

City of Shakopee
Memorandum

TO: Liz Bushaw, Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary Plat & Final Plat – Vierling Plaza 2nd Addition

CASE: SH096648

DATE: July 1, 2019

The staff review indicates a request to review a Preliminary Plat and Final Plat application for the Vierling Plaza 2nd Addition. Vierling Plaza 2nd Addition is located south of Vierling Drive and east of Marschall Road.

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. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - Storm Water Management Plan Review Fees
2. Submit construction plans that satisfy requirements of City of Shakopee Design Criteria Section 11 for review.
3. Submit a Traffic Impact Study examining the impacts of the proposed development on the intersection of Vierling Drive and Ramsey Street/Private Drive.
4. Obtain approval of the development's storm water management plan.
5. A pedestrian connection to the existing Vierling Drive trail must be included with the development.
6. Provide the city a copy of the cross-access easement for the private drive and utility easement for the private utilities that will service the property.

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.

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:

1. 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.
2. Submit a turning movement diagram that shows accessibility for garbage and delivery trucks throughout the proposed development.
3. Provide a diagram that shows the available queuing for the driveway through lane meets city code.
4. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
5. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
6. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
7. Submit final construction plans for approval by the city.
8. 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 Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.