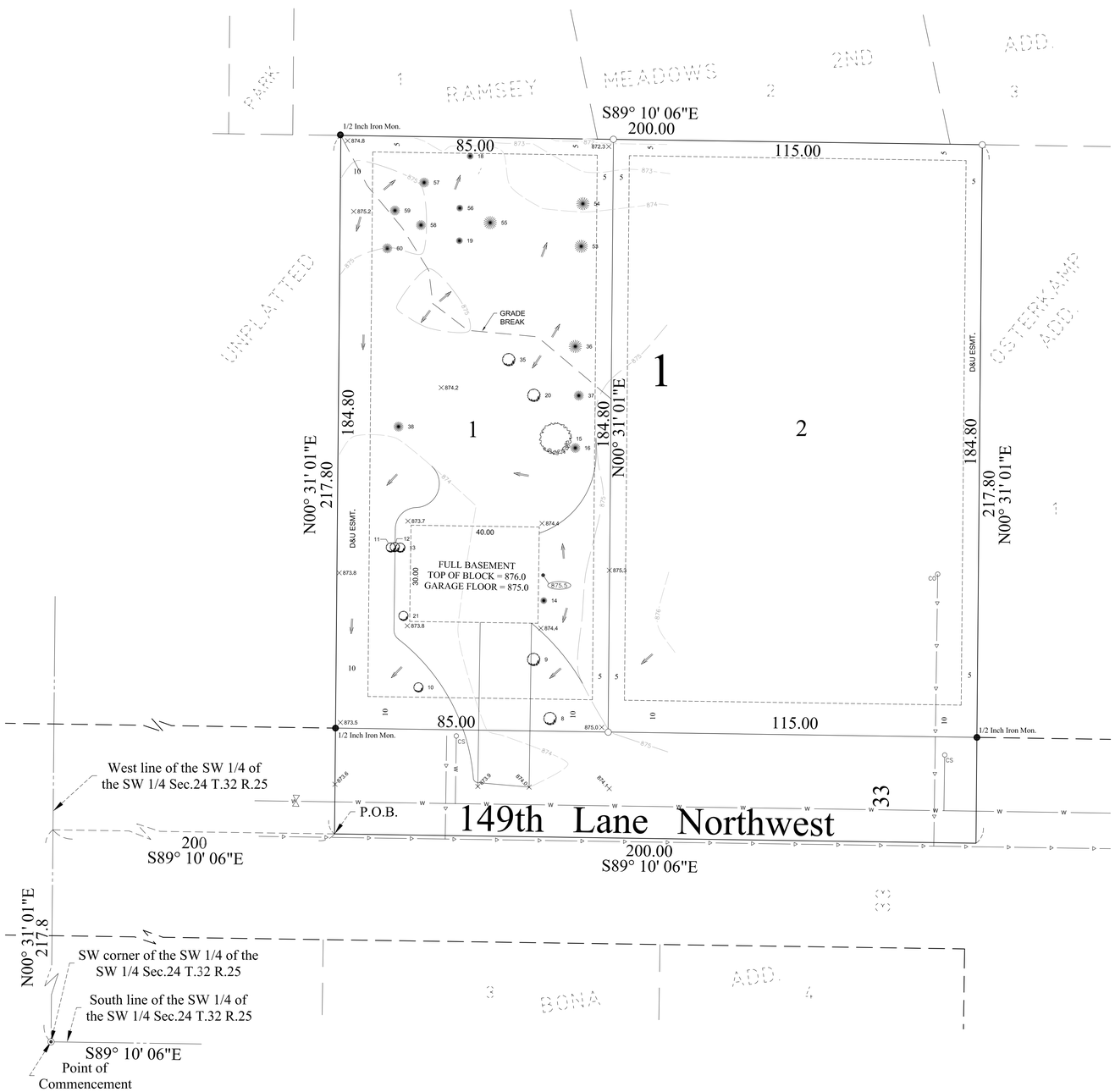
WIRZ ADDITION



TREE INVENTORY

Tree No.	dBH	Species
8	22	CH. ELM
9	22	CH. ELM
10	20	CH. ELM
11	16	CEDAR
12	16	CEDAR
13	16	CEDAR
14	12	BL. SPRUCE
15	12x5	CH. ELM
16	20	CEDAR
18	18	CEDAR
19	18	NOR. PINE
20	24	CH. ELM
21	18	CH. ELM
35	24	CH. ELM
36	24	BL. SPRUCE
37	18	CEDAR
38	18	CEDAR
53	24	BL. SPRUCE
54	24	BL. SPRUCE
55	24	NOR. PINE
56	12	NOR. PINE
57	18	CEDAR
58	18	NOR. PINE
59	18	CEDAR
60	18	CEDAR

ZONING

R-1 Residential District

Lot Dimensions
Area: 0.25 acre min.
Width: 80 ft. min.

Setbacks (Dwelling)
Front: 30 ft.
Side: 10 ft.
Rear: 30 ft.

Setbacks (Accessory)
Front: 30 ft.
Side: 6 ft.
Rear: 5 ft.

Coverage
Bldg Cover: 0.35 max.

EXISTING PARCEL CALCS

Lot Dimensions
Area: 0.85 acre
Width: 200 ft.

Coverage
Dwelling: 1,557 s.f.
Sheds: 484 s.f.
Total: 2,041 s.f.

Building Cover:
2041/36959 = 0.06

LOT 1 CALCULATIONS

Lot Dimensions
Area: 0.36 acre
Width: 85 ft.

Max. Building Cover: 0.35 x 15,707 = 5,497 s.f.

LOT 2 CALCULATIONS

Lot Dimensions
Area: 0.49 acre
Width: 200 ft.

Coverage
Dwelling: 1,557 s.f.
Sheds: 484 s.f.
Total: 2,041 s.f.

Building Cover: 2041/21252 = 0.10

LEGEND

- Iron Monument Found
- Iron Monument Set
- San. Serv. Cleanout
- Water Serv. Curbstop
- Gate Valve
- Drainage Arrow

N

20 0 10 20 40

Scale: 1 Inch = 20 Feet

M&P associates
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1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpassc.com

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 Professional Engineer under the laws of the State of Minnesota.

DRAFT

Allen C. Schlipp
DATE 3/16/21 LIC. NO. 21232

REVISIONS

DATE	

CYNTHIA WIRZ
5535 149th Lane Northwest
Ramsey, MN 55303

MINOR PLAT

DRAWN	CHECKED
MPK	ACS

PROJECT # 5217.001

DATE 3/16/21

SHEET # 1