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August 11, 2021

TCPA – Kalmar Township
Attn: Dave Meir
Rochester Township Hall
4111 11th Ave SW
Rochester, MN 55902

RE: Conditional Use Permit, Grading and Erosion Control Plan and SWPPP/Drainage Report for McNeilus Driveway Project, SW ¼ of Section 3, Kalmar Township

Dear Mr. Meir,

Our firm has been hired by Justin McNeilus to assist in the design and permitting of a driveway to allow for construction of a new residential structure. A pond is proposed to be excavated in addition to the driveway construction. Enclosed are grading plans (five sheets), a combined Storm Water Pollution Prevention Plan & Drainage Report, TCPA grading plan checklist and Conditional Use Permit application with supporting documentation. The owner will deliver a signed Conditional Use Permit, a grading permit application and pay the associated fees direct to your office. Future applications for building permits, ISTS installations and wells will be submitted by the owner at the time they are ready to construct.

The need for a CUP is based on soils being mapped as Radford silt loam (289) and Littleton silt loam (477A) which are designated floodplain soils. The driveway is entirely outside of the mapped flood soils, however the pond and west side of the building site fall within the mapped flood soil areas. The proposed pond also falls under a Conditional Use per Section 10.24B. of the Ordinance. The building site will be elevated such that it is above the estimated 100-year base flood elevation of 1016.00. Two 24" culverts are proposed under the private driveway that will discharge flows to the proposed pond. The pond will serve as a rate of runoff controller reducing flows off-site. The construction of the driveway and pond allows for adequate conveyance of storm water runoff without adverse impacts to upstream or downstream properties. Information pertaining to storm water runoff rates, culvert sizing and flooding potential are all addressed in the attached combined SWPPP & Drainage Report. Please review and call with any questions.

Sincerely,

Jason Kappers, EIT
G-Cubed Inc.

CC: Justin McNeilus – Owner