

Environmental Services
 Planning & Zoning
 Courthouse
 601 Third Avenue
 Two Harbors, MN 55616
 (218)834-8325

LAKE COUNTY PLANNED UNIT DEVELOPMENT APPLICATION

PUD APPLICATION #:

**FEE: \$600 up to 5 lots/units
 Plus \$100 per lot/unit over five**

A. GENERAL PROPERTY INFORMATION					
Applicants name		Day Phone		Authorized Agent (if applicable)	
Complete Mailing Address		Property Address (if other than mailing)		Agent Address (if applicable)	
B. PROPERTY DESCRIPTION					
Section	Township	Range	Township Name	Acreage	Parcel Code(s) # (REQUIRED)
Quarter Section/Legal Description:					
Nature of Title _____ Abstract _____ Torrens					
Lake/River Name	Nearest Road Access	Lot Dimensions Width _____ ft. Depth _____ ft.		Existing Land Use	Zone District
Property Land Features: (Check all that apply)					
<input type="checkbox"/> Non-shoreland		<input type="checkbox"/> Lake Superior Erosion Hazard Area			
<input type="checkbox"/> Shoreland/Shoreland zone (within 1000' of lake or 300' of river)		<input type="checkbox"/> Wetland Present			
<input type="checkbox"/> Lake/River frontage: _____ feet of frontage		<input type="checkbox"/> Bluff Present			
C. PROJECT DATA – See reverse for proposal checklist					
APPLYING FOR: <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> PRELIMINARY PLAT					
DEVELOPMENT NAME _____					
Lots/units density proposed: _____ (include number of lots/units, number of bedrooms, number of possible rental units.)					
Proposed Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Description of use: _____					
Proposed access: _____					
Briefly describe your request for entire project: _____ _____					
Note: all information required to be submitted for Standard Plats is required with Planned Unit Developments, in addition, the following is required:					
Itemized list of all documents, agreements and action necessary to be completed prior to recordation of the final plat attached: _____ (Include the requirements regarding open space management, water supply systems, and shared sewer system management.)					
Date: _____ Property Owner Signature: _____ Authorized Agent Signature _____					
D. OFFICE USE ONLY					
Zoning District: _____ Application #: _____ # of Lots: _____ Parcel #: _____					
Fee Paid: _____ Receipt #: _____ Date Issued: _____ 60-Day Waiver Signed _____					

Fifteen (15) 22" x 34" paper copies of the preliminary plat together with an 8-1/2 x 17" copy reproducible for public notice must be submitted with this application.

ADDITIONAL INFORMATION REQUIRED (SUBDIVISION ORDINANCE 6.06 (A) AND 5.02 (F))

- Building elevations, location on site, proposed use(s), number of units, and commercial operations.
- A concept statement describing how the development will be managed, owned, operated, any planned rental of units and phases, if proposal is to be staged.
- Parking areas and driveways for both residences and commercial activities, vehicle loading/unloading areas, proposed public road entrances, and projected traffic generation of the proposed development.
- Proposed fire protection.
- Proposed homeowner and/or road association agreements, where applicable.
- Detailed landscape plan which shows existing vegetation, proposed alterations, new plantings and landscaping which is consistent with shoreland alteration guidelines.
- Recreational space location and use.
- Adequate water sources and water supply system plans.
- Proposed sewage treatment system plans.
- Solid waste management plans including provision for solid waste contract servicing and canister site location.
- Erosion control and stormwater plan.
- Evidence of application for appropriate permits, state and federal.
- Evidence of availability of necessary public utilities.
- Proposed financial plans and necessary performance bonds or escrow agreements to protect the County's financial liability for site restoration, landscaping, erosion control measures, and sewage treatment systems.
- Individual lot dimensions and acreages.
- Approximate location, right-of-way, curve radii, radius and length of cul-de-sacs, street grades where grade exceeds 8%, angle of intersections of all existing and proposed streets.
- Graphic scale and north arrow.
- Vicinity map drawn to suitable scale that describes the surrounding area by township, section and range, and highlight the area to be developed.
- Names and addresses of the owners, subdividers and plan designers.
- Date of preparation.
- Erosion and sediment control plan for road construction and other grading and filling activities (this can be submitted on a separate map; see 5.02(G)4).
- Topographic data showing contours, at intervals to be determined by the Administrator, based on specific topographical features of a site, with intervals not to exceed ten (10) feet.
- Wetland delineation.
- Septic system plan.