

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary Plat & Planned Unit Development (PUD) – Stagecoach at Southbridge

CASE: SH091590

DATE: June 25, 2018

The staff review indicates a request to review a Preliminary Plat and Planned Unit Development (PUD) application for Stagecoach at Southbridge, a single-family residential development. Stagecoach at Southbridge is located west of Stagecoach 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. Submit detailed construction plans that satisfy the requirements of Section 11 of the City of Shakopee Design Criteria.
3. 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.
4. 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

5. 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 Booth Court.
 - Additional right-of-way in the form of sight triangles 15 feet in dimension at all intersections.
 - The minimum drainage and utility easements as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
6. Developer must provide escrow for future trail along Stagecoach Road.
7. Submit a detailed contractor's bid for all public improvements associated with this development.
8. 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.
9. 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.
10. The sanitary sewer along Riverside Drive must be placed in the street. Place watermain in the boulevard.
11. At a minimum, obtain conditional approval of the development's storm water management plan.
12. Submit a detailed geotechnical report outlining any groundwater or bedrock encountered. The geotechnical report must provide infiltration rates at all proposed infiltration areas. The geotechnical report must also provide R-values to assist with pavement design.
13. Submit a traffic impact study for the proposed development. At a minimum, the traffic impact study should provide trip generation and distribution for the proposed development.
14. 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. 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
6. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
7. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
8. Submit final construction plans for approval by the city. Plan must include a private utility coordination plan.
9. 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.