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November 1, 2022

Mr. Roger Ihrke  
Administrator  
TCPA  
4111 11th Ave. SW  
Rochester, MN 55902

RE: Rochester Township  
Millie Meadow Estates Third  
**Review of Preliminary Plat, Grading Plan Set, Construction Plans and Hydrology Report**

Dear Roger:

We have reviewed the preliminary plat, grading plan set, construction plans and hydrology report as submitted for the referenced project, as requested. We offer the following comments on the submitted plans in addition to the comments on the attached plans.

**General:**

1. Development Agreement, Zoning Review, wetland impacts, decorah edge, and Fee related items are not included in our review.
2. An Engineer's Opinion of Construction Costs and Construction Schedule shall be submitted for the preparation of the Development Agreement.
3. The applicant must secure all necessary permits before construction begins including the NPDES construction stormwater and Olmsted County well and water supply permit. The Owner, or their representative, will be responsible for permit compliance.
4. The Owner and Contractor will be required to have a pre-construction meeting with the Township prior to the start of construction.
5. The easement for the private street access across Outlot B shall be provided for the Townships review.
6. The geotechnical report should be submitted for review.
7. The site contains two existing wetland areas. Disturbance to the wetlands is not proposed. Olmsted County should review and comment on the wetland impacts including the pond discharge to the wetlands.
8. The Board should discuss if the bump out and the on road parking within the right-of-way for the community mail boxes is acceptable.

9. The project includes public right-of-way connecting to an existing public access easement the Township should review that proper documentation is in place.
10. A stormwater pollution prevention plan should be provided.

**Preliminary Plat:**

1. The constructed road section of Pagenhart Road from Millie Meadow Drive SW east to the dead end constructed as part of Millie Meadows Second should be verified. Based on Olmsted County GIS map the constructed width appears to be 18'. This section should be reconstructed to meet the Township Street design standards for a public road. The required improvements should be added to the construction plan set.
2. A temporary turn around should be provided at the end of Pagenhart Road.
3. The block and lot numbering should be verified. Block 1 extends across Christopherson Lane SW and Pagenhart Road SW.
4. The limits of the stream should be verified. Olmsted County GIS shows the stream extending to just north of the southerly boundary line.
5. A drainage easement shall be provided across Lot 4, Block 2 to accommodate the outflow from the storm pond on Lot 11 Block 2 of Millie Meadow Estates.

**Construction Plans:**

1. The proposed 9-inch aggregate section for both the public and private roads should be increased to 10" to be consistent with the roads that have been constructed in the prior phases.
2. Verify that the road side swale depths will accommodate the proposed driveway culvert. Some of the swales appear to be less than 1 foot deep along the side of the grading ties.
3. Provide gutter spread calculations for Christopherson Lane SW (private). Ten foot clear space should be provided for emergency vehicle access.
4. Proposed street signage locations shall be added for review.
5. Temporary ditch checks should be provided in the proposed swales.
6. Applicable construction details should be added.
7. Will the driveways and culverts be installed as part of the project?
8. Private utility crossings should be added to the plans and installed prior to road construction.
9. See attached markups.

**Grading Plan Set:**

1. The elevation of 1180.00 noted in the profile for the basin bottom on sheet 15 of the revised plans (10/18/22) does not match the basin bottom elevation of 1179.50 noted in the plan view and utilized for the pond routing.
2. See attached markups.

**Hydrology Report:**

1. The flow rate of 16.57 cfs utilized for the storm sewer pipe sizing calculations does not match the 10-year outflow rate of 16.92 cfs for inlet 1 noted in the report. Please review and revise accordingly.

We recommend approval of preliminary plat condition upon the above comments being satisfactorily addressed and resubmitted. Revised copies of the preliminary plat, construction set, grading plan set and hydrology report shall be provided with the final plat submission for approval. Please provide a response letter with the final plat submission.

Please contact us if you have any questions.

Sincerely,

**WHKS & CO.**



Brandon W. Theobald, P.E.

Cc: Geoffery Griffin, P.E.