

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary Plat & Variances – Windermere South

CASE: SH090822 & SH090823

DATE: March 26, 2018

The staff review indicates a request to review a Preliminary Plat and Variance application for Windermere South, a single-family subdivision. Windermere South is located west of Marystown Road (County Road 15) and north of 130th Street (County Road 78).

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:

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. The applicant must pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - a. Trunk Sanitary Sewer Charge
 - b. Sign Installation Fee
 - c. Storm Water Management Plan Review Fees
 - d. Trunk Storm Water Charge
 - e. Bituminous Seal Coat Fee
3. The applicant must submit a detailed contractor's bid for all public improvements associated with this subdivision.
4. The applicant must 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.

5. The applicant must submit a detailed wetland delineation report/review and application to document the existence/nonexistence of wetlands onsite. This application needs to be reviewed by members of a TEP and needs to be approved by the City of Shakopee acting in its role as the LGU for administration of the WCA.
6. Should wetlands exist in the subdivision, the applicant will provide the required buffers, dedicate adequate outlots or conservations easements to encompass the buffers and wetlands and provide signage per requirements set forth in Chapter 54.32 of the City of Shakopee Code of Ordinances.
7. The applicant must, at a minimum, obtain conditional approval of the subdivision's storm water management plan.
8. The applicant must submit a detailed geotechnical report outlining any groundwater encountered as well as infiltration rates in appropriate locations.
9. The applicant will provide additional right-of-way in the form of sight triangles 15 feet in dimension at every intersection.
10. Outlot H and Outlot I must be incorporated into future development lots as development progresses west.
11. Coordinate with the gas company to shift Street 8 west as far as the gas company allows and is feasible with proposed utilities.
12. Show 10 feet of drainage and utility easement along Street 8 in Outlot H and Outlot I.
13. The proposed Outlot G needs to be eliminated and incorporated into the adjacent lots.
14. Reconfigure Street 2 to provide lots that back up to the proposed storm ponds along Marystown Road. Outlots D and E should be eliminated and ponds incorporated into the adjacent lots with drainage and utility easements encompassing the 100-year high water level.
15. Backyard storm sewer should be eliminated, to the extent possible. Lateral lines with backyard catch basins will be allowed but trunk lines should be located in public right-of-way.
16. Pond 3 EOF is directed to an adjacent property. This must be addressed via drainage easement or redirecting the EOF.

17. There is a concern with the placement of Ponds/Infiltration Basins 3 and 4. The location could limit the development potential on adjacent properties. This must be addressed.
18. There is a concern that Pond/Infiltration Basin 2 is higher than the adjacent road. This must be addressed.
19. All roads must be centered in the right-of-way.
20. The maximum allowable sanitary sewer depth is thirty (30) feet.
21. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Once adequate utility plan and profile sheets are prepared, the applicant will 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.
 - Provide a minimum of 15 feet of drainage and utility easement adjacent to all of County Road 15 (Marystown Road) and County Road 78 (130th Street) rights-of-way.
 - Provide a minimum of 10 feet of drainage and utility easement adjacent to the Windermere Way right of way, even in the outlots.
 - Provide a minimum of 5 feet of trail/sidewalk easement adjacent to the entire length of the westerly right-of-way of Windermere Way, the northerly right-of-way of 128th Street (Street 5), the westerly right-of-way of Street 4 and the easterly right-of-way of Street 8.
 - Provide a 15-foot trail/sidewalk easement along the entire property frontage along County Road 15 (Marystown Road) and County Road 78 (130th Street).
22. Sidewalks and trails shall be shown as indicated on the exhibit (Trails & Sidewalks Plan).
23. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.
24. 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 applicant must obtain final approval of the subdivision's storm water management plan.

2. The applicant must obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage card and letter must be provided to the city.
3. The applicant must 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. Street 8 will be a State Aid route. The plans should be designed to State Aid standards.
5. The applicant will line the proposed storm water treatment basin(s) with a minimum of two (2) feet of clay up to the normal water level. However, this depth can be reduced to one (1) foot if the material meets certain specifications set forth by the City Engineer.
6. Fieldstone riprap and geotextile fabric must be placed at each flared end section. The riprap and fabric will be installed to the bottom of the storm water basin.
7. The applicant must seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City Engineer or their assign.
8. The applicant must install trunk sanitary sewer to the south property line as directed and approved by the city engineer.
9. Retaining walls 4 feet or greater in height must have a design certified by a registered professional engineer.
10. The applicant must provide vertical street curves that comply with city requirements, unless otherwise approved by the city engineer.
11. The applicant must provide escrow funds for a future trail along County Road 15 and County Road 78.
12. The applicant must submit detailed pavement design calculations.
13. The applicant must submit a small utilities joint trench design and detail.
14. The applicant must submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
15. The contractor must submit a Construction Management Plan.

16. 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 application subject to the conditions above being addressed/completed by the applicant.