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Public Works
2122 Campus Drive SE—Suite 200
Rochester, MN 55904
Phone: 507-328-7060
E-mail: pwservice@co.olmsted.mn.us

November 28, 2022

Township Cooperative Planning Association
4111 - 11th Ave. SW, Rm 10
Rochester, MN 55902

Dear Township Cooperative Planning Association:

The Public Works Department has reviewed the submitted referral for the following: Rochester Township – Section 20 - East and Northeast of Heritage Hills Development on the north side of 40th Street SW (County Road 117 SW). An application was submitted by the owner/applicant: Dan Groteboer

The owner/applicants: Dan Groteboer submitted an application for a preliminary plat of approximately 167 +/- acres located primarily in the SW 1/4 and a small portion in the NW 1/4 all in Section 20 T106N, R14. The plat proposal includes forty-five (45) lots and one (1) outlot as Royal Oaks Farm. The residential lot sizes range from 2.08 acres to 8.54 acres in size and will be served by four (4) shared wells and individual septic systems.

Olmsted County Public Works has reviewed the request and has the following comments:

The Preliminary Plat only shows 50 feet of Right of Way from the Centerline of County Road 117. Right of Way dedication of 100 feet from the centerline of County Road 117 is required along the entire property.

An access application is required to be submitted for the proposed access onto County Road 117.

A STOP sign and intersection street name signs are required to be installed at the proposed access onto County Road 117. The signs are to be paid for by the applicant and installed by Olmsted County Public Works. The cost for the STOP sign is $250 and the intersection street name signs is $475.

Sincerely,

DocuSigned by:
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Benjamin Johnson
Director Of Public Works - County Engineer
BJ/MH

cc: Beth Davis, Olmsted County Planning Department
Rochester Township