

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Final Plat – Sarazin Flats Second Addition

PID #: 27-477002-0

PROJECT #: SH094468

DATE: January 11, 2019

The staff review indicates a request to review a Final Plat application for Sarazin Flats Second Addition, a multi-family residential subdivision located at the terminus of Sarazin Street, north of Downing Avenue.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works/Engineering 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. Pay all storm water management plan review charges, as required by the most current City of Shakopee Fee Schedule.
2. Pay the Trunk Sanitary Sewer Charge, as required by the most current City of Shakopee Fee Schedule. Payment is due prior to release of the final plat for recording.
3. 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 and the total area of conservation easements and outlots.
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 and/or a building permit:

1. Pay the Trunk Storm Water Charge, 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. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit 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. Prior to work in the MnDOT and Xcel Energy/NSP easements/rights-of-way, permits will be required. Provide a PDF of the approved permits and any encroachment agreements.
5. Enter into a Utility Facilities Easement Agreement with the City of Shakopee and record the document with Scott County. A template of the agreement can be obtained from the Engineering Division.
6. Submit a Construction Management Plan to the City of Shakopee. A template of the Construction Management Plan can be obtained from the Engineering Division.
7. Record plans must be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans must be submitted to the engineering department.
8. Approval of the Final Plat requests does not constitute approval of the submitted plans.
9. Review changemarks to the submitted plans for changes required prior to site and building permit approval. (mjn)

Recommendation

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