

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Final Plat – Canterbury 10th Addition

CASE: SH098677

DATE: November 26, 2019

The staff review indicates a request to review a Final Plat application for the Canterbury Park 10th Addition, a high-density residential development. Canterbury Park 10th Addition is located west of Shenandoah Drive.

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 Storm Water Charge Storm Water Management Plan Review Fees
2. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Provide perimeter drainage and utility easement as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
3. 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.
4. At a minimum, obtain conditional approval of the development's storm water management plan.

5. 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. Obtain final approval of the subdivision's storm water management plan.
2. 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.
3. Submit a turning movement diagram that shows accessibility for garbage and delivery trucks throughout the proposed development.
4. Provide the city with a copy of all applicable permits/approvals, including, but not limited to the following:
 - Minnesota Department of Health
 - Met Council
 - Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)
 - Shakopee Public Utilities
 - Any other required
5. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
6. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
7. Submit final construction plans for approval by the city. Plan must include a private utility coordination plan.
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 certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record.

Recommendation

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