

RESOLUTION NO. 7911
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF WINDERMERE

WHEREAS, D.R. Horton, Inc. - Minnesota, applicant and property owner, has made application for Final Plat of Windermere; and

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

See Attached Exhibit A; and

WHEREAS, the City Council reviewed the Final Plat on July 18, 2017.

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

I) The following procedural actions must be completed prior to the recording of a Final Plat:

1. Execution of a Developer's Agreement, which needs to include provisions for security for public improvements within the subdivision and payment of the Street and Utility Fee and the Watermain Fee and for the improvements to CSAH 16 and CSAH 15.
2. Remove City Planning Commission signature block from the Plat signature page.
3. Approval of title by City Attorney.
4. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
5. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
6. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
7. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
8. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
9. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.

10. The applicant will submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 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. Provide a trail easement along Windermere Way and CSAH 16 and at other locations where a trail or sidewalk is not located within a right-of-way as approved by the City Engineer.
12. Easements will be shown on the Final Plat as approved by the City Engineer.
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. Park Dedication as outlined in City Code 150.65 shall be met. The applicant shall meet park dedication requirements by providing the land consistent with the following formulas:

Single Family Homes:	$26 \text{ lots} \times 3 \text{ persons per lot} / 75 \text{ people/acre} = 1.04 \text{ acres}$
Multi Family:	$38 \text{ units} \times 1 \text{ person per unit} / 75 \text{ people/acre} = 0.51 \text{ acres}$

Total acreage = 1.55 acres
15. Deed Outlots A and F to the City of Shakopee. Outlot F shall be dedicated to satisfy the park dedication requirements.

II) The following items need to be addressed/completed prior to approval of a street and utility plan and/or a building permit:

1. The applicant will 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.
2. The applicant will seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City Engineer.
3. The applicant will install trunk sanitary sewer as directed and approved by the city engineer.
4. The applicant will submit detailed pavement design calculations.
5. The applicant will submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy. If the applicant wishes to vary from these requirements, a detailed subdivision-wide utility service corridor plan will need to be submitted for review.
6. 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 submitted to the engineering department.

III) The following procedural actions must be completed after the recording of a Final Plat:

1. The applicant shall provide a trail connection from CSAH 16 (17th Avenue) south into Outlot F.

2. A trail shall be constructed through Outlot A as indicated on page 2 of 22 of the plans submitted dated 5.19.17.
3. The applicant is required to install sidewalks throughout the development as approved by the City Engineer.
4. The applicant is required to install a trail along the north side of CSAH 16 (17th Avenue) and Windermere Way, and throughout the outlots as approved by the City Engineer.
5. The applicant shall provide and install park, open space, and trail boundary signage as determined to be needed by the city. The city shall provide the signage and posts for the park, and the applicant provide the installation of the signage. The city shall provide the signage for open space and trail boundary, and the applicant provide the posts and installation of the signage.
6. Land conveyed or dedicated to the city shall not be used in calculating density requirements of the city zoning ordinance, and shall be in addition to and not in lieu of open space requirements for planned unit developments.
7. Wetland, ponding areas, drainageways, and utility easements accepted by the city shall not be considered in the park land and/or cash contribution to the city.
8. Municipal water service is available subject to their standard terms and conditions. These include, but are not limited to: 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, and paying the Water Connection Charge.
9. Underground electric service is available subject to their standard terms and conditions. These include, but are not limited to: entering into an Underground Distribution Agreement, granting any necessary easements, and paying the associated fees.
10. Street lighting installation is available subject to their standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.
11. The applicant shall work with SPUC regarding a site for a Water Pressure Booster Station to enable service to the 2nd High Elevation Service District (project is located within the 1st and 2nd High Elevation Service Districts).
12. Any work within the County right-of-way shall require the appropriate County permit.
13. Noise levels will increase as traffic levels increase in the area. Noise attenuation for the homes along the County Roads is the responsibility of the developer.

BE IT FURTHER RESOLVED,

**Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held on the ____ day of _____, 2017.**

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
129 Holmes Street South
Shakopee, MN 55379