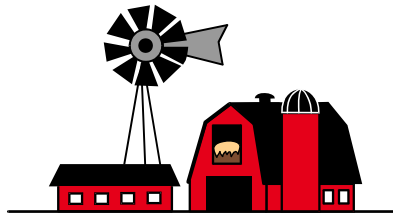


TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

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-- TCPA --

Date: 9/28/2020

To: Rochester Township Planning Commission
Rochester Township Board
WSB and Associates
Ed Clark

RE: Final Plat Review, Section 17, 20 & 21, Rochester Township Phase 1 Mayowood Estates

Hearing:

On Tuesday, October 6, 2020 after 7:00 pm the Rochester Planning Commission will hold an *in-person* public hearing with call in option, at the Rochester Town Hall, 4111 11th Ave SW, Rochester, MN. Social distancing will be required and participation in the meeting via teleconference will also be available. The phone number is: **(551) 240-6019**.

Request:

The hearing is to consider an application for the final plat of the first phase of Mayowood Estates consisting of 24 single family residential homes to be served by shared wells and individual sewage treatment systems. The residential lots range from 2.03 acres to 6.57 acres in size. The Town Board approved the preliminary plat for this development on July 9, 2020.

Location:

Parts of Sections 17, 20 & 21 T106N, R14W lying northwest of Bamber Valley Road SW (County Road 8 SW) with the northern boundary being Meadow Crossing Road. Olmsted County Parcel #: 64.21.22.085356, 64.20.11.041891, and 64.17.44.083019.

Owner/Applicant: Clark Development LLC, 36 Woodlake Drive SW, Rochester, MN 55902

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

Present Zoning

A portion of the property was zoned R-1 Low Density Residential. Rochester Township rezoned the rest of the property from A-2 and A-3 Agricultural Districts to R-1 Low Density Residential on June 11, 2020.

Enclosures

1. Final plat and supporting documents

Reviewers: Olmsted County Planning
Olmsted County Health Department
Rochester/Olmsted GIS
Olmsted County Public Works

Olmsted County Assessor
Minnesota Department of Natural Resources
Minnesota Pollution Control
GGG Engineering

Final Plat Requirements – Staff review in italics

ARTICLE IV - SPECIFICATIONS FOR PLANS AND PLATS

Section 4.1. FINAL PLAT. The final plat shall be drawn on muslin backed white paper, Mylar or other suitable material with black waterproof ink. The final plat shall measure thirty (30) inches in length and twenty (20) inches in width with a border line of one and one-half (1 ½) inches on the left side of the thirty (30) inch length and a boarder of one-half (1/2) inch provided on the other three (3) sides. When more than one sheet is required for any plat, each sheet shall be numbered consecutively and shall contain a notation of the total number of sheets, i.e. 2 of 3. The final plat shall be drawn to scale not greater than one inch to one hundred (100) feet. When there is a difference in requirements between the subdivision ordinance and the State platting and surveying standards then the State standards will prevail.

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

Final Plat:

- Date, scale, north point.

Yes, on both pages

- Subdivision name and all street names.

The subdivision name of "MAYOWOOD ESTATES", along with the roadway names of "Trophy Woods Lane SW, Mayowood Estates Drive SW, Mayo Ridge Lane SW and Mayowood Estates Circle SW are present. Additionally, because a connection is proposed to go from this development north into Mayo Woodlands the roadway "Glenwood Road SW" has been extended into this development. The proposed names have been reviewed and approved by Rochester-Olmsted County GIS Division. The developer has provided a check to the Rochester/Olmsted County GIS Division for addresses.

- Name of the owner of record and surveyor preparing plat.

Yes.

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

Yes.

- Exact location, widths, and names of all existing platted or dedicated streets, easements, railroad and utility right-of-ways, parks, water courses and drainage ditches all of which are of record.

On page 2 Mayowood Hills South 4th does not have a lot and block number. Needs to be corrected.

- 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 State Coast and Geodetic Survey and/or United States Geodetic Survey Datum.

The stream located in the southwest corner of the development as part of Lot 1 Block 3 contains a small stream but is not on the protected waters list thus there are no records of the elevations.

- Exact location, widths of all streets, their bearings, dimensions, angle of intersection, length of arcs, radii, points of curvature, tangent bearings, easements, private roads, and storm drainage.

Yes.

- Exact length and bearings of the exterior boundaries of the land being subdivided.

Yes.

- Exact dimensions of all lots.

Yes.

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

Yes.

- Location and width of all known recorded easements, whether public or private and a statement of easement rights.

Yes.

- Accurate location and material of all permanent reference monuments.

Yes.

- Certificate of the registered land surveyor preparing the plat that the plat as presented fully complies with the requirements of this ordinance and the platting laws of the State of Minnesota and the appropriate signature lines.

Yes.

- Exact location and area of all land to be dedicated for public use and use or purpose must be defined on plat.

Yes. Dedication is above the first signature by the developer (Edward Clark).

- Signature of the Olmsted County Engineer may be required

Since the roadway system connects to the county roadway system on the plat the County Engineer's signature is required.

- Signature of the Olmsted County Surveyor

Yes.

- Signature line for Olmsted County Environment Specialist.

Yes.

- Signature line for the Rochester Town Board

Yes.

Supporting Documents

The following list of documents have been provided:

- *Development Agreement – reviewed by Township Attorney, Township Engineer and TCPA Staff – sent to Town Board for Approval.*
- *Open Space – the additional width of the roadway system was added in place of the open space requirement and approved by town board with preliminary plat.*
- *Covenants have been provided and reviewed by TCPA Staff. We find no conflicts with the Township Zoning and Subdivision Ordinances.*
- *Well water easements – reviewed by TCPA Staff and are acceptable. Lots each have access to one of 5 wells.*
- *Covenant*

There is no homeowner's association being proposed for this development.

The following documents have not been provided:

- *Although the applicant's submittal letter states that a copy of one of the well agreements is in the packet, none were present. Additionally, since this is the final plat all well agreements should be submitted prior to approval.*
- *Declaration of Storm water Retention Facility Maintenance Deed Restriction*

Conclusion

There are no changes between the preliminary plat that was approved by the Town Board and Town Engineer. The Preliminary Plat was updated prior to going before the Town Board to reflect the Commission's recommendations. The lot lines are the same as the preliminary plat that was approved by the Board. The Olmsted County Environmental Commission approved the preliminary plat unanimously on July 20, 2020.

The township engineer has approved the grading/soil erosion, storm water and roadway plans. Bonds have been provided and grading permits have been issued.

The following lots require variances to Article V. Section 5.03.

- 1. Variance to the width of a lot at the roadway on a cul-de-sac. Ordinance requires 80 feet.
Lot 5 Block 4 as proposed is only 67.86 feet*
- 2. Lot width to depth ratio (depth being no greater than 2.5 times the lot width).
Lot 1, Block 1
Lots 2, 4, 5, 6, 12, 13, Block 4
Lot 1 Block 3*

These variances were approved by the Town Board prior to approval of the preliminary plat.

A review of the proposed application according to the Standards listed has been completed by Staff. Staff withholds recommendation until we have had a chance to review the missing documents as listed in this report.