

Minor Subdivision Plat

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APPLICATIO	N St. Louis	County, Minnesota
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About: Nearly all land divisions in Minnesota are regulated by local authorities. St. Louis County Ordinance 60 regulates the subdivision of land outside of municipalities (cities). For properties under the county's land use jurisdiction, the Planning and Community Development Department can tell you if your parcel is being created properly, and if it conforms to subdivision and zoning requirements. For more information, see our website at: https://www.stlouiscountymn.gov/departments-a-z/planning-development/land-use/subdividing-property

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement																								
Primary PI Structure/SS			-				-					Associated PIN			-				-					
Associated PIN			-				-					Associated PIN			-				-					
E.g. 123-123- County Land	4-12345. Explorer:	Primary I https://c	PIN: P gis.stlo	arcel who	ere Sti ymn.c	ructure ov/lan	/SSTS dexplo	are lo orer/ P	cated. roper	. Assoc ty Look	iate cup:	ed PIN: Additional and b: http://apps.stlouisco	l/or adj ountymi	acent n.gov/a	oroperty auditor/	y that yo parcelIr	ou ow nfo200	n or)5Ifra	that is ame/	s rela	ated t	o the	proje	ect.
APPLIC	ANT																							
Applicant Name (Last, First) I am a Contractor Homeowner Other Da							Daytime # Date																	
Applicant A	Address	5											City			State	е			ZIP				
Applicant	Email																							
Contact Pe	erson <i>If</i>	applicabl	le								C	Contact Person #												
Mailing Ad	dress (Where to	Send	Permit)									City			State	е			ZIF)			
Email Address (Where to Email Permit)																								
SITE IN	IFORM	IATIC	N																					
☐ Yes ☐ No Does this property have frontage along a public road?																								
☐ Yes ☐ No Does the property have legally demonstrated access to a public road?																								
☐ Yes ☐ No ☐ Is there an easement to access the property? If, yes: ☐ Private easement ☐ State/federal/county easement ☐ f yes, you must attach easement documentation.																								
Yes No Is the property located in one of the following Townships: Duluth, Gnesen, Lakewood or Midway ?																								
If yes, the Township Zoning Administrator must provide zoning information and signoff below:																								
Zone District: Does the subdivision meet zoning requirements? Yes No																								
Township Zoning Administrator Signature:																								
TYPE OF PROPOSED SUBDIVISION PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR																								
☐ Minor Subdivision Plat - \$650																								
AGREEMENT																								
By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid. I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.																								

Technical Assistance

Toll Free: 1-800-450-9777 Land Use Information www.stlouiscountymn.gov/landuse

Duluth

CONTACT: Planning and Community Development Department

Government Services Center 320 West 2nd Street, Suite 301 Duluth, MN 55802 (218) 725-5000

Virginia

Government Services Center 201 South 3rd Avenue West Virginia, MN 55792 (218) 749-7103

Office Use Only



Minor Subdivision Plat

Deference 4	
Reference #	

PRELIMINARY WORKSHEET St. Louis County, Minnesota

About: Minor Subdivision Plat – An approval process that a local unit of government may adopt under MN Statues, Chapter 505, for simple land divisions.

APPLICANT				
Name				
				T ===
Address		City	State	ZIP
Email				
Contact Person	Contact Person #	ŧ		
Contact Person Email				
DEVELOPER, IF DIFFERENT FROM APPLICANT ABO	OVE			
Name				
Address		City		
Email				
Contact Person	Contact Person #	<u> </u>		
SURVEYOR				
Name				
Name				
Address		City		
Email				
Contact Person	Contact Person #	<u> </u>		
Contact Person	Contact Person #	<u>.</u>		
Contact Person Email	L			
SEPTIC SYSTEM DESIGNER				
Name				
Address		City		
Email				
Contact Deusen	Combact Down			
Contact Person	Contact Person #	L		
Contact Person Email	<u> </u>			

REQUIRED ATTACHMENTS

Submittals shall be an electronic map or sketch in a format determined by the Director and supporting documents as follows:

1. Electronic Map or Sketch:

Boundary lines with lengths and bearings taken from a boundary survey drawn by a licensed land surveyor with the legal description of the property, total acreage, name of the fee owner, developer and surveyor, north arrow, graphic bar scale, proposed plat name and date of preparation.

Topography consisting of 10-foot contour intervals taken from United States Geological Survey (USGS) mapping, or equivalent or more accurate source, if available.

Location of 100 year floodplains and the ordinary high water level, as taken from USGS mapping, or the equivalent or a more accurate source, if available.

The existing zoning classification and the zoning classification of adjacent parcels.

Layout of proposed lots, and buildings if known, drawn to same scale as existing data.

Current development and infrastructure on proposed and parent parcels.

Dimensions scaled to nearest foot of all lot lines, easement widths, lakeshore lengths and total acreage for each lot created, as well as the parent parcel.

Areas suitable for standard SSTS (minimum of 2 sites per lot) meeting the requirements of applicable state and county Laws and ordinances.

2. Documents:

Evidence of ownership and authority to subdivide consisting of fee ownership or written concurrence of fee owners.

Archeological Phase I study, if required by Director.

Septic suitability report in accordance with State Statute and St. Louis County Septic Ordinance 61, or its successor or replacement.

Detailed soils information from the Natural Resources Conservation Service (NRCS), or the equivalent or a more accurate source if available.

Wetland delineation report for the entire property with data sheets.

Proof of access from appropriate road authority for each new lot created and for the parent parcel.

Satisfactory evidence of title per Minnesota Statute 505.03.

Other information as deemed necessary by the Director.

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Receipt # ______ Receipt Date _____ Payment Amount _____ Paid By ____