

SUPPLEMENTAL PACKET

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: October 2, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: September 22, 2017
Re: Kevin Murphy Minor Subdivision Application at 4969 Neal Avenue - **Supplemental**

Attached is a report verifying that suitable soils are available for primary and secondary septic system sites on Parcel 1 of the proposed subdivision.



Dan Reamer
651-983-1207
Rick Reamer
651-246-0391

Excavating • Sewer & Water • Septic Systems
Trucking • Perc Tests • Septic Design
Black Dirt • Grading • Sand • Gravel

11960 230th Street East • Hastings, Minnesota 55033
651-437-8345

PERC TESTS & SEPTIC DESIGN FOR

KEVIN MORPHY 4969 - NORTON AVE SO. APT 101

The Boring & Tests were performed on (9/27/17) Location (35 ACRE LOT S.E. CORNER)
Soil Size Factor (28) Perc Rate (15/30) The perc tests were performed in accordance with the provision of W.P.C.-40. Individual Sewage System Standards. Locations of perc tests and their readings are on the following pages.

The proposed design is based on water usage of a Type 1 4 bedroom house. Design specs are as follows.

Single Family Home Other (please indicate) FUTURE - LOT SPLIT

Proposed 600

Est. G.P.D.

4

Number of bedrooms

No

Garbage disposal (Yes No)

Tank(s) Capacity

Pump Tank(s) Capacity

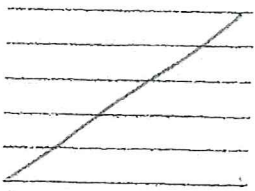
Depth to Restriction (Moisted, Water Table, Bedrock)

Basement Lift - Type (Sewage or Effluent Pump)

System Type (Trench _____ Mound At Grade _____)

Distribution Gravity _____ Pressure

Trench System



Sq. Ft. of drainfield trench required

Lin. Ft. of trench required

Number of laterals proposed

Rock required-Tons

Max trench depth

Trench Width

Mound System or At Grade System Proposed - Size Any Vari 6

10'x60

Dimensions of rock base

6"

Depth of rock

2 1/2%

Mound site % of slope

Upslope dike width

Downslope dike width

Sideslope dike width

Overall dimensions of sand base

Pump Requirement (if needed)

Pump G.P.M. & Total Head

Cycles per day

Gallons per cycle

Laterals (Number, Diameter, Spacing)

Perforations size & spacing

Additional information: Soils Done to show there is a septic site for future building. Full design must be done by Lic. Designer in future no re-check soils on this site

This is a proposed design, it should be gone over with the local inspector to insure proper installation and to meet local code. The soil conditions and perc test have been established at the test hole locations only. There may be variations in soil stratigraphy between and around borings, and interpolation or extrapolation of the results is not warranted.

Rick Reamer

L-101

9-27-17



Client/ Address: *K. Murphy 4969 North Aves*

Legal Description/ GPS: *2902820330001*

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter

Landscape Position: (check one) Summit Shoulder Back/Side Slope Foot Slope Toe Slope Slope shape

Vegetation: *Agg Flow* Soil survey map units: Slope %: *2/90* Elevation:

Weather Conditions/Time of Day: *Partly Cloudy* Date: *9-27-17*

Observation #/Location: *#1 SEE* Observation Type: *Soil Bore*

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	I----- Structure-----I		
							Shape	Grade	Consistence
<i>0-12"</i>	<i>Topsoil</i>	<i>0</i>	<i>10YR 3/2</i>						
<i>12-18"</i>	<i>Dark Yel Bw Clay Loam</i>	<i>10/100 18"</i>	<i>10YR 4/6</i>	<i>Red/Greys</i>					
<i>18-56"</i>	<i>Sandy Clay Loam</i>		<i>10YR 5/6</i>						

Observation #/Location: *#2 SEE Site Plan* Observation Type: *Soil Bore*

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	I----- Structure-----I		
							Shape	Grade	Consistence
<i>0-12"</i>	<i>Topsoil</i>		<i>10YR 3/2</i>						
<i>12-24"</i>	<i>Yel. Bw Sandy Clay Loam</i>	<i>10/</i>	<i>10YR 4/6</i>	<i>Red/Greys</i>					
<i>24-56"</i>	<i>Yel. Sandy Clay Loam</i>		<i>10YR 5/6</i>						

Comments

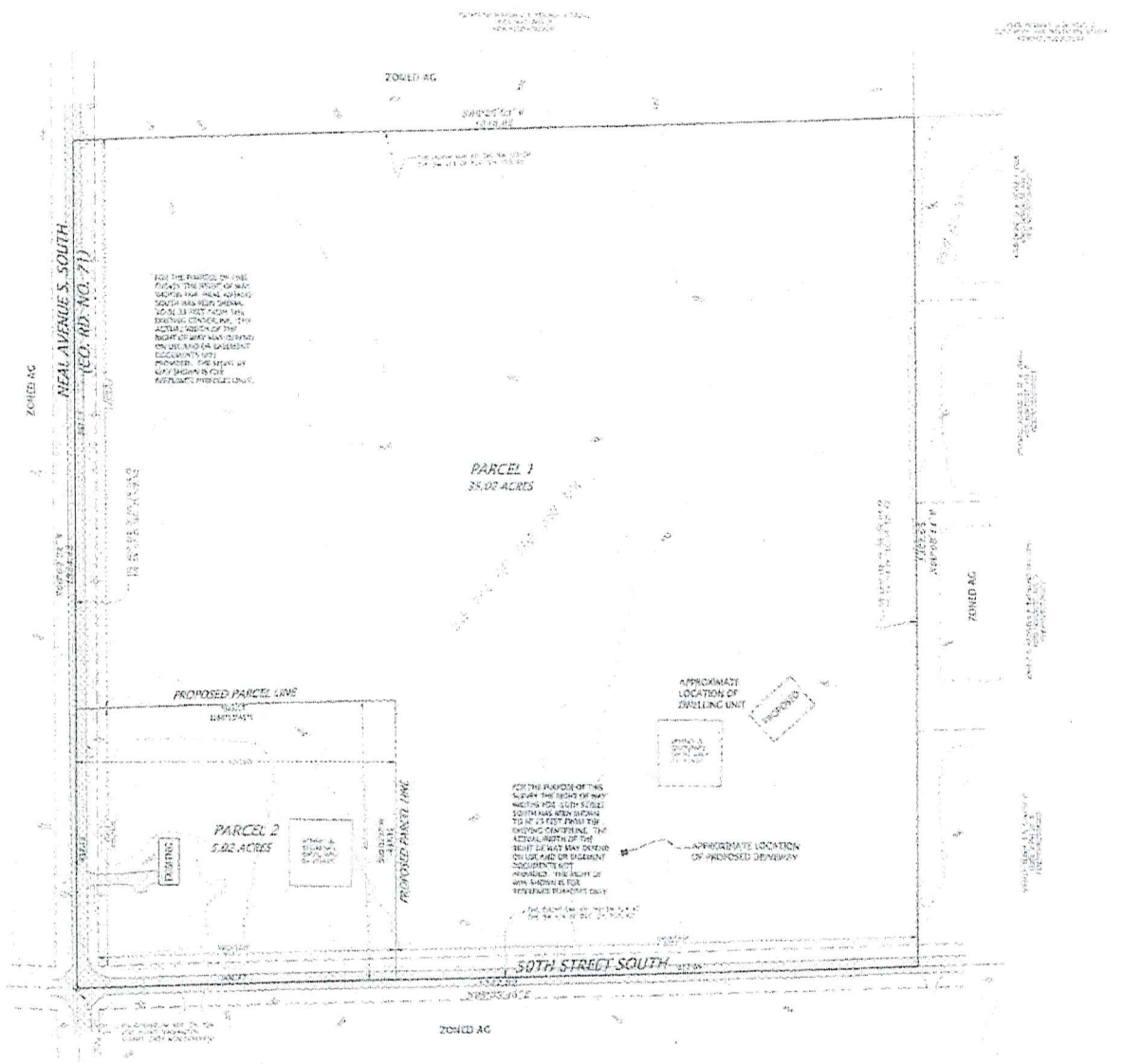
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Rick Reamer
(Designer/Inspector)

[Signature]
(Signature)

L-101
(License #)

9-27-17
(Date)



EXISTING LEGAL DESCRIPTION:
 The Southwest Quarter of the Southwest Quarter of Section 26, Township 23, Range 12, Washington County, Missouri.

CONTACT:
 4969 NEAL AVE. N.
 AFTON, MO. 65601
 417-455-4807

EXHIBIT INFORMATION
 LANDS ARE SHOWN AS LIMITED TO THE EXTENT OF QUALITY SURVEY RECORDS OR OTHERWISE BY THE ABOVE LEGAL DESCRIPTION. NO OTHER COMMITMENT HAS BEEN MADE TO OR FOR EITHER PARTY AND EITHER PARTY MUST MAKE THEIR OWN INQUIRY.

COUNTY/CITY
 WASHINGTON COUNTY
 CITY OF AFTON

DEVELOPMENT DATA:
 TOTAL AREA - 40.64 ACRES
 PROPOSED PARCEL 1 - 35.02 ACRES
 AREA LESS THAN 1/4 SECTION - 28.00 ACRES
 AREA BETWEEN 1/4 - 1/2 SECTION - 2.00 ACRES
 AREA ABOVE 1/2 SECTION - 5.02 ACRES
 AREA OF EXISTING RIGHT OF WAY - 1.25 ACRES
 SURVEYABLE - 32.77 ACRES
 PROPOSED PARCEL 2 - 5.62 ACRES
 AREA LESS THAN 1/4 SECTION - 5.62 ACRES
 AREA BETWEEN 1/4 - 1/2 SECTION - 0.00 ACRES
 AREA ABOVE 1/2 SECTION - 0.00 ACRES
 AREA OF EXISTING RIGHT OF WAY - 0.00 ACRES
 SURVEYABLE - 5.62 ACRES

PROPOSED LEGAL DESCRIPTION:
PARCEL 1:
 The Southwest Quarter of the Southwest Quarter of Section 26, Township 23, Range 12, Washington County, Missouri. 35.02 AC. The south 42.52 feet of the west 240.00 feet thereof.

PARCEL 2:
 The north 4.00 feet of a west 116.64 feet of the Southwest Quarter of the Southwest Quarter of Section 26, Township 23, Range 12, Washington County, Missouri.

REVISIONS:
 DATE REVISION
 2-8-17 INITIAL VSS

- SURVEY NOTES:**
1. BEARING AND DISTANCE CORRECTIONS MADE TO THE NEARBY ADJACENT SURVEY RECORDS.
 2. ALL DISTANCES GIVEN ARE IN FEET AND DECIMALS THEREOF.
 3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. BEARING AND DISTANCE CORRECTIONS MADE TO THE NEARBY ADJACENT SURVEY RECORDS.
 5. LOCATION OF EXISTING, EXPOSED, PILES AND STILIING SHOWN PER WASHINGTON COUNTY RECORDING PLATS.

CERTIFICATION:
 I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Missouri, do hereby certify that I am the author of the foregoing and that the same is a true and correct representation of the facts as shown to me by the parties to this survey.

James D. Williams
 James D. Williams, Surveyor 18191
 Date 2/8/17

PROJECT LOCATION:
 4969
 NEAL AVE. S.
 PD#2902820330001



CORNERSTONE
 LAND SURVEYING, INC.
 4969 NEAL AVE. N.
 AFTON, MO. 65601
 417-455-4807

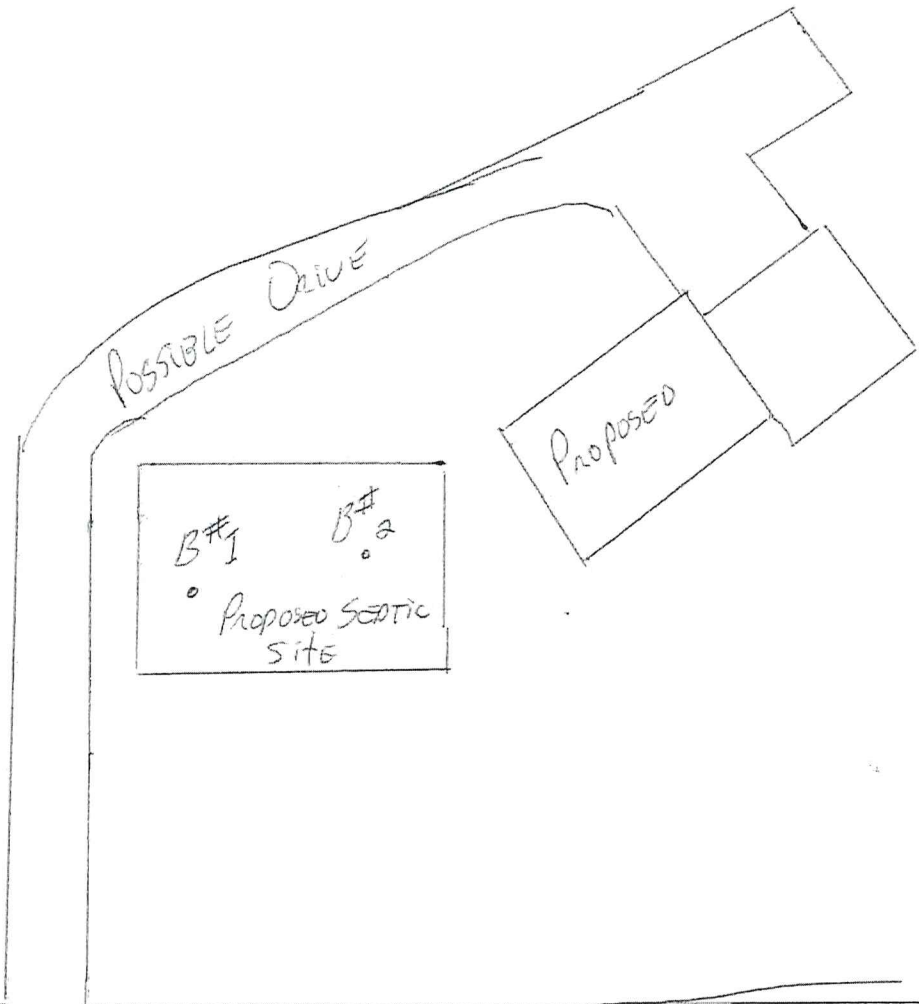
MINOR
 SUBDIVISION

Parcel #1

35.07

ACRES

↑
NORTH



S.E. Prop
cont.

