

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

**LAKE COUNTY  
 PRELIMINARY PLAT /  
 CLUSTER PLAT APPLICATION**

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

Plat Hearing # \_\_\_\_\_

**A. GENERAL PROPERTY INFORMATION**

Property Owner's Name	Day Phone	Authorized Agent
Complete Mailing Address	Property Address	Agent Address
_____	_____	_____
_____	_____	_____

**\*\*IF UNDEVELOPED, UNMARKED PROPERTY, PLEASE ATTACH DIRECTIONS TO SITE\*\***

**B. PROPERTY DESCRIPTION**

Section	Township	Range	Township Name	Acreage	Parcel Code(s):
---------	----------	-------	---------------	---------	-----------------

Quarter Section/Legal Description: \_\_\_\_\_

Nature of Title  Abstract  Torrens (if Torrens – applicable Examiner of Title fees apply)

Lake/River Name	Nearest Access Road	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"/> North Shore Management Zone       | <input type="checkbox"/> Wetland Present |
| <input type="checkbox"/> Shoreland/Shoreland zone (within 1000' of lake or 300' of river) | <input type="checkbox"/> Lake Superior Erosion Hazard Area | <input type="checkbox"/> Bluff Present   |
| <input type="checkbox"/> Lake/River frontage: _____ feet of frontage                      |                                                            |                                          |

**C. PROJECT DATA**

Plat Name \_\_\_\_\_

Type of request:  MS 515 Common Interest Community  MS 505 Preliminary Plat # of lots/units \_\_\_\_\_

CLUSTER PLAT - REQUIRED INFORMATION: Open space location & use, percentage of open space, and proposed method of open space preservation.

Planned Use:  Residential  Commercial Description of Use \_\_\_\_\_

Proposed septic type \_\_\_\_\_ Alternate septic site located  Y  N Proposed access \_\_\_\_\_

Briefly describe your request: \_\_\_\_\_

Date \_\_\_\_\_ Property Owner Signature \_\_\_\_\_ Authorized Agent Signature \_\_\_\_\_

**D. OFFICE USE ONLY**

DATE OF PRE-PLAT MEETING \_\_\_\_\_ STAFF ON SITE WITH APPLICANT OR SURVEYOR \_\_\_\_\_

PLAT HEARING NUMBER \_\_\_\_\_ # OF LOTS \_\_\_\_\_ FEE PAID \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

ZONE DISTRICT VERIFIED \_\_\_\_\_ DATE, TIME, LOCATION OF HEARING \_\_\_\_\_

LEGAL DESCRIPTION & OWNERSHIP VERIFIED (from AS 400)

APPLICATION APPROVED

**Fifteen (15) 22" x 34" paper copies of the preliminary plat together with an 11" x 17" copy reproducible for public notice must be submitted with this application.**

- Septic system suitability and/or plan attached.
- Wetland Delineation attached.
- Erosion and Stormwater Plan attached.
- Description of how development will be managed, owned, operated and if any rental of units is planned (attached).
- Required maps attached.
- All other required information attached per Standard and Cluster plat section of the Subdivision Ordinance.
  - **Proposed name of subdivision which shall no duplicate or be similar in pronunciation or spelling to the name of any plat heretofore recorded in the County.**
  - **Legal description of parcel.**
  - **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.**
  - **Lot layout, block and lot numbers, and areas to be set aside for public and community purposes.**
  - **Soil tests shall be conducted to verify the presence of and to locate two sites to be used exclusively for the treatment of sewage.**
  - **Locations of easements and width of drainage ways.**
  - **Areas of exposed bedrock or rubble.**
  - **Wetland Delineation.**