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March 20, 2023

Mr. Jered Staton
Zoning Administrator
TCPA
4111 11th Ave. SW
Rochester, MN 55902

RE: Rochester Township
Mayowood Woodlands Fourth
Review of Preliminary Plat, Final Plat and Construction Plans

Dear Staton:

We have reviewed the preliminary plat, final plat, hydraulic report and construction plans as submitted for the referenced project, as requested. We offer the following comments on the submitted plans.

General:

1. Development Agreement, Zoning Review, and Fee related items are not included in our review.

2. The applicant must secure all necessary permits before construction begins including the NPDES construction stormwater and water supply permit. The Owner, or their representative, will be responsible for permit compliance.

3. The Owner and Contractor will be required to have a pre-construction meeting with the Township for the installation of the infrastructure prior to the start of construction.

4. An Engineer's Opinion of Construction Costs and Construction Schedule shall be submitted for preparation of the Development Agreement.

5. Association documents for the maintenance of the proposed stormwater treatment facilities shall be provided for review.

6. A sink hole mitigation plan should be required for the sinkhole previously identified in Outlot A.

7. The township should review paving the trail along Meadow Crossing Road.

8. Additional comments may follow upon review of the revised plans and final construction plans.

9. The township should review if allowing community mailboxes in the right-of-way is acceptable for this project and the previous projects associated with this development.

Preliminary Plat:

1. Ten (10) foot wide utility and drainage easements shall be provided along all common lot lines.

Final Plat:

1. Ten (10) foot wide utility and drainage easements shall be provided along all common lot lines.

Construction Plans:

1. The township should review the second driveway to 3753 Mayo Woodland Dr. off of Meadow Crossing Road for possible removal due to the proposed trail.

2. The trail grading appears to pond water in the yard of 3747 Wright Rd.

3. The swale and yards are less than 2% grade and will likely hold water. The developer should be aware of this condition.

Hydrology Report:

1. Permanent stormwater management is required as the project is a part of a larger project that adds more than an acre of impervious surface.

We recommend approval of preliminary plat and final plat condition upon the above comments being satisfactorily addressed and resubmitted. Revised copies of the preliminary plat, construction plans, and stormwater management plan shall be provided for approval.

Please contact us if you have any questions.

Sincerely,

WHKS & CO.

Brandon W. Theobald, P.E.

cc: Roger Ihrke, TCPA
Jason Kappers, EIT, G-Cubed
Geoff Griffin, PE, G-Cubed
Pat McGowan, Rochester Township