

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary and Final Plat – Powers First Addition

CASE: SH098597

DATE: November 26, 2019

The staff review indicates a request to review a Preliminary and Final Plat application for the Powers First Addition, a mixed-use development. Powers First Addition is located east of County Road 15 (Marystown Road) and north of Lusitano 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. 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.
2. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - Street and Utility Fee
 - Watermain Fee
 - Trunk Storm Water Charge
 - Trunk Sanitary Sewer Charge
 - Sign Installation Fee
 - Bituminous Sealcoat Fee
 - Storm Water Management Plan Review Fees
 - Wetland Conservation Act Fees
3. Grant the city an Access Easement for the purpose of accessing the north infiltration basin.
4. Submit public improvement construction plans for review. Public improvement plans should include Lusitano Street extension, sanitary sewer, storm sewer, watermain, public street lighting and all other public improvements that are proposed as part of this project. At a minimum, the public improvements must meet the minimum standards provided in the City of Shakopee Design Criteria and the plans must follow the standards provided in Section 11.1 of the City of Shakopee Design Criteria.

5. A traffic study is being conducted for the proposed development. The results of the traffic study will determine the appropriate cost share for required improvements at adjacent intersections and a down payment will be required for these improvements.
6. The proposed connection to Marystown Road is contingent upon Scott County and MnDOT approval.
7. Revised access control along Marystown Road must be approved by Scott County and MnDOT.
8. The proposed right-in/right-out access onto Marystown Road must include a dedicated right-turn lane on Marystown Road and channelization for the right-in/right-out turning movements. In addition, the existing median at the intersection of Marystown Road and Windermere Way must be extended south to the proposed access and extend 50 feet south beyond the proposed access. These plans must be coordinated with Scott County for approval.
9. The plat documents must be submitted to Scott County and MnDOT for review and comment.
10. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Provide 5 feet of drainage and utility easement on the property line that separates Lot 1, Block 1 and Outlot A.
 - Provide 15 feet of drainage and utility easement along Marystown Road and 17th Avenue frontage.
 - Provide perimeter drainage and utility easements on Outlot B per City of Shakopee Design Criteria Section 10.1 (A-D).
 - Additional drainage and utility easement is required for the proposed storm sewer outlet pipe from the north infiltration basin.
 - Once adequate utility plan and profile sheets are prepared, the applicant will verify appropriate drainage and utility easements for public sanitary sewer and storm sewer 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.
 - All stormwater ponds must have a drainage and utility easement encompassing the 100-year high water level.
 - Additional drainage and utility easements as required based on final design of public improvements.
11. As shown on the preliminary plans, a roadway easement is required for the proposed extension of Lusitano Street. Work with the Engineering Division to prepare an easement and provide the city with a copy of the recorded easement.
12. Submit a detailed contractor's bid for all public improvements associated with this development.
13. 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.
14. Revise proposed pond grading to comply with maximum allowable slopes per the City of Shakopee Design Criteria Section 4.

15. At a minimum, obtain conditional approval of the development's storm water management plan.
16. Provide funds for the construction of a future trail along the property frontage on Marystown Road. The extension of the sidewalks on Lusitano Street to the proposed Marystown Road trail must also be included in the estimate. An additional trail connection from the north end of the site should be included in the plans and future construction funds.
17. 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. Obtain final approval of the subdivision's storm water management plan.
2. 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.
3. Fieldstone riprap and geotextile fabric will be placed at each flared end section. The riprap and fabric must be installed to the bottom of the storm water basin.
4. Submit detailed pavement design calculations.
5. Submit a turning movement diagram that shows accessibility for garbage and delivery trucks throughout the proposed development. Diagram must show proposed delivery routes to and from each building.
6. Provide the city with a copy of all applicable permits/approvals, including, but not limited to the following:
 - Minnesota Department of Health
 - Met Council (Sanitary Sewer Connection)
 - Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)
 - Shakopee Public Utilities
 - Wetland Conservation Act
 - MnDOT (drainage outlet)
 - Any other required
7. Enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
8. Submit a Construction Management Plan to the city prior to any construction activities.
9. Submit final construction plans for approval by the city. Plan must include a private utility coordination plan.
10. Submit an NPDES permit for the site.
11. 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. The developer/engineer of record must provide a full-time onsite inspector during all utility installation.

Recommendation

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