City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Preliminary Plat, Planned Unit Development (PUD) & Vacation of Easements – Canterbury 7th Addition

CASE: SH090472, SH090473 & SH090474

DATE: March 29, 2018

The staff review indicates a request to review a Preliminary Plat, Planned Unit Development (PUD) and Vacation of Easements application for the Canterbury 7th Addition, a high density residential development. Canterbury 7th Addition is located west of County Road 83 (Canterbury Road) and north of Eagle Creek Parkway.

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. All existing drainage and utility easements must be vacated and rededicated on the Final Plat including any identified new easements. Vacation must occur concurrently with the approval of the Final Plat.

2. 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.

3. 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
   - Sign Installation Fee
   - Bituminous Sealcoat Fee
   - Storm Water Management Plan Review Fees
   - Wetland Conservation Act Fees

4. Execution of a Maintenance Agreement, for the maintenance of private landscaping placed within public right-of-way along Shenandoah Drive.

5. Submit public improvement construction plans for review. Shenandoah Drive plans should be designed to meet Minnesota State Aid requirements.

6. A traffic study is being conducted for Canterbury Commons. All recommended improvements applying to this Final Plat must be incorporated.

7. Final right-of-way and easements as follows:
   - A minimum radius of sixty (60) feet of right-of-way for the cul-de-sac on Hauer Trail.
   - Adjust right-of-way in accordance with the Canterbury Commons Traffic Impact Study recommendations/requirements.
   - Additional drainage and utility easements as required based on final design of public improvements.

8. Submit a detailed contractor's bid for all public improvements associated with this development.

9. 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.

10. Provide adequate wetland buffers and associated easements/outlots as set forth in Section 54.32 of our Code of Ordinances. If wetlands are to be impacted, the applicant must submit a wetland replacement plan and application addressing the proposed impacts.

11. Revise proposed pond grading to comply with maximum allowable slopes per the City of Shakopee Design Criteria Section 4.

12. Revise proposed storm sewer design along the southern portion of Shenandoah Drive to separate public stormwater from the existing Canterbury ponds.

13. Investigate separating the existing 42 inch Canterbury stormwater pipe from the proposed Shenandoah Drive stormwater system to avoid routing existing Canterbury stormwater through the proposed pond.

14. The stormwater analysis must include existing conditions for the entire contributing drainage area.

15. Revise proposed sanitary sewer in Shenandoah Drive so that no manholes are in the center islands of roundabouts. Manholes must be located on either side of the roundabout with a straight run of pipe connecting the manholes.

16. The proposed fence on the north end of Block 2, Lot 1 must be offset from the proposed public sanitary sewer at one (1) foot horizontal per one (1) foot of depth to the sanitary sewer.

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

18. Provide a front gate access plan to ensure queuing and stacking (including trucks) does not impact traffic movement through the roundabout.

19. A trail connection to the existing Shenandoah Place trail (west of Alysheba Road) must be included with the development.

20. It is recommended that the applicant include an additional trail/sidewalk connection to the Shenandoah Drive trail at the northern secondary access. This will provide for better connectivity to the regional trail system.

21. 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.

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

    - Minnesota Department of Health
    - Minnesota State Aid
    - Met Council
    - Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)
    - Shakopee Public Utilities
    - Wetland Conservation Act
    - Lower Minnesota River Watershed District
    - Any other required

7. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.

8. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.

9. The contractor must submit a Construction Management Plan to the city prior to any construction activities.

10. Submit final construction plans for approval by the city. Plan must include a private utility coordination plan. Shenandoah Drive plans must also be submitted for approval by Minnesota State Aid.

11. Submit an Intersection Control Evaluation report for all intersections controlled by all-way stop, roundabout or traffic signal.

12. 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.

<u>Recommendation</u>

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