City of Shakopee
Memorandum

TO: Joe Widing, Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary Plat, Final Plat and PUD – Windermere Way 2nd Addition

CASE: SH092216

DATE: July 31, 2018

The staff review indicates a request to review a Preliminary and Final Plat and PUD application for Windermere Way 2nd Addition. Windermere Way 2nd Addition is located west of Marystown Road (County Road 15) and south of 17th Avenue (County Road 16).

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. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

   - Trunk Sanitary Sewer Charge
   - Wetland Conservation Act Fees
   - Trunk Storm Water Charge

2. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 100-year 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.

3. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:

   - The minimum widths of drainage and utility easements are set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
   - 10 feet of drainage and utility easement along the south property line of Outlot A.

- Maintain a 10-foot drainage and utility easement along the property line in the southeast corner of the plat.

4. 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. Address plan review comments provided by the city.

2. 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. 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. Fieldstone riprap and geotextile fabric will be placed at each flared end section. The riprap and fabric will be installed to the bottom of the stormwater basin.

5. Seed the disturbed stormwater basin with native vegetation. The seed mixture and application and maintenance requirements will be determined by the city.

6. Provide a private utility plan to show no conflicts with the proposed landscaping plan.

7. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.

8. Enter into a Utility Facilities Easement Agreement and have it filed with Scott County.

9. Submit a Construction Management Plan.

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.

11. Approval of the preliminary plat, final plat and PUD does not constitute approval of the submitted plans.

Recommendation

The Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.