

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary and Final Plat – LaTour Terrace

CASE: SH097550

DATE: August 27, 2019

The staff review indicates a request to review a Preliminary and Final Plat application for LaTour Terrace. LaTour Terrace is located east of Old Brick Yard Road (County Road 69) 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. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - Storm Water Management Plan Review Fees
2. 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.
3. Obtain approval of the development's storm water management plan.
4. Submit a detailed geotechnical report outlining any groundwater encountered as well as infiltration rates in appropriate locations.
5. New lots must be created for the existing farmstead and the single-family home currently shown in Outlot B. The new lots should have perimeter drainage and utility easements as prescribed in item 6.
6. 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.
 - Provide 10 feet of drainage and utility easement around the entire perimeter of Lot 1, Block 1.

- Provide drainage and utility easement to encompass the 100-year high water level of the proposed stormwater basin.
 - Provide 10 feet of drainage and utility easement along the south and west property lines of Outlot B.
 - Provide 10 feet of drainage and utility easement along the south and north property lines of the new lot for the farmstead and 5 feet of drainage and utility easement along the east and west property lines.
 - Provide 10 feet of drainage and utility easement along the south and north property lines of the new lot for the existing single-family home and 5 feet of drainage and utility easement along the east and west property lines.
7. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.
 8. 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. 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 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. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
6. Submit a Construction Management Plan.
7. Enter into a Utility Facilities Easement Agreement with the City of Shakopee. The applicant must record the easement agreement with the county.
8. 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.