



MAYOR & COUNCIL COMMUNICATION

DATE: October 6, 2015
REGULAR
ITEM # 10
RESOLUTION 2015-060

AGENDA ITEM: Kleis Farm Minor Subdivision

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Planning Commission

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a minor subdivision that will facilitate the creation of two 10-acre parcels from a larger 54.29 acre parcel presently owned by the Kleis Family Trust

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Peter Kastler, 9130 55th Street North, for a Minor Subdivision to split property that has historically been called the Kleis farmstead at the same address into three parcels as follows:

- Two 10-acre parcels along the western edge of the larger farmstead property that would each have direct access to 55th Street North.
- The remaining 34.29 acres that would consist of the existing farmstead and related buildings and surrounding land east of the two new lots.

The Planning Commission considered this matter at its September 14, 2015 meeting and recommended approval of the minor subdivision as presented. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-079 approving the Minor Subdivision”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Staff report to the Planning Commission a summary of the proposed minor subdivision along with details concerning the application. The Planning Commission reviewed the application at its September 14, 2015 meeting and asked general questions concerning the surrounding properties and conditions on the site to be subdivided.

The Planning Commission adopted a motion to recommend approval of the minor subdivision consistent with the findings as noted in the attached Resolution No. 2015-060. The vote on the motion was unanimous (5 ayes, 0 nays).

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|---|
| Strengths | • The minor subdivision meets all underlying subdivision and zoning requirements. |
| Weaknesses | • None |
| Opportunities | • The minor subdivision will allow the Kleis family to retain ownership of the larger farmstead parcel. |
| Threats | • None |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the Kleis family minor subdivision by adopting Resolution No. 2015-060. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-060 approving the Minor Subdivision”

ATTACHMENTS:

1. Resolution No. 2015-060
2. Planning Commission Staff Report – 9/14/15
3. Application Form
4. Application Narrative
5. Minor Subdivision Survey
6. Proposed Legal Descriptions
7. Septic Report
8. Wetland Delineation Report (Available Upon Request)

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2015-079

*A RESOLUTION APPROVING A MINOR SUBDIVISION OF
THE KLEIS FAMILY FARMSTEAD*

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Peter Kastler, 9130 55th Street North, Lake Elmo, MN, (Applicant) has submitted an application to the City of Lake Elmo (City) for a Minor Subdivision to split the farmstead property located at 9130 55th Street North into three separate parcels in accordance with the certificate of survey dated August 31, 2015 signed by Timothy J. Freeman, P.L.S., License #16989, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Department has reviewed the Minor Subdivision request for consistency with the City of Lake Elmo Zoning and Subdivision Ordinances; and

WHEREAS, the Lake Elmo Planning Commission reviewed the proposed Minor Subdivision at a meeting held on September 14, 2015; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Minor Subdivision as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the October 6, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the Applicant's Minor Subdivision request at a meeting held on October 6, 2015.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That the Minor Subdivision is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the Minor Subdivision complies with the minimum lot frontage and area requirements of the City's RR – Rural Residential Zoning District.
3. That the Minor Subdivision complies with the City's subdivision ordinance and specifically the requirements concerning exceptions to platting.

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT that based on the testimony elicited and information received, the City Council of the City of Lake Elmo hereby approves the Minor Subdivision request, provided the following conditions are met:

1. The applicant shall pay a fee in lieu of parkland dedication in the amount of \$3,600 per buildable lot (\$7,200 total) prior to any formal City authorization to split the existing parcel into three lots.
2. The future location of any driveways providing access to the two 10-acre parcels shall be subject to review and approval by the City Engineer.
3. The applicant must obtain any permits, if required, from the Valley Branch Watershed District either in conjunction with the City's approval of a Minor Subdivision or prior to the commencement of any construction activity on each parcel.
4. The minimum low floor elevations for the individual lots must be depicted on any future surveys for building permits on each lot.

Passed and duly adopted this 6th day of October 2015 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION
DATE: 9/14/15
AGENDA ITEM: 6A – BUSINESS ITEM
CASE # 2015-30

ITEM: Kleis Farm Minor Subdivision
SUBMITTED BY: Kyle Klatt, Planning Director *KK*
REVIEWED BY: N/A

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a minor subdivision request from Peter Kastler to create two new 10-acre parcels from a larger 54.29 acre parcel presently owned by the Kleis Family Trust. Staff is recommending approval of the minor subdivision as presented with conditions of approval related to any future building on the new parcels.

GENERAL INFORMATION

Applicant: Peter Kastler, 9130 55th Street North, Lake Elmo, MN
Property Owners: Kleis Family Trust, 9130 55th Street North, Lake Elmo, MN
Location: 9130 55th Street North
Request: Application for a Minor Subdivision to split said property into three separate parcels with two new lots of 10 acres in size.
Existing Land Use and Zoning: Agricultural land with farmstead.
Surrounding Land Use and Zoning: Rural Residential, Agricultural, Rural Single Family, and Residential Estates lots. Located across from Green Acres.
Comprehensive Plan: RAD – Rural Agricultural Density
History: The site has historically been used for farming. There are multiple agricultural buildings on the premises, in addition to two separate single family residential dwelling units. Based on Staff's review of the property, these units appear to be a legal non-conforming use of the property.
Deadline for Action: Application Complete – 8/27/15
60 Day Deadline – 10/27/15
Extension Letter Mailed – No
120 Day Deadline – 12/27/15
Applicable Regulations: Chapter 153 – Subdivision Regulations
§154.400-408 Rural Zoning District Standards

REQUEST DETAILS

The City of Lake Elmo has received a request from Peter Kastler, 9130 55th Street North, for a Minor Subdivision to split property that has historically been called the Kleis farmstead at the same address into three parcels as follows:

- Two 10-acre parcels along the western edge of the larger farmstead property that would each have direct access to 55th Street North.
- The remaining 34.29 acres that would consist of the existing farmstead and related buildings and surrounding land east of the two new lots.

The subdivision will facilitate the sale of the larger 10 acre parcels while allowing the Kleis family to retain ownership of the larger farmstead. Each of the parcels that will be created with the minor subdivision will meet the City's minimum requirements for lot size, frontage, and ratios for parcels in the rural residential zoning district. The applicant has provided a wetland delineation report with the application to the City, and there is an existing wetland in the extreme southwestern portion of "Parcel A" as labeled on the attached survey. Any future construction on this property will need to observe appropriate setbacks from the wetland. The applicant has also submitted a site evaluation performed by a licensed septic designer establishing two preliminary sewage treatment areas on the two new lots. Prior to permitting any building on the property, any future owners will need to demonstrate that there is 20,000 square feet of land suitable for septic drain fields and area sufficient for 2 separate and distinct drain field sites on each parcel.

The City's Subdivision regulations allow for certain subdivisions of land to be exempt from the City's requirements for platting when not more than four lots are being created and when these lots comply with the minimum road frontage and area requirements of the underlying zoning. The lots that would be created as part of the minor subdivision each meet or exceed the RR- Rural Residential zoning requirements concerning lot size and lot frontage (10 acres and 300 feet respectfully).

REVIEW AND ANALYSIS

With the configuration of the lots as proposed, Staff is recommending that the City's review include conditions to ensure that future reviews are properly conducted on the site. Of particular importance will be the placement of the driveways for each lot so that they do not create a public safety issue at the intersection of Jamaca Avenue North and 55th Street North, therefore, any future driveway locations should be reviewed and approved by the City Engineer. Staff is also recommending a condition of approval related to any required Watershed District permitting necessary for either subdivision approval or future construction on the site.

Because the proposed subdivision will create two new buildable lots, the applicant will need to pay a fee in lieu of land dedication for the newly created lots consistent with the City's adopted fee schedule. In this case, the applicant will need to pay a fee of \$3,600 for each lot.

Based on the above Staff report and analysis, Staff is recommending approval of the minor subdivision with conditions intended to address the future review issues noted above. The recommended conditions are as follows:

Recommended Conditions of Approval:

- 1) The applicant shall pay a fee in lieu of parkland dedication in the amount of \$3,600 per buildable lot (\$7,200 total) prior to any formal City authorization to split the existing parcel into three lots.
- 2) The future location of any driveways providing access to the two 10-acre parcels shall be subject to review and approval by the City Engineer.
- 3) The applicant must obtain any permits, if required, from the Valley Branch Watershed District either in conjunction with the City's approval of a Minor Subdivision or prior to the commencement of any construction activity on each parcel.
- 4) The minimum low floor elevations for the individual lots must be depicted on any future surveys for building permits on each lot.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Minor Subdivision:

- That the Minor Subdivision is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- That the Minor Subdivision complies with the minimum lot frontage and area requirements of the City's RR – Rural Residential Zoning District.
- That the Minor Subdivision complies with the City's subdivision ordinance and specifically the requirements concerning exceptions to platting.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the minor subdivision request from Peter Kastler to split the parcel at 9130 55th Street North into three separate parcels, thereby creating two new buildable lots of 10-acres each.

Suggested motion:

“Move to recommend approval of the Kleis Farmstead Minor Subdivision”

ATTACHMENTS:

1. Application Form
2. Application Narrative
3. Minor Subdivision Survey
4. Proposed Legal Descriptions
5. Septic Report
6. Wetland Delineation Report (Available Upon Request)

ORDER OF BUSINESS:

- Introduction Planning Staff
- Report by Staff Planning Staff
- Questions from the Commission Chair & Commission Members
- Public Comments Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- ☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
- ☐ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading
- ☐ Lot Line Adjustment ☒ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
- ☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan

Applicant: PETER KASTLER
Address: 9130 55th St. N. LAKE ELMO MN 55042
Phone #: 612 382 9385
Email Address: peter.kastler@gmail.com

Fee Owner: KLEIS FAMILY TRUST
Address: 9130 55th St. N. LAKE ELMO MN 55042
Phone #: 612 636 8212 (LINDA DORNFELD)
Email Address: ldornfeld@tds.net

Property Location (Address and Complete (long) Legal Description): 9130 55th St. N., LAKE ELMO MN 55042
TAX PARCEL # 03-029-21-24-0001, COMPLETE LEGAL DESCRIPTION
ON ATTACHMENT DOCUMENTATION.

Detailed Reason for Request: THIS APPLICATION FOR THE MINOR SUBDIVISION OF TWO
10 ACRE PARCELS IS BEING REQUESTED BECAUSE THE APPLICANT IS PURCHASING
ONE OF THE CO-OWNER'S (AL KLEIS) HALF OF THE PROPERTY. THE APPLICANT WILL
THEN RETAIN OWNERSHIP OF THE FAMILY FARM ALONG WITH THE OTHER CURRENT
OWNER (LINDA DORNFELD) WHO IS HIS MOTHER. TO BE ABLE TO FINANCE THIS, A PORTION
OF THE PROPERTY WILL NEED TO BE SOLD, THUS THE NEED FOR THE MINOR SUBDIVISION.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

N/A

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 8/27/15

Signature of fee owner: [Signature] Date: _____

Al Kleis 8-28-15
AL KLEIS, CO PROPERTY OWNER
AND CO-TRUSTEE
KLEIS FAMILY TRUST

Linda J. Dornfeld
LINDA DORNFELD, 8-28-15
CO-PROPERTY OWNER &
CO-TRUSTEE
KLEIS FAMILY TRUST

Ed Eklin Septic System Design

2303 County Road F East • White Bear Lake, MN 55110
651-485-2300

August 21, 2015

Parcel 1

Peter Kastler
2829 37th Ave S
Minneapolis, MN 55406

Dear Peter,

At your request, a site evaluation was performed at the property located at 9130 55th St N, Lake Elmo, MN. Parcel ID # 0302921240001. This parcel is approximately 54 acres.

I have established two preliminary sewage treatment areas for a proposed minor subdivision on this property. I will refer to these as parcel 1, which is the western proposed parcel, and parcel 2, which will be the eastern proposed parcel. These proposed parcels will be approximately 10 acres each.

Because there is tall corn on this property, it is difficult to perform soil borings. For this reason, the proposed sewage treatment areas start at the edge of the corn.

The preliminary sewage treatment areas must be reviewed by Washington County Public Health, and a permit must be obtained.

If you have any questions or concerns, please feel free to call me. I would be glad to help.

Sincerely,

Ed Eklin

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OSTP Preliminary Evaluation Form



1. Contact Information 12/04/15

Property Owner/Client: Peter Kastler Client Phone Number: _____

Mailing Address: _____ Project ID: _____

Site Address: 9130 55th St. N. Lake Forest, MN

Parcel ID: 302921240001 Township #: _____ Range #: _____ Section: _____

Date: 8/15/2015 Township Name: _____ Legal Desc. or Lat./Long.: _____

Evaluation for system type: ☐ New Construction ☐ Replacement Parcel dimensions: _____

2. Flow Information

Client-Provided Information

Types of use (all that apply): ☒ Residential ☐ Commercial Other Use (Specify): _____

No. of bedrooms (if applicable): _____ Unfinished space (ft²): _____

No. of residents in home: ☐ Adults ☐ Children ☐ Teenagers ☐ Daycare

Existing flow measurements: ☐ Yes (if yes, attach readings) ☐ No

Water-using devices (check all that apply): ☐ Garbage Disposal ☐ Water Softener ☐ Dishwasher ☐ Sump Pump ☐ Other (Specify): _____
☐ Large Bathtub (Jacuzzi) ☐ High Efficiency Furnace ☐ Hot Tub ☐ Clear water source
☐ Laundry (Large Tub or 2nd Floor)

Water use concerns (check all that apply): ☐ Excessive Toilet Flashes ☐ Multiple Loads of Laundry (Daily) ☐ Long Term Prescription Meds
☐ In-More Bedrooms ☐ No Lint Screen ☐ Use of Anti-Bacterial Soap ☐ Frequent Entertaining of Out-of-Town Guests

Any additional current or future uses on this parcel (Specify): _____

Any non-sewage discharges to system (Specify): _____

Sewage ejector or grinder pump in home: ☐ Yes ☐ No

I acknowledge the above is complete and accurate: ☒ Yes ☐ No (if no, see note)

Designer-determined Flow Information

A. Estimated Design Flow (gallons per day): _____

Anticipated waste strength values: ☒ Domestic ☐ High ☐ 500 ☐ mg/l
☐ 7500 ☐ mg ☐ 750 ☐ mg ☐ 100 ☐ mg

3. Preliminary Site Information

B1a) Water supply well(s) within 100 ft of absorption area: ☐ Yes ☒ No

Well(s) were located: ☐ Direct Observation ☐ County Well Index Maps ☐ Personal Well Unique Well ID #: _____

Depth of well (ft): _____ Well screen depth: _____

Is the well(s) in: ☐ Yes ☐ No ☐ Other (Specify): _____

B1b) Site within 200 ft of noncommunity transient supply well: ☐ Yes ☒ No

B1c) Site within a drinking water supply management area: ☐ Yes ☒ No

B1d) Location of all existing and proposed buildings and improvements on lot (see note on page 1): _____

B1e) Buried water supply pipes within 50 ft of proposed system: ☐ Yes ☒ No

C. Location of all easements on lot (see note on page 1): _____

D. Elevation of primary high water level (PWHL) (see DNR if adjacent to parcel): _____

E. Floodplain designation and flood elevation: _____

F. Determine property lines (see Site Evaluation Note): ☐ Survey ☐ Plat ☐ Other

Site located in a proposed district area: ☐ Yes ☒ No

G. Distance of setbacks: ☐ Property Lines ☐ DNR ☐ Easements ☐ Water Supply Pipes ☐ Well(s)

Other Buffer(s): _____

H. Soil survey information (from web soil survey): ☐ Map ☐ Map with a Buffer ☐ If Map with a Buffer, specify: _____

Soil type: ☐ Uniform ☐ Patched (see note)

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

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Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

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Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T85 ☐ T86 ☐ T87 ☐ T88 ☐ T89 ☐ T90 ☐ T91 ☐ T92 ☐ T93 ☐ T94 ☐ T95 ☐ T96 ☐ T97 ☐ T98 ☐ T99 ☐ T100

Soil type(s) (check all that apply): ☐ T1 ☒ T2 ☐ T3 ☐ T4 ☐ T5 ☐ T6 ☐ T7 ☐ T8 ☐ T9 ☐ T10 ☐ T11 ☐ T12 ☐ T13 ☐ T14 ☐ T15 ☐ T16 ☐ T17 ☐ T18 ☐ T19 ☐ T20 ☐ T21 ☐ T22 ☐ T23 ☐ T24 ☐ T25 ☐ T26 ☐ T27 ☐ T28 ☐ T29 ☐ T30 ☐ T31 ☐ T32 ☐ T33 ☐ T34 ☐ T35 ☐ T36 ☐ T37 ☐ T38 ☐ T39 ☐ T40 ☐ T41 ☐ T42 ☐ T43 ☐ T44 ☐ T45 ☐ T46 ☐ T47 ☐ T48 ☐ T49 ☐ T50 ☐ T51 ☐ T52 ☐ T53 ☐ T54 ☐ T55 ☐ T56 ☐ T57 ☐ T58 ☐ T59 ☐ T60 ☐ T61 ☐ T62 ☐ T63 ☐ T64 ☐ T65 ☐ T66 ☐ T67 ☐ T68 ☐ T69 ☐ T70 ☐ T71 ☐ T72 ☐ T73 ☐ T74 ☐ T75 ☐ T76 ☐ T77 ☐ T78 ☐ T79 ☐ T80 ☐ T81 ☐ T82 ☐ T83 ☐ T84 ☐ T8

OSTP Preliminary Evaluation Form



4. Preliminary Soil Profile Information (from web soil survey - map unit description & official series descriptions)

Enter information here or attach map and description

Map Unit	155D	Depth	Texture(s)	Structure(s)	Consistence	Other (bleeding, ponding, etc.)
Horizon 1		0-8	Sandy loam			
Horizon 2		8-14	Loam			
Horizon 3		14-19	Sandy loam			gravelly
Horizon 4		19-60	Coarse Sand			gravelly
Horizon 5						

Map Unit		Depth	Texture(s)	Structure(s)	Consistence	Other (bleeding, ponding, etc.)
Horizon 1						
Horizon 2						
Horizon 3						
Horizon 4						
Horizon 5						

Map Unit		Depth	Texture(s)	Structure(s)	Consistence	Other (bleeding, ponding, etc.)
Horizon 1						
Horizon 2						
Horizon 3						
Horizon 4						
Horizon 5						

Map Unit		Depth	Texture(s)	Structure(s)	Consistence	Other (bleeding, ponding, etc.)
Horizon 1						
Horizon 2						
Horizon 3						
Horizon 4						
Horizon 5						

5. Local Government Unit Information

Local Unit Name		Address	
Local Unit Website			
Local Unit Design Requirements			
Local Specific Installation Requirements			

I hereby certify that I have completed this work in accordance with all applicable Minnesota rules and laws.

Designator

Inspector

Commissioner

Other

OSTP Field Evaluation Form



1. Contact Information		Project ID	v. 12.04.25
Property Owner/Client: <u>Peter Kastler</u>		Client Phone Number: _____	
Address: <u>9130 55th St. N., Lake Elmo, MN</u>			
Date: <u>8/15/2015</u>	Weather Conditions: _____	Surfing: _____	

2. Utility and Structure Information			
Utility Locations Identified:	<input type="checkbox"/> Gopher State Uno	<input type="checkbox"/> Any Private Utilities	
Property Lines:	<input type="checkbox"/> Determined and Approved by Client <input type="checkbox"/> Determined But Not Approved <input checked="" type="checkbox"/> Approximate <input type="checkbox"/> Property Lines Surveyed		
Client's Approval (initials): _____			
Locate and Verify (see Site Evaluation Map):			
<input type="checkbox"/> Existing Buildings <input type="checkbox"/> Improvements <input type="checkbox"/> Easements <input type="checkbox"/> Setbacks			

3. Site Information			
Percent Slope:	<u>11</u>	Slope Direction:	<u>Southwest</u>
Landscape Position:	<u>Shoulder</u>	Slope Shape (linear / convex):	
Vegetation type(s):	<u>corn</u>		
Evidence of cut, fill, compacted or disturbed areas:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Locate Area on Site Evaluation Map: _____
Discuss the flooding or run-on potential of site: _____			
Identify benchmarks and elevations (Site Evaluation Map): _____			
Proposed system treatment area adequately protected:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

4. General Soils Information			
General soils:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Soil observation type:	Soil Probe	<input checked="" type="checkbox"/> Soil	<input type="checkbox"/> Soil Pit
Number of soil observations:	<u>4</u>		
Soil observations were conducted in the proposed system location:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
A soil observation was made within the most limiting area of the proposed system:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Soil boring logs completed and attached:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Percolation tests performed, forms completed and attached:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

5. Phase I. Reporting Information			
Depth to standing water:	_____	inches	Additional test data to be reviewed
Flood elevation:	_____	feet	
Depth to bedrock:	_____	inches	Differences between soil survey and field evaluation
Depth to periodically saturated soil:	_____	inches	
Maximum depth of system:	_____	inches	
Elevation of system bottom:	_____	feet	
Percolation rate:	_____	cm/hr	
Loading rate:	<u>0.5</u>	gpd/ft ²	
Unbaffled loading rate:	<u>12</u>	gpd/ft ²	
Site evaluation issues - comments:			

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

(Designer)

(Signature)

(License #)

(Date)

Additional Soil Observation Logs

Project ID:



Client Address:		Peter Kastler		Legal Description		GPS		9130 55th St N, Lake Elmo, MN	
Soil parent material(s): (Check all that apply) <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter									
Landscape Position (check one) <input type="checkbox"/> Summit <input checked="" type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope <input type="checkbox"/> Slope shape linear									
Vegetation		corn		soil survey map units		1:50		Elevation:	
Weather Conditions		Time of Day:		partly sunny 10:10 AM		Date		08/20/15	
Observation #/Location:		BH-5		Observation Type:		<input checked="" type="checkbox"/> Auger <input type="checkbox"/> Probe <input type="checkbox"/> Pit			
Depth (in)	Texture	Rock Frag.	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Shape	Grade	Consistence
0-14	Loamy Fine Sand		7.5yr 4-2				Single grain		
14-42	Loamy Fine Sand		7.5yr 4-3				Single grain		
Comments OK 3-6									

Observation #/Location:		BH-6		Observation Type:		Auger			
Depth (in)	Texture	Rock Frag.	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Shape	Grade	Consistence
0-14	Loamy Sand		7.5yr 4-2				Single grain		
14-54	Loamy Sand		7.5yr 5-4				Single grain		
Comments OK 4-6									



Client / Address:		Peter Kastler		Legal Description		GPS		9130 55th St. N, Lake Elmo, MN	
Soil parent material(s): (Check all that apply)		<input checked="" type="checkbox"/> Outwash	<input type="checkbox"/> Lacustrine	<input type="checkbox"/> Loess	<input type="checkbox"/> Till	<input type="checkbox"/> Alluvium	<input type="checkbox"/> Bedrock	<input type="checkbox"/> Organic Matter	
Landscape Position: (check one)		<input type="checkbox"/> Summit	<input checked="" type="checkbox"/> Shoulder	<input type="checkbox"/> Back / Side Slope	<input type="checkbox"/> Foot Slope	<input type="checkbox"/> Toe Slope	Slope shape		linear/convex
Vegetation	corn	Soil survey map units		455D		Slope %		Elevation	
Weather Conditions / Time of Day:		partly sunny 10:55 AM		Date		08/20/15			
Observation # / Location:		BH7		Observation Type:		<input checked="" type="checkbox"/> Auger	<input type="checkbox"/> Probe	<input type="checkbox"/> Pit	
Depth (in)	Texture	Rock Frag. #	Matrix Color(s)	Mottie Color(s)	Redox Kind(s)	Indicator(s)	Shape	Grade	Consistence
0-12	Fine Sand	7.5yr 4/2					single grain		
12-30	Fine Sand	7.5yr 5/3					Single grain		
Comments		OK 30 obstruction							
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws									
(Designer)				(Signature)				(License #)	
								(Date)	

Additional Soil Observation Logs



Project ID:

Client Address:		Legal Description GPS:	
Soil parent material(s): (Check all that apply) <input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter			
Landscape Position: (check one) <input type="checkbox"/> Summit <input checked="" type="checkbox"/> Shoulder <input type="checkbox"/> Back Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope shape linear/convex			
Vegetation	corn	Soil survey map units	15D
Weather Conditions: Time of Day:		partly sunny	
Observation #: Location:		BH8	
Depth (in)	Texture	Rock Frag.	Matrix Color(s)
0-12	Fine Sand		7.5y: 4-2
12-24	Fine Sand		7.5y: 5-3
Observation Type:		Date	
<input checked="" type="checkbox"/> Auger <input type="checkbox"/> Probe <input type="checkbox"/> Pit		08/20/15	
Indicator(s)		Structure-----	
Shape		Grade	
Consistence			
Single grain			
Single grain			
Comments OK 24			
Observation #: Location:		BH9	
Depth (in)	Texture	Rock Frag.	Matrix Color(s)
Observation Type:		Date	
<input type="checkbox"/> Auger <input type="checkbox"/> Probe <input type="checkbox"/> Pit			
Indicator(s)		Structure-----	
Shape		Grade	
Consistence			
Comments			

Minor Subdivision

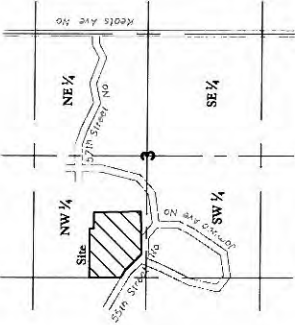
Part of the Northwest Quarter of Section 3
Township 29 North, Range 21 West
City of Lake Elmo, Washington Co., MN

SURVEY FOR:

Peter Kastler
Klies Family Trust
9130 55th St N
Lake Elmo, MN 55042

LEGAL DESCRIPTION:

See separate sheet.



Vicinity Map
Section 3 - T29N - R21W
City of Lake Elmo,
Washington County, Minnesota

Folz, Freeman, Erickson, Inc.
LAND PLANNING • SURVEYING • ENGINEERING
12445 55TH STREET NORTH
LAKE ELMO, MINNESOTA 55042
Phone (651) 439-8833 Fax (651) 430-9331



LEGEND

- DENOTES SET 1/2 INCH DIA. BY 18 INCH IRON PIPE MONUMENT, UNLESS SHOWN OTHERWISE.
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED EXHIBIT A.

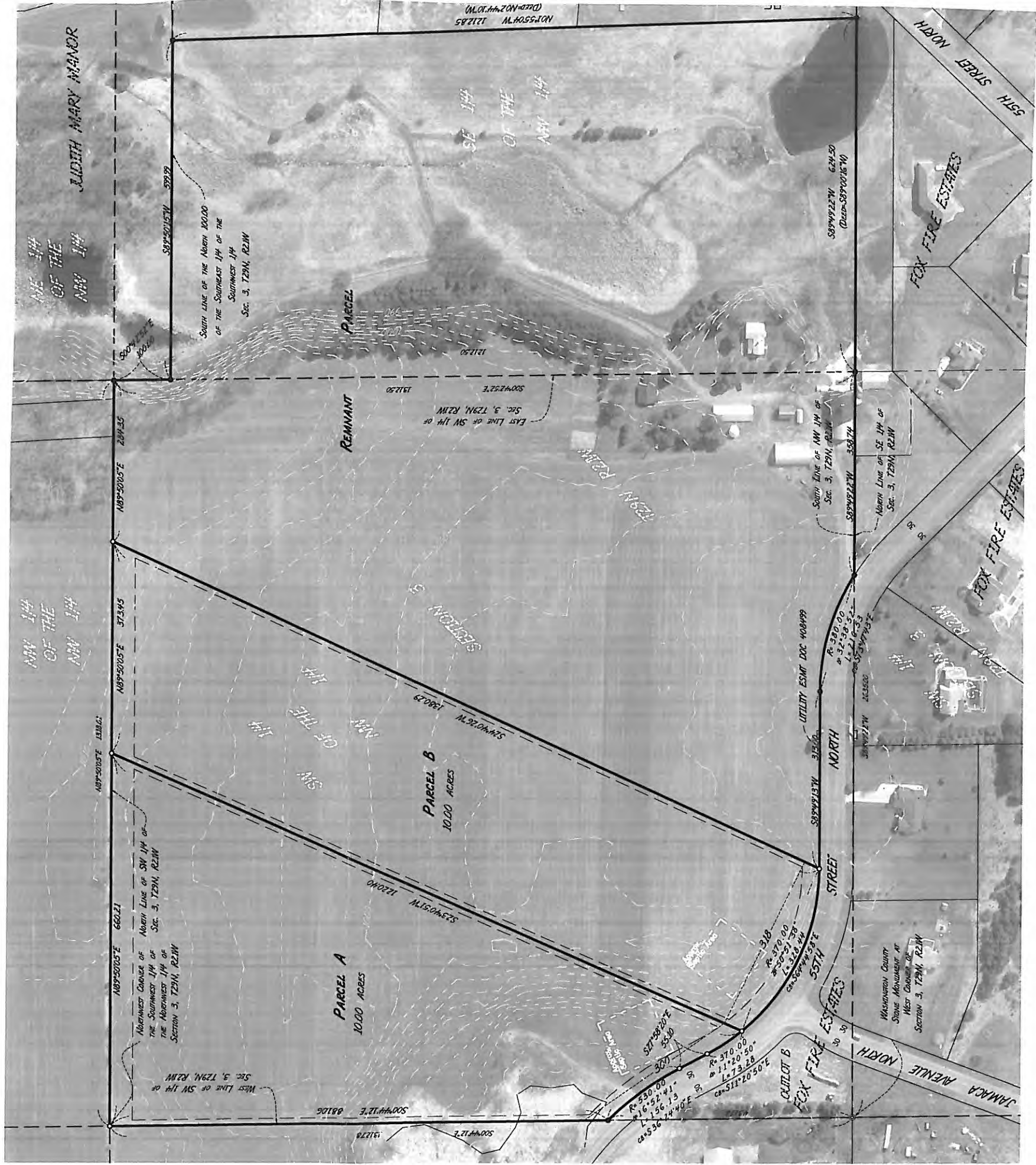
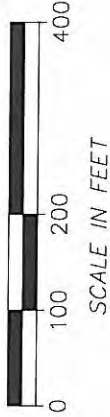
Note: Monuments shown on map will be set barring approval.

NOTES

BEARING ORIENTATION IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83, 1983 ADJUSTMENT.
BEARING ORIENTATION FOR THE NORTH LINE OF 55TH STREET NORTH PER FORTRE ESTATES ROTATED 0°49'06" COUNTER-CLOCKWISE FROM RECORD BEARING ORIENTATION.

Note: Survey prepared without the benefit of current title work. There may be documents of record that affect this property.

ORIGINAL SCALE
1 INCH = 200 FEET



I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.

Timothy J. Folz
Timothy J. Folz, LS
Minnesota License No. 16989
8/31/2015
Date

Minor Subdivision

Part of the Northwest Quarter of Section 3

Township 29 North, Range 21 West

City of Lake Elmo, Washington Co., MN

SURVEY FOR:

Peter Kastler
Klies Family Trust
9130 55th St N
Lake Elmo, MN 55

PROPOSED LEGAL DESCRIPTIONS:

Proposed Parcel A
Legal Description

That part of the Southwest Quarter of the Northwest Quarter, Section 3, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota described as follows:

Beginning at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 05 seconds East, bearings oriented to the Washington County Coordinate System, NAD83, 1986 adjustment, along the north line of said Southwest Quarter of the Northwest Quarter, a distance of 660.21 feet; thence South 23 degrees 40 minutes 51 seconds West, a distance of 1220.40 feet to the north line of 55th Street North as dedicated on FOX FIRE ESTATES, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota; thence northwesterly along said north line of 55th Street North, on a non-tangential curve, concave to the north, chord bearing North 11 degrees 20 minutes 50 seconds West, radius 370.00 feet, central angle 11 degrees 20 minutes 50 seconds, 73.28 feet; thence North 27 degrees 58 minutes 20 seconds West along said north line of 55th Street North, a distance of 55.10 feet; thence northwesterly along a tangential curve, concave to the southwest, chord bearing North 36 degrees 24 minutes 40 seconds West, radius 530.00 feet, central angle 16 degrees 52 minutes 41 seconds, 156.13 feet, along said north line of 55th Street North to the west line of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 44 minutes 12 seconds West, along said west line of the Southwest Quarter of the Northwest Quarter, a distance of 881.06 feet to the point of beginning.

Proposed Parcel B
Legal Description

That part of the Southwest Quarter of the Northwest Quarter, Section 3, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota described as follows:

Commencing the northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 05 seconds East, bearings oriented to the Washington County Coordinate System, NAD83, 1986 adjustment, along the north line of said Southwest Quarter of the Northwest Quarter a distance of 660.21 feet to the point of beginning; thence continue North 89 degrees 50 minutes 05 seconds East, along said north line, a distance of 373.45 feet; thence South 24 degrees 40 minutes 26 seconds West, a distance of 1380.29 feet to the north line of 55th Street North as dedicated on FOX FIRE ESTATES, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota; thence northwesterly along said north line of 55th Street North, on a non-tangential curve, concave to the north, chord bearing North 64 degrees 44 minutes 58 seconds West, radius 370.00 feet, central angle 50 degrees 51 minutes 38 seconds, 328.44 feet to the intersection with a line bearing South 23 degrees 40 minutes 51 seconds West from the point of beginning; thence North 23 degrees 40 minutes 51 seconds East, a distance of 1220.40 to the point of beginning.

**Proposed Remnant Parcel
Legal Description**

That part of the Southwest Quarter of the Northwest Quarter, Section 3, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota described as follows:

Commencing the northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 05 seconds East, bearings oriented to the Washington County Coordinate System, NAD83, 1986 adjustment, along the north line of said Southwest Quarter of the Northwest Quarter a distance of 1033.66 feet to the point of beginning; thence continue North 89 degrees 50 minutes 05 seconds East, along said north line, a distance of 284.35 feet to the east line of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 42 minutes 52 seconds East, along said east line, a distance of 1312.50 to the south line of said Southwest Quarter of the Northwest Quarter, thence South 89 degrees 49 minutes 22 seconds West, along said south line, a distance of 358.74 feet to the north line of 55th Street North as dedicated on FOX FIRE ESTATES, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota; thence northwesterly along said north line of 55th Street North, on a non-tangential curve, concave to the north, chord bearing North 73 degrees 47 minutes 43 seconds West, radius 380.00 feet, central angle 32 degrees 38 minutes 52 seconds, 216.53 feet; thence South 89 degrees 49 minutes 13 seconds West along said north line of 55th Street North, a distance of 313.00 feet to the intersection with a line bearing South 24 degrees 40 minutes 26 seconds West from the point of beginning; thence North 24 degrees 40 minutes 26 seconds East, a distance of 1380.29 to the point of beginning.

Also, that part of the Southeast Quarter of the Northwest Quarter of Section 3, Township 29 North, Range 21 West, Washington County, Minnesota lying southerly of the North 100.00 feet thereof and lying westerly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence South 89 degrees 00 minutes 16 seconds West, assumed bearing, along the south line of said Southeast Quarter of the Northwest Quarter a distance of 693.00 feet to the point of beginning of the line to be described; thence North 02 degrees 44 minutes 10 seconds West 1212.85 feet to the south line of said North 100.00 feet of the Southeast Quarter of the Northwest Quarter and said line there terminate.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.

Timothy J. Freeman
 Timothy J. Freeman, LS
 Minnesota License No. 16989
 Date 8/31/2015