

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Ryan Halverson, Assistant City Engineer

SUBJECT: Final Plat – Ridge Creek 1st Addition

CASE: 17003

DATE: May 26, 2017

The staff review indicates a request to review a Final Plat application for the Ridge Creek 1st Addition, a single-family subdivision. Ridge Creek Addition is located east of Pike Lake Road and south of County Road 21.

The public works department offers the following comments at this time to the applicant and to the planning department:

Engineering:

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 security for public improvements within the subdivision and payment of the Street and Utility Fee and the Watermain Fee.
2. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
3. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
4. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
5. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.

6. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
7. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
8. The applicant will 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.
9. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not be limited to, the following:
 - Provide a minimum of 15 feet of drainage and utility easement adjacent to the County Road 21 right-of-way.
10. 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 applicant will 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.
2. The applicant will seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City
3. The applicant will install trunk sanitary sewer to south property line as directed by the engineering division.
4. The applicant will submit detailed pavement design calculations.
6. The applicant will submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy. If the applicant wishes to vary from these requirements, a detailed subdivision-wide utility service corridor plan will need to be submitted for review.

7. 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.

Natural Resources:

1. Relocate the trail located on the north side of Crossings Boulevard, west of Willow Way (from the east side of lot 122, to Pike Lake Rd) - provide a 10' trail against Crossings Boulevard with no grass strip between. Plant trees 4' north of trail within right-of-way.
2. Meet requirements set in "Planting Area Specification" (provided with grading permit), along Crossings Boulevard and within the landscaped right-of-way north of Willow Way and south of Country Rd 21. The applicant is required to notify contractors of this specification.
3. Disturbed ground within city outlots must meet requirements set in "Native Planting Requirements – 3 year" (provided with grading permit). The applicant is required to notify contractors of this specification.
4. A maintenance plan must be approved by the city engineer before seeding begins.
5. A portion of the grading permit financial security shall be held for 3 full years to ensure vegetation establishment. The portion held shall never be reduced to less than 125% an amount to ensure the completion of the contract as shown on the approved plan.

Recommendation

The public works department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.