

ARNA TOWNSHIP
APPLICATION FOR A SUBDIVISION PERMIT

Please address all of the topics raised by the following underlined items. Also attach a map or drawing of the proposed subdivision showing as much of this information as possible (location of rivers, roads, etc.). Missing or incomplete information may result in this application being rejected. Situations requiring additional information may still exist because the summary information on this application is just that – a summary - and not a substitute for the entire Arna ordinance. If you need help or have questions, please request assistance from either the zoning administrator or township clerk (phone numbers are listed on the last page).

ZONE, SIZE, & PARCEL DENSITY: Certain specific exemptions from this requirement are listed in Section 4.1 of the Arna ordinance. Otherwise, Arna Township has the two following zones. Please explain your subdivision in regard to these zones.

- Zone A is the following parcels in and around the Townsite of Markville (approximately 200 acres): NW 1/4 of SE 1/4, W 1/2 of NE 1/4, SE 1/4 of NE 1/4, and SE 1/4 of NW 1/4, all in Section 26, T42N, R16W.
- Zone B is all of Arna Township that is not in Zone A. Zone B has a maximum parcel density of two (2) parcels for each half of a Quarter-Quarter Section (per nominal 40-acre parcel). The minimum size for one parcel is any Usable Lot (see next item). The other parcel must therefore be all of the remainder of the half Quarter-Quarter Section.

USABLE LOT: is defined as any parcel that meets the following eight criteria (a to h). Your application must show that all lots, including any residual lot, are all usable lots.

- a) New lots must be capable of supporting Mn PCA rules by having a site that meets the soil conditions needed to install a septic system and drainfield, including an alternate drainfield site (Type I system). Existing SSTS's must pass a Compliance Inspection. A person licensed by the Minnesota Pollution Control Agency must perform the tests and soil borings, and sign this certification:

I hereby certify that all parcels in this proposed subdivision(s) have a suitable waste disposal system site for residential use, according to current MPCA regulations. All existing systems have passed a Compliance Inspection.

SIGNATURE OF SYSTEM EVALUATOR

Mn PCA LICENSE NUMBER

- b) Must be capable of supporting a shallow well (i.e., there is space available for a well located at least 100 feet away from the sewer system).
- c) Must have a minimum contiguous 2,000 square foot building site on high ground comprised of soils that do not require any enhancement (e.g., fill) in order to meet normal structural standards for residential construction.
- d) Must contain a minimum yard space of 20,000 square feet or more, in addition to the building site requirement in c) above.

- e) The square footage requirements of c) and d) shall not include any land which is a public road, an easement of any kind (drainage easement, utility easement, access easement, and so forth), or suffers any other similar encumbrance.
- f) The building site is related to the lot's available point of ingress and egress (public road or easement) in such a manner that construction of a driveway would not eliminate more than the minimum wetland area which is available for that site (the wetlands de minimus rules are normally 400 sq. ft. in a shoreland area, and 10,000 sq. ft. elsewhere).
- g) The lot depth to width ratio does not exceed two to one (2:1).
- h) The lot is capable of supporting all other setbacks and dimensions of this ordinance, such as building site setback from roads (50 ft from centerline), public waters (100 or 200 ft depending on which river), side yards (10 ft), and so forth. No foreseeable variance situations shall be created through the granting of this subdivision request.

USE: Indicate the current use of the land (seasonal, residential, recreational, agricultural, commercial, etc.) and if known, the intended use of each parcel after the subdivision is granted.

HAZARDS: Describe any hazards or unusual characteristics about each of the parcels. Is any portion of the land subject to flooding, erosion, unfavorable topography for access, or any other such factors?

ACCESS: All parcels must have access to a public road or private easement. A private easement must be a minimum of 33 feet in width (2 rods), and a maximum of four rods wide (66 ft). For proposed public roads, additional standards also apply (e.g. backsloping, culverts, cul-de-sacs, and gravel - please inquire if you need this information). Any proposed public road must be viewed and accepted by the Arna Town Board before the Planning Commission gives subdivision approval. All roads and easements must be recorded with the Pine County recorder. On this application (or map), show the name and location of any existing roads which abut or go through the property, the location of any recorded easements of any kind already on the property, and how, together with any new roads or easements, every parcel will be legally accessible to the landowner(s).

LEGAL DESCRIPTION: All parcels must have a legal description that accurately reflects the location and number of acres being conveyed. Proportional property descriptions are preferred. An example of a proportional property description is: E 1/2 of NW 1/4 of SW 1/4 of Section X, T42N, R16W, Pine County, Minnesota, 20 acres more or less.

Parcels that are either smaller than five (5) acres, or are of such a size, shape, or other factor which makes the parcel incompatible with the proportional description method, may be divided if the legal description is written by a Minnesota licensed land surveyor as evidenced by his/her registration number below. As applicable:

I the undersigned have written the legal descriptions for these parcel(s):

SIGNATURE OF LAND SURVEYOR

REGISTRATION NUMBER

Legal description of original parcel (or attachment) or parcel ID number from tax statement:

Legal description of new parcel(s) – (or attachment):

Legal description of new easements or roads (if any):

DO NOT FORGET A MAP SHOWING EXISTING ROADS & EASEMENTS, RIVERS, LEGAL ACCESS, BUILDING SITE, WELL SITE, SSTS SITE, WETLAND IMPACTS, ZONE A or B, PARCEL SIZES (dimensions, length/width), PARCEL ACRES, LAND USE, & HAZARDS

Please provide the information where correspondence on this matter should be sent:

NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ (include area code if not 320)

EMAIL: _____ (optional)

