City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Final Plat – Hentges Industrial Park 2nd Addition

PID #: 27-503004-0

PROJECT #: PLAT-000021-2022

DATE: February 22, 2022

The staff review indicates a request to review a Final Plat application Hentges Industrial Park 2nd Addition. Hentges Industrial Park 2nd Addition is located south of Hentges Way and west of Stagecoach Road.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works/Engineering Department offers the following comments at this time to the applicant and to the planning department:

General Conditions

The following items need to be addressed/completed prior to release of the Final Plat for recording:

1. Plan review and plat review redlined comments are attached to this memo and must be addressed and approved by the City Engineer.

2. Refer to Shakopee Public Utilities comments for watermain.

3. Conduct a title search to confirm other interest on the property.

4. Pay all storm water management plan review charges, as required by the most current City of Shakopee Fee Schedule.

5. Obtain approval of the Storm Water Management Plan.

6. In addition to easements shown on the proposed plat, easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:

- Drainage and utility easement to encompass the 100-year high water level (HWL) for all basins.

7. 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 and the total area of conservation easements and outlots.

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 and/or a building permit:

1. Pay the following charges, 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.
    - Trunk Storm Water Charge
    - Trunk Storm Water Storage and Treatment Charge
    - Regional Infiltration Pond Charge

2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.

3. 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.

4. Prior to work in city right-of-way, a City of Shakopee right-of-way permit will be required. Contact Public Works (952-233-9550 or publicworks@shakopeemn.gov) for more information.

5. The applicant must revise plans and pave the site access driveways and areas immediately surrounding the buildings and the fueling area. Areas that will be used for storage of equipment and vehicles and sorting/crushing of non-contaminated earthen materials and soils can be conducted on non-paved surfaces.

6. All non-paved, exterior storage areas must be topped with crushed granite material. The material must be approved by the City Engineer.

7. Provide permanent best management practice (BMPs) around the exterior of the proposed stockpile areas.

8. Enter into a Utility Facilities Easement Agreement with the City of Shakopee and record the document with Scott County. A template of the agreement can be obtained from the Engineering Division.

9. Submit a Construction Management Plan to the City of Shakopee. A template of the Construction Management Plan can be obtained from the Engineering Division.

10. Record plans must be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans must be submitted to the engineering department.

11. Approval of the Final Plat requests does not constitute approval of the submitted plans.

Recommendation

Public Works/Engineering staff recommends approval of the Final Plat application subject to the conditions above being addressed/completed by the applicant.