

**PROPOSED RESIDENTIAL
CIC NUMBER 87 STAR LAKE**

BRADLEY WALVATNE
P.I.D. 16000330187001

PT OF GOVT LOTS 1 & 5
SECTION 4, T.135N., R.41W.
OTTER TAIL COUNTY, MINNESOTA

NEW

OWNER/DEVELOPER

M & N LLC
ATTN: MARY HANSON 218.849.1896
3954 STAR HILLS DRIVE A
DENT, MN

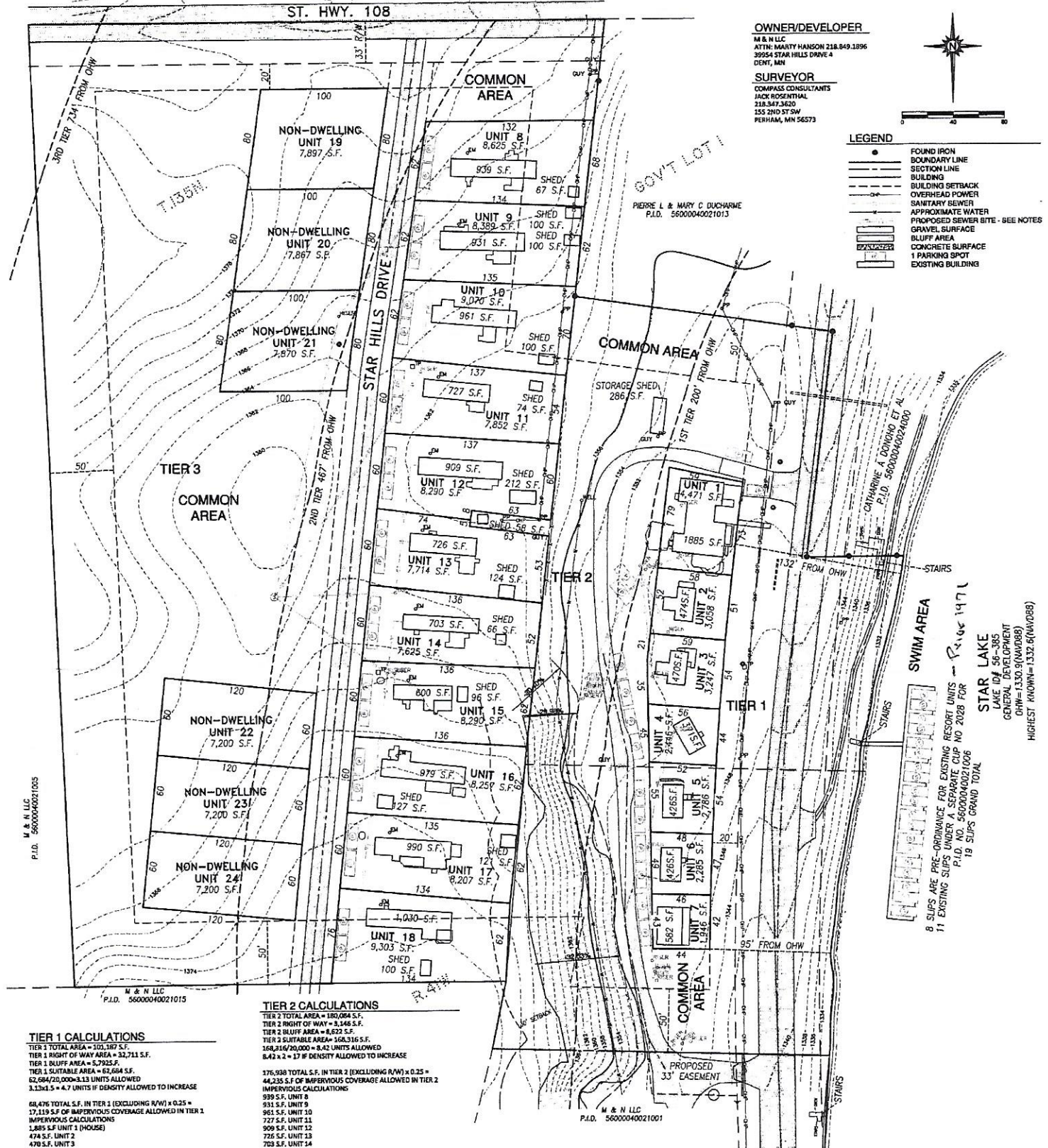
SURVEYOR

COMPASS CONSULTANTS
JACK ROSENTHAL
218.541.3620
155 2ND ST SW
PERHAM, MN 55773



LEGEND

- FOUND IRON
- BOUNDARY LINE
- SECTION LINE
- BUILDING
- BUILDING SETBACK
- OVERHEAD POWER
- SANITARY SEWER
- SANITARY BOWER
- APPROXIMATE WATER
- PROPOSED SEWER BITE - SEE NOTES
- GRAVEL SURFACE
- BLUFF AREA
- CONCRETE SURFACE
- 1 PARKING SPOT
- EXISTING BUILDING



TIER 1 CALCULATIONS
TIER 1 TOTAL AREA = 10,187 S.F.
TIER 1 RIGHT OF WAY AREA = 32,711 S.F.
TIER 1 BLUFF AREA = 5,792 S.F.
TIER 1 SUITABLE AREA = 61,484 S.F.
E2 56470.000-5.13 UNITS ALLOWED
3.13x4.5 = 4.7 UNITS IF DENSITY ALLOWED TO INCREASE

68,476 TOTAL S.F. IN TIER 1 (EXCLUDING R/W) @ 0.25 =
17,119 S.F. OF IMPERVIOUS COVERAGE ALLOWED IN TIER 1

IMPERVIOUS CALCULATIONS
1,885 S.F. UNIT 1 (HOUSE)
474 S.F. UNIT 2
478 S.F. UNIT 3
371 S.F. UNIT 4
426 S.F. UNIT 5
426 S.F. UNIT 6
582 S.F. UNIT 7
814 S.F. MISC. PATIO AND SURFACES IN FRONT OF EXISTING CABINS
5,448 S.F. TOTAL BUILDING COVERAGE
5,448/68,476 = 7.96% BUILDING COVERAGE

24 S.F. ASPHALT
585 S.F. CONCRETE IN FRONT OF UNIT 1
3,823 S.F. EXISTING GRAVEL DRIVEWAY WEST OF CABINS IN TIER 1
2,240 S.F. 2 PARKING SPOTS FOR 7 UNITS
6,871 S.F. TOTAL IMPERVIOUS (NON BUILDING)
6,871/68,476 = 10.03% OTHER FEATURES

12,119 S.F. TOTAL IMPERVIOUS TIER 1
12,119 S.F. / 68,476 S.F. = 17.70% PROPOSED TOTAL IMPERVIOUS COVERAGE TIER 1 ON THIS APPLICATION

TIER 2 CALCULATIONS
TIER 2 TOTAL AREA = 180,084 S.F.
TIER 2 RIGHT OF WAY = 8,148 S.F.
TIER 2 BLUFF AREA = 8,622 S.F.
TIER 2 SUITABLE AREA = 163,316 S.F.
168,216/70,000 = 8.42 UNITS ALLOWED
8.42 x 2 = 17 IF DENSITY ALLOWED TO INCREASE

176,938 TOTAL S.F. IN TIER 2 (EXCLUDING R/W) @ 0.25 =
44,235 S.F. OF IMPERVIOUS COVERAGE ALLOWED IN TIER 2

IMPERVIOUS CALCULATIONS:
939 S.F. UNIT 8
931 S.F. UNIT 9
951 S.F. UNIT 10
727 S.F. UNIT 11
909 S.F. UNIT 12
726 S.F. UNIT 13
703 S.F. UNIT 14
600 S.F. UNIT 15
979 S.F. UNIT 16
990 S.F. UNIT 17
1,030 S.F. UNIT 18
1,245 S.F. SHEDS
10,840 S.F. TOTAL BUILDING COVERAGE IN TIER 2
10,840/176,938 = 6.13% IMPERVIOUS COVERAGE

2,057 S.F. MISCELLANEOUS DECKS AND OTHERS
9,180 S.F. EXISTING ROADWAY
3,520 S.F. EXISTING UNIT PARKING
3,398 S.F. REMAINDER OF GRAVEL ROAD BEHIND THE CABINS
18,155/176,938 = 10.26% IMPERVIOUS COVERAGE

28,995 S.F. TOTAL IMPERVIOUS TIER 2
28,995 S.F. / 176,938 = 16.39% PROPOSED TOTAL IMPERVIOUS COVERAGE TIER 2 ON THIS APPLICATION

TIER 3 CALCULATIONS
TIER 3 TOTAL AREA = 157,831 S.F.
TIER 3 RIGHT OF WAY = 11,722 S.F.
TIER 3 SUITABLE AREA = 146,109 S.F.
2,020 S.F. EXISTING ROADWAY
2,020 S.F. / 146,109 S.F. = 1.38% PROPOSED TOTAL IMPERVIOUS COVERAGE TIER 3 ON THIS APPLICATION

OVERALL CALCULATIONS
442,618 S.F. TOTAL AREA OF CIC
49,181 S.F. TOTAL RIGHT OF WAY AREA
393,437 S.F. TOTAL AREA EXCLUDING R/W
157,885 S.F. TOTAL UNIT COVERAGE
5,760 S.F. TOTAL PARKING COVERAGE
31,325 TOTAL EASEMENT AND DRIVING SURFACE
50.44% OPEN SPACE OVERALL DEVELOPMENT

45,134 S.F. TOTAL IMPERVIOUS COVERAGE OVERALL DEVELOPMENT
43,134/393,437 = 10.96% IMPERVIOUS COVERAGE

18,769 S.F. TOTAL BUILDING COVERAGE OVERALL DEVELOPMENT
18,769/393,437 = 4.75% BUILDING IMPERVIOUS COVERAGE OVERALL DEVELOPMENT

PROPOSED MAXIMUM COVERAGE AS FOLLOWS:
2,800 MAX COVERAGE ALLOWED IN UNIT 3
1,300 MAX COVERAGE ALLOWED IN UNITS 2 TO 7
1,800 MAX COVERAGE ALLOWED IN UNITS 8 TO 18
2,000 MAX COVERAGE ALLOWED IN TIER 2 FOR UNITS 19 AND 20

EXISTING BUILDINGS

UNIT #	TYPE	AREA (S.F.)	REMARKS
UNIT 1	CABIN	1885 S.F.	40'x58'
UNIT 2	CABIN	474 S.F.	14'x28'x30'x10'
UNIT 3	CABIN	470 S.F.	14'x28'x30'x10'
UNIT 4	CABIN	371 S.F.	14'x26'
UNIT 5	CABIN	426 S.F.	16'x28'
UNIT 6	CABIN	426 S.F.	16'x28'
UNIT 7	CABIN	582 S.F.	20'x30'
UNIT 8	TRAILER	939 S.F.	14'x57'
UNIT 9	TRAILER	931 S.F.	14'x56'
UNIT 10	TRAILER	961 S.F.	14'x56'x5'x10'
UNIT 11	TRAILER	727 S.F.	14'x52'
UNIT 12	TRAILER	909 S.F.	14'x56'
UNIT 13	TRAILER	726 S.F.	14'x52'
UNIT 14	TRAILER	703 S.F.	12'x40'
UNIT 15	TRAILER	600 S.F.	12'x46'x8'x8'
UNIT 16	TRAILER	979 S.F.	14'x56'x8'x10'
UNIT 17	TRAILER	990 S.F.	12'x52'x8'x11'
UNIT 18	TRAILER	1030 S.F.	14'x57'
UNIT 19	NON-DWELLING		
UNIT 20	NON-DWELLING		
UNIT 21	NON-DWELLING		
UNIT 22	NON-DWELLING		
UNIT 23	NON-DWELLING		

PROJECT NOTES
EXISTING SEWER TREATMENT:
RISERS ARE SHOWN AS FOUND ON SITE
THIS DEVELOPMENT IS BASED ON A SKETCH OF A RECORD MAP

8 SIPS ARE PRE-ORDINANCE FOR EXISTING RESORT UNITS
11 EXISTING SIPS UNDER A SEPARATE CUP NO 2028 FOR
P.I.D. NO. 56000040021006
19 SIPS GRAND TOTAL

STAR LAKE
LAKE ID# 56-385
GENERAL DEVELOPMENT
OHW=1330.9(NAVD88)
HIGHEST KNOWN=1332.6(NAVD88)

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M & N LLC
P.I.D. 56000040021005

M & N LLC
P.I.D. 56000040021015

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