City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Preliminary Plat & Planned Unit Development (PUD) – Arbor Bluff

CASE: PLAT-000154-2023 & PUD-000153-2023

DATE: July 27, 2023

The staff review indicates a request to review a Preliminary Plat and PUD application for the Arbor Bluff development. Arbor Bluff is located west of Mystic Lake Drive (County Road 83) and is north of 140th Street Northwest (County Road 42) and south of Valley View 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 the Preliminary Plat being approved:

1. Plan review and plat review red-lined 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. Adjust lot lines as shown on the red-lined comments.
4. 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.
   - Dedicate drainage and utility easement to encompass the 100-year high water level of all storm water basins.

5. The sanitary sewer connection at Independence Drive and Valley View Road is considered temporary. With further development to the East sanitary sewer will be routed through stub-3E on Independence Drive.

6. Trunk sanitary sewer shall be 15-inch diameter PVC from MH-3 to the southern extents of Wood Duck Trail and 18-inch diameter from MH-3 to Stub-3E.

7. A cash deposit will be required for future extension of Independence Drive through this development.

8. The extension of Wood Duck Trail will require the approval of the Shakopee Mdewakanton Sioux Community where it extends through their property.

9. Extend sanitary sewer and watermain to the southern extent of Wood Duck Trail.

10. Approval will be required from Xcel Energy where Wood Duck Trail crosses their Overhead transmission lines.

11. Drainage swales shall be located along property lines.

12. Relocate trail that traverses through outlot C so that it is between the creek and property lines.

13. Relocate storm sewer under retaining wall between Street E and Street B so that it does not cross under the retaining wall.

14. Construction plans shall include a trail through outlot B. A cash deposit for the future construction shall be provided.

15. Driveways shall not exceed 10 percent grade.

16. Show certified edge of bluff and bluff setback on final plat and construction plans.

17. All trails located through or adjacent to private property shall require a standalone trail easement.

18. Approval of the preliminary plat does not constitute approval of the submitted construction plans.

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

19. Conduct a title search to confirm other interests on the property.

20. 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.

21. 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.

22. Submit a detailed contractor's bid for all public improvements associated with this subdivision.

23. 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 Sanitary Sewer Charge
- Bituminous Sealcoat Fee
- Sign Installation Fee
- Trunk Storm Water Charge
- Storm Water Management Plan Review Fees

24. At a minimum, obtain conditional approval of the development's storm water management plan.

25. Prior to discharging into a storm water basin, pretreatment must be provided.

26. 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. Provide the city with a copy of all applicable permits/approvals, including, but not limited to the following:

- Minnesota Department of Health
- Met Council
- Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)

- Any other required
- Shakopee Public Utilities

4. Submit detailed pavement design calculations.
5. Submit a small utilities joint trench design and detail.
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. Plan must include a private utility coordination plan.
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 Engineering Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.