



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 (AMEND-000056-2022)

Kimley-Horn has reviewed the comments provided by the City of Shakopee, MN dated June 23, 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. The proposed development must meet all City of Shakopee Design Criteria.
Acknowledged.
2. The site is subject to storm water treatment, rate control and infiltration requirements set forth in the City of Shakopee's Local Surface Water Management Plan and Water Resource Management Ordinance (Chapter 54).
Acknowledged.
3. The applicant will be reasonable for payment following:
 - Trunk Storm Water Charge
 - Trunk Sanitary Sewer Charge
 - Street and Utility Fee and Security
 - Grading Permit Fee and Security
 - Sign Installation Fee
 - Bituminous Sealcoat Fee
 - Storm Water Management Plan Review Fee
 - Wetland Conservation Act Administration Fee

Acknowledged.

4. Sanitary sewer is currently not available to the site, however, the city has a Capital Improvement Project that will provide sanitary service to the property. The sewer extension project has a final completion date of Jun 2023.

Acknowledged. It is our understanding that the City will begin construction of the sewer project in the Summer/Fall of 2022. Coordination with City, County, and SPU is on-going such that the public infrastructure improvements surrounding the River Valley Business Center Development coincide with the City's Capital Improvement Project for sanitary sewer.

5. Developer must construct the trail along County Road 69 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.

6. Approval of the rezoning request 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