

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Preliminary & Final Plat – Countryside 2nd Addition

CASE: SH090564

DATE: March 26, 2018

The staff review indicates a request to review a Preliminary and Final Plat application for Countryside 2nd Addition, a single-family subdivision. Countryside 2nd Addition is located east of County Road 15 and south of County Road 16.

The Public Works/Engineering 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 the following charges and fees need to be made, as required by the most current City of Shakopee Fee Schedule:
 - Trunk Storm Water Charge
 - Sign Installation Fee
 - Storm Water Management Plan Review Fees
 - Trunk Sanitary Sewer Charge
 - Bituminous Sealcoat Fee
3. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
4. 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.

5. The applicant will need, at a minimum, conditional approval of the subdivision's storm water management plan.
6. Outlot A must be eliminated and combined with the adjacent lot or reconfigure the pond to be spread across multiple properties so as to not encumber one property.
7. 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 drainage and utility easement to encompass the 100-year high water level in the infiltration basin.
 - If ponding is proposed on the adjacent property to the south, a drainage and utility easement will be required over the 100-year high water level.
 - Provide all other easements required per City of Shakopee Design Criteria.
8. 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 will need final approval of the subdivision's storm water management plan.
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 must submit detailed pavement design calculations.
4. Provide intersection and pedestrian ramp details showing ADA compliance.
5. The applicant must submit a private utility plan showing a joint trench for private utilities.
6. The applicant must provide the city a copy of the NPDES coverage card and letter.
7. The applicant must provide the city with a copy of the grading easement allowing grading on the adjacent property to the south.

8. The contractor must submit a Construction Management Plan to the City of Shakopee. A template can be obtained from the Public Works/Engineering Department.
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 submitted to the Public Works/Engineering Department.

Recommendation

The Public Works/Engineering Department recommends approval of the Preliminary and Final Plat subject to the conditions above being addressed/completed by the applicant.