

RESOLUTION NO. R2021-016

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY
PLAT OF JEFFERSON COURT**

WHEREAS, Link Construction, applicant, and Rachel Welch, property owner, have made application for Preliminary Plat of Jefferson Court; and

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

That part of Lot 1, Block 1, Jackson View Addition to the City of Shakopee, Scott County, Minnesota lying Northerly and Northeasterly of a line described as commencing at the Southeast corner of said Lot 1; thence North 00 degrees 24 minutes 42 seconds West along the east line of said Lot 1 a distance of 225.80 feet to the point of beginning of the line to be described; thence North 58 degrees 17 minutes 26 seconds West a distance of 345.65 feet to the westerly line of said Lot 1 and said line there terminating.

And

Beginning at a point 40.00 feet Westerly of the Northeast corner of Outlot A of the Replat of Notermann Addition, City of Shakopee, Minnesota, said point being on the South boundary of Tenth Avenue; thence proceeding in a Westerly direction along said South boundary of Tenth Avenue 256.02 feet to the east line of Jefferson Street; thence deflecting left or Southerly along said east line of Jefferson Street; a distance of 109.40 feet to the South boundary of the Replat of Notermann Addition, thence deflecting left or Easterly along the South boundary of said Addition a distance of 256.03 feet; thence deflecting left or Northerly at a point 40.00 feet Westerly of the east line of said plat for a distance of 103.15 feet, said last line being parallel with aforementioned east line of plat, and returning to point of beginning.

WHEREAS, notice was provided and on February 4, 2021, the Planning Commission held a public hearing regarding the Jefferson Court preliminary plat, at which time it heard from city planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Preliminary Plat on February 16, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of Jefferson Court is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed/completed prior to the preliminary plat being approved:

1. Comply with plan review and plat review redlined comments provided.
2. A sidewalk 6' in width must be added to the plans between the sidewalk on the south side of 10th Avenue and the north side of the Jefferson Court cul-de-sac.
3. Refer to Shakopee Public Utilities comments for watermain.
4. Revise the angle of property lines between lots 2 and 3, lots 4 and 5, and lots 7 and 8 to a configuration to be approved by planning staff.
5. 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.
 - Ten (10) feet of drainage and utility easement on lots adjacent to Jefferson Street.
 - Dedicate drainage and utility easement to encompass the 100-year high water level of all storm water basins.
6. No structural elements must encroach on any drainage and utility easement.
7. Provide additional right-of-way in the form of sight triangles 15 feet in dimension at each intersection.
8. Approval of the preliminary plat does not constitute approval of the submitted construction plans.

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 detailed pavement design calculations.
5. Submit a small utilities joint trench design and detail.
6. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
7. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
8. 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.
9. The applicant must comply with CenterPoint Energy requirements for landscaping within the natural gas pipeline easement.

III) The following items must be completed prior to the release of a future final plat for recording

1. 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.
2. Park Dedication must be paid in accordance with the current City of Shakopee Fee Schedule.
3. Design of the houses must meet the design requirements in City Code on window coverage and overall design.
4. Financial security for proposed landscaping on the site must be provided in the amount of 150% of an approved bid amount. The security may be reduced by 75% at the time of planting if a two-year warranty is provided for the plantings and plantings pass inspection.
5. Pay all applicable fees/charges listed, as required by the most current City of Shakopee Fee Schedule: Street and utility fee, Sign Installation Fee, Watermain Fee, Wetland Conservation Act Fees, Trunk Stormwater Charge, Bituminous Sealcoat Fee, Trunk Sanitary Sewer Charge, Stormwater Management Plan Review Fees.
6. Submit a detailed contractor's bid for all public improvements associated with this subdivision.
7. 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.
8. All existing public drainage and utility easements must be vacated prior to final plat. New easements will be dedicated with the final plat.
9. At a minimum, obtain conditional approval of the development's storm water management plan.
10. Prior to discharging into a storm water basin, pretreatment must be provided.
11. Submit a detailed geotechnical report outlining subsurface conditions including any groundwater encountered as well as infiltration rates in appropriate locations.
12. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

**Adopted in regular session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2021.**

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk