

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Prairie Meadows 2nd Addition Final Plat – Public Works Review Comments

CASE: 18002

DATE: May 10, 2018

The staff review indicates a request to review a Final Plat application for the Prairie Meadows 2nd Addition, a single-family subdivision. Prairie Meadows 2nd Addition is located east of Jennifer Lane and west of County Road 17.

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 a letter of credit or cash security equal to 125 percent of the estimated total cost of the improvements, plus 100 percent of the estimated costs of city inspection and administration.
2. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule:
 - Street and Utility Fee
 - Watermain Fee
 - Trunk Sanitary Sewer Charge
 - Jennifer Lane Sanitary Sewer Lateral Connection Charge
 - Trunk Storm Water Charge
 - Sign Installation Fee
 - Bituminous Seal Coat Fee
 - Stormwater Management Plan Review Fees
 - Wetland Conservation Act Fees
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, a street and utility plan and/or a building permit:

1. All plans must receive final approval prior to construction.
2. Lots 1, 2 and 3 of Block 1 shall not receive a building permit until the driveway providing access to 1399 Wood Duck Trail has been removed.
3. 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. Provide the city with a copy of all applicable permits/approvals, including but not limited to the following:
 - Minnesota Department of Health
 - Minnesota Pollution Control Agency (NPDES)
 - Shakopee Public Utilities
 - Any other required
5. Fieldstone riprap and geotextile fabric will be placed at each flared end section. The riprap and fabric must be installed to the bottom of the stormwater basin.
6. Submit certified engineering plans for all retaining walls greater than four (4) feet in height. A building permit application will also be required prior to construction of the walls.
7. Proposed retaining walls must be either fieldstone or wet-cast block.
8. Submit a private utility plan showing a joint trench for private utilities. A utility coordination meeting must be held prior to construction of small utilities.
9. The contractor/developer must submit a Construction Management Plan to the city prior to any construction activities. A template can be obtained from the Public Works Department.
10. 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.