

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Final Plat – Southbridge Crossings Apartment Second Addition

CASE: SH105621

DATE: March 11, 2021

The staff review indicates a request to review a Final Plat application for the Southbridge Crossings Apartment Second Addition. Southbridge Crossings Apartment Second Addition is in the southwest quadrant of Stagecoach Road and Trunk Highway 169.

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. Plat review redlined 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. Conduct a title search to confirm other interests on the property.
4. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.
 - Trunk Storm Water Charge
 - Storm Water Management Plan Review Fee
 - Trunk Sanitary Sewer Charge
5. 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 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.

- Dedicate five (5) feet of drainage and utility easement along all common internal property line between Lots 1 and 2 of Block 1 and between Lot 2, Block 1 and Lot 1, Block 1 of the Southbridge Crossings Apartments First Addition plat.
6. 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 conservation easements and outlots and the total area of lots.
 7. Approval of the final plat does not constitute approval of the submitted plans.
 8. Provide the City a copy of MnDOT approval of the storm water discharge pipe.
 9. Submit an amendment to the Traffic Impact Study that was previously submitted. If one was not previously submitted, a Traffic Impact Study must be prepared, and all improvements required for this development must be paid for by the applicant.
 10. Submit recorded cross access and maintenance agreements for the private driveways, sanitary sewer and storm sewer on the site.
 11. Obtain final approval of the development's storm water management plan.
 12. 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. A Lower Minnesota River Watershed District individual permit is required. Application must be made directly to the watershed district for this permit.
2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
3. 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.
4. The applicant must revise the plans to provide a graded trail corridor along Stagecoach Road adjacent to Lots 1 and 2 of Block 1. The corridor must meet all applicable trail design guidelines.

5. Submit a cash deposit for future construction of a trail along Stagecoach Road adjacent to Lots 1 and 2 of Block 1.
6. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
7. Submit a Travel Demand Management Plan for the proposed development.
8. Enter into a Utility Facilities Easement Agreement with the city and have the agreement recorded.
9. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
10. 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.