

## McNeilus CUP

- The site is located adjacent to the South Branch, Middle Fork of the Zumbro River (M-034-056-004) a DNR public watercourse with a shoreland classification of Agricultural. Structure setback are 100' unsewered/50' sewer and 75' sewage treatment system with a 30 top of bluff setback for structures.
  
- Since the parcel of land was subdivided into 6 lots for a residential development this would trigger a Residential Planned Unit Development (PUD). Now that Olmsted County has updated and adopted a new shoreland ordinance (DNR approved on 8/31/2021) with the PUD standards incorporated into the Shoreland Ordinance, the Township should also ensure the project complies with the residential shoreland PUD standards. The following additional information will help the Township determine compliance with the Residential PUD standards and ensure floodplain regulations are met:
  - The preliminary plat should show the floodplain boundaries, and lot subdivision/unit density by tiers.
  - The plans should also show structure and road setbacks/locations, open space location, and impervious surface and open space calculations.
  - The general development plan should show density calculations, land subdivisions and structure locations.
  - The final elevation of structures if elevated will be important to know as well.
  
- Preliminary FEMA floodplain maps are currently being reviewed for adoption and the Letter of Final Determination (final approval) should be completed soon. While the Olmsted Co and Kalmar Township Floodplain Zoning Ordinance does not clearly address development in D Zones the "preliminary FEMA floodplain maps" should be used as "best available data." The preliminary FEMA maps show the septic, stormwater pond and a home with fill is proposed in the FEMA A Zone for the McNeilus CUP. Therefore, the DNR recommends:
  - Delineate the floodway/flood fringe boundary to determine if the septic system is located outside the floodway. Minnesota Rules, Chapter 7080.2270, subp. 3 says an ISTS must not be located in a floodway, and placement anywhere within the floodplain should be avoided. It doesn't specify a "FEMA mapped floodplain," however, we have data showing this area is designated floodplain. The applicant should show whether the septic is located in the floodway if they can't adjust the location to outside of the floodplain all together.
  - Delineate the floodway/flood fringe boundary to determine if the storm pond is located outside the floodway. Ensure adequate engineering standards and construction oversight occurs to prevent failure of the pond embankment from

frequently flooding at the pond toe and recommend adequate freeboard is designed.

- Delineate the floodway/flood fringe boundary to determine if the proposed home and fill is located outside the floodway.
- Perform adequate hydraulic analysis to determine if there is a rise in the 1% annual chance flood elevation greater than 0.00 ft for the development and any associated fill placed in the floodway.

- If you drill a well, and the volume of water that you need will exceed 10,000 gallons per day, or one million gallons per year, then you need a DNR Water Appropriation Permit. If there is a need to conduct construction dewatering of either storm water or ground water in volumes exceeding 10,000 gallons per day, or one million gallons per year, for constructing the facilities, then a DNR Water Appropriation Permit is required for the dewatering. A DNR water appropriation permit may be applied for on-line at: <https://webapps11.dnr.state.mn.us/mpars/public/authentication/login>.