

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Preliminary & Final Plat – Maras Street First Addition

PROJECT: PLAT-000193-2024

DATE: April 19, 2024

The staff review indicates a request to review a Preliminary and Final Plat application for the Maras Street First Addition. Maras Street First Addition is located south of 13th Avenue and east of Stagecoach Road.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Engineering 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 approval of vacation of existing easements:

1. Conduct a title search to confirm other interest from utility holders in any existing/underlying easements on the property.
2. Vacation of easements shall be contingent on new drainage and utility easements being dedicated and recorded with the County.

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

3. Plan review and plat review redlined comments are attached to this memo and must be addressed and approved by the City Engineer.
4. Refer to Shakopee Public Utilities comments for watermain.
5. Conduct a title search to confirm other interests on the property.

6. The access right-of-way per document No. T281287 doesn't appear to be needed. Consider vacating this right-of-way as part of the final plat. If a building is proposed over this right-of-way in the future, it will be required to be vacated at that time.
7. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Verify appropriate drainage and utility easements for public sanitary sewer, storm sewer and watermain systems are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1.A-D of the City of Shakopee Design Criteria.
 - Refer to plan review redlined comments for specific locations where additional easement is required.
8. There is an existing sanitary sewer service stub located on Maras Street, north of the proposed building. Sanitary sewer service shall connect to city sewer at that location. If sanitary sewer service is installed as shown on the plans (not at existing stub) the following must be adhered to:
 - 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 total cost of the improvements, plus 100 percent of the estimated costs of city inspection and administration.
 - Escrow submitted in the amount of 50% the cost to extend an 8-inch sanitary sewer pipe to the southern extents of the property.
 - Submit a detailed contractor's bid for all public improvements associated with this development.
9. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - Utility Fee (if applicable)
 - Watermain Fee
 - Trunk Sanitary Sewer Charge
 - Lateral Sanitary Sewer Connection Charge
 - Storm Water Management Plan Review Fees
10. 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.
11. At a minimum, obtain final approval of the development's storm water management plan.
12. Prior to discharging into a storm water basin, pretreatment must be provided.

13. The maximum allowable sanitary sewer depth is thirty (30) feet.
14. Submit a detailed geotechnical report outlining any groundwater encountered as well as infiltration rates in proposed basins.
15. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
16. 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:

17. Pay the Trunk Storm Water Charge, as required by the most current City of Shakopee Fee Schedule.
18. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
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.
20. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
21. The contractor must submit a Utility Facilities Easement Agreement to the city prior to certificate of occupancy issuance.
22. 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

The Engineering Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.