AGENDA

THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON DECEMBER 15, 2025 AT 4:00 P.M.
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)
307 SECOND STREET NW, AITKIN, MINNESOTA 56431
THE FOLLOWING ITEMS WILL BE REVIEWED:

1. **Call the meeting to order.**

2. **Roll call.**

3. **Approve Agenda.**

NEW BUSINESS:

4. Dennis & Nancy Erickson, 1555 Main St NW, #327, Coon Rapids, MN 55448 Requesting an Interim Use Permit to operate a Vacation/Short-Term Rental in an area zoned Shoreland (Big Pine Lake). W795 FT OF LOT 5 LESS CARTWAY, LESS W300 FT, SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SEVEN (27), Aitkin County, Minnesota.
APP# 2025-000859

5. Jason Regenscheid, 1735 Iguana St NW, # 105, Nowthen, MN 55330, Requesting a Conditional Use Permit to floodproof a residential structure located in the 1% annual chance floodplain of Big Sandy Lake. Lots Nine (9), and Ten (10) and the East half of Lot Eleven (E1/2 of Lot 11) of the plat of "Sandy Lake Beach"., SECTION ONE (1), TOWNSHIP FORTY-NINE (49), RANGE TWENTY-FOUR (24), Aitkin County, Minnesota.
APP# 2025-001034

6. Approval of Minutes, NOVEMBER 17, 2025 Planning Commission Meeting.

7. Adjourn.

For more information, visit www.co.aitkin.mn.us/departments/env/
or contact Planning & Zoning at 218-927-7342 or aitkinpz@aitkincountymn.gov

AITKIN COUNTY ZONING

NOTICE OF HEARING

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APP# 2025-000859

Jason Regenscheid, 1735 Iguana St NW, # 105, Nowthen, MN 55330 Requesting a Conditional Use Permit to floodproof a residential structure located in the 1% annual chance floodplain of Big Sandy Lake. Lots Nine (9), and Ten (10) and the East half of Lot Eleven (E1/2 of Lot 11) of the plat of "Sandy Lake Beach"., SECTION ONE (1), TOWNSHIP FORTY-NINE (49), RANGE TWENTY-FOUR (24), Aitkin County, Minnesota.
APP# 2025-001034

More information is available at https://www.co.aitkin.mn.us/departments/env/
Please submit written comments, including name and mailing address, to aitkinpz@aitkincountymn.gov
Contact Environmental Services/Planning & Zoning with any questions.

AITKIN COUNTY ZONING

Vacation/Short-Term Rental App. # 2025-000859, UID # 215485
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Applicant

Applicant Contact Information:	Name: Dennis and Nancy Erickson Phone: [redacted] Email Address: [redacted] Mailing Address: 1555 Main St NW #327 Coon Rapids MN 55448
Are you the property owner?	Yes

60 Minute Contact Person

60 Minute Contact Person:	Name: Nancy R Erickson Phone: [redacted] Email: [redacted]

Property Location

Property Information:

Property Location								Property Attributes	
Parcel Number	**Property Address**	**Township or City Name**	**Owner Name(s)**	**Taxpayer Name(s)**	**Legal Description**	**Plat Name**	**Section-Township-Range**	**Lake Class**	**Lake Name**
11-0-062003	43912 232ND LN AITKIN MN 56431	HAZELTON TWP	ERICKSON, DENNIS & NANCY	ERICKSON, DENNIS & NANCY	W795 FT OF LOT 5 LESS CARTWAY, LESS W300 FT AND LESS PTS IN DOCS 377955 & 385680		S:28 T:45 R:27	RD	BIG PINE LAKE (Hazelton)

Brief Narrative

Brief Narrative:	VRBO rental lake home on Big Pine Lake, Aitkin
List all current advertising sources:	VRBO Airbnb
Proposed number of overnight guests:	14
How many rental units will be located on this parcel?	1
Will you be renting for periods less than one week?	Yes
Quiet hours will begin at:	09 : 00 AM
Quiet hours will end at:	09 : 00 PM
The septic system or well will need a flow-measuring device installed. Flow measurement readings and monitoring of the septic shall be recorded monthly and made available to Aitkin County. Has a flow meter or event counter been installed on the well or septic system?	Yes
Is the septic system holding tanks (no drainfield)? If yes, the application for an Operating Permit will begin after you submit this app.	Yes
Do you have a blue E911 address sign at your driveway?	Yes

Floor Plan

What year was the rental unit built?	2009
How many rooms will be used for sleeping?	7
How many carbon monoxide alarms are located in the rental?	10
How many smoke detector alarms are located in the rental?	10
A fire extinguisher must be placed in an easily accessible location within each rental unit. Where is a fire extinguisher located?	Laundry Room Garage Bonus Room

Sleeping Area #1

Name of Room:	Bed #1
Room Size (Excluding closet or attached bathroom):	196 ft^2
Number of Guests:	2
Select egress escape:	Sliding Window
Was this window installed before March 31, 2020?	No
What is the distance from the floor to the bottom of this window (finished sill):	1 inches
What is the OPENABLE height of this window:	96 inches
What is the OPENABLE width of this window:	84 inches

Sleeping Area #2

Name of Room:	Bed #2
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	165 ft^2
Select egress escape:	Double Hung
Was this window installed before March 31, 2020?	No
What is the distance from the floor to the bottom of this window (finished sill)?	30 inches
What is the OPENABLE height of this window?	56 inches
What is the OPENABLE width of this window?	63 inches

Sleeping Area #3

Name of Room:	Bed #3
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	144 ft^2
Select egress escape:	Double Hung
Was this window installed before March 31, 2020?	No
What is the distance form the floor to the bottom of this window (finished sill)?	40 inches
What is the OPENABLE height of this window?	44 inches
What is the OPENABLE width of this window?	44 inches

Sleeping Area #4

Name of Room:	Bed #4
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	144 ft^2
Was this window installed before March 31, 2020?	No
Select egress escape:	Double Hung
What is the OPENABLE height of this window?	44 inches
What is the OPENABLE width of this window?	44 inches
What is the distance from the floor to the bottom of this window (finished sill)?	40 inches

Sleeping Area #5

Name of Room:	Bed #5
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	200 ft^2
Was this window installed before March 31, 2020?	No
Select window style. (see attached diagram for window style options):	Double Hung
What is the OPENABLE height of this window?	44 inches
What is the OPENABLE width of this window?	44 inches
What is the distance from the floor to the bottom of this window (finished sill)?	40 inches

Sleeping Area #6

Name of Room:	Bed #6
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	150 ft^2
Was this window installed before March 31, 2020?	No
Select window style. (see attached diagram for window style options):	Double Hung
What is the OPENABLE height for this window?	48 inches
What is the OPENABLE width of this window?	48 inches
What is the distance from the floor to the bottom of this window (finished sill)?	40 inches

Sleeping Area #7

Name of Room:	Bed #7
Number of Guests:	6
Room Size (Excluding closet or attached bathroom):	450 ft^2
Was this window installed before March 31, 2020?	No
Select window style. (see attached diagram for window style options):	Double Hung
What is the OPENABLE height of this window?	48 inches
What is the OPENABLE width of this window?	48 inches
What is the distance from the floor to the bottom of this window (finished sill)?	40 inches

Guest Information Handbook

Select all that will be included in your guest handbook:	Quiet hours Maximum # of overnight guests Maximum # of non-overnight guests Name & contact information for owner and/or caretaker Property rules related to outdoor features List of conditions placed on the approved IUP A current handbook on recreational vehicle regulations Notice that all ordinances and IUP conditions will be enforced by the Aitkin County Sheriff's Office and Aitkin County Environmental Services (On lakes only) Information and map with DNR public access location
Where in the rental will your handbook will be located?	On the counter by front door
Where in the rental will the emergency contact information be posted?	On the counter by front door

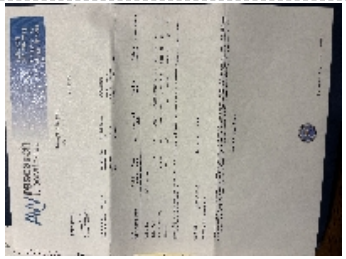
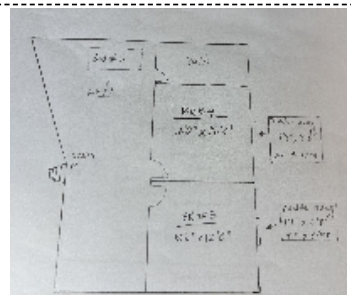
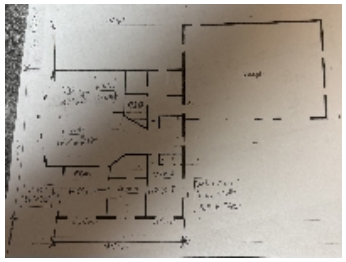
Pet Policy

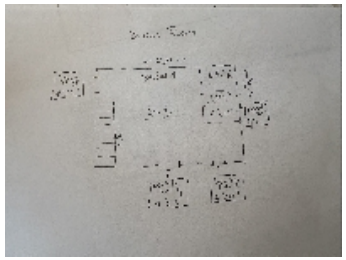
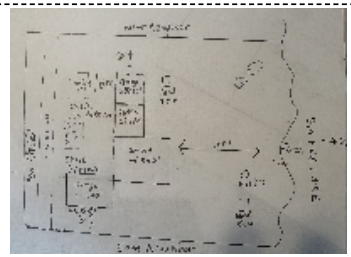
Pet Policy	Dogs only in lower level. Pick up all dog feces in yard and throw in woods.

Garbage Disposal Plan

How often will the garbage be collected?	Once a week
Enter the name of the garbage service or describe your disposal plan:	Garrison Disposal

Supporting Documents

Attach the property deed:	File 1: ERICKSON_DEED_2.pdf
Attach Water Test:	 File 1: IMG_6408.jpeg
Attach septic Certificate of Compliance:	COC_-_43912_232nd_Lane.pdf
Attach a floor plan of the rental unit(s):	 File 1: IMG_6348.jpeg  File 2: IMG_6349.jpeg

	 File 3: IMG_6412.jpeg
Attach a scaled site plan:	 File 1: IMG_6413.jpeg

Additional Info

Additional Info (optional):	Bed #5 and Bed #7 space have access with staircase. Bed #7 space has 2 double hung windows in dormer space where beds sit. Septic compliance was filed with the county.

Terms

Interior & Exterior Inspection

After your submitted application is accepted by Environmental Services, a staff member will contact you to schedule an interior inspection to verify the information provided in your application. It is the responsibility of the applicant to have the following in place prior to the inspection:

1. Smoke alarms and carbon monoxide alarms installed per MN State Fire Code
2. Fire extinguishers are in their designated places and meeting MN State Fire Code
3. Flow-measuring device installed on the septic system or well
4. Visual demarcations of the property lines

General Terms

The landowner or authorized agent may make application for a zoning permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a zoning permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County, State, or Federal Ordinances or Statutes.
IT IS THE APPLICANTS SOLE RESPONSIBILITY TO CONTACT OTHER LOCAL, COUNTY, STATE, OR FEDERAL AGENGIES TO ENSURE THE APPLICANT HAS COMPLIED WITH ALL RELEVANT ORDINANCES OR STATUTES.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #64417 (09/19/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Recording Fee added 09/19/2025 9:26 AM This fee is non-refundable if denied.	$46.00	x 1	$46.00
Vacation/Short-Term Rental added 09/19/2025 9:26 AM This fee is non-refundable if denied.	$650.00	x 1	$650.00
Grand Total			
		Total	**$696.00**
		Payment 09/19/2025	**$696.00**
		Due	**$0.00**

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	Nancy R. Erickson - 11/11/2025 5:37 PM 1777bbe7ff041b86a7e4352381fc3339 c012d3e7595fe8a591c5c620d0c18941
#1 Administrative Staff	
#2 Planning Commission	

Print View

385679 FILED JAN 8 '08 AT 9 A M Diane M. Lafferty, County Recorder

Minnesota Uniform Conveyancing Blanks
Form No.5-M-WARRANTY DEED
Individual(s) to Joint Tenants

No delinquent taxes and transfer entered; Certificate of Real Estate Value

☒ Filed ☒ not required

Certificate of Real Estate Value No. 37791

Date: Jan 8, 2008

Kirk Peysar
County Auditor

by Elizabeth Harmon
Deputy

STATE DEED TAX DUE HEREON: **$1,947.00**

Date: **December 28, 2007**

FOR VALUABLE CONSIDERATION, **Charles A. Leaf and Doris M. Leaf, Husband and Wife,** Grantor, hereby convey(s) and warrant(s) to **Dennis Erickson and Nancy Erickson, Husband and Wife,** Grantees as joint tenants, real property in **Aitkin** County, Minnesota, described as follows:

→ **See Attached Exhibit A**

→ **The Grantor certifies that the Grantor does not know of any wells on the described real property.**

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: **Reservations, Declarations, Covenants, Restrictions, and Easements of record, if any.**

AITKIN COUNTY DEED TAX

No 116 **Date** 1/8/08

1,947.00 **Dollars Paid**

Lori Grams
County Treasurer

By BBode **Deputy**

Abstract Property
Aitkin County, Minnesota

TRACT A

The East 150 feet of the West 450 feet of Government Lot 5 of Section 28, Township 45, Range 27.

Except that part thereof that lays Southerly of the line described as follows:

Commencing at the Southwest corner of said East 150 feet of the West 450 feet; thence North 01 degrees 20 minutes 38 seconds West, assigned bearing, along the West line thereof a distance of 718.65 feet, to the point of beginning of said Line to be described; thence North 88 degrees 39 minutes 22 seconds East a distance of 150.00 feet, to its intersection with the East Line of said East 150 feet of the West 450 feet thereof and said Line there terminating.

Subject to the existing cartway (232nd Lane) of record.
Containing 2.1 acres, more or less.
Subject to easements, reservations, restrictions or ordinances now of record.

AND

Tract C

That part of Government Lot 5 of Section 28, Township 45, Range 27, described as follows:

Commencing at the Southwest Corner of said Government Lot 5; thence South 86 degrees 38 minutes 52 seconds East, on an assigned bearing, along the South Line thereof, a distance of 451.53 feet to the actual point of beginning of the tract described; thence North 01 degrees 20 minutes 38 seconds West, along the East Line of the West 450 feet of said Government Lot 5, a distance of 580.97 feet; thence North 88 degrees 39 minutes 22 seconds East a distance of 171.40 feet; thence North 00 degrees 43 minutes 18 seconds East, a distance of 654.76 feet; thence North 18 degrees 28 minutes 16 seconds West, a distance of 153 feet, more or less, to the shoreline of Pine Lake; thence Northeasterly along said shoreline, to its intersection with the East Line of the West 795 feet of said Government Lot 5; thence South 01 degrees 20 minutes 38seconds East, a distance of 1450.71 feet, to its intersection with the South Line of said Government Lot 5; thence North 86 degrees 38 minutes 52 seconds West, along the South Line of said Government Lot 5, a distance of 346.15 feet, to the actual point of beginning.

Subject to the existing cartway (232nd Lane) of record.
Subject to Hazelton Township Road (230th Lane) across the Southerly 33 feet thereof.
Containing 7.8 acres, more or less

Affix Deed Tax Stamp here

Charles A. Leaf

Doris M. Leaf

STATE OF MINNESOTA
COUNTY OF Crow Wing

The foregoing instrument was acknowledged before me this 28 day of December, 2007, by **Charles A. Leaf and Doris M. Leaf, Husband and Wife**, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SHAWNA L. WILLIAMS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee)

Dennis Erickson and Nancy Erickson
230 146th Lane NW
Andover, MN 55304

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
N-0701239
Maximum Title Services, LLC
24090 Smiley Road
Suite 200
Nisswa, MN 56468

REGISTERED
TRACT INDEX
GRANTOR
GRANTEE
COMPARED

OFFICE OF COUNTY RECORDER
AITKIN COUNTY, MN
☐ WELL CERTIFICATE RECEIVED
☒ WELL CERTIFICATE NOT REQUIRED

COUNTY RECORDER
AITKIN COUNTY, MINNESOTA
FILED
JAN 08 2008 9A M
As Doc. No. 385679

H
pd 4.00
1-8-9
2 (2)

awlab.com
218-829-7974
314 Charles Street
Brainerd, MN 56401

Analysis Report

September 09, 2025

INVOICE TO:

REPORT TO:

Erickson, Dennis
43912 - 232nd Lane
Aitkin MN 55431

Date Rcvd-Brnd:	9/3/2025	**Sampled By:**	Dennis Erickson	**LOCATION:**	
Time Rcvd-Brnd:	09:24	**Sample Type:**	DW	Erickson, Dennis	
		Recv Temp°C:	9.4 on ice	43912 - 232nd Lane	
		TYPE:	Well Water	Aitkin	MN 55431

SITE / TEST PERFORMED	Sample Date/Time	Your Result	Units	Acceptable Level	Analytical Method	Analysis Date/Time	Analyst	Code #
Kitchen Tap	9/3/2025 @ 05:00							
Coliform, Total		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	9/3/25 11:57	MH	117482
Eschericha coli (E. coli)		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	9/3/25 11:57	MH	117482
Nitrate, as N		< 0.500	mg/L	< 10	EPA 353.2 REV 2.0	9/3/25 16:23	ZP	117482

Sample 117482: Your results meet State of Minnesota and EPA drinking water standards for the analytes tested. If you would like additional information, please use the Results Interpretation Tool on our website at awlab.com.

Approved By: Sara Ahlers

Sara Ahlers, Laboratory Director

Date Approved: 9/9/2025

A.W. Research Laboratories, Inc. is accredited by the MNELAP and follows approved methods and procedures. MN State Laboratory ID: 027-035-135 and EPA Lab Code: MN00098. All data generated using non-accredited methods noted as -NC, and all analytes for which accreditation is unavailable -NA. The results above relate only to the samples tested. This report must not be reproduced, except in full, without the written approval of the laboratory. We appreciate your feedback, please email us at awlab@awlab.com with questions or comments. Thank you!

~End of Analysis Report~

TIMBER LAKES
SEPTIC SERVICES INC.

Septic System Compliance Inspection – Existing System

Date: 9/3/25
Property Owner: Dennis Erickson
Ordered By: Dennis
Address: 43912 232nd LN
Property ID: 11-0-062003
Inspector: Raini Kohl

A compliance inspection was performed at the above location. Previous evaluations were used to determine the level of seasonal saturated soil. The Soil Treatment Area (Drain field) was also inspected to ensure there was no ponding or leaking. The septic tank was pumped and inspected. This onsite system was found to be Compliant.

- **Impact On Public Health:**
  System is Compliant
- **Tank Integrity:**
  Tank(s) are compliant
- **Other Compliance Conditions:**
  None
- **Soil Separation**
  Soils are compliant
- **Operating Permit and Nitrogen BMP**
  NA

I have included a copy of the compliance documents for your record. I have also sent a copy to Aitkin County for their records. If you have any questions, please do not hesitate to give us a call.

Thanks!

Tim Woodrow
Owner

218-927-6175

TIMBER LAKES
SEPTIC SERVICES INC.

DISCLAIMER:

The septic system inspection conducted for this property meets MPCA requirements for existing systems.

We recommend this system to be serviced and evaluated at least every 36 months by a septic professional.

Any additions to the home or increased use of the home may require an increase in system capacity.

1. Compliance Requirements evaluated as part of this inspection include the verification that the system tanks do not leak below the designed operating depth, the required separation between the bottom of the subsurface distribution medium and the seasonally saturated soils if applicable, no discharge of septage/effluent to the ground surface or surface water and no imminent safety hazards exist. Timber Lakes Septic Inc does not inspect interior pumps, plumbing, or associated components.
2. Certification of this system does not warranty future use beyond the date of inspection. Any system, new or old, can be hydraulically overloaded and discharge to ground surface as a result of increase use(more people in house, faulty plumbing fixtures, change in habits, groundwater infiltration etc), improper maintenance, tree roots, freezing conditions, surface drainage problems, etc. The system can also stop working simply due to its age. The life expectancy of a system is variable and dependent upon the items previously listed. Proper maintenance and water conservation will help contribute to a longer system life.
3. A compliance inspection is not meant to be a test or inspection of longevity of the system. A compliance inspection is for the purpose of verifying if the system is protective of public health and safety as well as protecting the ground water at the date and time the inspection was performed. This inspection is not intended to determine if the system was originally designed or installed to past or present MPCA/Local Government Unit Code requirements. This inspection is not intended to determine if the system was designed and/or installed to support the anticipated flow from buildings as the use of the buildings may have changed since the original design was completed. These changes may include additional bedrooms, occupants, increased use, etc. In addition, this inspection is not intended to determine the quality of the original system design, quality of the construction practices during installation, or quality of materials used.
4. Timber Lakes Septic Inc. has not been retained to warranty, guarantee, or certify the proper functioning of the ISTS system for any period of time beyond the date of inspection or into the future. There are numerous factors which may affect the proper operation of a ISTS System and the inability of Timber Lakes Septic to supervise or monitor the use or maintenance of the ISTS System, the Compliance Report shall not be construed as a warranty or guarantee of future system performance.
5. By accepting this report, the client understands that Timber Lakes Septic will not be responsible for any monetary damages exceeding the fee for services provided.
6. This Report is prepared for the person or rep of the person providing payment for the fees charged.

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local [illegible] final determination of compliance or non-compliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf.

Property information

Local tracking number:

Parcel ID# or Sec/Twp/Range: 11-0-062003 Reason for Inspection Permit

Local regulatory authority info: Aitkin CO

Property address: 43912 232nd ln Aitkin mn 56431

Owner/representative: Dennis and Nancy Erickson Owner's phone: 952-292-3895

Brief system description: 2350 combo tank to 10x38 2ft sand lift mound.

System status

System status on date (mm/dd/yyyy): 9/3/2025

☒ **Compliant – Certificate of compliance***

***(Valid for 3 years from report date** unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)*

Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

☐ **Noncompliant – Notice of noncompliance**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- ☐ Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- ☐ Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- ☐ Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- ☐ Soil separation (Compliance component #5) – *Failing to protect groundwater*
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

Comments or recommendations

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

***By typing my name below**, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.*

Business name: Timberlakes

Inspector signature: Raini Kohl

(This document has been electronically signed)

Certification number: C2703

License number: L455

Phone: 218-927-6175

Necessary or locally required supporting documentation

☒ Soil observation logs ☐ System/As-Built ☐ Locally required forms ☐ Tank Integrity Assessment ☐ Operating Permit

☐ Other information (list): site map drawing

Property Address: 43912 232nd ln Aitkin mn 56431
Business Name: Timberlakes

Date: 9/3/2025

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	☐ Yes ☒ No
System discharges sewage to drain tile or surface waters.	☐ Yes ☒ No
System causes sewage backup into dwelling or establishment.	☐ Yes ☒ No

Any "yes" answer [illegible] imminent threat [illegible]

Describe verification methods and results:

Attached supporting documentation:

☐ Other:

☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	☐ Yes ☒ No
Sewage tank(s) leak below their designed operating depth?	☐ Yes ☒ No
If yes, which sewage tank(s) leaks:	

Any "yes" answ[illegible] is failing to pro[illegible]

Describe verification methods and results:

Attached supporting documentation:

☐ Empty tank(s) viewed by inspector

Name of maintenance business:

License number of maintenance business:

Date of maintenance:

☒ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): 4/23/2025 (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other:

Property Address: 43912 232nd ln Aitkin mn 56431
Business Name: Timberlakes

Date: 9/3/2025

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?
☐ Yes* ☒ No ☐ Unknown

3b. Other issues *(electrical hazards, etc.)* to immediately and adversely impact public health or safety? ☐ Yes ☒ No ☐ Unknown

*Yes to 3a or 3b [illegible]

3c. System is non-protective of ground water for other conditions as determined by inspector? ☐ Yes ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500? ☐ Yes ☒ No

*Yes to 3c or 3d [illegible]

Describe verification methods and results:

Attached supporting documentation: ☐ Not applicable ☒

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit? ☐ Yes ☐ No **If "yes", A below is required**

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No **If "yes", B below is required**

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? ☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning? ☐ Yes ☐ No

Any "no" answer [illegible]

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property Address: 43912 232nd ln Aitkin mn 56431
Business Name: Timberlakes

Date: 9/3/2025

5. Soil separation – Compliance component #5 of 5

Date of installation 11/7/2008 (mm/dd/yyyy) ☐ Unknown

Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No

Compliance criteria (select one):

5a. *For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:* Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.	☐ Yes ☐ No
5b. *Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:* Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*	☒ Yes ☐ No
5c. *"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080. 2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day)* Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.	☐ Yes ☐ No

*Any "no" answe
failing to protect

Attached supporting documentation:

☐ Soil observation logs completed for the report
☒ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐

Indicate depths or elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

*May be reduced up to 15 percent if allowed by Local Ordinance.

Describe verification methods and results:

Upgrade requirements: *(Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.*

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Sewage tank integrity assessment form

Subsurface Sewage Treatment Systems (SSTS) Program

Doc Type: Compliance and Enforcement

Purpose: This form *may* be used to certify the compliance status of the sewage tank components of the SSTS. **This form is not a complete SSTS inspection report, only a tank integrity assessment, and may only certify sewage tank compliance status when entirely completed and signed by a qualified professional.** SSTS compliance inspection report forms can be found at: https://www.pca.state.mn.us/water/inspections.

Instructions: This form may be completed, and signed, by a Designated Certified Individual (DCI) of a licensed SSTS inspection, maintenance, installation, or service provider business who personally conducts the necessary procedures to assess the compliance status of each sewage tank in the system. Only a licensed maintenance business is authorized to pump the tank for assessment. A copy of this information should be submitted to the system owner and be maintained by the licensed SSTS business for a period of five (5) years from the assessment date.

When this form is signed by a qualified certified professional, it becomes *necessary supporting documentation* to an Existing System Compliance Inspection Report. Compliance inspection form - Existing system (wq-wwists4-31b). This form can be found on the MPCA website at https://www.pca.state.mn.us/water/inspections.

The information and certified statement on this form is **required** when existing septic tank compliance status is determined by an individual other than the SSTS Inspector that submits an inspection report. This form represents a third party assessment of SSTS component compliance and is allowable under Minn. R. 7082.0700, subp. 4(B)(1). This form is valid for a period of three years beyond the signature date on this form unless a new evaluation is requested by the owner or owner's agent or is required according to local regulations. Additional Administrative Rule references for this activity can be found at Minn. R. 7082.0700, subp. 4(B),(C), and (D) and; Minn. R. 7083.0730(C).

Owner information

Owner/Representative: Dennis Erickson

Property address: 43912 232nd Lane, Aitkin, MN 56431

Local Regulatory Authority: Aitkin

Parcel ID: 11-0-062003

System status

System status on date (mm/dd/yyyy): 4/23/2025

☒ **Certificate of sewage tank compliance** ☐ **Notice of sewage tank non-compliance**

Compliance criteria:

The SSTS has a seepage pit, cesspool, drywell, leaching pit, or other pit - "**Failure to Protect Groundwater.**"	☐ Yes*	☒ No
The SSTS has a sewage tank that leaks below the designed operating depth - "**Failure to Protect Groundwater.**"	☐ Yes*	☒ No
The SSTS presents a threat to public safety by reason of structurally unsound (damaged, cracked, or weak) maintenance hole cover(s) or lids or any other unsafe condition - "**Imminent Threat to Public Health or Safety.**"	☐ Yes*	☒ No

Any "yes" answer above indicates sewage tank non-compliance.

Company information

Company name: Timber Lakes Septic Service Inc

Business license number: L455

Designated Certified Individual (DCI) information

Print name: Dave Poree

Certification number: C10184

I personally conducted the work described above as a Designated Certified Individual of a Minnesota-licensed SSTS inspection, maintenance, installation, or service provider Business. I personally conducted the necessary procedures to assess the compliance status of each sewage tank in this SSTS.

***By typing/signing my name below**, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.*

Designated Certified Individual's signature: Dave Poree
(This document has been electronically signed.)

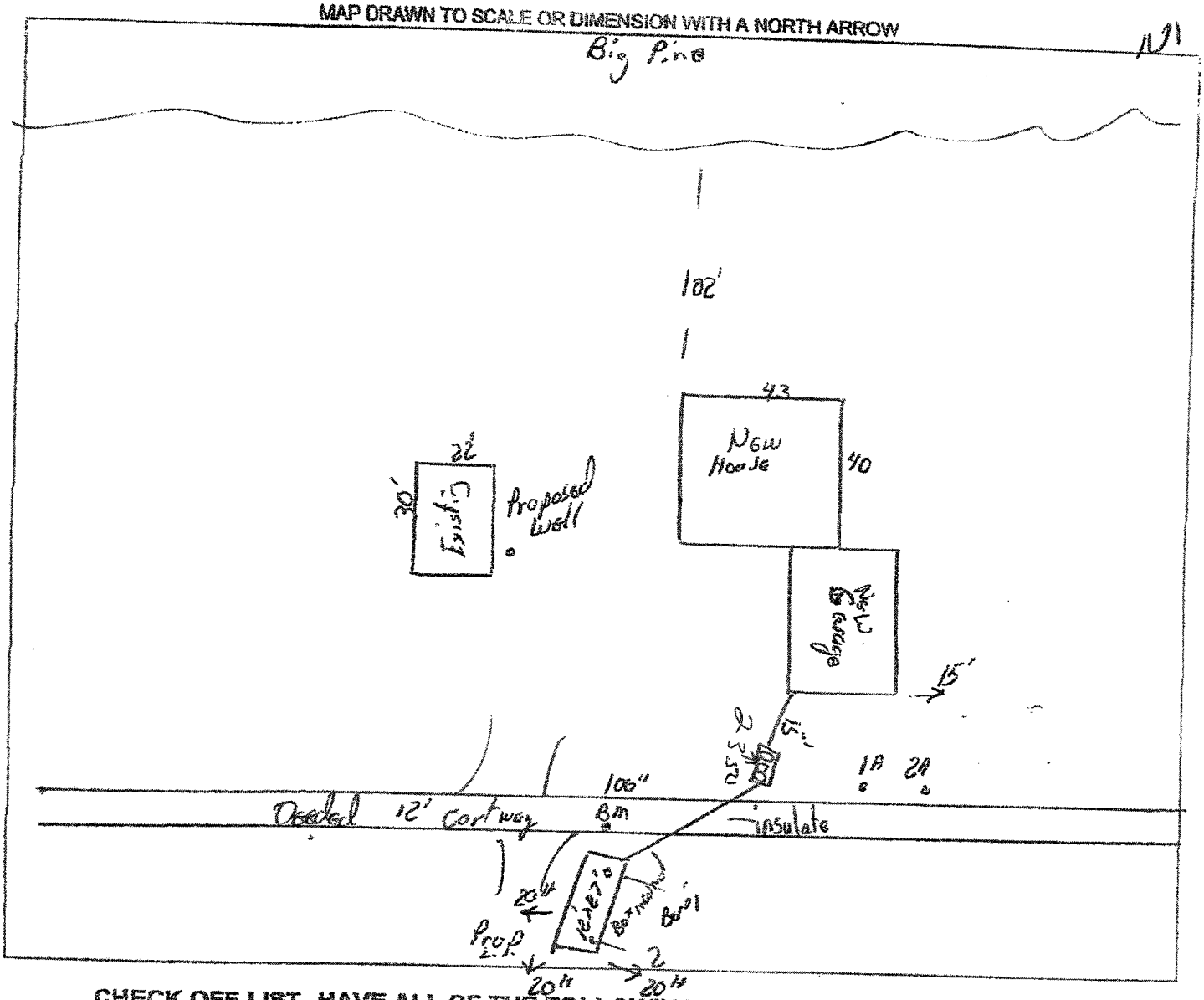
Date (mm/dd/yyyy): 4/23/2025

SKETCH SHEET

CLIENT: Dennis Erickson

DATE: 5-26-08

MAP DRAWN TO SCALE OR DIMENSION WITH A NORTH ARROW



CHECK OFF LIST--HAVE ALL OF THE FOLLOWING BEEN DRAWN ON THE MAP??

SHOW EXISTING OR PROPOSED

- ☐ WATER WELLS WITHIN 100 FT OF TREATMENT AREAS
- ☐ PRESSURE WATER LINES WITHIN 10 FT OF TREATMENT AREAS
- ☐ STRUCTURES
- ☐ LOT IMPROVEMENTS
- ☐ ALL SOIL TREATMENT AREAS
- ☐ ALL ISTS COMPONENTS
- ☐ HORIZONTAL AND VERTICAL REFERENCE
- ☐ POINT OF SOIL BORINGS
- ☐ DIRECTION OF SLOPE
- ☐ LOT EASEMENTS
- ☐ ALL LOT DIMENSIONS
- ☐ DISTURBED/ COMPACTED AREAS
- ☐ SITE PROTECTION--LATHE AND RIBBON EVERY 15 FT
- ☐ ACCESS ROUTE FOR TANK MAINTENANCE

REQUIRED SETBACKS

- ☐ STRUCTURES
- ☐ PROPERTY LINES
- ☐ OHWL

COMMENTS:

INDICATE ELEVATIONS

BENCHMARK 100"
ELEVATION OF SEWER LINE @ HOUSE 98"
ELEVATION @ TANK INLET 86"
ELEVATION @ BOTTOM OF ROCK LAYER/
ELEVATION @ BOTTOM OF BORING OR RESTRICTIVE LAYER 86"
ELEVATION OF PUMP 37"
ELEVATION OF DISTRIBUTION DEVICE

DESIGNER SIGNATURE Bob Bell

LICENSE# 2088

DATE 5-26-08

10-10

O. Erickson
11-0-062003

SOILS CHARTS FOR BOTH PROPOSED AND ALTERNATE SITES

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
4"	Topsoil	10yr 3/3
14"	Sandy Loam	10yr 4/4
	mottles	10yr 4/2

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
4"	Topsoil	10yr 3/3
15"	Sandy Loam	10yr 4/4
	mottles	10yr 4/2

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
4"	Topsoil	10yr 3/3
15"	Sandy Loam	10yr 4/4
	mottles	10yr 4/2

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
4"	Topsoil	10yr 3/3
13"	Sandy Loam	10yr 4/4
	mottles	10yr 4/2

ADDITIONAL SOIL BORINGS MAY BE REQUIRED

FIELD EVALUATION SHEET

PRELIMINARY EVALUATION DATE _____, FIELD EVALUATION DATE _____
PROPERTY OWNER: _____
ADDRESS: _____ PHONE _____
CITY, STATE, ZIP: _____
LEGAL DESCRIPTION: _____
PIN# _____ SEC ___ T ___ R ___ TWP NAME _____
FIRE# _____ LAKE/RIVER _____ LAKE CLASS _____ OHWL _____

DESCRIPTION OF SOIL TREATMENT AREAS

	AREA #1	AREA #2
DISTURBED AREAS	YES ___ NO ___	YES ___ NO ___
COMPACTED AREAS	YES ___ NO ___	YES ___ NO ___
FLOODING	YES ___ NO ___	YES ___ NO ___
RUN ON POTENTIAL	YES ___ NO ___	YES ___ NO ___
SLOPE %		
DIRECTION OF SLOPE		
LANDSCAPE POSITION		
VEGETATION TYPES		

REFERENCE BM ELEV _____
REFERENCE BM DESCRIPTION _____

DEPTH TO STANDING WATER OR MOTTLED SOIL: BORING# 1 ___, 1A ___, 2 ___, 2A ___

BOTTOM ELEVATION--FIRST TRENCH OR BOTTOM OF ROCK BED: #1 ___ FT., #2 ___ FT.

SOIL SIZING FACTOR: SITE #1 _____, SITE #2 _____

CONSTRUCTION RELATED ISSUES: _____

LIC# 1297 SITE EVALUATOR SIGNATURE: _____
SITE EVALUATOR NAME: _____ TELEPHONE# _____
UG REVIEW _____ DATE _____
Comments: _____

SOIL BORING LOGS ON REVERSE SIDE

East

SOILS CHARTS FOR BOTH PROPOSED AND ALTERNATE SITES

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-4"	Sandy	[illegible]
4-14"	Sandy	[illegible]

2 (PROPOSED) SOILS DATA

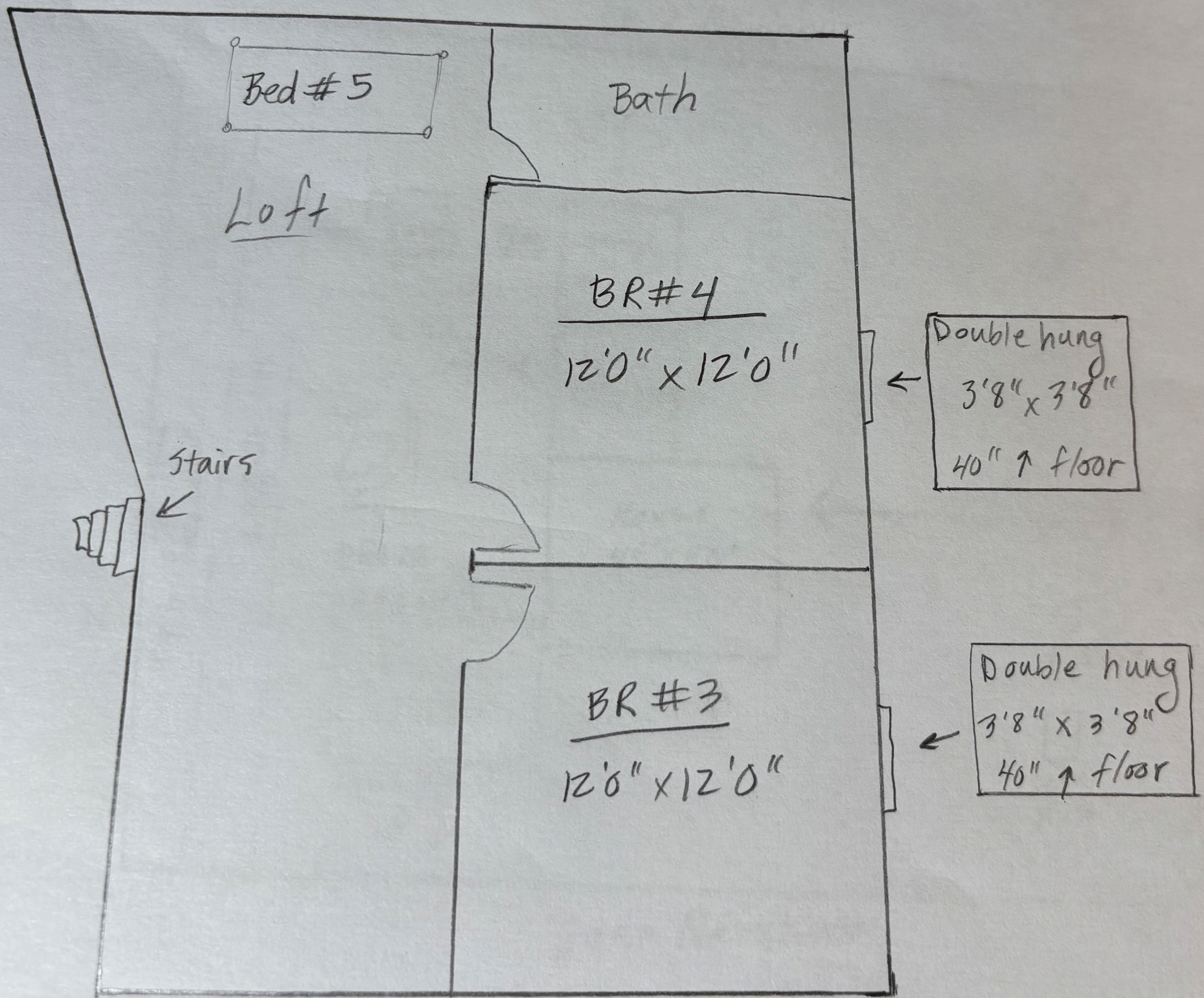
DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-4"	Sandy L	10yr 5/2
4"-15"	Sandy L	10yr 5/4

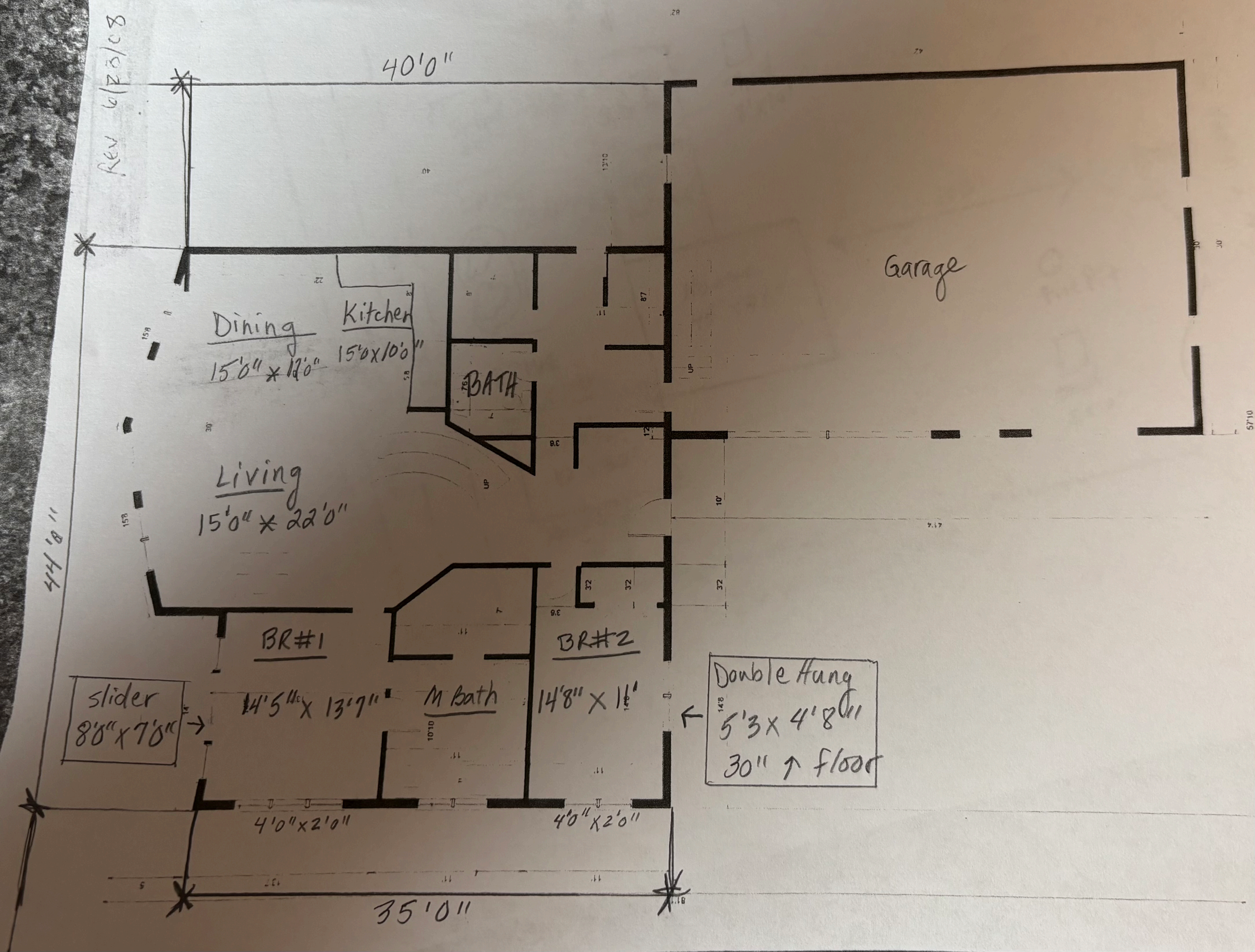
1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-4"	Sandy	[illegible] 2/2
4-15"	"	[illegible] 5/6

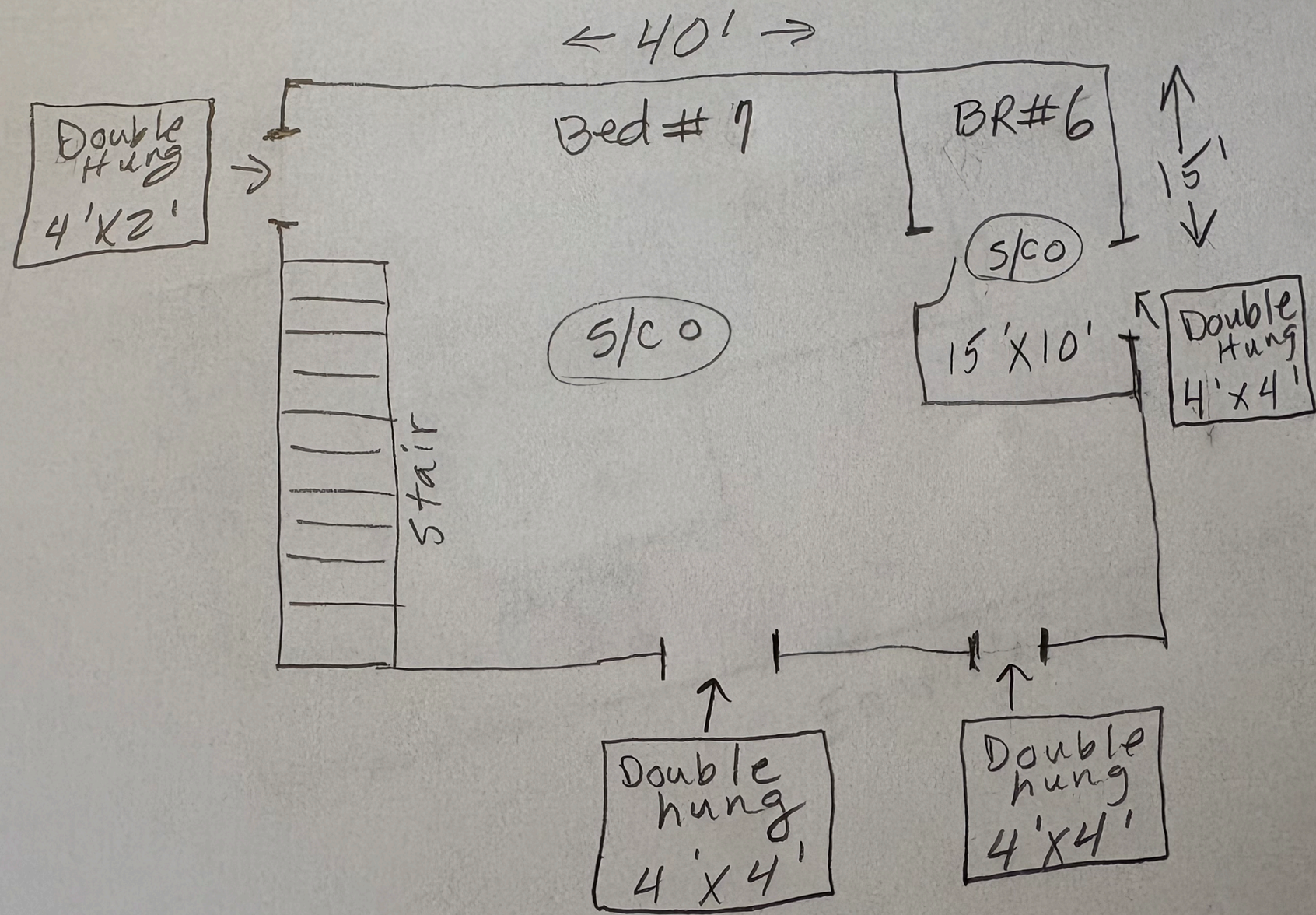
2 (ALTERNATE) SOILS DATA

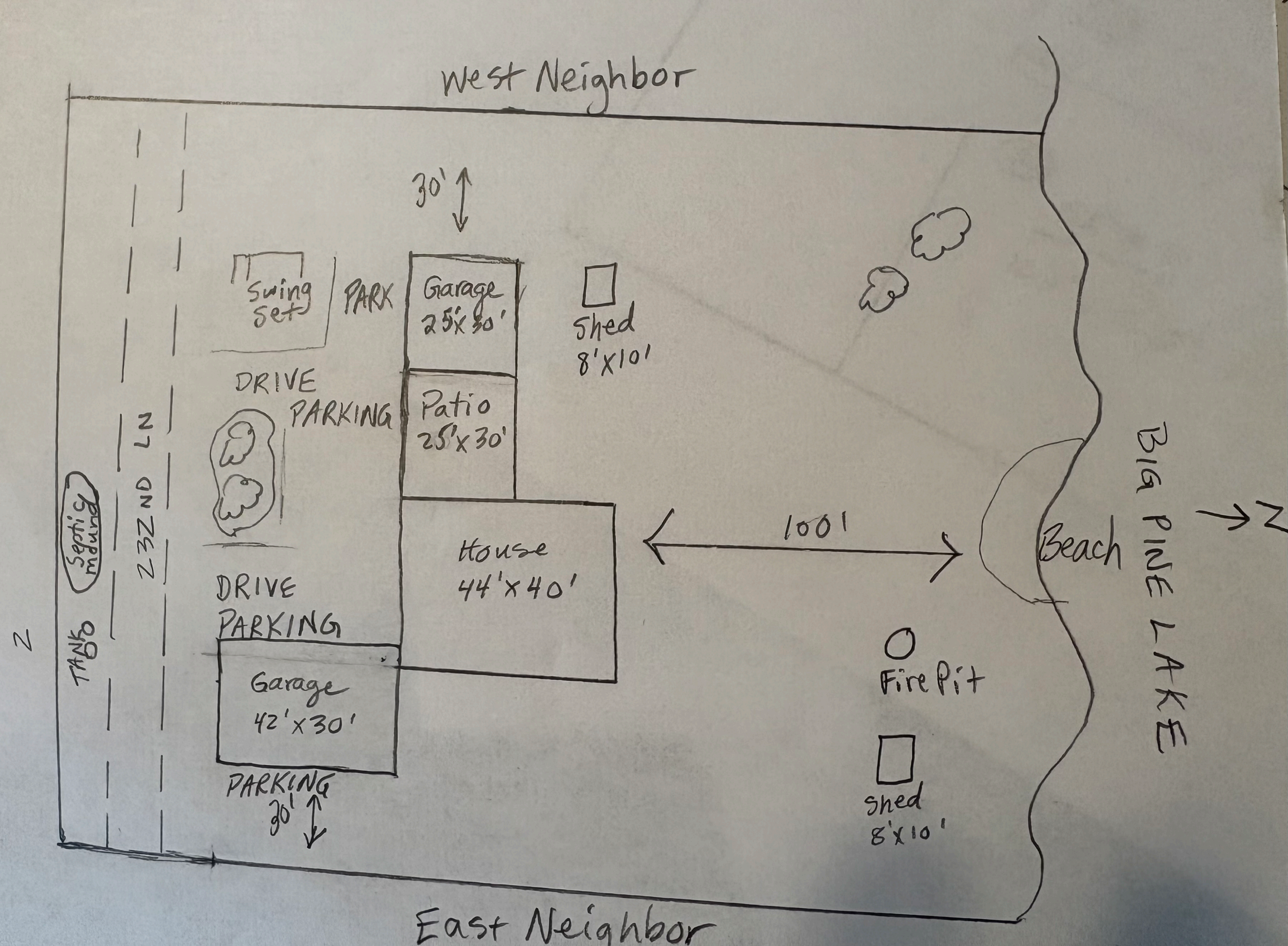
DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-4"	Sandy L	[illegible]
4"-12"	Sandy L	10yr 5/2


Bed #5
Bath
Loft
BR#4
12'0" x 12'0"
Double hung
3'8" x 3'8"
40" ↑ floor
Stairs
BR #3
12'0" x 12'0"
Double hung
3'8" x 3'8"
40" ↑ floor


Rev 6/23/08
40'0"
Garage
Dining
15'0" x 12'0"
Kitchen
15'0x10'0"
BATH
Living
15'0" x 22'0"
44'8"
BR#1
14'5" x 13'7"
M Bath
BR#2
14'8" x 11'
slider
8'0" x 7'0"
Double Hung
5'3 x 4'8"
30" ↑ floor
4'0" x 2'0"
4'0" x 2'0"
35'0"

Bonus Room


← 40' →
Double Hung 4'X2'
Bed # 7
BR#6
15'
S/CO
S/CO
15'X10'
Double Hung 4'x4'
Stairs
Double hung 4'X4'
Double hung 4'X4'


West Neighbor
30'
Swing Set
PARK
Garage 25'x30'
Shed 8'x10'
DRIVE PARKING
Patio 25'x30'
LN
23RD
Septic mound
TANK
House 44'x40'
100'
Beach
BIG PINE LAKE
N
DRIVE PARKING
Garage 42'x30'
Fire Pit
Shed 8'x10'
PARKING 30'
East Neighbor

Floodproofing CUP App. # 2025-001034, UID # 217366
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Contact Information

Are you the property owner?	No
If we have questions on the application who should we contact?	Name: jason Leon Regenscheid Phone: [redacted] Email Address: [redacted] Mailing Address: 19735 Iguana st NW #105 Nowthen mn 55330
Have you had a pre-application meeting with Planning & Zoning?	Yes

Authorized Agent Form

Please attach the completed authorized agent form.:	Agent_Authorization__11_14_25.pdf
Property Owner Email Address:	[redacted]

Project Location

Property ID:

Property Location								Property Attributes	
Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
39-1-063300	22088 519th Ln MCGREGOR, MN 55760	WORKMAN TWP	LARSON, KEITH & LISA OLSON	LARSON, KEITH & LISA OLSON	LOT 9	SANDY LAKE BEACH	S:1 T:49 R:24	GD	BIG SANDY LAKE
39-1-063400		WORKMAN TWP	LARSON, KEITH & LISA OLSON	LARSON, KEITH & LISA OLSON	LOT 10	SANDY LAKE BEACH	S:1 T:49 R:24	GD	BIG SANDY LAKE
39-1-063500		WORKMAN TWP	LARSON, KEITH & LISA OLSON	LARSON, KEITH & LISA OLSON	E 1/2 OF LOT 11	SANDY LAKE BEACH	S:1 T:49 R:24	GD	BIG SANDY LAKE

Brief Narrative

Brief Narrative of the project:

A new home has been permitted and built on this property. The home has a poured ICF foundation that extends below frost depth, with a slab floor and a traditional stick framed structure. We are seeking a conditional use permit for an alternative flood proofing method due to being unable to meet the 15' fill requirement due to property line setback. Our design and as built conditions have been certified as being in compliance with the general design standards of the state building code as shown in our engineering report. We have provided two examples of finished grade/landscaping.

Engineer Report

Attach your Engineer's Report:

File 1: Erosion_Protection_Fill_letter.pdf

Elevation Certificate

Attach your Elevation Certificate:

File 1: 25117_CERT_ASBUILT_LOW_FLOOR_11-14-25.pdf

Scaled Drawing

Please attach a scaled site plan:

File 1: drawings.pdf

Property Deed

Attach the property deed with legal description:	File 1: Deed.pdf

Septic Compliance

Is there an existing septic system on the property?	Yes
Attach Compliance Inspection, if applicable:	File 1: AITKIN_COUNTY_-_PZ-PERMITS_-_39-1-063300.pdf

Terms

Floodproofing

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.
The landowner or authorized agent may make application for a zoning permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a zoning permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County, State, or Federal Ordinances or Statutes. **IT IS THE APPLICANTS SOLE RESPONSIBILITY TO CONTACT OTHER LOCAL, COUNTY, STATE, OR FEDERAL AGENGIES TO ENSURE THE APPLICANT HAS COMPLIED WITH ALL RELEVANT ORDINANCES OR STATUTES.**
Floodproofing Permits are valid for one (1) year.
I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #66397 (11/14/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Floodproof Fee added 11/14/2025 11:56 AM All fees are non-refundable if denied.	$650.00	x 1	$650.00
Recording Fee added 11/14/2025 11:56 AM All fees are non-refundable if denied.	$46.00	x 1	$46.00
Grand Total			
		Total	**$696.00**
		Payment 11/14/2025	**$696.00**
		Due	**$0.00**

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	jason L. Regenscheid - 11/14/2025 12:38 PM 1e18fa1835282e222178005e1e1ce08b 656569161062e5f32b7bdda617cbdf30
#1 Admin	Shannon Wiebusch - 11/14/2025 1:17 PM fda187e597f9b54e2f1b1f8355bbbb54 a5e806590eae27338332158bf8662b85
#2 Planning Commission	

Print View

Aitkin County Environmental Services – Planning & Zoning
307 2nd Street NW, Room 219
Aitkin, MN 56431
(P) (218) 927-7342
(F) (218) 927-4372
(E) aitkinpz@co.aitkin.mn.us

AUTHORIZATION FORM

I hereby authorize the agent named below to act as my authorized agent for all public hearing applications and land use permits on property located at:

Parcel Numbers(s):	39-1-063500,39-1-063400,39-1-063300,39-1-000108
E911 Address of Property:	22088 519th Ln McGregor,MN 55760

Authorized Agent Information:

Agent name:	Jason Regenscheid

Property Owner Information:

Owner name:	Keith Larson	Phone number:	[redacted]
Email:	[redacted]		
Property Owner Signature:		Date:	11/14/20

Building a Better World
for All of Us®

November 14, 2025

RE: Regenscheid Custom Homes
Erosion protection at 22088 – 519th
Lane, McGregor MN
SEH No. REGCH 188611 14.00

Jason Regenscheid
Regenscheid Custom Homes
19375 Iguana Street NW
Elk River, MN 55330
jason@regenscheidhomes.com
763-498-3241

Dear Mr. Regenscheid:

This letter is in support of your application to Aitkin County for earthwork around a home on Big Sandy Lake at 22088 – 519th Lane near McGregor. Based on a survey sheet you sent me, I understand the natural ground elevation at the location of the house is approximately 1221.0; the finished floor elevation of the house is approximately 1225.0 in the garage and 1225.2 in the house; and the Ordinary High Water elevation of the lake is 1216.56. According to the Regulatory Flood Protection Elevation, essentially the 100-year flood elevation, is 1223.9. Thus, the finished floor elevation is more than one foot above the RFPE, as required by FEMA. I understand there is no electrical or mechanical equipment below the finished floor.

You tell me that you will slope fill around the house and garage from approximately the finished floor elevation down to natural grade, roughly four feet; and that the house and garage have Insulated Concrete Form (ICF) cast reinforced concrete foundation walls at least 5 feet deep with fill inside the foundation walls up to bottom of floor slab; thus the construction is a “filled basement” as defined by FEMA. In addition, natural grade outside the foundation walls is brought up to just below the Finished Floor Elevation by means of a wedge of fill soil around the house. Typically this fill wedge would extend 15 feet or more outside the house. At this site, the west side of the house is approximately 11 feet from a property line.

Based on the distance of the house from Big Sandy Lake (approximately 100 feet), the foundation depth and construction (FEMA “Filled Basement”), the lack of significant current in the lake, and the elevations stated above, I believe that the 11 foot wide wedge of fill outside the foundation walls, protected with sod or landscaping, meets the required FEMA FP category and is adequate to prevent erosion and undercutting of the foundations during the required flood event (RFPE, elevation 1223.9). On other sides of the house, I recommend the typical minimum 15 foot width be adhered to as noted in the County standards.

If you or the County Planning and Zoning Office have questions or wish to discuss this, please call me at 651.470.9287.

Sincerely,

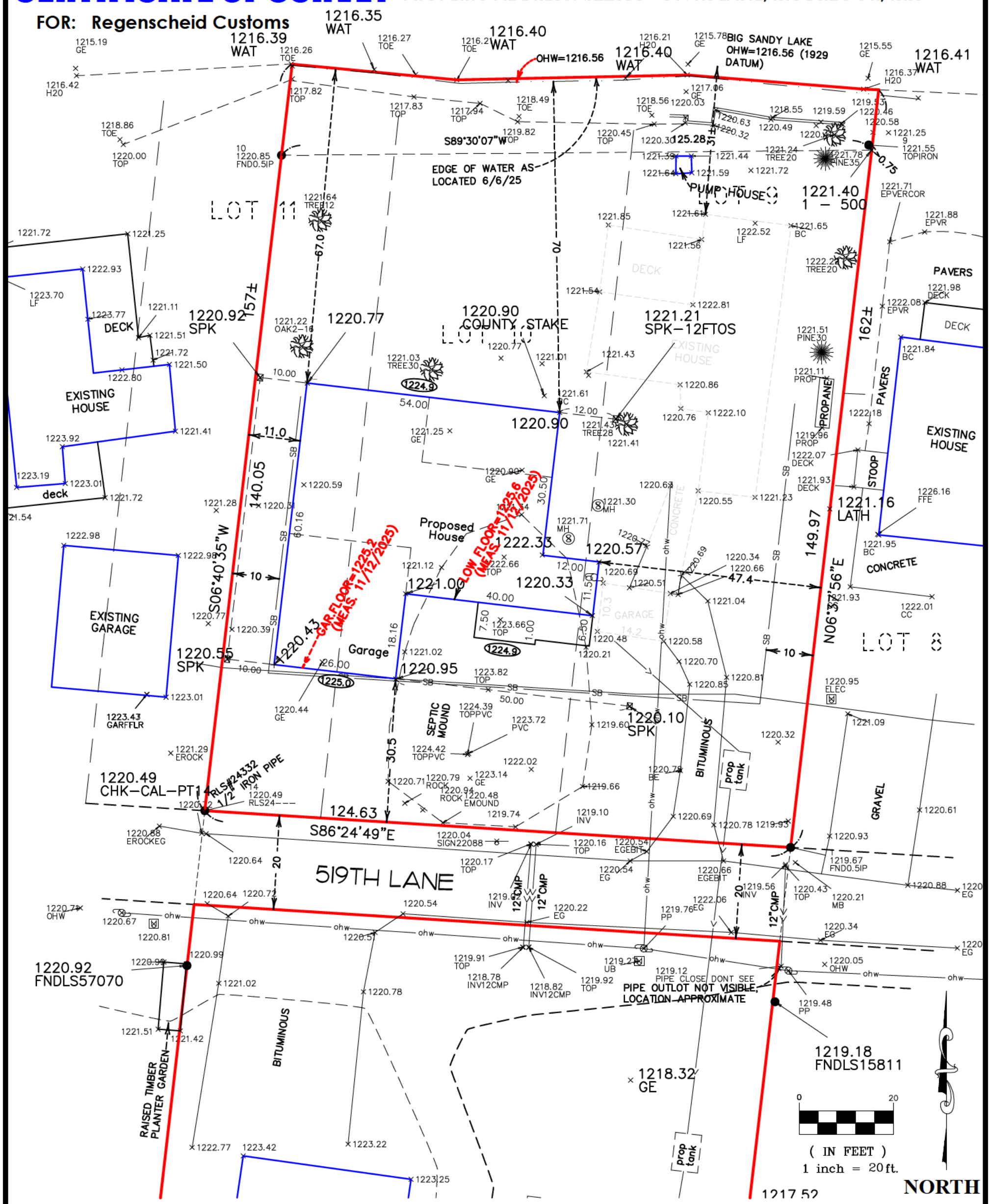
SHORT ELLIOTT HENDRICKSON INC.

Michael Hemstad, PE
Minnesota License number 19165
(Lic. MN and WI)

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: #22088 - 519TH LANE, McGREGOR, MN

FOR: Regenscheid Customs



slab on grade

PROPOSED ELEVATIONS AS-BUILT MEASURED NOV. 12TH, 2025

GARAGE FLOOR = 1225.0..... 1225.2 (meas. 11/12/2025)

TOP OF BLOCK = 1225.4..... 1225.6 (meas. 11/12/2025)

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

ERIC R. VICKARYOUS

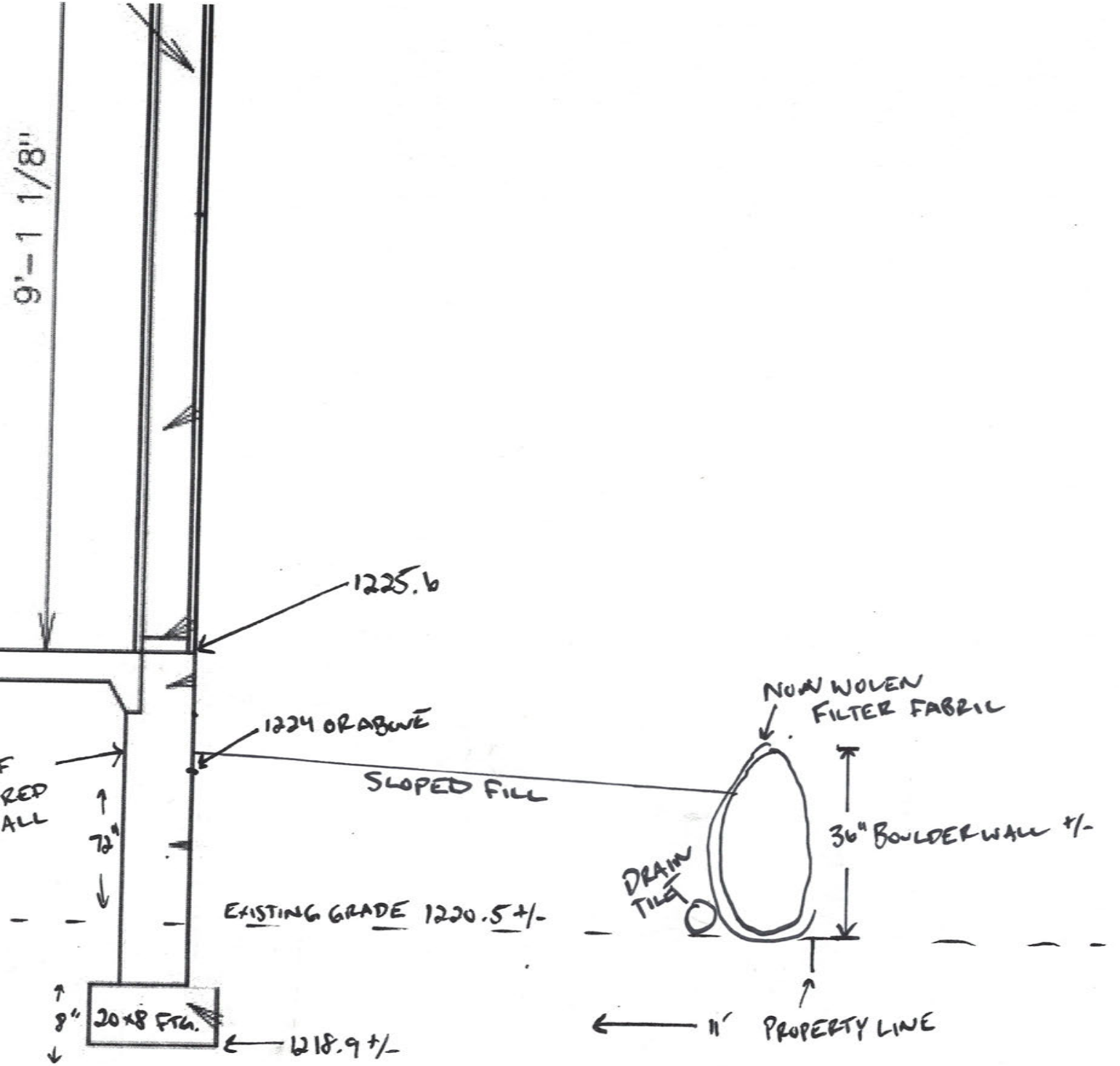
Date: 11/14/2025 Reg. No. 44125

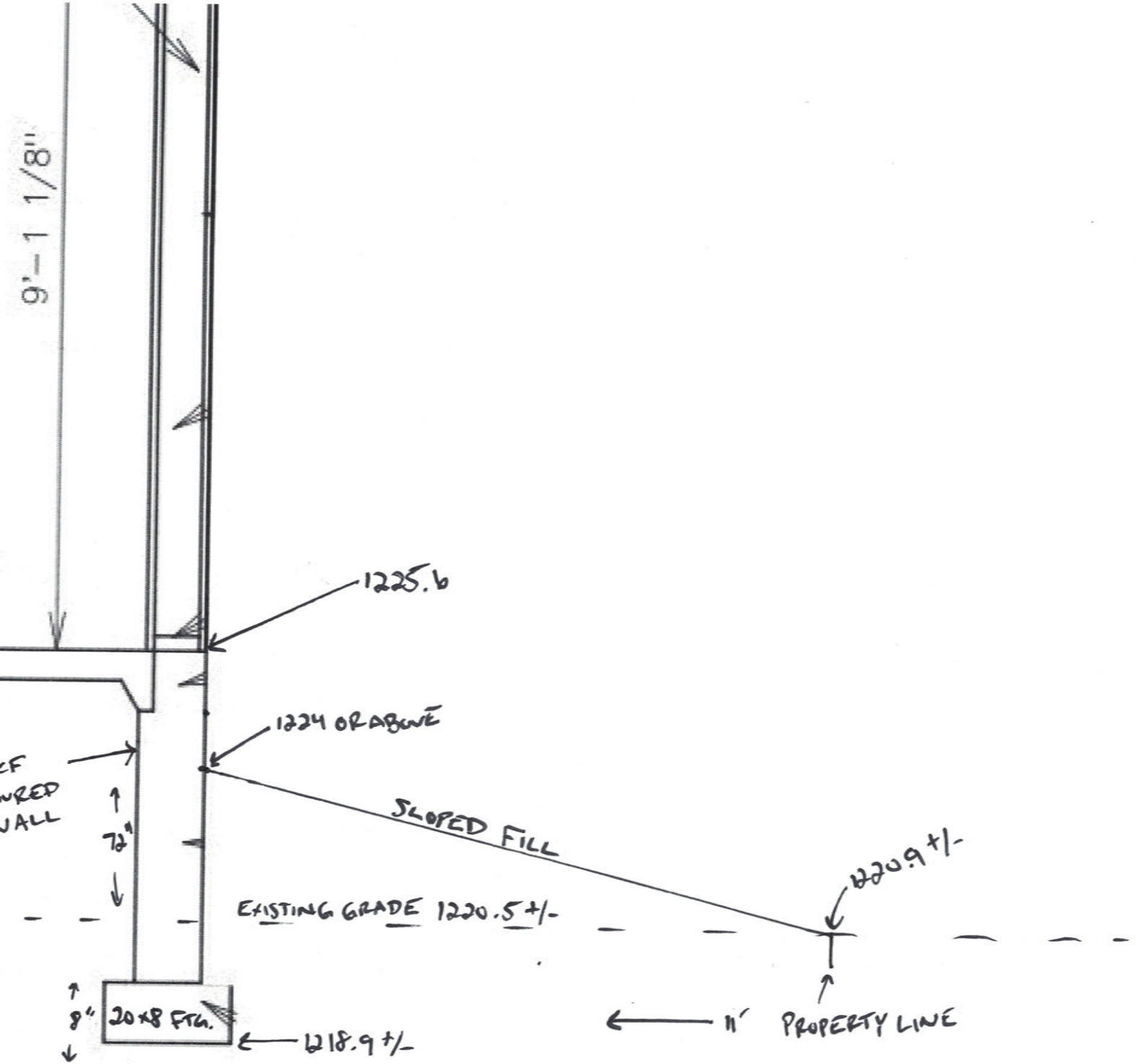
BENCHMARK

BENCHMARK: US ARMY CORPS OF ENGINEERS ST PAUL DISTRICT DAM. USED WATER HEIGHT. NGVD 1929 VERTICAL DATUM.

ACRE LAND SURVEYING
Serving Twin Cities Metro area and beyond
763-458-2997 acrelandsurvey@gmail.com

JOB #25117


9'-1 1/8"
1225.6
1224 OR ABOVE
F
RED
ALL
72"
SLOPED FILL
NON WOVEN
FILTER FABRIC
36" BOULDER WALL +/-
DRAIN
TILE
EXISTING GRADE 1220.5 +/-
8"
20x8 FTG.
1218.9 +/-
11'
PROPERTY LINE


9'-1 1/8"
1225.6
1224 OR ABOVE
CF
WRED
WALL
72"
SLOPED FILL
1220.9 +/-
EXISTING GRADE 1220.5 +/-
8"
20x8 FTG.
1218.9 +/-
11'
PROPERTY LINE

NO DELINQUENT TAXES
AND TRANSFER ENTERED
This 27 Day Apr 2016
Kirk Peterson
County Auditor
Elizabeth Harmon
Deputy

A433590

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS FILED, AND/OR RECORDED ON 4/27/2016 9:00 AM

PACKAGE: 50635 REC FEE: $96.00

Well Certificate: YES

Michael T. Moriarty, Aitkin County Recorder

1/2
WC

CERTIFICATE OF REAL ESTATE VALUE (✓) FILED ( ) NOT REQUIRED CERTIFICATE OF REAL ESTATE VALUE NO. 43523

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: 485024

DEED TAX DUE: $792.00

DATE: April 15, 2016

FOR VALUABLE CONSIDERATION, Kenneth C. Grell and Bethie B. Grell, as husband and wife, ("**Grantor**"), hereby convey(s) and warrant(s) to Lisa R. Olson-Larson and Keith Eric Larson ("**Grantee**"), as joint tenants, real property in Aitkin County, Minnesota, legally described as follows:

→ SEE EXHIBIT "A" ATTACHED HERETO

Check here if all or part of the described real property is Registered (Torrens) ☐

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Restrictions, declarations, covenants, reservations and easements of record, if any.

Check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.

☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

AITKIN COUNTY DEED TAX
No. 9083 Date 4-27-16
792.00 Dollars
Lori Grams
County Treasurer
By Judi Hughes Deputy

Grantor(s)

Kenneth Grell
Kenneth C. Grell

Bethie Grell
Bethie B. Grell

State of Minnesota, County of Anoka

*As Husband and Wife

This instrument was acknowledged before me on April 15, 2016, by Kenneth C. Grell and Bethie B. Grell.*

(Stamp)

LORRIE L. STRECKER
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

(signature of notarial officer)

Title (and Rank): Lorrie L. Strecker Closer

My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:

Partners Title, LLC
2097 County Road D East, Suite A
Maplewood, MN 55109

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Lisa R. Olson-Larson and Keith Eric Larson
22088 519th Lane
McGregor, MN 55760

EXHIBIT "A" LEGAL DESCRIPTION

Lots Nine (9), and Ten (10) and the East Half of Lot Eleven (E1/2 of Lot 11) of the plat of "Sandy Lake Beach", according to the filed plat thereof.

AND

That part of Government Lot Three (3) of Section One (1), Township Forty-nine (49), Range 24 to be described as follows:

Commencing at the point of termination of a 33' wide perpetual road easement as described in Document No. 283538, said point being on the Southerly line of the plat of Sandy Lake Beach, Aitkin County, Minnesota;

Thence North 86 degrees 55 minutes 34 seconds East on an assigned bearing along the Southerly line of said plat of Sandy Lake Beach a distance of 257.65 feet to the actual point of beginning of said tract of land to be described;

Thence continuing North 86 degrees 55 minutes 34 seconds East a distance of 125.00 feet;

Thence South 00 degrees 01 minutes 11 seconds East a distance of 200.00 feet;

Thence South 86 degrees 55 minutes 34 seconds West a distance of 125.00 feet;

Thence North 00 degrees 01 minutes 11 seconds West a distance of 200.00 feet to the actual point of beginning.

Aitkin County, Minnesota

ABSTRACT property.

PID Numbers 39-1-063300, 39-1-063400, 39-1-063500, 39-0-000108

2025-000628

AITKIN COUNTY ZONING

PERMIT NUMBER **49798**

PARCEL NUMBER 39-1-063300

Location 9 (Lot) ____ (Block) ____ (Gov't. Lot) 1 (Section) 49 (Twp.) 24 (Rge.)

Issued Aug 11, 2025 To KEITH LARSON

Nature of Authorization 2800 SQ FT RESIDENCE & 4 BEDROOM TYPE III OTHER SEPTIC W/ OPERATING PERMIT 2025-036.

New Construction _____ Alteration _____

Sewer Installation _____

Flood Plain and Lowest Floor Elev. _____

This permit expires one year from date of issuance

NOTE:
This permit must be posted in a conspicuous place on premises on which work is to be done and remain until work has been completed and inspected.

K. BURTON
ZONING ADMINISTRATOR

No Portion of any Sewage Disposal System shall be Covered Prior to Inspection.

Preliminary & Field Evaluation Form

25-135

Type III mound on Disturbed and Compact Soils

www.SepticResource.com vers 12.4

Owner Information

Date	7/14/2025	Sec / Twp / Rng	S-1, T-24, R-49
Parcel ID	39-1-063300	LUG (county, city, township)	Aitkin Co.
Property Owner:	Keith Larson	Owners address (if different)	
Property Address:	22088 519th LN. McGregor		19920 Rendova St. NE
City / State / Zip:			East Bethel MN 55011

Flow Information and Waste Type / Strength

Estimated Design flow 600

Comments: Install New Mound On Disturbed Soils
Remove Existing Driveway, sidewalk, shed, house
Use 3:1 Berm Ratio to reduce Mound to fit in area.
Mound Absorption area will be subcut approx. 2 ft.
Fill Sub-Cut area with washed sand to Elv.= 102'
Owner is proposing a new 4 bedroom house to replace cabin
Abandon Existing Mound and Tank. (Remove both)
Aitkin Co Operating Permit Required.

Anticipated Waste strength	☐ Hi Strength	☑ Domestic
Any Non-Domestic Waste	☐ Yes (class V)	☑ No
Sewage ejector/grinder pump	☐ Yes	☑ No
Water softener	☐ Yes	☑ No
Garbage Disposal	☐ Yes	☑ No
Daycare / In home business	☐ Yes	☑ No

Site Information

Existing & proposed lot improvements located (see site map)	☐ Yes	☑ No	Well casing depth	Proposed deep well Seal Existing Shallow Well	
Easements on lot located (see site map)	☐ Yes	☑ No	Drainfield w/in 100' of residential well	☑ Yes	☐ No
Property lines determined (see site map)	☑ Yes Surveyed	☐ No	Site w/in 200' of transient noncommunity water supply (TNCWS)	☐ Yes	☑ No
Req'd setbacks determined (see site map)	☑ Yes	☐ No	Site w/in an inner wellhead mgmt zone (CWS/NTNCWS)	☐ Yes	☑ No
Utilities located & identified (gopher state one call)	☐ Yes	☑ No	Buried water supply pipe w/in 50' of system	☐ Yes	☑ No
Access for system maintenance (shown on site map)	☑ Yes	☐ No	Site located in Shoreland (w/in 1000' of lake, 300' of river)	☑ Yes	☐ No
Soil treatment area protected	☑ Yes	☐ No	Site map prepared with previous items included	☑ Yes	☐ No

Construction related issues: Sub-Cut Area to Elv.= 98' or lower if soils are compacted.
North end of Rockbed will be 76 ft from lake OHW. North berm 64' from Lake OHW

Jody Grund Helped with this design 7/14/2025

Soil Information

		Evidence of site:	
		Cut	☐ Yes ☑ No
		Filled	☐ Yes ☑ No
		Compacted	☑ Yes ☐ No
		Disturbed	☑ Yes ☐ No
Original soils	☐ Yes ☑ No		
Soil logs completed and attached	☑ Yes ☐ No	Perk test completed and attached (if applicable)	☐ Yes ☑ No **After Removal Recommended**
Soil loading rate (gpd/ft^2)	0.60	Percolation rate (if applicable)	
Depth/elev to SHWT	19"	Flooding or run-on potential	☑ Yes ☐ No
		(comments)	Mound Area within 100 yr. flood zone
Depth to system bottom maximum (or elev minimum)	**Elv.= 102' Bottom of rockbed**		
		Flood elevation (if applicable)	
Depth/elev to standing water (if applicable)		Libby Dam Lake Elv.= 1216.3 on 7/16/24	
Depth/elev to bedrock (if applicable)		Elevation of ordinary high water level (if applicable)	1216.5
Soil Survey information determined (see attachment)	☑ Yes ☐ No	Floodplain designation and elev - 100 yr/10 yr (if applicable)	1223.9'
		Approx. Mound Average Grade Elv.= 1220.9' or Elv.= 100'	
		Approx. Bottom of Rockbed Elv.= 1222.9' or Elv.= 102'	
Differences between soil survey and field evaluation (if applicable)		Approx. Top of Finished Mound Elv.= 1224.9 or Elv.= 104'	

I hereby certify this evaluation was completed in accordance with MN 7080 and any local req's.

Designer Signature	Brummer Septic LLC.	L-1347
	Company	License #

Because of the amount of disturbed and compact soils, designer takes NO part in any Warranty of this sytem

Aitkin County Soils Verification Sheet 25-135

Property Owner: Keith Larson
Date: 7/14/25
RE Code: 39-1-063300
Site Address: 22088 519th Ln. McGregor MN 55760

Pit	Boring X	Elevation	100.4'	Depth to SHWT	Elv.= 97.8'	Date	7/14/25
Depth (in)	Texture	Fragment%	Matrix Color	Redox Color	Consistence	Grade	Shape
0 - 20	Existing Mound End Berm						
20 - 26	Top Soil Sandy Loam	< 35%	10YR3/2		Loose	Loose	Granular
26 - 32	Sandy/ Silty Loam	< 35%	10YR5/3		Loose	Loose	Granular
32 - 36	Sandy/ Silty Loam	< 35%	10YR5/3	7.5YR5/6	Loose	Loose	Granular

This Soil Bore was Conducted through South Mound Berm Close to Rockbed End

Signature

Jody Grund (Aitkin Co.)
Designer/Inspector
License # : C- 10162
Phone Number : 218-927-7342
Date: 7/14/25

Pit	Boring X	Elevation	100.1'	Depth to SHWT	98.5'	Date	7/14/25
Depth (in)	Texture	Fragment%	Matrix Color	Redox Color	Consistence	Grade	Shape
0 - 9	Top Soil Sandy Loam	< 35%	10YR3/2		Loose	Loose	Granular
9 - 19	Sandy Loam	< 35%	10YR4/4		Loose	Loose	Granular
19 - 24	Sandy Loam	< 35%	10YR4/4	7.5YR5/6	Loose	Loose	Granular

Signature

Jeff Brummer
Designer/Inspector
License # : L-1347
Phone Number : 218-821-0704
Date: 7/14/25

< less than > greater than

Consistence	Grade	Shape
Loose	Loose	Single Grain
Friable	Weak	Granular, Blocky
Firm	Moderate	Prismatic, Platy
Rigid	Strong	Massive

Sketch

See Map

Elv.= 98.3 as limiting layer Because of the extent of soil moving in the mound area use Elv. 99' as starting point of Separation
Bottom of Rockbed Elv.= 102'

Jody Grund Helped with this design 7/14/2025

2011 purple code

Mound Design - Aitkin county

www.SepticResource.com (vers 15.2)

Property Owner: Keith Larson **Date:** 7/14/2025

Site Address: 22088 519th LN. McGregor **PID:** 39-1-063300

Comments: This Mound will be on Disturbed Soils, Existing driveway, sidewalk, house.

instructions: [ ] = enter data [ ] = adjust if desired [ ] = computer calculated - DO NOT CHANGE!

1) 4 bedroom Type III Residential System

2) 600 GPD design flow

3) No Garbage disposal or pumped to septic Install 1650 Jacobson 2/Conpartment Septic/Pump Tank

4) 1500 Gal Septic tank (code minimum) 1500 Gal Septic tank (design size / LUG req'd)
Tank options: none

5) 1.2 GPD/ft^2 mound sand loading rate contour loading rate of 12 req's a min 50 ft. long rockbed

6) 8.0 ft rockbed width 63.0 ft rockbed length **Use 63 ft rockbed length**

7) 3.0 ft lateral spacing 3.0 ft perforation spacing (maximum of 3 for both)
end feed manifold connection

8) 3 laterals 61.0 feet long 21.0 perfs / lateral 63 perfs total
(1/2 a perf means the first perf starts at the middle feed manifold)

9) 7/32 inch perfs at 1 feet residual head gives 0.56 gpm flow rate per perforation

for this perf size & spacing, & pipe size on line 12, max perfs/lateral = 30, line #8 must be less --> OK

10) 6.0 doses per day (4 minimum)

11) 100 gallons per dose (treatment volume)

1.25 5x

12) 2.00 inch diameter laterals must be used to meet "4x pipe volume" requirement

2.00 3x

13) 30 feet of 2.0 inch supply line leads to 5 gallons of drainback volume
(Tip: "top feed" manifold to control the drainback)

14) 105 gallons TOTAL pump out volume (treatment + drainback)

15) 12 feet vertical lift from pump to mound laterals, leads to a:

16) 36 GPM @ 19 feet of head, Pump requirement (note: >50gpm may require an extra 3-6' of head)

17) 500 gal Dose tank (code minimum) 533 gal Dose tank (design size / LUG req'd) at 12.69 gpi
leads to a **Mound Pump Tank is a 520 Jacobson Tank**

18) 8.3 inch swing on Demand float, or timed dosing of 2.9 min ON (confirm pump rate with drawdown
(this delivers Average flow, =70% of Peak design flow) 6 hrs OFF test and adjust as necessary)

19) 12 inches from bottom of tank to "Pump OFF" float

20) 20 inches from bottom of tank to "Pump ON" float, or 12 inches to "Timer ON" float if time dosed

21) 23 inches from bottom of tank to "Hi Level" float, or 33 inches to "Hi Level" float if time dosed

22) 241 gallons reserve capacity (after High Level Alarm is activated)

23) 0.60 gpd/ft^2 Absorption area Soil Loading Rate, (this must match the soil boring log) which gives a mound ratio of 2 (minimum) desired mound ratio 2.0

24) 0 percent site slope (0-20% range) 0 (% downslope site slope, if different than upslope)

25) 0 inches, or 0.0 ft. to Redox or other limiting condition (need at least 12" to be a Type I)

Treatment zone contains 0 inches of 0% soil credit, and 0 inches of 50% soil credit. Giving a:

26) 24 inch, or 2.0 ft. Sand Lift Mound **CRITICAL FOR FUTURE CERTIFICATIONS!!!**

27) 16.0 ft. base absorption width (with sand beyond rockbed as follows:)

16.0 greater of: absorption width OR sand slope

28) 4.0 ft. upslope and sideslope sand upslope 4.0 **East Sand Width**

4.0 ft. Downslope sand down slope 4.0 **West Sand Width**

Individual slope ratios give BERM widths (topsoil beyond rockbed) of:

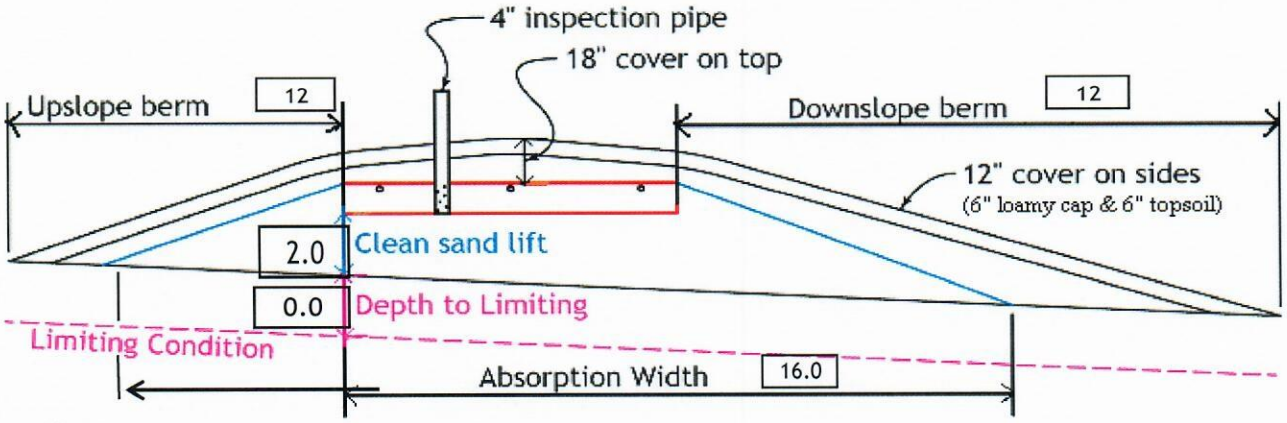
29) 3:1 upslope ratio 12 ft. upslope berm Used 3:1 Slopes to fit between Property line and Proposed house

30) 3:1 sideslope 12 ft. sideslope berms

31) 3:1 downslope 12 ft. downslope berm

32) Overall Dimensions: 8.0 ft. wide by 63.0 ft. long Rock bed

32 ft. wide by 87 ft. long Mound footprint



Note:
For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

33) Rock Bed:

8.0 ft. by 63.0 ft. by 9 inches under pipe, plus 20% gives 23 yd^3 or *1.4= 32 ton

34) Mound Sand: (note: volume is based on 3:1/4:1 slope from top of rockbed, Exchange sand for loamy cap if desired)

40.5 up + 40.5 downslope + 8.0 ends + 37.3 under rock = 152 yd^3 or *1.4= 212 ton
plus 20%

35) Loamy Cap:

28 ft. by 83 ft. 6" deep, plus 20% gives 52 yd^3 or *1.4= 73 ton

36) Topsoil:

32 ft. by 87 ft. 6" deep, plus 20% gives 62 yd^3 or *1.4= 87 ton

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

Designer Signature	Brummer Septic LLC.	L-1347	7/14/2025
	Company	License#	Date

Installer Summary

1500 gallon Septic tank (minimum)

Tank options: none

Install 1650 Jacobson 2/Conpartment Septic/Pump Tank

533 gallon Dose tank (minimum) at 12.69 gpi

36 GPM @ 19 ft. of head, Pump required

8.3 inch swing on Demand float which translates to roughly 5.2 inches of float tether length

if time dosing is required --> 2.9 minutes ON time & 6 hours OFF time

20 inches from bottom of tank to "pump ON" float, or 12 inches to "timer ON" float

23 inches from bottom of tank to "Hi Level Alarm" or 33 inches to "Hi level alarm" if time dosed

30 ft. of 2.0 inch supply line with end feed manifold connection

(Tip: "top feed" manifold to control drainback)

24 inch, or 2.0 ft. Sand Lift Mound

8.0 ft. wide by 63.0 ft. long Rock bed

3 laterals 2.00 inch diameter 61.0 ft. long 3.0 ft. lateral spacing

7/32 inch perfs 3.0 ft. perforation spacing

No Effluent filter & alarm

3 clean out & valve box assemblies

16.0 ft.Total sand ABSORPTION width (minimum)

4.0 ft. upslope and sideslope (sand beyond rockbed, minimum)

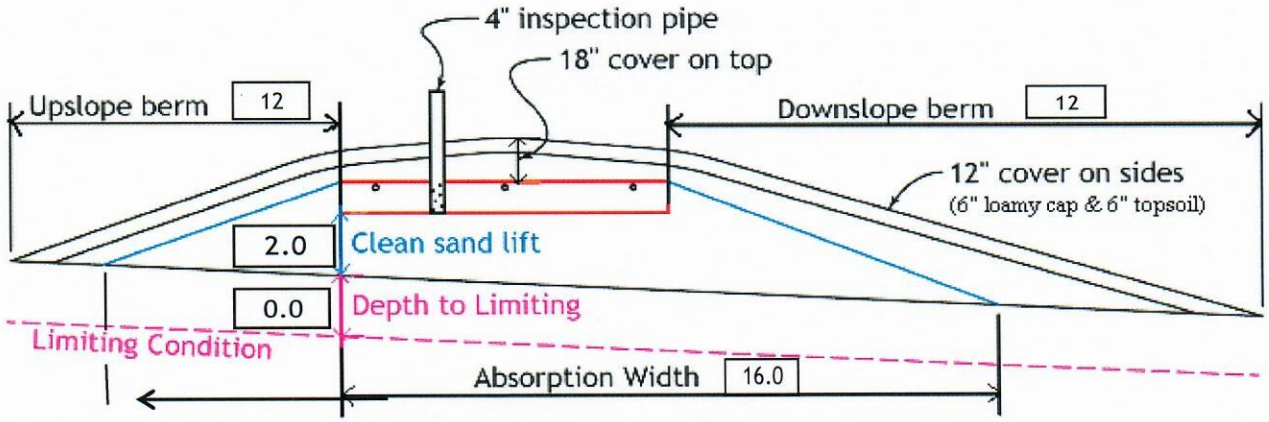
4.0 ft. Downslope (sand beyond rockbed, minimum)

Specific slope ratios give BERM widths (topsoil beyond rockbed) of:

3:1 upslope ratio 12 ft. upslope berm

3:1 sideslope 12 ft. sideslope berms

3:1 downslope 12 ft. downslope berm



Note:
For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

Rock Bed:	23.0	yd^3 or *1.4=	32	ton	9 inches under pipe
Mound Sand:	152	yd^3 or *1.4=	212	ton	
Loamy Cap:	52	yd^3 or *1.4=	73	ton	6" deep
Topsoil:	62	yd^3 or *1.4=	87	ton	6" deep

INSPECTOR CHECKLIST - mound

22088 & 22105 519th LN. McGregor

- [ ] WELL setbacks: 20' to pressure tested sewer line (5 psi for 15 min)
  50' to everything 100' to dispersal area with shallow well
- [ ] PROPERTY LINES setback: 10' to everything
- [ ] Road setback: platted: 10' prop line. Metes & bounds: out of road easement, or outer ditch.
- [ ] LAKE / BLUFF setback: 20' for bluff. Lakes: GD ___, RD ___, NE ____. Protected wetland ___.
- [ ] Building setbacks: 10' for everything, 20' for dispersal area.
- [ ] WATER LINE under pressure se 10' to bed,tank & sewer line. (else sewer line > 12" below, else ok w/pvc)

- [ ] Sewer line & baffle connection (no 90's, 3' between 45's, slope min 1" in 8', max 2" in 8')
  (no depth req's, clean out every 100', Sch 40 pipe)

- [ ] Septic tank and risers (water tight, insulated, proper depth, existing verified by pumping)
  mfg_____ 1500 gallons none

- [ ] Riser over outlet, riser over inlet or center, and 6"+ inspection pipe over any remaining baffles.
- [ ] No effluent filter & alarm
- [ ] Dose tank risers and piping (water tight, insulated, proper depth, drainback)
  mfg_____ 533 gallons

- [ ] dose pump _____ 36 gpm 19 head VERIFY PUMP CURVE 2.9 min ON 6 hr OFF

- [ ] float setting drop 8.3 inches at 12.7 gpi "DESIGNED" 5.2 inches approx float tether length
  105.0 gal dose divided by ____ gpi "INSTALLED" = ____ inches float drop (field corrected
  LABEL pump requirements and drawdown on riser or panel

- [ ] Cam lock reachable from grade - 30" max. J-hook weep hole. Supply line access (no hard 90's)
- [ ] 2.0 inch supply pipe: Sch40, sloped 1/8"+, supported by 4" sch40 sleeve or compacted, and buried 6"+.
- [ ] splice box / control panel / electrical connections
- [ ] flow measurement: CT, ETM, time dosed, home water meter
- [ ] mound absorption area rough up
- [ ] mound rock dimensions 8.0 X 63.0
- [ ] Sand lift depth 24 inches. (Jar test : 2" sand leaves < 1/8" silt after 30 min)

- [ ] Absorption Sand beyond rock 4.0 upslope 4.0 downslope

- [ ] Bermed topsoil beyond rockbed 12 upslope 12 sideslope 12 downslope

- [ ] cover depth of 12-18"+ VERIFY
- [ ] 3 laterals (1-2' from edge of rock)
- [ ] 2.00 inch pipe size (Sch40 pipe & fittings)
- [ ] 3.0 ft lateral spacing

- [ ] 7/32 inch perforations
- [ ] 3.0 ft perforation spacing

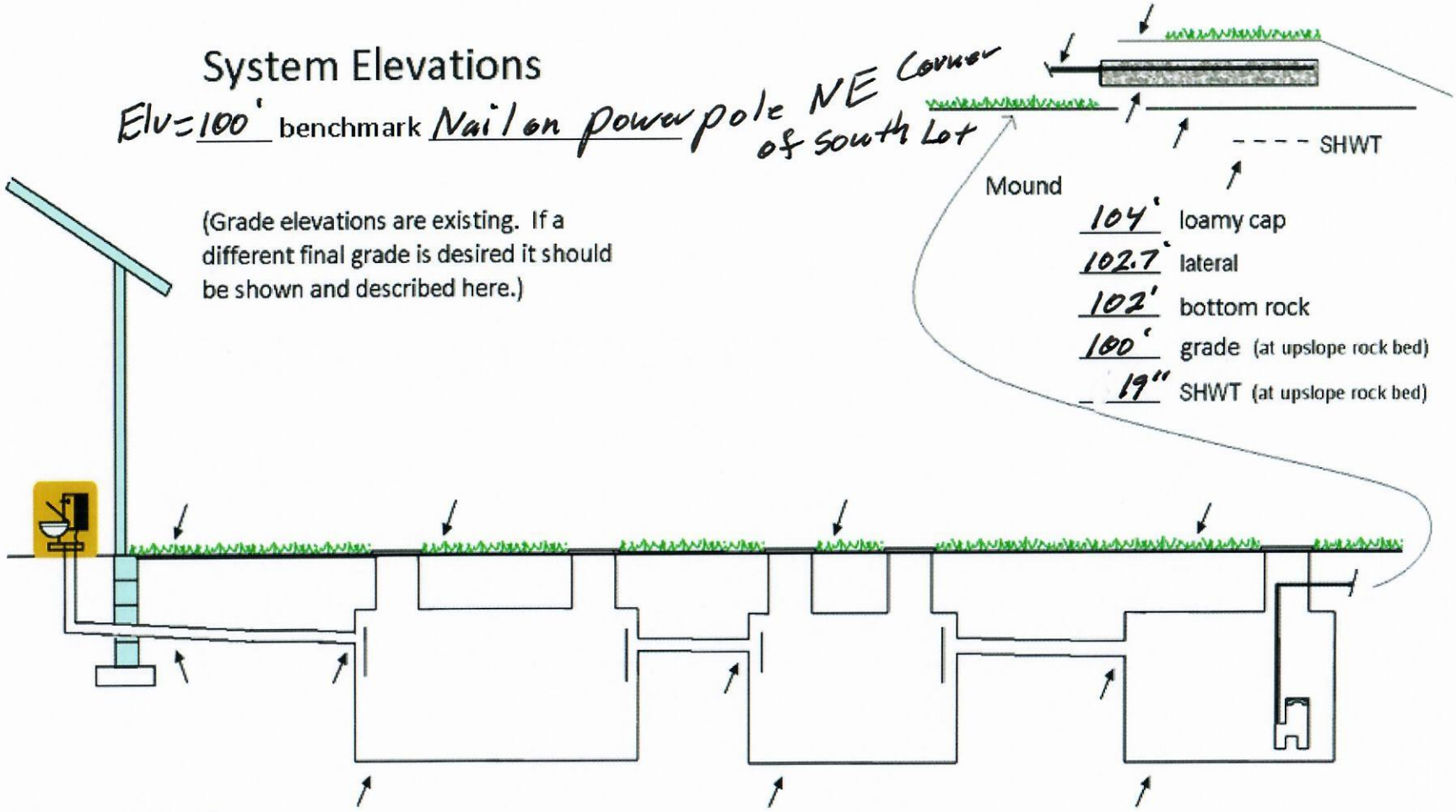
- [ ] Air inlet at end of laterals, and at top feed manifold if necessary. VERIFY
- [ ] clean outs (no hard 90's)
- [ ] 4" inspection pipe to bottom of rock, anchored VERIFY

- [ ] Abandon existing system - if necessary [ ] Re-use existing tank certification
- [ ] monitoring plan and type _____
- [ ] well abandonment form - if necessary

System Elevations

Elv=100' benchmark Nail on power pole NE Corner of South Lot

(Grade elevations are existing. If a different final grade is desired it should be shown and described here.)



104' loamy cap
102.7' lateral
102' bottom rock
100' grade (at upslope rock bed)
19" SHWT (at upslope rock bed)

Sewer pipe
Proposed ~~exiting~~ house
Proposed 103' Grade
100' Pipe

Septic Tank
99.7' Grade
99' inlet
95' Tank bottom

Septic Tank (if applicable)
____ Grade
____ inlet
____ Tank bottom

Pump Tank
99.7' Grade
98.7' inlet
95' Tank bottom

Mound Design Notes - Aitkin county

Property Owner: Keith Larson **Date:** 7/14/25

Site Address: 22088 519th LN. McGregor **PID:** 39-1-063300

Comments: ***Mound designed ON Disturbed and Filled Soils.***

1 This is a type III mound , (Disturbed, compacted soils) sized for a 4 bedroom system.
Soils where Verified on 7/14/25 by Jody G and Jeff B see soils sheet.

2 Existing well location is on the North of Existing House, When New deep well is installed, Seal Existing shallow well.
New Deep Well Location Must meet 50 ft setback to Septic tank, Mound and 20 ft from sewer pipe.
Existing tank to be pumped collapsed, removed. Existing mound to be removed for proposed new house.
There are 2 different culverts draining from North to South under 519th Ln. Installer to make sure that the mound is landscaped to keep surface water moving South across lot.

3 The Proposed new house will be gravity flow from south side of house, install clean-out near house.
Proposed House Floor Elv.= 104', Proposed Grade around house between 102' and 103'
Top of Proposed Mound will be Approx. Elv.= 104' or 1224.9' **Big Sandy 100 yr flood Elv.= 1223.9'**

4 Owner will have existing House, Asphalt Driveway, Concrete sidewalk, and shed removed to make Mound Area.
Installer will Subcut Sand Absorption area 2ft below existing grade (Elv.= 100') or deeper to non-compacted soils.
Designer Recommends installer run a couple of Perk Tests between Sub-cut and filling back in with Washed Sand.
Installer will fill Subcut area (63' x 16') with washed sand to Elv.= 100'. Install 2 ft mound on Sub-cut area.
Install 2 ft washed sand 16 ft wide x 63' long under rockbed **(Bottom of Rockbed Elv.= 102')**
Installer will shape mound to blend into house grade. Watch bury depth of tank.

5 Install 1650 Jacobson 2/compartment septic/ pump tank for gravity flow from house.
Recommend installing an effluent filter in septic tank outlet. Install alarm on Effluent filter. Insulate tank tops.
Install with Mound Pump tank low enough for drainback from mound to pump tank.

6 The berm slopes are at 3:1. Reason for 3:1 is to fit in the area between East Prop Line and new House.

7 Elevation contour of rock bed upslope edge is 100' . East berm will be approx. 2.5 ft. from property line.
The area size of the rock bed is 8' x 63' . Absorption area is 16' x 64'.
Sand absorption area is 4 ft. East slope + 8 ft. rockbed + 4 ft. West slope =16' ft. wide sand base.
Berms are 12ft. East slope, 12ft. West slope, 8ft. Rock bed = approx. 32ft. Wide.
Overall mound size is approx. 32' wide x 87' long and approx. 4' high. End berms are 12ft. Wide.
North End of Rockbed will be 76' from OHW, with the North Berm Toe at 64' from OHW.
East Absorption Area will be 10.5 ft from East Property line, East Berm Toe will be 2.5 ft from Prop line.
West Absorption Area will be 20.5 ft from proposed house, West Berm Toe will be 12.5 ft from house.

8 The bench mark is the nail Elv.= 100' or approx. 1220.9' is on the power pole on East prop line across road.
Installer to double check bench mark. Installer should confirm bench mark and sand height Elv. with inspector.
Installer should record bench mark Elv. and sand height on installation inspection form.
The top of the sand and bottom of rock bed is Elv. 102'.

9 It is important that the soils do not get compacted, and that clean Washed sand is used.

10 Install 1650 Jacobson 2/Compartment tank will be gravity flow from house. Install the mound pump for 6 demand doses per day. approx. 105 gallons per dose, 8.3 inches of tank level. Install alarm at 3 inches from pump on level.
Install a 2" supply pipe from tank to end manifold in rock bed, install so pipe drains back to tank.
Install 2" laterals with 9" of rock under them. (Install Lateral clean-outs at far end of laterals. Recommended)

11 **Drill 7/32" perf holes spaced 3 ft. on center.**

12 Install Event counter on Mound Effluent pump, calibrate pump and give gallons per event to Owner.

13 Because of Flood Elevation at approx. Elv.= 103' or 1223.9' . Raise all manholes and inspection pipe above 1223.9'
Install all the tanks manholes as high as possible and have screw down covers. Install a pump disconnect to the pumps
If system is inundated with flood water it must not be used until all tanks have been pumped.
(reason for pumping is the tanks will have silt in them and the silt will plug up the mound)

13 **Designer does not guarantee or warranty any Type III systems.**
Designed to Aitkin Co. and MPCA recommendations and requirements.

Designer Signature	Brummer Septic LLC. Design Company	L-1347 License#

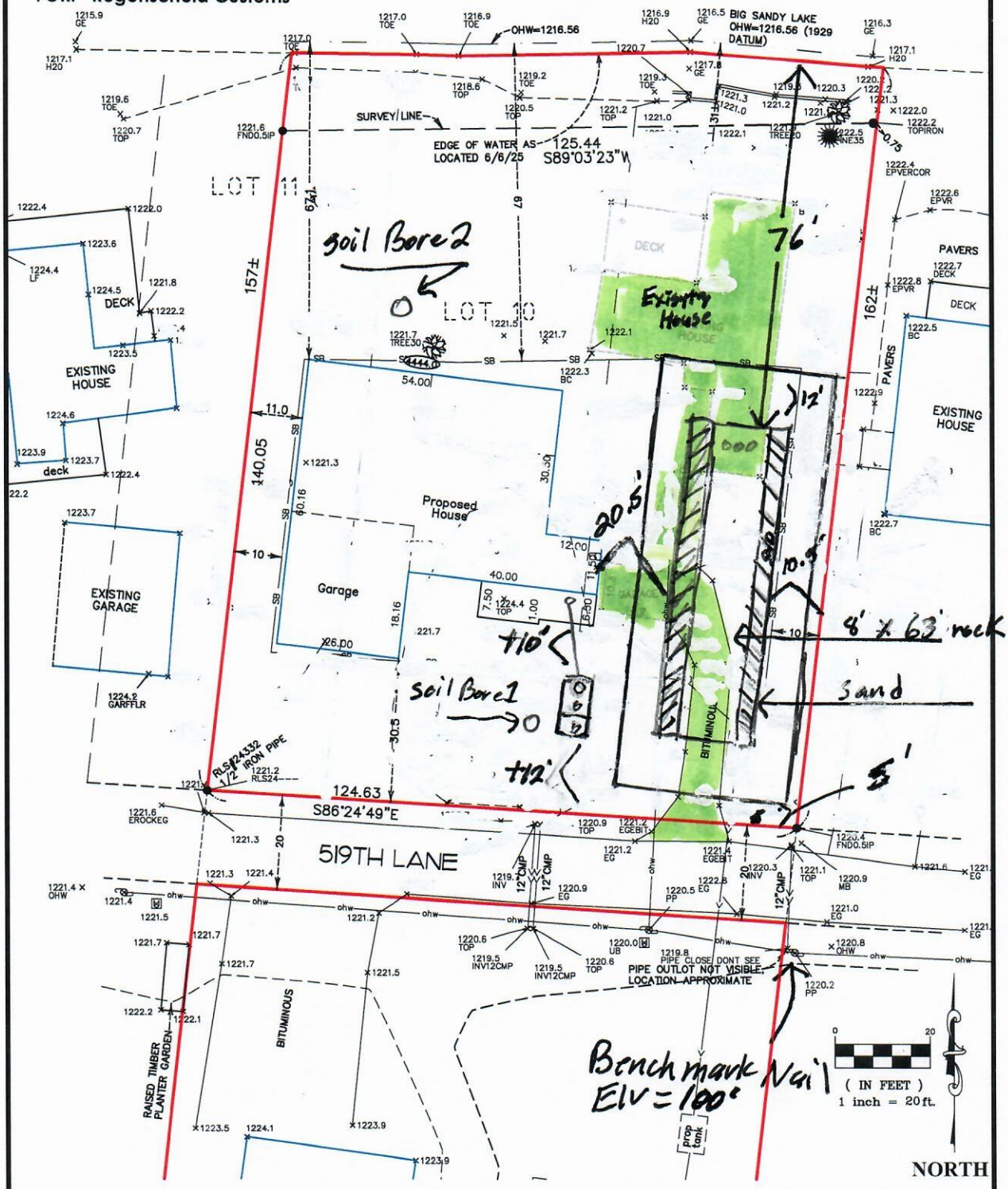
This System will require an Aitkin Co. Operator permit, annual inspection
Owner and installer are responsible for owner knowing how system is maintained.

CERTIFICATE OF SURVEY

SHEET 1 OF 2 SHEETS

PROPERTY ADDRESS: #22088 - 519TH LANE, McGREGOR, MN

FOR: Regenscheid Customs



slab on grade

PROPOSED ELEVATIONS

GARAGE FLOOR = 1225.0
TOP OF BLOCK = 1225.4

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

ERIC R. VICKARYOUS

Date:_____ Reg. No. 44125

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Serving Twin Cities Metro area and beyond
763-458-2997 acrelandsurvey@gmail.com

JOB #25117

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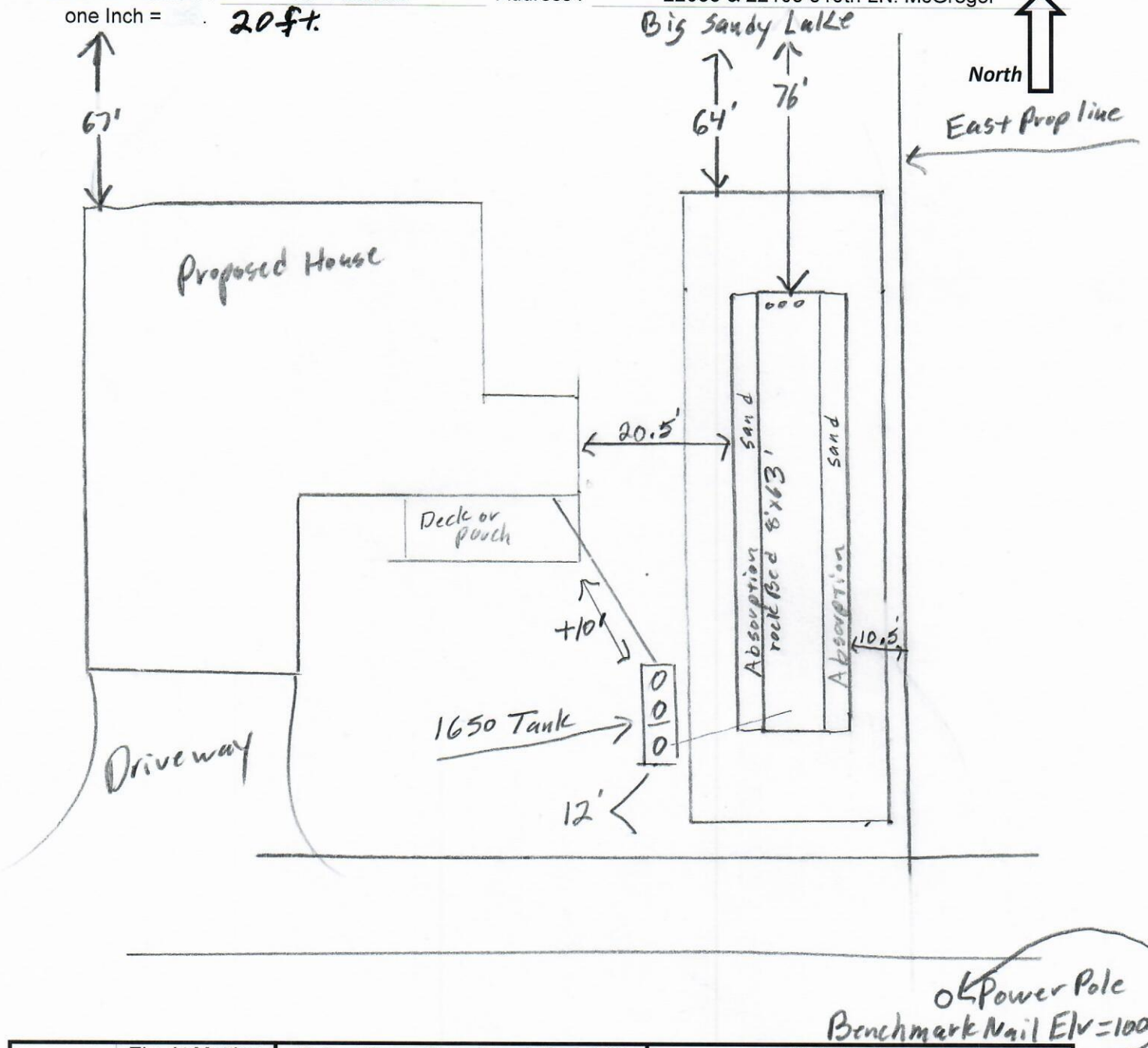
{ Design Drawing }

Property Owner: Keith Larson Date: 7/14/25 Designer's Initials : JB

Parcel ID. Number : 39-1-063300 Address : 22088 & 22105 519th LN. McGregor

one Inch = 20ft.



	Elv. At Mottles	*Nail on Power Pole= Bench Mark 100'*			Existing Grade
Soil Bore 1	97.8'	Bench Mark	100'		Upslope Edge of Rockbed Elv.= 100'
Soil Bore 2	98.3'	Ground Elv. BM	98.6'		Bottom of Rockbed Elv.= 102'
Soil Bore 3		Ground Elv. Tank	99.7'	Septic	Top of Washed Sand Elv.= 102'
	New Grade of	Proposed house	103' ?	Estimated	

Please show all that apply (Existing)

Wells within 100ft. Of Drain field.

Water lines within 10 ft. of Drain field.

Drain field Areas:

Please Draw to Scale with North to Top or Left Side of Page:

	Disturbed/Compacted Areas	Access Route for Tank Maintenance
	Component Location	Property Lines
	OHW ordinary high water	Structures
	Lot Easements	Setbacks

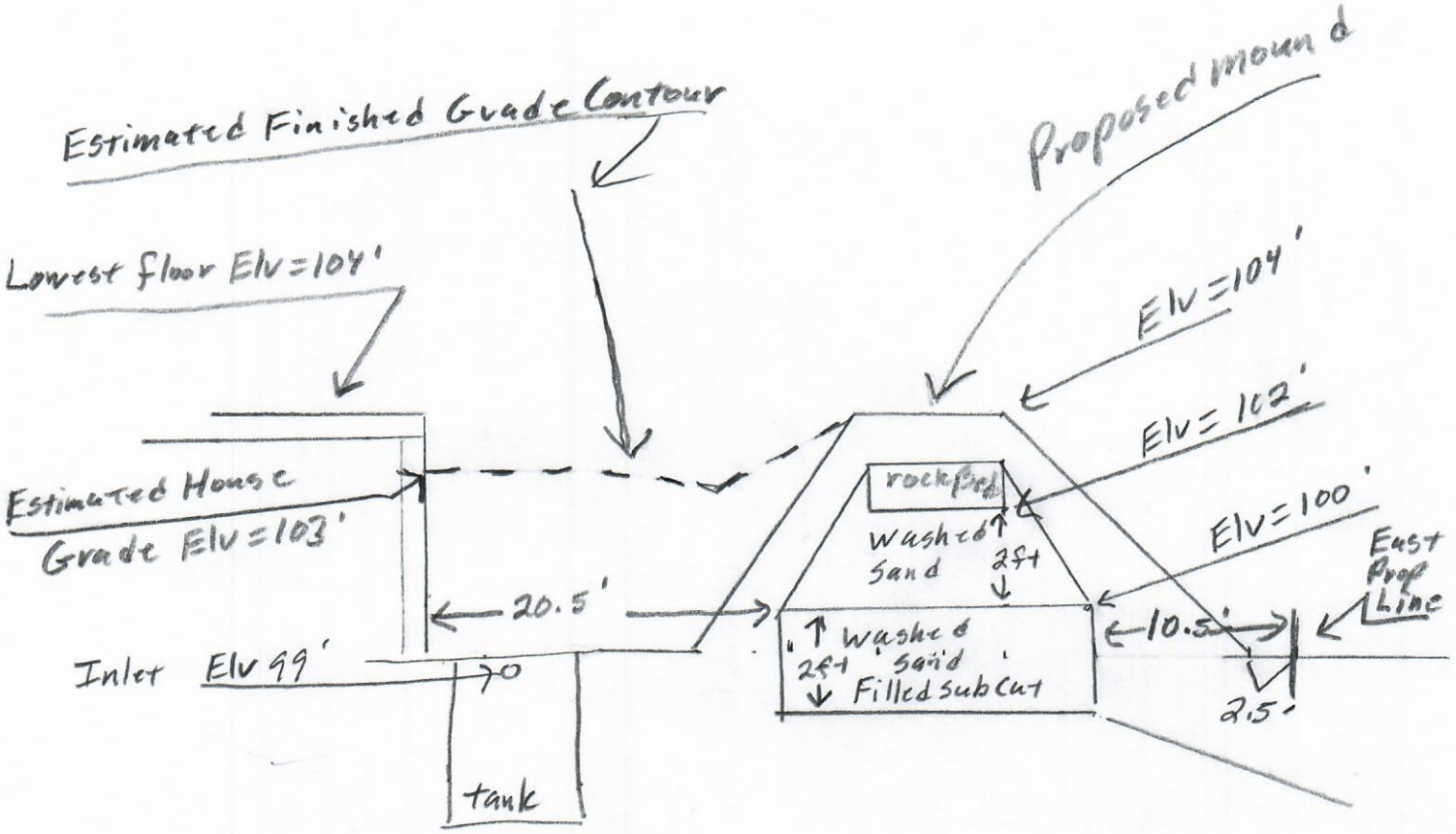
{ Design Drawing }

Property Owner: Keith Larson Date: 7/14/25 Designer's Initials : JB

Parcel ID. Number : 39-1-063300 Address : 22088 & 22105 519th LN. McGregor

one Inch = 40ft.

North



	Elv. At Mottles	*Nail on Power Pole= Bench Mark 100'*			Existing Grade
Soil Bore 1	97.8'	Bench Mark	100'		Upslope Edge of Rockbed Elv.= 100'
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Lot Easements	Setbacks

{ Design Drawing }

Property Owner: Keith Larson Date: 7/14/25 Designer's Initials : JB
Parcel ID. Number : 39-1-063300 Address : 22088 519th LN. McGregor
one Inch = 40ft.

Designer IS NOT a surveyor. All refences to Lake Elevations are based on site info on 7/14/25
Libby Dam - Big Sandy Lake Elv= 121 on 7/14/2025
Designer shot lake Elevation on the lake Lot to get Approx. Site Elevations

Lake Elevations	Design Elevations	
1216.3'	95.4'	Lake Elv.
1220.9'	100'	Bench Mark Nail
	100'	Grade at Existing House SW Corner
1223.9'	103'	Estimated New House (Grade Finished Grade)
1224.9'	104'	Lowest Floor
	99.7'	Grade at Proposed Septic/Pump Tank
	99'	Estimated Inlet of New Septic Tank
	98'	Estimated Mound Pump Elv.
	98'	Estimated 2" Supply Pipe going to Mound
1220.8'	99.9'	Average Driveway Grade
1219.9'	99'	Bottom of Ditch (North side of road east lot line)
1219.5'	98.6'	Bottom of Ditch (North side of road Center of lot line)
1220.8'	99.9'	Up-slope Edge of Rockbed
1222.9'	102'	Bottom Of Rockbed Top of Washed Sand
1224.9'	104'	Top of New Mound
1216.56'	**95.6'**	**Big Sandy OHW**
1223.9'	**103'**	**100 Year Flood Elv.=**
1224.9'	**104'**	**Lowest Floor**

		Nail on Power Pole= Bench Mark 100'			Existing Grade
Soil Bore 1		Bench Mark	100'		Upslope Edge of Rockbed Elv.= 100'
Soil Bore 2		Ground Elv. BM	98.6'		Bottom of Rockbed Elv.= 102'
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Property Lines
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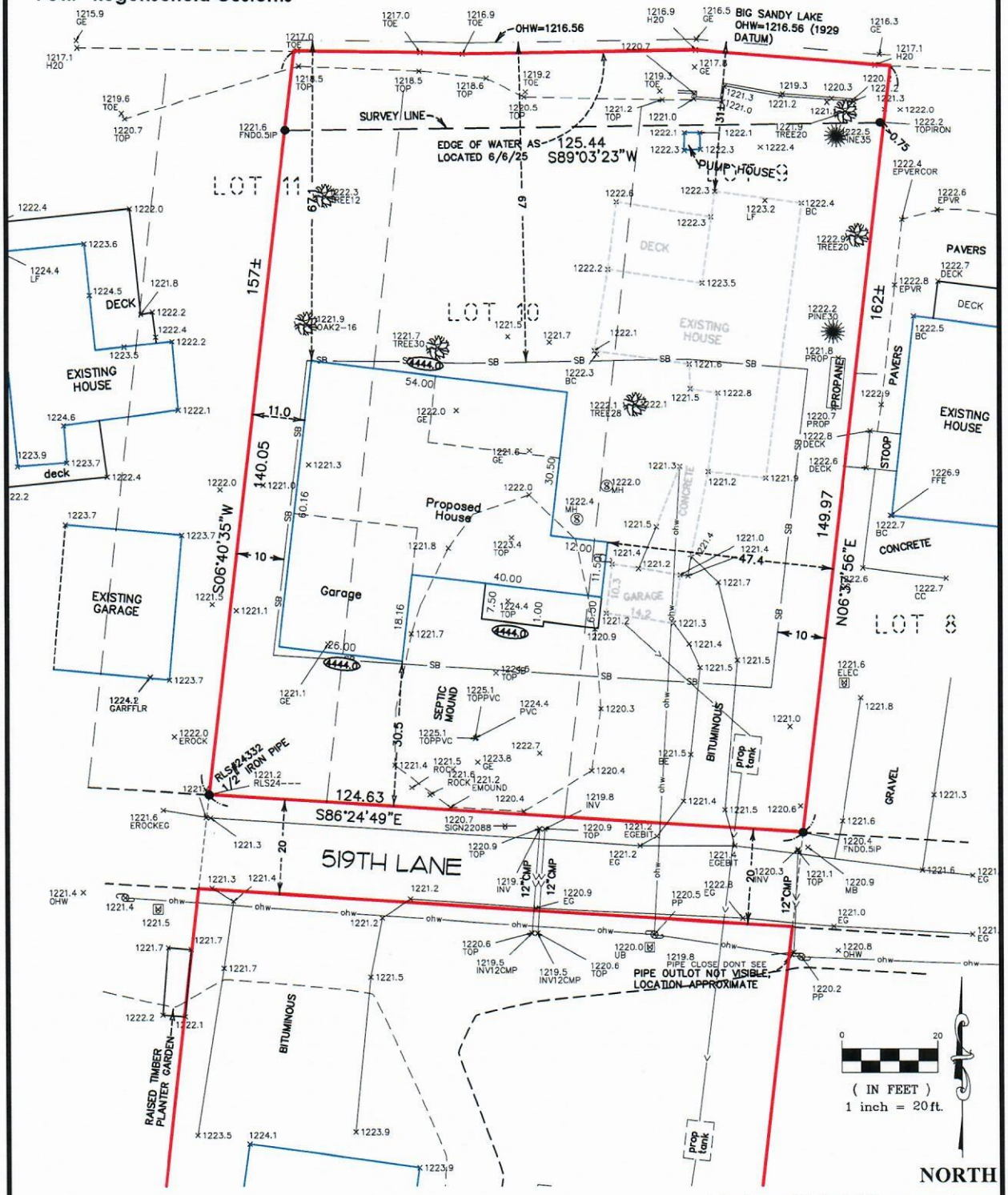
CERTIFICATE OF SURVEY

SHEET 1 OF 2 SHEETS

PROPERTY ADDRESS: #22088 - 519TH LANE, McGREGOR, MN

FOR: Regenscheid Customs



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Detailed Parcel Report

Parcel Number: 39-1-063300

General Information

House

Township/City:	WORKMAN TWP		
Taxpayer Name:	LARSON, KEITH & LISA OLSON		
Taxpayer Address:	19920 RENDOVA ST NE EAST BETHEL MN 55011		
Property Address:	22088 519th Ln		
Township:	49	**Lake Number:**	1006200
Range:	24	**Lake Name:**	BIG SANDY LAKE GD 75'
Section:	1	**Estimated Acres:**	0.00
Green Acres:	No	**School District:**	4.00
Plat:	SANDY LAKE BEACH		
Brief Legal Description:	LOT 9		

Tax Information

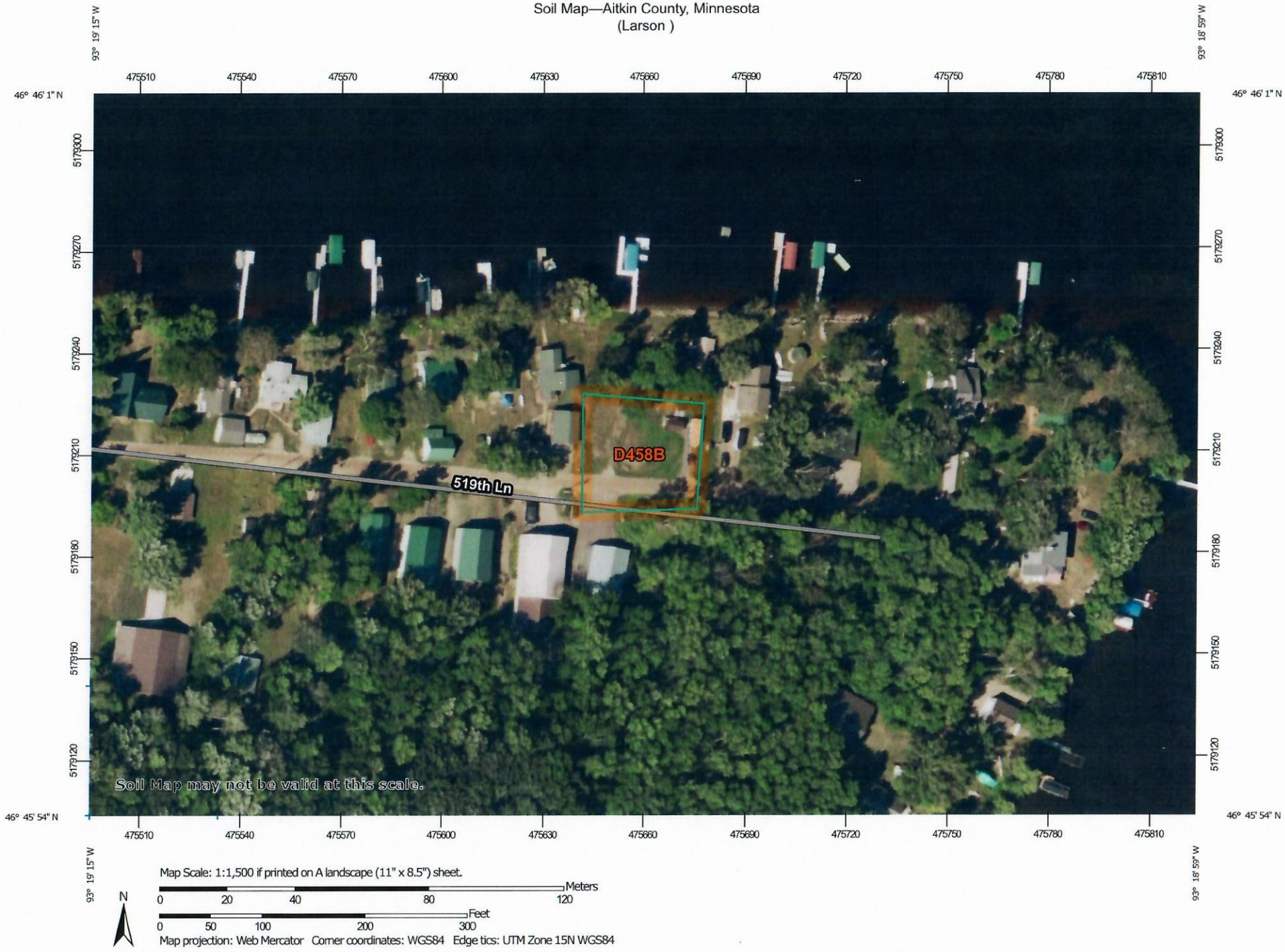
Class Code 1:	Non-Comm Seasonal Residential Recreational OHW - 1216.56
Class Code 2:	Unclassified 100 YR — 1223.9
Class Code 3:	Unclassified
Homestead:	Non Homestead
Assessment Year:	2024

Estimated Land Value:	$143,400.00
Estimated Building Value:	$130,100.00
Estimated Total Value:	$273,500.00
Prior Year Total Taxable Value:	$299,700.00
Current Year Net Tax (Specials Not Included):	$1,755.44
Total Special Assessments:	$4.56
****Current Year Balance Not Including Penalty:**	$0.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**

Soil Map—Aitkin County, Minnesota
(Larson)



Map Scale: 1:1,500 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Aitkin County, Minnesota

D458B—Menahga loamy sand, 1 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t4t1
Elevation: 590 to 2,030 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 36 to 48 degrees F
Frost-free period: 90 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Menahga and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Menahga

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy outwash

Typical profile

A - 0 to 3 inches: loamy sand
Bw - 3 to 17 inches: loamy sand
C - 17 to 79 inches: sand

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A

Ecological site: F057XY023MN - Dry Sandy Upland Coniferous Forest
Forage suitability group: Sandy (G057XN022MN)
Other vegetative classification: Sandy (G057XN022MN)
Hydric soil rating: No

Minor Components

Eagleview

Percent of map unit: 8 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F088XY012MN - Very Dry Sandy Upland Coniferous Forest
Other vegetative classification: Sandy (G057XN022MN)
Hydric soil rating: No

Roscommon

Percent of map unit: 2 percent
Landform: Swales
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F088XY008MN - Wet Mixed Forest
Other vegetative classification: Level Swale, Low AWC, Acid (G057XN007MN)
Hydric soil rating: Yes

Meehan

Percent of map unit: 2 percent
Landform: Swales
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F088XY011MN - Moist Sandy Mixed Forest
Other vegetative classification: Level Swale, Low AWC, Acid (G057XN007MN)
Hydric soil rating: No

Leafriver, frequently ponded

Percent of map unit: 1 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F088XY007MN - Wet Depressional Forest
Other vegetative classification: Organic (G057XN014MN)
Hydric soil rating: Yes

Andrusia

Percent of map unit: 1 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope

Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F088XY012MN - Very Dry Sandy Upland Coniferous Forest
Other vegetative classification: Sloping Upland, Low AWC, Acid (G057XN008MN)
Hydric soil rating: No

Wurtsmith

Percent of map unit: 1 percent
Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F088XY013MN - Dry Sandy Upland Coniferous Forest
Other vegetative classification: Sloping Upland, Low AWC, Acid (G057XN008MN)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Aitkin County, Minnesota
Survey Area Data: Version 25, Sep 7, 2024

CERTIFICATE OF SURVEY

SHEET 1 OF 2 SHEETS

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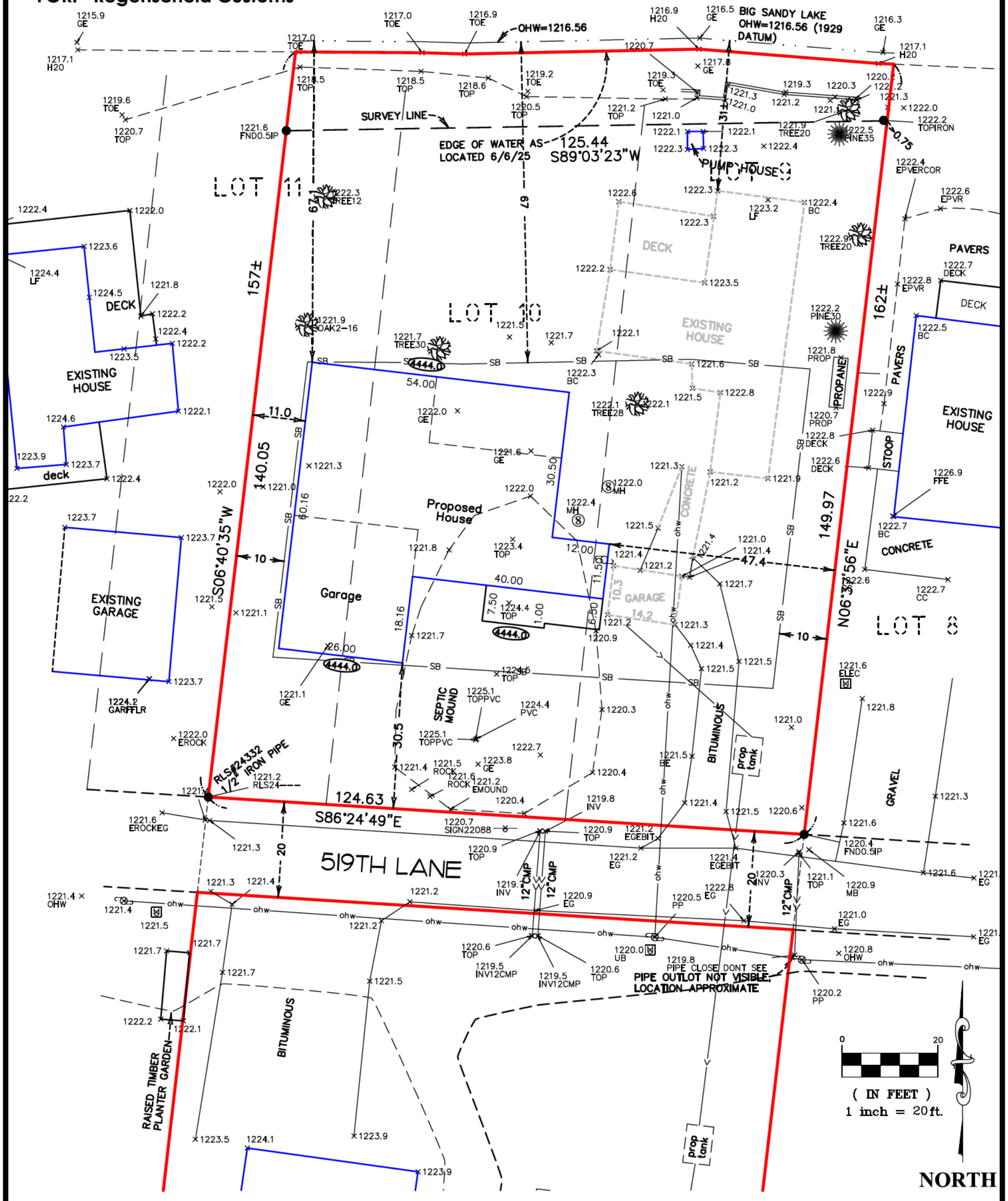

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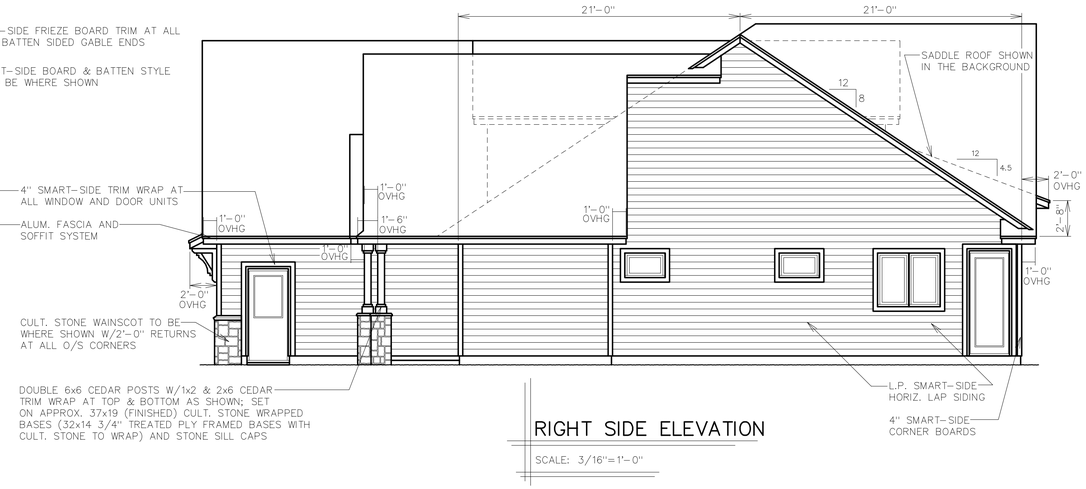
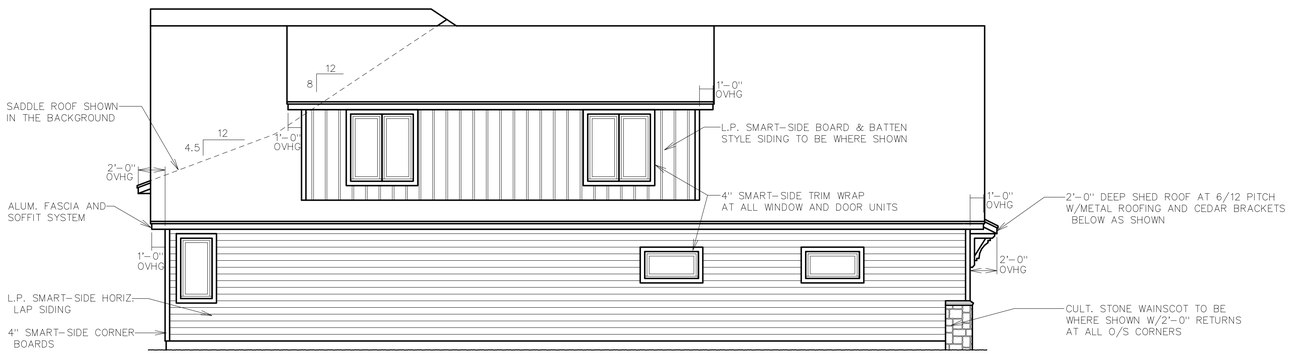
REAR ELEVATION

SCALE: 3/16"=1'-0"



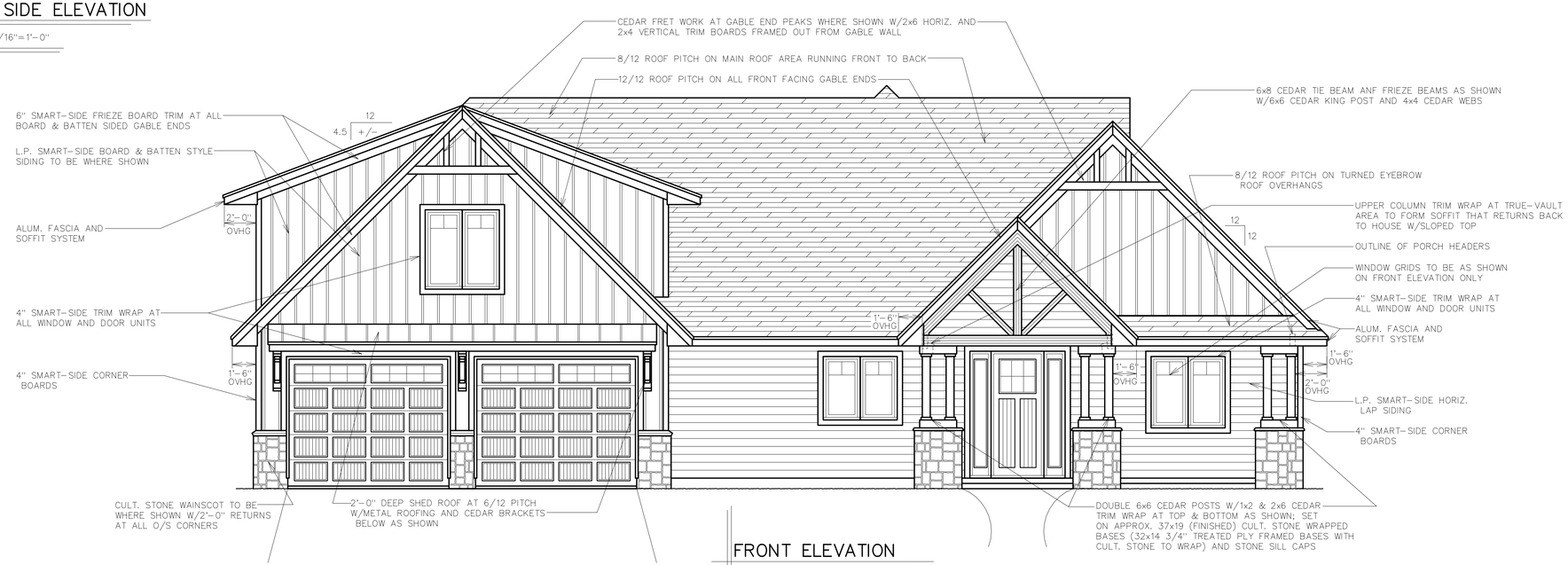
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE ENGINEERING OF THE STRUCTURE. THE STRUCTURE SHALL BE ESTABLISHED BY LOCAL CODES. NOT WE ARE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE PLANS UNLESS THEY ARE APPROVED BY A LICENSED INSPECTION WITHIN JURISDICTION. ALL DIMENSIONS MUST BE VERIFIED ON JOB SITE BEFORE ANY WORK OR SERVICE. THE RIGHT TO THESE DRAWINGS FOR OUR OWN PURPOSES.

DRN	TYPE	DATE
SS	PRLM	07/11/24
SS	FINAL	01/03/25
SS	REV.	07/15/24
SS	REV.	07/22/25

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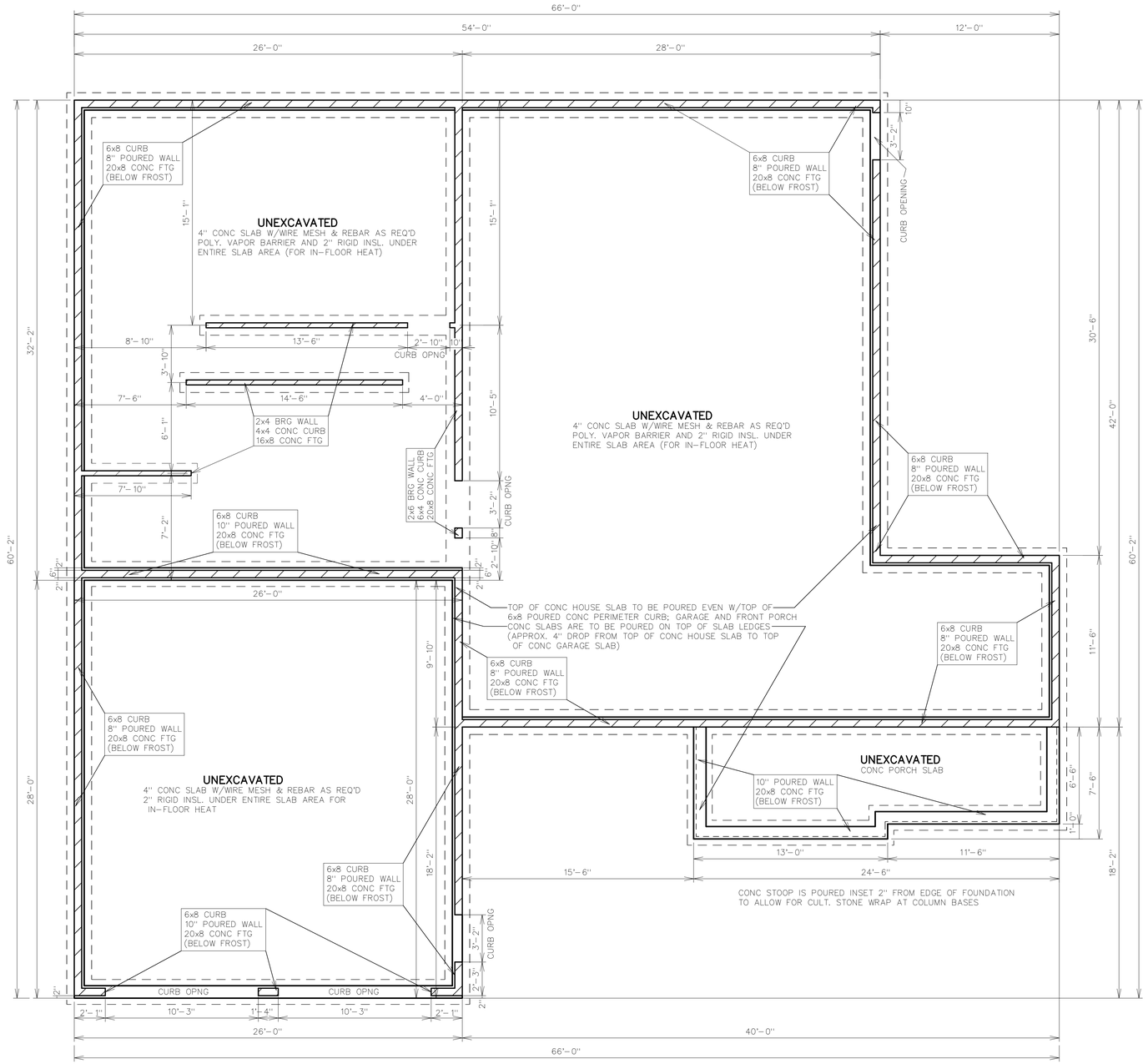

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTES:

ALL FOOTINGS TO BE BELOW FROST AND CONTINUOUS

ANCHOR BOLTS or STRAPS SPACED PER MAN'F SPECIFICATIONS

PASSIVE RADON SYSTEM TO HAVE 6 MIL. POLY UNDER ENTIRE SLAB AREA W/12" LAP AT SEAMS AND ALL SEAMS & PENETRATIONS TO BE SEALED; INSTALL 3" GAS TIGHT PIPE FROM UNDER SLAB THRU ATTIC PER CODE; WIRE FOR FUT. FAN IN ATTIC (OPT. ACTIVE SYSTEM)

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE STRUCTURAL DESIGN WHEN THE PLANS ARE ESTABLISHED BY OTHERS. AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE PLANS. ALL DIMENSIONS SHALL BE VERIFIED BY A LICENSED INSPECTOR WITH JURISDICTION. ALL PLANS MUST BE APPROVED BY A LICENSED INSPECTOR WITH JURISDICTION BEFORE CONSTRUCTION BEGINS. AUTUMN DESIGN OF MN, INC. RESERVES THE RIGHT TO REUSE DRAWINGS FOR OUR OWN PURPOSES.

DRN	TYPE	DATE
SB	PRLIM	07/11/24
SB	FINAL	01/03/25
SB	REV.	07/15/24
SB	REV.	07/22/25

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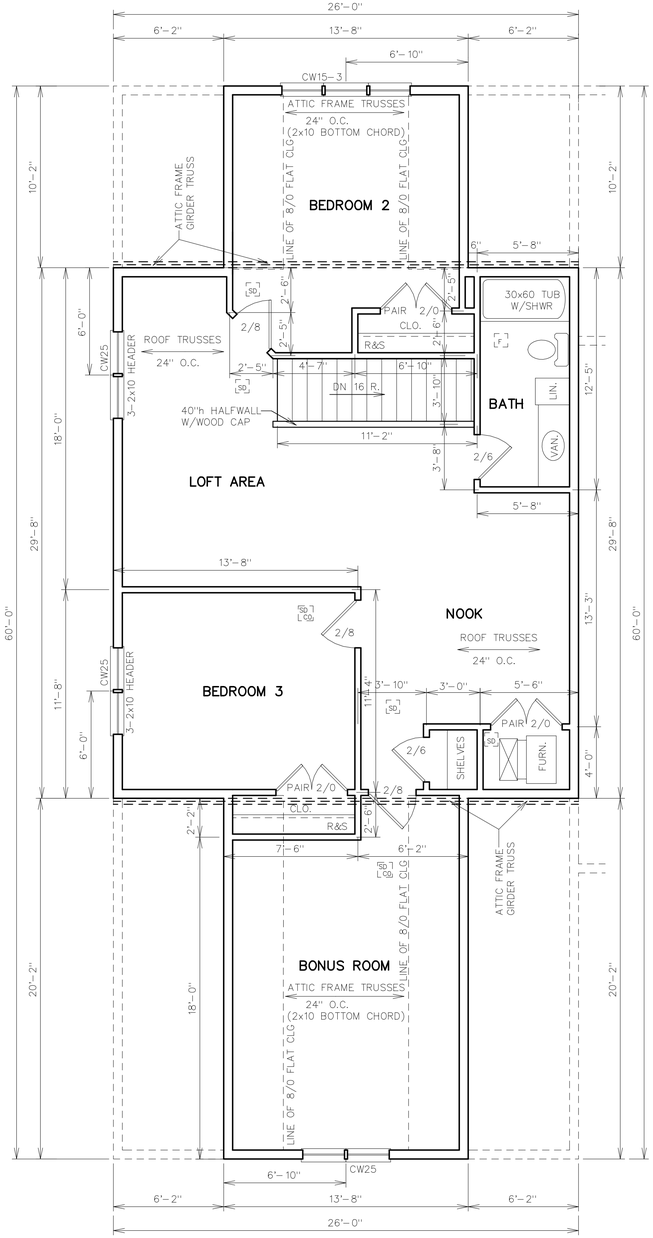
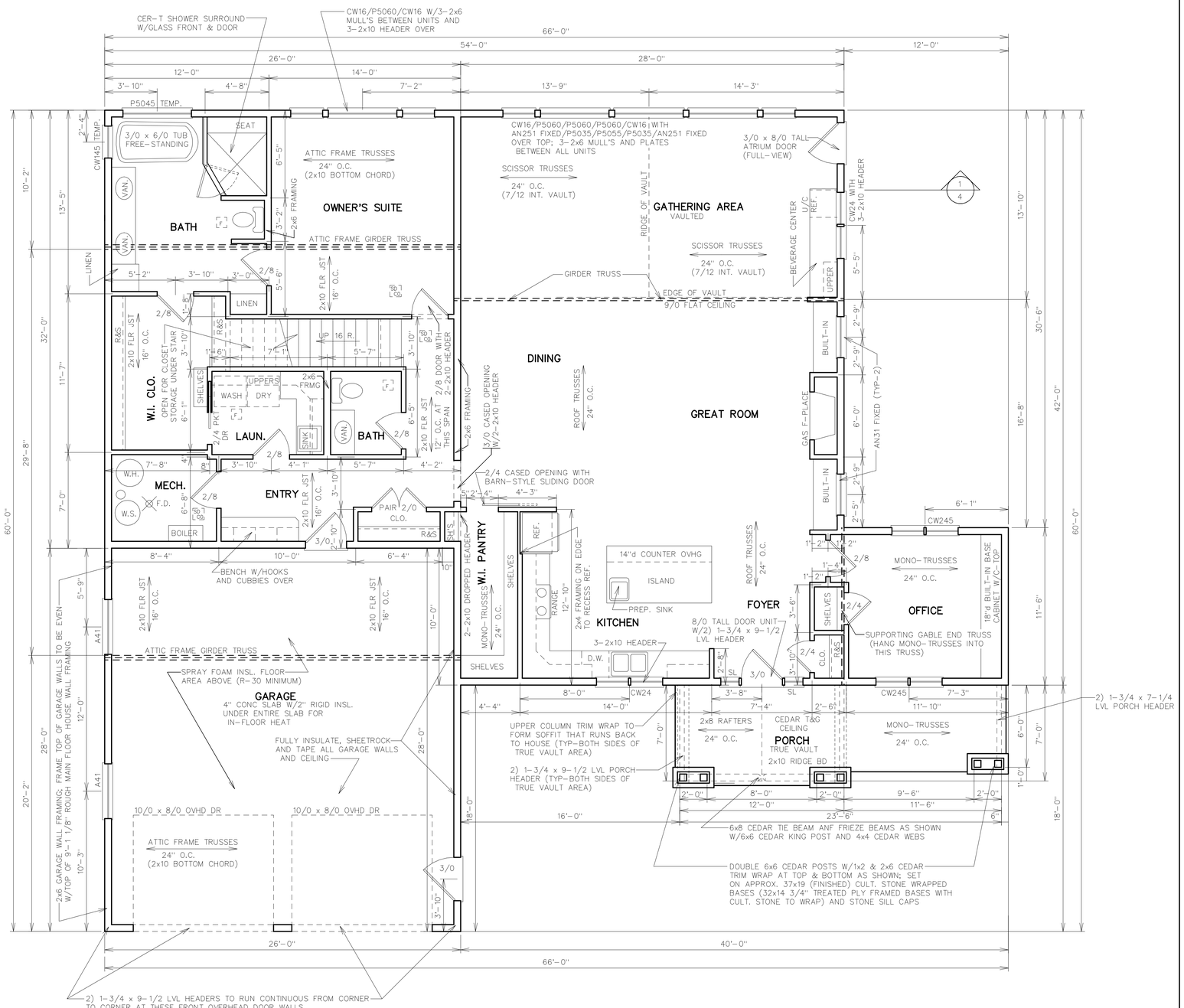


SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES:

ALL INT. & EXT. BEARING OPENINGS SHALL HAVE 2-2x10 HEADERS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS; VERIFY ALL HEADER CHANGES FROM THE LUMBER CO., TRUSS CO. AND/OR BUILDING OFFICIALS

ALL GIRDER TRUSS LOCATIONS ARE AT THE DISCRETION OF THE TRUSS CO. AND ARE TO BE STRUCTURALLY ENGINEERED

ALL LVL BEAMS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION

NOTES:

9'-1 1/8" ROUGH CEILING HEIGHT FIRST FLOOR

WINDOWS LISTED ARE ANDERSEN 400 SERIES CASEMENT AND AWNING STYLE UNITS (MATCH SIZES IF AN ALTERNATE BRAND IS USED)

SET ALL 1st FLOOR HOUSE WINDOWS AT 7'-7" HEAD HEIGHT

FRAME ALL WINDOWS AND DOORS TO ALLOW FOR WIDE CASING

HOT WATER IN-FLOOR HEAT AT MAIN FLOOR OF HOUSE AND GARAGE; ELEC. BASE BOARD HEAT IN BONUS ROOM; MINI-SPLIT A/C UNITS AT BOTH MAIN FLOOR AND BONUS ROOM LEVEL

NOTE:

IT IS THE RESPONSIBILITY OF THE WINDOW SUPPLIER TO VERIFY THAT ALL UNITS MEET EGRESS & TEMPERED REQUIREMENTS (ALTER UNITS AS REQUIRED); THE BUYERS, BUILDER AND SUPPLIER ARE RESPONSIBLE TO VERIFY THAT THE WINDOWS SPECIFIED ARE THE UNITS TO BE ORDERED (ALTER AS REQUIRED) AUTUMN DESIGN IS NOT RESPONSIBLE FOR ANY MIS-LABELED WINDOWS ON THESE PLANS

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE STRUCTURAL DESIGN WHICH MUST BE IN ACCORDANCE WITH ESTABLISHED BUILDING CODES. NOR ARE WE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. THE ENGINEER OF RECORD IS THE RESPONSIBILITY OF THE CLIENT TO HAVE THESE DRAWINGS REVIEWED. ANY ERRORS OR OMISSIONS NOTED ON ENGINEERED DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS. AUTUMN DESIGN RESERVES THE RIGHT TO REVISE DRAWINGS FOR ANY REASON.

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SB	REV	07/22/25

2151 SF 1st FLOOR LIVING AREA (INCLUDES MECH.)
166 SF FRONT PORCH AREA
723 SF GARAGE AREA
1117 SF 2nd FLOOR LIVING AREA

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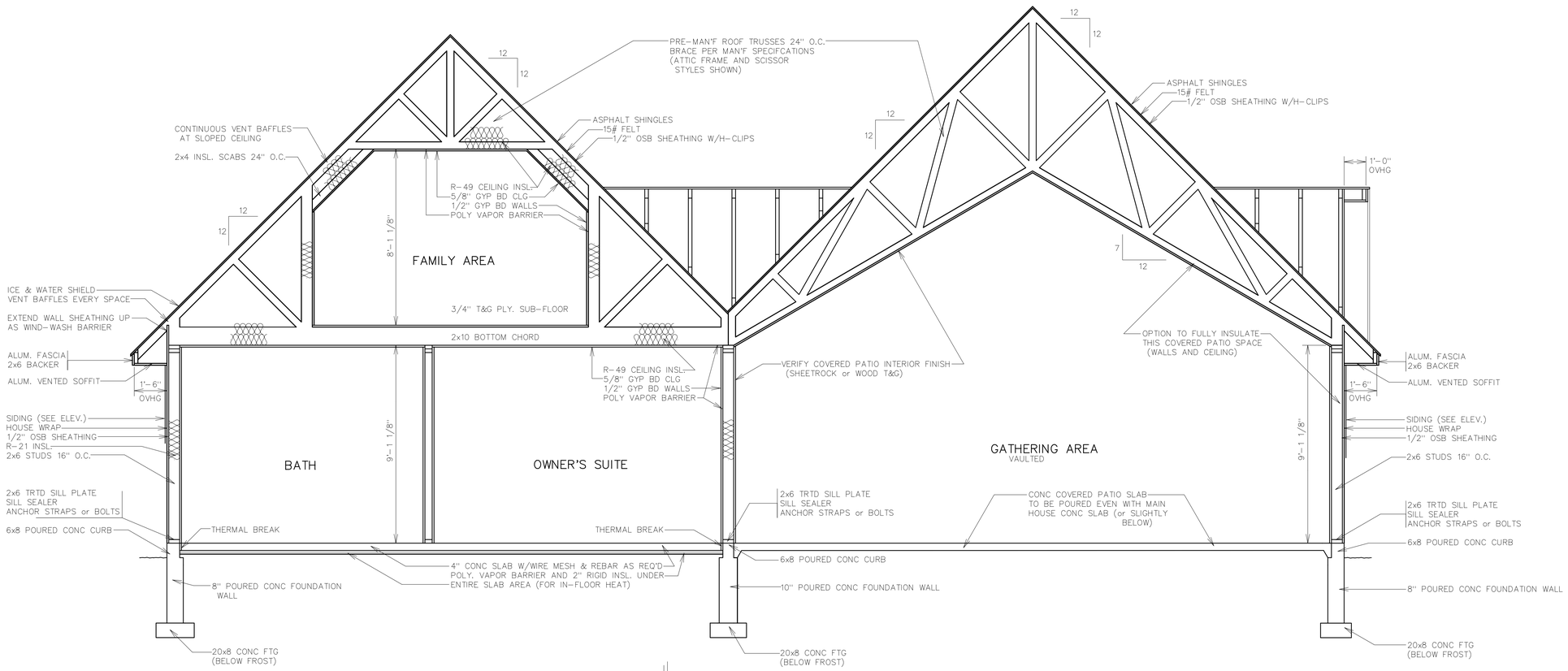

CROSS SECTION

1/4

SCALE: 3/8"=1'-0"

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE COMPLIANCE OR ACCURACY OF THESE DRAWINGS TO ANY OF THE CODES OR ORDINANCES OF ANY JURISDICTION. ALL ESTIMATED INCURRED COSTS RESULTING DIRECTLY FROM THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THEM APPROVED BY A LICENSED INSPECTOR. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. AUTUMN DESIGN OF MN, INC. RESERVES THE RIGHT TO THESE DRAWINGS FOR OUR OWN PURPOSES.

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Larson Residence

Jul 30, 2025 at 12:38:05 PM
22088 Brown's Pt
McGregor MN 55760
United States