

Conventional Subdivision-PRELIMINARY PLAT

APPLICATION St. Louis County, Minnesota

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

Reference :	#
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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: http://www.stlouiscountymn.gov/LANDPROPERTY/BuildingZoning/SubdividingProperty.aspx

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plans and other information before the application is accepted or approved. Intentional or unintentional faisification 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 ill liability and claims for damages to person or property in any manner or form that may arise from the application or any resulting permit or the subsequent location, contraction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

About: Conventional Subdivision Plat - A pattern of subdivision development that is characterized by lots that are spread uniformly throughout a parcel in a lot and block design, as per Minnesota Statutes, Chapter 505. Preliminary Plat - A map and related written materials, documents and information required by the Ordinance and/or Director in order to adequately review a proposed subdivision.

APPLICANT				
Name				
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Address		City	State	ZIP
Email				
Contact Person	Contact Person #	<i>ŧ</i>		
Contact Person Email				
DEVELOPER, IF DIFFERENT FROM APPLICANT ABO	OVE			
Name				
Address		City		
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Contact Person	Contact Person #	<i>‡</i>		
SURVEYOR				
Name				
Address		City		
Email				
Contact Person	Contact Person #	<i>‡</i>		
Contact Person Email				
SEPTIC SYSTEM DESIGNER				
Name				
Address		City		
Email				
Contact Person	Contact Person #	‡		
Contact Person Email				

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: All requirements of the concept plan. 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, north arrow, graphic bar scale, name of the fee owner, developer and surveyor. Date of boundary survey. Layout of existing and proposed roads, trails, driveways, blocks, lots, outlots, and structures drawn to the same scale. Plan, profile, and a typical cross section of proposed roadways including proposed road rights-of-way and drainage features such as culverts and ditching. Legal access to the property. Locations of existing and proposed wells and sewage treatment systems, and sewer or water systems, connections, and extensions, with grades shown. Potential locations and estimated depth to a restrictive layer for all proposed subsurface sewage treatment systems, a minimum of two per lot. Small-scale context map showing location by section, town, and range. The existing zoning classification and the zoning classification of adjacent parcels. Wetland identified by delineation. Extent of anticipated vegetation and topographic alterations. Dimensions scaled to nearest foot of all lot lines, road widths, easement widths and lakeshore lengths and total acreage for each lot created. Buildable areas of proposed lots. Structure setback lines from roadways, lot lines and ordinary high water level. Proposed common open space, with area shown. Proposed public dedication areas other than roads, trails, or walkways, with the area shown. Proposed stages of development. 2. Documents: Legal description of the proposed and parent parcels. Evidence of ownership. SSTS suitability report in accordance with state statutes and St. Louis County Ordinance 61. Draft dedications, declarations, and easements. Proposed covenants or other restrictive documents. Proposed methods of controlling stormwater management that comply with St. Louis County policy. Title opinion and an abstract of title and/or certificate of tiltle, less than 60 days old.

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.

CONTACT: Planning and Community Development 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

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

Office Use Only	
Receipt #	
Receipt Date	
Payment Amount	
Paid By	