



Olmsted County Planning Department

Memo

Date: May 12, 2020
To: David Meir, TCPA
Subject: Maywood Estates by Clark Development, LLC. in Sections 17 and 20 of Rochester Township

The Planning Department has reviewed the request and has the following comments:

- The project would require a Mandatory EAW Under Minnesota Rules 4410.4300 - Subpart 36 land Conversion
- The Application notes the GDP is for 208.93 Acres and Zone Change for 190.9 Acres
- Subpart 36 Land Conversion of 80 acres or more requires a mandatory EAW - Subpart 19 Residential Development
- The Application notes 66 single family residential lots on the GDP
- Subpart 19 Residential Development requires a mandatory EAW if the project would result in the construction of 50 or more unattached, unsewered residential dwellings. Please consider adding a condition of approval to require the EAW process is completed prior to authorizing construction to begin on any portion of the project.

There are small areas of Floodplain Soils listed as frequent, along Meadow Crossing Road SW and Bamber Valery Road SW, which should be evaluated during the development of the project.

[Olmsted County Geologic Atlas](#)

Sinkholes:

Sinkhole Probability is identified has High along Meadow Crossing Road SW

A sinkhole is identified approximately 500 feet to the Northwest of the project boundary along Meadow Crossing Road SW. The application should provide information on the site has considered the probability of Sinkholes , for consideration with the General Development Plan review.

Pollution Sensitivity:

Pollution Sensitivity is identified as Very High (this is the highest level of concern). The project should provide comment on how the site is being developed to address this issue with Stormwater and Septic designs, for consideration with the General Development Plan review

Depth to Bedrock:

Depth to Bedrock is identified as 0 – 25', the applicant should provide information related to the how this condition may alter how the Stormwater Facilities or Septic Sewer Facilities will function due to the limited soil cover, concerns for Sinkholes and Pollution Sensitivity noted above.

Traffic Study:

The materials did not include da traffic study, as indicted in the letter dated 4-20-2020 to Roger Ihrke, this document should be reviewed by the Olmsted County ROCOG Staff and Olmsted County Public Works Transportation Staff so that comments from these agencies can be considered as part of the General Development Plan Review.

Wetlands:

Has a wetland evaluation been completed for the project?

If not a condition of approval should be included to require a wetland evaluation prior to the next phase of review for the project

If any of the aspects of the application change or revision, we reserve the right to review.

Cc: County Public Works
SWCD
Rochester Township