



## SCOTT COUNTY TRANSPORTATION SERVICES

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April 4, 2018

Mark Noble  
City of Shakopee  
485 Gorman Street  
Shakopee, MN 55379

**RE: Windermere South  
CH 15 and CH 78**

Dear Mark:

We have reviewed the preliminary plat and offer the following comments:

### **CH 78**

- ◆ The proposed CH 78 collector road access shall require both right and left turn lanes to be constructed on CH 78. The collector road also requires Zumbro Avenue south of CH 78 to be realigned for access to be established at CH 78. No detail is shown on the Zumbro realignment. The preliminary plans submitted are not sufficient for an access permit as they require more detail and improved geometrics. The access shall require detailed plans meeting state aid approval, including information such as grading limits, drainage, right-of-way and cross sections.
- ◆ Has Jackson Township been part of the Zumbro Avenue realignment discussion to be sure this realignment is feasible?
- ◆ Due to the turn lanes to be constructed on CH 78 at the collector road, the adjacent farm's driveway access to CH 78 will need to have its direct access to CH 78 be relocated to the collector road.
- ◆ We recommend the City require a trail along CH 78 be constructed with the development.
- ◆ The minimum right-of-way dedication for CH 78 is 100 feet from centerline.
- ◆ What is Outlot G at the corner of CH 78 and the collector road? Are there any easements over this Outlot?
- ◆ Any field accesses to CH 78 along the property shall be completely removed from the right-of-way and graded to match the existing ditch.
- ◆ Through previous planning efforts, the Street 4 location appears consistent with a plan to connect a local street to CH 78 someday through the Friendship Church property at their current driveway access. The County supports permitting a public the street connection in the future on CH 78 at the Friendship Church driveway as a right in/right out only.

### **CH 15**

- ◆ The minimum right-of-way for CH 15 is 75 feet from centerline.
- ◆ 128<sup>th</sup> Street will carry additional traffic as part of the development. The intersection currently has only has one southbound right turn lane. The County shall require left and right turn lanes on CH 15 to be constructed at 128<sup>th</sup> Street.
- ◆ The City should consider submitting a County TIP request for a future modernization improvement project on CH 15. This corridor will increase in traffic with this development, and this corridor does not have pedestrian/bike accommodations and has narrow shoulders. A City request which brings additional funds to the project may result in better scoring over other potential projects.
- ◆ Any field accesses to CH 15 along the property shall be completely removed from the right-of-way and graded to match the existing ditch.
- ◆ We recommend the City require a trail along CH 15 to be constructed with the development.
- ◆ Is there a plan for how the two homes along CH 15 surrounded by the Windermere plats can receive access to a local street or is there a ghost plat?

### General Comments

- ◆ What is the phasing plan for the property? The City and County should have discussions on improvements to the County roads related to this development, such as how and when they are to be implemented and if any developer funds are being escrowed to implement improvements.
- ◆ Noise issues may arise as traffic volumes increase on the County roadway over time. Noise attenuation for the new homes is the responsibility of the City and/or developer.
- ◆ No ponding, berming, landscaping, or signage shall be permitted within the County right-of-way.
- ◆ Any work within the County right-of-way shall require a County permit.
- ◆ Any stormwater entering the County right-of-way shall require detailed stormwater calculations to be submitted to the County Engineer for review and approval.
- ◆ Intersection street lights in the County right-of-way at 128<sup>th</sup> Street/CH 15 and Zumbro/CH 78 shall be required.
- ◆ The County currently does not have any funding identified in the County's TIP for projects in this area.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me.

Sincerely,



Craig Jenson  
Transportation Planning Manager

cc: Tony Winiecki, County Engineer  
Lisa Freese, Transportation Services Director  
Andrew Budde, Jackson Township Engineer