



MEMORANDUM

To: Micah Heckman, Project Engineer

From: Katie Olson, PE, Project Manager
Kimley-Horn and Associates, Inc.

Date: July 26, 2022

Subject: Re: Preliminary and Final Plat – River Valley Business Center (PLAT-000057-2022)

Kimley-Horn has reviewed the comments provided by the City of Shakopee, MN dated June 24, 2022 and has modified the plans accordingly. The comments and responses are listed below. Responses to comments are in ***bold italics***.

CITY OF SHAKOPEE, MN COMMENTS

SECTION 1: ADMINISTRATIVE COMMENTS:

The following items are standard administrative comments. Please check the boxes appropriately.

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

Acknowledged.

2. Refer to Shakopee Public Utilities comments for watermain.

Acknowledged – Coordination with Shakopee Public Utilities is on-going.

3. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimated cost of the public improvements, plus 100 percent of the estimated costs of city inspection and administration. The public improvements must include those costs associated with constructing the new intersection at County Road 69 and the realignment of Colburn Drive.

Acknowledged. Development Agreement will be coordinated with the City as the project continues.

4. 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.

Acknowledged. See attached Plat documents.

5. Submit a detailed contractor's bid for all public improvements associated with this subdivision.

Acknowledged. To be submitted at a future date as public improvement design progresses.

6. Conduct a title search to confirm other interest from utility holders in any existing/underlying easements on the property.

Acknowledged.

7. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

- Trunk Sanitary Sewer Charge
- Lower Bluff Lift Station Lateral
- Connection Charge
- Street and Utility Fee
- Watermain Fee
- Wetland Conservation Act
- Administration
- Storm Water Management Plan
- Review Fee
- Sign Installation Fee
- Bituminous Sealcoat Fee
- Grading Permit Fee

Acknowledged.

8. Revise the design of the intersection of the new street and County Road 69 per the county's preferred layout. Revise the plat to accommodate any additional right-of-way needs.

Acknowledged. Please see Exhibits EX-1.0 and 1.1 for schematic layout of proposed roundabout and Plat documents.

9. Incorporate the outlots currently shown over the storm water basins into adjacent lots.

Acknowledged. See attached Plat Documents.

10. 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 easements as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.

Acknowledged.

11. At a minimum, obtain conditional approval of the development's storm water management plan.

Acknowledged. Coordination with the City's Water Resources Department is on-going.

12. Include design of a trail along County Road 69 and construct the trail with this project.

Kimley-Horn has further analyzed the topography on the sites eastern property edge that abuts Co. 69. Due to the extreme topography and drainage way conveying offsite bypass flow, the design team does not believe a trail in this location is feasible.

13. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

Acknowledged. CAD and PDF files will be sent upon approval.

14. Approval of the final plat does not constitute approval of the submitted construction plans.

Acknowledged.

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:

15. A separate public infrastructure plan set is required. The design and plans must follow the city's template plan sheet design and the roadway and storm sewer system must be designed to meet Municipal State Aid Standards.

Acknowledged.

16. Pay the Trunk Storm Water Charge, as required by the most current City of Shakopee Fee Schedule.

Acknowledged.

17. Obtain final approval of the subdivision's storm water management plan.

Acknowledged. Coordination with the City's Water Resources Department is on-going.

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

Acknowledged.

19. 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.

Acknowledged.

20. Revise plans to include a sidewalk on the north side of the public roadway.

Per discussions with City staff, sidewalk along the north side of the public roadway is not required at this time.

21. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.

Acknowledged. See attached Landscape plan.

22. Submit a Utility Facilities Easement Agreement. The document must be recorded with Scott County.

Acknowledged. This will be coordinated with the City as the project continues.

23. The contractor must submit a Construction Management Plan to the city prior to any construction activities.

Acknowledged.

24. Submit final construction plans for approval by the city.

Acknowledged.

25. 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.

Acknowledged.

26. Approval of the final plat does not constitute approval of the submitted plans

Acknowledged.

Thank you for the thorough review of the layout. Please contact me with any questions regarding the responses.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Katie Olson, P.E. | Project Manager