City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner
FROM: Bruce Loney, Public Works Director
SUBJECT: Preliminary Plat & Planned Unit Development (PUD) – Ridge Creek Addition
CASE: 17003
DATE: March 1, 2017

The staff review indicates a request to review a Preliminary Plat and Planned Unit Development (PUD) application for the Ridge Creek Addition, a single-family subdivision. Ridge Creek Addition is located east of Pike Lake Road and south of County Road 21. 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:

Engineering:

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

1. Execution of a Developer's Agreement, which needs to include provisions for security for public improvements within the subdivision and payment of the Street and Utility Fee and the Watermain Fee.
2. Payment of all Storm Water Management Plan Review Fees need to be made, as required by the most current City of Shakopee Fee Schedule.
3. Payment of the Trunk Sanitary Sewer Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
4. Payment of the Trunk Storm Water Charge needs to be made, as required by the most current City of Shakopee Fee Schedule.
5. Payment of the Sign Installation Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
6. Payment of the Bituminous Sealcoat Fee needs to be made, as required by the most current City of Shakopee Fee Schedule.
7. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
8. The applicant will submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 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. The applicant shall have an approved wetland replacement plan addressing the proposed impacts.
10. The applicant will need final approval of the subdivision's storm water management plan.
11. Outlots A and B need to be deeded to the City of Shakopee.
12. The applicant will provide adequate wetland buffers and associated easements/outlots as set forth in Section 54.32 of our Code of Ordinances.

13. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not be limited to, the following:
    - The applicant will provide minimum widths of drainage and utility easements as set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
    - Provide a minimum of 15 feet of drainage and utility easement adjacent to the County Road 16, County Road 21 and Crossing Boulevard rights-of-way.
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. The applicant will need final approval of the subdivision's storm water management plan.
2. The applicant will 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. Class IV fieldstone riprap and geotextile fabric will be placed at each flared end section. The riprap and fabric will be installed to the bottom of the storm water basin.
4. The applicant will work with the City of Shakopee to eliminate lots with public utilities on both side lot lines.
5. Storm manholes will need to be added in order to reduce flow velocities at flared end sections to an acceptable rate. This rate will be determined by the engineering division.
6. The applicant will seed the disturbed storm water basin area with a native vegetation. The seed mixture, application and maintenance requirements will be determined by the City
7. The applicant will install trunk sanitary sewer to south property line as directed by the engineering division.
8. The applicant will provide vertical street curves that comply with city requirements, unless otherwise approved by the city engineer.
9. The applicant will submit detailed pavement design calculations.
10. The applicant will submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy. If the applicant wishes to vary from these requirements, a detailed subdivision-wide utility service corridor plan will need to be submitted for review.
11. 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 submitted to the engineering department.
12. Identify EOF's for all catch basins, wetlands and ponds. Rear yard catch basins, wetlands and ponds should have an EOF route clearly marked on the plans.
13. Revise the grading between Lots 7 and 8, Block 1 to ensure slopes do not exceed 3:1.

The following items need to be addressed/completed prior to Preliminary Plat approval:

1. The applicant needs to provide a detailed justification for not provided adequate buffer widths adjacent to the existing wetland in Outlot B.
2. The applicant will need conditional approval of a wetland replacement plan addressing the proposed impacts.
3. The applicant will need conditional approval of the subdivision's storm water management plan.
4. The applicant shall provide soil borings to determine the allowable low floor elevations adjacent to Outlot B.

Natural Resources

1. Crossings Boulevard shall have a minimum eight foot wide planting strip between the back of curb and trail/sidewalk. A trail easement shall be given for any portion of the trail which is outside of the city right-of-way, plus an additional two feet beyond the trail.
2. Soil modification within the planting strips on Crossings Boulevard is required as approved by the city engineer.
3. Tree planting/landscaping done within the city right-of-way or easements must be approved by the city engineer. This includes but is not limited to species selection, location, quantity, sizing, maintenance, installation schedule, and warranty.
4. Due to road alignment on the adjacent property, a 30 foot bluff impact zone is to be used. The applicant is required to minimize and justify any impacts to the bluff impact zone.
5. A joint trench is required for all underground wire utilities. The location of the joint trench, utility coordination plan, and installation schedule is to be approved by the city engineer before building permits are issued.
6. A right-of-way permit is required before installation of any utilities within city right-of-way or easements.
7. In the case of restoration in lieu of replacement trees, any restoration done on or adjacent to the bluff and bluff impact zone must equal the monetary and ecological value of replacement trees not replanted onsite, per city code 151.113. A portion of the landscaping/tree replacement financial security shall be held for a minimum of three full years to ensure establishment. The portion held shall never be reduced to less than 125% the amount to ensure the completion of the contract as shown on the plan approved by the city engineer.
8. The applicant must meet all vegetation establishment requirements within stormwater areas and city outlots, as approved by the city engineer.
9. Preliminary plat approval is contingent on the applicant providing a wetland replacement plan meeting the requirements of approval by the city engineer.
10. The area identified as bluff, and bluff impact zone shall be dedicated to the city as a conservation easement. Posts shall be installed by the applicant on each property corner identifying the boundaries and attach signage provided by the city. Areas within the bluff impact zone which are impacted shall not be included in the easement.

Recommendation

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