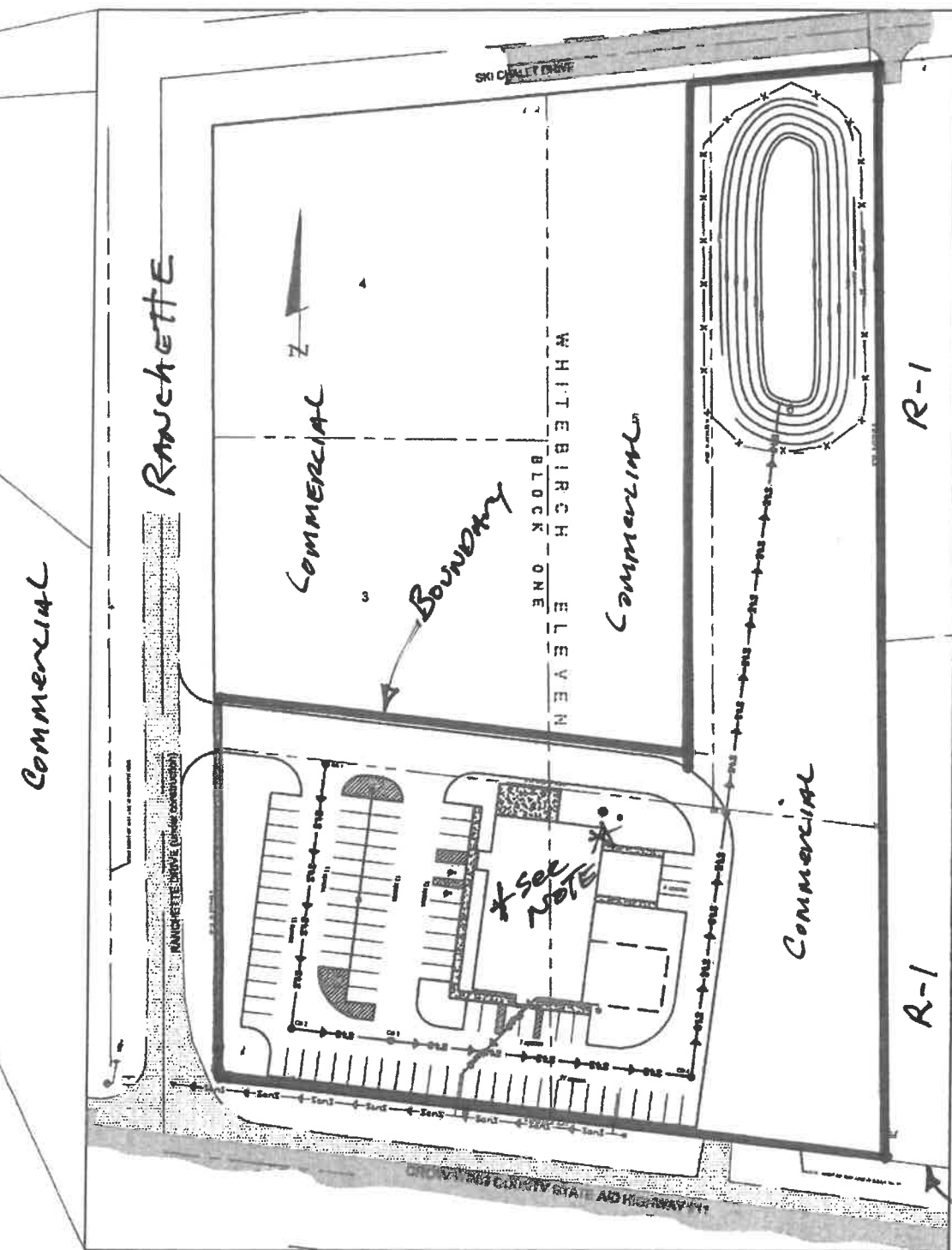


LOT 1, LOT 2, LOT 6, THE EAST 7.5' OF LOT 5, & SOUTH 30' OF LOTS 3 & 5
 BLOCK ONE, WHITEBIRCH ELEVEN
 CITY OF BREEZY POINT
 CROW WING COUNTY
 PARCEL # 10170646
 3.42 ACRES 149,084 sqft



LEGEND

- | | | | |
|--|--|--|---|
| | DENOTES EXISTING SIGN(S) | | DENOTES MONUMENT FOUND |
| | DENOTES EDGE OF EXISTING BITUMINOUS | | PROPOSED DEEP WELL LOCATION |
| | DENOTES EDGE OF EXISTING GRAVEL | | DENOTES EDGE OF PROPOSED PARKING LOT (BITUMINOUS) |
| | DENOTES EXISTING INTERMEDIATE CONTOURS | | DENOTES PROPOSED INTERMEDIATE CONTOURS |
| | DENOTES EDGE OF TREELINE | | DENOTES PROPOSED FENCE LINE |
| | DENOTES EXISTING UTILITY POLE W/ GUY WIRE | | PROPOSED LIGHT POLE |
| | DENOTES EXISTING GROUND TRANSFORMER | | DENOTES PROPOSED SANITARY SEWER SERVICE EXTENTION |
| | DENOTES EXISTING PHONE PEDESTAL & PHONE BOX | | DENOTES PROPOSED STORM SEWER MANHOLE |
| | DENOTES EXISTING SANITARY SEWER MANHOLE | | DENOTES PROPOSED STORM SEWER |
| | DENOTES EXISTING SANITARY SEWER MAIN | | DENOTES PROPOSED SURFACE DRAINAGE FLOW |
| | DENOTES PROPOSED EROSION CONTROL BLANKET, CATEPROY 3 | | DENOTES PROPOSED SILT FENCE LOCATION |

ZONING = COMMERCIAL SEWERED

CSA# 11 Right of Way

Site Plan Shows on this page
 is previous plan APPROVED
 IN 2007 CUP
 SEE NEW SITE PLAN FOR
 2023 REQUEST CUP

PROJECT BOUNDARY

LOT 1, LOT 2, LOT 6, THE EAST 7.5' OF LOT 5, & SOUTH 30' OF LOTS 3 & 5
BLOCK ONE, WHITEBIRCH ELEVEN
CITY OF BREEZY POINT
CROW WING COUNTY

RESIDENTIAL
ZONING
EXCEPTION

RESIDENTIAL
ZONING
LOT 7
101670010070009

PARCEL # 10170646
3.42 ACRES 149,084 sqft

LIMITED COMMERCIAL
ZONING
LOT 6
101670010060009

LIMITED COMMERCIAL
ZONING
LOT 1
101670010010009

LIMITED COMMERCIAL
ZONING
LOT 5
101670010050009

WHITEBIRCH ELEVEN
BLOCK ONE

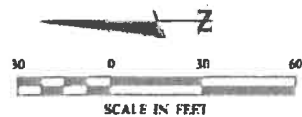
LIMITED COMMERCIAL
ZONING
LOT 4
101670010040009

LIMITED COMMERCIAL
ZONING
LOT 3
101670010030009

LIMITED COMMERCIAL
ZONING
LOT 2
101670010020009

SOIL DATUM

The Crow Wing County Soils Survey indicates soil in Lots 1, 2, & 6 to be classified as "Chetek-Churnia Association (COC)" and as Brainerd-Chetek Association



RANCHETTE DRIVE (under construction)

CROW WING COUNTY STATE AID HIGHWAY Y 411

09/15/2023
Alfred J. Fush

EXISTING SITE CONDITIONS

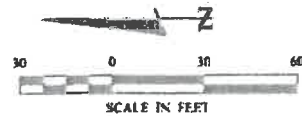
LOT 1, LOT 2, LOT 6, THE EAST 7.5' OF LOT 5, & SOUTH 30' OF LOTS 3 & 5
BLOCK ONE, WHITEBIRCH ELEVEN
CITY OF BREEZY POINT
CROW WING COUNTY

PARCEL # 10170646
3.42 ACRES 149,084 sqft



SOIL DATUM

The Crow Wing County Soils Ss 1, 2, & 6 to be classified as "C" or (COC) and as Brainerd-Chetek



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

existing conditions

09/15/2023

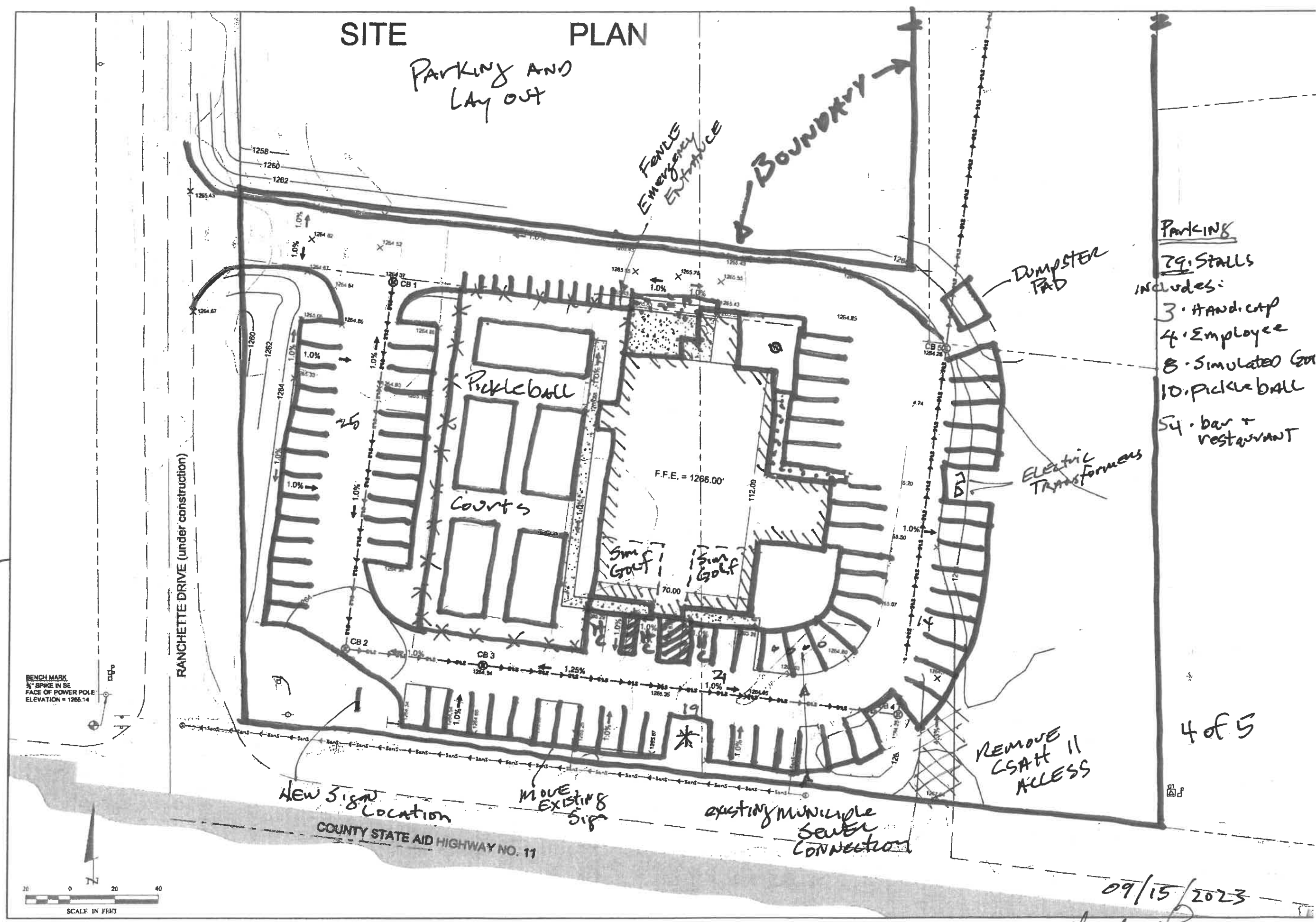
3 of 5

09/15/2023
Alvin J. Fush

SITE PLAN

PARKING AND LAY OUT

Note:
No changes to existing sewer connection proposed at this time



- Parking
29 Stalls
includes:
- 3. Handicap
 - 4. Employee
 - 8. Simulated Golf
 - 10. Pickleball
 - 54. bar + restaurant

4 of 5

REMOVE CSAT II ACCESS

existing multiple sewer connection

MOVE EXISTING SIGN

new sign location

09/15/2023

[Handwritten Signature]

TOTAL PROJECT AREA = 149,084 \pm

PROPOSED IMPERVIOUS COVERAGE

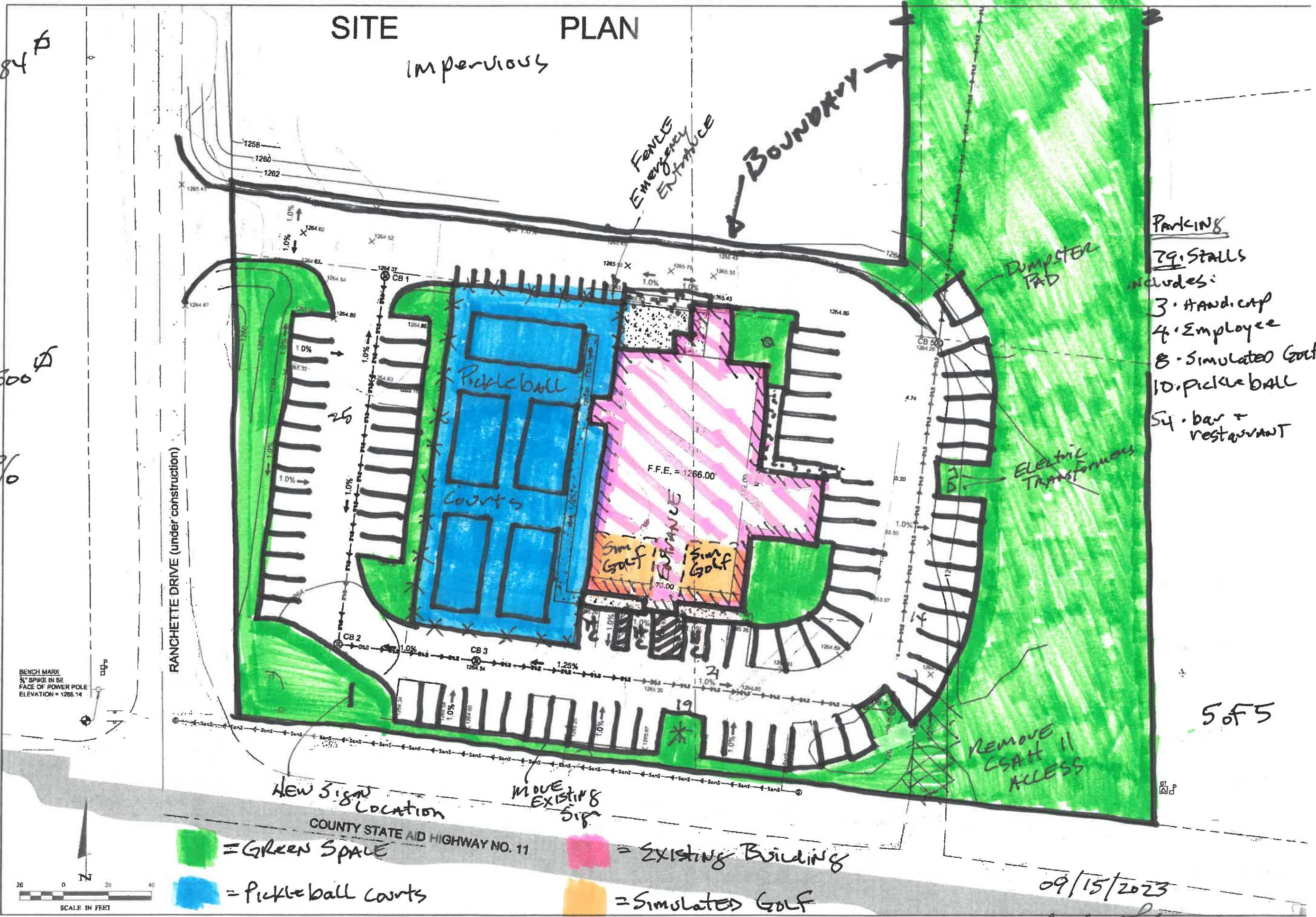
IMPERVIOUS AREA INCLUDES EXISTING BUILDING PARKING AND NEW PLANNED IMPROVEMENTS = 68,500 \pm

PERCENT IMPERVIOUS = 46%

NOTE: EXISTING STORM SEWER AND STORM SEWER POND TO REMAIN AS CONSTRUCTED

SITE PLAN

Impervious



Parking
 79 Stalls includes:
 3 Handicap
 4 Employee
 8 Simulated Golf
 10 Pickleball
 54 bar + restaurant

09/15/2023

Albert J...