

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Jacob Busiahn, Natural Resources Technician

SUBJECT: PP, PUD, Vacation of Easements Canterbury Commons

CASE #: 17031

Location: 1100 Canterbury Road – new expansion

DATE: Jun 26th, 2017

This staff review should be considered preliminary, as more comments will follow with additional submittals. However, the natural resources division offers the following comments at this time to the applicant and to the planning department:

General Conditions

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

1. A maintenance agreement is to be signed between the city and HOA/Developer for maintenance of all landscaping/trees within city right-of-way. This agreement must meet the following requirements:
 - a. Pruning performed by contractors may only be done after obtaining an approved right-of-way permit and must be completed by an ISA Certified Arborist.
 - b. Pruning standards will adhere to the American National Standards Institute (ANSI) standard for tree pruning (ANSI A300), Safety Requirements (ANSI Z133.1) and the city's street tree pruning specifications. All trees within city right-of-way must be pruned to these standards at minimum once every six years; with formative pruning taking place once every three years (initial 15-20 years after tree planting).
2. Shenandoah Drive and any other streets with proposed tree plantings within the right-of-way shall have a minimum eight feet between the back of curb and trail/sidewalk or median. 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.

The following items need to be addressed/completed prior to approval of a grading permit and/or a building permit:

1. 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. Trees are required to be planted at a minimum 40 foot spacing, as approved by the city engineer.

2. 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.
3. The applicant must meet all vegetation establishment requirements within stormwater areas and city outlots, as approved by the city engineer.
4. Soil modification within the boulevard/median on Shenandoah Drive and any other streets with proposed tree plantings within the right-of-way is required as approved by the city engineer.
5. A right-of-way permit is required before installation of any utilities within city right-of-way or easements.

Recommendation

Natural resources staff recommends approval of the application subject to the items listed above being attached as conditions of the approval.