Mayo Woodlands Fourth Preliminary Plat: Septic Treatment Summary

Revised Date: 11/15/2022

Lot #	Block #	Primary System Boring	Depth of Limiting Layer (in)	Land Slope	Soil Texture	Soil Hydrolic Loading Rate	Primary System Type	Sand Depth for Mound (in)
1	1	SB 1	28	2%	Silt Loam	0.5	Mound	12
2	1	SB 3	26	4%	Silt Loam	0.5	Mound	12
3	1	SB 5	24	3%	Silt Loam	0.5	Mound	12
4	1	SB 7	26	3%	Silt Loam	0.5	Mound	12
5	1	SB 9	32	3%	Silt Loam	0.5	Mound	12
6	1	SB 11	30	2%	Silt Loam	0.5	Mound	12

Summary prepared by Chris Priebe, Advanced Designer #7333.

Revised Date: 11/15/2022

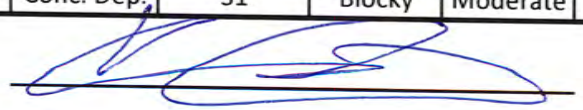
Mayo Woodlands Fourth Preliminary Plat Soil Boring Log

11/15/2022

Soil Boring #	Depth (in)	Texture	Rock Frag. %	Matrix Color	Mottle Color	Redox Kinds	Indicators	Structure		
								Shape	Grade	Consistence
Lot 1, Block 1										
1	0-12	Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	12-28	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	28-32	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	32	Bedrock	>50							
2	0-14	Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	14-26	Silt Loam	<35	10YR 4/4				Blocky	Moderate	Friable
	26-30	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	30	Bedrock	>50							
Lot 2, Block 1										
3	0-8	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	8-26	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	26-32	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	32	Bedrock	>50							
4	0-12	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	12-24	Silt Loam	<35	10YR 4/4				Blocky	Moderate	Friable
	24-34	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	34	Bedrock	>50							
Lot 3, Block 1										
5	0-16	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	16-22	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	24-34	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	22	Bedrock	>50							
6	0-15	Silt Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	15-26	Silt Loam	<35	10YR 4/4				Blocky	Moderate	Friable
	24-34	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
	32	Bedrock	>50							

Lot 4, Block 1										
7	0-8	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	8-26	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	26-36	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
8	0-10	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	10-24	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	24-36	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
Lot 5, Block 1										
9	0-14	Silt Loam	<35	10YR 2/2				Blocky	Moderate	Friable
	14-32	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	32-60	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
10	0-12	Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	12-34	Silt Loam	<35	10YR 4/3				Blocky	Moderate	Friable
	34-60	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
Lot 6, Block 1										
11	0-12	Silt Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	12-30	Silt Loam	<35	10YR 4/4				Blocky	Moderate	Friable
	30-60	Silty Clay Loam	<35	10YR 4/4	7.5YR 5/8 6/1	Conc. Dep.	S1	Blocky	Moderate	Friable
12	0-10	Silt Loam	<35	10YR 3/2				Blocky	Moderate	Friable
	10-33	Silt Loam	<35	10YR 4/4				Blocky	Moderate	Friable
	33-60	Silty Clay Loam	<35	10YR 5/8	2.5YR 3/6 7/1	Conc. Dep.	S1	Blocky	Moderate	Friable

Summary prepared by Chris Priebe, Advanced Designer #7333.



GRAPHIC SCALE
(IN FEET)
1 IN = 100 FT

MAYO WOODLANDS FOURTH
PRELIMINARY PLAT

OLMSTED COUNTY
ROCHESTER TOWNSHIP

LOT 1 2.02 ACRES
LOT 2 2.01 ACRES
LOT 3 2.01 ACRES
LOT 4 2.02 ACRES
LOT 5 2.02 ACRES
LOT 6 2.30 ACRES

OUTLOT 'A' 7.61 ACRES
ALL OF OUTLOT 'A' IS A DRAINAGE EASEMENT
ZONED SD
LAND USE: SUBURBAN DEVELOPMENT

OUTLOT 'E'
MAYO WOODLANDS ASSOCIATION INC
2649 GALENA PL SW
ZONED SD
LAND USE: SUBURBAN DEVELOPMENT

OUTLOT 'G'
MAYO WOODLANDS OUTLOT G LLC
4070 IRONTON LN SW
ZONED SD

OUTLOT 'H'
MAYO WOODLANDS ASSOCIATION INC.
2619 ST PETER LN SW
ZONED SD
LAND USE: SUBURBAN DEVELOPMENT

OUTLOT 'I'
MAYO WOODLANDS OUTLOT I LLC
2616 ST PETER LN SW
ZONED SD

OUTLOT 'L'
MAYO WOODLANDS OUTLOT L LLC
PID#64.17.43.066959
ZONED SD
LAND USE: SUBURBAN DEVELOPMENT

MAYOWOOD ESTATES
BLOCK 4
ZONED R-1
LAND USE: SUBURBAN DEVELOPMENT

MAYOWOOD HILLS SOUTH SECOND
BLOCK 2
ZONED R-1

MAYOWOOD HILLS SOUTH FOURTH
BLOCK 1
ZONED R-1

MAYO WOODLANDS FOURTH
BLOCK 1
ZONED SD

MAYO WOODLANDS THIRD
BLOCK 1
ZONED SD

MAYO WOODLANDS THIRD
BLOCK 2
ZONED SD

MAYO WOODLANDS SECOND
BLOCK 1
ZONED SD

MAYOWOOD HILLS THIRD
BLOCK 1
BLOCK 2
BLOCK 3

MAYO WOODLANDS
BLOCK 11

BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15

MAYO WOODLANDS ROAD SW
GLENWOOD LN SW
GLENWOOD ROAD SW
GALENA LANE SW
GALENA PLACE SW
ST PETER LN SW
WRIGHT ROAD SW
HEADLAND CT SW
MEADOW CROSSING RD SW
MAYO PRAIRIE LN SW
WILDFLOWER LN SW
PRAIRIE WOODS LN SW
OUTLOT 'B'
OUTLOT 'C'

N89°53'44"E 39.96
S00°06'16"E 310.88
N55°38'19"W 243.73
S89°20'24"W 186.03
N45°09'45"W 102.56
N77°36'50"W 192.37
S72°41'09"E 302.23
N42°54'38"W 128.31
N11°39'05"W 278.57
S57°03'15"E 284.45
N70°05'55"E 162.92
S46°56'09"W 636.96
N35°32'51"W 551.66
S45°13'14"E 500.00
N35°58'10"W 522.69
S28°28'42"W 458.21
N35°08'38"E 420.86
N50°37'20"W 345.35
N40°34'14"E 345.35

493C
489A
593B
401C2
401B
489A
489A
493B

TRAIL SECTION TO BE REMOVED

OAK TREE (SAVE)

6-PARTY WELL

R50' WELL SETBACK

10' PEDESTRIAN FACILITIES EASEMENT PER DOC. NO. A-1551619

TOWNSHIP ROAD EASEMENT PER DOCUMENT NO. 490453

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7 SB-8 SB-9 SB-10 SB-11 SB-12

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

GEOFFREY G GRIFFIN
DATE 2/8/23 REG. NO. 21940

DATE: 02/08/2023
Prepared For:
CLARK DEVELOPMENT, LLC
36 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904

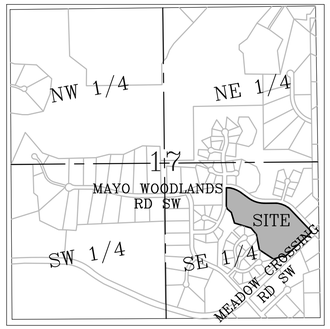
FILE NO.:22-032 MAYO WOODLANDS BASE

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED JWK
DRAWN JWK
CHECKED GGG

REVISED	BY	DATE
MW4 PP	JWK	2/8/23

SHEET 1
OF 2 SHEETS



VICINITY MAP
T. 106 N., R. 14 W., SEC. 17
"NOT TO SCALE"

LEGEND

- 1260 / 1258 — MAJOR CONTOUR & LABEL; MINOR CONTOUR & LABEL
- 1260 / 1258 — PROPOSED MAJOR CONTOUR & LABEL; PROPOSED MINOR CONTOUR & LABEL
- TREE LINE
- STORM — EXISTING STORM CULVERT
- PROPOSED STORM CULVERT
- FUTURE STORM CULVERT
- EASEMENT LINE
- PROPOSED WATER DISTRIBUTION LINE, WELL, SHUTOFF
- 50' WELL SETBACK
- 493B — USDA NRCS SOIL DELINEATION & IDENTIFICATION
- SLOPES 8–15%
- SLOPES 16–25%
- SLOPES >25%
- P / S — SEPTIC DRAINFIELDS & SOIL BORINGS; P = PRIMARY; S = SECONDARY
- X — DRAINFIELD PROTECTION
- EXISTING BITUMINOUS SURFACING
- EXISTING AGGREGATE SURFACING
- POTENTIAL BUILDING LOCATION
- PROPOSED AGGREGATE SURFACING
- OPEN SPACE [OUTLOT 'A']
- MAYO WOODLANDS 4TH BOUNDARY

LAND DESCRIPTION

That part of the Southeast Quarter of Section 17, Township North, Range West, Olmsted County, Minnesota, described as follows:

Beginning at the most northerly corner of Lot 2, Block 15, MAYO WOODLANDS, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence on an assumed bearing of South 48°09'45" East, along the north line of said Lot 2, a distance of 102.56 feet to a corner of said Lot 2; thence South 17°36'50" East along a northeasterly line of said Lot 2 and along the northeasterly line of Block 2, MAYO WOODLANDS THIRD, according to the recorded plat thereof on file at the office of the Olmsted County Recorder (the next 6 calls are along said northeasterly line of Block 2); thence South 72°41'09" East 302.23 feet; thence South 42°54'38" East 128.31 feet; thence South 11°39'05" East 278.57 feet; thence South 57°03'15" East 284.45 feet; thence North 70°05'55" East 162.92 feet; thence South 43°23'51" East 83.03 feet to the centerline of Meadow Crossing Road SW and to the northwesterly line of MAYOWOOD ESTATES, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence North 46°36'09" East, along said northwesterly line and along the northwesterly line of MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof on file at the office of the Olmsted County Recorder, a distance of 636.98 feet to a southerly line of said plat of MAYO WOODLANDS (the nest 9 calls are along said southerly line and an easterly line of said plat of MAYO WOODLANDS); thence North 43°23'51" West 551.66 feet; thence northwesterly 302.73 feet along a tangential curve, concave to the southwest, said curve has a radius of 367.00 feet and a central angle of 47°15'45"; thence South 89°20'24" West, tangent to said curve, 186.03 feet; thence northwesterly 264.67 feet along a tangential curve, concave to the northeast, said curve has a radius of 433 feet and a central angle of 35°01'17"; thence North 55°38'19" West, tangent to said curve, 243.73 feet; thence northwesterly 160.61 feet along a tangential curve, concave to the southwest, said curve has a radius of 267.00 feet and a central angle of 34°27'57"; thence South 89°53'44" West, tangent to said curve, 39.96 feet; thence South 00°06'16" East 310.88 feet; thence southwesterly 31.87 feet along a tangential curve, concave to the northwest, said curve has a radius of 333.00 feet and a central angle of 05°28'58", to the point of beginning.

Containing 20.76 acres, more or less.

GENERAL NOTES:

1. THE PROJECT FALLS WITHIN ZONE D PER FEMA FIRM PANEL 27109C0282F WHICH MEANS THERE ARE POSSIBLE BUT UNDETERMINED FLOOD HAZARDS.
2. ALL ADJACENT LAND USES ARE RESIDENTIAL; ZONED SD AND R–1.
3. SETBACKS: THE CIRCLE AROUND THE WELL IS THE 50' SEPTIC SETBACK.

OPEN SPACE (SECTION 9.1 – ARTICLE IX DEDICATIONS & RESERVATIONS)

MINIMUM OPEN SPACE REQUIRED: 1.5% ACROSS 20.76 ACRES = 0.31 ACRES
MAYO WOODLANDS FOURTH PROVIDES 7.61 ACRES OPEN SPACE (37%) WITHIN OUTLOT 'A'.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	160.61	267.00	34°27'57"	S72°52'18"E	158.20
C2	264.67	433.00	35°01'17"	N73°08'58"W	260.57
C3	302.73	367.00	47°15'45"	N67°01'44"W	294.22
C4	31.87	333.00	5°28'58"	S02°38'13"W	31.85
C5	157.14	433.00	20°47'36"	S66°02'07"E	156.28
C6	107.53	433.00	14°13'41"	S83°32'46"E	107.25
C7	141.47	367.00	22°05'09"	N79°37'02"W	140.59
C8	161.27	367.00	25°10'37"	N55°59'09"W	159.97

SOIL CLASSIFICATION	HYDROLOGIC SOIL GROUP (HSG)
*401B – MT. CARROLL SILT LOAM	B
*401C2 – MT. CARROLL LOAM	B
*489A – ATKINSON LOAM	C
493B – ORONOCO LOAM	B
*493C – ORONOCO LOAM	B
*593E – ELBAVILLE SILT LOAM	C

*PROPOSED TO BE DISTURBED WITH DEVELOPMENT OF MAYO WOODLANDS FOURTH.

PROJECT CALCULATIONS

TOTAL PROJECT AREA: 20.76 ACRES
6 SINGLE FAMILY RESIDENTIAL LOTS
1 OUTLOT
DENSITY OF LOTS: 3.46 ACRES PER LOT
CURRENT ZONING: SD
CURRENT LAND USE: VACANT RESIDENTIAL

EXISTING 50' RIGHT OF WAY:	0.71 ACRES
PROPOSED RIGHT OF WAY:	0.00 ACRES
AREA OF OUTLOT:	7.61 ACRES
AREA OF 6 LOTS:	12.44 ACRES
	20.76 ACRES

OWNER & DEVELOPER
CLARK DEVELOPMENT, LLC
36 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904
ed@smdo.com
(507) 254–1414

ENGINEER & SURVEYOR
G–CUBED INC.
14070 HWY 52 SE
CHATFIELD, MN 55923
jasonk@ggg.to
geoffg@ggg.to

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

GEOFFREY G GRIFFIN
DATE 2/8/23 REG. NO. 21940

DATE: 02/08/2023
Prepared For:
CLARK DEVELOPMENT, LLC
36 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904

FILE NO.: 22–032 MAYO WOODLANDS BASE

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED JWK
DRAWN JWK
CHECKED GGG

REVISED	BY	DATE
MW4 PP	JWK	2/8/23

OLMSTED COUNTY
ROCHESTER TOWNSHIP

MAYO WOODLANDS FOURTH
PRELIMINARY PLAT

SHEET 2
OF 2 SHEETS