

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Final Plat – Ridge Creek 2nd Addition

CASE: 17057

DATE: November 27, 2017

The staff review indicates a request to review a Final Plat application for the Ridge Creek 2nd Addition, a single-family subdivision. Ridge Creek 2nd Addition is located east of Pike Lake Road, north of Crossings Boulevard and south of County Road 21.

The public works department offers the following comments at this time to the applicant and to the planning department:

Engineering:

The following items need to be addressed/completed prior to release of the Final Plat for recording:

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.
2. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
3. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
4. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
5. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.

6. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
7. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
8. 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.
9. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not be limited to, the following:
 - Provide a minimum of 15 feet of drainage and utility easement adjacent to the County Road 21 and Crossings Boulevard right-of-way.
 - Provide all other easements required per City of Shakopee Design Criteria.
10. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

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. The comments provided are part of the final plat review and are provided as a courtesy to the applicant. Redlines should be addressed and a set of plans should be resubmitted for review.
2. 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.
3. 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.
4. Applicant shall verify that proposed stormwater plan will not have an adverse effect on existing wetlands by redirecting existing drainage patterns.
5. The applicant will submit detailed pavement design calculations.
6. Provide intersection and pedestrian ramp details showing ADA compliance.

7. The applicant will submit a private utility plan showing a joint trench for private utilities.
8. Coordinate landscaping (boulevard trees) with utility plans and street lighting plans.
9. Update plans to include MnDOT standard plates for pedestrian ramps.
10. The applicant must enter into a Utility Facilities Easement Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.
11. The applicant must enter into a Construction Management Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.
12. 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.

Recommendation

The public works department recommends approval of the Final Plat subject to the conditions above being addressed/completed by the applicant.