

RESOLUTION NO. R2020-_____

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY
AND FINAL PLAT OF CANTERBURY PARK 9TH ADDITION**

WHEREAS, the Bryce Hotzler, applicant, and Canterbury Development LLC, property owner, has made application for Preliminary and Final Plat of Canterbury Park 9th Addition; and

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

Outlot F, Canterbury Park 7th Addition

And

Lot 1, Block 3, Canterbury Park 7th Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on May 7, 2020, the Planning Commission held a public hearing regarding the Canterbury Park 9th 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 May 19, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Canterbury Park 9th 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:

1. The City Council must adopt a resolution rescinding the previous approval of Canterbury Park 9th Addition.
2. The applicant must comply with plan review and plat review red-lined comments on drawings that were provided by the City Engineer.
3. The applicant must refer to Shakopee Public Utilities comments for watermain.
4. 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 public improvements, plus 100 percent of the estimated costs of city inspection and administration.

5. Submit a detailed contractor's bid for all public improvements associated with this development.
6. Submit a turning movement diagram that shows accessibility for fire, garbage and delivery trucks throughout the proposed development. A previous version showed several movements traversing over various obstructions.
7. Vacate all existing public drainage and utility easements and rededicate applicable easements.
8. Submit a private storm sewer encroachment agreement for the storm sewer stubs under Shenandoah Drive.
9. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Verify appropriate drainage and utility easements for public sanitary sewer, storm sewer and watermain systems are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1.A-D of the City of Shakopee Design Criteria.
 - Dedicate trail easements along Shenandoah Drive and Vierling Drive.
 - Dedicate a sign easement for Dynamic Message Sign 7.
 - Perimeter easements on Outlot F will be platted with a final plat of this lot at a later date.
10. 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.
11. At a minimum, obtain conditional approval of the development's storm water management plan.
12. Provide an agreement for storm water between Canterbury and the property owners of Block 1, Lots 1. This agreement must be recorded with the properties and 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.
13. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
14. The east-west private drive must have an approved temporary fire apparatus turnaround at the eastern termination. Contact the Fire Marshal for specific details.

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:

1. Obtain final approval of the subdivision's storm water management plan.
2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
3. 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.

4. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
5. Submit a Utility Facilities Easement Agreement. The Utility Facilities Easement Agreement must include the storm pond north of Shenandoah Drive. The document must be recorded with Scott County.
6. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
7. 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.
8. Names of the two private drives must be approved by the city of Shakopee.
9. The applicant must receive written approval from easement holders for landscaping or parking in easements on the south side of the plat along Eagle Creek Blvd. If landscaping is not permitted in these easements and landscaping does not fit elsewhere on the site, a contribution must be made to the tree fund in the amount of \$400 per tree, or the applicant may plant trees on other lots within in the City owned by the applicant.
10. A 7' wide boulevard is required along both private drives for boulevard trees. Boulevard tree species must be an acceptable salt tolerant species.
11. Financial security is required for landscaping consistent with City Code requirements.
12. 5' sidewalks are required along both sides of the private drives and make connections to each lot.
13. Each lot must have pedestrian connections to adjacent public walks and trails.

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

**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