



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

TO:

Jean Coleman, Duluth City Attorney
Cheryl Skafte, Duluth Parks
Jim Filby Williams, Public Administration
Jim Benning, Duluth Public Works & Utilities
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Howard Smith, Duluth Project Engineer
Greg Guerro, Duluth Utility Ops Mngr
Peggy Billings, Engineering Technician
Bill Bergstrom, Engineering Technician
Cari Pederson, Chief Engineer of Transportation
Andy Swanson, Duluth Utility Operations
Tom Pfeffer, Duluth Chief Engineer-Utilities
Ryan Granlund, Duluth Utility Programs Coordinator
Shawn Krizaj, Duluth Fire Chief
Lisa Consie, Fire Marshal
Mike Ceynowa, Duluth Police
Mark Bauer, Duluth Parking
Jim Shoberg, Duluth Parks
Jessica Peterson, Duluth Parks
Cliff Bentley, MnDNR
John Hinzmann, MnDOT
Jim Miles, MnDOT
Clark Christensen, City of Duluth Forester
Ron Chika, MIC

Brandon Kohlts, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
Stacy Caldwell Melcher, SLC County Land Dept.
Jill Helmer, Minnesota Power
Dean Dulinski, Minnesota Power
Sue Larkin, Lumen
Joe Kutter, CenturyLink/Lumen
Michael Coughlin, CenturyLink/Lumen
Darren Kitchak, Charter Spectrum
Chad Lawrence, Charter Spectrum
James Gittemeier, Planning & Development
Vacant, Planning and Economic Development Director
Adam Fulton, Planning & Economic Development
Steven Robertson, Duluth Construction Services
Blake Nelson, Building Inspector, CSI
Armella Bijold, Construction Services
Theresa Bajda, Planning & Development
Ryan Pervenance, Planning & Development
Suzanne Kelley, Planning & Development
Jenn Reed Moses, Planning & Development
John Kelley, Planning & Development
Kyle Deming, Planning & Development
Chris Lee, Planning & Development
Chris Belden, DTA
Cliff Knettel, Duluth Parks
Cindy Stafford, Planning & Economic Development

DATE: September 21, 2023

SUBJECT: Planning Commission Meeting Agenda Items for **October 10, 2023** Meeting

The Duluth City Planning Commission has received **15** new application(s) for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. Note that City of Duluth reviewers with access to TRAKiT can view the applications there as well, under "project track."

PL23-129 Rezoning to MU-N at 6311 Sherburne St
PL23-149 Vacation Dwelling Unit at 5830 London Rd
PL23-151 Street Vacation at 6630 Grand Ave
PL23-152 Variance for Carport at 803 N 57th Ave W
PL23-153 SUP for Daycare at 1533 W Arrowhead Rd
PL23-156 Vacation Dwelling Unit at 4218 Lombard St
PL23-157 Rezoning to MU-N at 4831 Grand Ave
PL23-158 Minor Subdivision at 2016 Rice Lake Rd
PL23-159 Vacation Dwelling Unit at 5808 London Rd
PL23-160 Vacation Dwelling Unit at 1318 E 6th St
PL23-161 Vacation Dwelling Unit at 4712 Glenwood St
PL23-162 Final Plat for Amity Bluffs at 010-2720-00260
PL23-164 Variance from Setbacks at 2221 Norton Rd
PL23-165 Vacation Dwelling Unit Renewal at 826 E 1st St
PL23-166 Planning Review for Restaurant at 1600 Miller Trunk
Hwy **PL23-168** IUP for Parking Lot at 4700 Stebner Rd

We appreciate your time and input. If you have any questions or comments, or need additional background information, please feel free to call me at 218-730-5331 or e-mail me at jmozol@duluthmn.gov. Thank you!

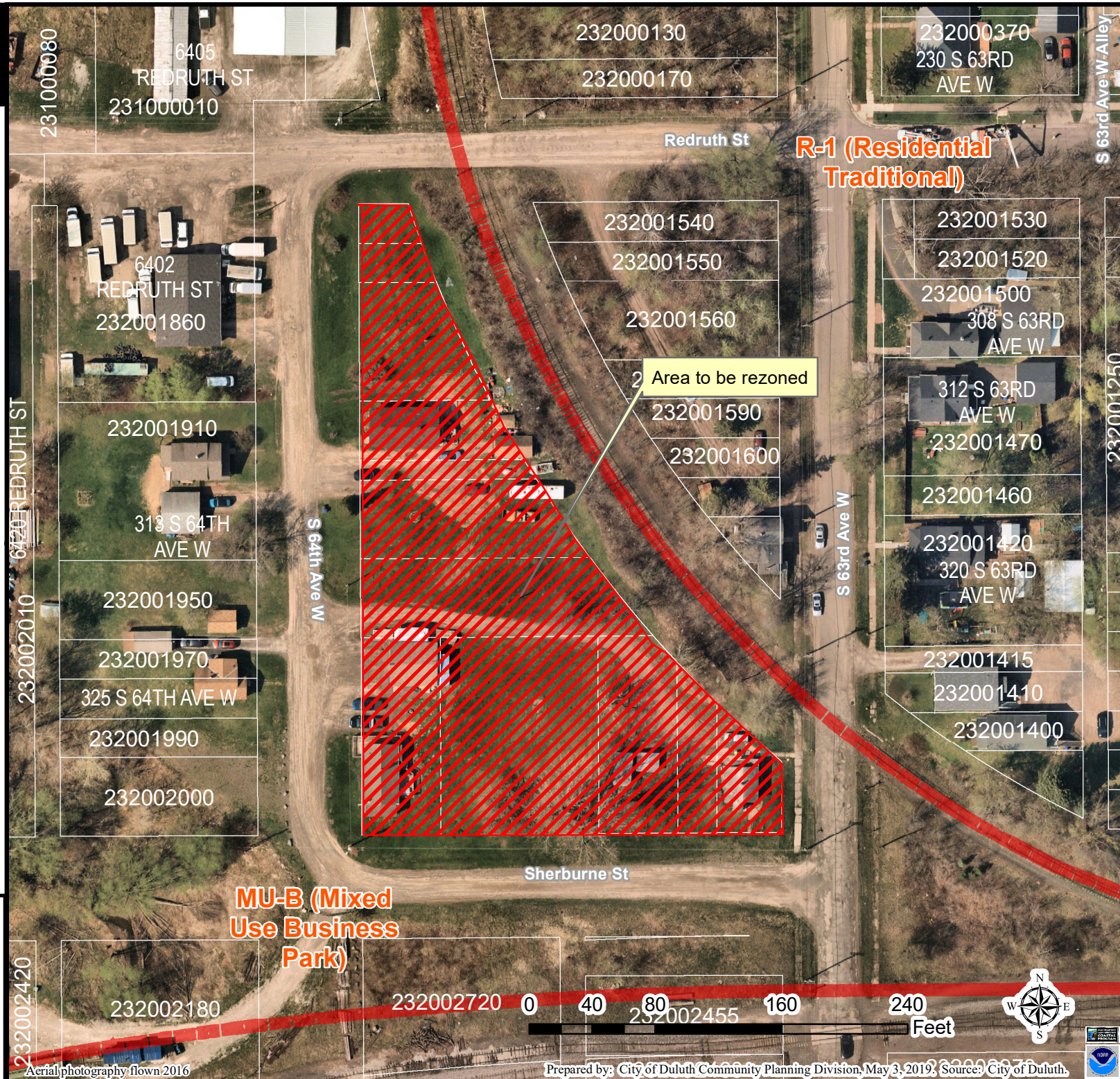
Jason Mozol, Planner I



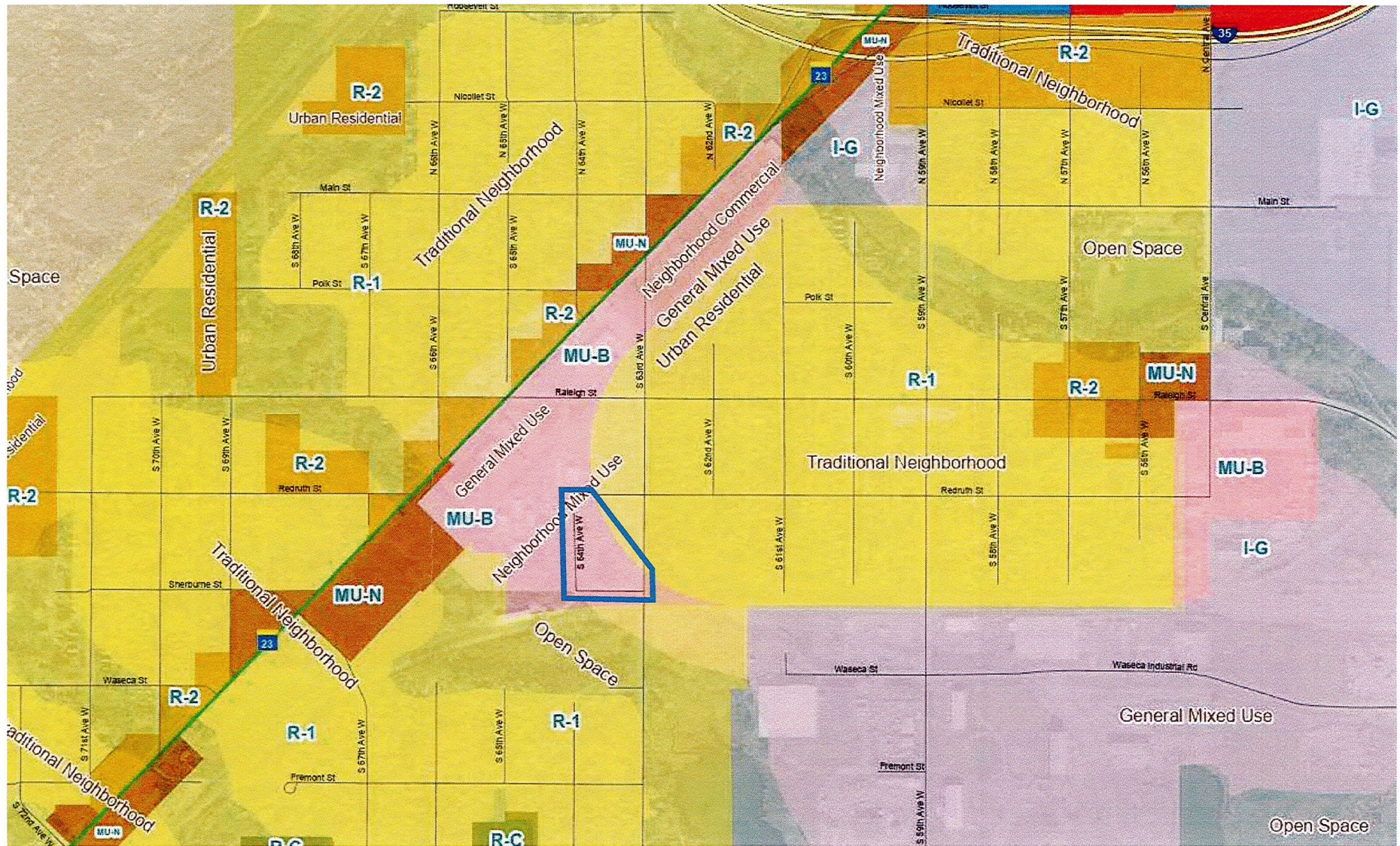
PL 23-129 Rezoning
MU-B to MU-N
Area Map



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

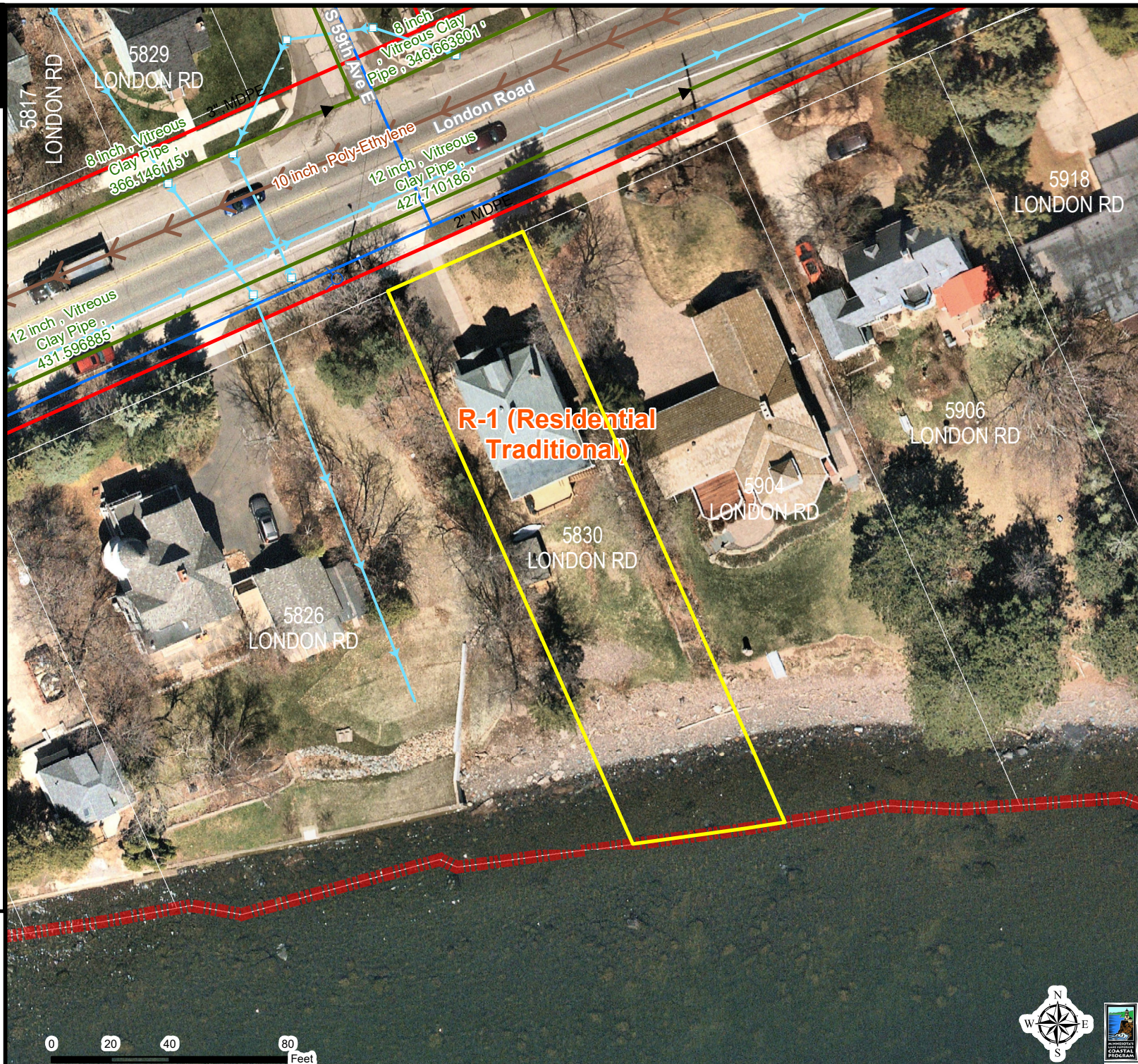
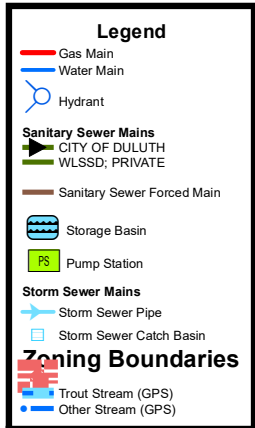


City of Duluth zoning and future zoning





PL23-149
Interim Use Permit
5830 London Rd



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, August 16, 2023 Source: City of Duluth

← SIDEWALK ALONG LONDON RD. →

5820 LONDON RD

5904 LONDON RD

DRIVEWAY
(PARKING
FOR 2 CARS)

18'

↑ SIDEWALK ↓

NOTE:

OWNER/AGENT OF
5830 RESIDES AT
THIS PROPERTY.

TOTAL
LOT DEPTH
= 217 FT

15' 8" PORCH

28'

HOUSE
5830
LONDON RD

12'

42'

16' DECK

12'

12' 8" SAUNA

X OUTDOOR
FIRE PIT

PROPERTY WIDTH 50'

175' DRAWN
TO SCALE
(TO FIT 8x11" PAPER)

+42' ROUGHLY
TO WATER LINE

+42' NOT
TO SCALE TO FIT
PAGE.

LAKE SUPERIOR SHORELINE

SHRUBS
LARGE MAPLE
DENSE SHRUBS
GROUND LEVEL

SLOPED
RETAINING WALL
5' H ON PROPERTY LINE
PROVIDING PRIVACY

SEVERAL
LARGE MAPLE
TREES
+ DENSE LILAC
MATURE SHRUBS
8' H.

RETAINING WALL
GARDENS 3' H
TO BEACH/Shoreline.

TO SCALE:

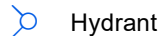
1.5" = 25 FT N

3" = 50 FEET



PL23-151
Vacation of Street
6630 Grand Ave

Legend



Hydrant

LifecycleStatus

Water Main

Network Structure

Subtype



Storage Basin



Pump Station

Sanitary Sewer Mains

Owner

CITY OF DULUTH

WLSSD; PRIVATE

Sanitary Sewer Forced Main



Storm Sewer Catch Basin

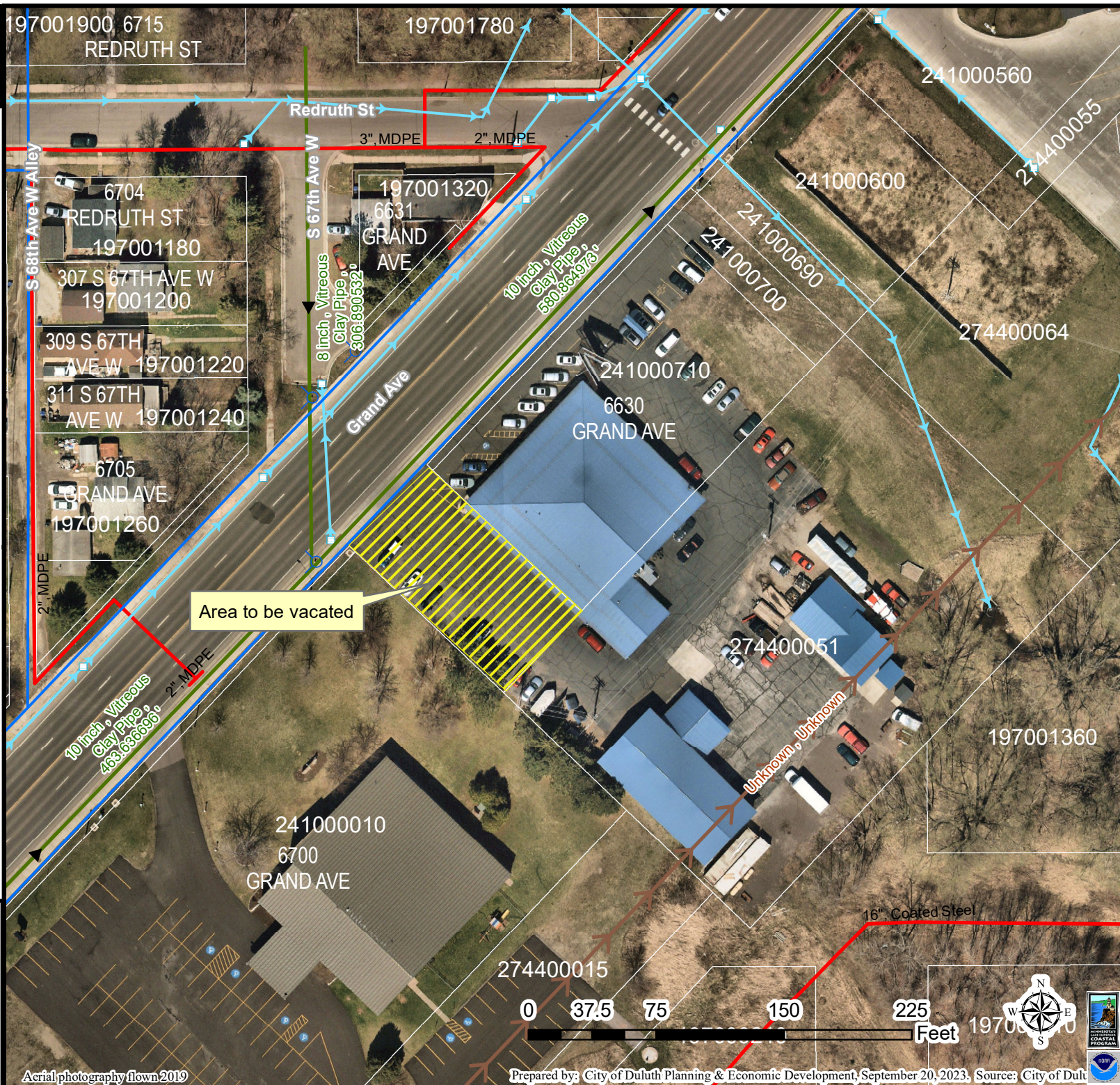
Subtype

Storm Sewer Pipe

Material

Gas Main

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2019

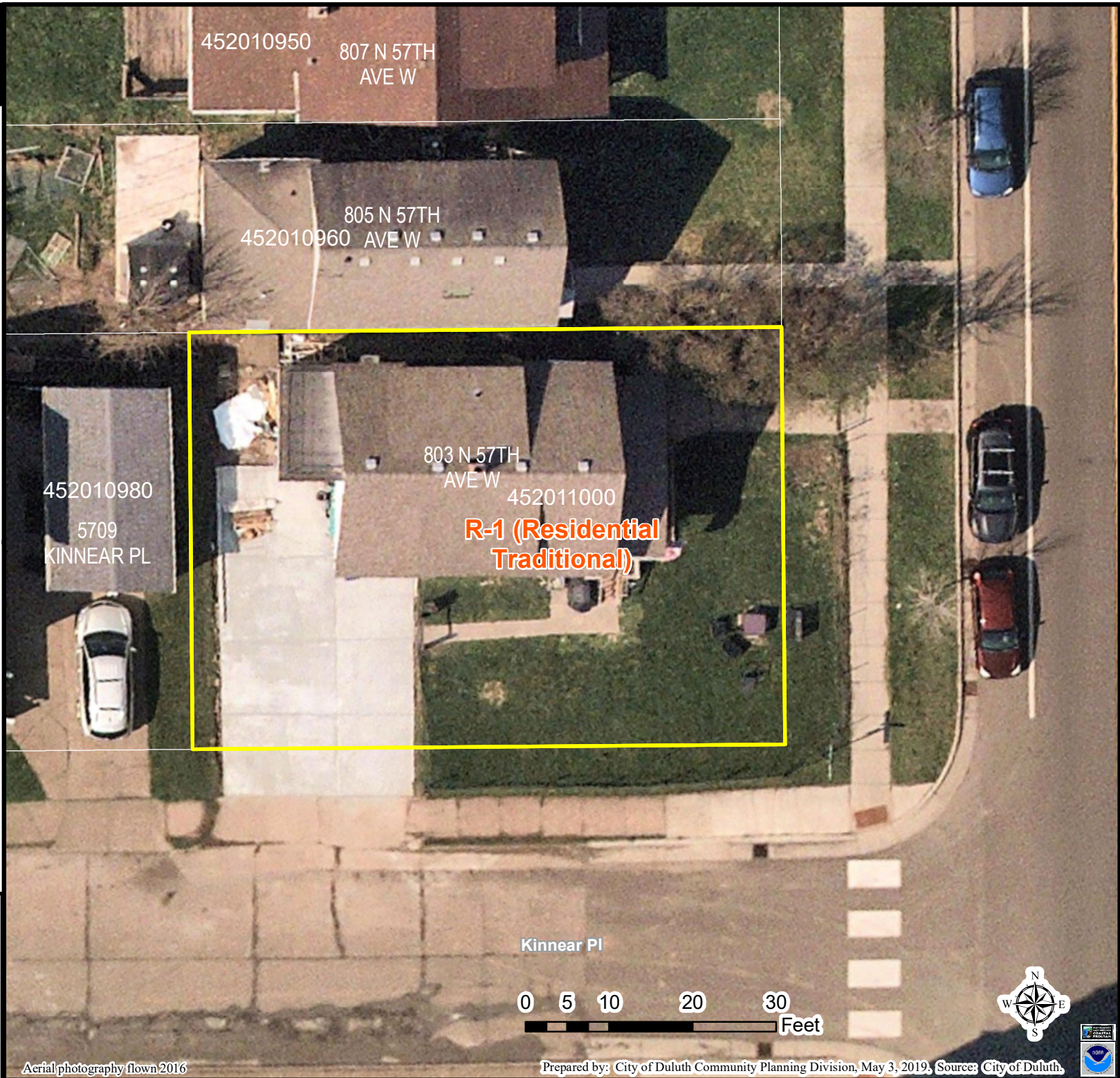
Prepared by: City of Duluth Planning & Economic Development, September 20, 2023, Source: City of Duluth

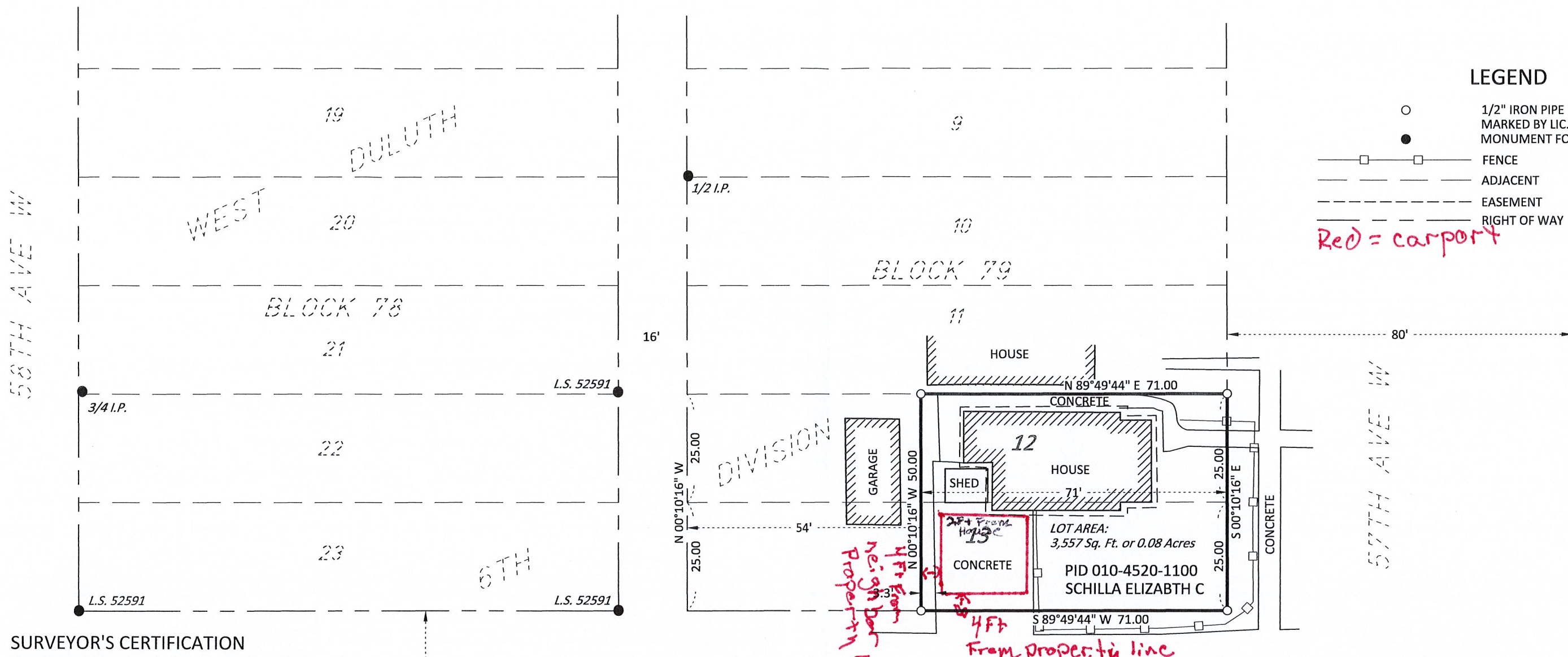


PL 23-152
Variance
Area Map



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.





LEGEND

○ 1/2" IRON PIPE MONUMENT SET
● MARKED BY LIC. NO. 52137
MONUMENT FOUND

— FENCE

— ADJACENT

--- EASEMENT

--- RIGHT OF WAY

SURVEYOR'S CERTIFICATION

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 Land Surveyor under the laws of the State of Minnesota.

Kory R. Thurnau
Kory R. Thurnau
License Number 52137

08/15/2023
Date

SURVEYOR'S NOTE

- This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.

- Bearings are based on the St. Louis County Transverse Mercator Coordinate System 1996 (NAD83 2011)

LEGAL DESCRIPTION

Easterly 71 feet of Lots 12 and 13, Block 79, West Duluth, 6th Division, St. Louis County, Minnesota

| | | | |
|---|--|--|--------------------|
| CERTIFICATE OF SURVEY DULUTH, MINNESOTA | | EASTERLY 71 FEET OF LOTS 12 AND 13, BLOCK 79, WEST DULUTH, 6TH DIVISION, ST. LOUIS COUNTY, MINNESOTA | |
| | 4960 MILLER TRUNK HWY SUITE 550 DULUTH, MN 55811 (218) 729-5939 | | FOR: JESSE MERRILL |
| | | | |



PL 23-153
Special Use Permit
1533 West Arrowhead Rd



Legend
Zoning Boundaries

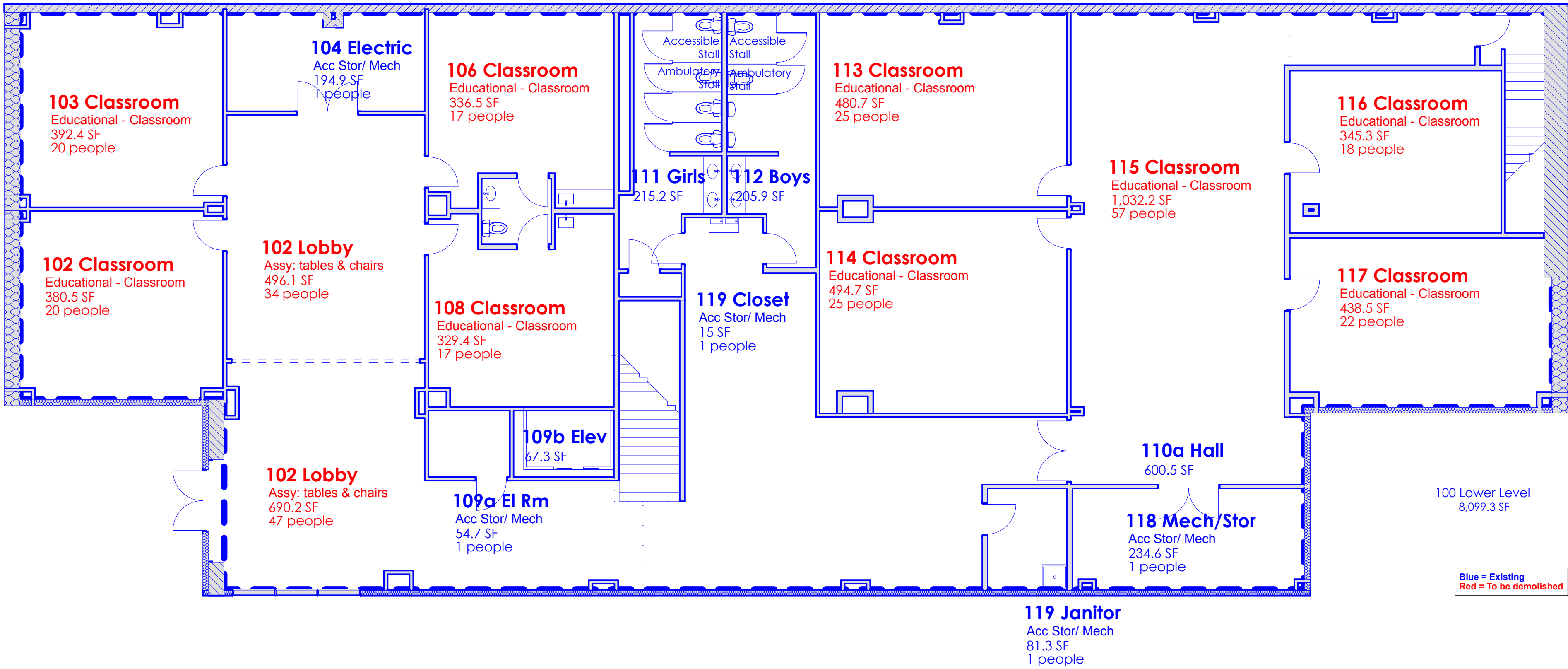
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



| Room List - Function and Occupancy | | | | | | | | | |
|------------------------------------|------------------------|-----------|-------------|------|------------|-------------|--------------|-------|--|
| Area Group | Function | Occupancy | Level | Rm # | Room Name | Area | Area per Occ | Occ # | |
| Business | Business | B | Upper Level | 202 | Office | 286.5 | 150'-0" | 2 | |
| | Business | B | Upper Level | 203 | Office | 282.0 | 150'-0" | 2 | |
| | Business | B | Upper Level | 204 | Office | 129.6 | 150'-0" | 1 | |
| | Business | B | Upper Level | 205 | Office | 175.7 | 150'-0" | 2 | |
| | Business | B | Upper Level | 206 | Office | 103.5 | 150'-0" | 1 | |
| | Business | B | Upper Level | 207 | Office | 103.9 | 150'-0" | 1 | |
| | Business | B | Upper Level | 208 | Office | 104.2 | 150'-0" | 1 | |
| | Business | B | Upper Level | 209 | Office | 125.7 | 150'-0" | 1 | |
| | Business | B | Upper Level | 210 | Office | 117.3 | 150'-0" | 1 | |
| | Business | B | Upper Level | 211 | Office | 614.7 | 150'-0" | 5 | |
| | Business | B | Upper Level | 212 | Office | 585.1 | 150'-0" | 4 | |
| | Business | B | Upper Level | 213 | Sound | 262.1 | 150'-0" | 2 | |
| | Business | B | Upper Level | 222 | Office | 150.6 | 150'-0" | 2 | |
| | | | | | | 3,040.9 ft² | | | |
| Church | Acc Stor/ Mech | A-3 | Upper Level | 212 | Mech | 84.2 | 300'-0" | 1 | |
| | Acc Stor/ Mech | A-3 | Upper Level | 215 | Storage | 656.0 | 300'-0" | 3 | |
| | Acc Stor/ Mech | A-3 | Upper Level | 217 | Music | 517.0 | 300'-0" | 2 | |
| | Acc Stor/ Mech | A-3 | Upper Level | 218 | Lav | 90.1 | 300'-0" | 1 | |
| | Acc Stor/ Mech | A-3 | Upper Level | 226 | Pantry | 228.4 | 300'-0" | 1 | |
| | Acc Stor/ Mech | A-3 | Upper Level | 231 | Jan | 38.7 | 300'-0" | 1 | |
| | | | | | | | 1,614.4 ft² | | |
| | Assembly: concentrated | A-3 | Upper Level | 201 | Lobby | 2,534.1 | 7'-0" | 363 | |
| | Assembly: concentrated | A-3 | Upper Level | 214 | Auditorium | 6,373.7 | 7'-0" | 911 | |
| | | | | | | | 8,907.8 ft² | | |
| | Assy: tables & chairs | A-3 | Upper Level | 216 | Platform | 1,556.5 | 15'-0" | 104 | |
| | Assy: tables & chairs | A-3 | Upper Level | 224 | Youth Room | 1,360.7 | 15'-0" | 91 | |
| | Assy: tables & chairs | A-3 | Upper Level | 230 | Cafe | 2,296.1 | 15'-0" | 154 | |
| | | | | | | 5,213.3 ft² | | | |
| | Day Care | A-3 | Upper Level | 225 | Nursery | 107.8 | 35'-0" | 4 | |
| | | | | | | | 107.8 ft² | | |
| | Kitchens, commercial | A-3 | Upper Level | 226 | Kitchen | 781.6 | 200'-0" | 4 | |
| | | | | | | | 781.6 ft² | | |
| | Storage | S-1 | Upper Level | 223 | Storage | 1,506.0 | 300'-0" | 6 | |
| | | | | | | | 1,506.0 ft² | | |
| Day Care | Acc Stor/ Mech | I-4 | Lower Level | 104 | Electric | 194.9 | 300'-0" | 1 | |
| | Acc Stor/ Mech | I-4 | Lower Level | 109a | El Rm | 54.7 | 300'-0" | 1 | |
| | Acc Stor/ Mech | I-4 | Lower Level | 109b | Elev | 67.3 | 300'-0" | 1 | |
| | Acc Stor/ Mech | I-4 | Lower Level | 118 | Mech/Stor | 234.6 | 300'-0" | 1 | |
| | Acc Stor/ Mech | I-4 | Lower Level | 119 | Closet | 15.0 | 300'-0" | 1 | |
| | Acc Stor/ Mech | I-4 | Lower Level | 119 | Janitor | 81.3 | 300'-0" | 1 | |
| | | | | | | | 647.8 ft² | | |
| | Business | B | Lower Level | 116 | Office | 347.3 | 150'-0" | 3 | |
| | | | | | | | 347.3 ft² | | |
| Day Care | Day Care | I-4 | Lower Level | 101a | Play | 341.7 | 35'-0" | 10 | |
| | Day Care | I-4 | Lower Level | 102 | Toddlers | 380.5 | 35'-0" | 11 | |
| | Day Care | I-4 | Lower Level | 103 | Toddlers | 392.4 | 35'-0" | 12 | |
| | Day Care | I-4 | Lower Level | 106 | Infant | 336.5 | 35'-0" | 10 | |
| | Day Care | I-4 | Lower Level | 107 | Restrm | 46.2 | 35'-0" | 2 | |
| | Day Care | I-4 | Lower Level | 108 | Infant | 329.4 | 35'-0" | 10 | |
| | Day Care | I-4 | Lower Level | 110 | Play Area | 284.1 | 35'-0" | 9 | |
| | Day Care | I-4 | Lower Level | 113 | Preschool | 480.7 | 35'-0" | 14 | |
| | Day Care | I-4 | Lower Level | 114 | Preschool | 494.7 | 35'-0" | 15 | |
| | Day Care | I-4 | Lower Level | 115 | Play | 431.6 | 35'-0" | 13 | |
| | Day Care | I-4 | Lower Level | 117 | Preschool | 438.5 | 35'-0" | 13 | |
| | | | | | | | 3,956.3 ft² | | |
| | | | | | | | 26,123.2 ft² | | |

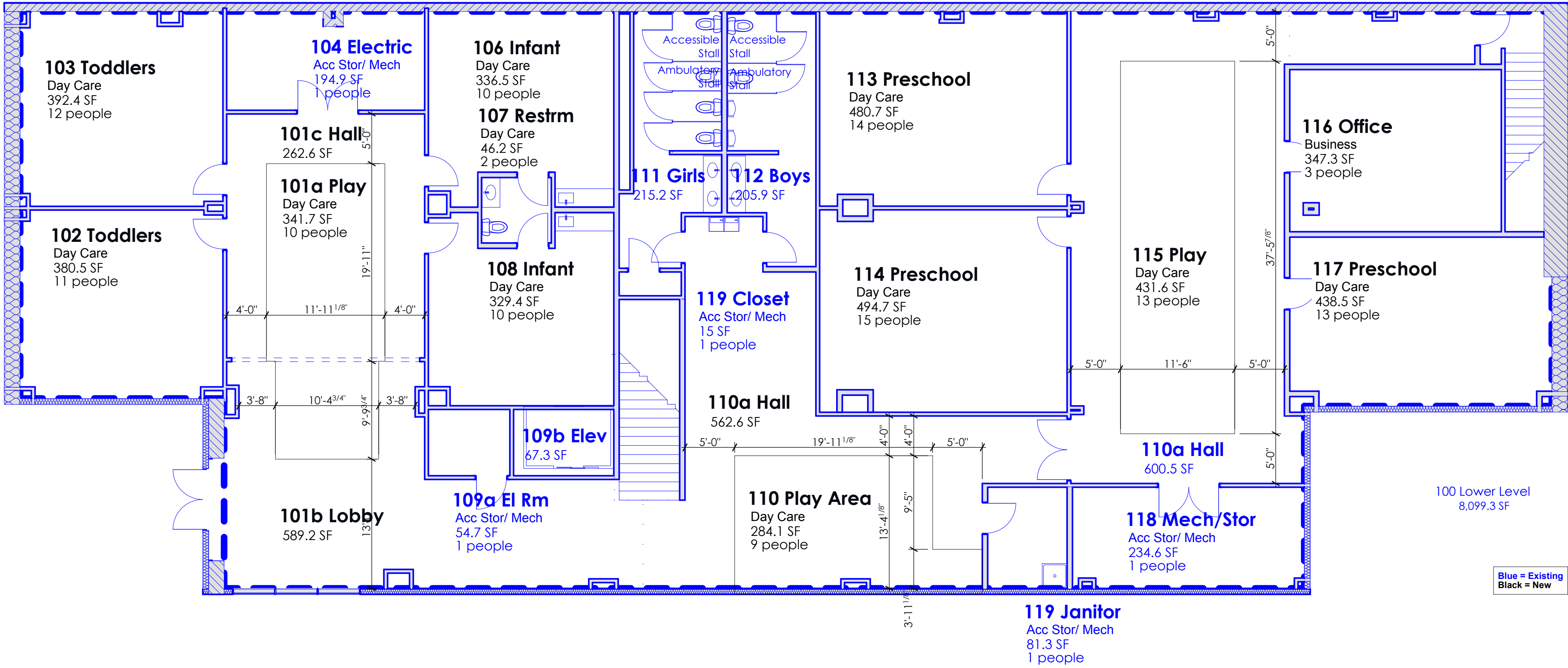
| | |
|-----------|-------------------------------|
| 3 A101 | Room List - Use & Occupancies |
|-----------|-------------------------------|

SCALE: 1" = 1'-0"



1
A101 Lower Level Plan - Existing & Demo

SCALE: 1/8" = 1'-0"



2
A101 Lower Level Plan - Proposed

SCALE: 1/8" = 1'-0"

No physical work expected at this level. Change of use only.

Keppers Design
Jody Keppers AIA
620 Ridgewood Rd
Duluth, MN 55804

218-409-6409
www.keppersdesign.com
jkeppers@keppersdesign.com

PRELIMINARY -
NOT FOR
CONSTRUCTION

Copyright 2023 Keppers Design

IF THE ADJACENT
DIMENSION DOES NOT
MEASURE ONE INCH (1")
EXACTLY, THIS DRAWING
WILL HAVE BEEN ENLARGED
OR REDUCED, AFFECTING
ALL LABELED SCALES

Building Blocks Learning Center

1533 W Arrowhead Rd Duluth MN 55811

ISSUED:
August 23, 2023 SUP App &
CSI Pre-App Meeting

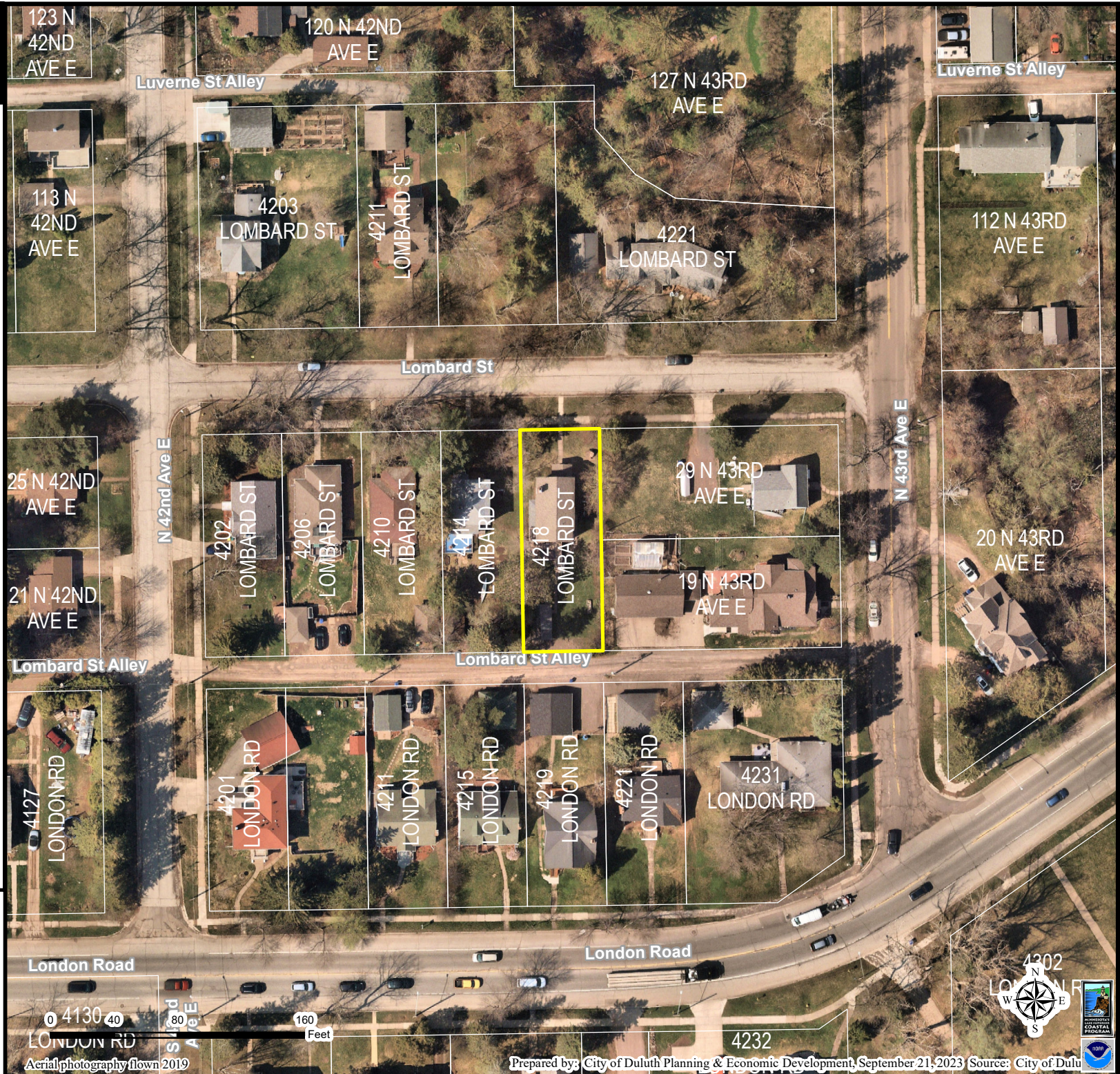
Lower Level Plan -
Existing & Proposed

A101

Printed: 8/23/23

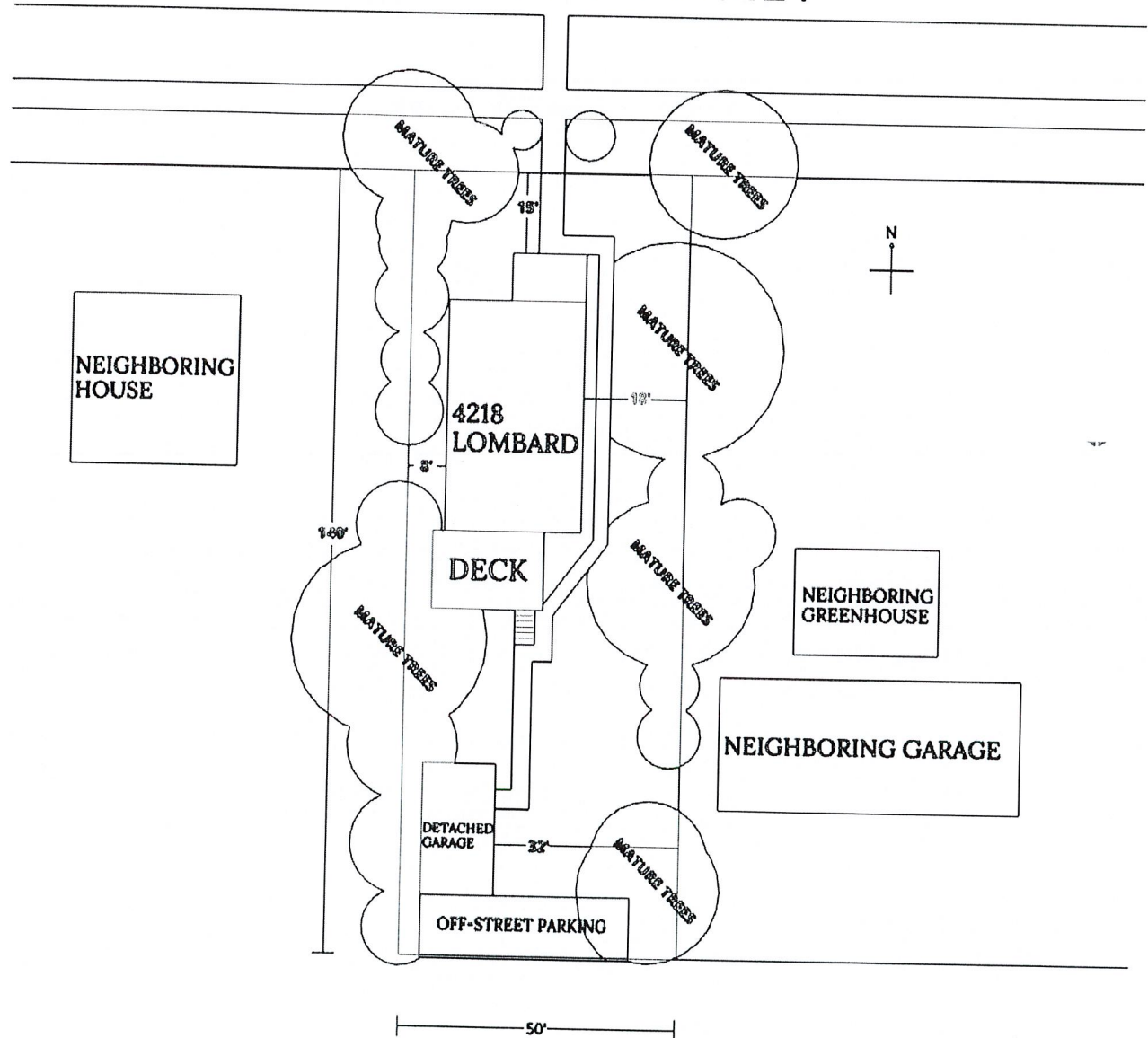


PL23-156
Interim Use Permit
4218 Lombard St



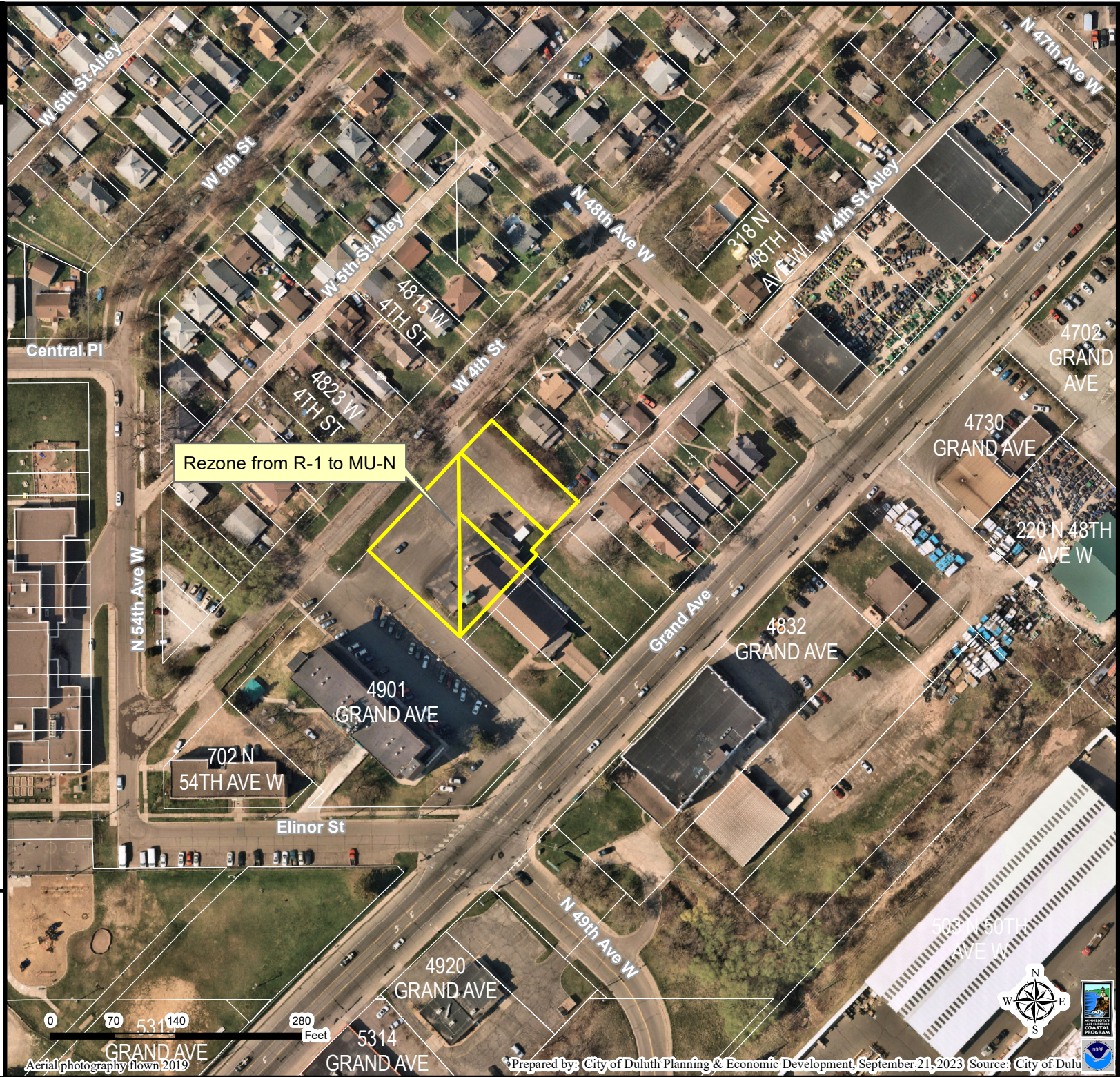
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

LOMBARD STREET

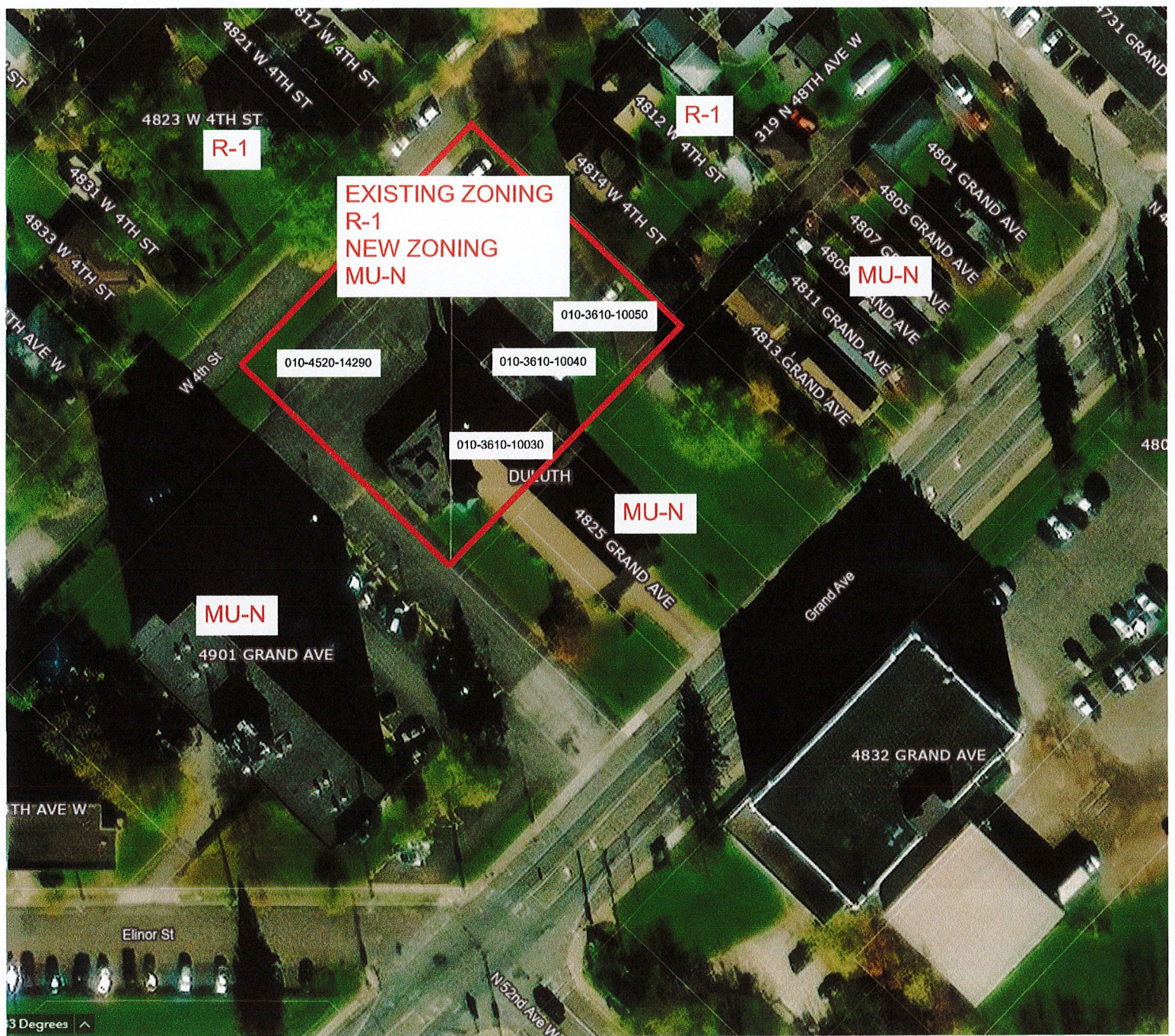




PL23-157
UDC Map Amendment
4831 Grand Avenue



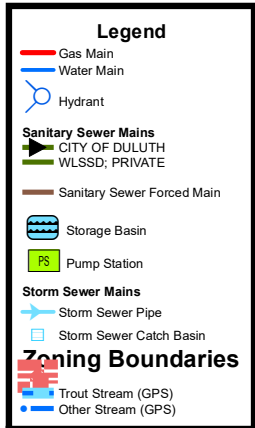
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



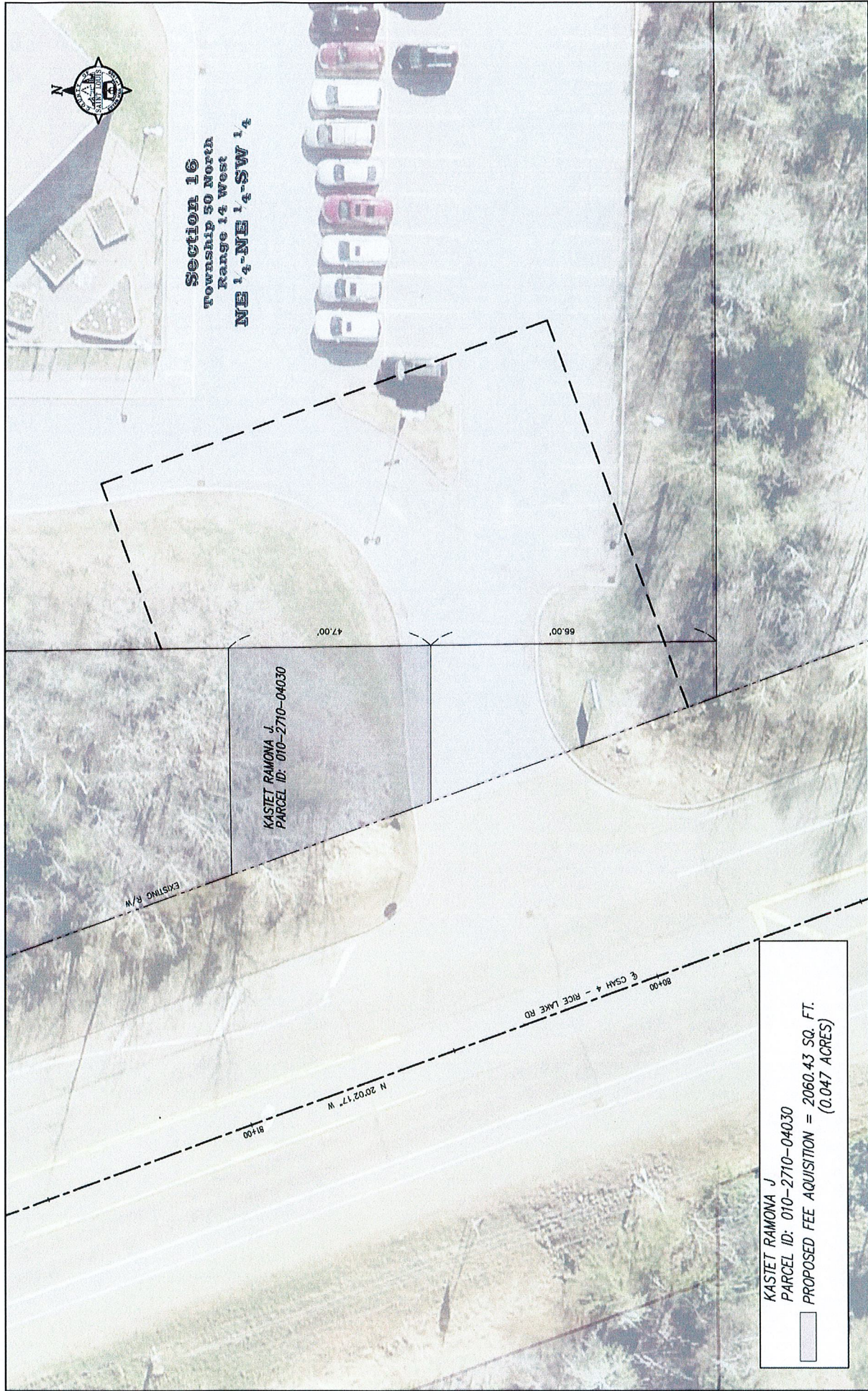
Map outlining the impact of the proposed re-zoning



PL23-158
Minor Subt
2016 Rice Lake Rd



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.





| | |
|--------------------------------------|--|
| PROPOSED FEE ACQUISITION - EXHIBIT B | |
| SHEET 1 OF 1 SHEETS | |



PL 23-159
Interim Use Permit
5808 London Road Unit 1
Area Map

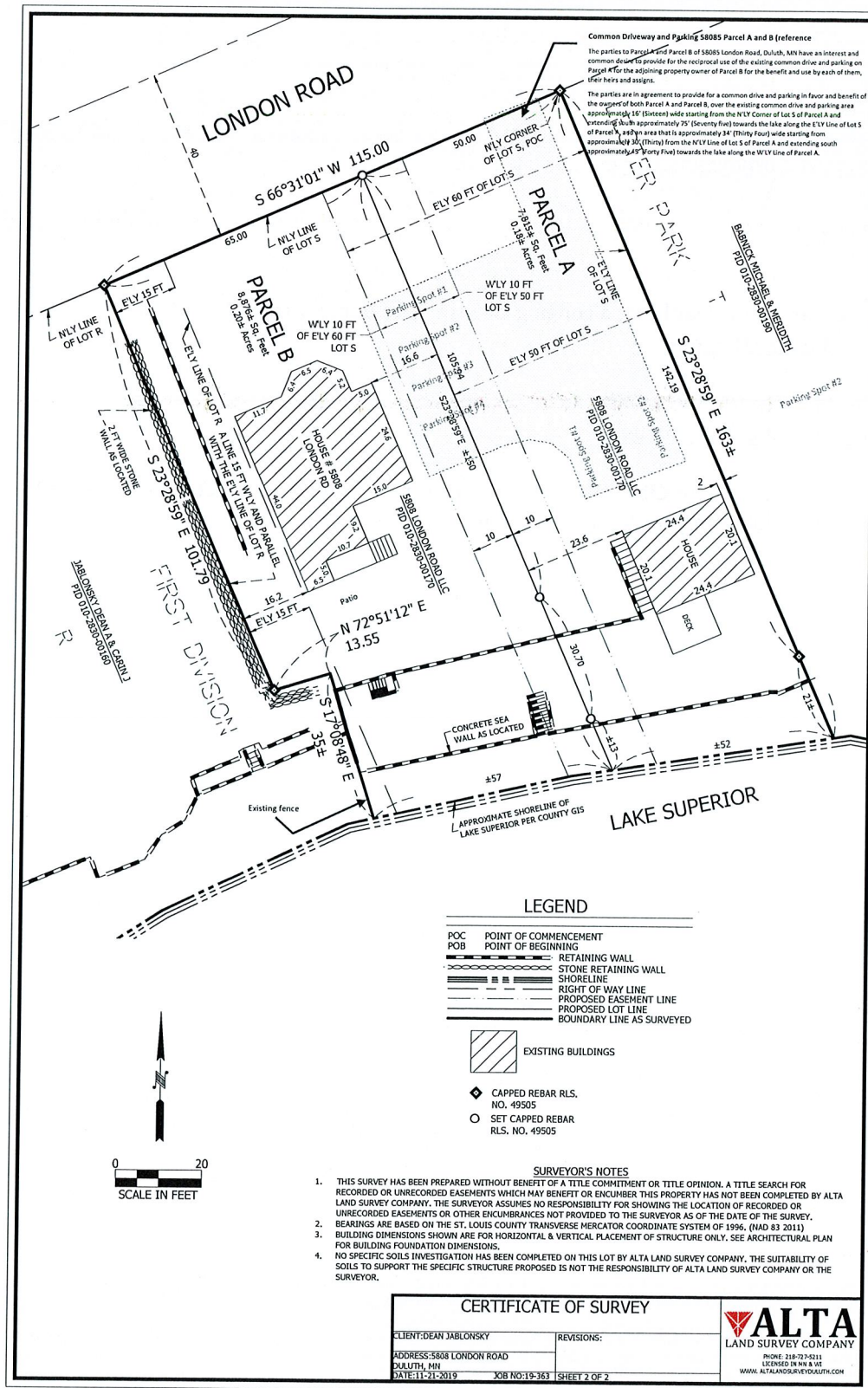
Legend

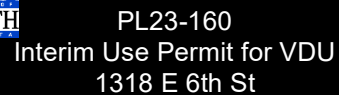
-  Road or Alley ROW
-  Zoning Boundaries

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



5808 London Road Unit 1 Survey






Hydrant


LifecycleStatus

— Water Main

Network Structure





Subtype

 Storage Basin

 PS Pump Station

Sanitary Sewer Mains

Owner

 CITY OF DULUTH
 WLSSD; PRIVATE
 Sanitary Sewer Forced Main
 Storm Sewer Catch Basin

Subtype

→ Storm Sewer Pipe

Material

— Gas Main

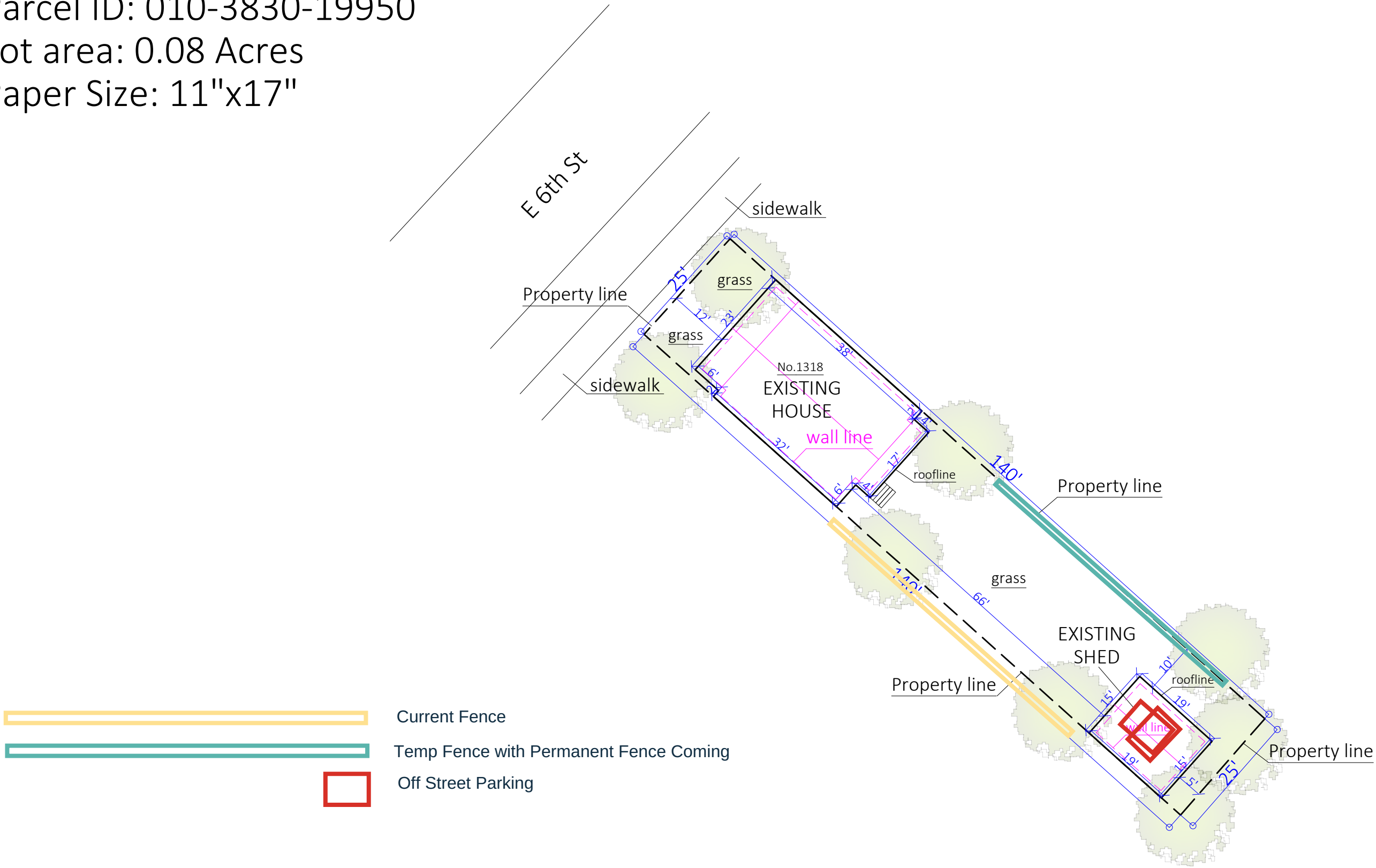
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



S I T E P L A N
1318 E 6th St
Duluth, MN 55805
Parcel ID: 010-3830-19950
Lot area: 0.08 Acres
Paper Size: 11"x17"



scale 1"=20'

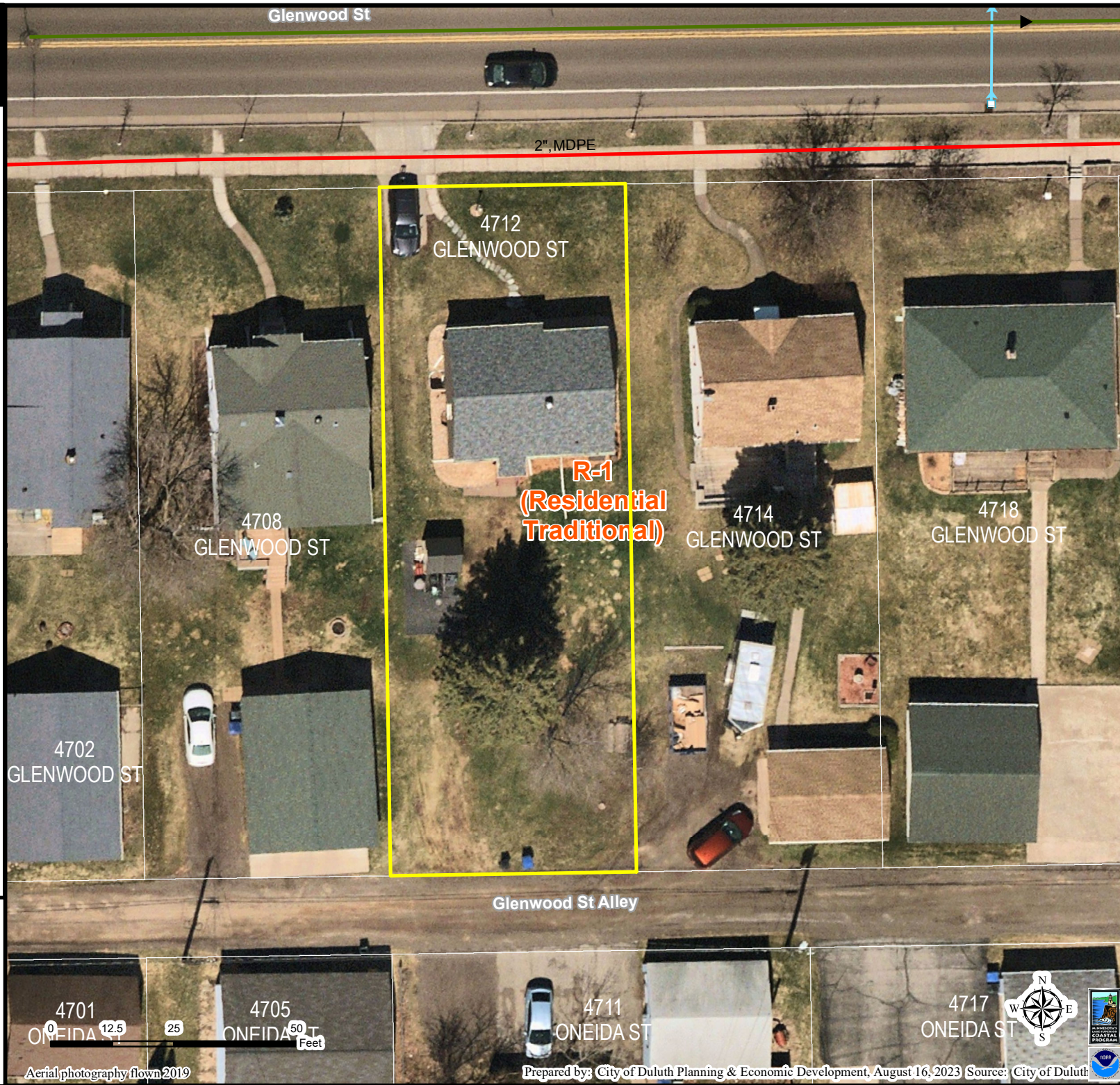




PL23-161
Interim Use Permit
4712 Glenwood St

Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
 - CITY OF DULUTH
 - WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- PS Pump Station
- Storm Sewer Mains**
 - Storm Sewer Pipe
 - Storm Sewer Catch Basin
- Zoning Boundaries**
 - Trout Stream (GPS)
 - Other Stream (GPS)



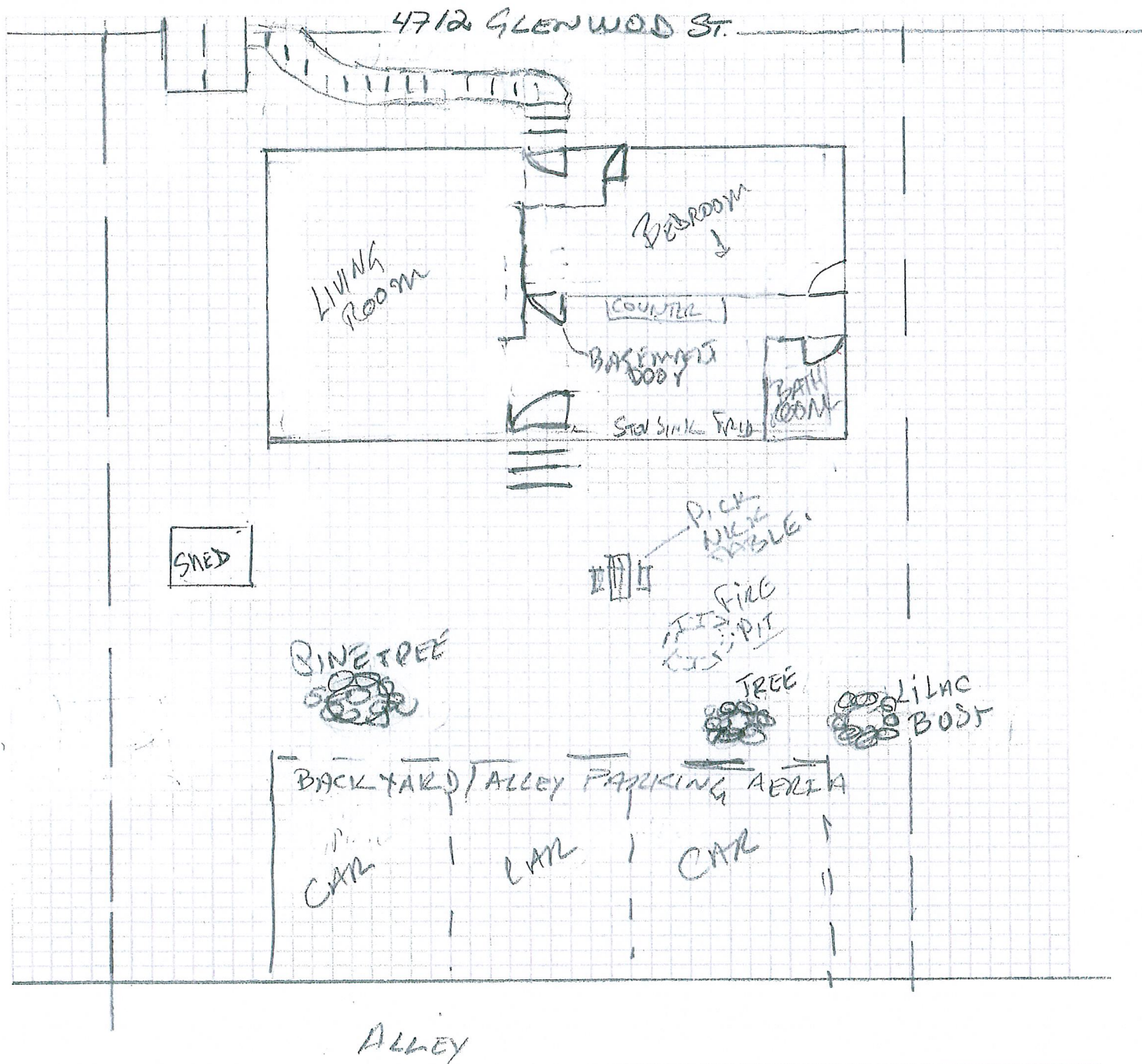
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photograph flown 2019

Prepared by: City of Duluth Planning & Economic Development, August 16, 2023 Source: City of Duluth

①

GLENWOOD





PL 23-162
Amity Bluffs
Final Plat

Legend

Road or Alley ROW

Zoning Boundaries

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



OFFICIAL PLAT
AMITY BLUFFS

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 14
WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Amity Bluffs LLC, a Minnesota limited liability company, owner of the following property:

Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 35, Township 51 North Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

AND

Southeast Quarter of Northeast Quarter of Southeast Quarter, Section 35, Township 51 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Parcel 2:

That part of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 14 West of the Fourth Principal Meridian, lying northerly of the South 296.12 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter. Except the West 30.00 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter lying southerly of the northerly 25.00 feet thereof, and lying northerly of the North 50.00 feet of said South 346.12 feet of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter, St. Louis County, Minnesota.

Has caused the same to be surveyed and platted as AMITY BLUFFS and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Amity Bluffs LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 2023.

Signed : Amity Bluffs LLC

_____, Manager

Kevin Christianson

STATE OF MINNESOTA

COUNTY OF ST LOUIS

This instrument was acknowledged before me on this ____ day of _____, 2023 by Kevin Christianson, Manager of Amity Bluffs LLC, a Minnesota limited liability company.

Notary Public for the State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2023.

David R. Evanson, Licensed Land Surveyor
Minnesota License Number 49505

STATE OF MINNESOTA

COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2023 by David R. Evanson, Minnesota License Number 49505.

Notary Public for the State of Minnesota

My Commission Expires _____

CITY OF DULUTH PLANNING COMMISSION

Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the ____ day of _____, 2023.

President, Duluth City Planning Commission

Executive Secretary, Duluth City Planning Commission

ST. LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2023.

Nick C. Stewart

County Surveyor

Deputy

ST. LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2023 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this ____ day of _____, 2023.

Nancy Nilsen

County Auditor

Deputy

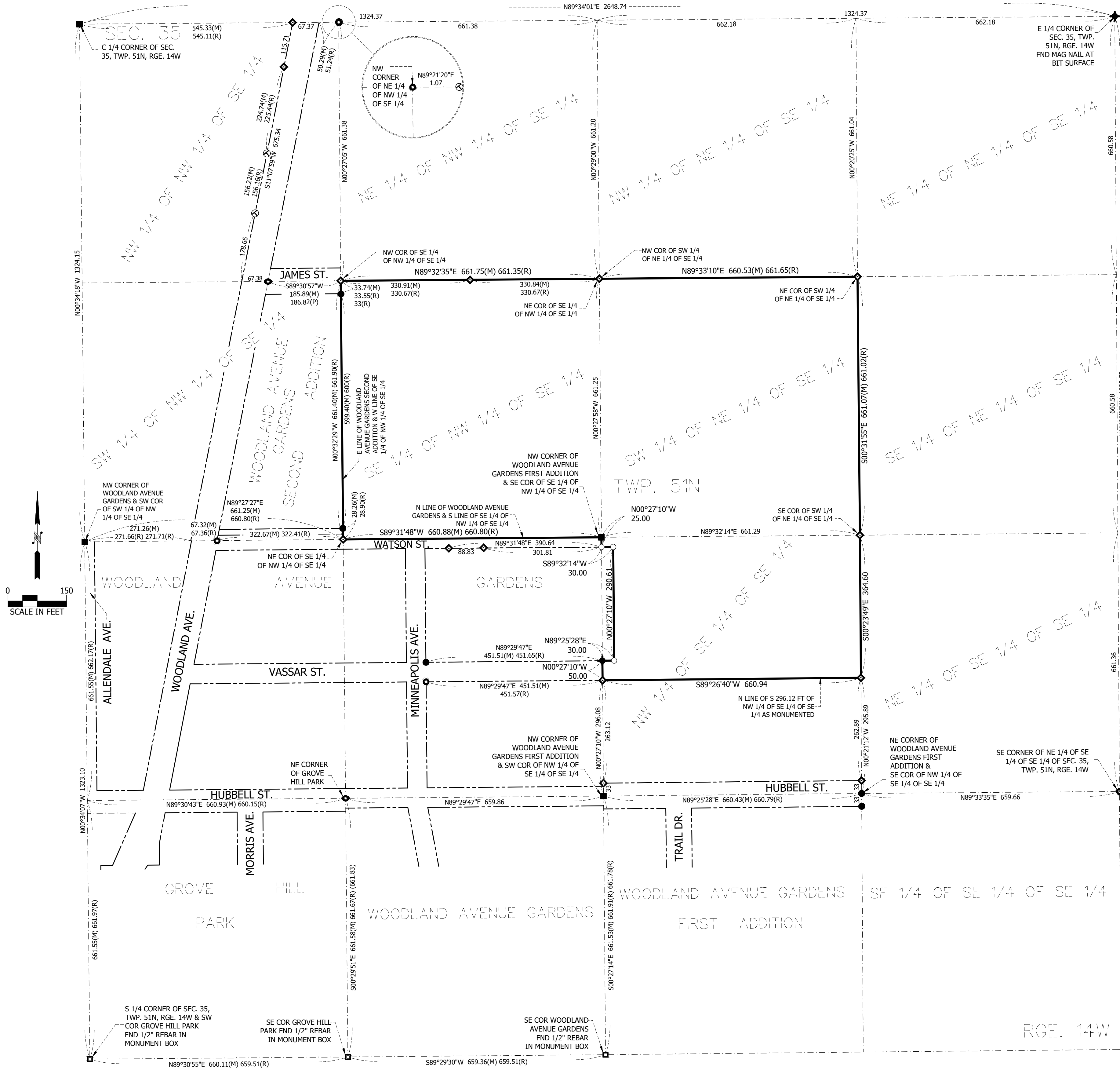
ST. LOUIS COUNTY RECORDER

I hereby certify that this plat of AMITY BLUFFS was filed in this office of the County Recorder for public record on this ____ day of _____, 2023, at ____ o'clock ____ M., as Document No. _____.

Wendy Levitt

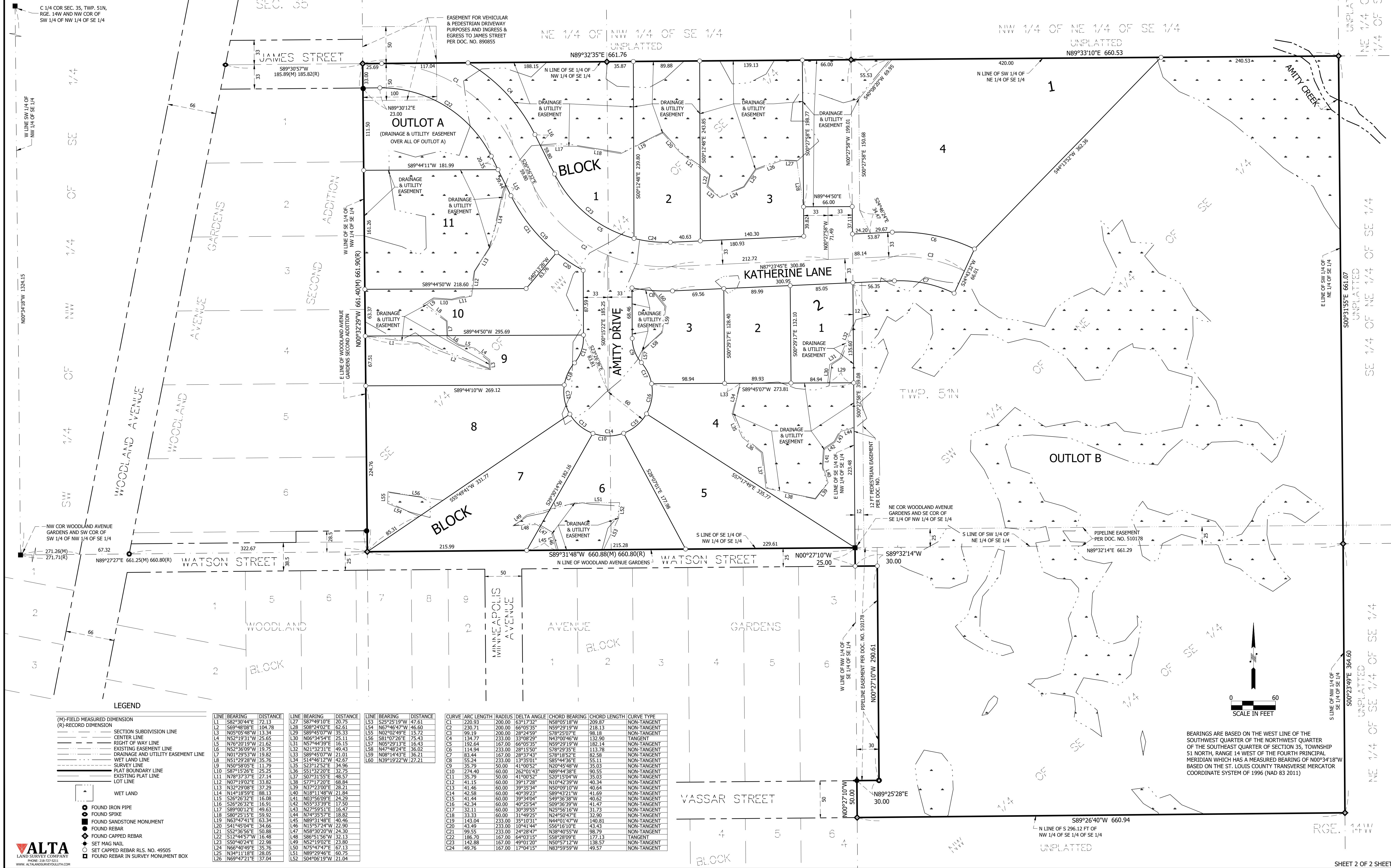
County Recorder

Deputy



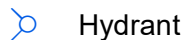
OFFICIAL PLAT
AMITY BLUFFS

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 14
WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA





Legend



Hydrant

LifecycleStatus



Water Main

Network Structure

Subtype



Storage Basin



Pump Station

Sanitary Sewer Mains

Owner



CITY OF DULUTH



WLSSD; PRIVATE



Sanitary Sewer Forced Main



Storm Sewer Catch Basin

Subtype



Storm Sewer Pipe

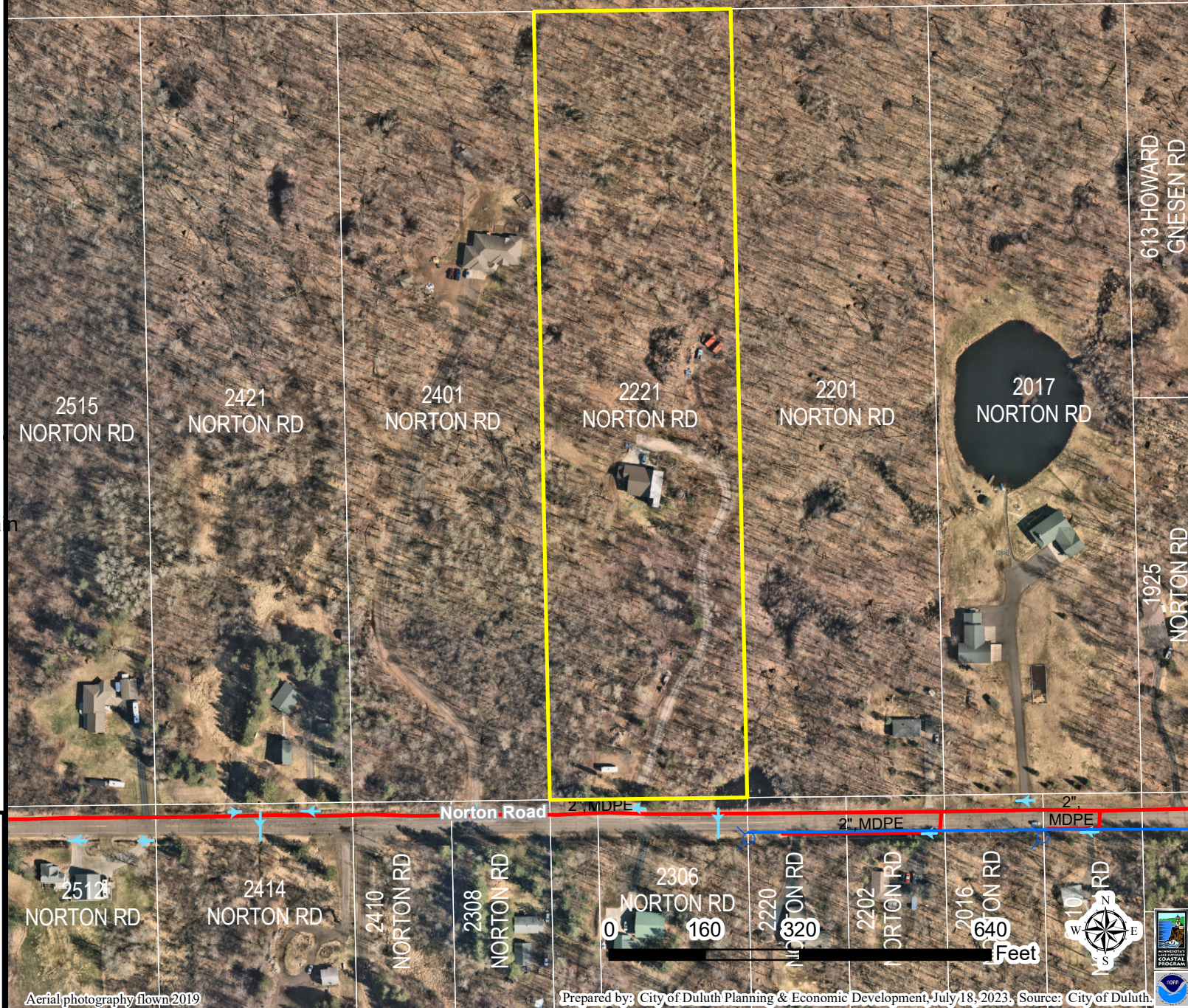
Material



Gas Main

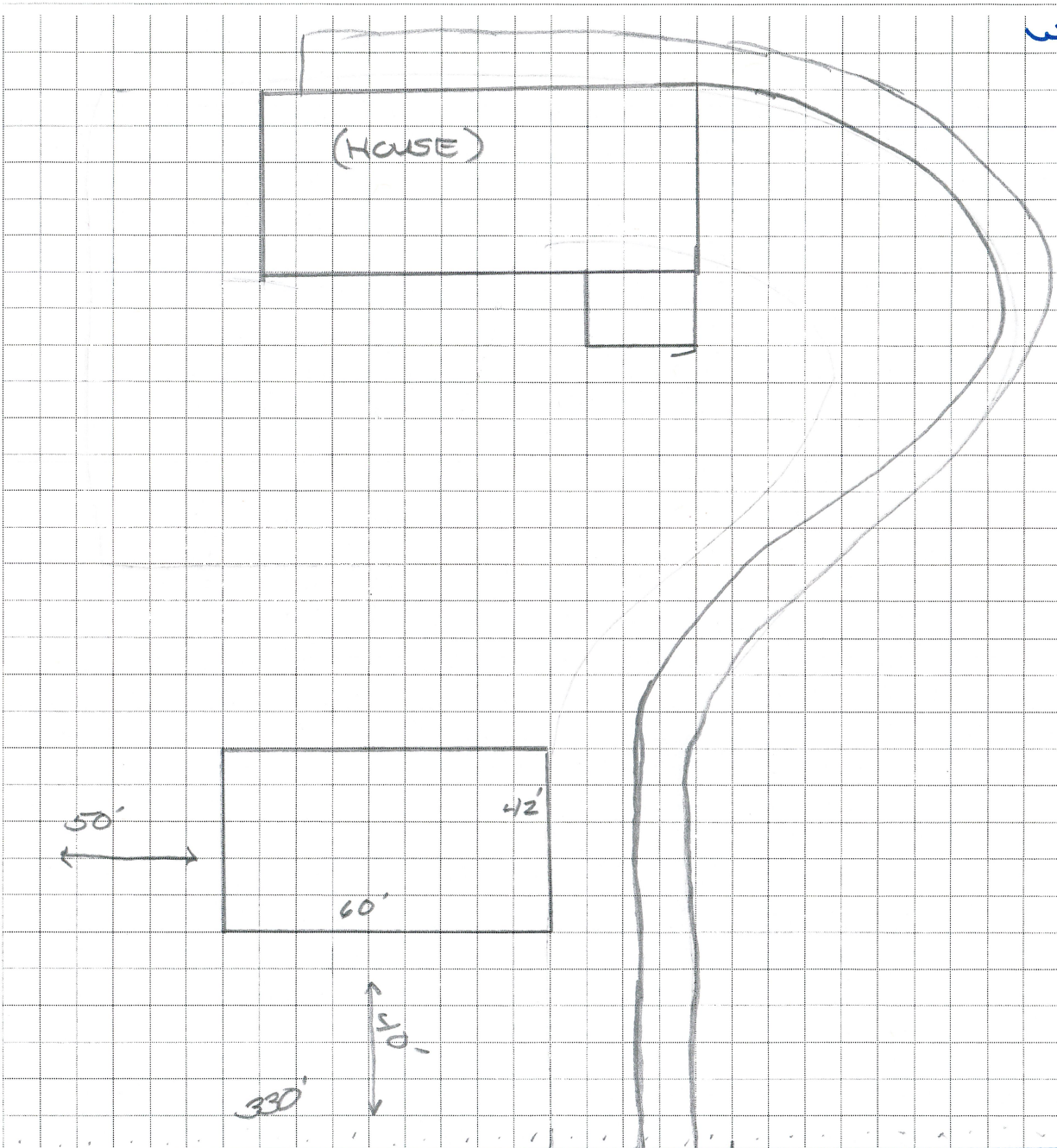
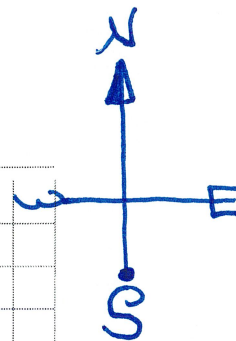
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2019



Prepared by: City of Duluth Planning & Economic Development, July 18, 2023; Source: City of Duluth.

7"



10
17/4
3

10
17/4
3

WEST

NORTON ROAD

EAST

North arrow required

Scale: 1" = _____ feet

SITE PLAN

Grid is 4 squares per inch
DO NOT USE PENCIL

Site Address _____

Owner's Name _____

This site plan is an accurate and complete representation of the footprint(s) of all existing and proposed structure(s) and their location(s) on the subject property

Applicant's Signature

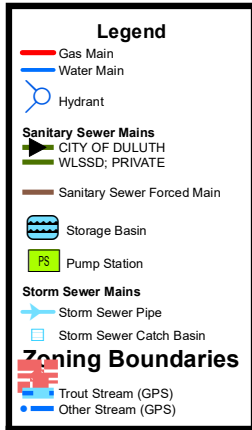
[Handwritten Signature]

Date

10 July 23



PL23-165
Interim Use Permit
830 E 1st St

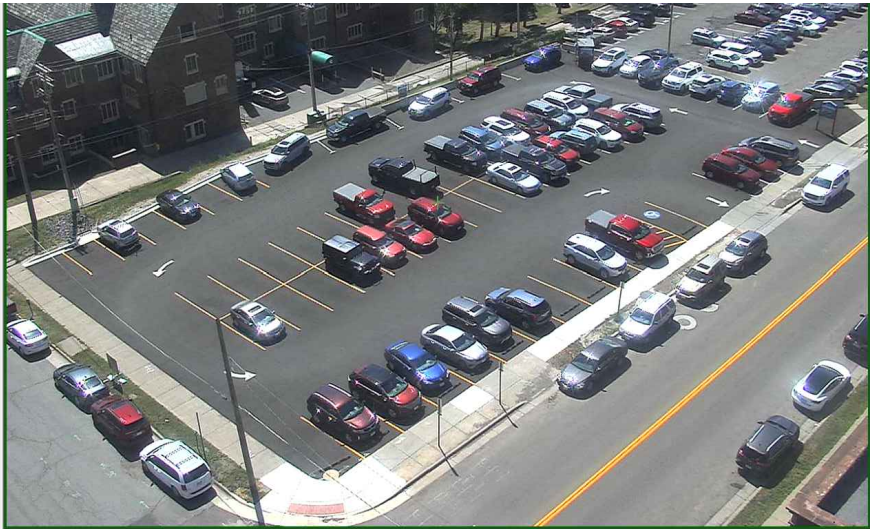
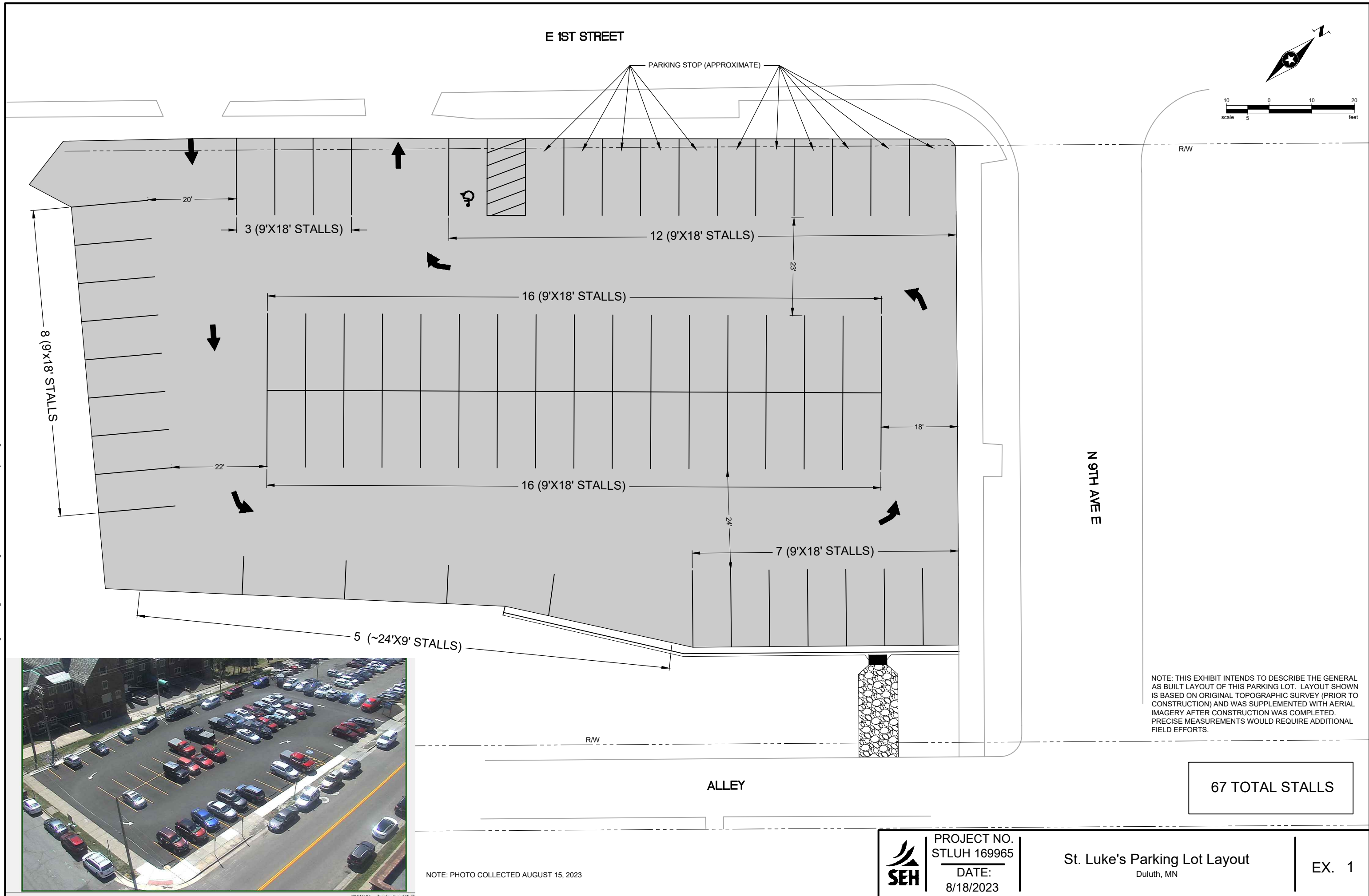


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, August 16, 2023 | Source: City of Duluth

Save: 8/29/2023 10:26 AM aorleskie Plot: 8/29/2023 12:27 PM X:\PT\GIS\STLUH\169965\5-final-dsgn\5-1-drawings\10-Civil\cap\wg\sheet\ST169965 Constructed Layout.dwg



NOTE: PHOTO COLLECTED AUGUST 15, 2023

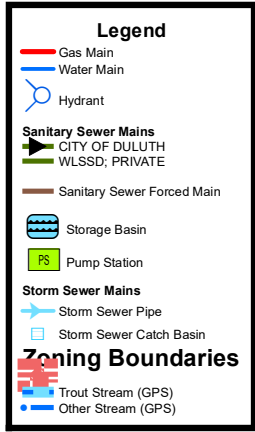
NOTE: THIS EXHIBIT INTENDS TO DESCRIBE THE GENERAL AS BUILT LAYOUT OF THIS PARKING LOT. LAYOUT SHOWN IS BASED ON ORIGINAL TOPOGRAPHIC SURVEY (PRIOR TO CONSTRUCTION) AND WAS SUPPLEMENTED WITH AERIAL IMAGERY AFTER CONSTRUCTION WAS COMPLETED. PRECISE MEASUREMENTS WOULD REQUIRE ADDITIONAL FIELD EFFORTS.

67 TOTAL STALLS

| | | | |
|---|-----------------------------|---|-------|
|  | PROJECT NO. STLUH 169965 | St. Luke's Parking Lot Layout Duluth, MN | EX. 1 |
| | DATE: | | |
| | 8/18/2023 | | |



PL23-166
Planning Review for Restaurant
1600 Miller Trunk Hwy



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HRGreen.com

HRGreen

CHICK-FIL-A

DULUTH (MN) FSU

1600 MILLER TRUNK HIGHWAY
DULUTH, MN 55811

FSR# 05418

REVISION SCHEDULE
NO. DATE DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT # 2202615

PRINTED FOR PRELIMINARY

DATE 08/01/2023

DRAWN BY: MRJ

CHECKED BY: JFV

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

SITE PLAN

SHEET NUMBER

C-200

| HATCH LEGEND | |
|--------------|---|
| | DENOTES STANDARD PAVEMENT SECTION |
| | DENOTES CONCRETE SECTION |
| | DENOTES PROP. SIDEWALK |
| | DENOTES AREA OF DEPRESSED SIDEWALK |
| | DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS. |
| | DENOTES REVERSE CURB & GUTTER |

| SITE DATA: | |
|--|--|
| * ZONING: MU-C (MIXED USE COMMERCIAL DISTRICT) | |
| * LEASE PARCEL: 46,028± SQ. FT. (1.06 AC.) | |
| BUILDING AREA: | |
| * BUILDING FOOT PRINT: 6,110± SQ. FT. | |
| * FLOOR AREA RATIO (F.A.R.) = 0.132 | |
| * NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES | |
| PARKING DATA: | |
| * TYPICAL PARKING WIDTH: 9.0 | |
| * TYPICAL PARKING LENGTH: 17.0' | |
| * TYPICAL ISLE WIDTH: 24' | |
| * REGULAR PARKING SPACES PROVIDED: 39 | |
| * ADA PARKING SPACES PROVIDED: 2 | |
| * TOTAL PARKING SPACES PROVIDED: 41 | |
| PARKING FORMULA: 6.5 SPACE FOR EVERY 1000 SQUARE FEET OF GROSS FLOOR AREA. (6,110/6.5 = 39.7 STALLS) | |
| * TOTAL PARKING STALLS REQUIRED = 40 STALLS | |

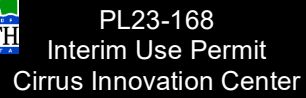
| PROJECT NOTES: | |
|--|--|
| * ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF DULUTH STANDARD CONSTRUCTION SPECIFICATIONS. | |
| * AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS. | |
| * INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE. | |
| * ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS. | |
| * ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. | |
| * ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY". | |

| IMPERVIOUS/PERVIOUS DATA: | |
|---|--|
| * DISTURBANCE AREA: 55,336 SQ. FT. (1.270 AC.) | |
| ** EXISTING PERVIOUS AREA: 6,837 SQ. FT. (12.4%) | |
| ** EXISTING IMPERVIOUS AREA: 48,499 SQ. FT. (87.6%) | |
| ** PROPOSED PERVIOUS AREA: 9,748 SQ. FT. (22.4%) | |
| ** PROPOSED IMPERVIOUS AREA: 45,588 SQ. FT. (77.6%) | |



BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 20'
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY
1" = 20'

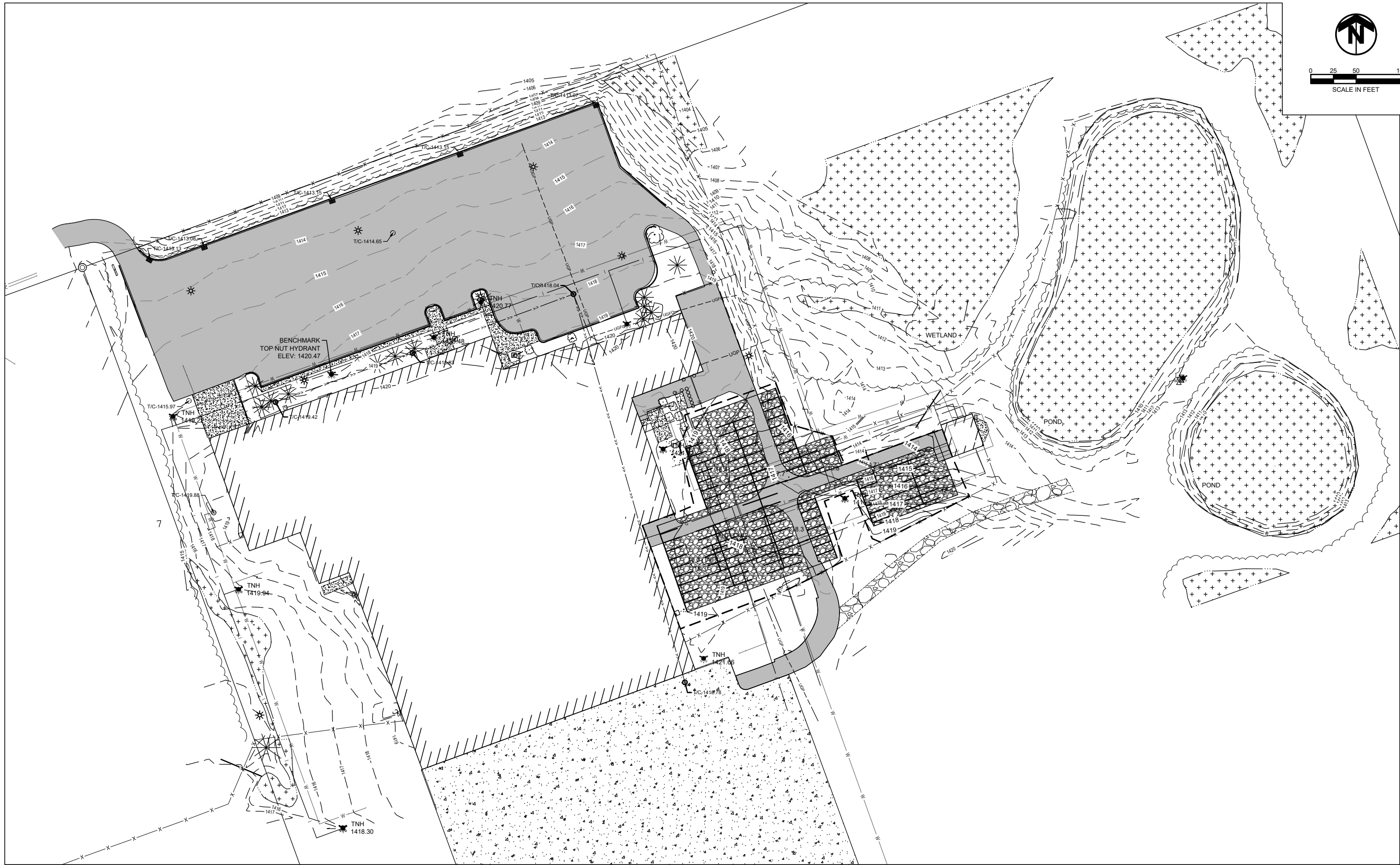
PRELIMINARY
NOT FOR CONSTRUCTION



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



PLOT DATE: Sep 13, 2023 - 11:40am
FILENAME: K:\a1\Cirrus\Aircraft\20789000\04_Production\01_CAD\02_Sheets\C-GRAD (TEMP LOT).dwg



| NO. | DATE | BY | DESCRIPTION OF REVISIONS |
|-----|------|----|--------------------------|
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|----------|-----|
| DESIGNED | AKB |
| DRAWN | JRD |
| CHECKED | AKB |

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Andrew Barnebey* DATE: 09.13.23
NAME: ANDREW K. BARNEBEY LIC. NO.: 56425



11 E. Superior Street, Suite 420
Duluth, MN 55802
218.724.8578
tkda.com

CIRRUS TEMPORARY PARKING
LOT

GRADING OVERVIEW

| | |
|-------------|-----------|
| PROJ. NO. | 20789.000 |
| DRAWING NO. | C101 |