



Minnesota Department of Transportation

Metropolitan District

Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

January 19, 2017

Tami Vidmar
Shakopee Community Development
129 South Holmes Street
Shakopee, MN 55379

SUBJECT: Windermere
MnDOT Review # P17-001
SW quad of US169 and Marystown Road
Shakopee, Scott County
Control Section 7005

Dear Ms. Vidmar:

The Minnesota Department of Transportation (MnDOT) has reviewed the proposed Windermere development plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Planning

The direct connection to the development across from the ramp terminal needs to go through the interchange review committee for approval. Please consult Appendix F of the Metropolitan Councils Transportation Policy plan for guidance.

[https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-\(1\)/Final-2040-Transportation-Policy-Plan/2040-TPP-Appendix-F-Highway-Interchange.aspx](https://metro council.org/Transportation/Planning-2/Key-Transportation-Planning-Documents/Transportation-Policy-Plan/The-Adopted-2040-TPP-(1)/Final-2040-Transportation-Policy-Plan/2040-TPP-Appendix-F-Highway-Interchange.aspx)

For questions regarding these comments please contact Karen Scheffing at 651-234-7784 or Karen.scheffing@state.mn.us.

Design

Ensure that the grades down to the Windermere Way culverts that are on MnDOT right of way are 1:6 or flatter. Reference the attached MnDOT Standard Plate 9000. The proposed retaining wall is very close to MnDOT right of way. No supporting elements of the retaining wall can be on MnDOT right of way.

For questions regarding these comments please contact Nancy Jacobson at 651.234.7647 or Nancy.L.Jacobson@state.mn.us

Water Resources

This project will require a drainage permit please resubmit all calculations and drainage area maps that are attached in the plat review with drainage permit application to permit office.

For questions regarding these comments please contact Hailu Shekur at 651-234-7521 or hailu.shakur@state.mn.us.

Comments regarding the Traffic Impact Study:

- Page 4: Please update the number of lanes associated with each roadway. For example, Marystown road does not appear to have 6 lanes, it appears to have 4 (two in each direction).
- Page 14, Section 4-3, 2nd paragraph:
 - Any change in Traffic Control at an intersection in the 2019 Build Scenario, even the change from a thru-stop to an all way stop, requires an Intersection Control Evaluation (ICE) Report. The ICE report considers all intersections types (such as thru-stop, all-way stop, roundabout, signals, etc.). Please include the necessary ICE for the proposed all way stop condition at the Hwy 169 ramps and Marystown Rd intersections.
 - In the 2029 Build Scenario, an ICE report may conclude that a Roundabout or other intersection type is most appropriate at the TH 169 ramps/Marystown intersections. Area should be preserved so that a roundabout would still be a viable option in the 2029 Build Scenario.

For questions regarding these comments please contact Tiffany Kautz at 651-234-7824 or tiffany.kautz@state.mn.us.

Right of way

1. MnDOT right of way Plats are only tools used for the Deeds to reference for a graphical representation for the acquisition.
 - a. These right of way plats do not always show the existing right of way.
 - b. On the opposite side of the County Road, MnDOT has executed a conveyance which creates the existing right of way line in a different location than what is shown on the plat.
2. Please add a label to the existing MnDOT right of way location.
3. Please show and label the existing Access Control.

For questions regarding these comments please contact Matt Aguirre at (651) 234-7599 or matt.aguirre@state.mn.us.

Surveys

Please label MnDOT b-corners, right-of-way, and plat. In addition, please show existing access control.

For questions regarding these comments please contact Bruce Wetherbee at 651-366-5176 or Bruce.wetherbee@state.mn.us

Permits:

US-169 is freeway design with access control in this area. No impacts to US-169 should be allowed. Any work impacting MnDOT Right-of-way will require a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/utility/>. Please include one plan set formatted to 11 x 17 with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911 or buck.craig@state.mn.us) of MnDOT's Metro Permits Section.

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disc.
4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to:
<ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My

Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

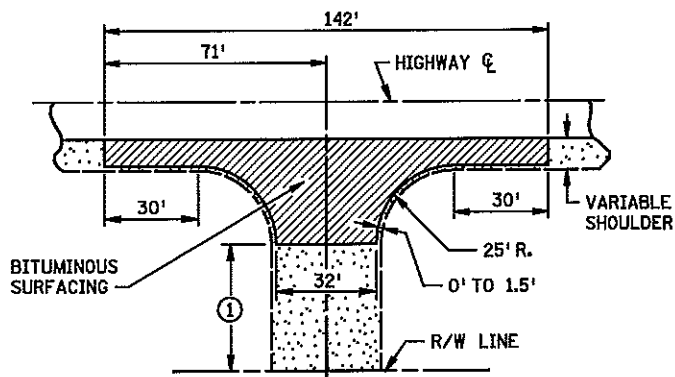
If you have any questions concerning this review please contact me at (651) 234-7784.
Sincerely,

A handwritten signature in black ink, appearing to read 'KScheffing', with a stylized, cursive script.

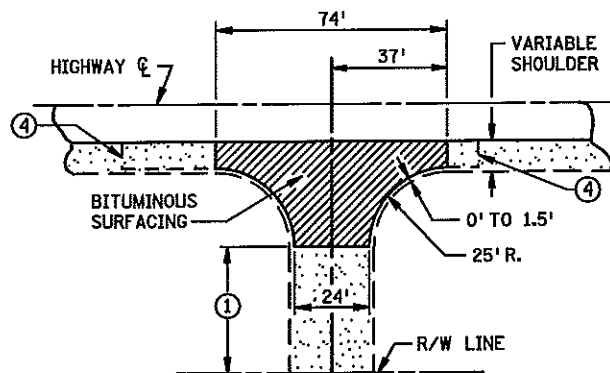
Karen Scheffing
Principal Planner

Copy sent via E-Mail:

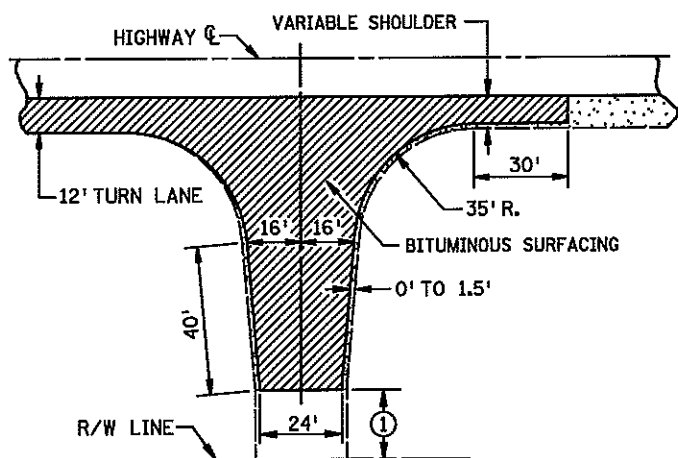
Buck Craig, Permits
Nancy Jacobson, Design
Hailu Shakur, Water Resources
Matt Aguirre, Right-of-Way
Diane Langenbach, Area Engineer
Tiffany Kautz, Traffic
Clare Lackey, Traffic
Natalie Ries, Noise
Russ Owen, Metropolitan Council
James L. Hentges, Scott County Surveys



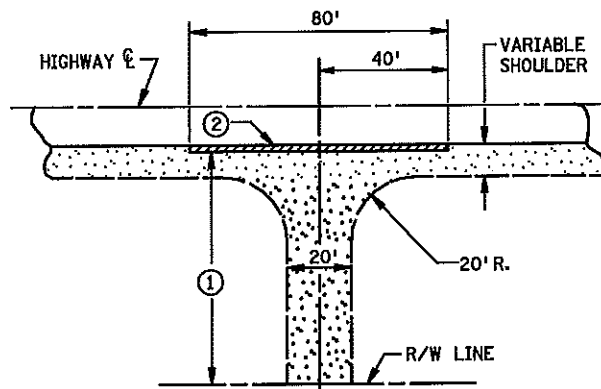
COMMERCIAL - INDUSTRIAL - FARM ENTRANCES



RURAL RESIDENTIAL ENTRANCE

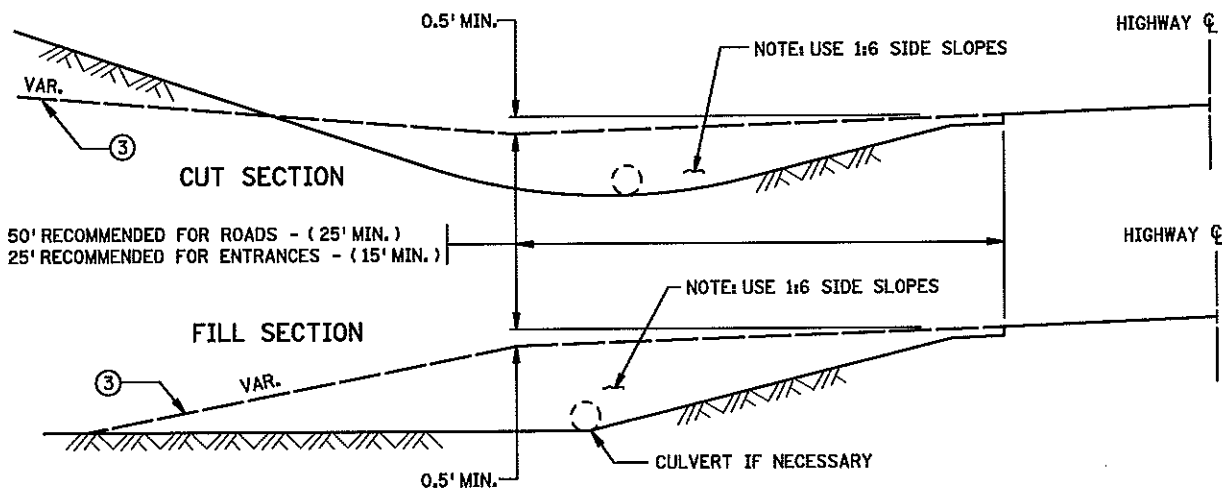


LOW VOLUME ROAD



FIELD ENTRANCES

- ① SURFACING TO MATCH EXISTING CONDITIONS. WHERE THERE IS NO SURFACING, PLACE GRAVEL BEYOND BITUMINOUS SURFACING TO R/W LINE.
- ② PLACE 2 FT. WIDE BITUMINOUS SURFACING AS DIRECTED BY ENGINEER.
- ③ 8% MAXIMUM COMMERCIAL; 15% MAXIMUM RESIDENTIAL.
- ④ THE USE OF PAVING SIMILAR TO COMMERCIAL ENTRANCES MAY BE APPROPRIATE FOR SOME RESIDENCES - AS SHOWN IN PLANS OR DIRECTED BY THE ENGINEER.



CROSS SECTIONS

APPROVED SEPT. 27, 2012

[Signature]
STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

APPROACHES AND ENTRANCES RECOMMENDED STANDARDS

SPECIFICATION
REFERENCE

STANDARD
PLATE
NO.

9000E