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January 4, 2023

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

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

Dear Roger:

We have reviewed the final plat, revised grading plan set, revised construction plans and revised hydrology report as submitted for the referenced project, as requested. We offer the following comments on the submitted plans.

General:

1. An appropriate stormwater pollution prevention plan should be provided.

2. 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.

Final Plat:

1. A drainage easement should be added over the environmental corridor along the easterly boundary line to accommodate the proposed swale. The easement should also be added to the construction plans and labeled.

Construction Plans:

1. Pagenhart Road will need to be fully reconstructed as the aggregate base was not constructed to the appropriate width and the township will not accept the bituminous widening as proposed.

2. The Pagenhart Road temporary turn around shall be paved with the public roadway section

3. The class of the geotextile fabric on the public roadway typical section on sheet 2 should be revised to class VII.

4. The wood fiber sediment control logs should be constructed in accordance with MnDOT standard plan 5-297.405. The MnDOT standard plan number should be added to the wood fiber sediment control log notes.

5. Verify that there will be a minimum of 7 feet of cover over the proposed watermains and services at the road side ditch crossings.

6. A concrete flume shall be added after CB 1 to convey the inlet bypass to the proposed swale.

7. Inlet 1 should be removed and replaced with a flared end section due to maintenance concerns.

8. The storm pipe crossings should be added to the profiles on sheets 7 and 8.

9. A note that states “All apron outlets shall be tied back a minimum of three pipe lengths.” should be added to the plans.

10. The swale that discharges at the south end of the pond shown on sheets 17 and 18 should be blanketed.

11. The Township will order, install signage, and invoice the Developer.

12. The proposed swale south of the proposed mail box bank is flat and will more than likely be wet. This area is in a private outlot. Revision is at the Owners discretion.

13. The grading at the south end of the proposed private cul-de-sac is approximately 11%. We recommend that the grading be reevaluated to reduce the slope. The road and cul-de-sac are private. Revision is at the Owners discretion.

Grading Plan Set:

1. It is recommended that the Board require the Developer to perform testing and observation of all engineered fill outside the right-of-way. The Developer should be required to submit test results and observation records to the Board upon completion. This information is provided to the Board for informational purposes only and is not reviewed by the Board.

Hydrology Report:

1. No comments

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

Please contact us if you have any questions.

Sincerely,

WHKS & CO.

Brandon W. Theobald, P.E.

Cc: Geoffrey Griffin, P.E.