

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Graduate Engineer

SUBJECT: Preliminary Plat, Planned Unit Development (PUD) & Vacation of Easements – Canterbury 7th Addition

CASE: 17031

DATE: June 26, 2017

The staff review indicates a request to review a Preliminary Plat, Planned Unit Development (PUD) and Vacation of Easements application for the Canterbury 7th Addition, a high density residential development. Canterbury 7th Addition is located west of County Road 83 (Canterbury 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:

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. Execution of a Maintenance Agreement, which needs to include provisions for maintenance of private landscaping placed within public right-of-way along Shenandoah Drive.
3. Payment of the following needs to be made, as required by the most current City of Shakopee Fee Schedule: Storm Water Management Plan Review Fees, Trunk Storm Water Charge, Sign Installation Fee and Bituminous Sealcoat Fee.
4. Applicant must submit detailed public improvement plans for review.

5. Applicant must grant access to the parcels east and west of the proposed private access from Eagle Creek Boulevard. The City of Shakopee shall receive a copy of the access easement, or other legal document, showing access.
6. A traffic study is being conducted on behalf of the City of Shakopee for the Eagle Creek Boulevard corridor. The results of the traffic study will dictate the final layout/design of all accesses at Eagle Creek Boulevard.
7. The applicant will grant additional right-of-way as follows:
 - Provide 85 feet of right-of-way along Shenandoah Drive.
 - At all roundabout locations to accommodate right-of-way needs for final design, as necessary.
 - For a westbound right-turn lane at the intersection of Proposed Street at Eagle Creek Boulevard. Amount of additional right-of-way shall be based on final design of the intersection.
8. The applicant will restrict access at the intersection of Proposed Street at Eagle Creek Boulevard to right-in/right-out access only.
9. The applicant will submit a detailed contractor's bid for all public improvements associated with this subdivision.
10. 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.
11. The applicant will 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 will submit a wetland replacement plan and application addressing the proposed impacts.
12. The applicant will need conditional approval of the development's storm water management plan.
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.
 - Vacation of easements and right-of-way along the west property line shall be contingent upon the applicant creating Outlot F. Applicant shall work with City Engineer to determine needs for Outlot F but at a minimum, Outlot F must cover the

area included in the existing Outlot D. Applicant shall grant a drainage and utility easement over the entirety of Outlot F.

- Provide a minimum of 15 feet of drainage and utility easement adjacent to the Shenandoah Drive, Vierling Drive and Eagle Creek Boulevard rights-of-way.
- Provide a minimum of 10 feet of drainage and utility easement along remaining external lot lines, outlots and right-of-ways of Block 2, as applicable. No easement will be required along the north property line of Lot 1, Block 2.
- Provide a drainage and utility easement over the entire Outlot C.

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 submit detailed pavement design calculations.
6. 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.
7. 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.

Recommendation

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