



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 2/13/2024

REPORT DATE: 2/26/2024

MEETING DATE: 3/14/2024

APPLICANT INFORMATION

APPLICANT NAME: Northland Constructors of Duluth

APPLICANT ADDRESS: 4843 Rice Lake Road, Duluth, MN 55803

OWNER NAME: Same as above

SITE ADDRESS: 5529 Hwy 33, Saginaw, MN 55779

LEGAL DESCRIPTION: S1/2 OF NW1/4 OF SE1/4 AND LOT 3 EX 19/100 AC AT SW CORNER AND NE1/4 OF SE1/4 EXCEPT Highway Right of Way AND SE1/4 OF SE1/4 EX 2 AC IN SE COR FOR SCHOOL BLDG & EX HWY R/W & EX S 420 FT OF W 520 FT AND 2 AC IN SE 1/4 OF SE 1/4 OF SE 1/4 BEG AT SE CORNER RUNNING THENCE N 25 RODS THENCE W 12 1/2 RODS THENCE S 25 RODS THENCE E 12 1/2 RODS TO PT OF BEG EX .51 AC FOR HWY S10, T51N, R17W (Industrial)

PARCEL IDENTIFICATION NUMBER (PIN): 400-0010-01690, 1700, 1670, 1710, 1720

NATURE OF REQUEST: A conditional use permit for the expansion of an existing general purpose borrow pit as an Extractive Use - Class II to include additional property.

PROPOSAL DETAILS: The applicant is proposing to expand the existing borrow pit to include adjacent property to the west. The operation will include crushing, washing, screening, portable hot mix and recycling of concrete and asphalt. They also plan to excavate below the water table within the existing and proposed parcels.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Sunset Lake Drive

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The property contains several storage structures and a building used as an office. A septic permit was issued in 2023 for the commercial/industrial use.

ZONE DISTRICT: The property has both Multiple and Shoreland Multiple Use zoning. Most of the pit is under the Multiple use zoning.

PARCEL ACREAGE: 128 acres

LOT WIDTH: 2,600 feet

FEET OF ROAD FRONTAGE: 2,600 feet

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property consists of both wooded and cleared areas due to the existing borrow pit activity. A combination of berms and vegetative screening currently exists along Hwy 33. The additional property is located a quarter mile off Hwy 33.

TOPOGRAPHY: The property has an elevation difference of 56 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands on the property. The applicant provided a map indicating where the main wetland areas are located. No wetland delineation has been completed.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B and C, indicate general purpose borrow pits are an allowed use with a conditional use permit in Multiple Use and Shoreland Multiple Use zone districts. The request is for an expansion of the existing permitted borrow pit to include additional property to the west.
2. The existing borrow pit is located within the Forest and Agriculture (FA) and Lakeshore Development Areas (LDA) land use categories of the St. Louis County Comprehensive Land Use Plan. The LDA designation is due to the location of Sunset Lake which is approximately 800 feet from any proposed borrow pit activity. The expanded parcel is within the Forest and Agriculture designation on the Future Land Use Map.
3. The St. Louis County Comprehensive Land Use Plan under Objective LU-4.5 states that the development of new general purpose borrow pits should be directed to areas designated as FA on the Future Land Use Map.
4. The FA category typically consists of large tracts of land that are not intended for future urban or rural development.

B. Neighborhood Compatibility:

1. The use is compatible with the existing neighborhood because the borrow pit has been in operation since 1960 and received a pre-existing permit in 1994 and a CUP permit for an expansion in 2011.
2. The area consists of large tracts of land with limited residential development.
3. There are approximately 10 residences within a quarter mile. The closest is within 500 of the existing pit operation.
4. There are 9 borrow pits within 3 miles of the parcel, the closest being on the adjoining parcel to the north.

C. Orderly Development:

1. This is a rural area consisting of primarily large undeveloped parcels.
2. The request for a borrow pit should have little to no effect on the future development of the surrounding area.
3. The borrow pit has access to a paved public road minimizing dust and traffic concerns.

D. Desired Pattern of Development:

1. The subject parcel, as well as a majority of the surrounding area, is zoned MU-4 and MU-5.
 - a. These zone districts are intended to accommodate a wide range of uses.
 - b. A general purpose borrow pit is an allowed use with a Conditional Use Permit in these zone districts.
2. There is not a high level of future growth anticipated in the area.
3. The FA designation of the proposed parcel specifically identifies these areas for extractive use.

E. Other Factor(s):

1. The applicant has stated that an NPDES permit has been obtained for the property.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

- 1. Does the use conform to the land use plan?**
- 2. Is the use compatible with the existing neighborhood?**
- 3. Will the use impede the normal and orderly development and improvement of the surrounding area?**
- 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?**
- 5. What, if any, other factors should be taken into consideration on this case?**

CONDITIONS, IF APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for expanding an existing general purpose borrow pit, the following conditions shall apply:

1. All minimum extractive use standards shall be followed.
2. The applicant shall adhere to all local, county, state and federal regulations.
3. The Wetland Conservation Act shall be followed.



Conditional Use Permit (CUP)

Permit #

EXTRACTIVE USE CLASS II APPLICATION St. Louis County, Minnesota

Permit #

Abstract: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	4	0	0	-	0	0	1	0	-	0	1	6	9	0	Associated PIN	4	0	0	-	0	0	1	0	-	0	1	6	7	0
Associated PIN	4	0	0	-	0	0	1	0	-	0	1	7	0	0	Associated PIN	4	0	0	-	0	0	1	0	-	0	1	7	1	0
	4	0	0	-	0	0	1	0	-	0	1	7	0	0		4	0	0	-	0	0	1	0	-	0	1	7	2	0

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name	I am a... <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	Date
Northland Constructors of Duluth, a division of Mathy Construction Co		218-722-8170	01/18/2024
*Applicant Address		*City	*State
4843 Rice Lake Road		Duluth	MN
			*ZIP
			55803

Applicant Email
jeremy.carlson@northlandconstructors.us

Contact Person <i>If applicable.</i>	Contact Person #
Jeremy Carlson	218-625-2284

Mailing Address <i>If different than above.</i>	City	State	ZIP
(Same)			

Email Address *Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.*
jeremy.carlson@northlandconstructors.us

SITE INFORMATION

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
---	-----------------------------	---

If yes above, please list site address: 5529 Hwy 33, Saginaw, MN 55779

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St. Louis County <input type="checkbox"/> Other
------------------------------	--	--

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
---	--	--

*How is the property accessed? ☒ Public Road ☐ Private Road ☐ Easement ☐ Water ☐ Other

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
------------------------------	--	---

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
---	-----------------------------	---

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
------------------------------	--	---

#	NA	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
---	----	---

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
------------------------------	--	---

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?
------------------------------	--	--

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

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.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$175
Greater than 1,200 square feet-\$345

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure- Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$90

- ☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)
- What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$65

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$685
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$685
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,375
- ☐ Lot Line Adjustment-\$90
- ☐ Parcel Review-\$90
- ☐ Performance Standard Subdivision-\$410

#4 Performance Standard-\$410
Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☒ Other Expansion of gravel pit CUP

#5 Site Evaluation

- ☐ Site Visit/Evaluation-\$175

#6 Wetland Reviews
Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$175
- ☐ Wetland Delineation Review-\$410
- ☐ Wetland Banking Plan Review-\$1,340

#7 Public Hearings
Additional Worksheets Required

- ☐ Administrative Appeal-\$1,350
- ☐ Environmental Assessment-\$1,200
- ☐ Conditional Use Permit-\$685
- ☐ Conditional Use Permit Rehearing-\$220
- ☐ Interim Use Permit-\$685
- ☐ Interim Use Permit Rehearing-\$220
- ☐ General Purpose Borrow Pit-\$685
- ☐ Variance-\$685
- ☐ Variance Rehearing-\$220
- ☐ Multiple Hearing (Variance/conditional use)- \$1,020
- ☐ Rezoning-\$685

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
NA			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
NA			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

***Indicates required field. Incomplete applications will be returned.**

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

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

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Extractive Use- General Purpose Borrow (Gravel) Pit

Worksheet St. Louis County, Minnesota

PERMIT TYPE

- ☒ General Purpose Permit (Requires Conditional Use Approval)
- Note: this gravel pit is currently permitted - the purpose of this application is to expand the permit to include a recently purchased 20 acre parcel (400-0010-01690) and clarify usage

GENERAL OPERATIONS DESCRIPTION

- ☒ Crushing ☒ Washing ☒ Screening ☒ Portable Hot Mix ☐ Permanent Hot Mix ☒ Recycling of Asphalt
- ☒ Recycling of Concrete ☒ Other: Future extraction of gravel from below water table

Describe the frequency and duration of the applicable activities:

This gravel pit is primarily used during the construction season, generally from spring until late fall. Access from the Sunset Lake Road, west of Hwy 33 was improved to all-season road in 2020, so occasional activity may occur during the winter/early spring months as well.

Overall duration of the activities will be until exhaustion of gravel resource on this property

ROAD ACCESS

What road will the proposed pit be accessed from? Sunset Lake Dr (CR 869)

☒ Yes ☐ No Do you have authorization for access from the appropriate road authority? If yes, please attach written authorization.

TRAFFIC

How many trucks, on average, will leave the pit per day? On average, 50 trucks per day during the construction season

DESCRIPTION OF EXCAVATION

What is the depth of excavation from the original surface?	Approx 40 ft for above ground excavation, additional depth below water Feet
Estimated volume of material to be excavated per year?	100,000-150,000 Cubic yards
What is the depth of ground water before excavation?	(assumed groundwater is similar to Sunset Lake @ 1300') 50 Feet
Total area to be excavated*?	For the life of the pit, up to 75 Acres

*As per MN Rule 4410.4300, Subp. 12, Environmental Review is required if area excavated has potential for 40 acres or more of excavation. See MN Rules for further information regarding Environmental Review process.

PROJECT LOCATION

☐ Yes ☒ No Are there residential properties within 300 feet of the pit, haul roads, stockpile areas, or related pit facilities?

How close is the nearest home? 400 Feet (7545 Sunset Lake Drive)

☐ Yes ☒ No Are there any lakes, rivers, or streams within 300 feet of the pit? **see note (1) below

☒ Yes ☐ No Are there wetlands within 300 feet of the pit? (Include the area of the pit) **see note (2) below

☒ Yes ☐ No Have the property lines been established? If yes, please attach:

☒ Certified Land Survey ☐ Written agreement with all adjacent property owners

** (1) Sunset Lake is within 300 feet of the property, but is about 850 feet from any portion of the property that may have gravel extracted during the life of the pit

** (2) Per the SLC land explorer database, wetlands exist within the property, but not within the area of the property to be used for gravel extraction, stockpiling, etc. See attached wetland map.

HOURS OF OPERATION

(Proposed)
Monday through Friday

Saturday

Sunday

Comments

Start: 7:00 am End : 8:00 pm	Start: 7:00 am End : 8:00 pm	Start: Not End : Requested	These hours are the same as allowed per the current pit permit
---------------------------------	---------------------------------	-------------------------------	--

ENVIRONMENTAL EFFECTS

What dust control measures will be used?

☒ Water Trucks ☐ Chloride ☐ Other (If other, please explain):

☒ Yes ☐ No Will runoff be contained within the pit area?

If no, please explain:

☒ Yes ☐ No Will material other than clean fill be deposited within the pit?

If yes, please explain:

Other salvaged materials to be brought into the pit for stockpiling, reprocessing and beneficial reuse include: bituminous millings and chunks, concrete chunks and blast/excavated rock.

SCREENING

What type of visual screening will be used:

From Roads

From Adjacent Properties

☒ Vegetative ☒ Berm ☐ Other

☒ Vegetative ☐ Berm ☐ Other

Please Describe: A combination of aggregate berms and brush/tree screening currently exists on the pit's TH33/east side. No neighbors exist to the north or west borders. The Sunset Lake Rd/south border has a vegetative/treed coverage.

☒ Yes ☐ No Have you obtained your MPCA Borrow Pit Stormwater Permit?

EROSION CONTROL/RECLAMATION PLAN REQUIRED ATTACHMENT

Sign, date and submit attached reclamation plan.

Or describe, in detail, your reclamation efforts both temporary and after exhaustion of the pit.
(Include erosion control measures to be used, seeding, sloping. Attach additional sheets.)

NOTE: All owners are responsible for assuring that pit operators comply with all borrow pit standards. To obtain a copy of the standards go to www.stlouiscountymn.gov/landuse

Extractive Use-Borrow (Gravel) Pit Reclamation Plan

During Mining operation:

- Vegetation will be cleared and disposed of in a manner acceptable to the fire warden and solid waste authority.
- The pit will be managed by designating a working face and directing activity to that area until depletion of materials. Once an area has been depleted it shall be reclaimed.
- Final grading of the pit face and other slopes will be at a minimum of 3:1.

Reclamation, if applicable, shall be completed prior to the expiration of the permit:

- Reapplication of top soil to depth of 6-9 inches.
- Permanent seeding with native grasses in the spring (April-June) to stabilize erosion.
- Allowing for natural re-vegetation.

Name

Date

Native Seed Mix

36-311

Woodland Edge Northeast

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
fringed brome	<i>Bromus ciliatus</i>	2.24	2.00	5.98%	8.10
bluejoint	<i>Calamagrostis canadensis</i>	0.15	0.13	0.37%	12.90
poverty grass	<i>Danthonia spicata</i>	0.56	0.50	1.50%	4.60
nodding wild rye	<i>Elymus canadensis</i>	1.40	1.25	3.72%	2.38
slender wheatgrass	<i>Elymus trachycaulus</i>	2.24	2.00	5.96%	5.06
fowl bluegrass	<i>Poa palustris</i>	0.98	0.87	2.59%	41.50
False Melic	<i>Schizachne purpurascens</i>	0.28	0.25	0.75%	2.90
Total Grasses		7.85	7.00	20.87%	77.44
common yarrow	<i>Achillea millefolium</i>	0.03	0.03	0.09%	2.00
pearly everlasting	<i>Anaphalis margaritacea</i>	0.02	0.02	0.05%	1.30
flat-topped aster	<i>Doellingeria umbellata</i>	0.04	0.04	0.12%	1.00
tall cinquefoil	<i>Drymocallis arguta</i>	0.07	0.06	0.19%	5.30
large-leaved aster	<i>Eurybia macrophylla</i>	0.02	0.02	0.05%	0.18
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.16	0.14	0.42%	2.10
smooth wild rose	<i>Rosa blanda</i>	0.18	0.16	0.47%	0.15
black-eyed susan	<i>Rudbeckia hirta</i>	0.29	0.26	0.77%	8.70
gray goldenrod	<i>Solidago nemoralis</i>	0.07	0.06	0.18%	6.80
upland white aster	<i>Solidago ptarmicoides</i>	0.04	0.04	0.13%	1.00
Lindley's Aster	<i>Symphyotrichum ciliolatum</i>	0.03	0.03	0.10%	1.00
smooth aster	<i>Symphyotrichum laeve</i>	0.16	0.14	0.43%	2.90
American vetch	<i>Vicia americana</i>	0.56	0.50	1.50%	0.38
Total Forbs		1.68	1.50	4.50%	32.81
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	74.63%	11.14
Total Cover Crop		28.02	25.00	74.63%	11.14
Totals:		37.55	33.50	100.00%	121.39

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse

Duluth

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

Virginia

Elizabeth Prebich Building
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

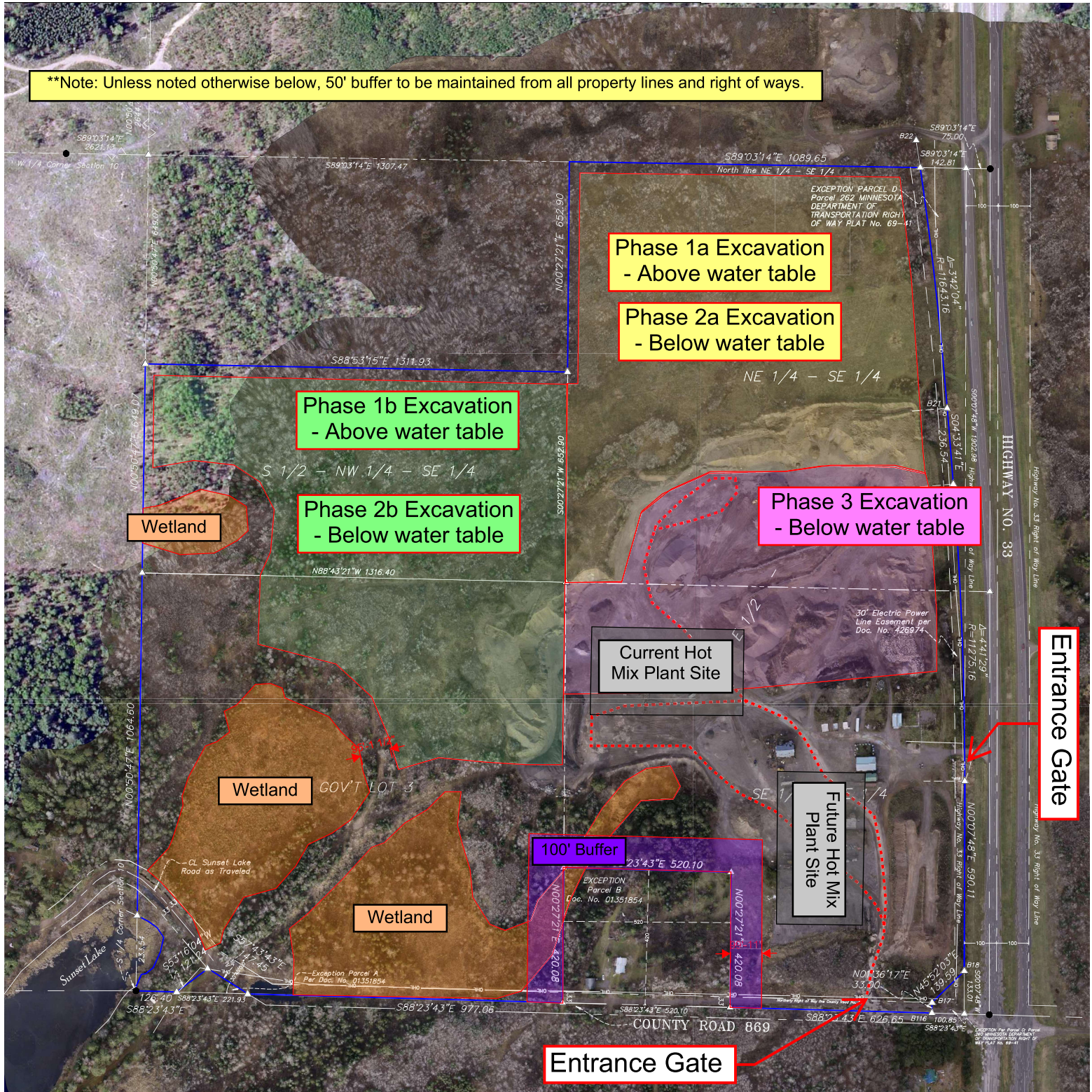
Payment Amount _____

Paid By _____

Northland Hwy 33 Pit Site Overview Diagram

Legend

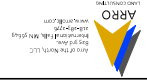
- Property Lines
----- Truck Haul Routes



[illegible][illegible]

Section 10, T51N, R17W
St. Louis County, Minnesota

CLIENT:

[illegible]

LEGEND


- Denotes Found Survey Monument
- Denotes 1/2" Diameter Iron Pipe Set Marked with 42380 or 54093 Cop
- △ Denotes Computed Position



GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

A horizontal scale bar with alternating black and white segments. It is marked with '0', '100', '200', and '400' at regular intervals.

SCHEDULE B PART II - EXCEPTIONS per First American Title Commitment No. 1646614:

SCHEDULE B PART II • EXCEPTIONS per FWS American Title Commitment No. 164

55.	N/A to surveyor
56.	N/A to surveyor
57.	N/A to surveyor
58.	N/A to surveyor
59.	Sunset Lake shown hereon a wetland delineation was not completed as part of this survey.
60.	ROW PLAT PARCELS 260 and 262 shown hereon.
61.	30' power line easement shown hereon
62.	N/A to surveyor
63.	Shown hereon
64.	Shown hereon

SURVEYOR NOTES:

1. Bearing Orientation: St Louis County Transverse Mercator 96

Layers

- ☒ Labels ...
- ☒ Administrative Boundaries ...
- ☒ Environmental ...
- ☒ Hydrography ...
- ☒ National Wetland Inventory ...
 - Seasonally Flooded
 - Wet Meadow
 - Shallow Marsh
 - Deep Marsh
 - Shallow Open Water and Lakes
 - Shrub Swamp
 - Wooded Swamps
 - Bogs
 - Other
 - Riverine
- ☒ Watersheds ...
- ☒ Cadastral ...
- ☒ Public Lands ...
- ☒ Elevation ...
- ☒ 1939 Imagery ...





Saint Louis County

Public Works Department • Richard H. Hansen Transportation & Public Works Complex
4787 Midway Road, Duluth, MN 55811 • Phone: (218) 625-3830

James T. Foldesi, P.E.
Public Works Director/
Highway Engineer

January 18, 2024

To Whom it May Concern:

Northland Constructors of Duluth has our full authorization for access to their gravel pit from CR 869, Sunset Lake Road.

Sincerely,

Matt Beyer, Maintenance Principal
St. Louis County Public Works
4787 Midway Rd.
Duluth, MN 55811

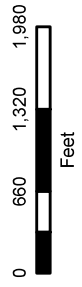
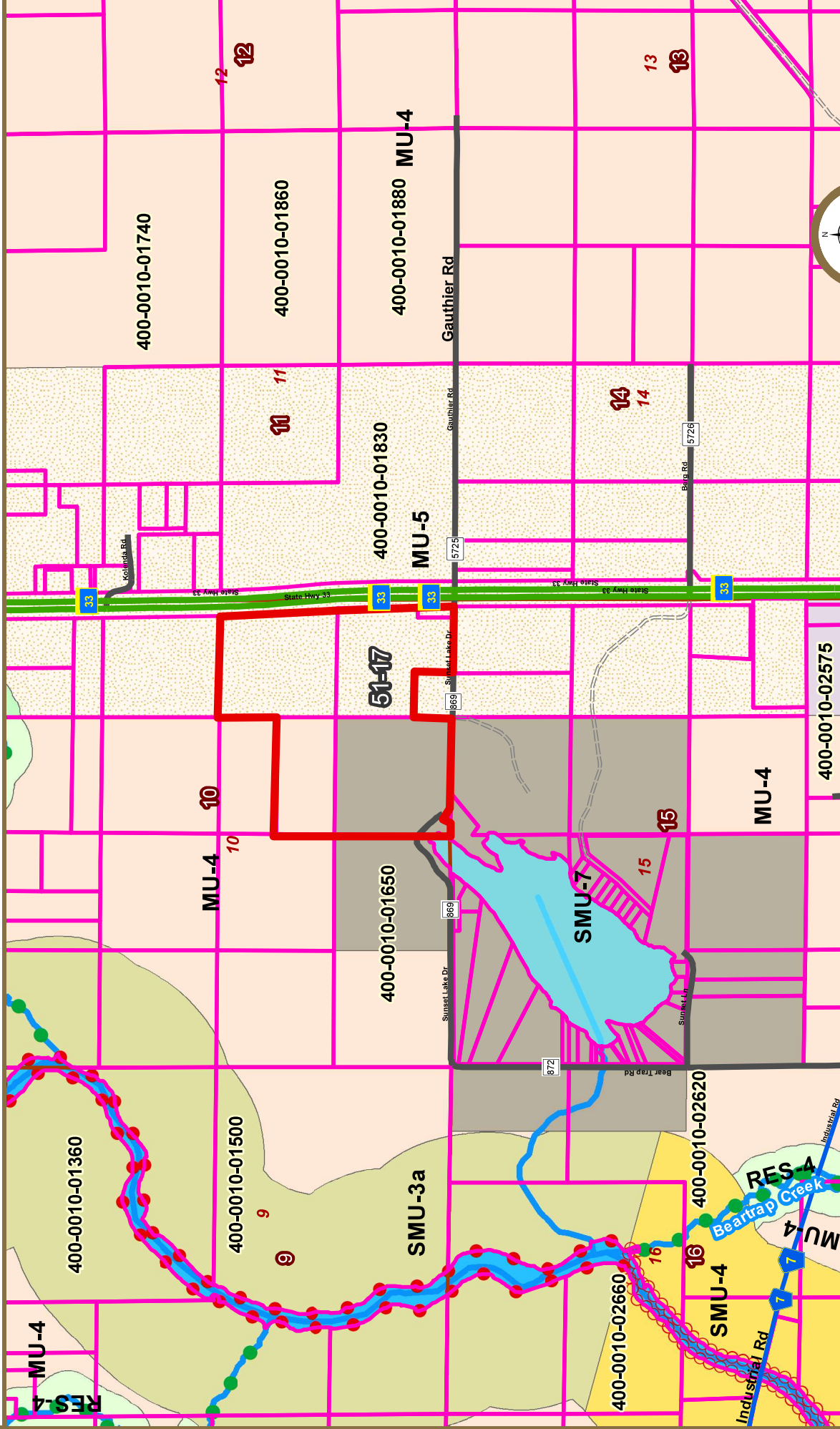
Phone: 218-625-3859

E-mail: beyerm@stlouiscountry.mn.gov

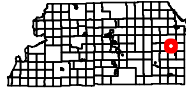


St. Louis County

March PC



Northland Constructors Zoning Map



Prepared By: Planning & Community Development
(216) 725-3000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 2/6/2024

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

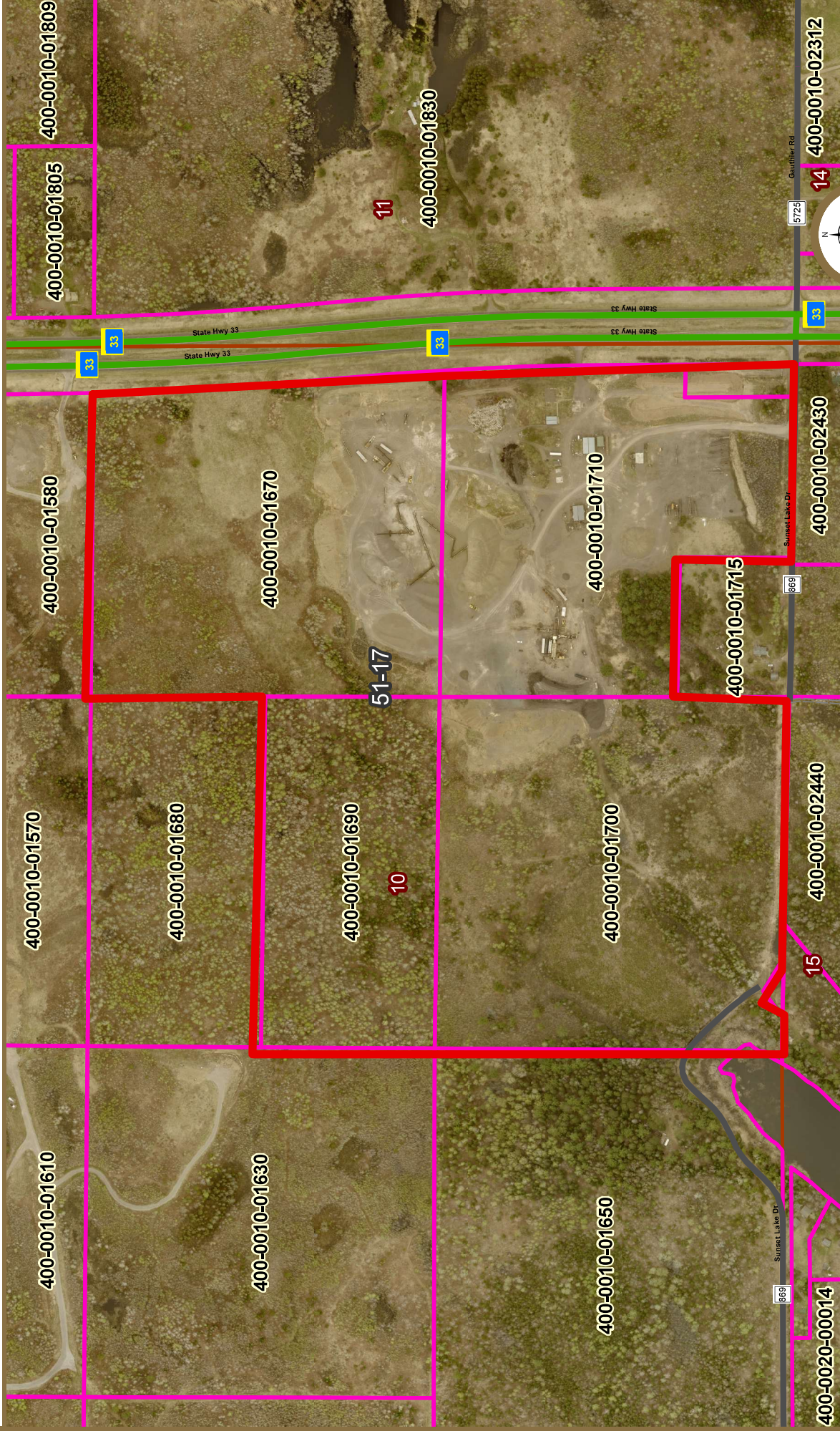
© Copyright St. Louis County All Rights Reserved



<p>Prepared By: Planning & Community Development (218) 725-5000 www.stlouiscountymn.gov</p>	<p>Source: St. Louis County</p>
<p>Map Created: 2/6/2024</p>	<p>Disclaimer: This is a compilation of records as they exist in the public domain. The St. Louis County Offices affecting the area shown. This map is not intended to be used for reference purposes and the County is not responsible for any inaccuracies herein contained.</p> <p>© Copyright St. Louis County All Rights Reserved</p>

St. Louis County

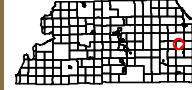
March PC



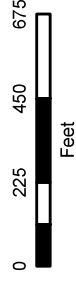
Prepared By: **Planning & Community Development**
(218) 725-3000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 2/6/2024

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

© Copyright St. Louis County All Rights Reserved



Northland Constructors Site Map



St. Louis County MN