RESOLUTION NO. R2021-0__

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF VALLEY CREST

WHEREAS, Magellan Land Development, applicant, and Roberta Schneider Revocable Trust, property owner, have made application for Preliminary Plat of Valley Crest; and

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

The Southeast Quarter of the Northwest Quarter of Section 16, Township 115, Range 22, Scott County, Minnesota, excepting therefrom the northerly 10 acres thereof
And
The Northeast Quarter of the Southwester Quarter, Section 16, Township 115, Range 22, Scott County, Minnesota, except the south 453.6' thereof; and

WHEREAS, notice was provided and on April 8, 2021, the Planning Commission held a public hearing regarding the Valley Crest 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 April 20, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of Valley Crest 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. The applicant must comply with plan review and plat review redline comments.
2. Lot lines adjacent to the southern open space must be revised to meet the following conditions:
    - Move the rear lot line for Lot 1, Block 10 thirty (30) feet south to align with Lot 2.
    - Move the rear lot line for Lot 1, Block 12 thirty (30) feet south to align with lots on Blocks 10 and 13.
    - Move the rear lot line for Lot 12, Block 13 thirty (30) feet south to align with Lot 11.
    - Adjust the rear lot line for Lot 7, Block 11 to connect to the rear lot corner of Lots 14 and 15 of Block 11.

3. Refer to Shakopee Public Utilities comments for watermain.
4. 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 drainage and utility easement to encompass the 100-year high water level of all storm water basins.
- Refer to plan review redline comments for specific locations where additional easement is required.

5. No structural elements may encroach on any drainage and utility easement.
6. Provide additional right-of-way in the form of 15' x 15' sight triangles at each street intersection, including County Road 83.
7. Approval of the preliminary plat does not constitute approval of the submitted construction plans.
8. Sidewalks 6'in width must be provided on one side of each street and both sides of Thrush St.

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. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.
7. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
8. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
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 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.
10. The applicant must work with the Fire Department and Shakopee Public Utilities to provide adequate hydrant quantities and locations.
11. Municipal water service is available subject to SPUC 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 Capacity Charge.
12. Underground electric service is available subject to SPUC 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.

13. Street Lighting installation is available subject to SPUC standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.

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

1. All plat and construction plans must comply with the Valley Crest PUD.
2. The applicant must provide street names to be approved by City staff.
3. The applicant must complete a title search to confirm other interests in this property.
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 improvements, plus 100 percent of the estimated costs of city inspection and administration.
5. Park Dedication must be paid in accordance with the current City of Shakopee Fee Schedule.
6. 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.
7. 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.
8. Submit a detailed contractor's bid for all public improvements associated with this subdivision.
9. 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.
10. At a minimum, obtain conditional approval of the plat's stormwater management plan.
11. Prior to discharging into a storm water basin, pretreatment must be provided.
12. Submit a detailed geotechnical report outlining subsurface conditions including any groundwater encountered as well as infiltration rates in appropriate locations.
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. All open space areas must be deeded to the city at recording of the first final plat.
15. If a monument sign is to be provided to identify the subdivision, a separate sign easement and maintenance agreement must be prepared for maintenance of the landscaping and sign and recorded on the property where the sign is located. City Code requirements for setback, sign area and height must be met. A sign permit is required.

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

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Mayor of the City of Shakopee

Attest:

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Lori Hensen, City Clerk