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February 10, 2023

Rochester Township
4111 11th Ave SW
Rochester, MN 55904

RE: Preliminary & Final Plat (Concurrent) Submittal for Mayo Woodlands Fourth

On behalf of Clark Development, LLC., we are submitting the Preliminary and Final Plats for Mayo Woodlands Fourth to start the township review process.

Preliminary Plat for Mayo Woodlands Fourth
This will be the fourth phase of the Mayo Woodlands development. The criteria required for submittal as outlined in Article IV, Section 4.2 are provided on the face of the Preliminary Plat or in requisite supplemental documents. Below is a quick summary of the development:

- The Mayo Woodlands Fourth project area is 20.76 acres.
- Six (6) residential lots and one (1) outlot will be created. Each lot will be served by Individual Sewage Treatment Systems (ISTS). Water supply will be from one (1) shared 6-party well. This is contrary to the previous Mayo Woodlands Fourth proposal which included 15 cluster lots served by private roadways and community septic.
- No public infrastructure or roadways will be constructed within this development. All private drives serving new single-family residential dwellings will stem off of Mayo Woodlands Rd SW.
- The current zoning is SD – Special District
- Meadow Crossing Rd SW at the easterly limits of the plat area is currently an easement per document #A-1490453. This will need to be accepted by the town board as a public road and platted as such, vacating the easement.

Grading & Utility Plans | SWPPP | Hydrology Report
Enclosed are grading & utility plans as well as the hydrology report for review. The SWPPP is plan-integrated, on the last two pages of the set.

Well & Water Distribution
Application and payment have been made to Olmsted County on February 10, 2023 for their review of the proposed well and waterlines serving this development. In the past year, the County revised their review procedure in that prelim plats under TCPA jurisdiction no longer go before the Olmsted County Planning Advisory Commission, but rather Don VanKeulen prepares a staff report and sends his findings directly to the TCPA on behalf of the County.

Septic Systems - Soil Verification
All lots will be served by Individual Sewage Treatment Systems. Borings on each lot have been performed to verify each lot has a viable location for ISTS systems. The drainfield analysis report has been provided to and approved by the Township Septic Administrator.

Preliminary Plat GIS Impact Fee
Application and payment have been made to Olmsted County on February 10, 2023 for the Preliminary Plat GIS Impact Fee.

Final Plat for Mayo Woodlands Fourth
The final plat for the development is identical to the preliminary plat in that none of the lot lines or easements are altered. Six (6) single family residential lots and one (1) outlot will be platted. The proposed well and waterlines fall within private utility easements which will be recorded as a separate document, supplemental to the final plat. The following documents have been prepared and are enclosed for your review:

- Title Opinion
- Supplemental Declaration of Covenants, Conditions & Restrictions
- Declaration of Well & Water Easements
- Township Consent Document

Final Plat GIS Impact Fee & E911 Address Fee
Application and payment have been made to Olmsted County on February 10, 2023 for the Final Plat GIS Impact and E911 Addressing Fees.

Please review and schedule for the next available Township Planning Commission and Town Board meetings. Let us know if you have any questions, or need additional information.

Thank you,

Jason Kappers, EIT

Cc: Clark Development, LLC
Geoffrey G Griffin, PE

Attachments:
Preliminary Plat Application
Preliminary Plat
Prelim Grading & Utility Plans
SWPPP (plan integrated)
Hydrology Report
ISTS Summary
Final Plat Application
Final Plat
Title Opinion
Supplemental Declaration of Covenants, Conditions & Restrictions
Declaration of Well & Water Easements
Township Consent Document