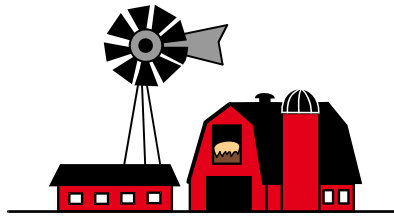


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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-- TCPA --

Date: 8/6/2020

To: Cascade Township Planning Commission
Cascade Town Board

RE: Trails of Cascade Preliminary Plat

Hearing:

On Tuesday, August 18, 2020 after 6:00 pm the Cascade Planning Commission will hold an *in-person* public hearing with call in option, at the Cascade Town Hall, 2025 75th Street NE, Rochester, MN. Social distancing will be required and participation in the meeting via teleconference will also be available. The phone number is (712)-770-3974, access code 419892. The hearing is regarding:

Request:

A preliminary plat for a 98.11-acre parcel of property of which 93.08 acres is zoned R-1 Low Density Residential District and 5.03 acres Trails of Cascade Special District which allows for limited commercial uses. Thirty-seven (37) single family residential lots and one commercial lot are shown on the plat with a proposed name of The Trails of Cascade. The lots will be served by individual septic systems and private shared wells. The Planning Commission will make recommendations to the Town Board on the submitted applications.

Partial Legal Description/Location: Lying primarily in the North half of the Northeast quarter of Section 3. Immediately north of the Northwood Trails subdivision, east of 18th Avenue NW/County Road #112 and south of 75th Street NW/State Highway #63. Parcel numbers: 740312046536, 740311030771, and 740313030767

Owner/Applicant: Eugene Reller – 224 Shorewood Lane NE – Rochester, MN 55906

Consulting Engineer: WSB Engineering – 3701 40th Avenue NW – Suite 100 – Rochester, MN 55901

Enclosures

1. Applicants submittal

Reviewers: Olmsted County Planning
Olmsted County Health Department
Rochester/Olmsted GIS
Olmsted County Public Works
Olmsted County Soil and Water
Minnesota Energy Resources
Rochester Public Utilities

Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering
Peoples Cooperative Services
Century Link

Preliminary Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.0. PRELIMINARY PLAT. The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality with black waterproof ink or pencil at a scale not greater than one hundred (100) feet equals one (1) inch. Legible reproductions of said drawing may be submitted to the Commission for purposes of receiving conditional approval.

Section 4.2. GENERAL INFORMATION. The information to be included on the preliminary plats is as follows:

Preliminary Plat Requirements:

- Date, scale, north point.

Yes

- Proposed subdivision name and all intended street names.

The subdivision name of “Trails of Cascade”, along with the roadway names of “Skyview Circle NW” which is the proposed circle drive within the subdivision, “Skylark Lane NW” and “Skyward Land NW” both cul-de-sacs, and “Skypoint Drive NW” the connecting road to the undeveloped property to the east. The connecting road to the south is not designated with a street name and may need to be depending on when the Board is going to require the connection. Additionally, provisions for timing of when the connecting road will need to be completed and how it is going to be paid for must be discussed. Once decided, language should be included in the development agreement explaining those provisions.

The proposed names must be submitted to the Rochester-Olmsted County GIS Division and be approved.

- Name and address of the owner of record, the sub divider and surveyor or the engineer preparing plat.

Names are provided but addresses are not.

- Location of the plat by quarter, quarter section, section, town and range.

Yes

- Topographic map of the area showing two foot contours and delineating areas with the following changes in slope: minimum contours of two feet as follows: seven (7) percent or less; eight (8) to fifteen (15) percent; sixteen (16) to twenty-five (25) percent; greater than twenty-five percent.

Yes

- Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.

Yes, goes beyond by giving property owner names of subdivided parcels also.

- Zoning classification of land to be subdivided and all adjacent lands.

Current zoning should be corrected to be R-1 and Special District. No zoning classification of adjacent lands is present.

- Location, widths and names of all existing platted or dedicated streets, easements, railroad and utility right-of-way, parks, water courses, drainage ditches, permanent buildings and structures and such other data as may be required by the Commission within the area to be subdivided and within three-hundred (300) feet of the exterior boundaries of the area being subdivided.

Yes within subdivision but not beyond.

- Water elevations of adjoining lakes, rivers and streams at date of the survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

N/A-Not located within this development.

- Location and boundaries of all floodplain, floodway and wetland areas. Location and edge boundaries of any sinkholes must be clearly indicated. (Ref. Article VII).

No

- The layout and width of all proposed new streets and the right-of-way, private roads, storm drainage and easements, whether public or private, for public and private utilities.

Yes, provided on plat. The township engineer should review drainage easements to make sure the water flows down the easements and that vehicle access to those areas via those easements is provided and possible. Vehicle access is required for storm water pond and drainage maintenance.

A ten-foot drainage and utility easement is provided along all public roadways within the development, except along the proposed access to Northwood Trails. This should be corrected.

Water utility lines are shown outside of the utility easement area and this development is proposing the easement for water lines be called out in the well agreements.

The plat dedicates roadways or portions thereof to the county, state and township.

All the proposed township street right-of ways are 66 feet in width and the cul-de-sacs are at 120 feet.

Other safety improvements such as speed limit signage, stop signs, street signs, chevrons, and curve ahead signs should be considered and installed as recommended by the Township Engineer. Payment

for signage is the responsibility of the developer and in the past signs have been installed by Olmsted County Public Works at the request of Cascade Township. Staff recommends the township stick with this policy and not allow installation by the developer. Additionally, the Township Maintenance Supervisor should work with the Engineer on required signage. Most of the previous developments did not include speed limit signs. Cost and installation of signage should be included in the development agreement.

- Length and bearing of the exterior boundaries of the land being subdivided

Yes

- Approximate dimensions of all lots.

Yes. Although it is not required, the size of all lots is shown.

- Approximate radii of all curves and lengths of all tangents.

Yes

- Location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of conditions of such dedication or reservation.

A statement of dedication will be required on the final plat. The only things being dedicated to the public on this proposed plat would be the roadways.

We have not been provided with any deed restriction language at this time. All of that language will be required and reviewed prior to final plat approval.

- Location of all proposed or existing wells (active, abandon or capped) and any distribution systems to point of service connections

There are no existing wells. Three wells are shown along with the service connections to each lot. All wells are proposed just outside of the utility easements to allow for access from the roadway for installation and service.

- Location of well sites and distribution system to point of service connections if a community water supply is being proposed.

Yes. Three wells are proposed each serving the following lots:

1. *Located on lots 1 and 12 block 3 serving lots 1, 2, 3, 4, 5 & 6 block 1; lots 1, 2, 11 & 12 block 3 and 13, 14 & 15 block 2 for a total of 13 lots*
2. *Located on lot 11 block 2 serving itself and 7, 8, 9, 10 & 12 block 2, lots 3, 4, 9 & 10 block 3 and lots 7 & 8 block 1 for a total of 12 lots*

3. Located on lots 6 and 7 block 3 serving each lot and lot 5 block 3; lots 1, 2, 3, 4, 5 & 6 block 2 and lots 9, 10 & 11 of block 1 for a total of 12 lots

Lot 8 Block 3 does not show service to a well

- Location of proposed septic support or field areas including the location of percolation test sites and boring holes per current Cascade Township Septic Rules and the Cascade Township Zoning Ordinance.

This documentation has been provided in a separate report and submitted to the Township Septic Inspector. If the Commission recommends approval of the preliminary plat, it should be contingent upon approval by the Township Septic Inspector. The Septic Inspector will evaluate the soils and determine if the support areas listed will be adequate for a primary and secondary site on each lot. Those sites are indicated on the plat by the diagonally lined boxes.

- Drainage design, storm-water management including storm-water ponds both temporary and permanent, and erosion control including ditch checks, silt fencing and seeding types.

The applicant has provided this data to the Township in the form of a grading plan and storm water management plan. The Township Engineer will be reviewing the grading plan, storm water management plan and preliminary plat and provide comments back to the Developer's Engineer. The Township Engineer will need to approve these plans prior to a grading permit being issued by TCPA staff.

This plat shows all the storm-water treatment sites within this portion of the development. The grading plan provides more detail and the size and depths of the individual storm water treatment sites. None of the sites are located on community ground and all are within drainage easements on lots.

Erosion controls are addressed in the grading plan and will become a part of the grading permit.

Storm-water treatment areas allow a developer to meet the Minnesota Pollution Control Agency's standards for post development storm-water runoff. Many times, these areas are located on outlots and owned by the entire development through a homeowner's association. This type of ownership can become an issue if the homeowner's association no longer make property tax payments for the outlots and they are turned back to the township for non-payment of taxes. The developer is proposing treatment areas on private lots with easements. When treatment areas are on individual lots, may times homeowners decide to make improvements to them which may affect their function. Additionally, lots with treatment areas can become hard to market. The Township must make sure these treatment areas remain unobstructed and maintained.

Both types of ownership have their issues. Since the Town does not have a specific regulation within their ordinances, developers may propose either type of ownership. The commission and board, during the platting process, should discuss the pros and cons of each and approve the plat with the necessary regulations in place no matter who ends up owning them.

No grading will be allowed on the site until the grading and erosion control plans have been approved by the Township Engineer.

- Roadway designs including cross-sections and finished grade and ditch slopes. Reports shall include present grades and contours and finished grades and contours.

The applicant has provided this data to the Township in the form of a grading plan. The Township Engineer will be reviewing the grading plan and preliminary plat and provide comments. The Township Engineer will also be doing the inspections on the development to make sure it is constructed as approved.

- A soil analysis delineating soil types per the Soils Survey of Olmsted County, Minnesota and obtainable from the United States Department of Agriculture, Soil Conservation Service.

The soil type numbering system is not shown on the plat. Staff pulled the information from the County GIS site, but it should still be shown on the preliminary plat. According to the County GIS system information provided on the plat the following soil types are present:

19 – Chaseburg silt loam, a nearly level moderately well drained soil located in drainageways on loess-covered uplands. Buildings and sanitary facilities should not be constructed on this soil because of wetness and flooding. Because of flooding it is unsuitable as a recreation area, such as campground or playground.

322D – Timula silt loam, 12 to 18 percent slopes. Because the slope is a severe limitation, the soil is poorly suited for building site development. Measures that control erosion are needed during construction because the soil is highly susceptible to erosion if the plant cover is removed. Constructing local roads and streets on better suited base material helps to prevent the damage caused by frost action. The soil is poorly suited to sanitary facilities. Lateral seepage from septic tank absorption fields is a hazard unless the design of these fields overcomes the slope.

340B – Whalan loam, 1 to 6 percent slopes. Suitability for building site development is fair. This soil can support foundations and building, but heavy machinery is needed of excavation in the bedrock. The soil is poorly suited for sanitary facilities. Installing septic tank absorption fields is difficult because the soil is moderately deep over bedrock. Also, the effluent from sanitary facilities can seep through the cracks in the bedrock and pollute ground water.

472B – Channahon loam, 1 to 6 percent slopes. Suitability for building site development is fair. The soil can support foundations and buildings, but heavy machinery is needed for excavations in the bedrock. The soil is poorly suited for sanitary facilities. Installing septic tank absorption fields is difficult because the soil is shallow over bedrock. Also, the effluent from sanitary facilities can seep through cracks in the bedrock and pollute groundwater.

472C – Channahon loam, 6 to 12 percent slopes. Suitability for building site development is fair. This soil can support foundations and buildings, but heavy machinery is needed for excavations in the bedrock. The soil is poorly suited to sanitary facilities. Installing septic tank absorption fields is difficult because the soil is shallow over bedrock. Also, the effluent from sanitary facilities can seep through the cracks in the bedrock and pollute ground water.

483A – Waukee loam, 0 to 6 percent slopes. This soil is well suited for building site development. It can support buildings but, the sides of shallow excavations are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil can easily absorb septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.

483B – Waukee loam, 2 to 6 percent slopes. This soil is well suited for building site development. The sides of shallow excavations, however, are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil can easily support septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.

516B – Dowaglac silt loam, 2 to 6 percent slopes. This soil is well suited for building site development. It can support buildings but, the sides of shallow excavations are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil is poorly suited to most sanitary facilities. It can easily absorb septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.

516C – Dowaglac silt loam, 6 to 12 percent slopes. This soil is well suited for building site development. It can support buildings but, the sides of shallow excavations are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil is poorly suited to most sanitary facilities. It can easily absorb septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.

1812B – Terril loam, sandy substratum, 1 to 6 percent slopes. This soil is well suited for building site development. It can support buildings and local roads and streets, but the sides of shallow excavations are unstable. Caving of the sides can be prevented by enlarging the trenches or by installing temporary retaining walls. The soil is poorly suited to most sanitary facilities. It can easily absorb septic tank effluent, but the underlying material is a poor filter. As a result, septic tank absorption lines

should be installed as close to the surface as possible. The effluent from sanitary facilities can pollute ground water.

(The above soils information is copied directly from the Soils Survey of Olmsted County, Minnesota)

- *An engineering feasibility report for the installation and operation of community type sewage disposal system and water distribution system where such facilities are to be incorporated in the final plat.*

N/A not proposed in this development.

Conclusion

The preliminary plat reflects the approved General Development Plan with 37 residential lots and one commercial lot.

The applicant has not provided the Township with a report or a date when environmental review will be done by Olmsted County.

Soils and septic data have been submitted to the Township Septic Inspector for review. We do not have comments from the Septic Inspector at this time.

A 30-foot driveway easement is located on the plat for the two parcels in the northeastern portion of the property from Skyview Circle NW to allow them access in anticipation of the Minnesota Department of Transportation (MNDot) eliminating access off of 75th Street NW (US Highway 63). Because of the steep slopes no access to the property located in the north western portion of the property. We have not received any comments from MNDot as of the date of this report.

*Roadway designs and drainage reports need to be reviewed by the Town's Engineer. All review costs are bore by the applicant and are **not** a part of the application fees. Additionally, the roadway improvements to 18th Ave NW (County Road 112) required by Olmsted County are under review and approval by the County Staff.*

The applicant's representatives are working on a development agreement. That agreement will go through a process of being reviewed by TCPA Staff, the Township Engineer and the Town's Attorney. Once reviewed and agreed upon, it will be presented to the Town Board for approval. Bonding will be required at 125 percent of the costs of the public improvements within the development. That bonding must be in place prior to a grading permit being issued.

The applicant is working on a sinkhole report and it should be provided prior to the hearing. Review of the preliminary data indicates that a sinkhole does exist in the very southeastern corner of the property. Review of the other areas thought to contain sinkholes have come back as negative.

Modifications/corrections to the plat as outlined in this report should be done as a condition of acceptance. Additional suggested modifications to the current plan are:

1. *Adding a 10 foot drainage and utility easement along the south access road.*

Rational: Section 5.2 Easements and Dedications – Cascade Township Subdivision Ordinance

Second bullet.

- *Easements for public and private utilities will be provided along all road right-of-ways. The easements shall be a minimum of ten (10) feet in width. The easements may be interior and abutting the exterior of the road right-of-ways. All above-ground utility components must be exterior of the obstacle free area which extends a distance of 20 feet from the traveled portion of the roadway. Only underground utilities may be within the road right-of-way. All underground utilities must be buried a minimum of thirty-two (32) inches below the finished grade.*

The Township Engineer and Township Maintenance Supervisor may request additional modifications.

Signage including speed limit signs should be paid for by the developer and installed by Olmsted County Public Works.

Platting and Open Space Variances shall be covered in a separate report.

Conclusion

A review of the proposed application according to the Standards listed has been completed by Staff. Staff withholds its recommendation until comments have been returned from the Town's Engineer and Septic Inspector and review and analysis of the variances requested/required. If the Commission feels it does not have enough information or the information is incomplete, Staff recommends that the public hearing should be continued until their next meeting allowing for additional information to be submitted.

If approved, approval should be contingent upon approval of the Township Septic Inspector, Township Engineer, and the Olmsted County Environmental Review.

If the Planning Commission makes a recommendation it will be placed on the Town Board agenda at their next meeting.

