

APPENDIX D

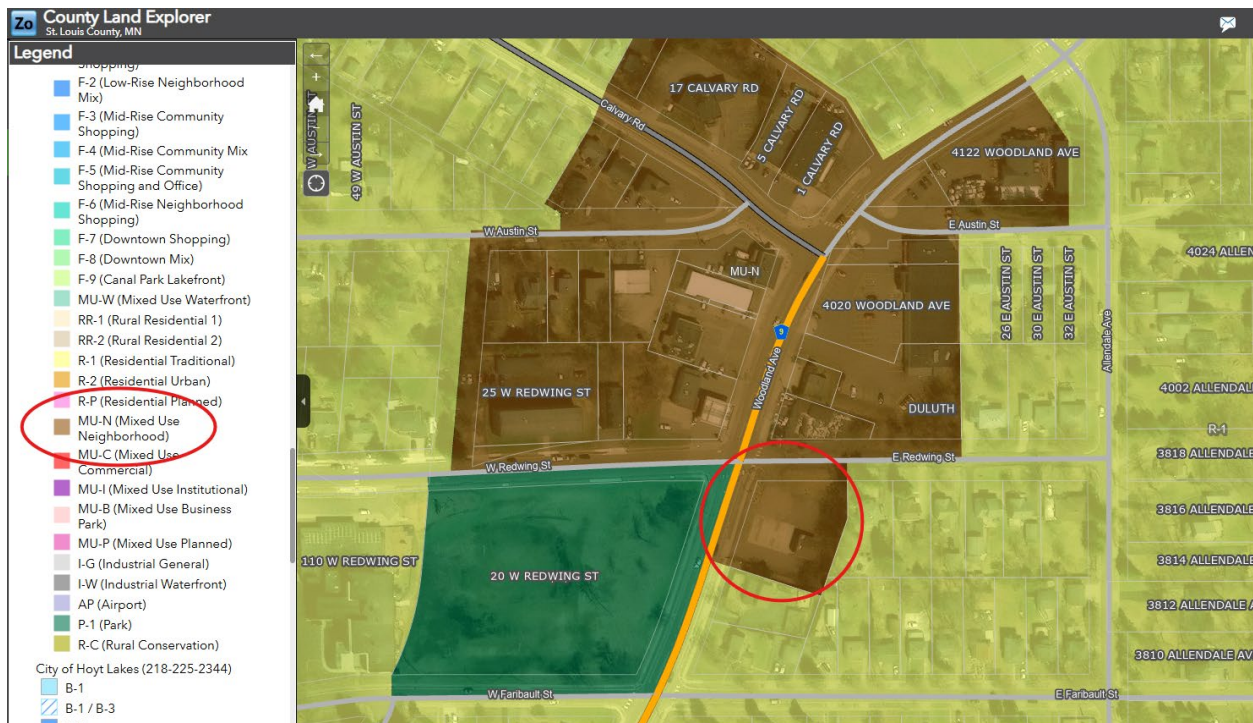
Site Map



Zoning

Zoned MU-N Mixed Use Neighborhood

District Details: <https://duluthmn.gov/media/5xsqbin5/mun-district.pdf>



Utilities

- Woodland Ave was reconstructed in 2019, and new mains were installed for water, sanitary sewer, and storm sewer. The storm sewer is owned by St Louis County, this is their road.
- Gas main was installed in 1975. City of Duluth owns the water, sanitary sewer and natural gas.
- No issue with potential flows, there is a new 12" watermain out front, there is a new 8" sewer and this is the 1st customer on the line, and there is plenty of gas available
- Gas service line – 1" polyethylene installed in 1996.
- Water service line – 1" copper to property line, installed in 2019. 1" copper from property line to building, installed in 1971.
- Sewer service line – size unknown, material unknown.

