

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Conditional Use Permit, Final Plat, Planned Unit, Rezoning Development – West Vierling Acres Apartments

CASE #: 17023

SUBLEDGER #:

DATE: May 26, 2017

The staff review indicates a request to review a Conditional Use Permit (CUP), a Final Plat, a Planned Unit Development (PUD) and a Rezoning application for West Vierling Acres Apartments, high density residential (R-4) subdivision located south of the intersection of Vierling Drive and Harvest Lane.

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:

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 will include provisions for security for public improvements within the development, 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 to be made, as required by the most current City of Shakopee Fee Schedule.
4. Payment of the applicable 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 development.
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 publicly maintained storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of public bituminous street and the total area of each lot.
9. The applicant will need, at a minimum, conditional approval of the subdivision's storm water management plan.
10. 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 ten feet of drainage and utility easement adjacent to the Harvest Lane right-of-way.
11. 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. Payment of the applicable Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
2. The applicant will need final approval of the site's storm water management plan.
3. The applicant will obtain a NPDES construction site permit prior to any land disturbing activity. PDFs of the coverage card and letter will be provided to the city.
4. The applicant will submit a detailed impervious surface coverage drawing with the building permit.
5. 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 public works 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.

6. The applicant will submit detailed pavement design calculations for the Harvest Lane extension. Refer to city detail 1001 for typical street section.
7. All utilities placed in the City of Shakopee right-of-way must comply with City of Shakopee Design Criteria; including, but not limited to, pipe bedding and pipe material.
8. Pedestrian ramps must be provided at the intersection of Vierling Drive and Harvest Lane.
9. No landscaping will be allowed in drainage and utility easements, unless a detailed plan is submitted clearly showing how all lots will be served by private utilities. All applicable private utility companies will need to review and approve this plan prior to its submittal to the city.
10. All riprap must be fieldstone only.
11. When available, City Details must be used for proposed improvements.
12. Prior to work in the Vierling Drive right-of-way, a right-of-way permit will be required. Please contact the senior public works technician for details.
13. 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 public works department.

Recommendation

The public works department recommends approval of the CUP, Final Plat, PUD and Rezoning application subject to the conditions above being addressed/completed by the applicant.