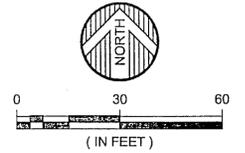# EXISTING CONDITIONS SURVEY
ZORBAZ PROPERTY, LAKESHORE, MINNESOTA

UPPER GULL LAKE

S88°30'05"W
20.43
206±
203.56
S76°05'10"W
S31°39'02"E
51.47
N81°34'45"E
187.80
30
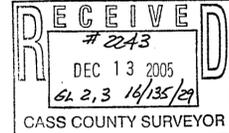
(IN FEET)
0   30   60
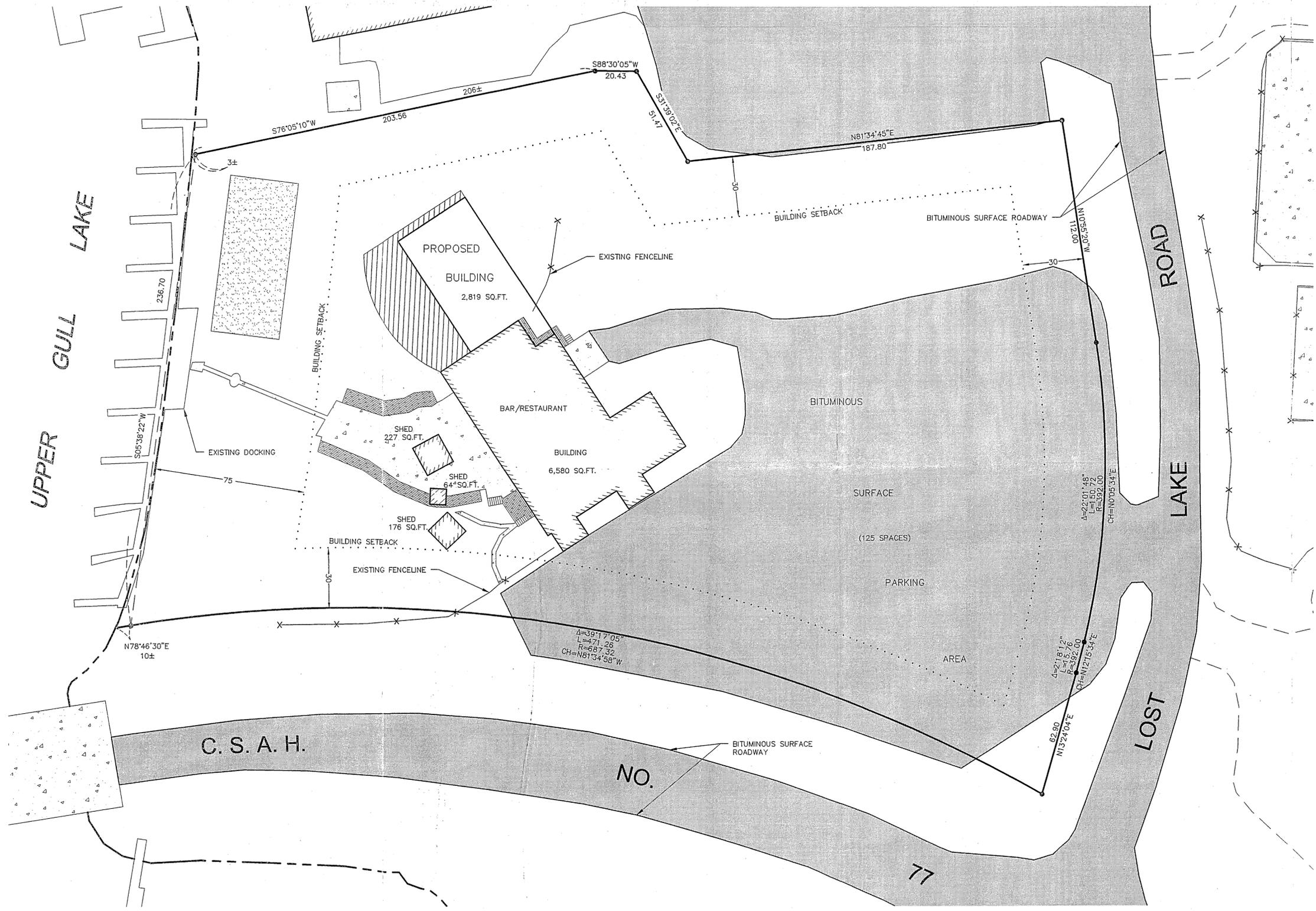
ORIENTATION OF THIS BEARING SYSTEM
IS BASED ON AN ASSUMED DATUM
⊙ = DENOTES FOUND IRON MONUMENT

3±

236.70

PROPOSED BUILDING
2,819 SQ.FT.

EXISTING FENCELINE

BUILDING SETBACK

BUILDING SETBACK

BITUMINOUS SURFACE ROADWAY

BITUMINOUS
SURFACE
(125 SPACES)
PARKING
AREA

LAKE ROAD
LOST LAKE ROAD

30

112.00 N00°05'34"W

S05°38'27"W

EXISTING DOCKING

SHED 227 SQ.FT.
SHED 64 SQ.FT.
SHED 176 SQ.FT.

BAR/RESTAURANT
BUILDING
6,580 SQ.FT.

75

BUILDING SETBACK
EXISTING FENCELINE

30

N78°46'30"E
10±

Δ=39°17'05"
L=471.26
R=687.32
CH=N81°34'58"W

Δ=22°01'45"
L=150.72
R=392.00
CH=N00°05'34"E

Δ=21°18'12"
L=35.76
R=352.00
CH=N12°15'34"E

62.90 N13°24'04"E

EXISTING CONCRETE SURFACE

EXISTING DECK

PROPOSED DECK

C. S. A. H.   NO.   77

BITUMINOUS SURFACE
ROADWAY
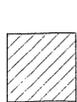
NOTES:

TOTAL AREA OF SUBJECT PROPERTY = 123,265± SQ.FT.

EXISTING IMPERVIOUS COVERAGE = 57,414 SQ.FT.

EXISTING IMPERVIOUS PERCENT = 46.6%

PROPOSED IMPERVIOUS COVERAGE = 60,233 SQ.FT.

PROPOSED IMPERVIOUS PERCENT = 48.8%

IMPERVIOUS AREA INCLUDES BUILDINGS, CONCRETE, DECKS, BITUMINOUS AND DOCKING ABOVE THE ORDINARY HIGH WATER LINE.

PROPOSED IMPERVIOUS AREA INCLUDES THE NEW BUILDING. AREA OF PROPOSED DECK IS 1,920 SQ.FT. AND WAS NOT INCLUDED IN THE PROPOSED IMPERVIOUS CALCULATIONS.

EXISTING SEATING = 230 SEATS (FROM OWNER)

PROPOSED SEATING = 330 SEATS (FROM OWNER)

EXISTING PARKING SPACES = 125 SPACES (FROM OWNER)

SPACES NECESSARY TO MEET PROPOSED SEATING = 110 SPACES BASED ON CITY ORDINANCE OF 1 PARKING SPACE FOR EVERY 3 SEATS.

THE BOUNDARY INFORMATION AS SHOWN ON THIS DRAWING IS ACCORDING TO THE CERTIFICATE OF SURVEY PREPARED BY WIDSETH SMITH NOLTING AND SIGNED BY JEFFREY W. MILLER ON AUGUST 19, 1980 AND AMENDED ON JUNE 17, 1981.
THE LOCATIONS OF THE EXISTING CONDITIONS AS SHOWN ON THIS DRAWING WERE TAKEN FROM AERIAL MAPPING AND FROM OBSERVED EVIDENCE.

DATE:	FEBRUARY 11, 2005	DATE	AMENDMENTS	BY	PREPARED FOR:	ZORBAZ
SCALE:	AS SHOWN	10-24-05	AMENDED TO SHOW PROPOSED BUILDING, PROPOSED DECK AND BUILDING SETBACKS	CMN		
DRAWN BY:	RAQ					
CHECKED BY:	JWM					
FILE NUMBER:	7094					

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.

RANDY A. QUALE   DATE: 10-25-05 LIC. NO. 42630

WIDSETH SMITH NOLTING

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ARCHITECTS — BRAINERD
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