

**PLANNING COMMISSION STAFF REPORT – New Business | October 27<sup>th</sup>, 2025**

**Application:** Metes and Bounds Subdivision < 10 acres #MB25-07  
**Applicant:** Adam Buffington, property owner  
**Agenda #:** 5.a

**Background Information:** The applicant is proposing to subdivide the subject parcel, PID 29110508, located at 5268 County Road 11, City of Pequot Lakes, into two (2) parcels, “Proposed parcel A” & “Proposed parcel B”. The full legal descriptions of the subject property & proposed tracts are located on the Certificate of Survey, dated 9/22/2025, provided within the application. The subject parcel is currently zoned “Rural Residential” and is accessed via County Road 11.

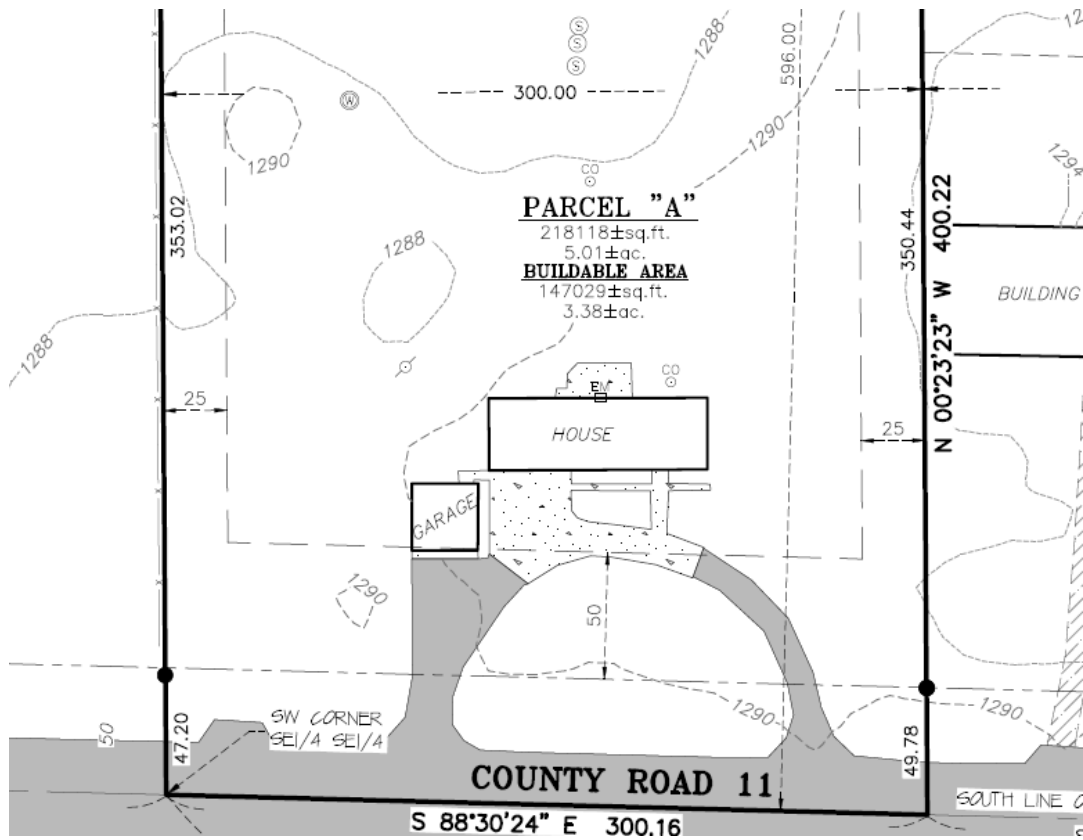
Proposed “Parcel A” is +/- 5.01 total acres, or +/- 218118 sq ft – “buildable area” proposed +/- 3.38 acres, or +/- 147029 sq ft. The parcel currently has a residential dwelling, accessory structure, private well, and private SSTS. The parcel is accessed off County Road 11 as depicted on the Certificate of Survey.

Proposed “Parcel B” is +/- 13.17 total acres, or +/- 573576 sq ft – “buildable area” proposed +/- 10.72 acres, or +/- 467181 sq ft. The parcel as depicted on the COS is currently vacant/undeveloped. A relevant septic system document (site suitability) was received and approved for the proposed parcel by the City on 9/22/25. Comments relevant to proposed access to the proposed parcel are listed within the findings of fact of this report.

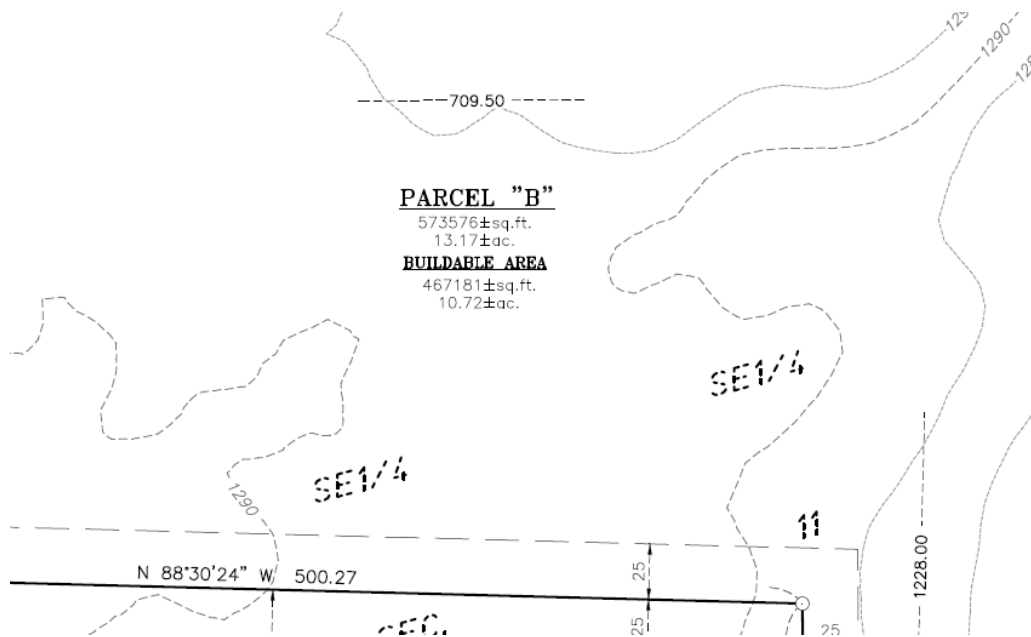
Subject Parcel from Crow Wing County GIS:



Excerpt of "Proposed parcel A":



Excerpt of "Proposed parcel B":



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**Applicable Regulations:**

**Section 17-5.6 RURAL RESIDENTIAL (RR)**

1. Purpose and Intent: To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.

2. Compatibility: The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded by those zones. The Rural Residential zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the Shoreline Residential zone or the Water Resource zone.

3. Lot, Use and Density Requirements.

Lot Width - feet, minimum .....	200
Buildable Lot Area - acres, minimum .....	5
Setback, right-of-way, local streets - feet, minimum.....	50
Setback, right-of-way, collector and arterial streets - feet, minimum.....	50
Setback, side - feet, minimum.....	25
Setback, corner side - feet, minimum .....	40
Setback, sign - feet, minimum.....	1
Setback, wetland - feet, minimum.....	30
Maximum impervious coverage .....	
20%	
Maximum Building Height - feet.....	25
Maximum Flag Pole Height – feet .....	30
Maximum animal unit per acre.....	0.5

4. Performance Standards. The following performance standards apply to all development in this zone:

A. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.

- B. Fences. Fences not exceeding 72 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is not to be used where frequent human contact is anticipated.
- C. Vegetation Removal, Intensive. The submittal requirements and procedures contained in Section 5.4 “Forest Management (FM)”, Subparts 4b and 4c shall be met and followed.
- D. Establishment of Primary Use. Garages and storage sheds may be permitted in the Rural Residential zone without principle dwelling units. Properties with garages and storage sheds without a principal use shall have adequate buildable area for a principle dwelling unit, a sewer treatment system and a well. Applicants for garages or storage sheds on properties without principle dwelling units on parcels 5 acres in size or smaller shall submit a sewer design by a licensed designer for the future principle structure before obtaining a permit.
- E. Accessory Structure. A permit shall not be required for up to two accessory structures totaling no more than 160 square feet. Ground- mounted solar panel installations shall not count against this limit.

**Section 17-9.2 PRELIMINARY PLAT, PRELIMINARY COMMON INTEREST COMMUNITY PLAT, PRELIMINARY CONDOMINIUM PLAT OR METES AND BOUNDS SUBDIVISION RESULTING IN AT LEAST ONE PARCEL LESS THAN 10 ACRES.**

A Preliminary Plat, Preliminary Common Interest Community Plat, Preliminary Condominium Plat, or Metes and Bounds Subdivision resulting in at least one parcel less than 10 acres shall contain the following data: (except as waived in advance by the Planning Commission); along with other reasonable information required by the Commission needed to make a proper evaluation of the proposal:

- 1. Existing Conditions.
  - A. Boundary lines with lengths and bearings drawn to exact scale of no less than 1” = 100’ taken from a boundary survey by a Licensed Land Surveyor with the legal description of the property, total acreage, name of the fee owner, developer and surveyor. North arrow and scale.
  - B. Topography consisting of 2-foot contour intervals, or, at the discretion of the Planning Commission during the sketch plan review, 10-foot contour intervals taken from USGS mapping

with additional field determined spot elevations added to define drainageways, 100 year floodplains, wetlands, slopes and the Ordinary High Water Mark. Near shore aquatic conditions, including depths, types of bottom, sediments and aquatic vegetation.

- C. Tree cover limits, specimen tree locations.
- D. Soils as determined by hand borings on a random basis, to determine depth to ground water at lower elevations and suitability for sewage treatment systems. At least one boring for each unit unless waived by the Planning Commission.
- E. Location of adjoining streets, wetlands, structures and property lines within 200-feet of subject parcel, including acreage of any property owned by the developer not included in the preliminary plat.
- F. Significant historical sites.
- G. Significant wildlife habitat areas.
- H. Endangered, threatened, rare or critical species, both flora and fauna.
- I. Date of boundary survey, topography and proposed plat.
- J. Layout of existing streets, walkways, driveways, blocks, lots, and structures drawn to the same scale.
- K. Locations of existing wells and sewage treatment systems.
- L. Location by Section, Town, & Range with small scale sketch showing location within the city.
- M. The existing zoning classification and the zoning classification of adjacent parcels.

2. Proposed Design

- A. Layout of proposed streets, walkways, driveways, blocks, lots, buildings if known, drawn to same scale as existing data.
- B. Dimensions scaled to nearest 5 feet of all lot lines, street widths, easement widths and lakeshore lengths.
- C. Buildable areas of proposed lots.
- D. Structure setback lines from streets, lot lines and

Ordinary High Water Mark and a designation of the buildable area on the parcel.

- E. Proposed Green Space with area shown.
  - F. Proposed public dedication areas other than streets or walkways with the area shown.
  - G. Proposed City sewer or water system connections and extensions existing and proposed with grades shown.
  - H. Potential locations and estimated depth to water table for all proposed onsite sewage disposal systems, two per lot.
  - I. Information regarding adequacy of domestic water supply,
  - J. Proposed storm drainage system and erosion control, both during and after construction activities.
  - K. Proposed street standards and profiles.
  - L. Potential principal structure and accessory structure locations and elevations.
  - M. Extent of anticipated vegetation and topographic alterations.
  - N. Proposed covenants.
  - O. Name of subdivision and proposed street names, which shall not duplicate or be alike another plat previously recorded.
  - P. Stages of development proposed.
3. Evidence of Authority to subdivide the parcel consisting of fee ownership or written concurrence of fee owners.
4. Cost/Benefit Analysis. An analysis of the ongoing cost to the City to provide services and maintenance to the development shall be prepared. This cost shall be compared to the estimated increased valuation of the property and the corresponding tax revenue. The development shall not be approved if public subsidy is required for ongoing services and maintenance.

### **Section 17-11.9 SUBDIVISIONS**

- 1. Metes and Bounds Subdivision Approval, Subdivisions less than 10 acres in size or less than 500 feet in width.
  - A. Where appropriate, under the provisions of this Chapter, the subdivider shall submit documents containing the essential information of a proposed plat or plan and including

dimensions computed to one hundredth (1/100th) of a foot and bearing computed to equivalent accuracy to the Planning Commission for approval.

- B. The review of the Planning Commission need not include a public hearing.
- C. The subdivider shall submit 9 copies of his proposal to the Zoning Administrator 30 days prior to the normal Planning Commission meeting and pay the corresponding fee.
- D. The Zoning Administrator shall review the proposed lot split for compliance with the Zoning Chapter including a field review at his discretion.
- E. The Planning Commission shall decide on the subdivision within the required time based on the resulting lots complying with this Chapter, the feasibility of the resulting lots for their intended purpose, and the provision for access to adjacent properties. Conditions may be attached to an approval requiring appropriate improvements. No more than one (1) split into two (2) parcels shall be allowed in a three (3) year period of time.
- F. The decision of the Planning Commission may be appealed to the City Council.
- G. The resulting land descriptions shall be prepared and signed by a Licensed Land Surveyor and shall comply with all provisions of this Chapter.
- H. Failure of the subdivider to act after an approval of a Metes and Bounds subdivision within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new review by the Planning Commission.

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**Staff Findings:** Staff provides the following findings of fact for consideration:

1. The metes and bounds subdivision requests to split the subject parcel, PID 29110508, located at 5268 County Road 11, into two (2) proposed tracts, “Proposed parcel A” & “Proposed parcel B.”
2. The subject property is owned by Adam M & Dana Buffington, the applicant(s) for this request.
3. The subject property is zoned “Rural Residential.”
4. The application for this request was submitted to the City of Pequot Lakes on 9/25/25 & included a Certificate of Survey dated 9/22/2025.
5. The subject parcel is approximately 18.17 acres & is accessed off County Road 11. The parcel has an existing dwelling, accessory structure (garage), well, & private septic system.

6. The full legal description of the subject parcel is provided on the COS submitted with the application.
7. Proposed “Parcel A” is +/- 5.01 total acres, or +/- 218118 sq ft – “buildable area” proposed +/- 3.38 acres, or +/- 147029 sq ft. The parcel currently has a residential dwelling, accessory structure, private well, and private SSTS. The parcel is accessed off County Road 11 as depicted on the Certificate of Survey
8. Proposed “Parcel B” is +/- 13.17 total acres, or +/- 573576 sq ft – “buildable area” proposed +/- 10.72 acres, or +/- 467181 sq ft. The parcel as depicted on the COS is currently vacant/undeveloped.
9. A site suitability for a future design of a new SSTS & alternate location on the proposed “Parcel B” was conducted by Martin Joyce on 9/19/25 & approved by the City on 9/22/25.
10. A compliance inspection for the existing septic system on the subject parcel was conducted on 08/20/2025.
11. A wetland delineation was conducted by Mitch Brinks of Brinks Wetland Service & is noted on the COS.
12. The lot widths of the proposed parcels meet the minimum requirements of the Rural Residential zone.
13. The proposed lot configurations meet the minimum lot area requirements of the Rural Residential zone.
14. Notice of this application was provided to Crow Wing County Highway Department for review and comment. Matt Kallroos, Transportation Planner, provided the following extracted comment on 10/8/25, the full comment is provided within the Planning Commission Packet:
  - a. “1. Preferred scenario is to get an easement with the neighbor to the west and have a shared access.”
  - b. “2. Direct access to CSAH 11 would require a minimum of 125’ spacing from the nearest driveway.”
15. The property is suitable in its natural state for the intended purpose, and this lot split would not be harmful to the health, safety, or welfare of future residents or of the community.
16. The applicant is not proposing any provisions for water-based recreation.
17. The proposed lot layouts meet the minimum requirements of the ordinance.
18. There are no public streets proposed within the development.
19. The properties are not serviced by City Sewer & Water.
20. The Certificate of Survey provided with the Metes and Bounds subdivision application was prepared by Jared A. Spaid, PLS#59285 of Arro Land Surveying of Brainerd, Inc on 9/22/25 & was submitted to the City within the application for this request on 9/25/2025.

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**Planning Commission Direction:** The Planning Commission may approve the metes and bounds subdivision, deny the metes and bounds subdivision, or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

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**Staff Recommendation:** The proposed parcels meet the minimum requirements of the Rural Residential zone. Staff recommends the approval of this request based on the 20 findings of fact with the following proposed conditions of approval:

1. *FOF # 14 Condition: Any further review, analysis, and regulation of proposed access to CSAH 11 is directed to the Crow Wing County Highway Department.*

*Should the property owner have any concerns or need assistance, it is recommended to contact the Crow Wing County Highway Department.*



\$300-  
A

APP #	MB25-07
SF #	_____
Date	_____
DWSMA	_____

Goes to  
PC 10/27

CITY OF PEQUOT LAKES  
SUBDIVISION/REZONING APPLICATION

Name of Applicant Adam Buffington Phone 320-282-3262 Dana  
320-266-0061  
Mailing Address 29833 Lakeshore Dr Email adam.buffington@isa@gmail.com  
danaann.buff@gmail.com  
City, State, Zip Breezy Point, MN 56472

Applicant is:		Title Holder of Property:
Legal Owner	<input checked="" type="checkbox"/>	_____
Contract Buyer	<input type="checkbox"/>	(Name)
Option Holder	<input type="checkbox"/>	_____
Agent	<input type="checkbox"/>	(Address)
Other	_____	

Signature of Owner, authorizing application: [Signature]  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

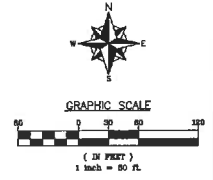
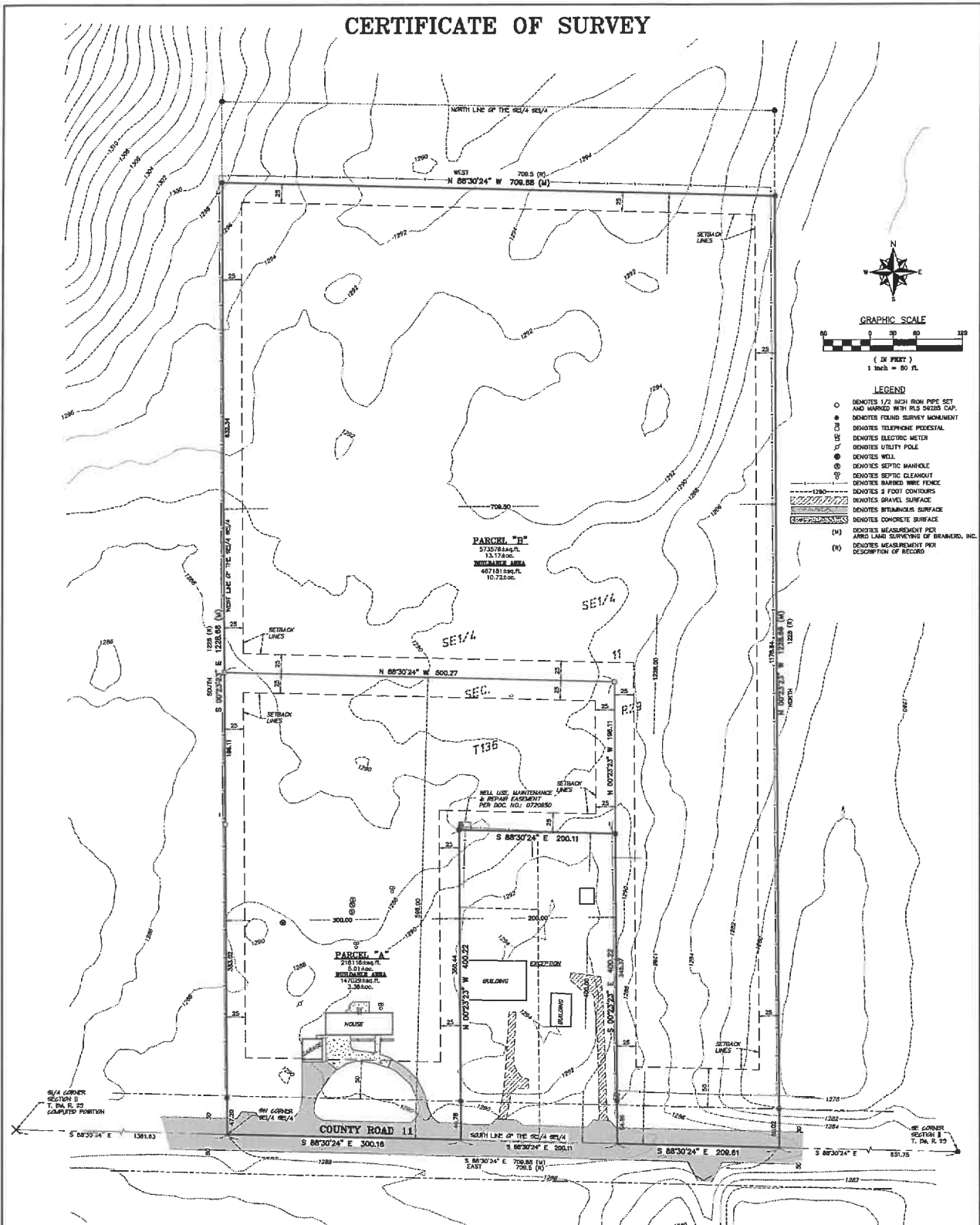
Location of property involved in this request:  
5268 County Road 11  
Pequot Lakes, MN 56472  
Parcel ID No. 29110508 Zoning District Rural Residential

Nature of request (select only one):

- Preliminary Plat( )
- Final Plat ( )
- Metes and Bounds (X)
- Rezoning ( )

\*Site Suit provided & approved 9/22/25

# CERTIFICATE OF SURVEY



- LEGEND**
- DENOTES 1/2 INCH BROW PIPE SET AND MARKED WITH RLS 50225 CAP.
  - DENOTES FOUND SURVEY MONUMENT
  - ⊕ DENOTES TELEPHONE PEDSTAL
  - ⊖ DENOTES ELECTRIC METEOR
  - ⊙ DENOTES UTILITY POLE
  - ⊗ DENOTES WELL
  - ⊕ DENOTES SEPTIC MANHOLE
  - ⊖ DENOTES SEPTIC CLEANOUT
  - ⊙ DENOTES BARBED WIRE FENCE
  - ⊕ DENOTES 2 FOOT CONDUITS
  - ⊖ DENOTES GRAVEL SURFACE
  - ⊙ DENOTES BRICK/PAVEMENT SURFACE
  - ⊕ DENOTES CONCRETE SURFACE
  - (M) DENOTES MEASUREMENT PER AERIAL LAND SURVEYING OF BRAINARD, INC.
  - (R) DENOTES MEASUREMENT PER DESCRIPTION OF RECORD

**EXISTING DESCRIPTION** (As Per Dec. No. - 84529 Parcel No. 28110508)

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-eight (28), described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 28, thence East 706.5 feet; thence North 1228 feet; thence West 706.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 400 feet of the East 300 feet of the West 300 feet thereof, Crow Wing County, Minnesota.

**PROPOSED DESCRIPTION - (PARCEL 'A')**

The South 506.00 feet of the West 500.00 feet of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-eight (28), described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 28, thence East 706.5 feet; thence North 1228 feet; thence West 706.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 506.00 feet of the West 300.00 feet thereof, Crow Wing County, Minnesota.

Said parcel contains 5.01 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION - (PARCEL 'B')**

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-eight (28), described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 28, thence East 706.5 feet; thence North 1228 feet; thence West 706.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 506.00 feet of the West 300.00 feet thereof, Crow Wing County, Minnesota.

Said parcel contains 13.17 acres of land, more or less, and is subject to existing easements of record.

- SURVEYOR'S NOTES:**
1. Bearing Orientation: Crow Wing County coordinate system (NAD83).
  2. Vertical elevation and datum based on MNTDPO Mer information.
  3. The field survey was completed on 9/16/2025.
  4. Aerial Land Surveying of Brainard, INC. has made no investigation or independent search for encumbrances, restrictive covenants, easements, or other facts that an accurate and current LRS search may disclose.
  5. Existing section monumentation and breakdown based on Crow Wing County Surveyors section breakdown signed by Dale Stepi, County Surveyor, dated 7/24/2008.
  6. It was verified that there are no wetlands present on the southeasterly 2.5 acres of Parcel 'A' by Mitch Babin, Certified Wetland Delineator, #0007, on May 7th, 2023.
  7. The utilities as shown on this survey were developed from the public utilities across your property and it is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
  8. Property Zoning: Rural Residential
  9. Setback Requirements: R-0-W = 80 feet Side = 25 feet
  10. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.

DRAWN BY: ASL CHECKED BY: EDL

APPROVED BY: JAS JOB NUMBER: 23-2139

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:

**Adam Buffington**  
 5268 County Road 11  
 Pequot Lakes, MN 56472

**Minor Subdivision**

Part of the SE1/4 SE1/4  
 Sec. 11, T.136, R.29  
 Crow Wing County, MN

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.

Dated this 22nd day of September 2025

By: [Signature]  
 1601 A, Spaul, Minnesota License No. 59285

**PROPOSED DESCRIPTION – (PARCEL “A”)**

The South 596.00 feet of the West 500.00 feet of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-nine (29), Crow Wing County, Minnesota. EXCEPT the South 400.00 feet of the East 200.00 feet of the West 500.00 feet thereof.

Said parcel contains 5.01 acres of land, more or less, and is subject to existing easements of record.

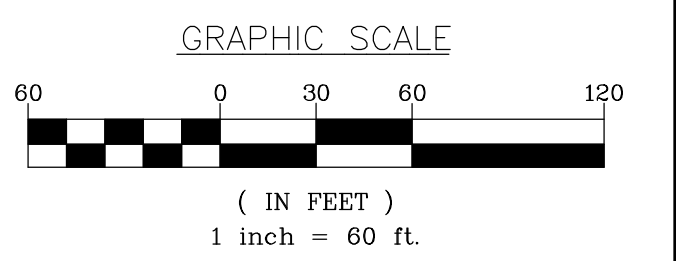
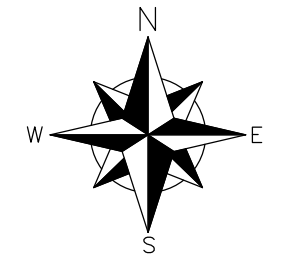
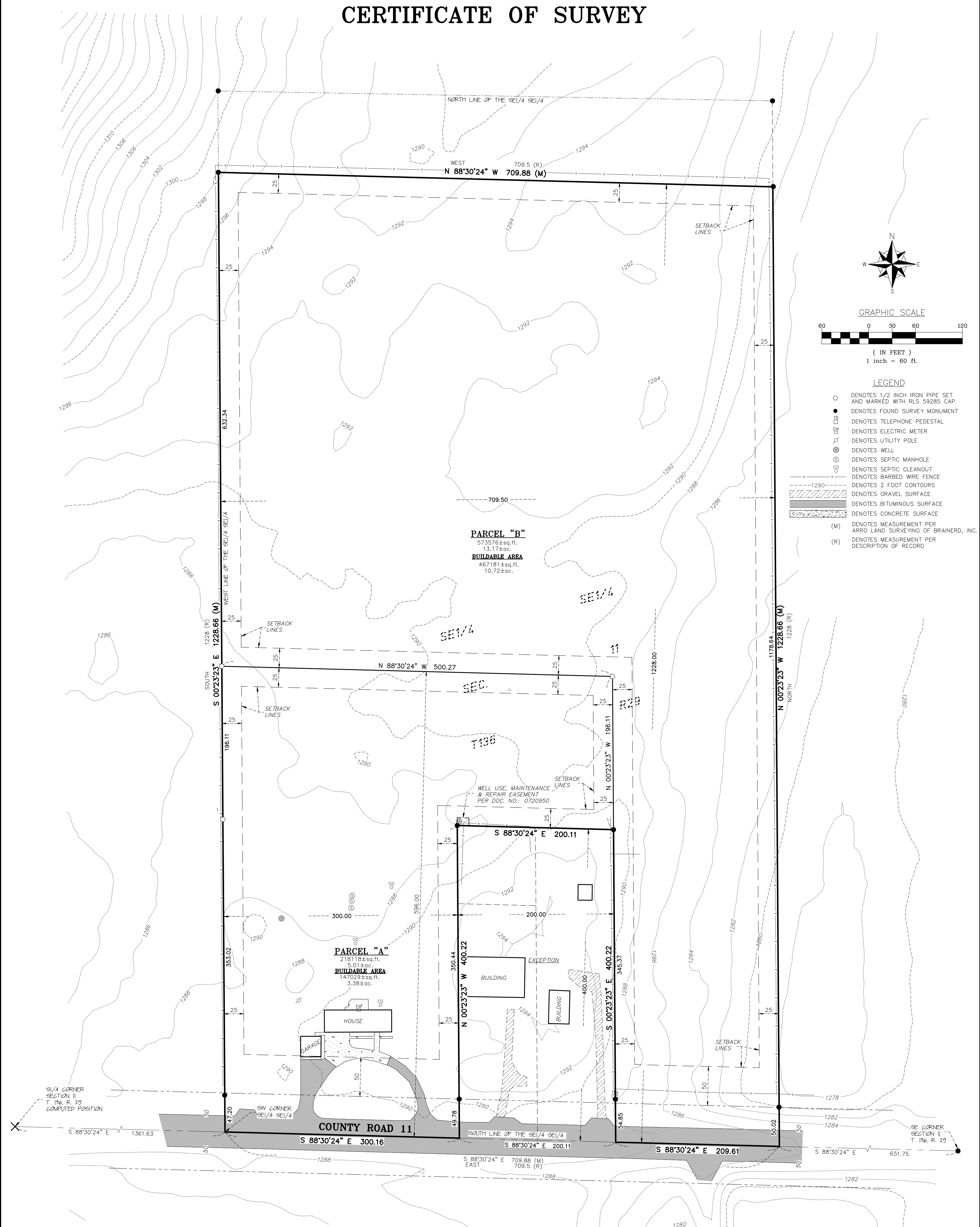
**PROPOSED DESCRIPTION – (PARCEL “B”)**

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-nine (29), described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 29; thence East 709.5 feet; thence North 1228 feet; thence West 709.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 596.00 feet of the West 500.00 feet thereof, Crow Wing County, Minnesota.

Subject to an easement agreement of record as shown on Document Number 720950.

Said parcel contains 13.17 acres of land, more or less, and is subject to existing easements of record.

# CERTIFICATE OF SURVEY



### LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊗ DENOTES ELECTRIC METER
- ⊙ DENOTES UTILITY POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES SEPTIC MANHOLE
- ⊙ DENOTES SEPTIC CLEANOUT
- ⊙ DENOTES BARBED WIRE FENCE
- DENOTES 2 FOOT CONTOURS
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE
- (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.
- (R) DENOTES MEASUREMENT PER DESCRIPTION OF RECORD

**PARCEL "B"**  
 573,576±sq.ft.  
 13.17±ac.  
**BUILDABLE AREA**  
 467,181±sq.ft.  
 10.72±ac.

**PARCEL "A"**  
 218,118±sq.ft.  
 5.01±ac.  
**BUILDABLE AREA**  
 147,023±sq.ft.  
 3.38±ac.

WELL USE, MAINTENANCE & REPAIR EASEMENT  
 PER DOC. NO.: 0720950

**COUNTY ROAD 11**  
 S 88°30'24" E 300.16

**EXISTING DESCRIPTION** - (As Per Doc. No. - 945324 Parcel No.: 29110508)  
 That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-nine (29), described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 29; thence East 709.5 feet; thence North 1228 feet; thence West 709.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 400 feet of the East 200 feet of the West 500 feet thereof, Crow Wing County, Minnesota.

**PROPOSED DESCRIPTION** - (PARCEL "A")  
 The South 596.00 feet of the West 500.00 feet of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-nine (29), Crow Wing County, Minnesota. EXCEPT the South 400.00 feet of the East 200.00 feet of the West 500.00 feet thereof.

Said parcel contains 5.01 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION** - (PARCEL "B")  
 That part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Section Eleven (11), Township One Hundred Thirty-six (136), Range Twenty-nine (29), described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 136, Range 29; thence East 709.5 feet; thence North 1228 feet; thence West 709.5 feet; thence South 1228 feet to the place of beginning, EXCEPT the South 596.00 feet of the West 500.00 feet thereof, Crow Wing County, Minnesota.

Subject to an easement agreement of record as shown on Document Number 720950.

Said parcel contains 13.17 acres of land, more or less, and is subject to existing easements of record.

- SURVEYOR'S NOTES:**
1. Bearing Orientation: Crow Wing County coordinate system (NAD83).
  2. Vertical elevation and datum based on MNTOP0 lidar information.
  3. The field survey was completed on 9/18/2025.
  4. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  5. Existing section monumentation and breakdown based on Crow Wing County Surveyors section breakdown signed by Don Sigety, County Surveyor, dated 7/24/2008.
  6. It was verified that there are no wetlands present on the southwesterly 2.5 acres of "Parcel A" by Mitch Brinks, Certified Wetland Delineator, #1007, on May 7th, 2023.
  7. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
  8. Property Zoning: Rural Residential
  9. Setback Requirements: R-O-W = 50 feet Side = 25 feet
  10. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.

DRAWN BY: JAS		CHECKED BY: FEL	
APPROVED BY: JAS		JOB NUMBER: 23-031B	
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:  
**Adam Buffington**  
 5268 County Road 11  
 Pequot Lakes, MN 56472

**Minor Subdivision**  
 Part of the SE1/4 SE1/4  
 Sec.11, T.136, R.29  
 Crow Wing County, MN



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.

Dated this 22nd day of September, 2025

By:   
 Jfred A. Spaid, Minnesota License No. 59285

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner: Adam & Dana Buffington Date: 9/19/2025  
**Mailing Address:** 5268 County Road 11  
 City/State/Zip: Pequot Lakes, MN 56472  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** 5268 County Road 11  
 City/State/Zip: Pequot Lakes, MN 56472  
 Legal Description: Newly created parcel on the east/north side of the lot.  
 Sec. 11 Twp: 136 Range: 29 Township Name: Pequot Lakes  
 Parcel Number: 29110508  
 Lake/ River: \_\_\_\_\_ Lake/River Classification: \_\_\_\_\_

### Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Compacted Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Flooding	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Run on Potential	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Limiting Layer Depth	SB1	<u>+24"</u>	SB2	SB1	<u>+24"</u>	SB2
Slope % and Direction	<u>2-4% East</u>			<u>2-4% East</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Side Slope</u>			<u>Side Slope</u>		
Vegetation Types	<u>Pines/Field</u>			<u>Pines/Field</u>		

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Home Phone Number: \_\_\_\_\_ Cell: 218-820-2621  
 E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 9/19/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.

# Crow Wing County Environmental Services

## Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Adam & Dana Buffington Date: 9/19/2025

- \* Record depths of all horizons.
- \* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- \* Include all Chroma and Hue values in boring log.

### 1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 24"	Sandy Loam	10YR 4/4
24" stopped boring		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 24"	Sandy Loam	10YR 4/4
24" stopped boring		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: Newly created parcel on the east/north side of the lot.

Parcel Number: 29110508

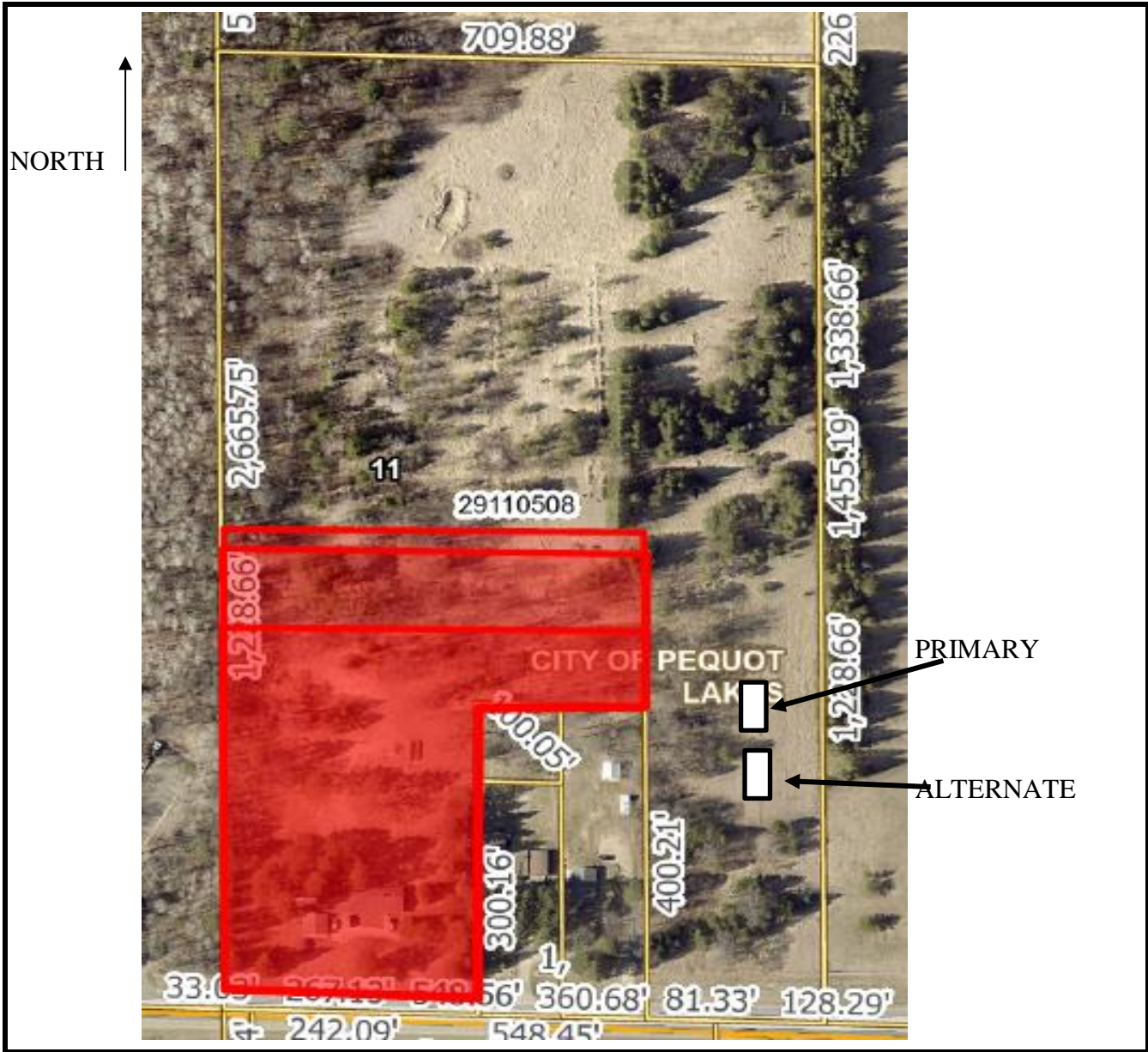
Designer Signature:  Date: 9/19/2025

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Adam & Dana Buffington

Date: 9/19/2025

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield
- Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations
- Disturbed/Compacted Areas
- Component Location
- OHW as Needed
- Lot Easements
- Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: Newly created parcel on the east/north side of the lot.

Parcel Number: 29110508

Designer Signature: *Mark Joyner* Date: 9/19/2025

License Number: 2129

## Traci Pederson

---

**From:** Matt Kallroos <Matt.Kallroos@crowwing.gov>  
**Sent:** Wednesday, October 8, 2025 2:26 PM  
**To:** Traci Pederson  
**Subject:** RE: Request for comment: 29110508  
**Attachments:** PL COS.pdf

Hi Traci,

Our maintenance worker who approves access permits took a quick look at this and he saw 2 possible scenarios:

- 1) Preferred scenario is to get an easement with the neighbor to the west and have a shared access.
- 2) Direct access to CSAH 11 would require a minimum of 125' spacing from the nearest driveway.

See attached for a graphic. He was not able to go on site to look at this, but these were his recommendations at a quick glance. Reducing access points and utilizing shared access driveways is typically the preferred option on higher volumes roads such as CSAH 11 but is not viable for all scenarios.

I will see if he can get out there prior to your meeting on the 27<sup>th</sup> and give you an update.

Let me know if you have any further questions.

### **Matt Kallroos** **Transportation Planner**

Office: (218)824-1110  
Direct: (218)822-2694  
[www.crowwing.us](http://www.crowwing.us)

Crow Wing County Highway Department  
16589 County Road 142  
Brainerd, MN 56401

We value your opinion, please let us know how we are doing by taking our [Customer Service Survey](#).



**Our Vision:** Being Minnesota's favorite place.  
**Our Mission:** Serve well. Deliver value. Drive results.  
**Our Values:** Be responsible. Treat people right. Build a better future.

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**From:** Traci Pederson <tpederson@pequotlakes-mn.gov>  
**Sent:** Thursday, October 2, 2025 3:49 PM  
**To:** Matt Kallroos <Matt.Kallroos@crowwing.gov>  
**Subject:** Request for comment: 29110508

**This message was sent from outside your organization. Please proceed with caution.**

