

- E. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - 1. Provide perimeter drainage and utility easement as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
- F. 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.
- G. At a minimum, obtain conditional approval of the development's storm water management plan.

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. 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. Provide the city with a copy of all applicable permits/approvals, including, but not limited to the following:
 - 1. Minnesota Department of Health
 - 2. Met Council
 - 3. Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)
 - 4. Shakopee Public Utilities
 - 5. Any other required
- 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. Plan must include a private utility coordination plan.
- 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. Approval of the final plat does not constitute approval of the submitted plans.
- C. Sewer, water service, fire protection and access shall be reviewed for code compliance at the time of building permit application(s).
- D. 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

Attested:

City Clerk