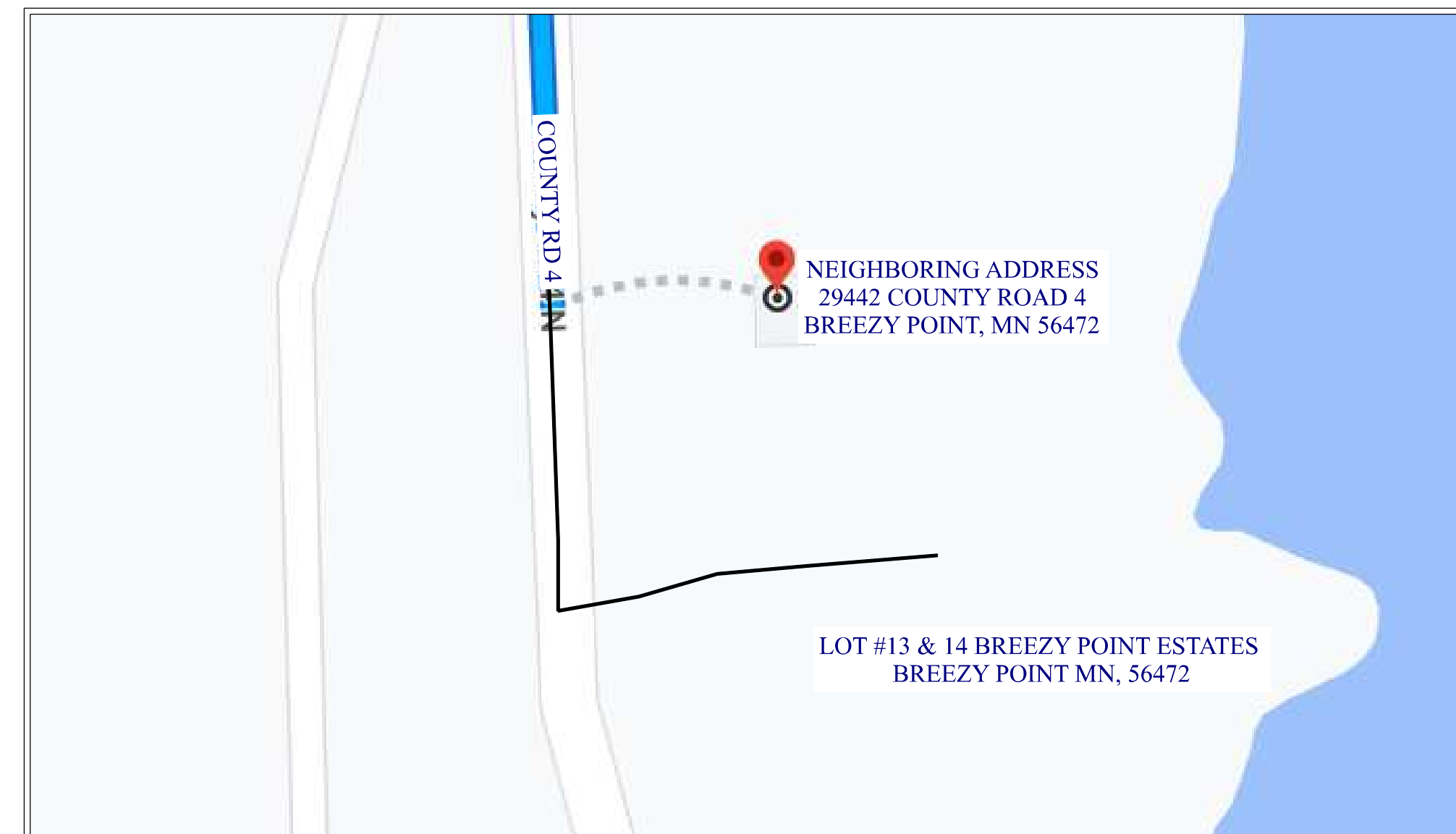
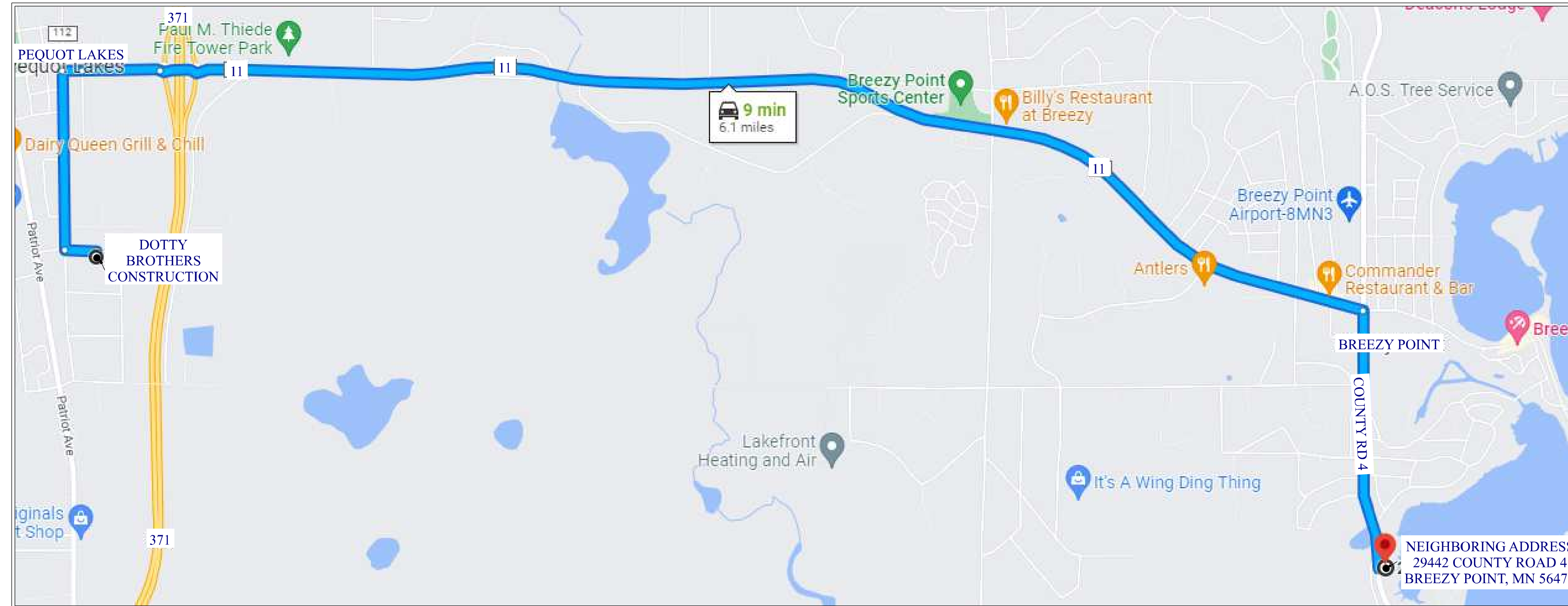


# DARRIN SCHMIDT

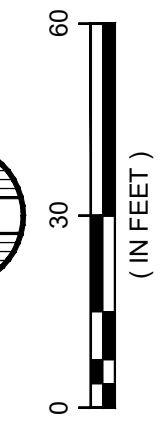
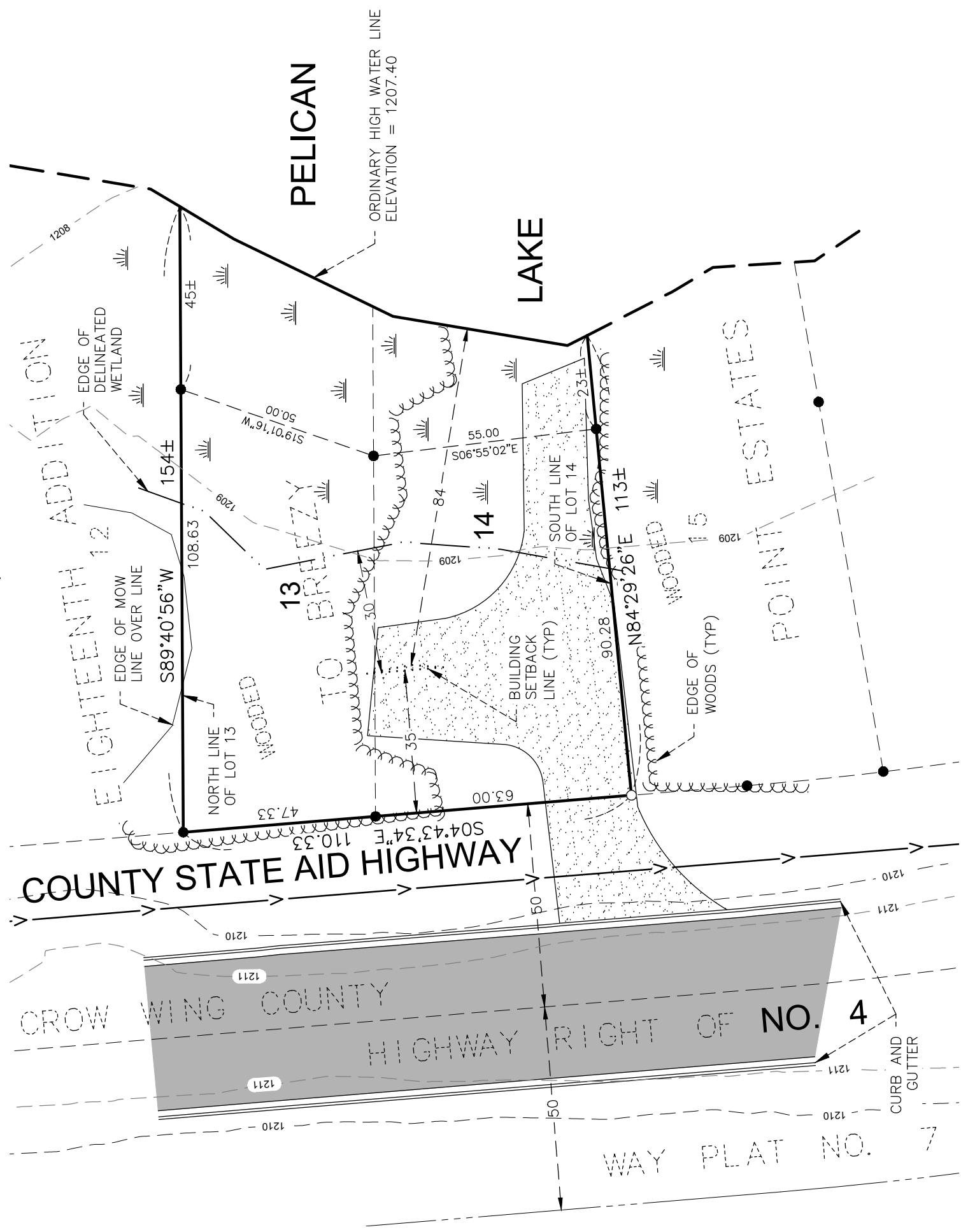


## LOT #13 & 14 BREEZY POINT ESTATES BREEZY POINT MN, 56472

T1	TITLE PAGE
S	EXISTING SURVEY
S	PROPOSED SURVEY
AS	SITE PLAN
AW	STORM WATER MANAGEMENT
A1	FOUNDATION PLAN
A2	FOUNDATION DETAILS
A3	BASEMENT PLAN
A4	BASEMENT FLOOR FINISH
A5	FLOOR FRAMING
A6	MAIN FLOOR PLAN
A7	MAIN FLOOR FINISH
A8	ROOF PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	BUILDING SECTIONS
A12	BUILDING SECTIONS
A13	DETAILS PAGE
A14	TIMBER DETAILS
A15	INTERIOR ELEVATIONS
A16	INTERIOR ELEVATIONS
A17	BASEMENT LIGHTING
A18	MAIN FLOOR LIGHTING
A19	SCHEDULES
A20	SCHEDULES
A21	SCHEDULES
L1	LANDSCAPING DESIGN

# CERTIFICATE OF SURVEY

LOTS 13 AND 14, EIGHTEENTH ADDITION TO BREEZY POINT ESTATES,  
SECTION 21, TOWNSHIP 136, RANGE 28,  
CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE CROW WING COUNTY  
COORDINATE DATABASE NAD 83

ELEVATIONS ARE BASED ON THE NATIONAL  
GEODETIC VERTICAL DATUM OF 1929  
BENCHMARK IS A 3/8" BY 8" SPIKE IN A  
COTTONWOOD TREE AT THE LITTLE  
PELICAN PUBLIC LANDING.  
ELEVATION = 1210.97

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT  
SET AND MARKED RLS # 41643
- ≡ ≡ ≡ = DENOTES DELINEATED WETLAND
- — — = DENOTES SANITARY SEWER LINE

- [Solid Gray Box] = DENOTES BITUMINOUS SURFACE
- [Dotted Box] = DENOTES GRAVEL SURFACE

**IMPERVIOUS CALCULATIONS:**

TOTAL AREA = 13,285± SQ.FT. (0.31 ACRES)

EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 3,276 SQ.FT  
GRAVEL = 3,276 SQ. FT.  
**IMPERVIOUS PERCENTAGE = 24.7 %**  
( 3,276 / 13,285 = 0.2466 )

**SURVEYOR'S NOTES:**

TOTAL PROPERTY AREA SURVEYED = 13,285± SQ. FT.

THE PID'S FOR THE SUBJECT PROPERTY ARE 10211047 AND 10211048.

THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE WETLAND DELINEATION COMPLETED BY BEN MEISTER, CERTIFIED WETLAND DELINEATOR NO. 1031, ON NOVEMBER 03, 2022

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BREEZY POINT ZONING MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL, R-2, ZONING DISTRICT.

THE BUILDING SETBACK LINES ARE SHOWN ACCORDING TO THE CITY OF BREEZY POINT CITY CODE OF ORDINANCES

PELICAN LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.

EXISTING CONTOURS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS, NGVD29 DATUM.

**EXISTING LEGAL DESCRIPTION (According to Doc. No. 976954):**

Lot Thirteen (13), Eighteenth Addition to Breezy Point Estates, Crow Wing County, Minnesota.

**EXISTING LEGAL DESCRIPTION (According to part of Doc. No. 952213):**

Lot Fourteen (14), Eighteenth Addition to Breezy Point Estates.

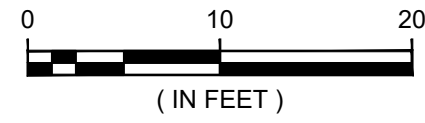
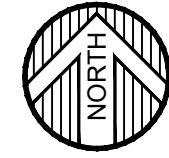
DATE: DECEMBER 01, 2022	AMENDMENTS:	BY:	PREPARED FOR: SCHMIDT BROTHERS HOLDINGS, LLC.
SCALE: AS SHOWN			HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: CPS			CHAD M. CONNER
CHECKED BY: CMC			DATE: 12-01-2022 LIC. NO. 41643
FILE NUMBER: 2022-11640			





# CERTIFICATE OF SURVEY

LOTS 13 AND 14, EIGHTEENTH ADDITION TO BREEZY POINT ESTATES,  
SECTION 21, TOWNSHIP 136, RANGE 28,  
CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE DATABASE NAD 83

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BENCHMARK IS A 3" BY 8" SPIKE IN A COTTONWOOD TREE AT THE LITTLE PELICAN PUBLIC LANDING. ELEVATION = 1210.97

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ≡ = DENOTES DELINEATED WETLAND
- = DENOTES SANITARY SEWER LINE
- ▨ = DENOTES BITUMINOUS SURFACE
- ▩ = DENOTES GRAVEL SURFACE
- ▧ = DENOTES CONCRETE SURFACE
- ↑ = DENOTES DRAINAGE DIRECTION ARROW
- = DENOTES CATCH BASIN
- ⊞ = DENOTES TELECOMMUNICATIONS PEDESTAL

**SURVEYOR'S NOTES:**

TOTAL PROPERTY AREA SURVEYED = 13,285± SQ. FT.

THE PIDS FOR THE SUBJECT PROPERTY ARE 710211047 AND 10211048.

THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE WETLAND DELINEATION COMPLETED BY BEN MEISTER, CERTIFIED WETLAND DELINEATOR NO. 1031, ON NOVEMBER 03, 2022

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BREEZY POINT ZONING MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL, R-2, ZONING DISTRICT.

THE BUILDING SETBACK LINES ARE SHOWN ACCORDING TO THE CITY OF BREEZY POINT CITY CODE OF ORDINANCES

PELICAN LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.

EXISTING CONTOURS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS, NGVD29 DATUM.

ACCORDING TO F.E.M.A. COMMUNITY PANEL NUMBER MAP NO. 27035C0300C EFFECTIVE DATE AUGUST 15, 2017 THE PROPERTY IS WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND WITHIN ZONE "A" (ZONE WITH BASE FLOOD ELEVATION=1208.30).

**EXISTING LEGAL DESCRIPTION (According to Doc. No. 976954):**  
Lot Thirteen (13), Eighteenth Addition to Breezy Point Estates, Crow Wing County, Minnesota.

**EXISTING LEGAL DESCRIPTION (According to part of Doc. No. 952213):**  
Lot Fourteen (14), Eighteenth Addition to Breezy Point Estates.

**IMPERVIOUS CALCULATIONS:**

TOTAL AREA = 13,285± SQ.FT. (0.31 ACRES)

EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 3,276 SQ.FT.  
GRAVEL = 3,276 SQ. FT.  
IMPERVIOUS PERCENTAGE = 24.7 %  
(3,276 / 13,285 = 0.2466)

PROPOSED CONDITIONS:

IMPERVIOUS COVERAGE = 3,168 SQ.FT.  
BUILDINGS = 2,095 SQ. FT.  
CONCRETE = 1,073 SQ. FT.  
IMPERVIOUS PERCENTAGE = 23.9 %  
(3,168 / 13,285 = 0.2385)

IMPERVIOUS CALCULATIONS INCLUDES THE HORIZONTAL AREA OF BUILDINGS, PATIOS, WALKS, DRIVEWAYS, AND OTHER PARKING AND DRIVES OF ANY MATERIAL.

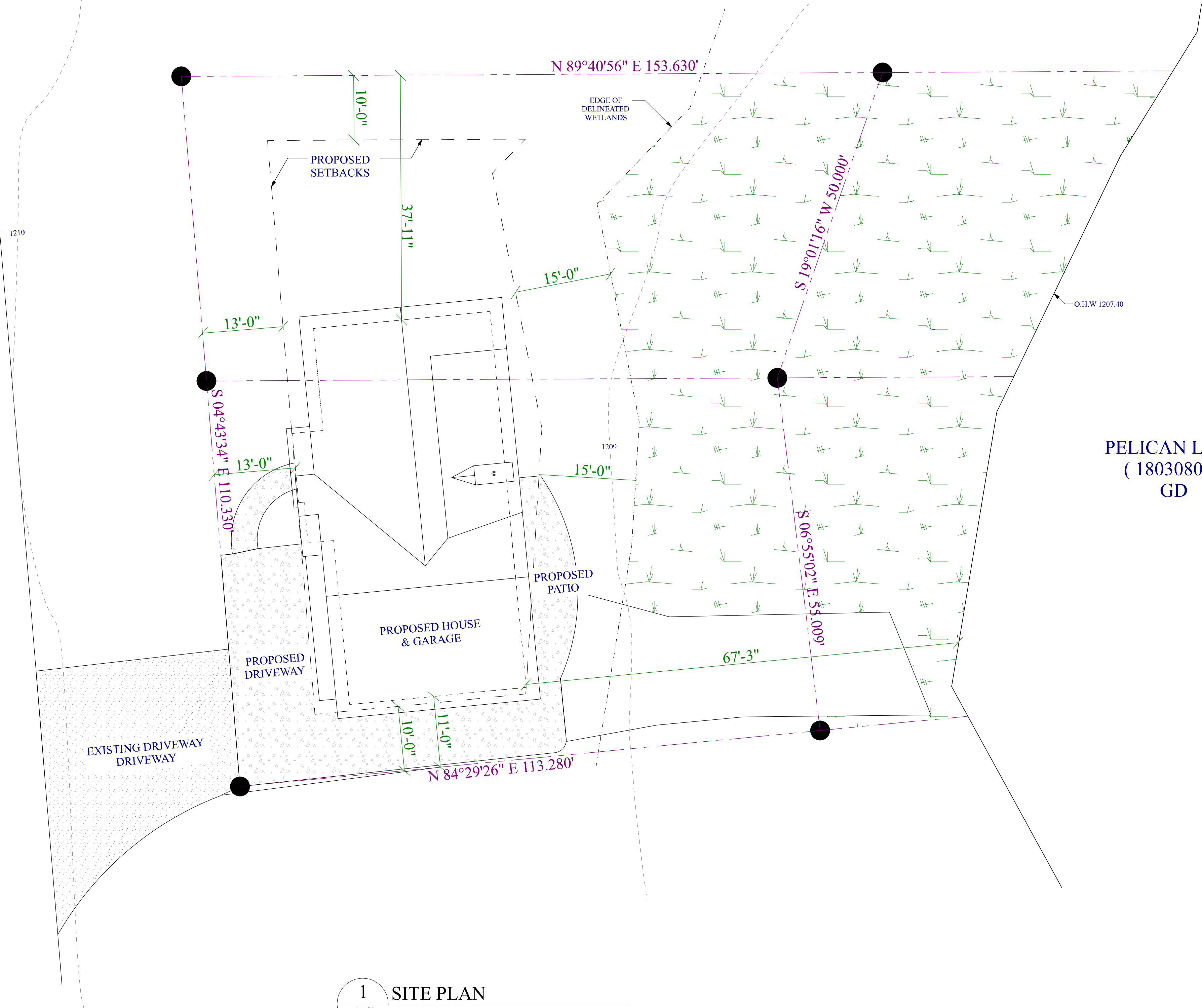


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DATE:	MARCH 29, 2023	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	SCHIMDT BROTHERS HOLDING LLC.
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	J.L.V.							CHAD M. CONNER	DATE: 03-29-2023 LIC. NO. 41643
CHECKED BY:	C.M.C.								
FILE NUMBER:	2022-11640								



COUNTY ROAD 4



1 SITE PLAN  
AS SCALE: 1" = 10'

**IMPERVIOUS COVERAGE**

LOT SIZE .31 ACRES ( 13,285 SQ. FT. )	
EXTERIOR CONCRETE =	1,073 SQ. FT.
PROPOSED HOUSE & GARAGE =	2,095 SQ. FT.
<b>TOTAL IMPERVIOUS =</b>	<b>3,168 SQ. FT.</b>
<b>PERCENT IMPERVIOUS =</b>	<b>23.85%</b>

**LEGAL DESCRIPTION**

LOT 13, LOT 14

**PARCEL# 10211047**  
**PARCEL# 10211048**

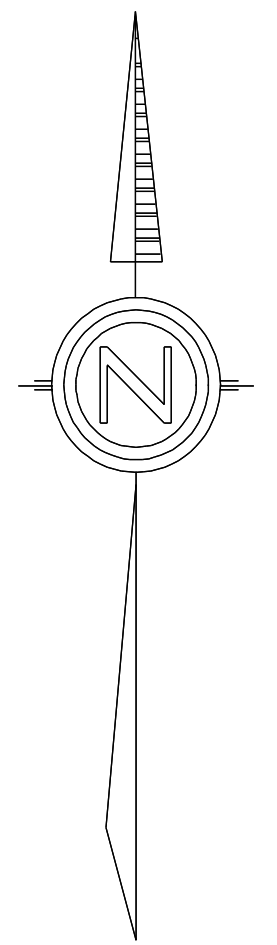
LOT #13 & 14 BREEZY POINT ESTATES  
CROW WING COUNTY

136	TOWNSHIP
28	RANGE
21	SECTION
000	BLOCK
013 & 014	LOT

LOT SIZE .31 ACRES ( 13,285 SQ. FT. )

**SITE KEY**

	SILT FENCE
	PROPERTY LINE
	SET BACK LINE
	IRON MONUMENT
	CONCRETE
	ASPHALT
-w- (W) -w-	WATER
-s- (S) -s-	SEWER
-p- (P) -p-	POWER LINE
-g- (G) -g-	GAS



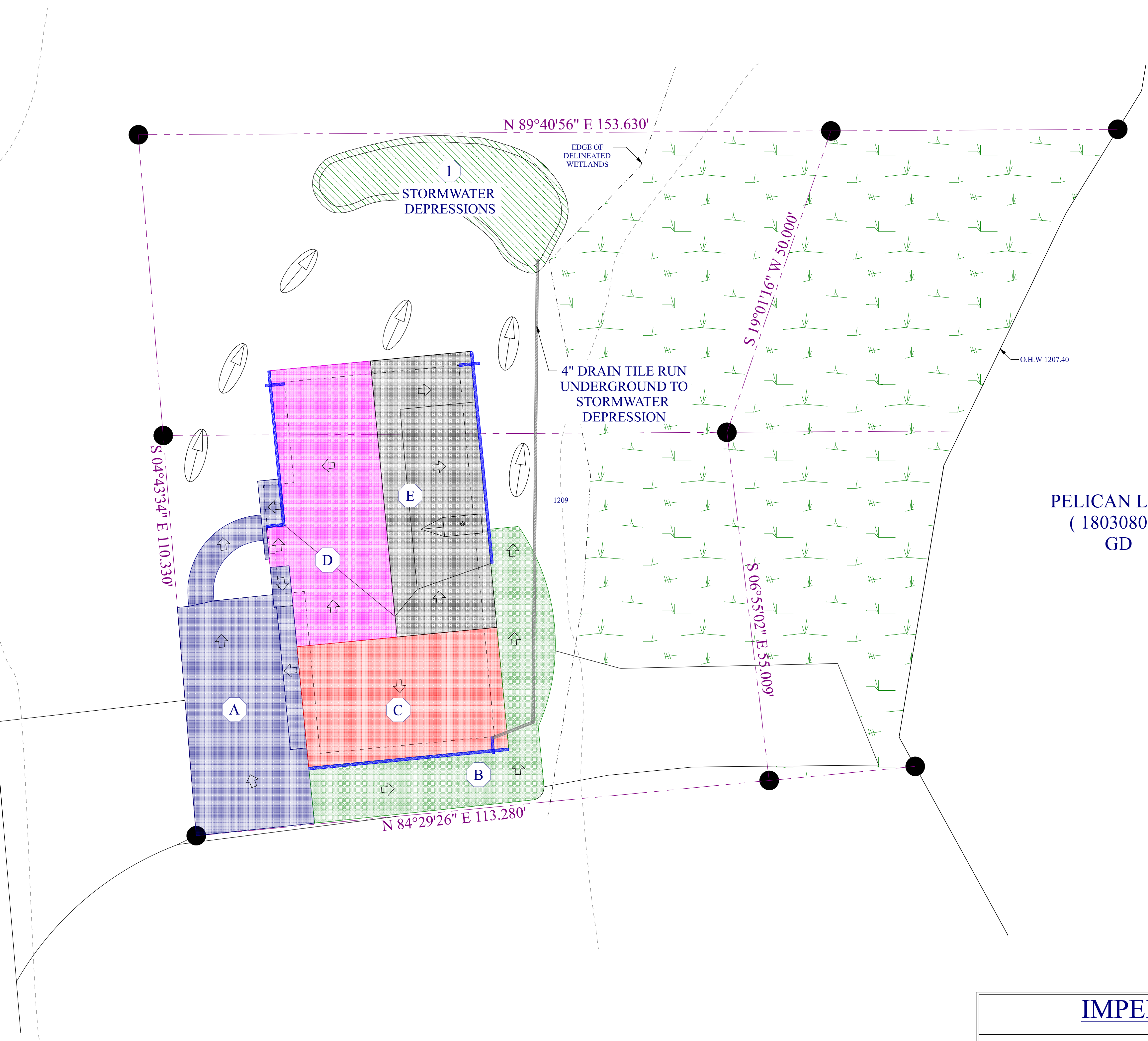


COUNTY ROAD 4

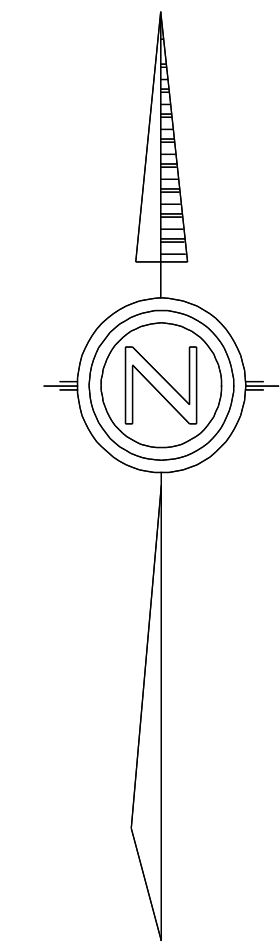
1210

1209

1207.40



PELICAN LAKE  
( 18030800 )  
GD



**1**  
AW  
**STORM WATER MANAGEMENT PLAN**  
SCALE: 1" = 20'

KEY TO SYMBOLS	
GRADE SLOPE	
ROOF/SLAB SLOPE	
GUTTER / DOWN SPOUT	

IMPERVIOUS AREAS	
A	777 SQUARE FEET IMPERVIOUS AREA PLANNED TO DRAIN INTO STORM DEPRESSION AREA#1.
B	570 SQUARE FEET IMPERVIOUS AREA PLANNED TO DRAIN INTO STORM DREPRESSION AREA #1
C	599 SQUARE FEET IMPERVIOUS AREA PLANNED TO DRAIN INTO STORM DREPRESSION AREA #1
D	705 SQUARE FEET IMPERVIOUS AREA PLANNED TO DRAIN INTO STORM DREPRESSION AREA #1
E	685 SQUARE FEET IMPERVIOUS AREA PLANNED TO DRAIN INTO STORM DEPRESSION AREA #1
STORMWATER DEPRESSIONS	
I	490 SQUARE FEET DREPRESSION AREA, AVERAGE DEPTH OF 12" = 3,665

GENERATION

A

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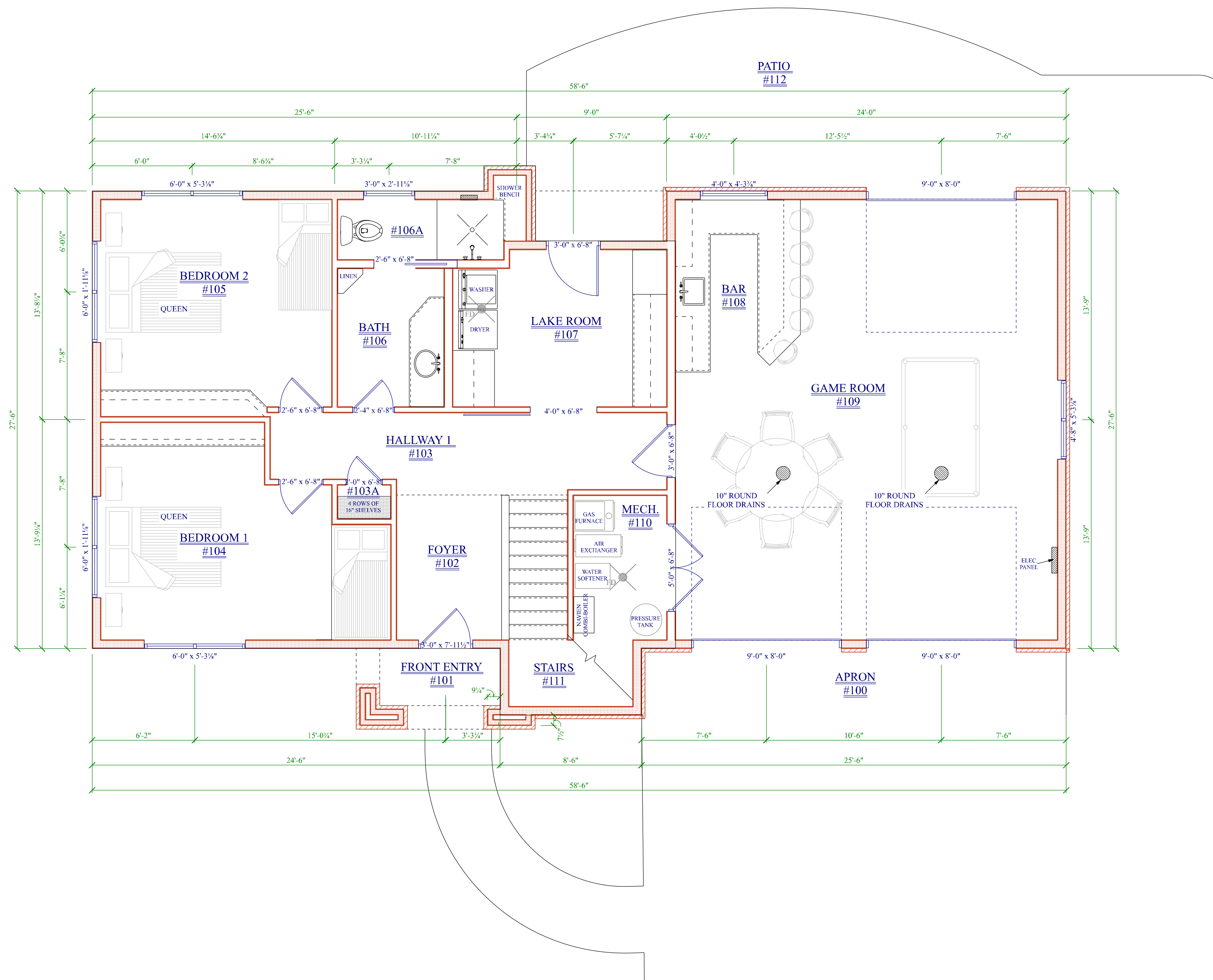
DESIGN BY: DOTTY BROTHERS CONSTRUCTION  
DATE: JANUARY 17, 2023  
PRELIMINARY DOCUMENTS

DARRIN SCHMIDT  
LOT #13 & 14  
BREEZY POINT ESTATES  
BREEZY POINT MN, 56472

LICENSE# BC062426  
4593 MOREHOUSE DRIVE  
PEQUOT LAKES, MN  
1-218-568-6160

**DOTTY BROTHERS**  
Construction  
OUR REPUTATION IS BUILT

AW  
STORM WATER  
MANAGEMENT  
PLAN



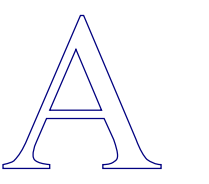
1  
A MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**\*\*VERIFY FLOOR OUTLET LOCATIONS WITH HOME OWNER\*\***

**FRAMING NOTES:**

- EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF SHEATHING.
- INTERIOR WALLS ARE DIMENSIONED TO CENTER OF WALL.

GENERATION



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DESIGN BY: DOTTY  
BROTHERS CONSTRUCTION  
DATE: JANUARY 17, 2023  
PRELIMINARY DOCUMENTS

DARRIN SCHMIDT  
LOT #13 & 14  
BREEZY POINT ESTATES  
BREEZY POINT MN, 56472

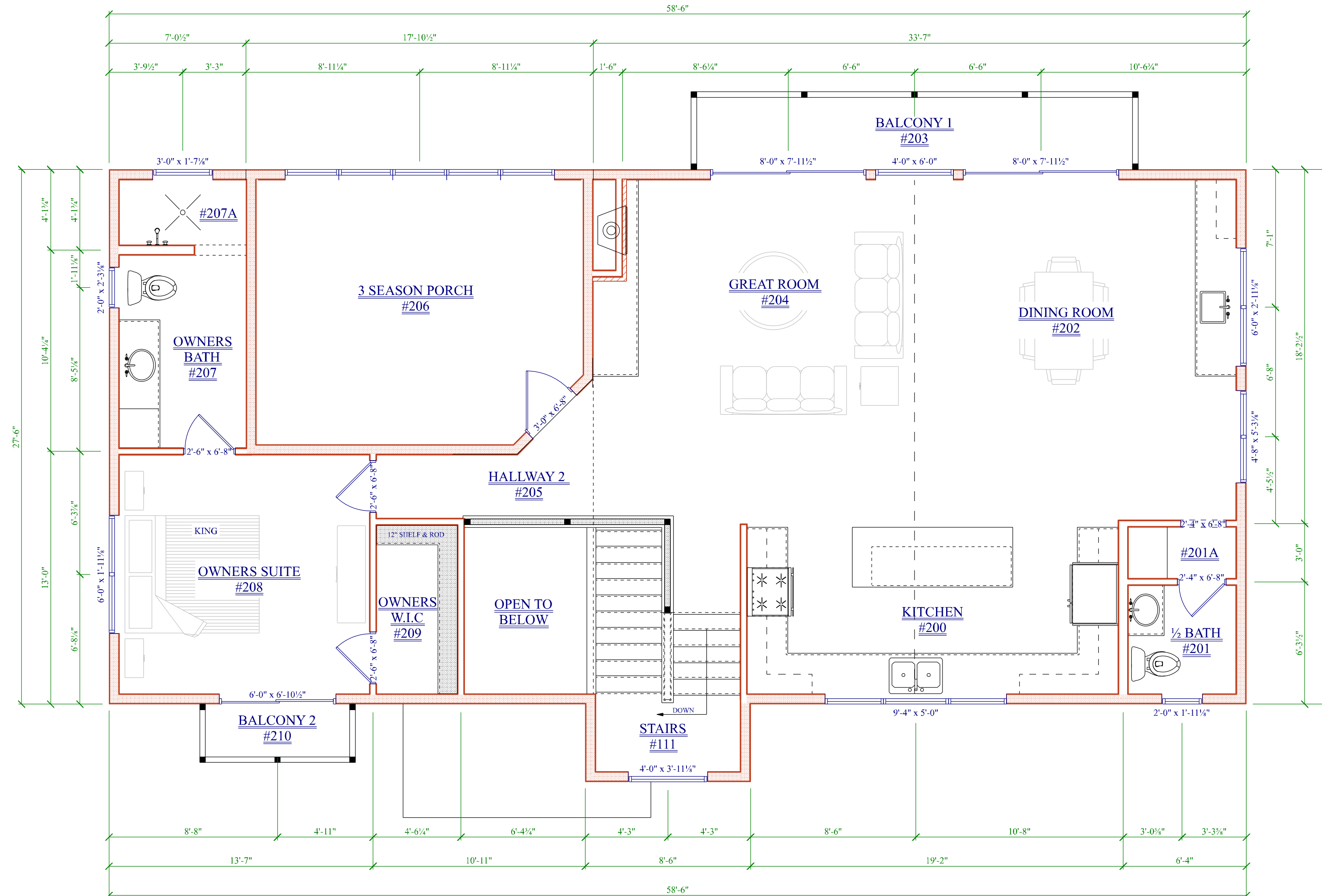
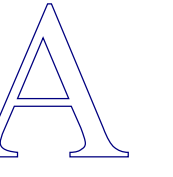
LICENSE# BC062426  
4593 MOREHOUSE DRIVE  
PEQUOT LAKES, MN  
1-218-568-6160

**DOTTY BROTHERS**  
Construction  
OUR REPUTATION IS BUILT



FLOOR PLAN





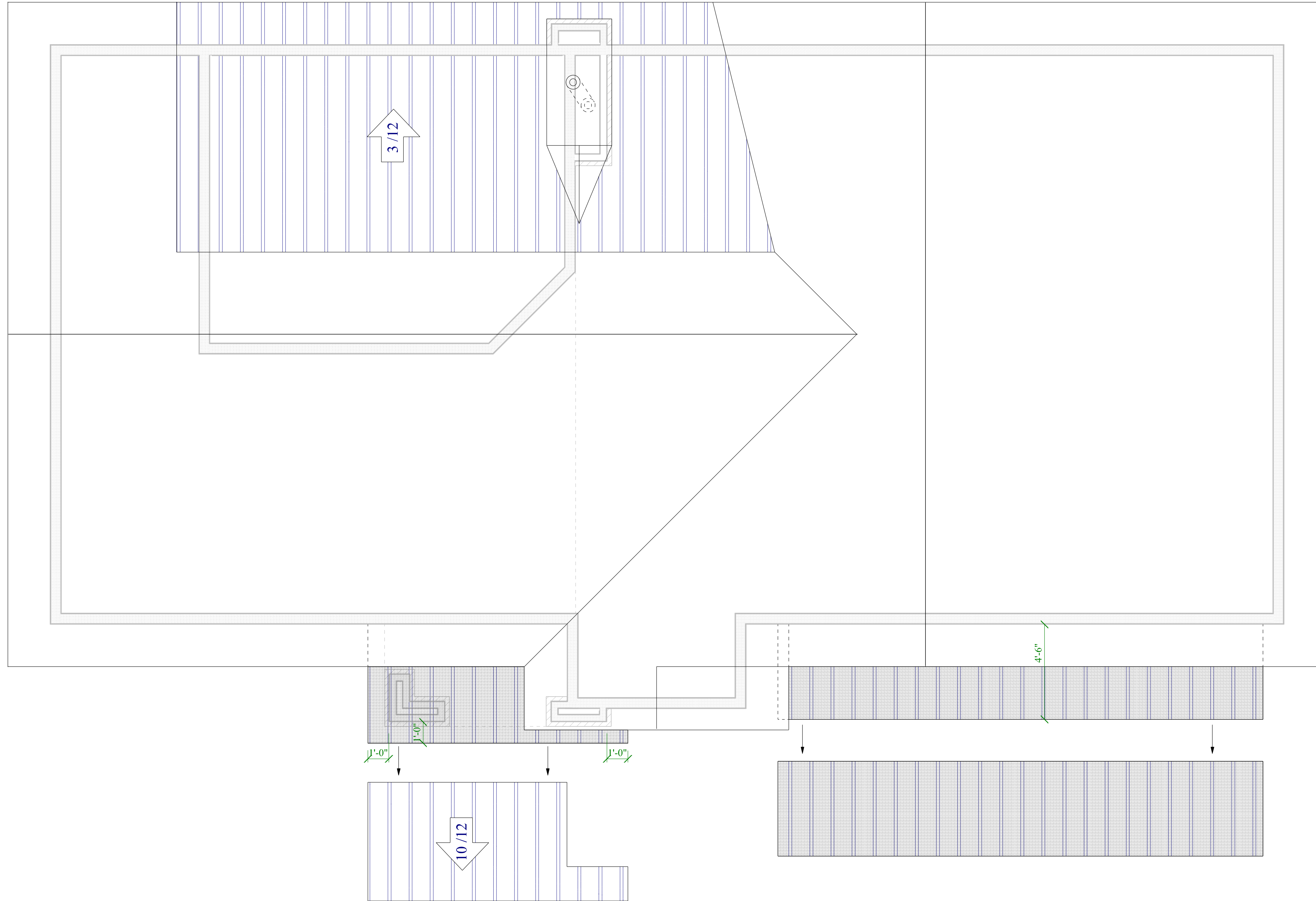
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A UPPER FLOOR PLAN

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

**\*\*VERIFY FLOOR OUTLET LOCATIONS WITH HOME OWNER\*\***

**FRAMING NOTES:**

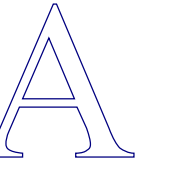
- EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF SHEATHING.
- INTERIOR WALLS ARE DIMENSIONED TO CENTER OF WALL.



1  
A ROOF PLAN  
SCALE: 1/4" = 1'-0"

**ROOFING NOTES**

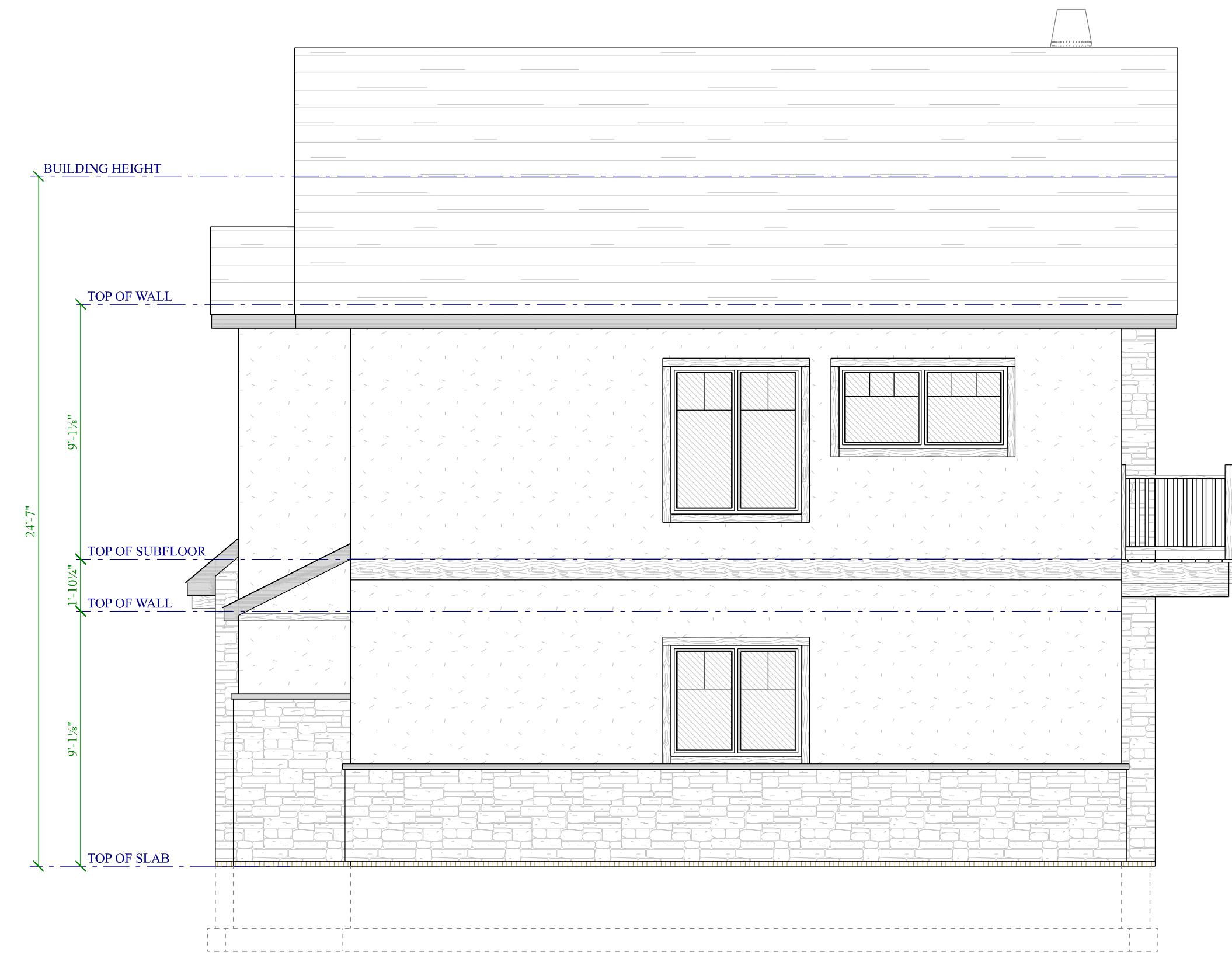
- TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL LAYOUT AND DETAILS. ANY BRACKETS / BEAMS / OR HANGERS, ARE TO BE INCLUDED IN TRUSS PACKAGE.
- 42-10-10 ROOF LOADS.
  - 24" O.C.
  - ROOF PITCH 6/12 UNLESS NOTED.
  - HOLD BACK 1/2" FOR SHEATHING.
  - ALL OVERHANGS ARE 2'-0" UNLESS NOTED.
  - 3/2" DROP GABLES ON ALL NON VAULTED GABLE ENDS.
  - TRUSS BRACING PER TRUSS MANUFACTURER'S SPECS.
  - 8x20x20 TIMBER TAILS.







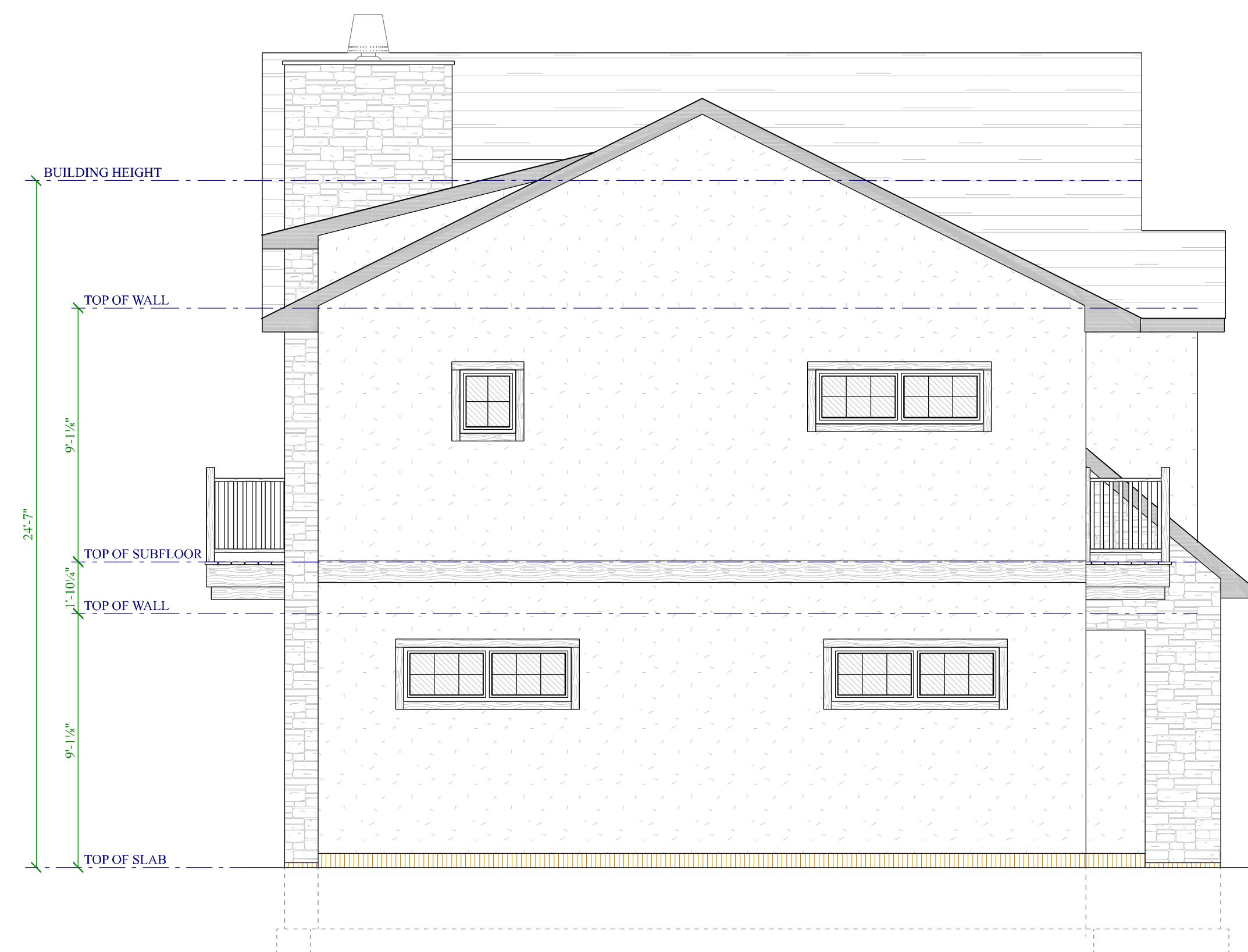
1 FRONT ELEVATION  
A SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION  
A SCALE: 1/4" = 1'-0"



1 REAR ELEVATION  
A SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION  
A SCALE: 1/4" = 1'-0"



# STORMWATER MANAGEMENT PLAN:

SCALE: 1/8" = 1'-0" PAGE SIZE: 24" X 36" (ARCH D)

## IMPERVIOUS CALCULATIONS:

<b>LOT SIZE:</b>	0.31 ACRES
	13,285 SF
<b>PROPOSED IMPERVIOUS:</b>	
EXTERIOR CONCRETE:	1,073 SF
PROPOSED HOUSE & GARAGE:	2,095 SF
TOTAL IMPERVIOUS:	3,168 SF
<b>TOTAL PERCENT IMPERVIOUS:</b>	<b>23.85%</b>

## PROPOSED IMPERVIOUS:

EXTERIOR CONCRETE:	1,073 SF
PROPOSED HOUSE & GARAGE:	2,095 SF
TOTAL IMPERVIOUS:	3,168 SF

TOTAL PERCENT IMPERVIOUS: 23.85%

## PLANT LIST & IMAGES:

Code	Qty	Common Name	Height	Spread	Foliage	Fall Color	Flower
<b>Trees &amp; Shrubs:</b>							
A	2	Fir, Balsam	50'	20-25'	Green	Evergreen	NA
B	4	Hydrangea, Bibo	2-3'	3-4'	Green	NA	White
C	2	Lilac, Miss Kim	6-8'	5-6'	Dark Green	Burgundy	Purple
D	1	Maple, Hot Wings	20'	16'	Green	Yellow-Red	Yellow-White
E	1	Spruce, Dwarf Blue Globe	3-5'	5-6'	Blue	Evergreen	NA
F	2	Spruce, Norway	60-80'	25-30'	Green	Evergreen	NA
<b>Perennials, Grasses &amp; Vines:</b>							
G	2	Aralia, Sun King	36"	36"	Golden-Yellow	Aug-Sept	White
H	3	Astilbe, Fanal	20"	15"	Bronze-Green	June-Aug	Red
I	6	Grass, Miscanthus Flame	48"	48"	Green	August	Silver
J	3	Hemerocallis, Happy Returns	18"	18-24"	Green	July-Aug	Yellow
K	3	Hemerocallis, Mighty Chestnut	30"	18-24"	Green	July	Red-Orange
L	6	Rudbeckia, Goldsturm	30"	18"	Green	July-Sept	Yellow
M	1	Sedum, Autumn Joy	18"	18"	Green	Aug-Sept	Bronze-Red

\* Plant varieties are subject to change pending availability during time of installation.



**3-D IMAGES OF PROPOSED WORK:**



A - FIR    B - HYDRANGEA    C - LILAC    D - MAPLE    E - SPRUCE, GLOBE    F - SPRUCE, N

G - ARALIA    H - ASTILBE    I - GRASS    J - HEMERO. HR    K - HEMERO. MC    L - RUIDBECKIA    M - SEDUM

