

RECEIVED
APR 16 2019

PROPOSED COMMERCIAL PUD OF
STAR LAKE RESORT AND RV PARK

OWNER/DEVELOPER
M.A. LLC
ATTN: BARRY HANSON 218 849 1896
2184 5TH WALK DRIVE 4
DEPT. 8W

SURVEYOR
COMPASS CONSULTANTS
JACK ROSENTHAL
218.347.3520
153 2ND ST SW
POMONA, MN 56573

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly licensed Land Surveyor under the laws of the state of Minnesota.
J.R. [Signature]
Jack Rosenthal, P.L.S., 50132
Date: 4/16/2019

LEGEND

- FOUND IRON
- BOUNDARY OF PUD EXPANSION
- SECTION LINE
- BUILDING
- BUILDING SETBACK
- OVERHEAD POWER
- SANITARY SEWER
- APPROXIMATE WATER
- PROPOSED SEWER SITE - SEE NOTES
- PROPOSED GRAVEL SURFACE
- GRAVEL SURFACE TO BE REMOVED AND REBEDED
- BLUFF AREA
- CONCRETE SURFACE
- 1 PARKING SPOT
- 1 PROPOSED SLIP
- EXISTING HOUSES AND CASING
- PROPOSED RV WITH DECK

PROJECT NOTES

PROPOSED SEWER TREATMENT: DESIGN AND LAYOUT AS APPROXIMATED FROM A SITE SKETCH SUPER SEPTIC, WAYNE JOHNSON, LICENSED DESIGNER AND LETTER DATED APRIL 14TH, 2019.

EXISTING SEWER TREATMENT: RISES ARE SHOWN AS FOUND ON SITE. THE SEWER LINES ARE APPROXIMATIONS BASED ON A SKETCH OF A RECORDED MAP.

EXISTING WATER: NO RECORDED MAP OF WATER LINES WERE PROVIDED. WATER AND SEWER CONNECTIONS TO EXISTING CASING ARE EITHER COMPLICATED OR WILL BE UPGRADING TO BECOME COMPLIANT TO MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS. A MINOR PERMIT IS REQUIRED.

CASING LOCATED AT 39927 COUNTY HIGHWAY NO. 41, DEPT. MN 56588

- ALL OF P.D. 56000040021001
- ALL OF P.D. 56000090120000
- ALL OF P.D. 56000090130000
- ALL OF P.D. 56000090128000
- ALL OF P.D. 56000090129000
- PART OF P.D. 56000040021015

LIGHTING IS PROPOSED TO BE LOW LEVEL ON EACH OF THE RV SITE ELECTRICAL PADS

TIER 1 CALCULATIONS

TIER 1 TOTAL AREA = 162,770 S.F.
TIER 1 BLUFF AREA = 23,895 S.F.
TIER 1 SUITABLE AREA = 138,875 S.F.
0.028 AVERAGE SQUARE FOOTAGE MULTIPLIER (662 S.F. EACH EXISTING UNIT)
4,834 TOTAL EXISTING COVERAGE HOUSE AND CASING
1 NUMBER OF UNITS
4834/662 = 7.30 S.F. OF SUITABLE USED
7 UNITS ARE EXISTING AND IF MULTIPLIER IS ALLOWED 7 x 3.5 = 24 UNITS

REMAINING UNUSED AREA IN TIER 1
138,875 S.F. - 23,895 S.F. = 114,980 S.F. OF SUITABLE NOT USED
400 S.F. RV BASE AREA
40,077 S.F. x 0.028 = 2,802 S.F. BASE AREA COVERAGE
2,802/3.5 = 800 UNITS
7 UNITS x 1.5 IF DENSITY MULTIPLIER ALLOWED = 11 RV UNITS

22 TOTAL TIER 1 UNITS ALLOWED IF DENSITY ALLOWED TO INCREASE IF DESIGN CRITERIA IS MET.
20 TOTAL UNITS IN TIER 1 ARE PROPOSED AT THIS TIME, WHICH THE INCREASE IS OF 13 UNITS

335,905 TOTAL S.F. IN TIER 1 x 0.25 = 83,976 S.F. OF IMPERVIOUS COVERAGE ALLOWED IN TIER 1
IMPERVIOUS CALCULATIONS
1,893 S.F. UNIT 1 (HOUSE)
476 S.F. UNIT 2
470 S.F. UNIT 3
371 S.F. UNIT 4
428 S.F. UNIT 5
428 S.F. UNIT 6
582 S.F. UNIT 7
298 S.F. SHED COVERAGE
814 S.F. ASPHALT PATIO AND SURFACES IN FRONT OF EXISTING CASING
5,200 S.F. CASING/PATIO COVERAGE (E3402)
10,834 S.F. TOTAL BUILDING COVERAGE (5.4% BUILDING COVERAGE 20% ALLOWED TIER 1)

28 S.F. ASPHALT
565 S.F. CONCRETE IN FRONT OF TIER 1
1,971 S.F. PROPOSED GRAVEL LOOP FOR RV'S
3,255 S.F. PROPOSED DRIVEWAY WEST OF DRIVEWAY FOR THE CASING IN TIER 1
1,120 S.F. PROPOSED TURN AROUND BY CASING
678 S.F. GRAVEL APPROACH IN UNIT 1
6,400 S.F. 2 PARKING SPOTS FOR EACH UNIT
17,043 S.F. TOTAL IMPERVIOUS (NOW BUILDING)

27,977 S.F. TOTAL IMPERVIOUS TIER 1
27,977 S.F. / 115,895 S.F. = 24.2% PROPOSED TOTAL IMPERVIOUS COVERAGE TIER 1 ON THIS APPLICATION

TIER 1 OPEN SPACE = 75.8%

270 S.F. OF STEPS TO THE LAKE

12,000 S.F. EXISTING GRAVEL SURFACES TO BE REMOVED IN TIER 1 (THIS EXISTING IS IN THE SAME PLACE AS THE PROPOSED HOWEVER TO SIMPLY THE CALCULATION IT IS BEING TREATED AS REMOVED AND THE NEW AREA SHOWN IS FOR THE ENTIRE SURFACE.

TIER 2 CALCULATIONS

TIER 2 TOTAL AREA = 176,704 S.F.
TIER 2 BLUFF AREA = 17,826 S.F.
TIER 2 SUITABLE AREA = 158,878 S.F.
0.028 AVERAGE SQUARE FOOTAGE MULTIPLIER (662 S.F. EACH EXISTING UNIT)
5,246 TOTAL EXISTING COVERAGE HOUSE
1 NUMBER OF UNITS
1,346/662 = 2.03 S.F. OF SUITABLE USED
1 UNITS ARE EXISTING AND IF MULTIPLIER IS ALLOWED 2x2 = 2 UNITS

REMAINING UNUSED AREA IN TIER 2
158,878 S.F. - 17,826 S.F. = 141,052 S.F. OF SUITABLE NOT USED
400 S.F. RV BASE AREA
1,401,52 S.F. x 0.028 = 3,924 S.F. BASE AREA COVERAGE
3,924/3.5 = 1,121 UNITS
2 UNITS x 1.5 IF DENSITY MULTIPLIER ALLOWED = 20 RV UNITS

22 TOTAL TIER 2 UNITS ALLOWED IF DENSITY ALLOWED TO INCREASE IF DESIGN CRITERIA IS MET.
20 UNITS ARE PROPOSED AT THIS TIME.

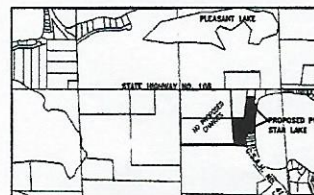
176,704 TOTAL S.F. IN TIER 2 x 0.25 = 44,176 S.F. OF IMPERVIOUS COVERAGE ALLOWED IN TIER 2
IMPERVIOUS CALCULATIONS
7,600 S.F. CASING/ROCKERS (UNITS 21-39)
1,346 S.F. UNIT 40 (HOUSE)
8,946 S.F. TOTAL BUILDING COVERAGE (5.1% BUILDING COVERAGE TIER 2 20% COVERAGE ALLOWED)

13,430 S.F. PROPOSED GRAVEL FOR RV'S (PLUS THE PART THAT IS EXISTING)
2,450 S.F. WALKWAY NORTH OF ROAD WEST OF THE CASING
6,400 S.F. 2 PARKING SPOTS FOR EACH UNIT
142 S.F. DECK
21,482 S.F. TOTAL IMPERVIOUS TIER 2 (NOW BUILDING)

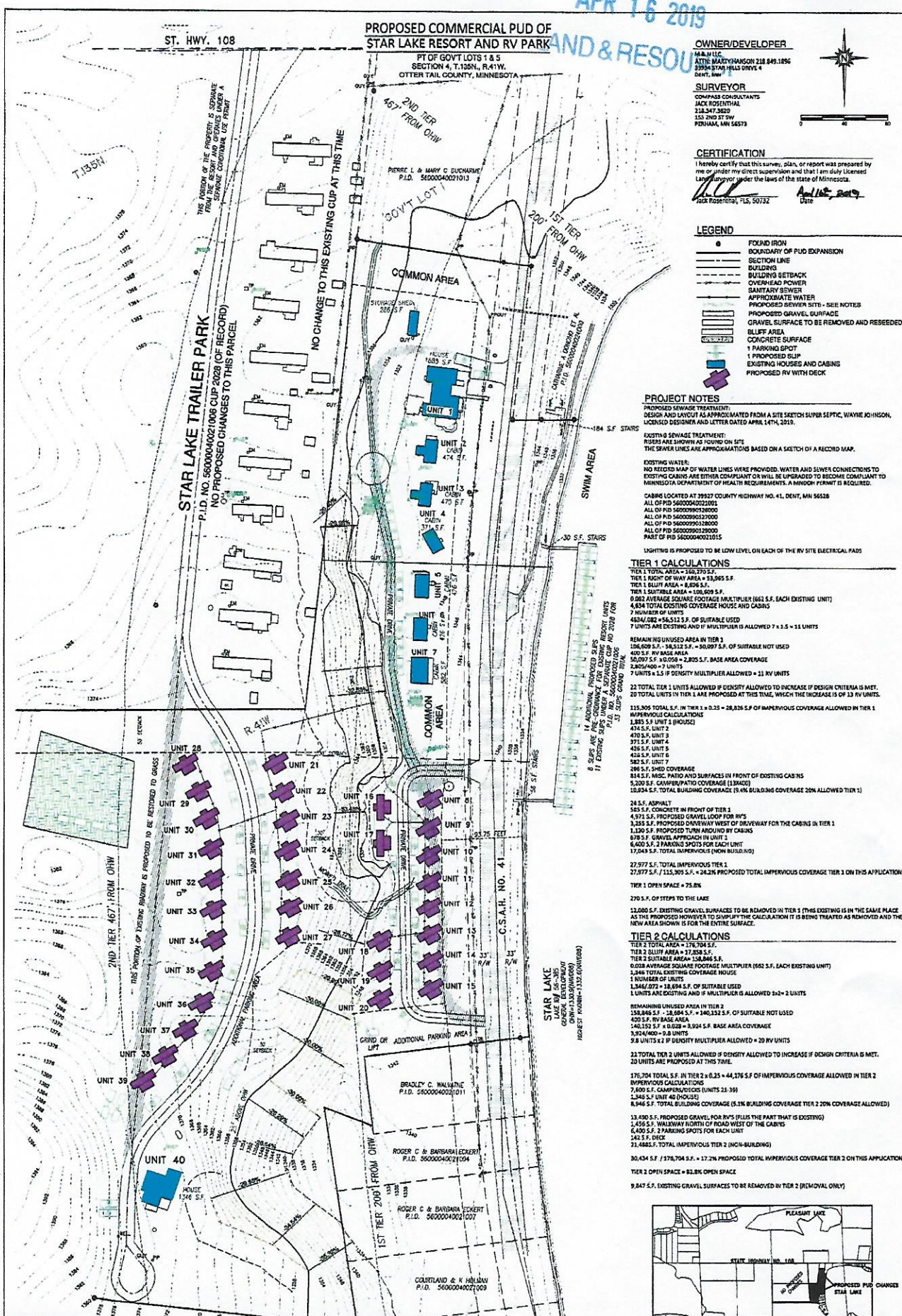
30,434 S.F. / 176,704 S.F. = 17.2% PROPOSED TOTAL IMPERVIOUS COVERAGE TIER 2 ON THIS APPLICATION

TIER 2 OPEN SPACE = 82.8% OPEN SPACE

9,847 S.F. EXISTING GRAVEL SURFACES TO BE REMOVED IN TIER 2 (REMOVAL ONLY)



VICINITY MAP



compass consultants inc.
Perham, MN 218-346-3500
TrustCompass.com

DUANE & NANCY PALLUBCKI
P.L.D. 56000040021014

ROGER C & BARBARA ECKERT
P.L.D. 56000040021007

ROGER C & BARBARA ECKERT
P.L.D. 56000040021004

COLSTLAND & K HILLMAN
P.L.D. 56000040021009

GOV'T LOT 5