

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Final Plat & Conditional Use Permit (CUP) – Windermere East 1st Addition

PID #: 27-463068-0

CASE #: SH090304 & SH090310

DATE: February 20, 2018

The staff review indicates a request to review a Final Plat and CUP application for a commercially zoned (B-1) property located west of County Road 15 (Marystown Road), east and south of Windermere Way and north of County Road 16 (17th Avenue).

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works Department offers the following comments at this time to the applicant and to the planning department:

General Conditions

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

1. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
2. The applicant must submit a Storm Water Management Plan that shows compliance with the approved overall Windermere 1st Addition Storm Water Management Plan. Any variance from the approved plan must be accepted by DR Horton and the city.
3. 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 and/or a building permit:

1. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule. Payment is due at time of building permit issuance and can be combined with the check for the building permit fee.
2. 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.
3. 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.
4. Prior to work in the Windermere Way right-of-way, a City of Shakopee right-of-way permit will be required. Contact Jim Henderson (952-233-9368 or jhenderson@shakopeemn.gov) for more information.
5. The owner 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.
6. The owner or owner's contractor 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.
7. 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

Engineering staff recommends approval of the Final Plat and CUP application subject to the conditions above being addressed/completed by the applicant.