



SHAKOPEE PUBLIC UTILITIES

“Lighting the Way – Yesterday, Today and Beyond”

MEMORANDUM

TO: Shakopee Community Development Department
FROM: Joseph D. Adams, Planning and Engineering Director
SUBJECT: STAFF REVIEW RECORD COMMENTS for:

Windermere South 2nd Addition – Final Plat

CASE NO: SH-094666

DATE: 2/28/19

COMMENTS:

Municipal water service is available subject to our standard terms and conditions. These include, but are not limited to: installing a lateral water main distribution system in accordance with utility policy, paying the associated inspections costs, granting any necessary easements, paying the Trunk Water Charge, and paying the Water Capacity (Connection) Charge.

Underground electric service is available subject to our standard terms and conditions. These include, but are not limited to: entering into an Underground Distribution Agreement, granting any necessary easements, and paying the associated fees.

Street Lighting installation is available subject to our standard terms and conditions. These are contained in the current City of Shakopee Street Lighting Policy. Applicant must pay the associated fees.

Applicant should contact Shakopee Public Utilities directly for specific requirements relating to their project.

Note:

- 1. The Shakopee Public Utilities Commission (SPUC) has entered into a contract to build the booster station in the Windermere area, which will provide water service to the 2nd High Elevation Service (2HES) district. The booster station is scheduled to be operational by 10/1/19. While the booster station is not in operation, limited pressure will be available in the 2HES water district. A pressure analysis was completed by a Shakopee Public Utilities (SPU) consultant to determine the pressure that would be available in the 2HES water district while the booster station is not in operation. As a result of that analysis and in consultation with the City of Shakopee Fire Marshall, it has been determined that adequate fire protection is only available to Lots 11-17 of Block 1, Lots 6-12 of Block 2 and Lots 1-2 of Block 4 in Windermere South 2nd Addition. It is recommended building occupancy be limited to these lots until the booster station has been placed into operation.**

- 2. The proposed Windermere South 2nd Addition water main distribution system and the Windermere South (1st) Addition approved water main distribution system do not provide two independent water main paths (looping) south of Amberglen Circle. Water service shall be available to a maximum 100 lots on the unlooped water main system until such time that a second water source is available by completing a water main loop from the Amberglen Circle water main. This means that if all 14 lots on the unlooped section of water main in Windermere South (1st) Addition are permitted to be built, only an additional 86 lots in Windermere South 2nd Addition will have water service available until looping is completed. An agreement to complete the water system shall be entered into by applicant with the SPUC prior to the proposed water main system being approved by SPU. Said agreement shall describe how looping would be achieved.**
- 3. The proposed water main distribution system includes a small segment of water main down the lot lines in Block 4 connecting the water main in 128th Street to the water main in Amelia Trail. This would not be necessary if additional water main is completed elsewhere, possibly through the Friendship Church parcel. Should the water main down the lot lines be eliminated, the 100 lot limitation shall be in place until such a loop is completed or an agreement is in place. An agreement to complete the water main system would be required prior to the remaining lots being approved for water service by SPU. Said agreement would be required to describe how looping would be achieved. SPU encourages applicant to find an alternative way to loop the water main system than the water main down the lot lines.**
- 4. Water services are shown on the proposed water system plan to potential future lots in Outlot A and Outlot F. These water services shall have blowoff assemblies installed. Utility easements shall be granted over these service lines and blowoff assemblies. Said easement shall be a minimum 10ft in width and 15ft in length, centered over the water service lines.**
- 5. With the proposed water services in Windermere South 2nd Addition and the previously approved plats of Windermere (1st) Addition, Windermere 2nd Addition, Windermere Way 2nd Addition (BHS), and Windermere South (1st) Addition, SPU's design guideline limitation of 200 units on a booster station without an elevated tower to support pressure will be surpassed. As a result, the SPUC is proceeding to invest in an elevated water tower to serve the area long-term. Once completed, the elevated water tower in the 2HES water district will support additional developments in the area.**