City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Assistant City Engineer

SUBJECT: Final Plat and Planned Unit Development (PUD) – St. Francis Regional Medical Center Ambulatory Surgery Center

PROJECT NO.: AMEND-000115-2023 and PLAT-000116-2023

DATE: March 29, 2023

The staff review indicates a request to review Preliminary and Final Plat and PUD Amendment applications for the St. Francis Regional Medical Center Ambulatory Surgery Center. The St. Francis Regional Medical Center Ambulatory Surgery Center is located north of Valley View Road, south of St. Francis Avenue and west of Sarazin Street.

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:

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

1. Plan review and plat review red-lined 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. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

   - Trunk Storm Water Charge
   - Trunk Sanitary Sewer Charge
   - Storm Water Management Plan Review Fees

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

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

6. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
   - Dedicate perimeter drainage and utility easements. The minimum widths of drainage and utility easements are set forth in Section 10.1.A-D of the City of Shakopee Design Criteria.
   - Dedicate drainage and utility easement to encompass the 100-year high water level of all storm water basins.
   - Refer to plan review redlined comments for specific locations where additional easement is required.

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

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

   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:

9. Obtain final approval of the development's storm water management plan.

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

11. 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.

12. Submit a Utility Facilities Easement Agreement. The Utility Facilities Easement Agreement must include the storm ponds north of Valley View Road. The document must be recorded with Scott County.

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

14. 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.

Recommendation

Should the City recommend approval of this request, the Public Works and Engineering Departments suggest the items listed above be attached as conditions of the approval.