

RESOLUTION NO. R2020-__

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY
AND FINAL PLAT OF RIVER BLUFF ADDITION**

WHEREAS, the City of Shakopee, applicant, and City of Shakopee EDA, property owner, has made application for Preliminary and Final Plat of River Bluff Addition; and

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

Lots 1 through 5 and Lots 8 through 10 inclusive, Block 7, together with that part of the vacated alley in Block 7 accruing to said lots thereof, City of Shakopee, Scott County, Minnesota

And

Lots 6 and 7, Block 7, except the North 30 feet thereof, together with that part of the vacated alley in Block 7 accruing to said lots thereof, City of Shakopee, Scott County, Minnesota

And

The North 30 feet of Lots 6 and 7, Block 7 City of Shakopee, Scott County, Minnesota; and

WHEREAS, notice was provided and on March 5, 2020, the Planning Commission held a public hearing regarding the River Bluff 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 March 17, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of River Bluff 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. The final plat must show the existing Highway Easement along County Highway 69.
- B. The lot lines at the intersections of both Atwood Street and Scott Street with County Road 69 must be adjusted to have 15' sight triangles.
- C. A detailed lot area drawing must be prepared showing the total plat area, the total drainage and utility easement area encompassing the 100-year high water levels of wetlands /

stormwater basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of bituminous streets and the total lot area.

- D. 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. If a trail / sidewalk easement for the existing sidewalk along County Road 69 is not recorded, a sidewalk / trail easement must be provided and recorded.
- B. The developer must obtain approval of the storm water management plan for this development prior to the issuance of a building permit.

III) Following approval and recording of the final plat, the following conditions shall apply:

- A. An 8” diameter watermain shall be extended around the north half of the block. The Shakopee Public Utilities Commission will reimburse the developer for the portion of watermain along the east 120 feet of the block fronting Levee Drive. It is anticipated that the 8” watermain that will be extended in Atwood Street will be completed as part of the City of Shakopee reconstruction project for Levee Drive, Atwood Street and Scott Street at Shakopee Public Utilities Commission expense.
- B. The developer must use or remove the existing water services extended to the existing properties on this block. The existing water services consist of four one-inch water services off of the watermain in Atwood Street.
- C. The developer shall continue to work with Shakopee Public Utilities Commission toward an agreement to relocate the electric distribution facilities in the vacated alley.
- D. The developer is responsible for costs involved in relocating the existing Comcast Cable facilities in this plat.
- E. All existing driveway accesses to County Road 69 must be removed.
- F. All work within the Scott County right-of-way requires a County right-of-way permit.
- G. Ponding, berming, landscaping and signage are not permitted in Scott County right-of-way.
- H. 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 _____, 2020.**

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk