

CITY OF APPLE VALLEY  
RESOLUTION NO. 2016 -

PRELIMINARY PLAT APPROVAL  
COBBLESTONE LAKE NORTH SHORE 2ND ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153 of the City Code, the City Planning Commission held a public hearing on an application for subdivision of land by plat on November 4, 2015; and

WHEREAS, the City Planning Commission reviewed the preliminary plat for conformance with the standards of Chapter 153 of the City Code and made a recommendation regarding its approval on December 2, 2015, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the preliminary plat for the following described plat of land is hereby approved for a two-year period, to wit:

COBBLESTONE LAKE NORTH SHORE 2ND ADDITION

BE IT FURTHER RESOLVED, that said preliminary plat approval is subject to the appropriate amendment to the City's Comprehensive Plan 2030 Land Use Map and rezoning, which must be completed prior to final plat approval.

BE IT FURTHER RESOLVED, pursuant to Chapter 153 of the City Code, that said preliminary plat approval is subject to the following conditions, which shall be incorporated into a subdivision agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The plat shall be configured to have forty-seven (47) lots and one (1) outlot.
2. The parties mutually recognize and agree that park dedication requirements, as provided in Chapter 153 of the City Code for this subdivision are set forth in the Cobblestone Park Agreement dated November 8, 2001, and as amended by the First Agreement to the Cobblestone Park Agreement dated April 24, 2003.
3. The parties mutually recognize and agree that storm water pond dedication requirements, as provided in Chapter 153 of the City Code shall be satisfied as set forth in the Restoration and Subdivision Agreement dated May 11, 2000, as amended on December 29, 2000, executed by Cobblestone Lake Development, LLC and the City.

4. Dedication on the final plat of a ten foot (10') wide easement for drainage, utility, street, sidewalk, streetlights, and tree plantings along the entire perimeter of lots within the plat wherever abutting public road right-of-ways.
5. Dedication on the final plat of a five foot (5') wide drainage and utility easement along all common lot lines.
6. Installation of municipal sanitary sewer, water, storm sewer, and street improvements as necessary to serve the plat, constructed in accordance with adopted City standards, including the acquisition of any necessary easements outside the boundaries of the plat which are needed to install connections to said necessary improvements. The Developer shall enter into an agreement with the City for payment of the design of said municipal improvements.
7. Installation of pedestrian improvements in accordance with the City's adopted Trail and Sidewalk Policies, to consist of five-foot (5') wide concrete sidewalks and/or eight foot (8') wide along bituminous pathways along Street A.
8. Submission of a final grading plan and lot elevations with erosion control procedures, to be reviewed and approved by the City Engineer. If the site is one (1) or more acres in size the applicant shall also submit a copy of the of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100. regarding the State NPDES Permit prior to commencement of grading activity.
9. Installation of City street trees on boulevard areas of public street right-of-ways, in accordance with species, size, and spacing standards established in the Apple Valley Streetscape Management Plan.
10. Dedication of one foot (1') wide easements that restrict direct driveway access to Cobblestone Lake Parkway North, 155<sup>th</sup> Street West, and Eagle Bay Drive.
11. Parking shall be allowed on one side of Street A in accordance with the parking plan, dated September 28, 2015.
12. The maximum width of a driveway within the street right-of-way shall be 14 feet.
13. Curb modifications along the north side of Cobblestone Lake Parkway North shall be made at the public street intersections.
14. The sanitary sewer and watermain lines shall be re-aligned to connect with existing lines at the intersections of Street A and Cobblestone Lake Parkway North.
15. The existing sanitary sewer and watermain services from Cobblestone Lake Parkway North to the property shall be removed or abandoned to the satisfaction of the City.
16. Landscaping shall be installed in accordance with the landscape plan dated November 9, 2015, subject to the planting all trees outside of the street right-of-way.

17. Sidewalks shall be installed along both sides of the public Street A.
18. Installation of a public (or private) street lighting system, constructed to City and Dakota Electric Company standards.
19. Construction shall be limited to the hours of 6:00 a.m. to 10:00 p.m. Monday through Friday.
20. Earthmoving activities shall be limited to the hours of 6:30 a.m. to 5:30 p.m. Monday through Friday.
21. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.
22. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the subdivision agreement.

ADOPTED this 28th day of April, 2016.

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Mary Hamann-Roland, Mayor

ATTEST:

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Pamela J. Gackstetter, City Clerk