

September 24, 2020

Rochester Township
Attn: TCPA
4111 11th Ave SW
Rochester, MN 55904

RE: Submittal of Millie Meadow Estates Second Preliminary Plat and supporting documentation

Dear Rochester Township,

On behalf of GMB, LLC, we are submitting the Preliminary Plat for Millie Meadow Estates Second. Below is a summary of data and information to aid in your review.

EAW – Named Christopherson Estates – reviewed with a negative declaration for EIS in 2018
GDP – Amended in 2020 for revisions to the layout as depicted in this Preliminary Plat
LUPA and Rezone – Completed to rezone the area of this plat to R-1 zoning.

Criteria/Calculation - Preliminary Plat for Millie Meadow Estates

This is the second and last phase which will include construction and dedication of public roads. As outlined in Article IV, Section 4.2, criteria required for submittal are provided on the face of the Preliminary Plat or in supplementation documents. This submittal includes grading and construction plans which meet township design criteria. Below is a quick summary of the development:

- Platted area is 79.66 acres.
- 2338 linear feet of public road will be created within the platted right of way for Millie Meadow Drive SW, Pagenhart Lane SW and Maggie May Lane SW. A total of 5.18 acres will be dedicated as public streets.
- All three of the cul-de-sac's are less than 500 feet long. A request for length of street is not required.
- Future extensions to adjacent properties to the east have been provided within 86-foot access easements (66 feet for roadway with 10-foot easements either side for total of 86 feet). The future street options will be graded but not surfaced as township roads. The alignments are extensions from the intersections of Pagenhart Lane and Maggie May Lane. The Pagenhart connection would access the Howard Johnson property and the Maggie May extension would access the Roetzer-Simonson property. The adjoining lots would still have 2.00 acres minimum if the 66 foot right of way were deducted.
- 30 residential lots and 1 outlots will be created.
- Outlots A is proposed as the open space dedication for the entire development. In lieu of providing 2.38 acres per the Section 9.1 of the Rochester Township Subdivision Ordinance, the Outlot contains 0.37 acres but the developer will pay to install a drive with parking spaces, a tot lot, handicap accessible sidewalk from the parking to the edge of the tot lot, picnic tables and CBU mailboxes for the entire development, a community

notification board, development sign and trees and other landscape plantings. An exhibit of proposed improvements is attached.

- All lots will be served by Individual Sewage Treatment Systems (ISTS). Borings on each lot have been performed to verify each lot has a viable location for ISTS systems. That documentation is attached.

Wetlands

Certified Wetland Delineator Steve Lawler reviewed the soils and walked the site in search of any wetlands within the drainage corridor. No soils or vegetation was encountered which met the criteria for wetlands. A No-Loss for this phase of the development will be submitted to document the findings.

Karst Topography and features.

There are known sinkholes on the property to the east. The closest is about 880 feet from the east property line and two additional sinkholes are about a quarter mile east of the east property line. There are no known active Karst facilities within the development area. Minimal excavation and maintaining sheet flow conditions minimize the potential for creating sinkholes during development. No stormwater treatment facilities or ponding of water is proposed within 1000 feet downslope of the sinkholes. No additional measures are anticipated to be implemented unless Karst features are exposed during construction.

Olmsted County Environmental approval

The Environmental Checklist has been completed and submitted to Olmsted County to be scheduled on their next available meeting.

BP High Pressure Petroleum Pipeline

One of the changes on the GDP was to shorten the public road to end east of the pipeline. Just the private drive and utilities will need to cross the in-place gas line. We are working with BP on their private crossing requirements.

Preliminary Grading and Construction Plans

The grading and storm water treatment concept is to elevate the streets which will minimize the area disturbed as well as linear footage of ditch section that will be created due to street construction. When ditches can be eliminated, the concentration of storm water runoff is reduced. Concentration of runoff is the primary source of erosion during construction as well as long term erosion related issues. This concept of minimal impact design standards (MIDS) is supported by MPCA and the Minnesota Storm Water Manual.

The topography within this phase of the development lends itself well to this concept. About half of the roads run along ridges or perpendicular to the slopes. With the elevated street section, the run off is often be forced to flow from front to back of the residential yards across established lawns. This minimizes concentration of runoff which reduces velocity and aids in removing sediment from the impervious surfaces. Water reaching the lower limits of the property will be cleaner and will have longer travel times than water collected and conveyed in ditches. These attributes, along with removal from row crop farming and seeding with grass the area which was tilled, create rate and water quality improvements to post development runoff which will require much less storm water treatment facilities than conventional developments. We intend to provide the required water quality facilities in the form of low berms and shallow depressions of total depths of less than 3 feet. The soils in this phase of development are less conducive to

infiltration that the first phase so filtration basins will be implemented to provide the required water quality volume.

Material needed to bring the roads to grade will be from two sources. One source is an offsite project which has excess material which will be imported and placed off the extension of the Millie Meadow Drive. The material is a mixture of broken limestone, silt loam and clay of the same types of materials found within the site. The second source is located within the parent parcel the development was cut from and is retained by development partner Mark Hanson. West of Lot 17, the home of Mr. Hanson, at the base of the hill is a quality sand source which will be excavated to create the material required for onsite construction. The resultant depression will be lined with a polyethylene pond liner to maintain a water feature for the property owner's personal enjoyment. The borrowing of material from outside the developed lots limits the land disturbances within the right of way and lots.

Enclosed are the most recent Grading and Construction Plans. The Drainage Report and TCPA Grading Plan checklist will be provided directly to Brandon Theobald with WHKS for his review on behalf of the township. We will ask WHKS to directly invoice the developer for his time reviewing the documents.

Thank you,

Mark R. Welch, PE

Cc: GMB, LLC

Attachments:

Preliminary Plat – dated 9-24-2020

Grading and Construction Plans – dated 9-24-2020

Chosen Valley Testing Geotechnical Report – dated June 12, 2020

Environmental Checklist – dated 9-24-2020