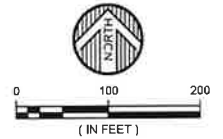


WEALTHWOOD RV PARK - THE FRONT NINE PHASE TWO

PART OF LOT 2, BLOCK 12, WEALTHWOOD GOLF ESTATES,
SECTION 21, TOWNSHIP 45, RANGE 26,
AITKIN COUNTY, MINNESOTA



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

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ⊙ DENOTES PROPOSED WELL
- ⊙ DENOTES PROPOSED 2,500 GALLON HOLDING TANK LOCATION
- ⊙ DENOTES NON-DELINEATED WETLAND
- DENOTES PROPOSED 4" SEWER GRAVITY MAIN LINE
- DENOTES PROPOSED 2" WATER LINE

- ▨ DENOTES EXISTING GRAVEL ROADWAY
- ▭ DENOTES PROPOSED GRAVEL ROADWAY
- ▭ DENOTES EXISTING BITUMINOUS SURFACE

DENSITY CALCULATIONS

SHORELAND ZONE
TOTAL AREA = 1,297,529 SQ. FT. (29.79 ACRES)
TOTAL SUITABLE AREA = 681,804 SQ. FT. (15.6 ACRES)

TIER	UNITS ALLOWED	UNITS PROPOSED
TWO	9.2	0
THREE	11.6	0
FOUR	26.9	40
TOTAL	47.7	40

NON-SHORELAND ZONE
TOTAL AREA = 1,028,908 SQ. FT. (23.6 ACRES)
TOTAL SUITABLE AREA = 848,447 SQ. FT. (19.5 ACRES)
BASE UNITS ALLOWED = 848,447 SQ. FT. / 2000 SQ. FT. PER UNIT = 424.2 UNITS

UNITS ALLOWED	UNITS PROPOSED
424.2	95

IMPERVIOUS CALCULATIONS

SHORELAND ZONE		PROPOSED IMPERVIOUS AREA	PERCENT COVERAGE
TIER	AREA		
TWO	198,108 SQ. FT.	0 SQ. FT.	0 %
THREE	543,044 SQ. FT.	2,405 SQ. FT.	0.4 %
FOUR	556,377 SQ. FT.	115,312 SQ. FT.	20.7 %
TOTAL	1,297,529 SQ. FT.	117,717 SQ. FT.	9.1 %
NON-SHORELAND ZONE		PROPOSED IMPERVIOUS AREA	PERCENT COVERAGE
AREA			
1,028,908 SQ. FT.		210,088 SQ. FT.	20.4 %

SURVEYORS NOTES:
THE TOTAL AREA FOR LOT 2, BLOCK 12 EXCEPT THE NORTH 24 FEET IS 53.4± ACRES.

THE PROPOSED SEPTIC SEWER SYSTEM AND WATER DISTRIBUTION SYSTEM INDICATED ON THIS PLAN HAS BEEN DESIGNED BY GREG WESTERLUND CONSTRUCTION LLC. DETAILED DESIGN WILL FOLLOW PERMIT APPROVAL.

SANITARY SEWER WILL BE DESIGNED TO GRAVITY DRAIN THROUGH A COLLECTION SYSTEM TO THE COMMON TANK AREAS. OWNER HAS CONTRACTED WITH GOBLE'S SEWER SERVICE FOR REGULAR TANK PUMPING TO BE COMPLETED.

WATER, SEWER AND ELECTRICAL SERVICES WITH INDIVIDUAL METERS WILL BE PROVIDED AT EACH CAMPSITE.

EXISTING ELEVATIONS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS, NAVD 88 DATUM.

SITES ARE LEASED FOR 12 MONTH SEASONAL INTERVALS

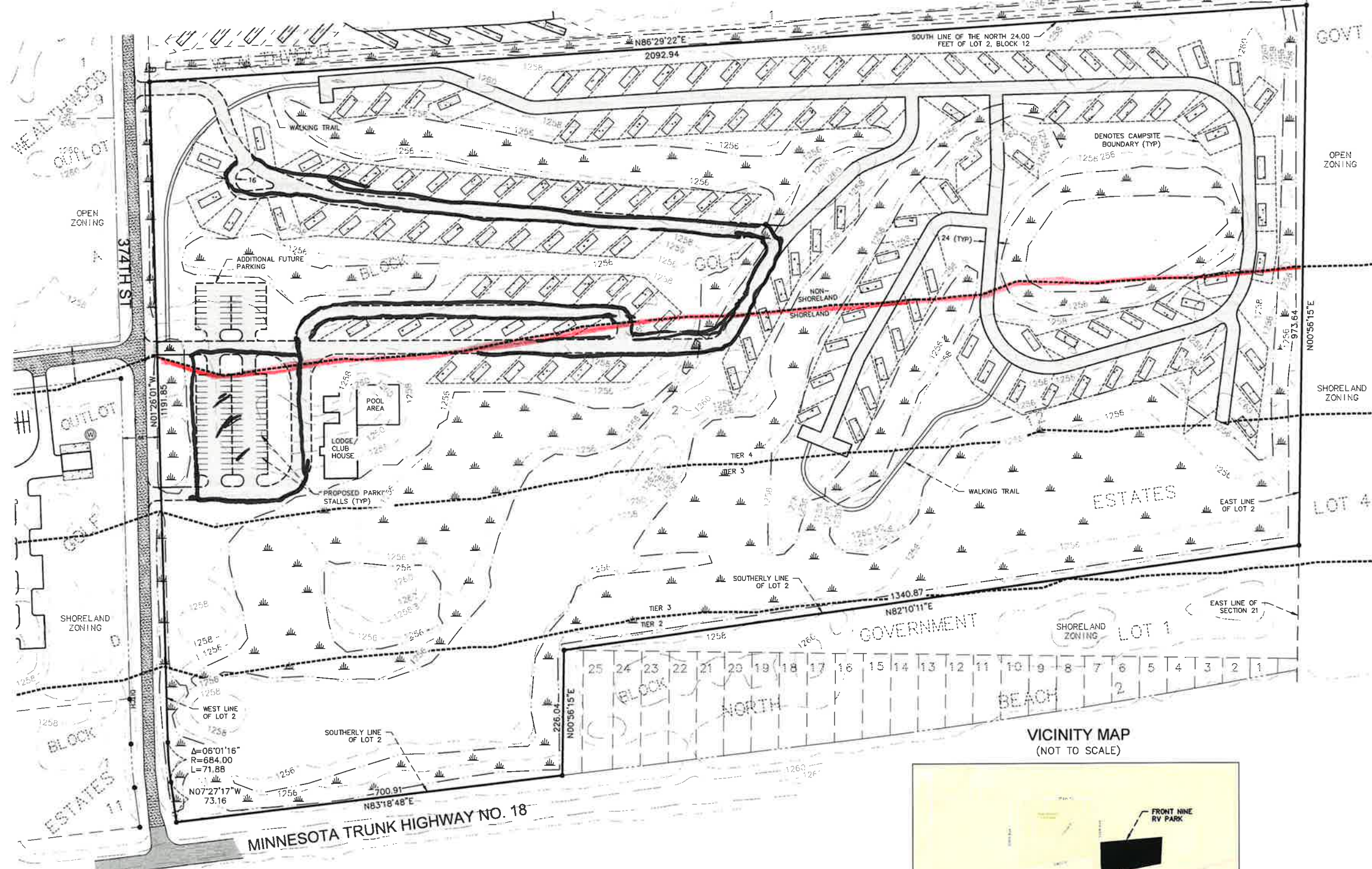
ACCORDING TO THE AITKIN COUNTY GIS PARCEL MAPPING APPLICATION THE CURRENT ZONING FOR THIS PARCEL IS SHORELAND AND OPEN.

THE MINIMUM LOT SIZE FOR PROPOSED CAMPSITES IS 2,500 SQ. FT.

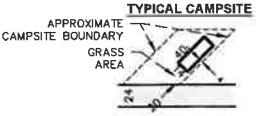
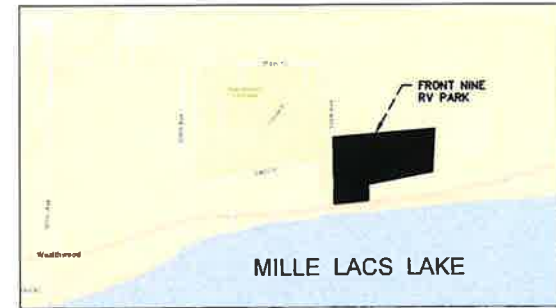
THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE WETLAND DELINEATION COMPLETED BY JOEY GOEDEN, CERTIFIED WETLAND DELINEATOR NO. 1311, ON OCTOBER 13, 2022.

THE TOTAL OPEN SPACE FOR THE SUBJECT PROPERTY IS 1,474,766 SQ. FT. (33.9 ACRES)(63%), OF WHICH 1,298,308 SQ. FT. (29.8 ACRES)(56%) IS CONTIGUOUS OPEN SPACE AND 759,484 SQ. FT. (17.4 ACRES)(33%) IS UPLAND.

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VICINITY MAP (NOT TO SCALE)



DATE:	OCTOBER 09, 2023	DATE:		AMENDMENTS	BY:	PREPARED FOR:	WEALTHWOOD GOLF ESTATES RV PARK
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:	CPS						
CHECKED BY:	CMC						
FILE NUMBER:	2021-11516					CHAD M. CONNER	DATE: 10-09-2023 LIC. NO. 41643

WIDSETH SMITH NOLTING
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