

Julie Keller  
PID: 39-0-001905

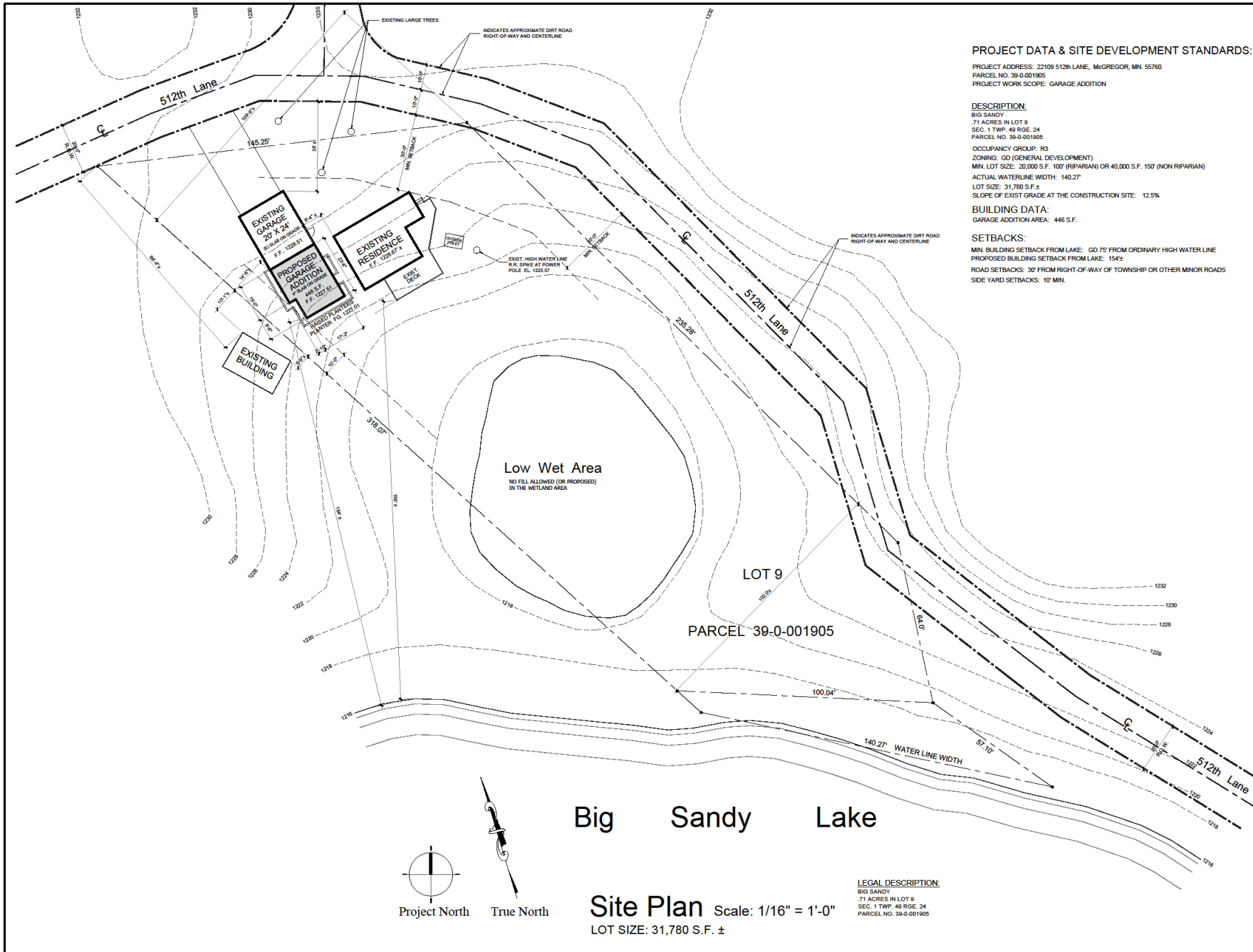
Approved for  
-444 sq/ft Accessory Building  
Addition (20x23.5)

With condition: maintain 10ft  
property line setback



Aug 22, 2023 at 1:37:28 PM  
22109 512th Ln  
McGregor MN 55760  
United States





**PROJECT DATA & SITE DEVELOPMENT STANDARDS:**

PROJECT ADDRESS: 22109 512th LANE, MCGREGOR, MN. 55760  
 PARCEL NO. 39-0-001905  
 PROJECT WORK SCOPE: GARAGE ADDITION

**DESCRIPTION:**

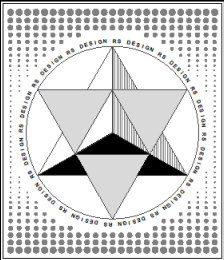
BIG SANDY  
 71 ACRES IN LOT 9  
 SEC. 1 TWP. 49 RGE. 24  
 PARCEL NO. 39-0-001905  
 OCCUPANCY GROUP: R3  
 ZONING: GD (GENERAL DEVELOPMENT)  
 MIN. LOT SIZE: 20,000 S.F. 100' (RIPARIAN) OR 40,000 S.F. 150' (NON RIPARIAN)  
 ACTUAL WATERLINE WIDTH: 140.27'  
 LOT SIZE: 31,780 S.F.±  
 SLOPE OF EXIST. GRADE AT THE CONSTRUCTION SITE: 12.5%

**BUILDING DATA:**

GARAGE ADDITION AREA: 446 S.F.

**SETBACKS:**

MIN. BUILDING SETBACK FROM LAKE: GD 75' FROM ORDINARY HIGH WATER LINE  
 PROPOSED BUILDING SETBACK FROM LAKE: 154'  
 ROAD SETBACKS: 30' FROM RIGHT-OF-WAY OF TOWNSHIP OR OTHER MINOR ROADS  
 SIDE YARD SETBACKS: 10' MIN.



**RSDesign**

Robb Simonson  
 311 Old McCloud Rd. Unit N  
 Mount Shasta, California 96067  
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 Phone: 530 925 3492

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**Site Plan Key Notes:**

ROBB SIMONSON OF RSD DESIGN SIGNATURE

ISSUE: DATE: DESCRIPTION:

1		
2		
3		

PROJECT TITLE:  
 GARAGE ADDITION  
 22109 512th LANE  
 MCGREGOR, MN. 55760

OWNER:

SHEET TITLE:  
 SITE PLAN

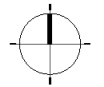
GRAPHIC SCALE:  
 0 4 8 12 16 20 40  
 1/16" = 1'-0"

DATE: 8-17-23 DRAWN: ROBB SIMONSON

PROJECT NO. CHECKED:

SHEET NO.

**A1**



Big Sandy Lake

Site Plan Scale: 1/16" = 1'-0"  
 LOT SIZE: 31,780 S.F. ±

**LEGAL DESCRIPTION:**  
 BIG SANDY  
 71 ACRES IN LOT 9  
 SEC. 1 TWP. 49 RGE. 24  
 PARCEL NO. 39-0-001905



Aug 22, 2023 at 1:36:52 PM  
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