



SCOTT COUNTY TRANSPORTATION SERVICES

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February 27, 2017

Kyle Sobota
Shakopee Community Development
City of Shakopee
129 South Holmes Street
Shakopee, MN 55379

**RE: Ridge Creek Preliminary Plat and PUD
North of CSAH 16, East of Pike Lake Road and South of CSAH 21**

Dear Mr. Sobota:

We have reviewed the preliminary plat and planned unit development for Ridge Creek and offer the following comments:

- ◆ The County recommends a 15 foot minimum drainage and utility easements for the properties adjacent to CSAH 21, especially for Lot #1 in Block #5.
- ◆ The minimum right-of-way dedication for CSAH 16 is 75 feet of right-of-way from the center of roadway.
- ◆ A trail shall be developed along CSAH 16.
- ◆ Noise issues may arise as traffic volumes increase on the County roadways over time. Noise attenuation for the platted lots 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.

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

Sincerely,

Jarrett K. Hubbard
Transportation Planner