

RESOLUTION NO. 7915
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF JACKSON ELEMENTARY SCHOOL SECOND
ADDITION

WHEREAS, Michael Monn Architects, applicant, and Ladybug Childcare, Inc., property owner, have made application for a Final Plat of Jackson Elementary School Second Addition.

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

Outlot B, Jackson Elementary School; Scott County, Minnesota; and

WHEREAS, on February 5, 2009, the Planning Commission held a public hearing regarding the Preliminary Plat application, at which it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council heard from staff and the Applicant regarding the Preliminary Plat of Jackson Elementary School at their February 17, 2009 meeting; and

WHEREAS, the City Council heard from staff and the Applicant regarding the Jackson Elementary School Second Addition at their meeting on July 18, 2017; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Jackson Elementary School Second Addition is approved, subject to the following conditions:

- I. The following procedural actions must be completed prior to the recording of the Final Plat:**
 1. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
 2. Payment of the Trunk Sanitary Sewer Charge to be made, as required by the most current City of Shakopee Fee Schedule.
 3. 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 publicly maintained storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of public bituminous street and the total area of each lot.
 4. The applicant will need, at a minimum, conditional approval of the site's storm water management plan.
 5. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the final plat to be recorded with datum on the Scott County coordinate system.

6. The applicant must pay park dedication fees as required by the current City of Shakopee fee schedule. The applicant must provide the Parks and Recreation Director with a calculation of lot acreage, minus the drainage and utility easements dedicated to the City of Shakopee for purposes of the calculation.

II. Following approval and recording of the final plat, the following conditions shall apply:

1. Comply with Shakopee Public Utilities (SPU) requirements regarding water and electric service construction, which include but are not limited to: installing a lateral water main distribution system, paying the associated fees and inspections costs, granting any necessary easements, paying the Trunk Water Charge and Water Connection Charge, and entering into an Underground Distribution Agreement. The applicant shall be in contact with SPU personnel regarding the specific requirements and related costs.

III. Following approval and recording of the final plat, the following conditions need to be addressed/completed prior to issuance of a building permit:

1. Payment of the applicable Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
2. The applicant will need final approval of the site's storm water management plan.
3. The applicant will obtain a NPDES construction site permit prior to any land disturbing activity. PDFs of the coverage card and letter will be provided to the city.
4. The applicant will submit a detailed impervious surface coverage drawing with the building permit.
5. 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 public works 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.
6. No landscaping will be allowed in drainage and utility easements, unless a detailed plan is submitted clearly showing how all lots will be served by private utilities. All applicable private utility companies will need to review and approve this plan prior to its submittal to the city.
7. When available, City Details must be used for proposed improvements
8. Prior to work in the 17th Avenue (CSAH 16) right-of-way, a Scott County right-of-way permit will be required.
9. 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 public works department.
10. The proposed fence and retaining wall must not be located in the drainage and utility easement along 17th Avenue.
11. Any work within the right-of-way of 17th Avenue will require a Right-of-Way permit from Scott County.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the _____ day of _____, 2017.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk