

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Final Plat and RLS – Windermere South 2nd Addition

CASE: SH094666

DATE: March 13, 2019

The staff review indicates a request to review a Final Plat and Registered Land Survey application for Windermere South 2nd Addition, a single-family subdivision. Windermere South 2nd Addition is located west of Marystown Road (County Road 15) and north of 130th Street (County Road 78).

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. 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
 - Trunk Storm Water Charge
 - Sign Installation Fee
 - Wetland Conservation Act Fees
 - Bituminous Seal Coat Fee
 - Storm Water Management Plan Review Fees
3. Submit a detailed contractor's bid for all public improvements associated with this subdivision.

4. 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. Obtain approval of the subdivision's storm water management plan.
6. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Verify appropriate drainage and utility easements for public sanitary sewer, storm sewer and watermain systems are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
 - Provide additional drainage and utility easement between Lots 5 and 6 of Block 4, Lots 10 and 11 of Block 5 and Lot 1, Block 4 for the storm sewer pipe. Easement width must be calculated based on City of Shakopee Design Criteria.
 - Provide drainage and utility easements on all Outlots as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
 - Provide a minimum of 5 feet of trail/sidewalk easement adjacent to the entire length of the northerly right-of-way of 128th Street, the westerly right-of-way of Amelia Trail and the easterly right-of-way of Zumbro Avenue.
 - Provide a 15-foot trail/sidewalk easement along the entire property frontage along County Road 78 (130th Street).
7. Outlots E and F must be incorporated into future development lots as development progresses west.
8. Approval of the final plat does not constitute approval of the submitted construction plans.
9. 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 developer has provided two alignment options to get trunk sanitary sewer to the County Road 78 right-of-way. Option A is a route solely through property currently owned by Friendship Church. Option B is a route that utilizes streets and drainage and utility easements internal to the proposed development. If Option A becomes not feasible due to the inability to gain easements for that route, construction shall proceed with Option B.

2. Obtain final approval of the subdivision's storm water management plan.
3. 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.
4. 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.
5. Provide funds for a future trail along County Road 78. The amount will be based on a cost estimate for the construction of a trail along portions of the plat that front County Road 78.
6. Submit detailed pavement design calculations.
7. Submit a small utilities joint trench plan.
8. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
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.

Recommendation

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