

2011 Development Costs Study

APPENDIX

Appendix A: Survey Breakdown

Appendix B: Individual Questions/Answers

Appendix A: Survey Breakdown

Format:

11 cities completed the development costs survey (See Table 1). In order to make costs “apples-to-apples” the survey examined four specific development scenarios rather than asking general questions. The survey included five separate sections; the first four being the four development scenarios: (1) Residential Development (2) Townhome Development (3) Apartment Building Development (4) Industrial Development (5) Other Charges/Fees.

Each of the four development scenarios included a set of specifications in which cities based their responses. Every city assesses costs differently; therefore, it was important to include as much specification as possible.

The fifth section, “Other Charges/Fees,” covered utilities, application fees and engineering and inspection fees.

Below is a visual break down of the survey:

Table 1

Municipalities

1. Blaine
2. Coon Rapids
3. Dayton
4. Medina
5. Elk River
6. Cambridge
7. Big Lake
8. St. Francis
9. Prior Lake
10. Monticello
11. Ramsey

Scenario: Development

Each Development Scenario was listed at the top of each page including: Single Family, Townhome, Apartments, Industrial and Other Fees/Charges.

Section A: Project Specs

Listed several project specifications (see next page).

Section B: Development Fees

Included sewer/water/storm water trunk fees, street light fees, future seal coating fees, park and trail dedication fees, storm water management fees etc.

Section C: Other Development Fees

Included topsoil, grass/sod, trees, shrubs, radon barrier, foundation drainage, etc.

Section B: Building Permit Fees

Includes several common building permit fees.

SCENARIO 1: Single Family Residential Low Density Residential

Section A: Projects Specs

- 120 single family units
- \$165,000 valuation per unit
- 10,800 sq ft per lot
- 2,700 sq ft total impervious surface per unit (25%)
- 2,000 sq ft building foot print per unit (18.5%)
- 700 sq ft driveway foot print per unit (6.5%)
- 1,296,000 total sq ft for all lots (29.75 acre total project size)

- Project area is 100% developable
- 80 feet of frontage per lot
- 15 street signs needed
- 32 standard development street lights needed
- 15,000 sq. yds. of new street within development (for future seal coating charge)

Section B: Development Fees

For fees that are on a per unit basis, or per acre basis you can simply just write in \$XXXX per unit. We will take care of the calculations. Please do not include mandated state or county fees— only include fees from your city and/or MetCouncil SAC fees.

Sewer Trunk		Street/Traffic Signs
Water Trunk		Future Seal Coating
Storm Water Trunk		Street Lights
Storm Water Mgmt		Other Fees/Charges
Park Dedication (cash)		Other Fees/Charges
Trail Fees		Other Fees/Charges

Section C: Other Development Requirements

Please check yes or no or not to an important detail—no wide ones, unless you think it is important to include, you do not need to provide costs

Topsoil Yes / No (How many inches/soil type?) _____

Grass/Sod Yes / No (Detail?) _____

Trees Yes / No (Detail?) _____

Shrubs Yes / No (Detail?) _____

Radon Barrier Yes / No (How many inches/rock type?) _____

Foundation Drainage Yes / No (Detail?) _____

Other Requirements _____

Other Requirements _____

Section D: Building Permit Fees

For fees that are on a per unit basis, or per acre basis you can simply just write in \$XX.XX per unit. We will take care of the calculations. Please do not include mandated state or county fees— only include fees from your city and/or MetCouncil SAC fees.

Certificate of Occupancy		SAC Handling Fee
Builder License Verification		Water Meter/Team
Base Building Permit Fee		Mechanical Permit
Internal Plan Review Fee		Plumbing Permit
City Sewer Connection (permit)		Other Fees/Charges
Water Connection (permit)		Other Fees/Charges
Water Availability Charge		Other Fees/Charges
Sewer Availability Charge		Other Fees/Charges

Development Costs Study Directed by Ramsey Page 2 of 8

Scenarios:

Below are the specifications for each given scenario. Based on these specifications cities responded to the “Development Cost Survey.”

Scenario 1: Single Family Residential Development

- 120 single family units
- \$165,000 valuation per unit
- 10,800 sq ft per lot
- 2,700 sq ft total impervious surface per unit (25%)
- 2,000 sq ft building foot print per unit (18.5%)
- 700 sq ft driveway foot print per unit (6.5%)
- 1,296,000 total sq ft for all lots (29.75 acre total project size)
- Project area is 100% developable
- 80 feet of frontage per lot
- 15 street signs needed
- 32 standard development street lights needed
- 15,000 sq. yds. of new street within development (for future seal coating charge)

Scenario 2: Townhome Development

- 8 town home units
- \$130,000 valuation per unit
- 1 acre of land total (43,560 sq ft)
- 10,568 sq ft total structure
- 2,800 sq ft of total driveway
- 30% impervious surface coverage (13,068 sq ft)
- 8 SAC units
- Project area is 100% developable
- 2 street signs needed
- 5 street lights needed
- 350 feet of frontage total
- One 1-1/2" irrigation pipe (needs water meter)
- One 1-1/2" water pipe per unit needed (separate meters for each unit)
- 500 sq. yds. of new street within development (for future seal coating charge)

Scenario 3: Apartment Development

- 120 apartment units
- \$10,800,000 total valuation (\$90,000 per unit)
- 8.8 acre lot size (383,328 sq ft)
- 134,164 sq ft parking/drive/sidewalk (35%)
- 76,665 sq ft building (20%)
- 55% total impervious surface (210,830 sq ft)
- 120 SAC units
- Project area is 100% developable
- 2 street signs needed
- 4 street lights needed
- 600 feet of frontage
- \$400,000 Plumbing valuation
- \$600,000 Mechanical valuation
- One 2" irrigation pipe needed (needs meter)
- One 4" water pipe needed (needs meter)
- 1,000 sq. yds. of new street within development (for future seal coating charge)

Scenario 4: Industrial Development

- \$2,500,000 valuation
- 4 acre lot (174,240 sq ft)
- 40,000 sq ft building (23% of lot)
- 46,250 sq ft parking lot/driveway (26.5%)
- 86,250 sq ft total pervious surface (49.5%)
- \$70,000 mechanical valuation
- \$50,000 plumbing valuation
- Project area is 100% developable
- 7 SAC units
- 2 street signs needed
- 2 street lights needed
- 360 feet of frontage
- One 1-1/2" water pipe needed (needs meter)
- One 1-1/2" irrigation pipe needed (needs meter)
- 44300 KWH
- 164 KW Demand (new development)
- 500 sq. yds. of new street within development (for future seal coating charge)

Appendix B: Individual Questions/Answers

Results for the development costs survey are broken down into five separate scenarios:

Within each scenario are four sections of answers (Section B-D). Each individual answer for the development costs study occupies one page. On the page will be both a graphic and verbal display of answers. The verbal display depicts the actual answer received.

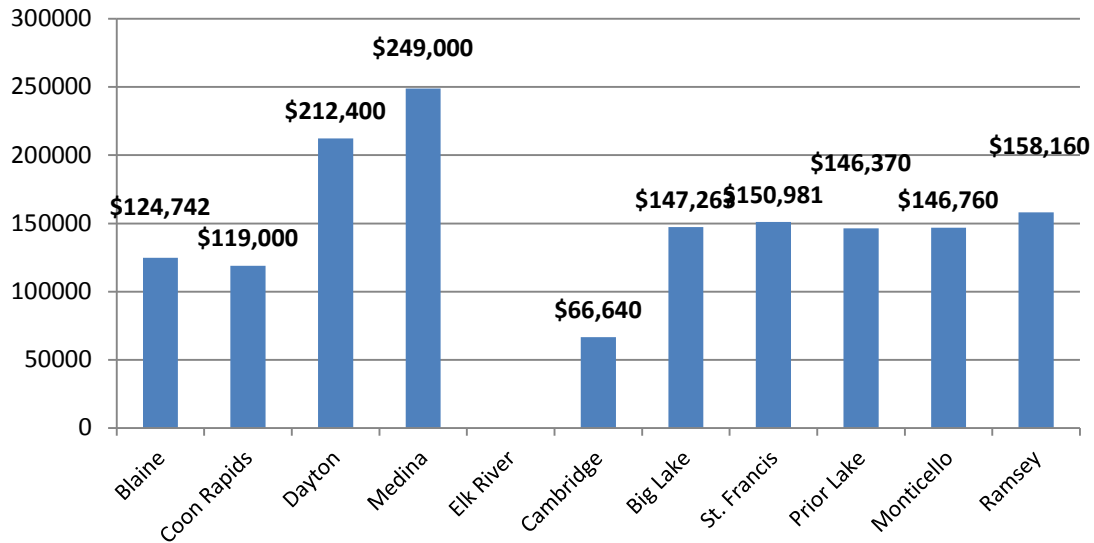
When reviewing the results of this survey please consider the following:

- When cities rely on the developer to install (DI) needed public infrastructure; or, when a city assesses (ASSD) the cost of public infrastructure to future property owners those nominal costs are not reflected in this survey. The actual nominal cost of development (for a developer) would be greater than stated.
- Leaving an answer space blank, writing “zero,” writing the word “nothing,” writing an answer that doesn’t apply and not having a fee/cost are all considered the same answer (zero/NA).
- People interpret identical questions differently; and, people answer identical questions differently (i.e. including a partial answer or common answer rather than a factual answer).
- Cities may have not fully completed the survey; or, did not add in their unique development costs in which the survey failed to address.
- Categories of costs were left out: fire suppression costs, irrigation requirements and several other development costs were not included in the survey.

Scenario 1: Single Family Home, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	Varies by area. \$3,194 - \$5,193 per acre. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Previously assessed \$4000/acre.
Dayton	\$1,770 per unit.
Medina	\$2,075.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$66,640
Big Lake	\$4,950 per acre
St. Francis	\$,5070 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$158,160

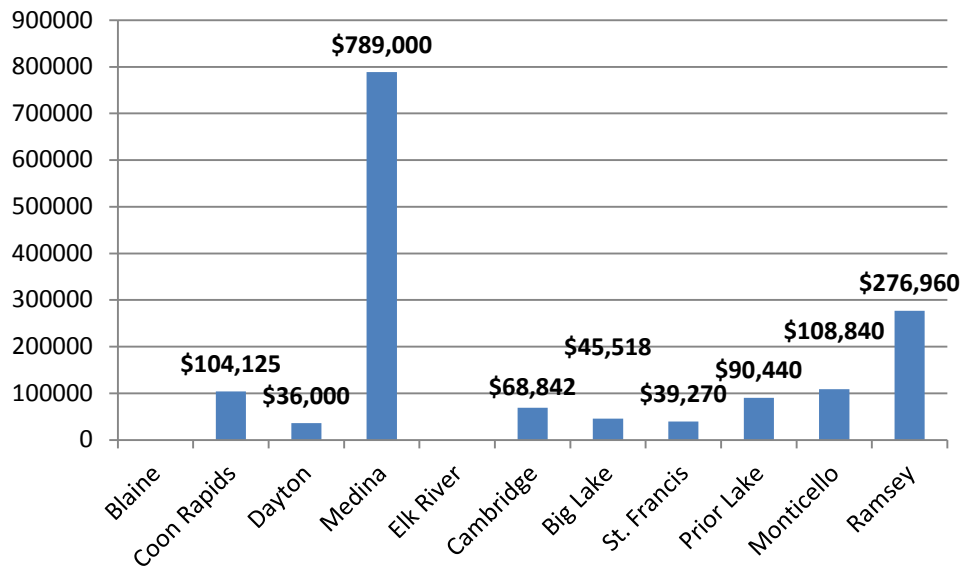
Sewer Trunk



Scenario 1: Single Family Home, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed. City will cover over sizing costs.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300 per unit
Medina	\$6,575.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$68,842
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$276,960

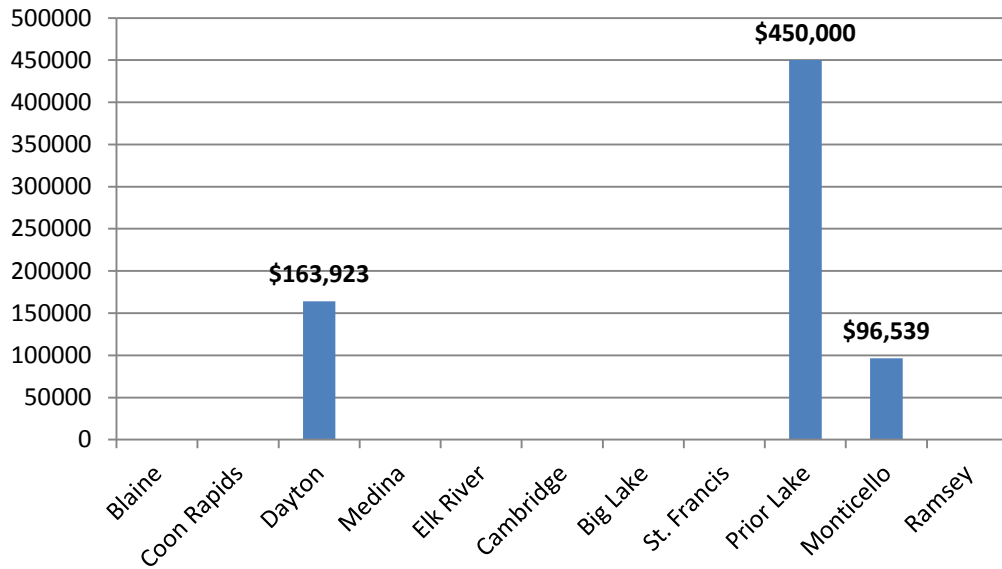
Water Trunk



Scenario 1: Single Family Home, Section B: Storm Water Trunk

City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$3,750 per unit
Monticello	\$3,245/acre*
Ramsey	NO ANSWER

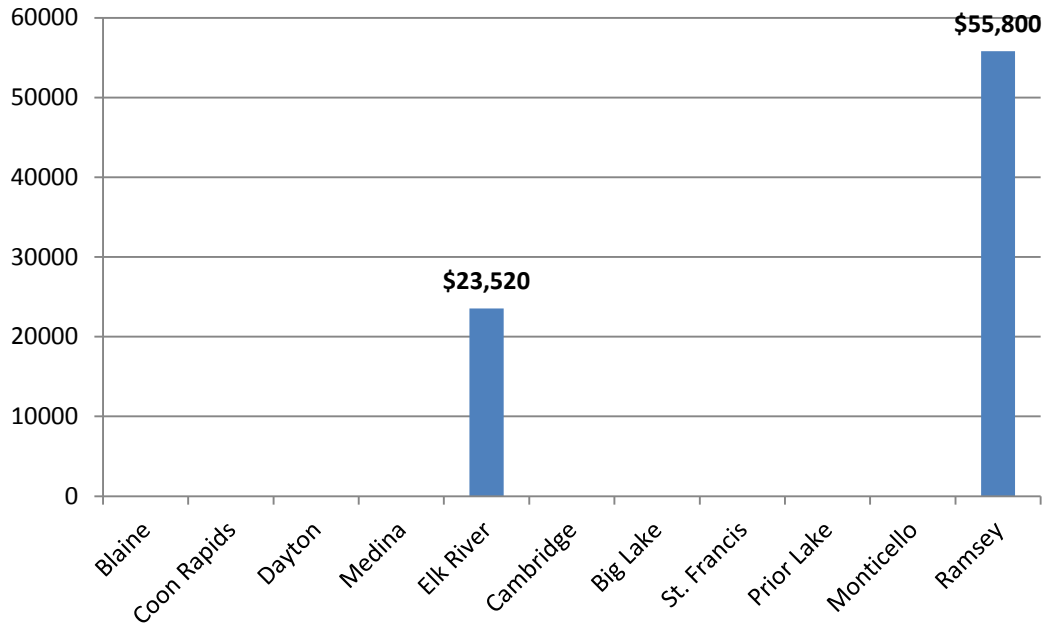
Storm Water Trunk



Scenario 1: Single Family Home, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fees exist
Elk River	196 in urban lot, 98 in rural lot
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$55,800

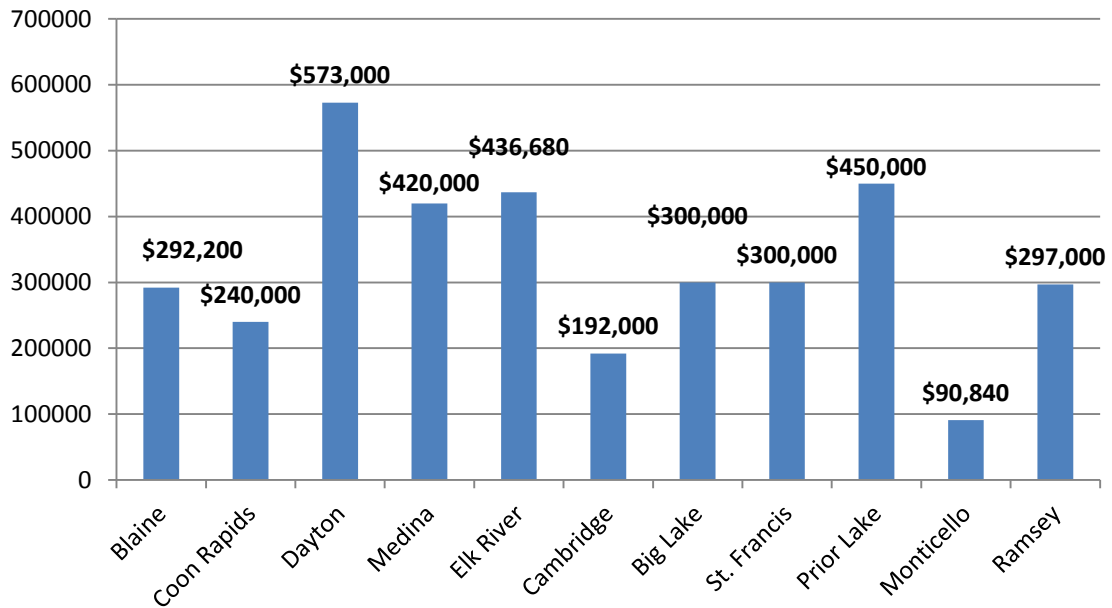
Storm Water Management



Scenario 1: Single Family Home, Section B: Park Dedication (cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit.
Coon Rapids	\$2,000 per unit = \$240,000.
Dayton	\$4,775 per unit
Medina	8% pre-value, minimum \$3500/unit
Elk River	436680
Cambridge	\$1,600/residential unit = \$192,000
Big Lake	\$2,500 per unit
St. Francis	\$2,500 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,475 per unit = 297,000

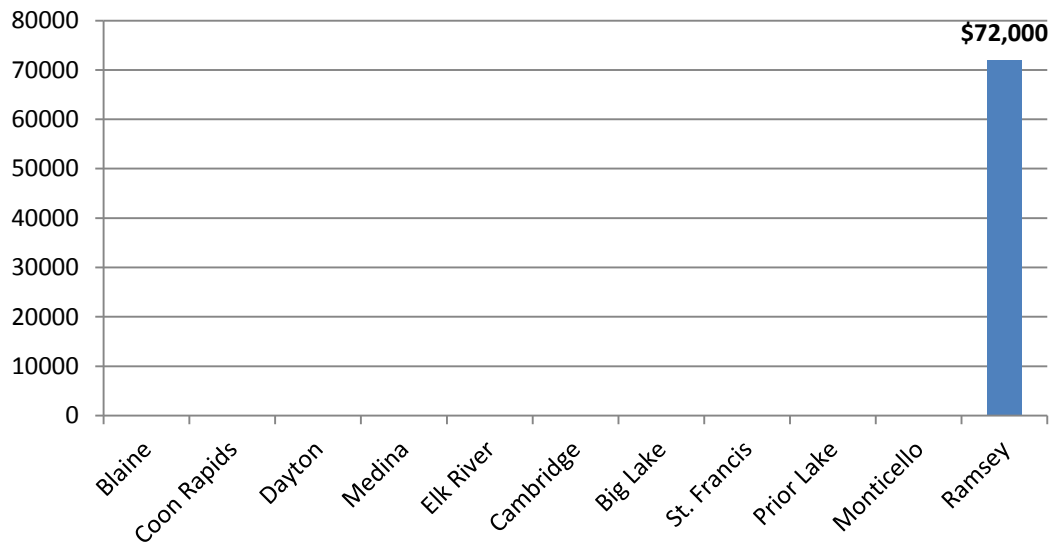
Park Dedication



Scenario 1: Single Family Home, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	NA. Part of Park Dedication Fee.
Coon Rapids	Only required if adjacent to arterial or collector street (\$20/LF)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility per plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$72,000

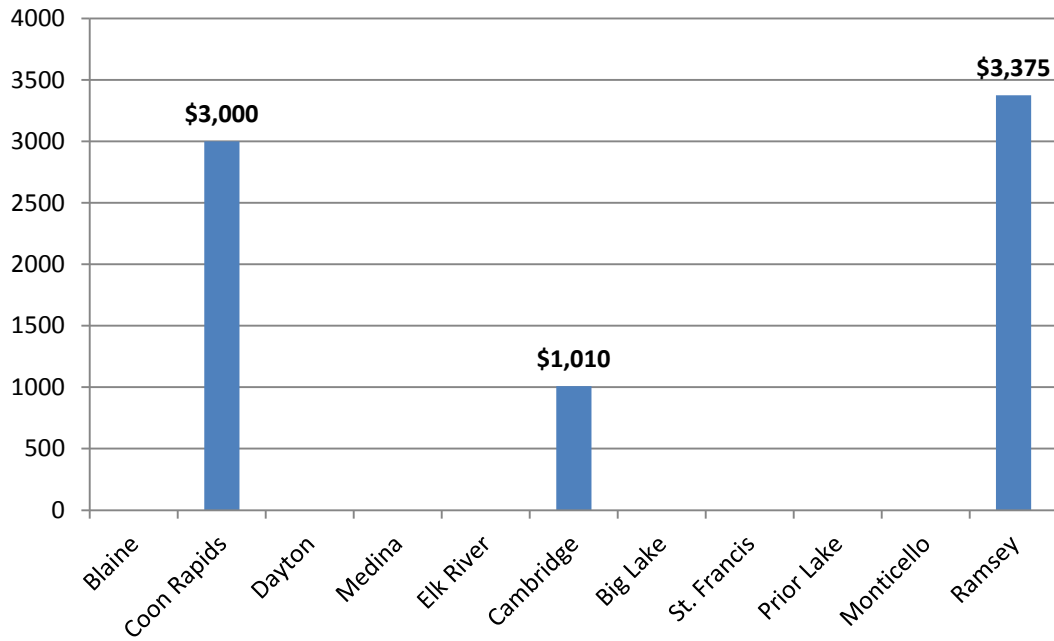
Trail Fees



Scenario 1: Single Family Home, Section B: Street/Traffic Signs

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	Developer Installed
Medina	N/A, Developer purchase and install
Elk River	Developer responsibility
Cambridge	\$1,010
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Developer Installed
Monticello	NO ANSWER
Ramsey	\$225 per sign = \$3,375

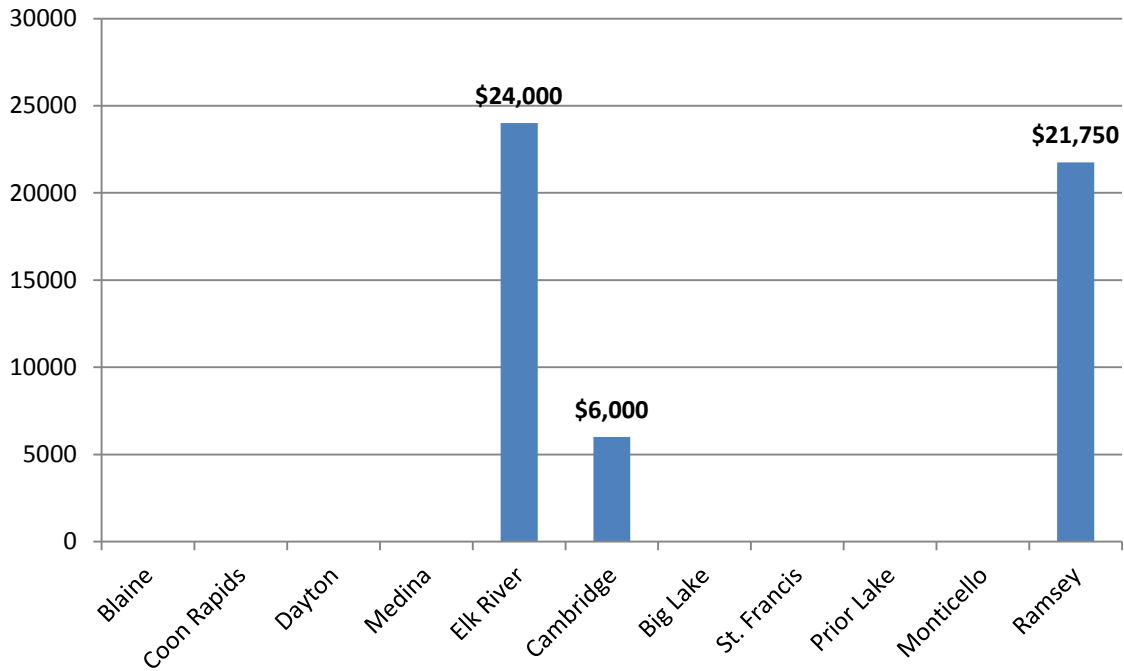
Street/Traffic Signs



Scenario 1: Single Family Home, Section B: Street/Traffic Signs

City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	24000
Cambridge	\$6,000
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$21,750

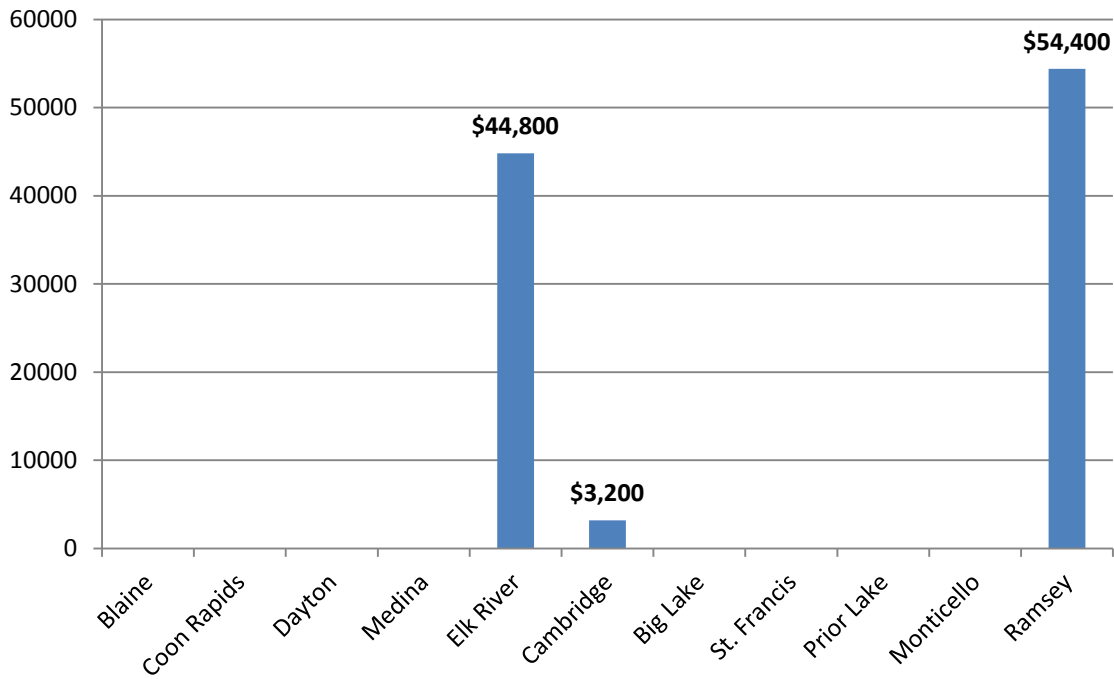
Future Seal Coating



Scenario 1: Single Family Home, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	Installed by developer
Medina	N/A, Developer purchase and install
Elk River	1400 + tax per light
Cambridge	\$3,200
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$54,400 (Street Light 3 yr O&M, \$294 per light = \$9,408)

Street Lights



Scenario 1: Single Family Home, Section B: Other Fees/Charges

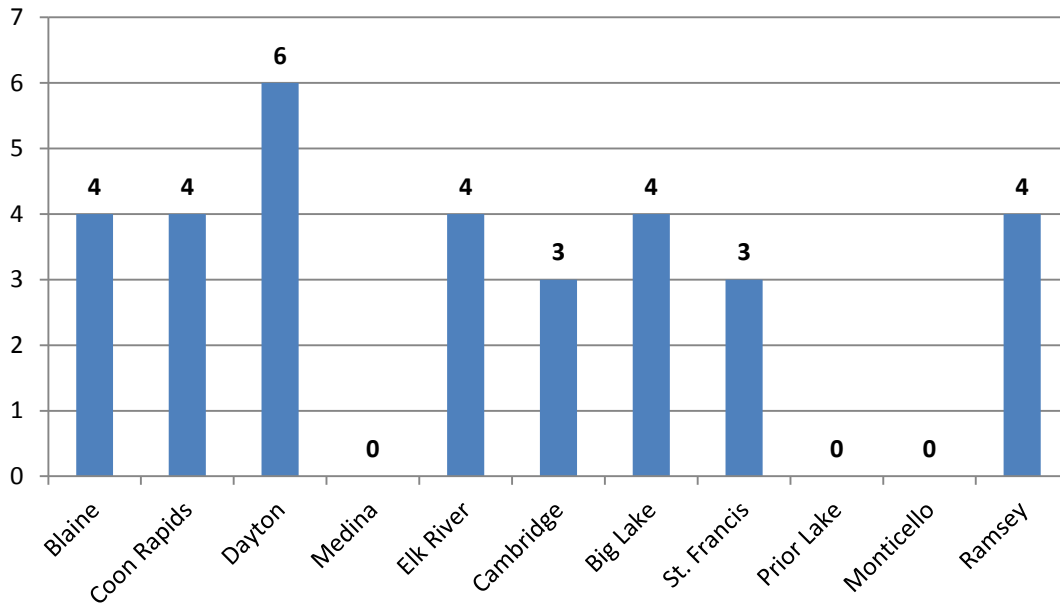
City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements
St. Francis	NO ANSWER
Prior Lake	Street Trunk Fee: \$4,920 x 29.75 acres = \$146,370
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 1: Single Family Home, Section C: Topsoil

City:	Section C: Top Soil
Blaine	Yes, 4" not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	NO ANSWER
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

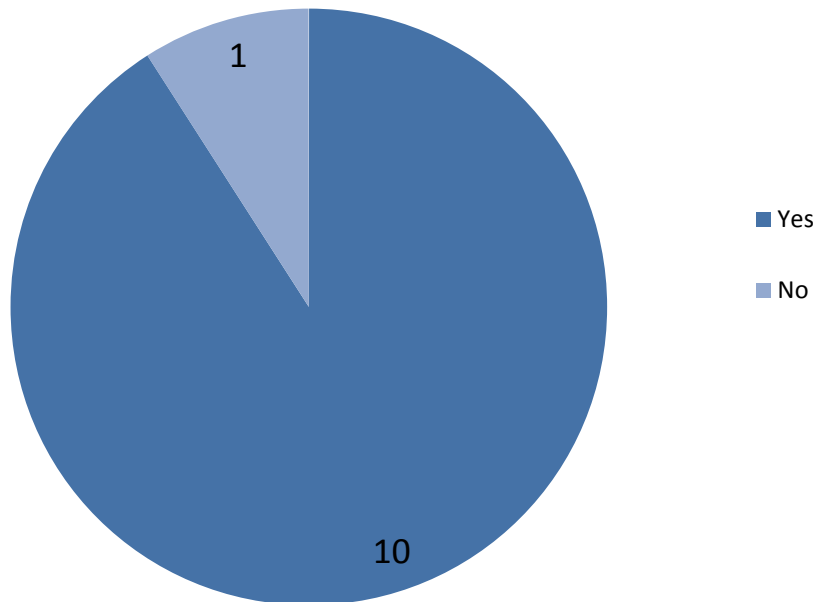
Topsoil



Scenario 1: Single Family Home, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: full yard sod.
Coon Rapids	Yes: boulevard
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required for SF lots; \$2,000 escrow paid at time of building permit; \$1,900 returned upon inspection
St. Francis	Yes: sod or seeding/sprinklers
Prior Lake	Yes: sod all front and side yards, seed back
Monticello	No.
Ramsey	Yes: boulevard, "established" cover elsewhere

Grass/Sod



Scenario 1: Single Family Home, Section C: Trees

City:	Section C: Trees
Blaine	Yes: 1 on boulevard, 1 in yard (2.5 inch caliper).
Coon Rapids	Yes: 1 street tree per lot
Dayton	Yes: 6" total diameter, minimum of 1.5" per tree
Medina	Yes: 2 per unit, 2" minimum
Elk River	Yes: two trees
Cambridge	Yes: two over-story deciduous per dwelling unit
Big Lake	Yes: 2 trees per SF lot to be located in front yard; included with \$2,000 escrow
St. Francis	Yes: 2 shade trees
Prior Lake	Yes: 2 trees in each residential front yard (four for corner)
Monticello	Yes: 2 Trees required (four on corner lots). \$200 escrow per tree.
Ramsey	Yes: 2 per home, 1" diameter minimum

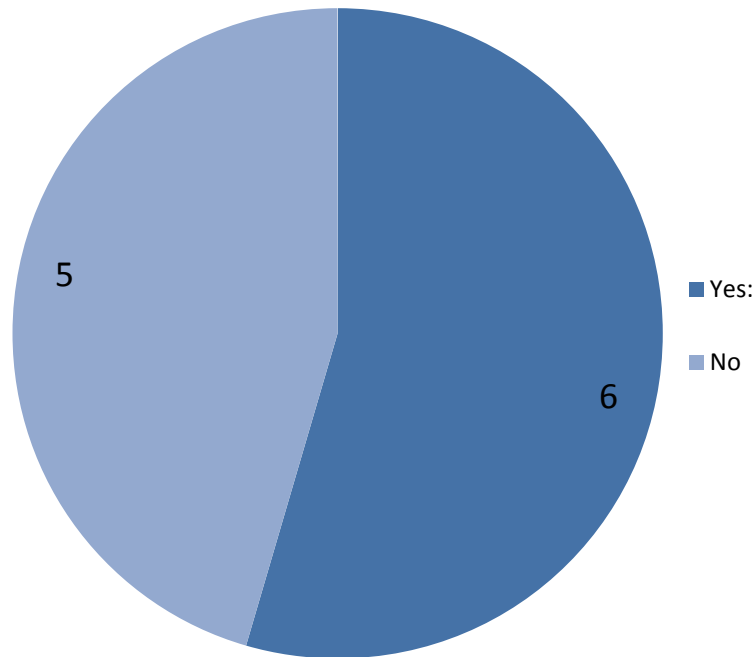
Scenario 1: Single Family Home, Section C: Shrubs

City:	Section C: Shrubs
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	No.
Elk River	No.
Cambridge	No.
Big Lake	Yes/No: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	<i>NO ANSWER</i>
Prior Lake	No.
Monticello	No.
Ramsey	No.

Scenario 1: Single Family Home, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" of rock or radon mat.
Medina	No.
Elk River	Yes: Per Building Code
Cambridge	Yes: See MN Residential Energy Code Chapter 1322 Appendix F
Big Lake	Yes: 4" of rock
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	Yes: 4" of rock or radon mat

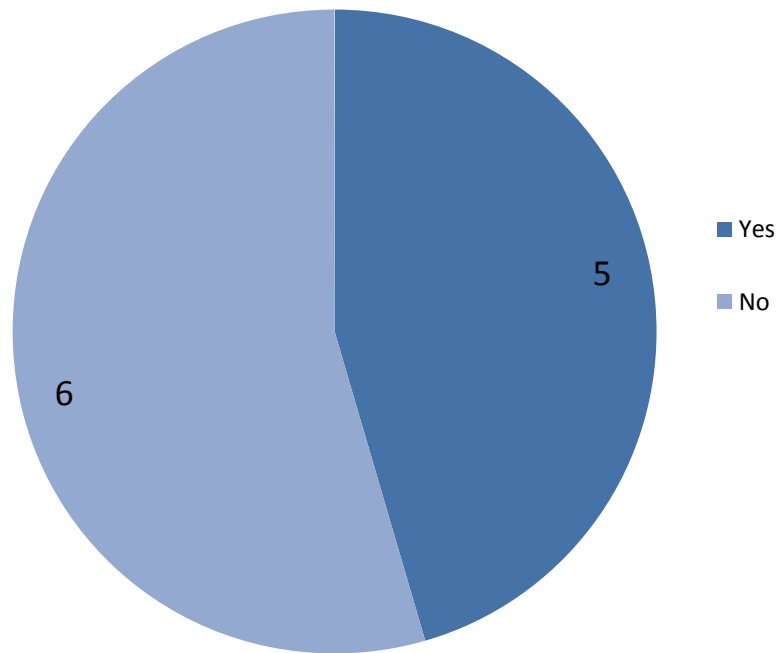
Radon Barrier



Scenario 1: Single Family Home, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: Per Building Code
Cambridge	Yes: As required by IRC Section 405
Big Lake	Yes: Tile to daylight or sump pump
St. Francis	No.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



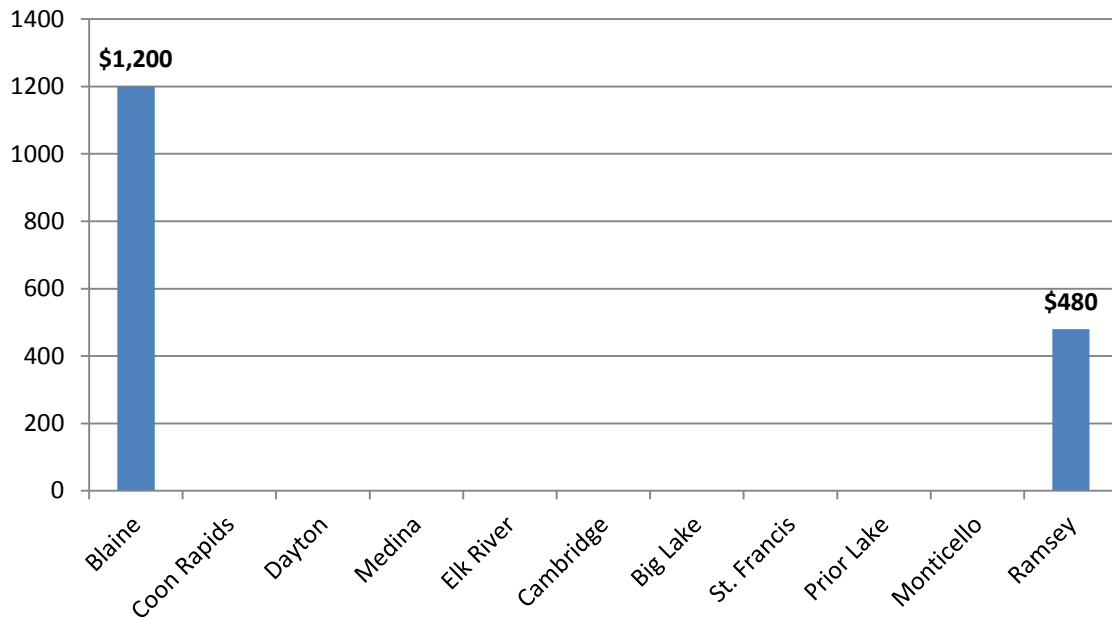
Scenario 1: Single Family Home, Section C: Other Requirements

City:	Section C: Other Requirements
Blaine	<i>NO ANSWER</i>
Coon Rapids	<i>NO ANSWER</i>
Dayton	<i>NO ANSWER</i>
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Buffer requirements may apply, based on adjacent uses
Cambridge	<i>NO ANSWER</i>
Big Lake	Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees
St. Francis	Erosion Control (built into escrow)
Prior Lake	<i>NO ANSWER</i>
Monticello	<i>NO ANSWER</i>
Ramsey	<i>NO ANSWER</i>

Scenario 1: Single Family Home, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	\$10 per unit
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Part of Permit Fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$480

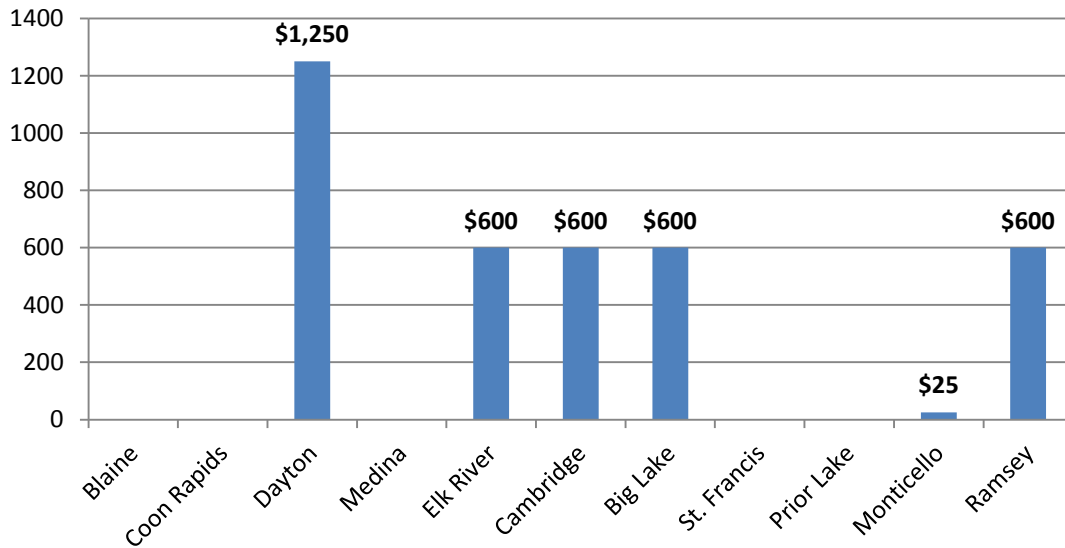
Certificate of Occupancy



Scenario 1: Single Family Home, Section D: Builder License Verification

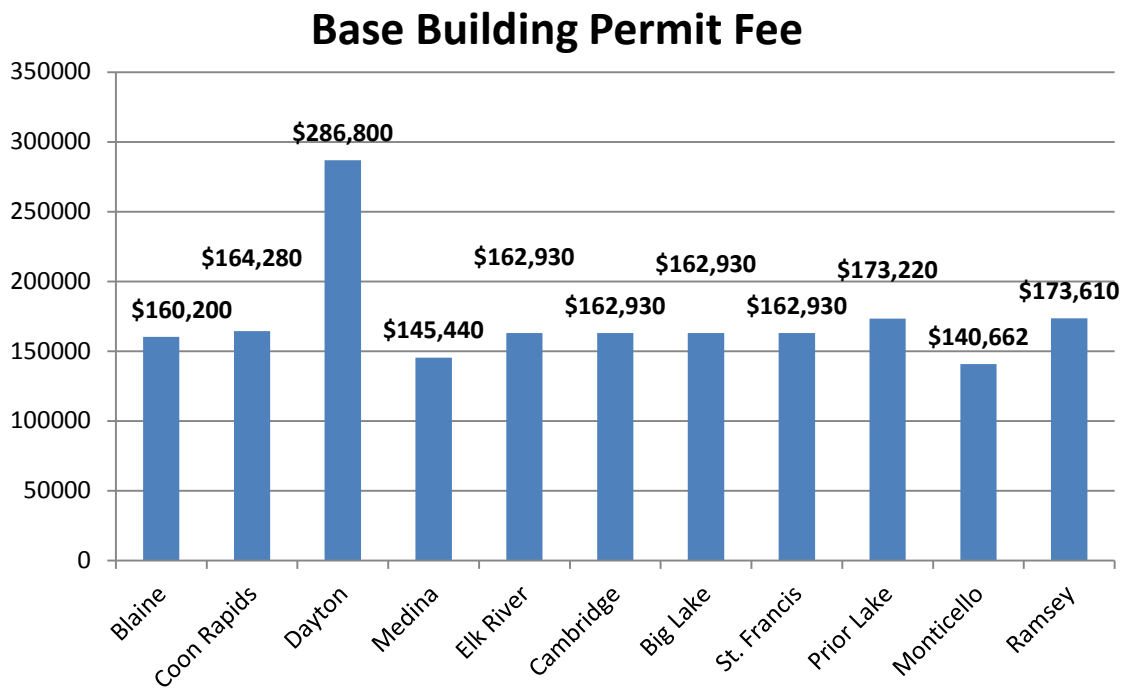
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up charge (assuming per unit)
Medina	NO ANSWER
Elk River	5 (assuming per unit)
Cambridge	\$5.00 per permit
Big Lake	5 (assuming per unit)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	25
Ramsey	\$5 per unit = \$600

Builder License Verification



Scenario 1: Single Family Home, Section D: Base Building Permit Fee

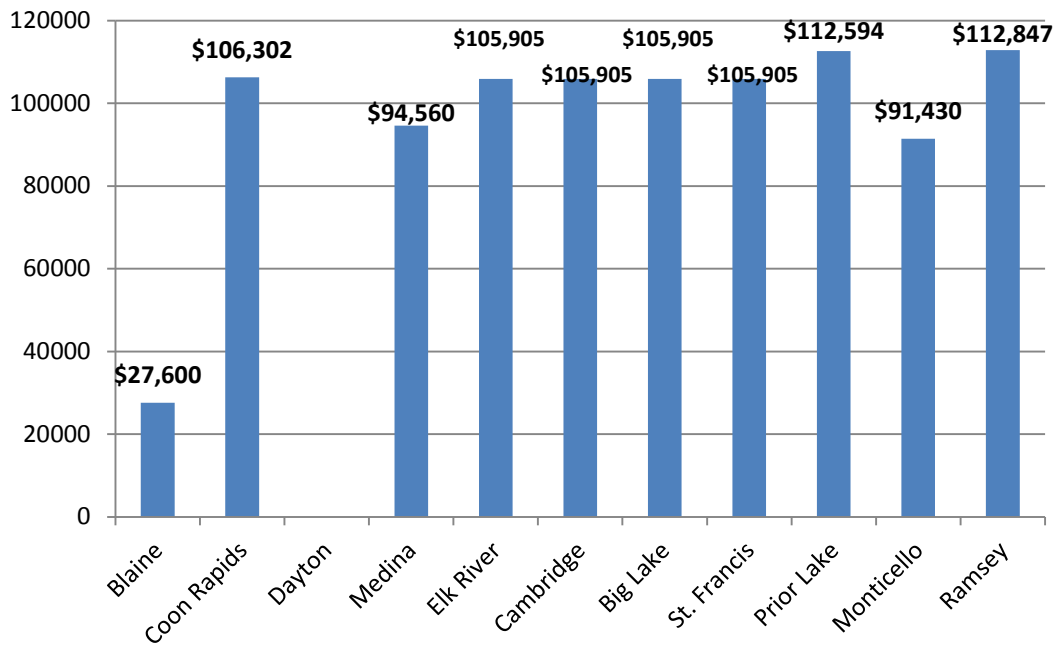
City:	Section D: Base Building Permit Fee
Blaine	\$1,335 per unit
Coon Rapids	\$1,369 per unit
Dayton	\$2,390 per unit (includes internal plan review fee)
Medina	\$1,212 per unit
Elk River	1357.75
Cambridge	\$1,357.75
Big Lake	1,357.75
St. Francis	\$1,357.75
Prior Lake	\$1,443.50
Monticello	\$1,172.18 per unit
Ramsey	03LMC Base, \$1,446.75 per unit = \$173,610



Scenario 1: Single Family Home, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$260 per unit
Coon Rapids	\$885.85 per unit
Dayton	"Part of Building Permit Fee"
Medina	\$788 per unit
Elk River	882.54
Cambridge	\$882.54
Big Lake	882.54
St. Francis	882.54
Prior Lake	\$938.28
Monticello	\$761.92 per unit
Ramsey	.65 of O3LMC, \$940.39 per unit = \$112,846.80

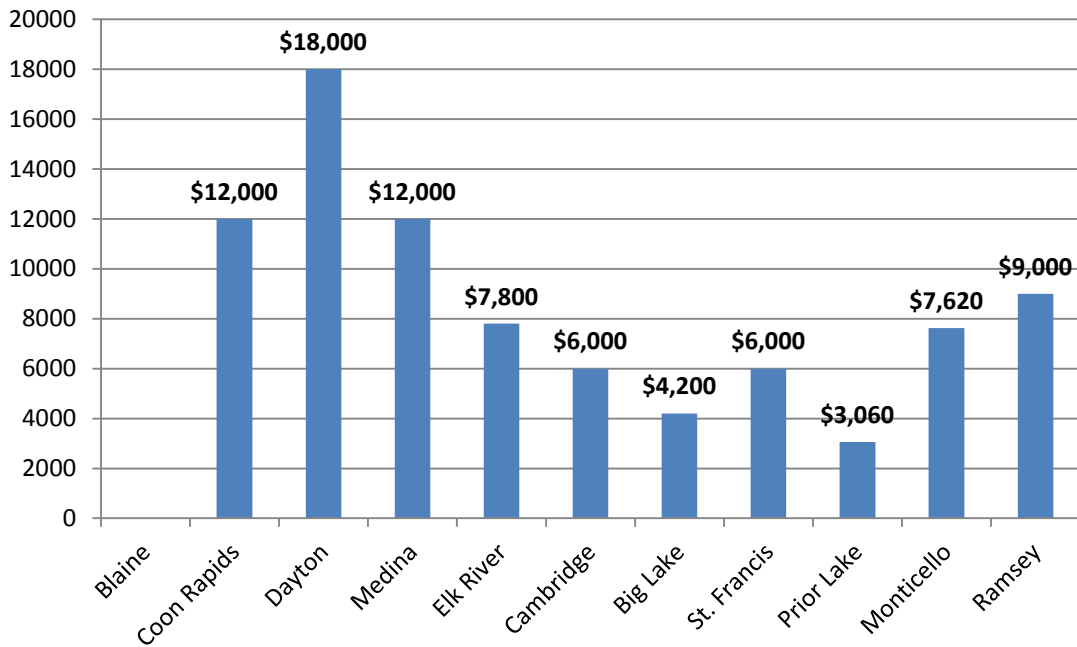
Internal Plan Review Fee



Scenario 1: Single Family Home, Section D: City Sewer Connection (Permit)

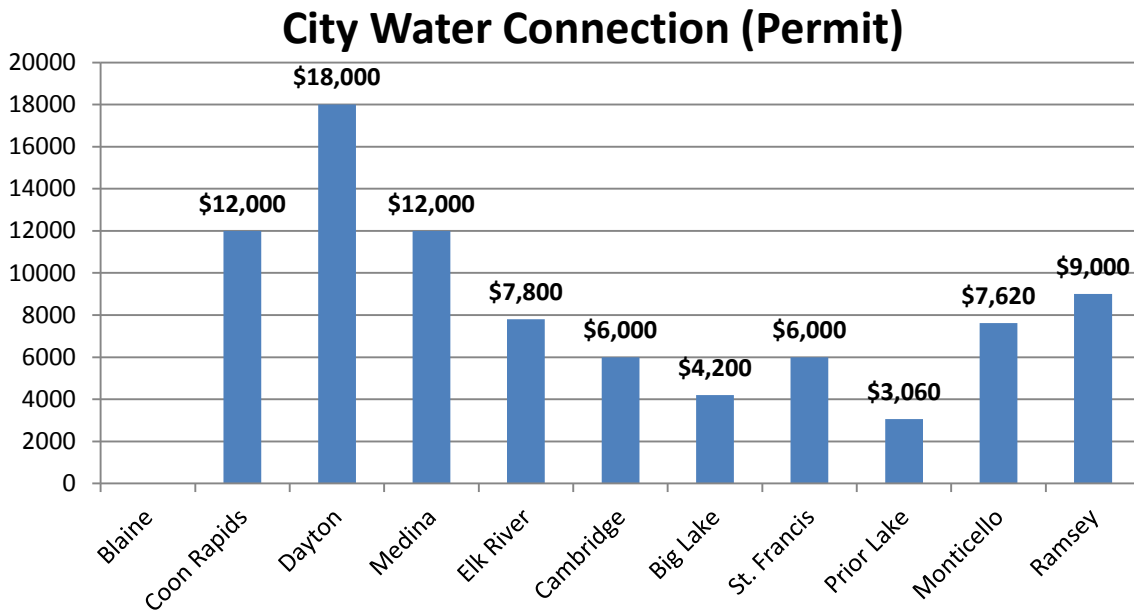
City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	65 +2000 bond (includes water connection permit)
Cambridge	\$50.00
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$9,000

City Sewer Connection (Permit)



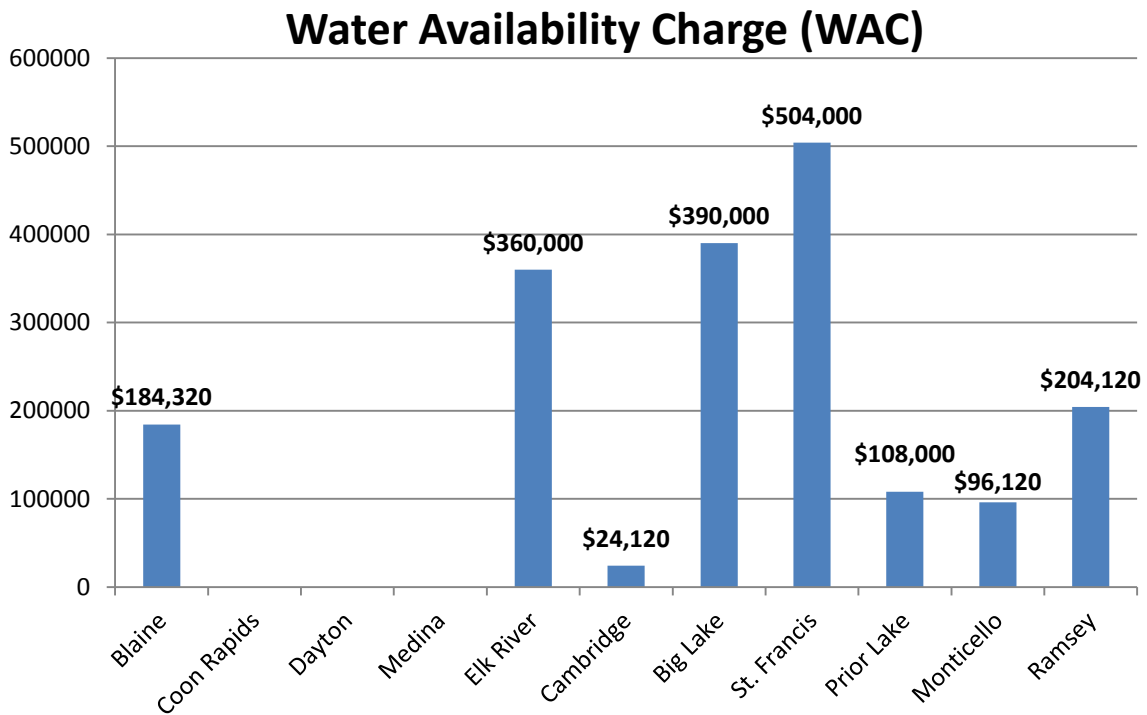
Scenario 1: Single Family Home, Section D: City Water Connection (Permit)

City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	Water and sewer connection together
Cambridge	\$50.00
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$9,000



Scenario 1: Single Family Home, Section D: Water Availability Charge (WAC)

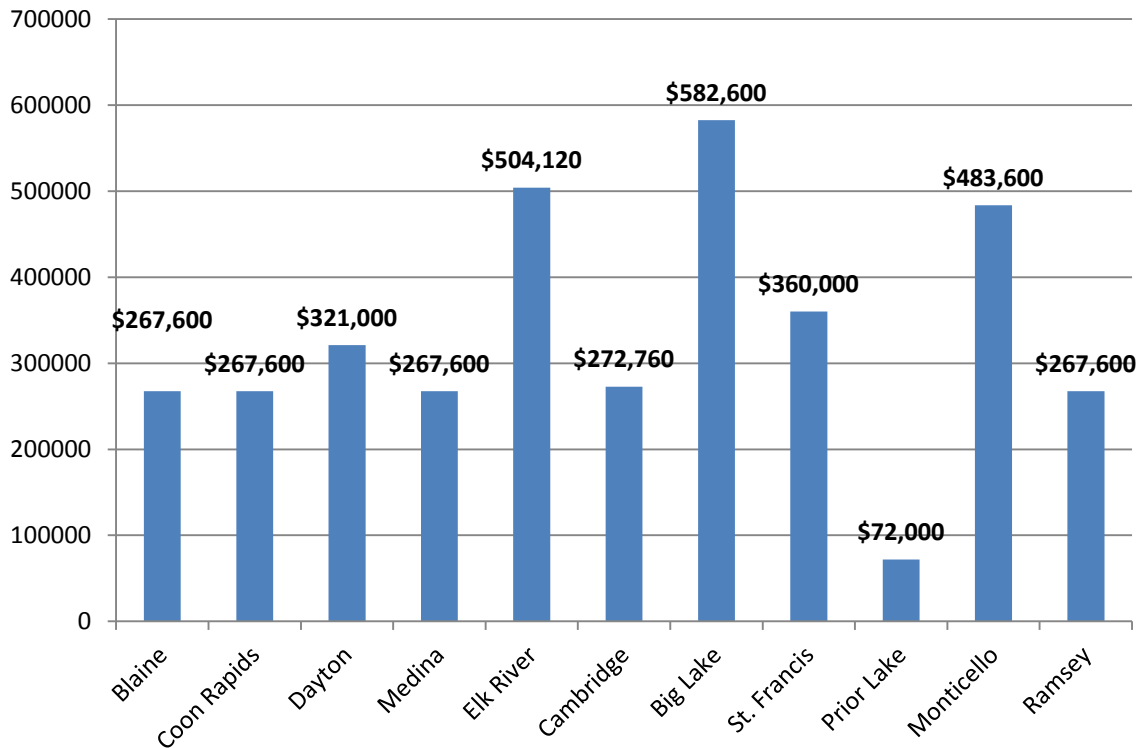
City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$665-\$2,060 each (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	360,000
Cambridge	\$201 per REU
Big Lake	3,250.00
St. Francis	\$4,200 per unit
Prior Lake	\$900
Monticello	\$801.00 per unit
Ramsey	\$1,701 per unit



Scenario 1: Single Family Home, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$2,230 per unit
Dayton	\$2,675 each
Medina	\$2,230 per unit (met council)
Elk River	504,120
Cambridge	\$2,273 per REU
Big Lake	4,855.00
St. Francis	\$3,000 per unit
Prior Lake	\$600
Monticello	\$4,030.00 per unit
Ramsey	(METCOUNC) \$2,230 per unit = \$267,600

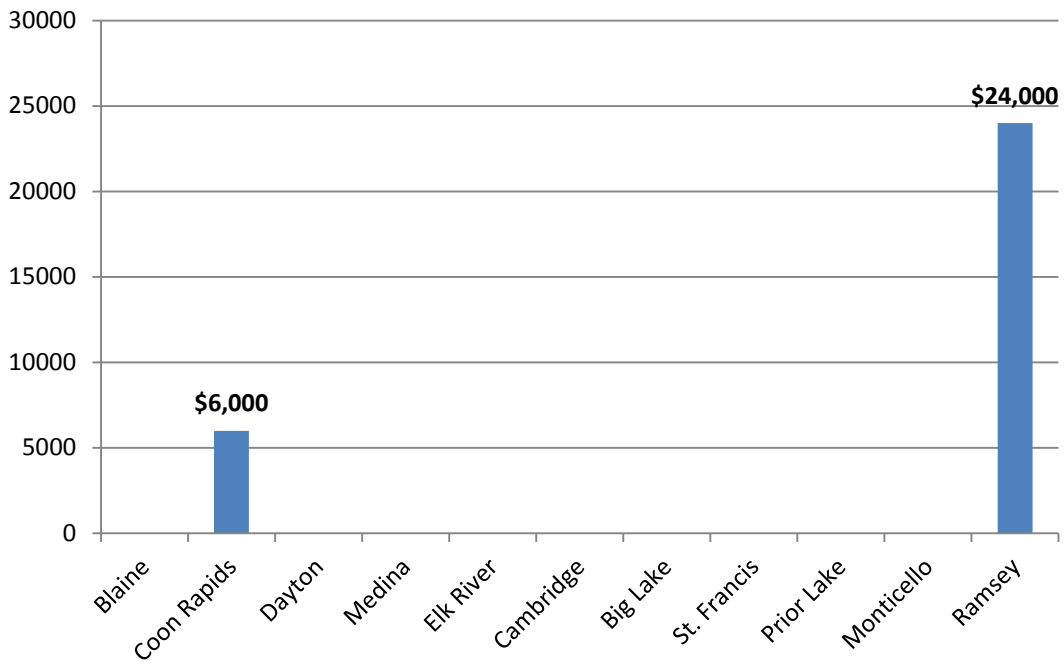
Sewer Availability Charge (SAC)



Scenario 1: Single Family Home, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$50 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$24,000

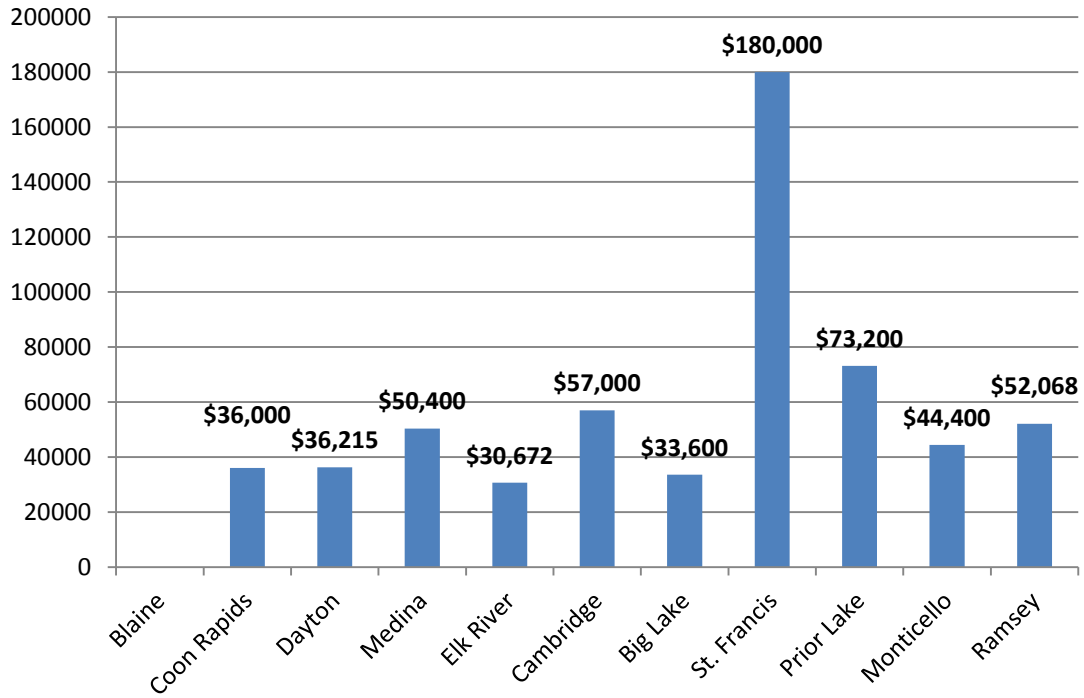
SAC Handling Fee



Scenario 1: Single Family Home, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$300 per unit
Dayton	\$301.79 each
Medina	\$420 per unit
Elk River	255.6
Cambridge	typical sprinkled house \$475
Big Lake	280
St. Francis	\$1,500
Prior Lake	5/8" meter--\$610
Monticello	\$370.00 + tax per unit
Ramsey	\$433.9 per unit = \$52,068

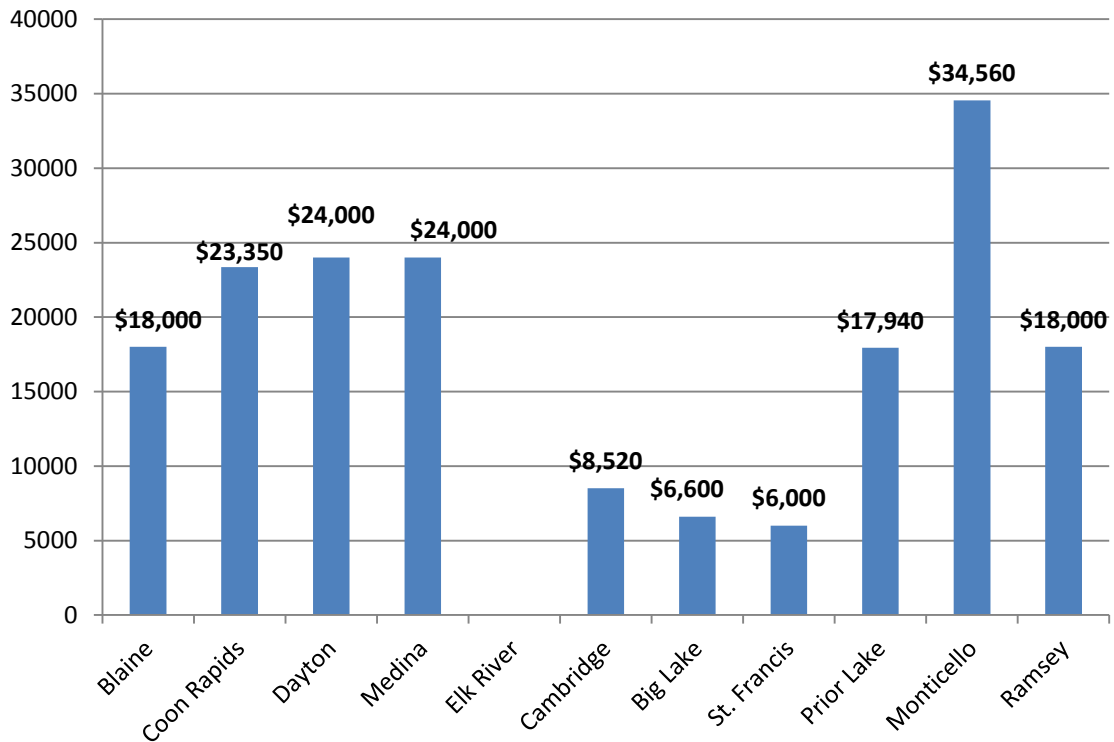
Water Meter/Horn



Scenario 1: Single Family Home, Section D: Mechanical Permit

City:	Section D: Mechanical Permit
Blaine	\$150 per unit
Coon Rapids	\$194.58 per unit
Dayton	\$200 each
Medina	\$50 per piece of equipment (typically 4)
Elk River	1.5% of mechanical value
Cambridge	\$71 per dwelling
Big Lake	55
St. Francis	\$50
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (assuming 27 fixtures per home)
Ramsey	\$150 per unit = \$18,000

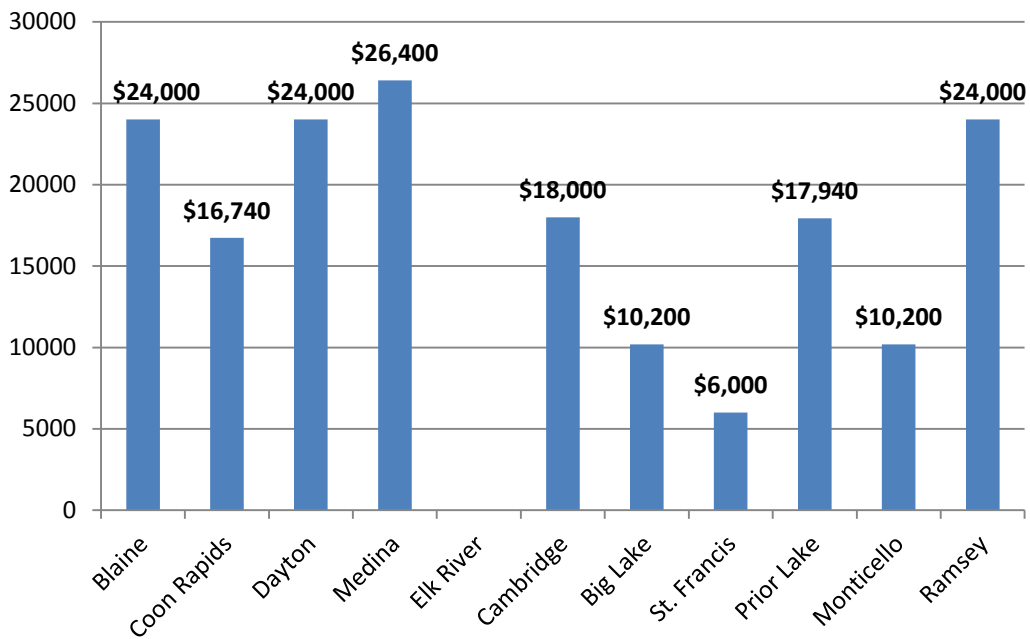
Mechanical Permit



Scenario 1: Single Family Home, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	\$200 per unit
Coon Rapids	\$139.50 per unit
Dayton	\$200 each
Medina	\$10 per plumbing fixture (assumed 22 per unit, 2640 total)
Elk River	1.5% of plumbing value
Cambridge	\$150 per dwelling
Big Lake	85
St. Francis	\$50 minimum (per unit)
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture
Ramsey	\$200 per unit = \$24,000

Plumbing Permit



Scenario 1: Single Family Home, Section D: Other Fees/Charges

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Driveway \$100 per unit.
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Grading Escrow: \$450 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$108,120)
Big Lake	Landscape Escrow=\$2,000; \$1,900 refund
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search@ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

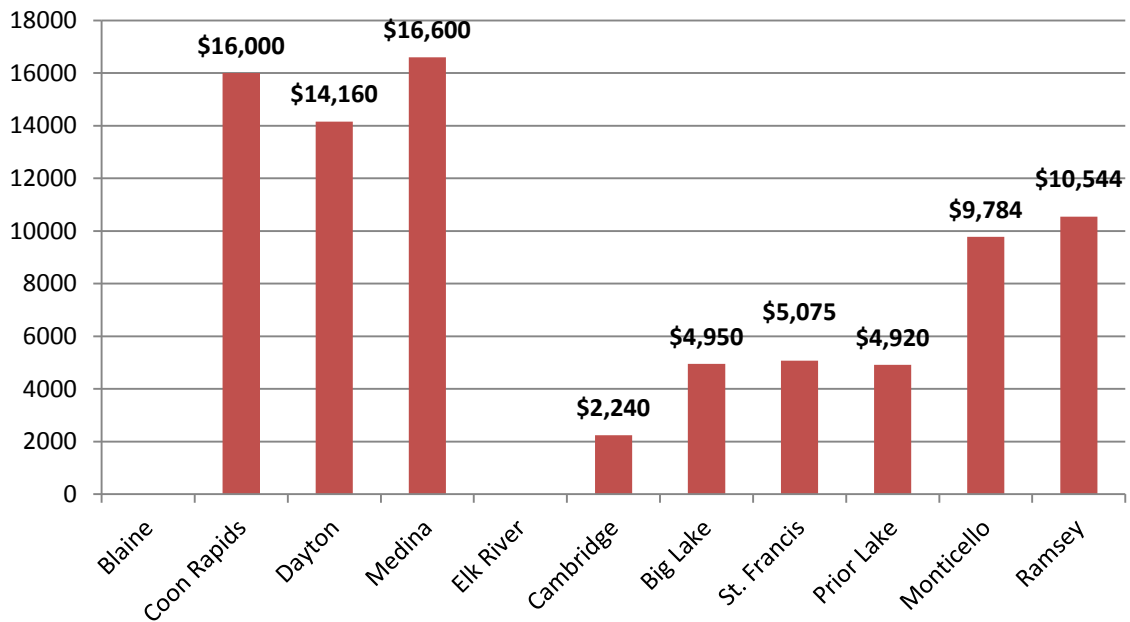
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electric Permit \$132.50 per unit
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	Driveway = \$100 per unit
Elk River	State surcharge 82.50
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	3/4" Pressure Reducer \$90, per unit charge (per unit)
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	Refundable Builders deposit (charged w/building permit) --\$1,500 per unit
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 1: Townhomes, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	Varies by area. \$3,194 - \$5,193 per acre <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Probably previously assessed \$4000/acre
Dayton	\$1,770 per unit
Medina	\$2,075.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$10,544

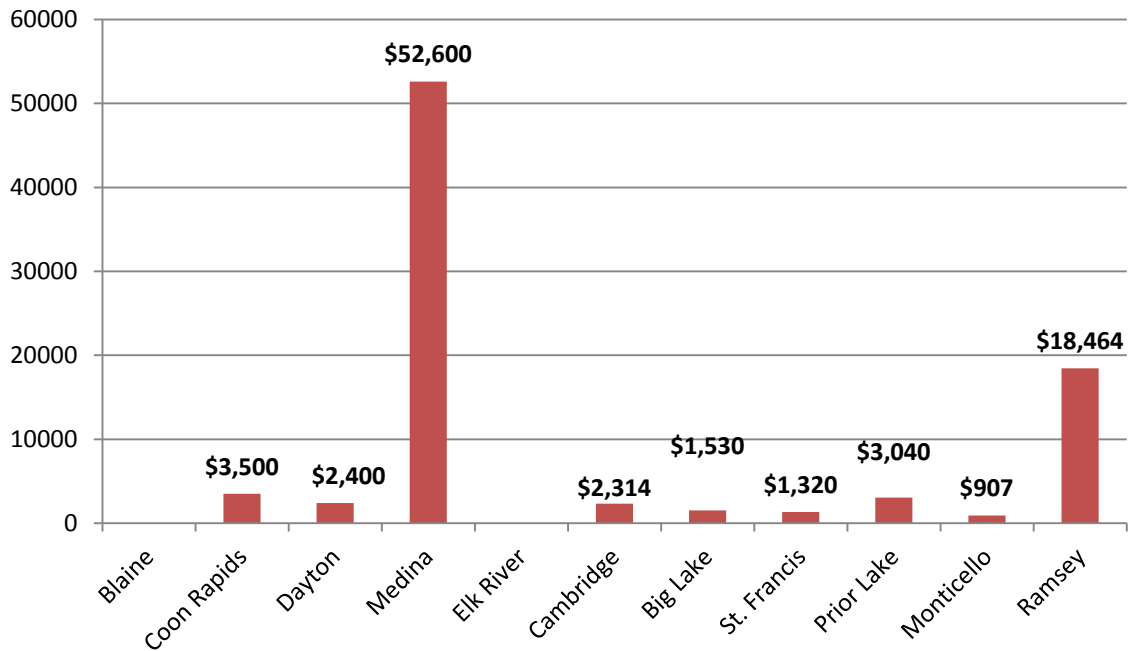
Sewer Trunk



Scenario 2: Townhomes, Section B: Water Trunk

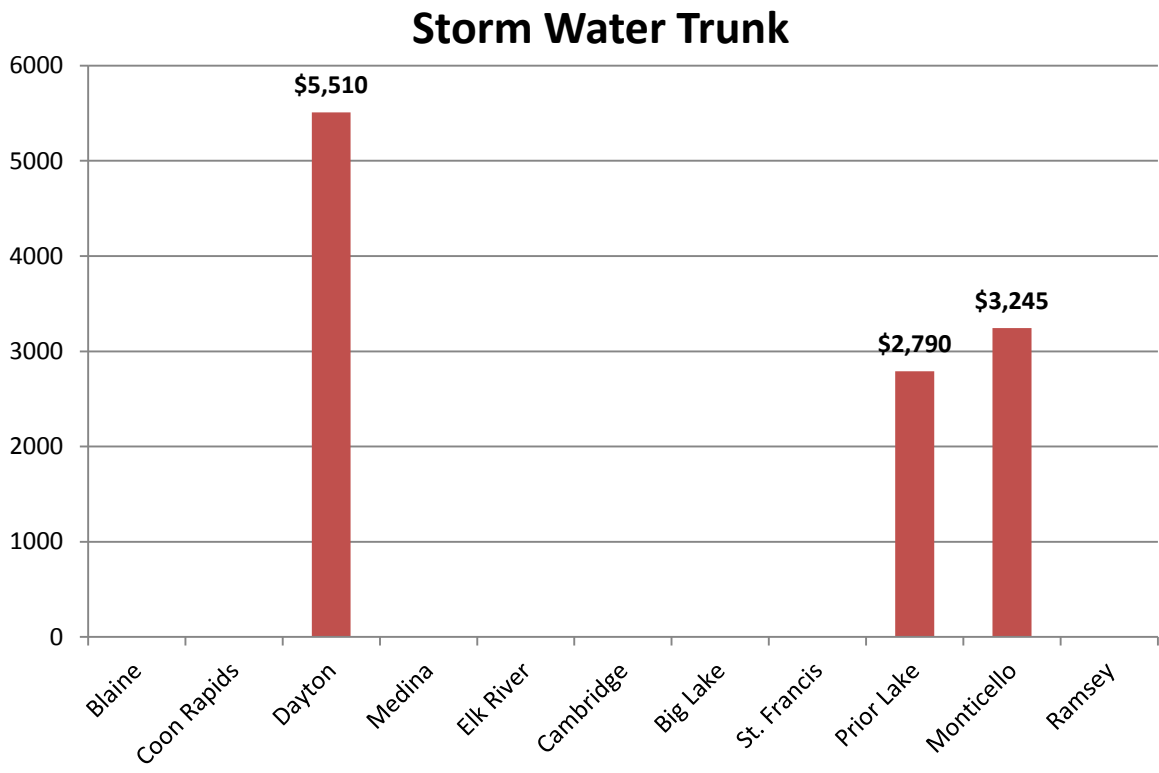
City:	Section B: Water Trunk
Blaine	Developer installed. City will cover over sizing costs.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300
Medina	\$6,575.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$18,464

Water Trunk



Scenario 2: Townhomes, Section B: Storm Water Trunk

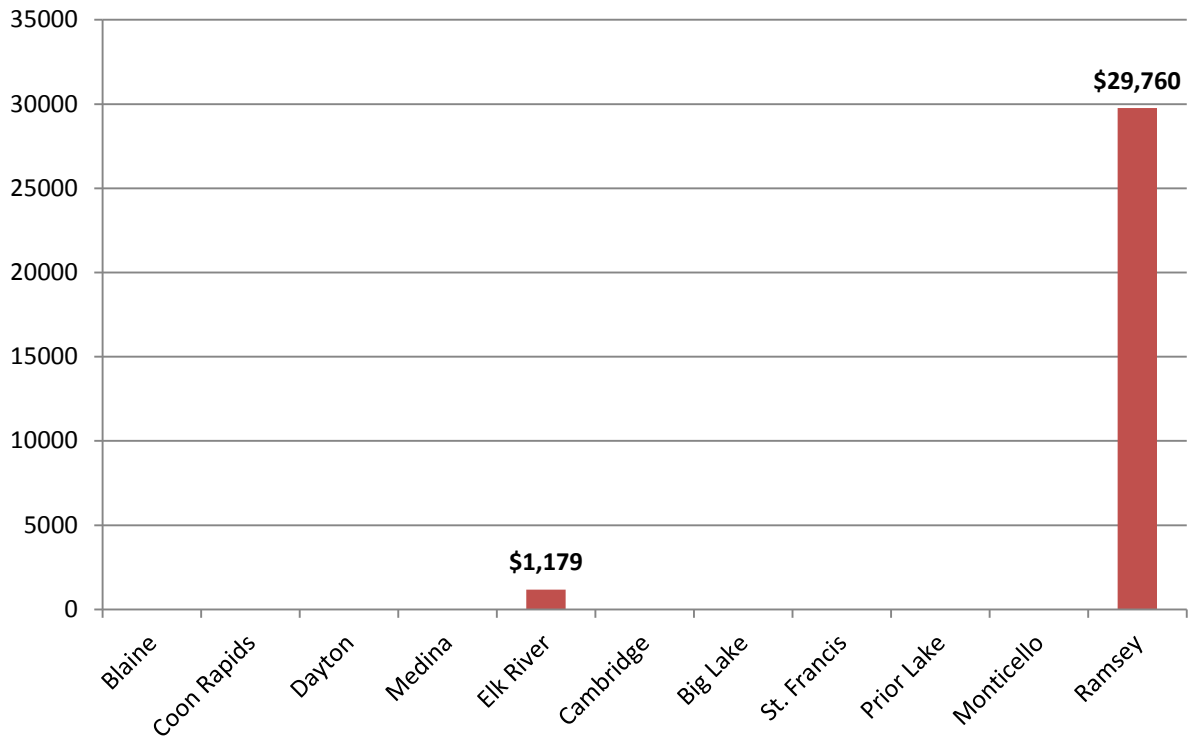
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$2,790 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 2: Townhomes, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility exists
Elk River	1179 per acre
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$3,720

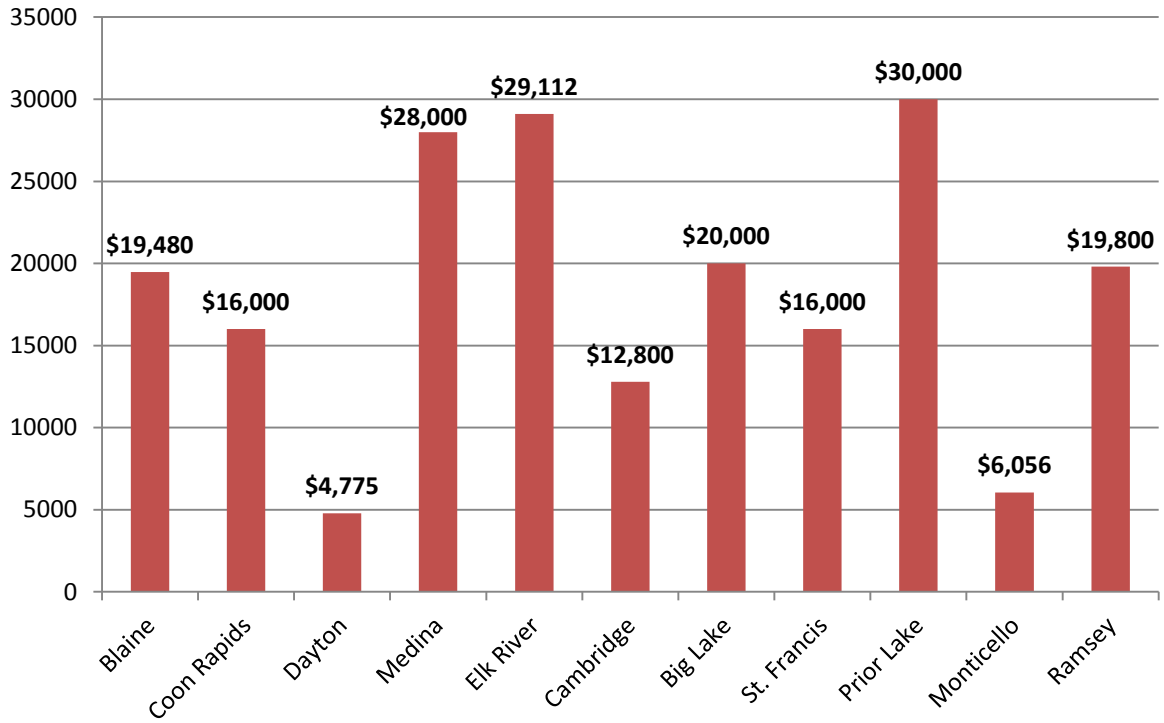
Storm Water Management



Scenario 2: Townhomes, Section B: Park Dedication (cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit
Coon Rapids	\$2,000 per unit = \$16,000
Dayton	\$4,775 per acre
Medina	8% pre-value, minimum \$3500/unit
Elk River	29112
Cambridge	\$1,600 per residential unit = \$12,800
Big Lake	\$2,500 per unit
St. Francis	\$2,000 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,475 per unit = \$19,800

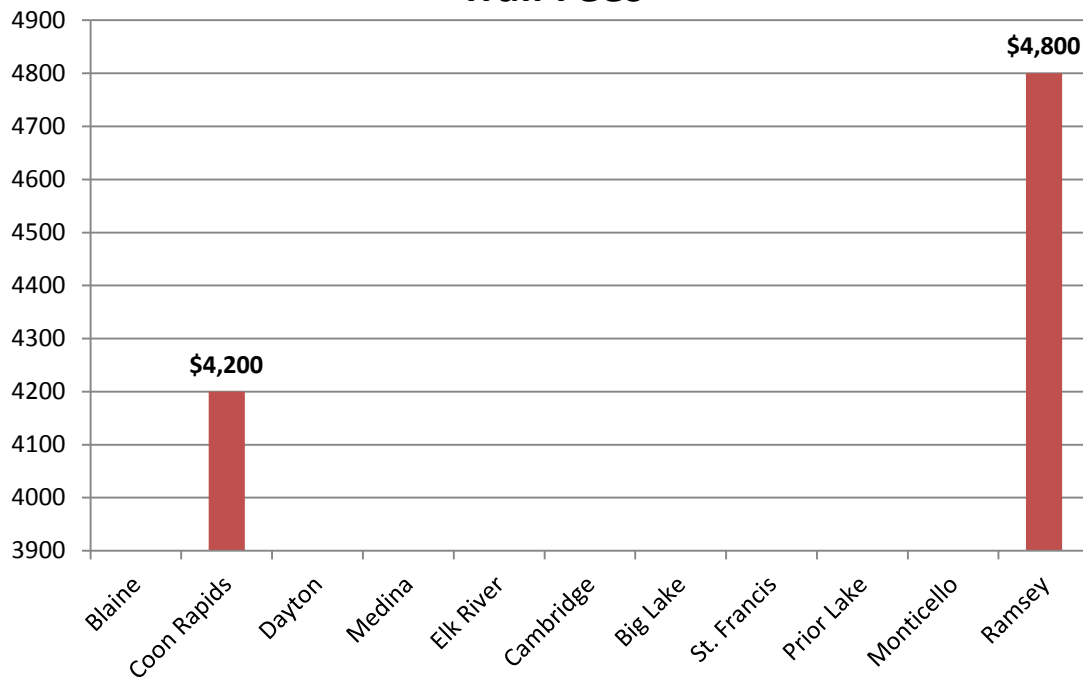
Park Dedication (cash)



Scenario 2: Townhomes, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Part of park dedication fee.
Coon Rapids	\$20 linear foot (assuming 210)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility based on plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$4,800

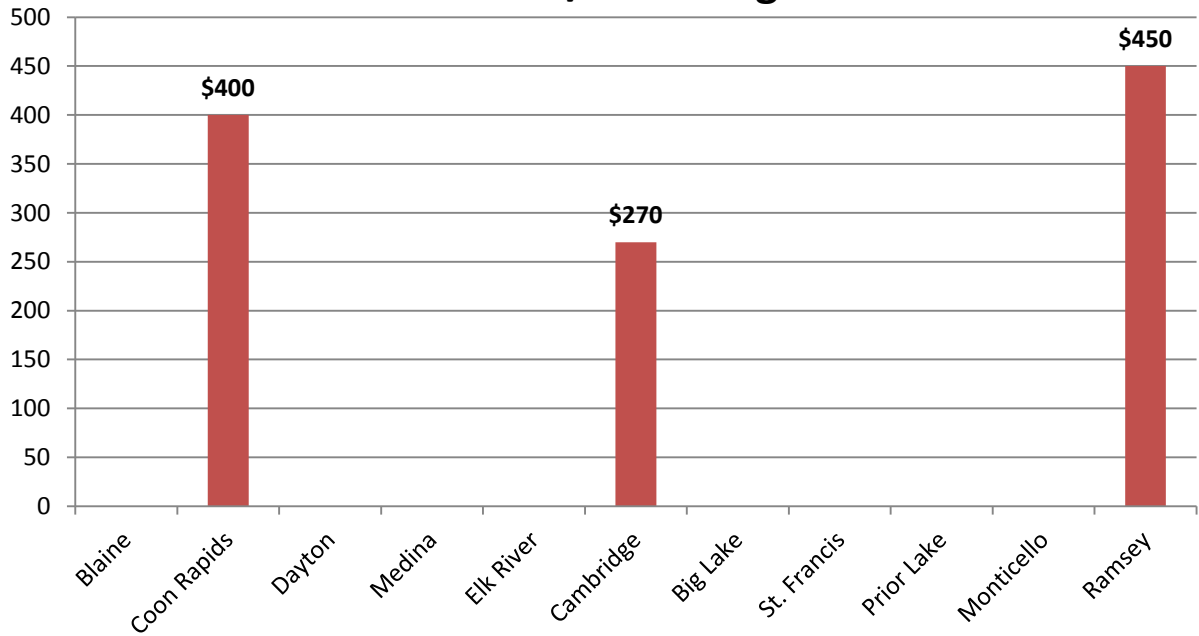
Trail Fees



Scenario 2: Townhomes, Section B: Trail Fees

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	<i>NO ANSWER</i>
Medina	N/A, Developer purchase and install
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	<i>NO ANSWER</i>
Ramsey	\$225 per sign = \$450 (2 signs)

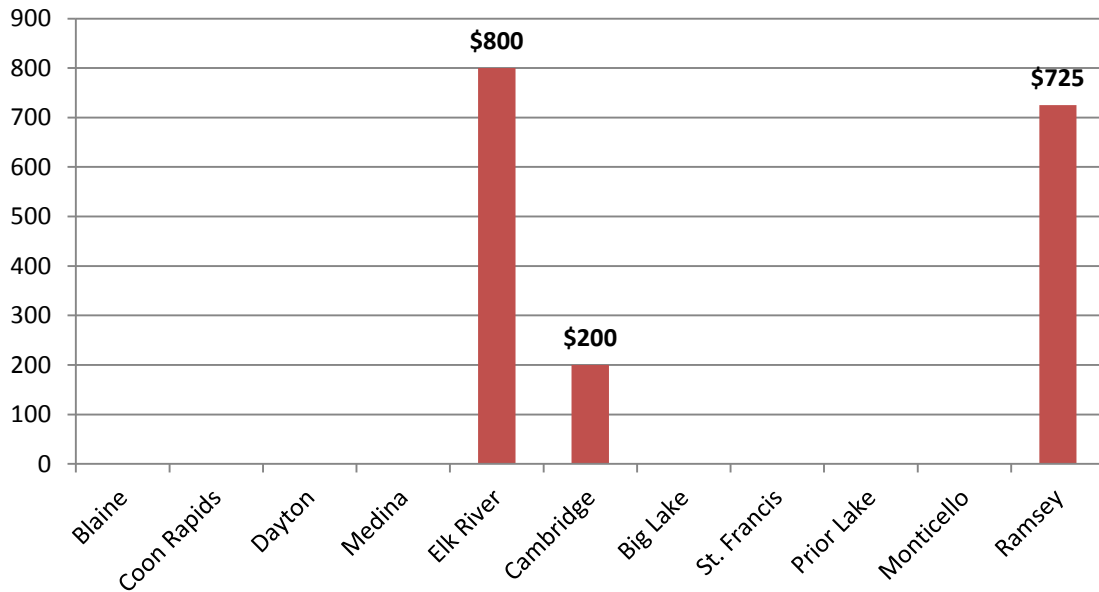
Street/Traffic Signs



Scenario 2: Townhomes, Section B: Future Seal Coating

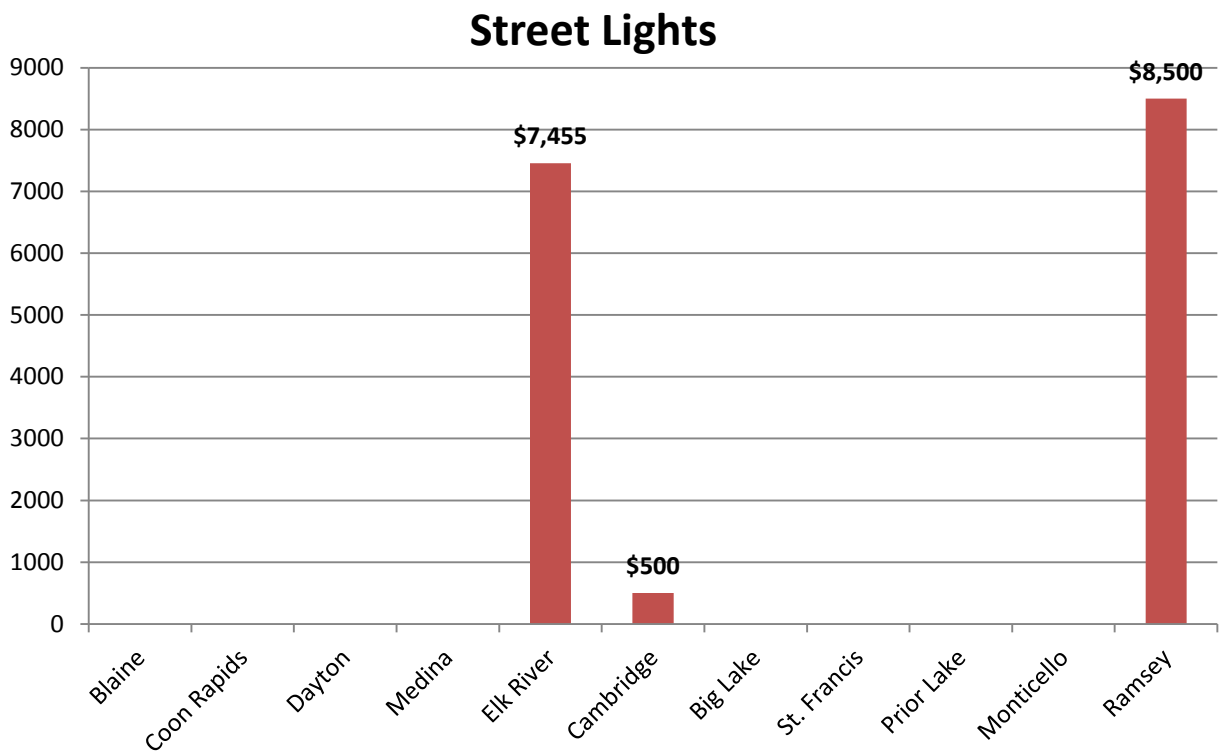
City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	800
Cambridge	\$200
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$725

Future Seal Coating



Scenario 2: Townhomes, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	Developer Installed
Medina	N/A, privately maintained
Elk River	7455 (1400 + tax per light)
Cambridge	\$500
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$8,500 (5 lights)



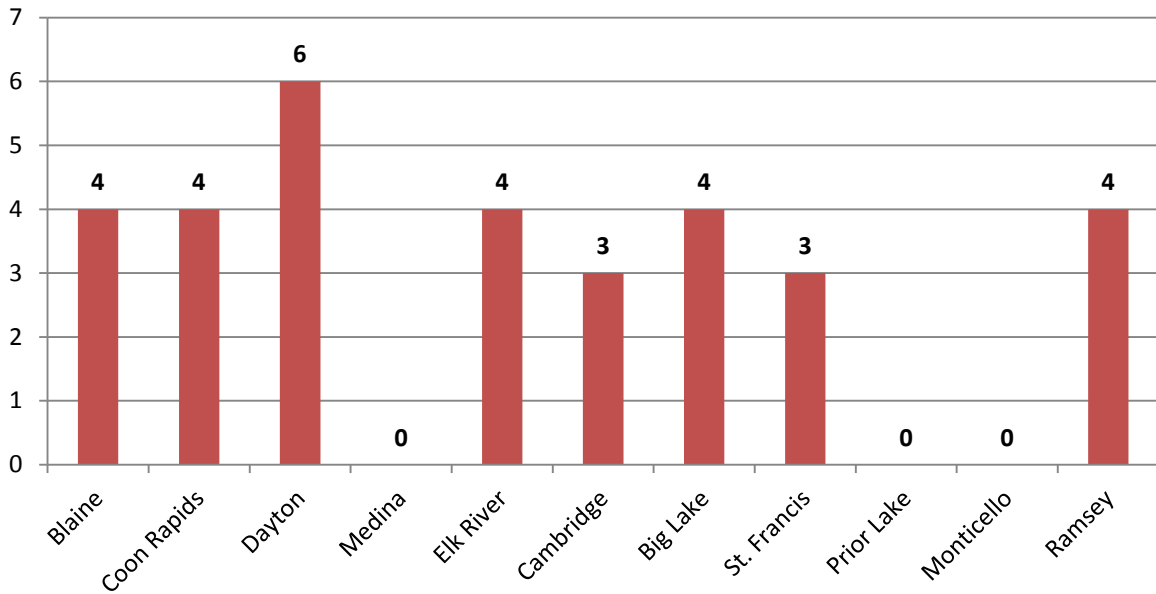
Scenario 2: Townhomes, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	<i>NO ANSWER</i>
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	<i>NO ANSWER</i>
Medina	Full reimburse for review costs
Elk River	<i>NO ANSWER</i>
Cambridge	<i>NO ANSWER</i>
Big Lake	125% LOC for Public Improvements. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	<i>NO ANSWER</i>
Prior Lake	<i>NO ANSWER</i>
Monticello	* Alternate ponding for use of regional ponds is \$3,490/acre
Ramsey	Street Light 3 yr O&M, \$294 per light = \$1,470

Scenario 2: Townhomes, Section C: Top Soil

City:	Section C: Top Soil
Blaine	Yes: not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

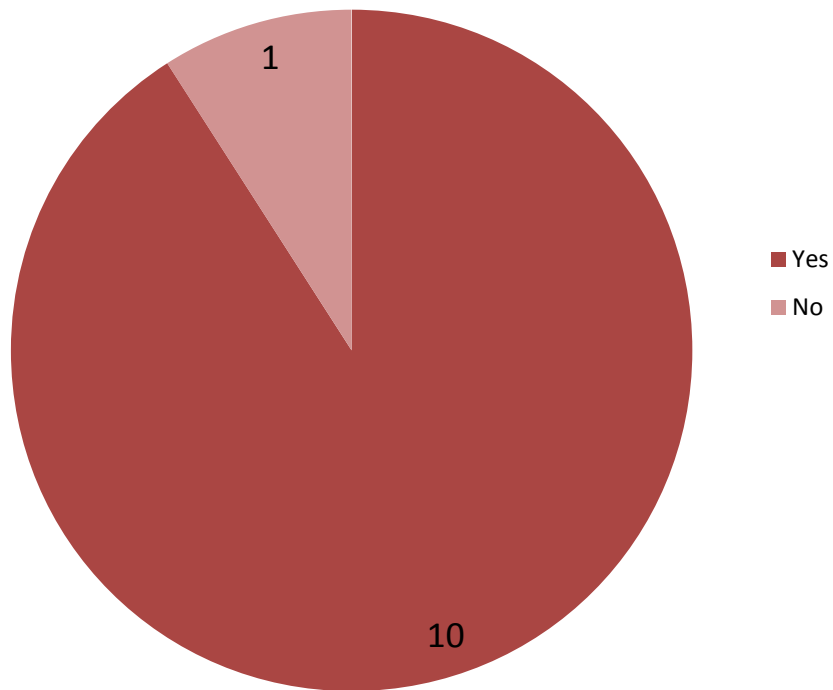
Top Soil



Scenario 2: Townhomes, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: full sod.
Coon Rapids	Yes: per approved landscape plan
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or seeding w/sprinkler
Prior Lake	Yes: sod all front and side yards, seed year yard
Monticello	No.
Ramsey	Yes: Entire lot needs to be covered

Grass/Sod



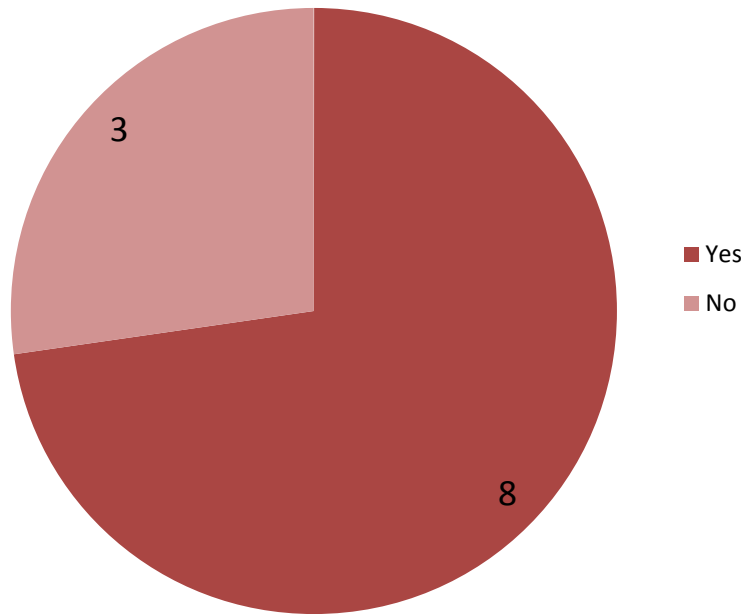
Scenario 2: Townhomes, Section C: Trees

City:	Section C: Trees
Blaine	Yes: 3 trees per unit (combination of over/conifer/oriental)
Coon Rapids	Yes: per approved landscape plan (3 per 120 perimeter feet)
Dayton	Yes: 6" total diameter, minimum 1.5" per tree
Medina	Yes: 2 over story, 1 ornamental tree per 120 feet of lot development perimeter
Elk River	Yes: Landscaping plan approved as part of development review, would include trees and shrubs.
Cambridge	Yes: 1 tree per 500 sq. ft. bldg. footprint or 1 tree per 40 ft. of site perimeter, whichever is greater
Big Lake	Yes: One (1) tree per unit (Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees)
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Yes: minimum 2 trees in each front yard (4 on corner lot)
Monticello	Yes: 2 trees req (4 on corner lots) at \$200 escrow per tree
Ramsey	9,147 square feet canopy cover (based on impervious surface--developers given a menu of tree options)

Scenario 2: Townhomes, Section C: Shrubs

City:	Section C: Shrubs
Blaine	Yes: foundation planting required (case by case, typically the front)
Coon Rapids	Yes: per approved landscape plan
Dayton	No.
Medina	Yes: 1 per 40 feet development perimeter
Elk River	Yes: Landscaping plan approved as part of development review, would include trees and shrubs.
Cambridge	Yes: 1 shrub per 350 sq. ft. of total bldg footprint or 1 shrub per 75 ft. of site perimeter, whichever is greater
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes/No: included in "trees" section. Can be up to 25% of canopy cover.

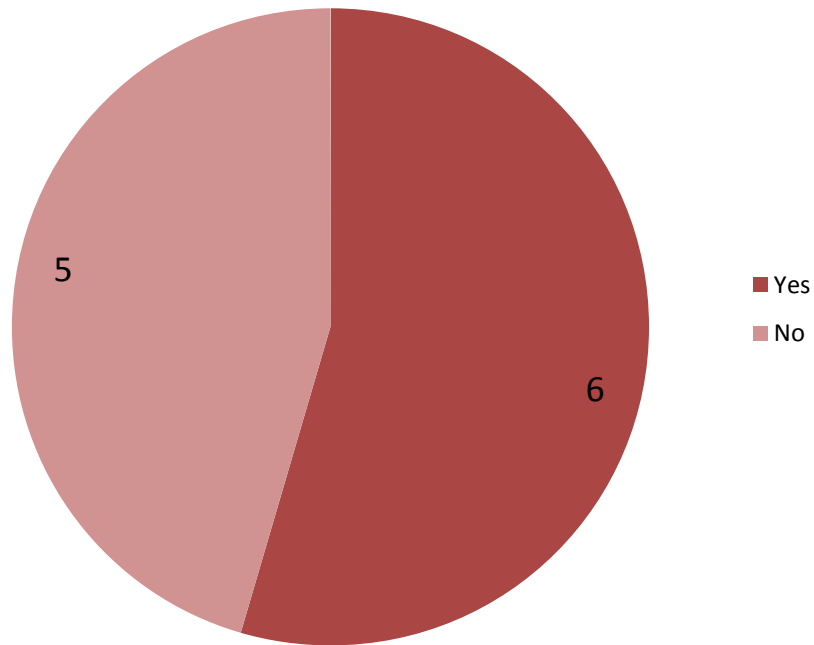
Shrubs



Scenario 2: Townhomes, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" rock or radon mat
Medina	No.
Elk River	Yes: Per Building Code
Cambridge	Yes: See MN Residential Energy Code Chapter 1322 Appendix F
Big Lake	Yes: 4" of rock
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	Yes: 4" of rock or radon mat

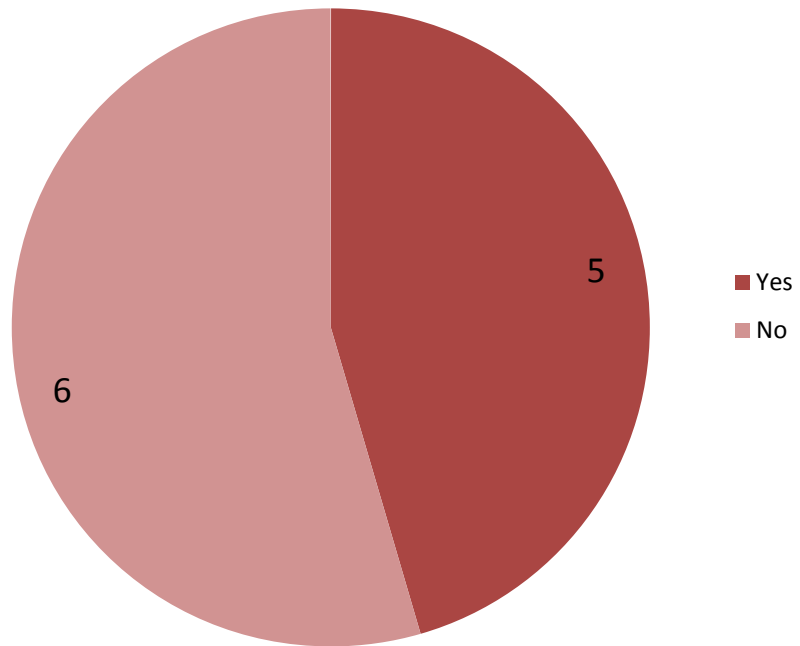
Radon Barrier



Scenario 2: Townhomes, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per code
Elk River	Yes: Per Building Code
Cambridge	Yes: As required by IRC Section 405
Big Lake	Tile to daylight or sump pump
St. Francis	No.
Prior Lake	Yes: Coverage with Geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



Scenario 2: Townhomes, Section C: Other Requirements

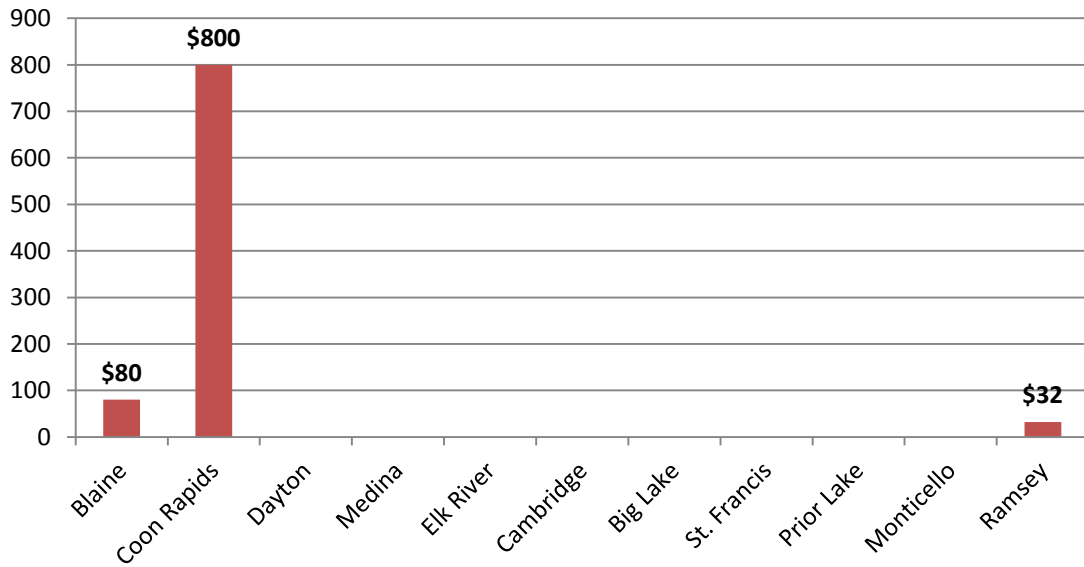
City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Buffering requirements may apply
Cambridge	NO ANSWER
Big Lake	Irrigation Plan is required
St. Francis	Erosion Control (built into escrow)
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section C: Other Requirements
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Predominantly private roads in development
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 2: Townhomes, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	\$10 per unit
Coon Rapids	\$100 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$32

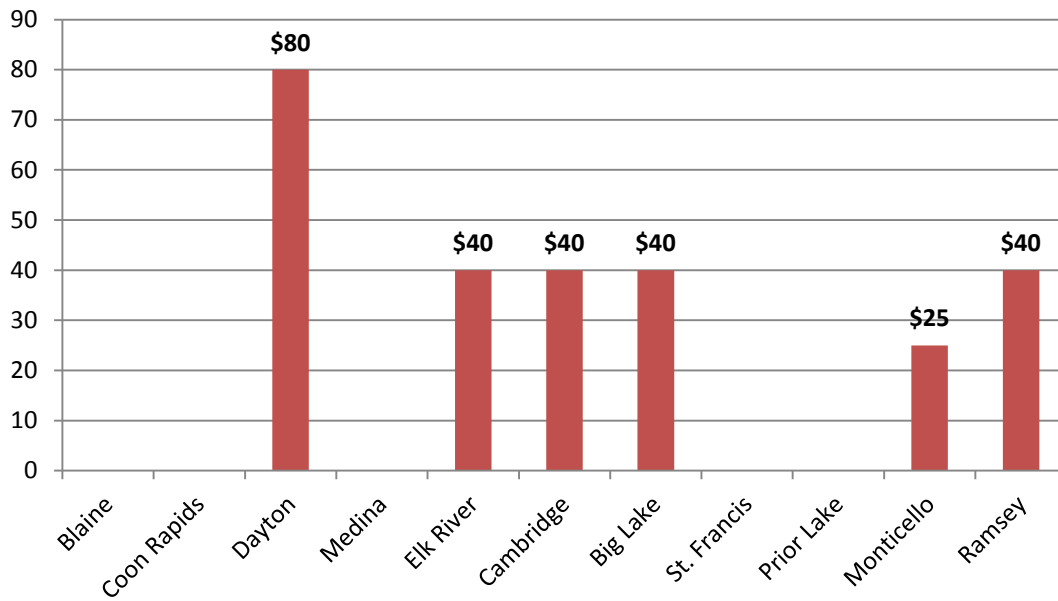
Certificate of Occupancy



Scenario 2: Townhomes, Section D: Builder License Verification

City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up (survey is assuming per unit)
Medina	NO ANSWER
Elk River	\$5 (survey is assuming per unit)
Cambridge	\$5 per permit
Big Lake	\$5 (survey is assuming per unit)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	\$5 per unit = \$40

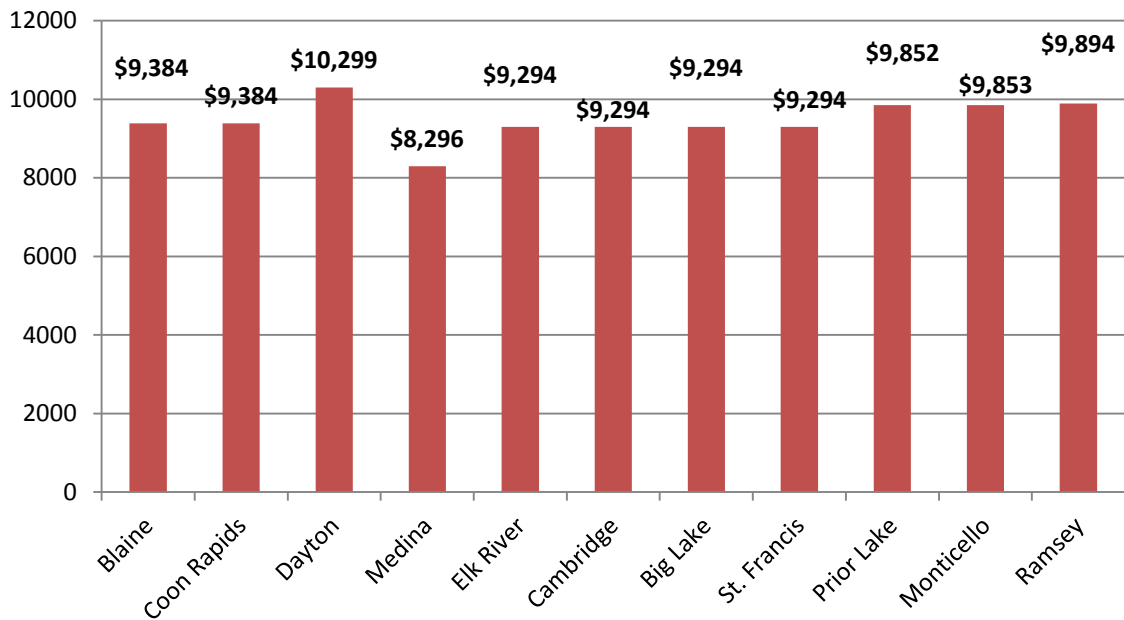
Builder License Verification



Scenario 2: Townhomes, Section D: Base Building Permit Fee

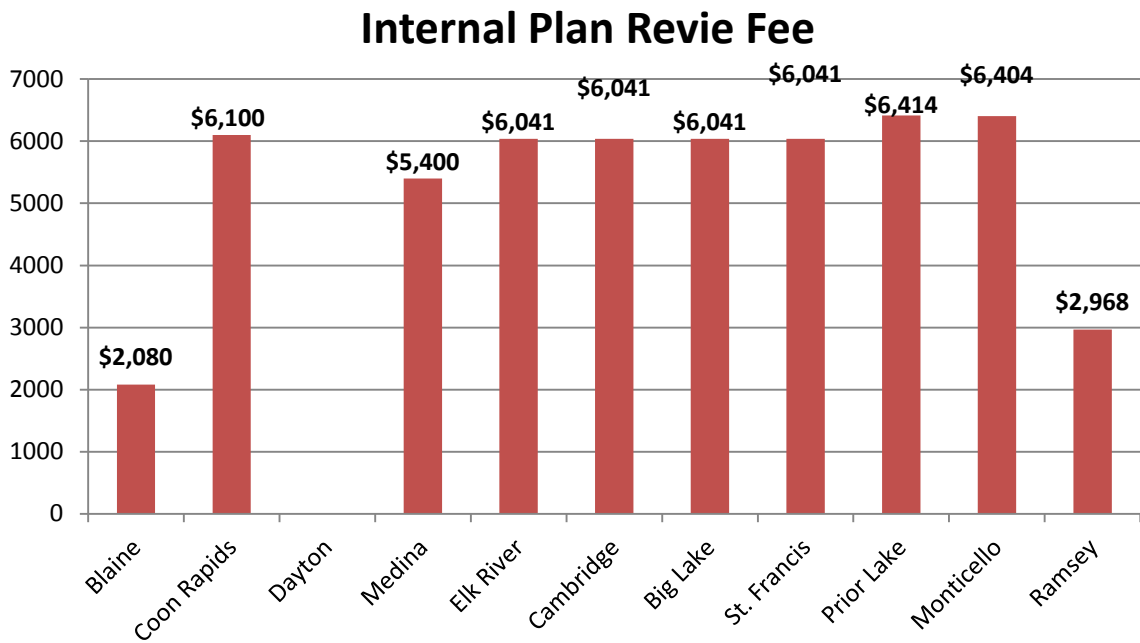
City:	Section D: Base Building Permit Fee
Blaine	\$1,173 per unit
Coon Rapids	\$1,173 per unit
Dayton	\$10,298.93 total (includes internal plan review)
Medina	\$1,037 per unit
Elk River	\$1,161.75
Cambridge	\$1,161.75 per unit
Big Lake	1,161.75
St. Francis	\$1,161.75 per unit
Prior Lake	\$1,233.50
Monticello	\$1,231.58
Ramsey	LMC base 03, \$1,236.75 = \$9,894

Base Building Fee



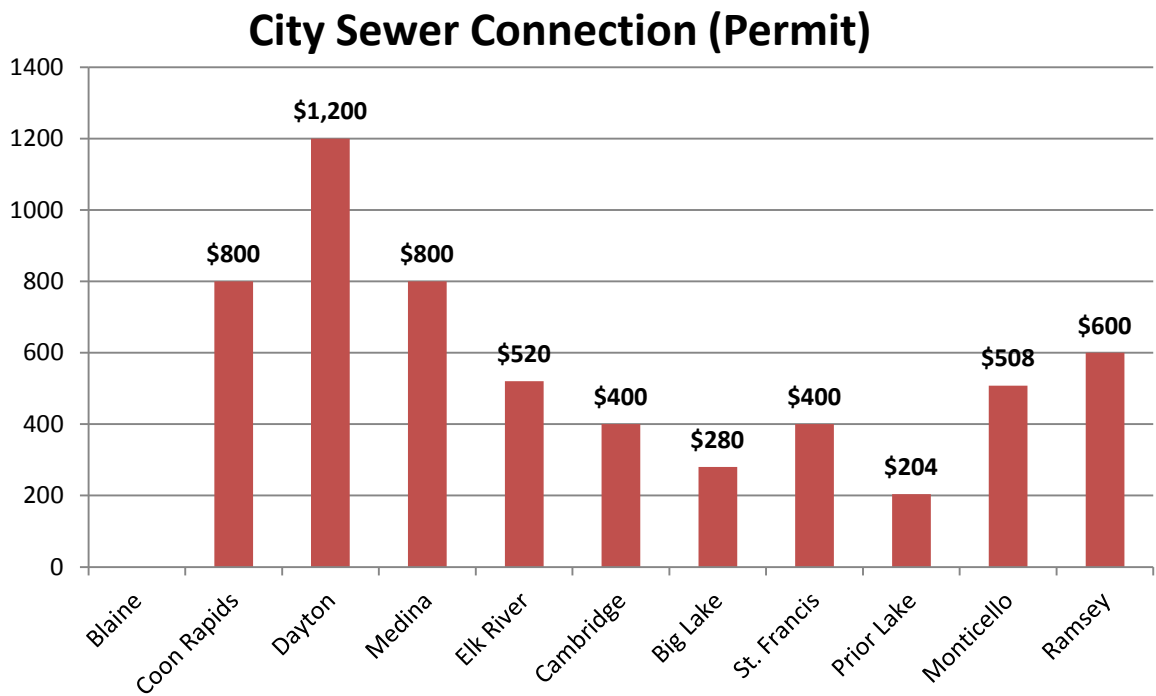
Scenario 2: Townhomes, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$260 per unit
Coon Rapids	\$762.45 per unit
Dayton	Part of "Base Building Permit Fee"
Medina	\$675 per unit
Elk River	755.14
Cambridge	\$755.14 per unit
Big Lake	755.14
St. Francis	\$755.14 per unit
Prior Lake	\$801.78
Monticello	\$800.53
Ramsey	Unit 1 .65, Units 2-8 .25 of LMC = \$2,968.22



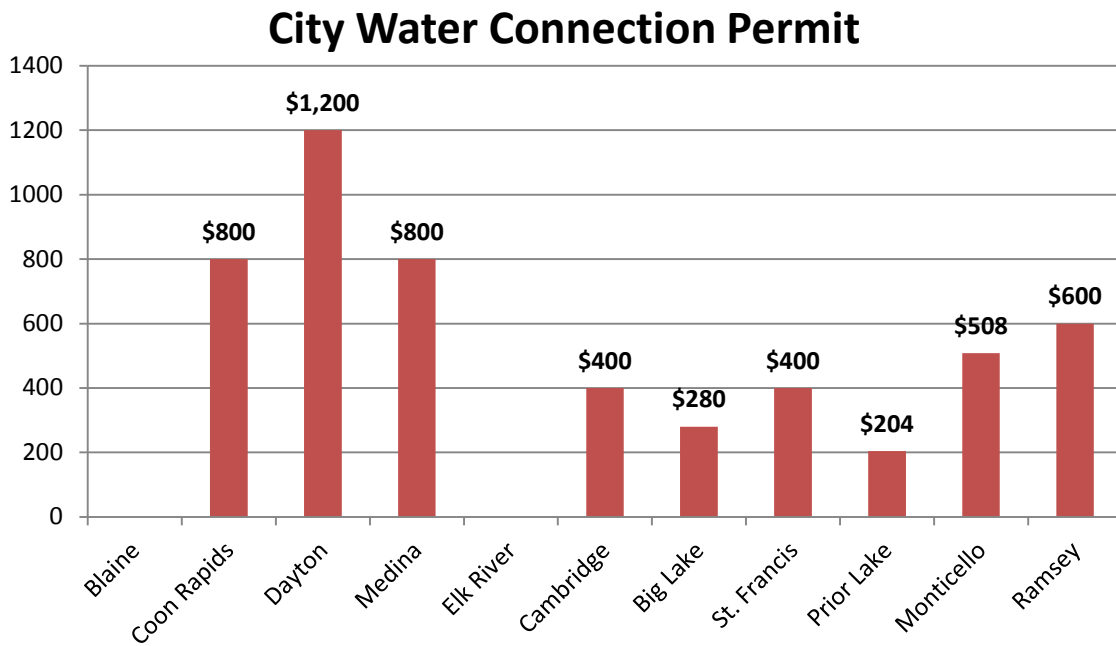
Scenario 2: Townhomes, Section D: City Sewer Connection (permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	65 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	35
St. Francis	\$50
Prior Lake	25.5
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$600



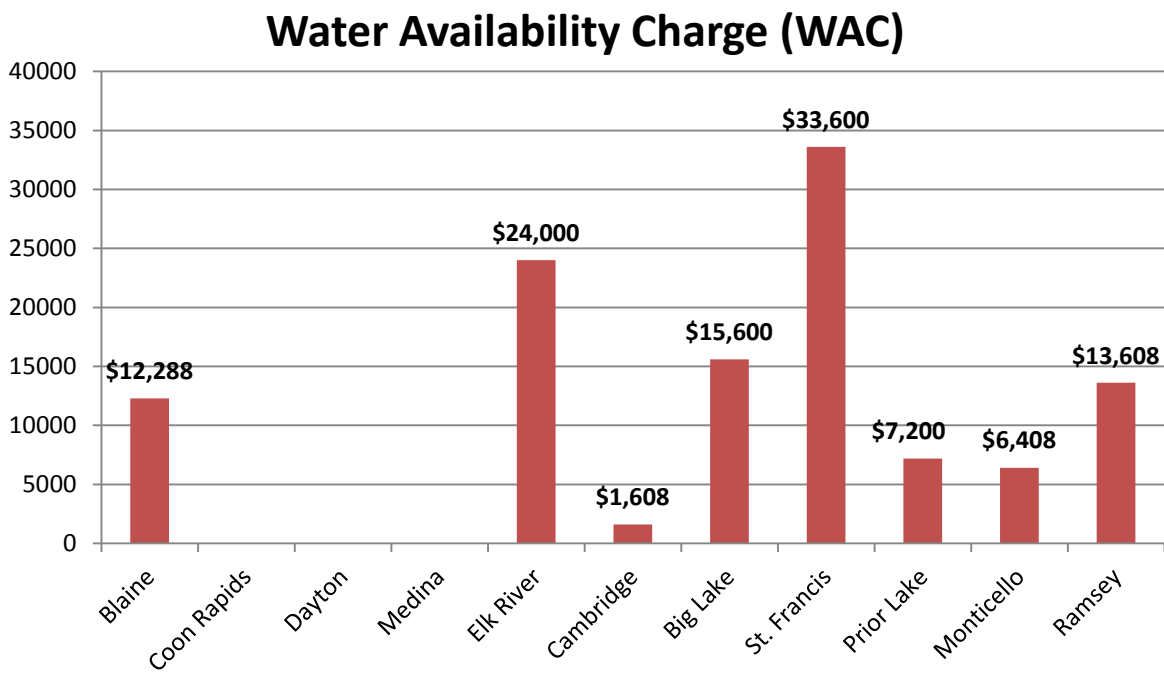
Scenario 2: Townhomes, Section D: City Water Connection (permit)

City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	Water and sewer together
Cambridge	\$50
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$600



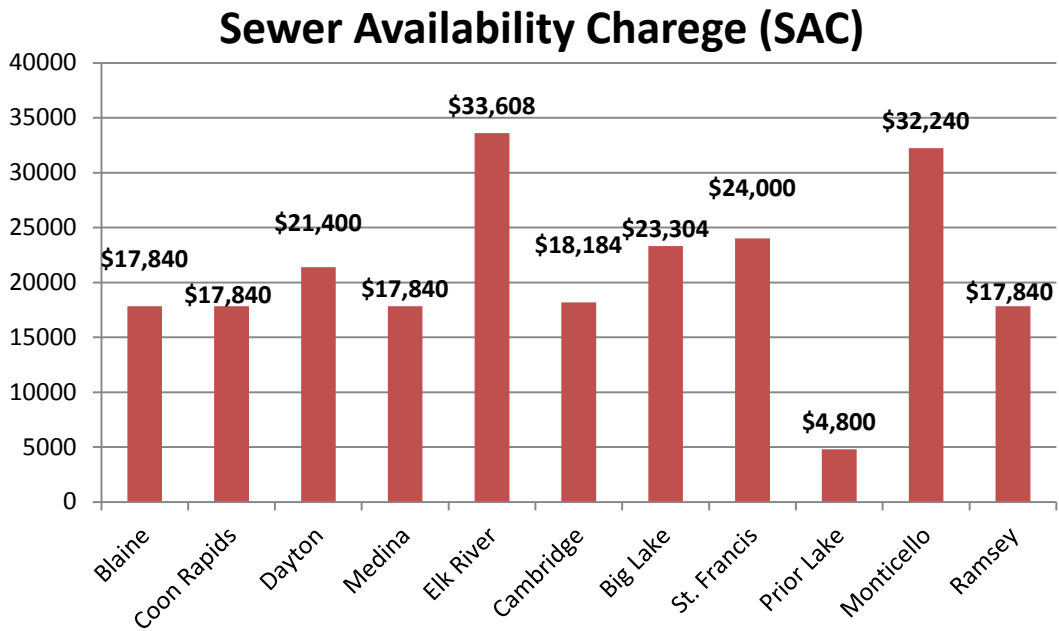
Scenario 2: Townhomes, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$665-\$2,060 each (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	24000
Cambridge	\$201 per REU
Big Lake	1,950.00
St. Francis	\$4,200 (survey is assuming per unit)
Prior Lake	\$900
Monticello	\$801.00 per unit
Ramsey	\$1,701 per unit = \$13,608



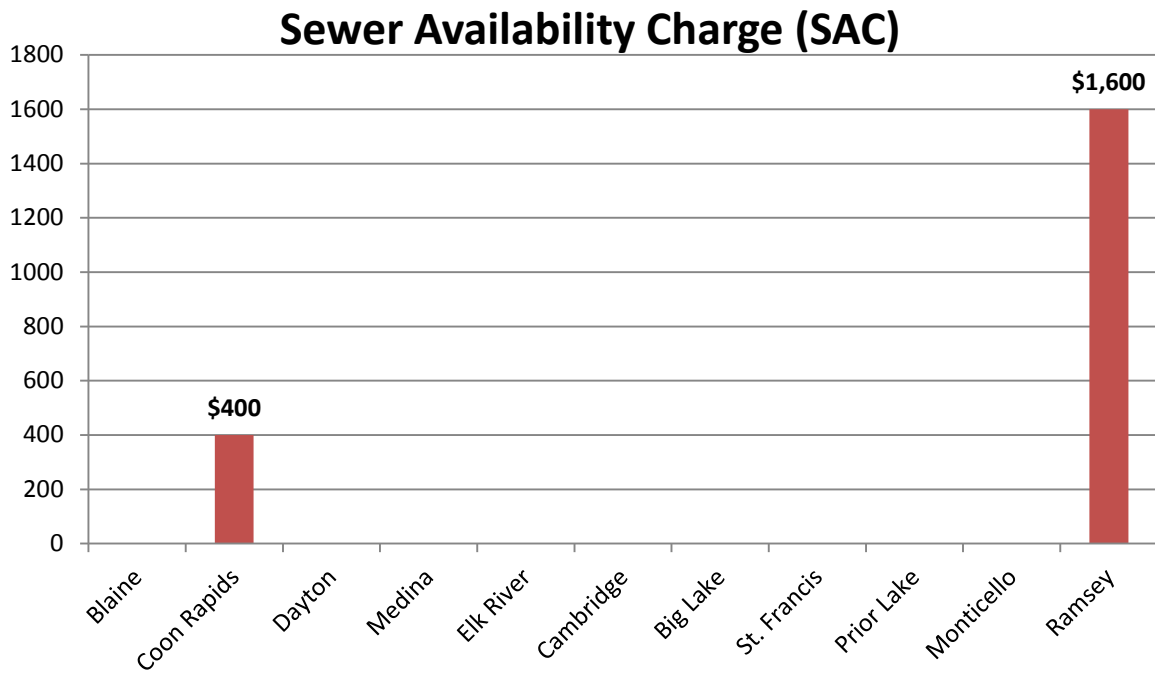
Scenario 2: Townhomes, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$2,230 per unit
Dayton	\$2,675 each
Medina	\$2,230 per unit (Met Council)
Elk River	33608 (survey is assuming total)
Cambridge	\$2,273 per REU
Big Lake	2,913.00
St. Francis	\$3,000
Prior Lake	\$600
Monticello	\$4,030.00 per unit
Ramsey	(METCOUNC) \$2,230 per unit = \$17,840



Scenario 2: Townhomes, Section D: Sewer Availability Charge (SAC)

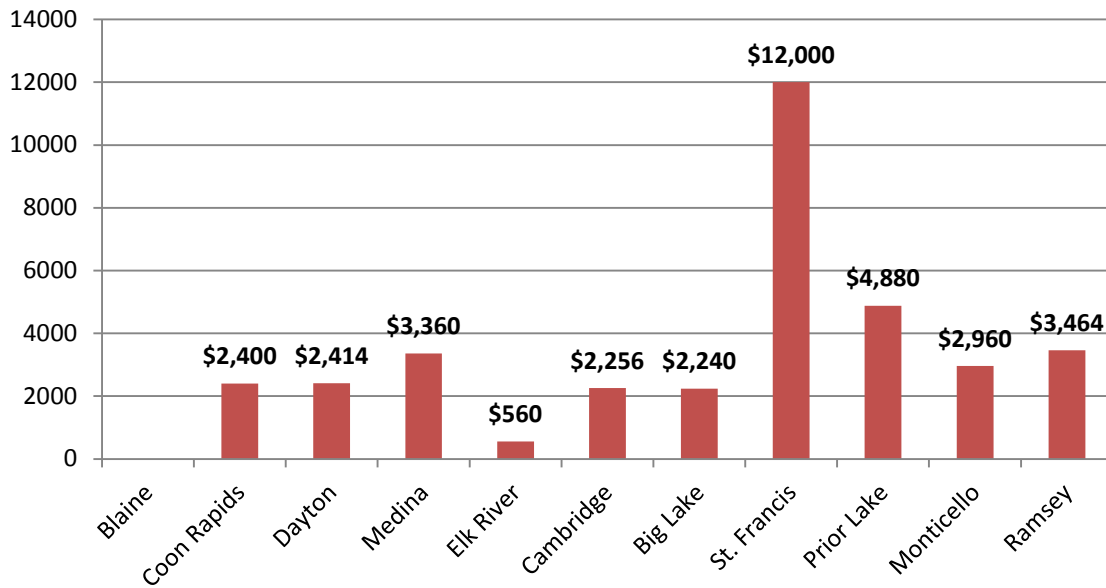
City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$50 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$1,600



Scenario 2: Townhomes, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$300 per unit
Dayton	\$301.79 each
Medina	\$420 per unit
Elk River	70 per unit, 860 for irrigation
Cambridge	with irrigation \$475, without \$282
Big Lake	280
St. Francis	\$1,500 (survey assuming per unit)
Prior Lake	5/8" meter --\$610.00
Monticello	\$370.00 + tax
Ramsey	\$433.9 per unit = \$3,471.2

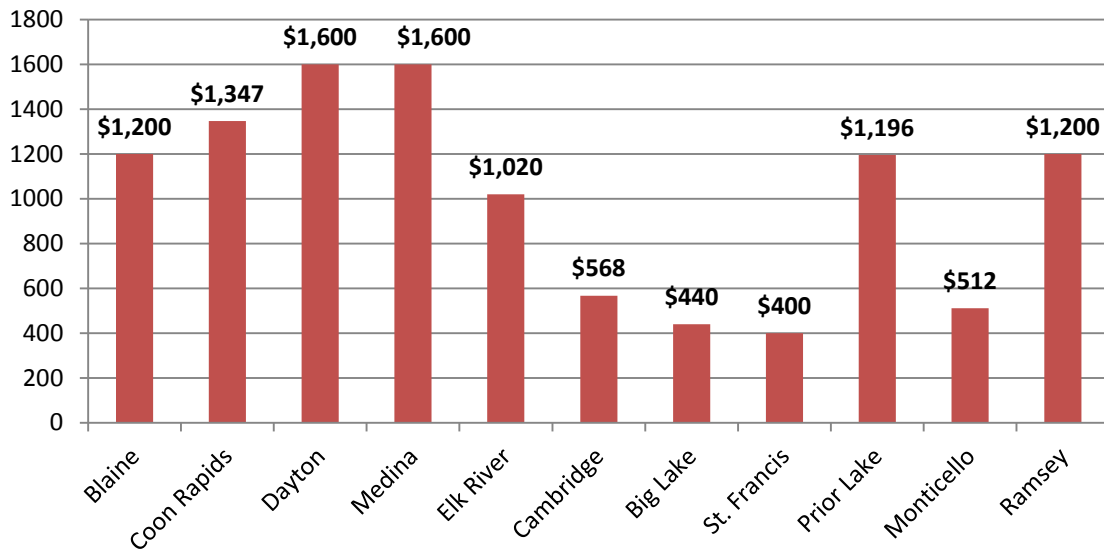
Water Meter/Horn



Scenario 2: Townhomes, Section D: Mechanical Permit

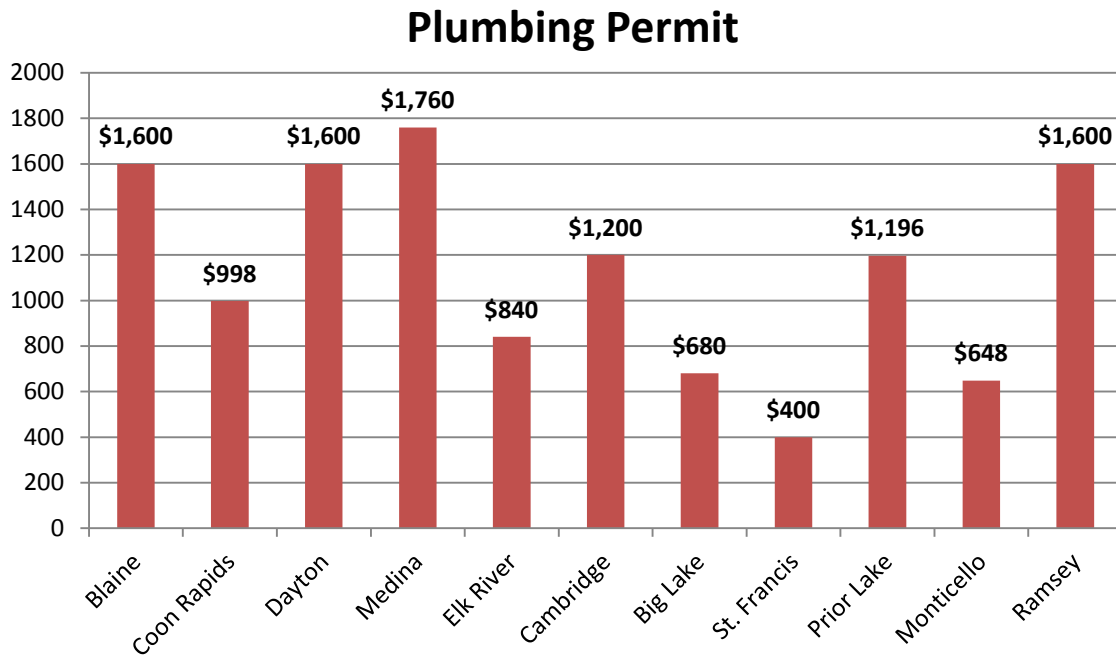
City:	Section D: Mechanical Permit
Blaine	\$150 per unit
Coon Rapids	\$168.40 per unit
Dayton	\$200 each
Medina	\$50 per piece of equipment (typically 4)
Elk River	1.5% (survey assuming 8.5k value)
Cambridge	\$71 per dwelling
Big Lake	55
St. Francis	\$50 per unit
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (survey assumed 2 fixtures)
Ramsey	\$150 per unit = \$1,200

Mechanical Permit



Scenario 2: Townhomes, Section D: City Water Connection (permit)

City:	Section D: Plumbing Permit
Blaine	\$200 per unit
Coon Rapids	\$124.75 per unit
Dayton	\$200 each
Medina	\$10 per fixture (survey assumed 22 fixtures per unit, 176 total)
Elk River	1.5% (assuming 7k valuation)
Cambridge	\$150 per dwelling
Big Lake	85
St. Francis	\$50 minimum (per unit)
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (survey assumed 4 fixtures)
Ramsey	\$200 per unit = \$1,600



Scenario 2: Townhomes, Section D: Other Fees/Charges

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical permit \$130 per unit
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Driveway = \$100 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$7,208)
Big Lake	NO ANSWER
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search @ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

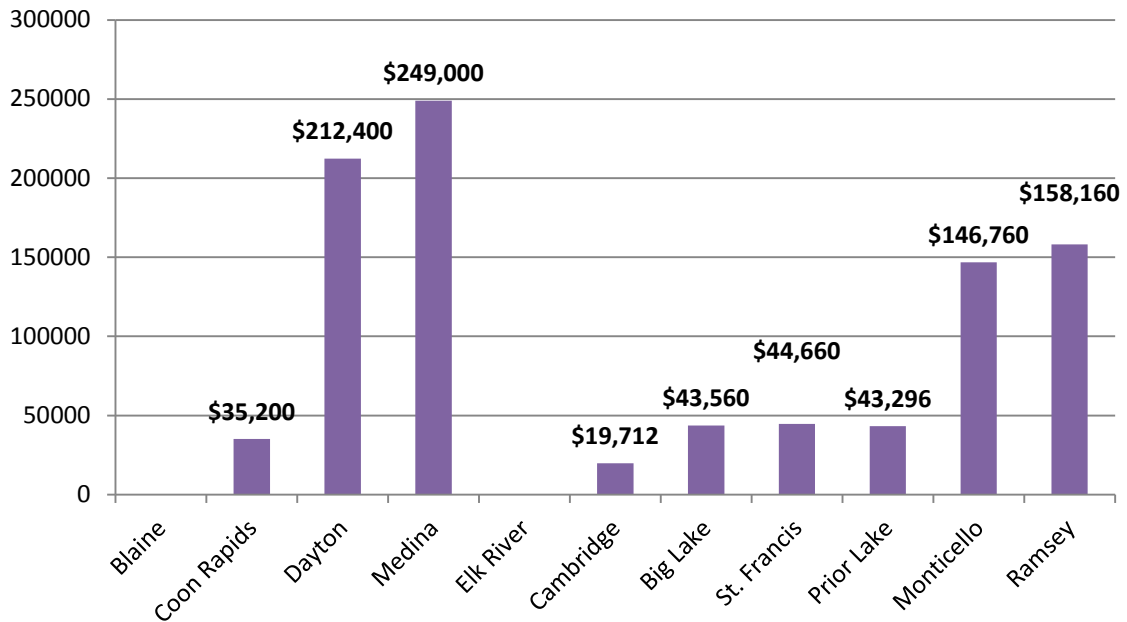
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical permit \$130 per unit
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Driveway = \$100 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$7,208)
Big Lake	NO ANSWER
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search @ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Driveway \$100 per unit
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	ESC inspect. - hourly reimbursed
Elk River	NO ANSWER
Cambridge	
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	3/4" Pressure Reducer \$90, per unit charge (per unit) Refundable Builders deposit (charged w/building permit) --\$1,500 per unit
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 3: Apartment Building, Section B: Sewer Trunk

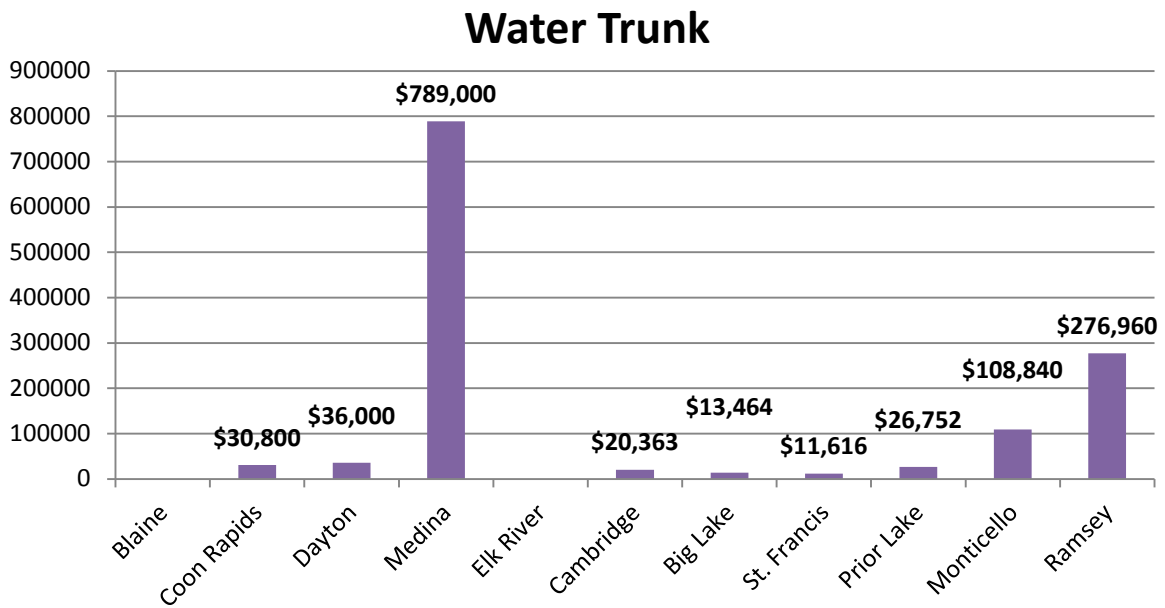
City:	Section B: Sewer Trunk
Blaine	\$3,194 to \$5,143 per acre depending on the area. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Probably previously assessed \$4000/acre
Dayton	\$1,770 per unit
Medina	\$2,075 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$19,712
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$158,160

Sewer Trunk



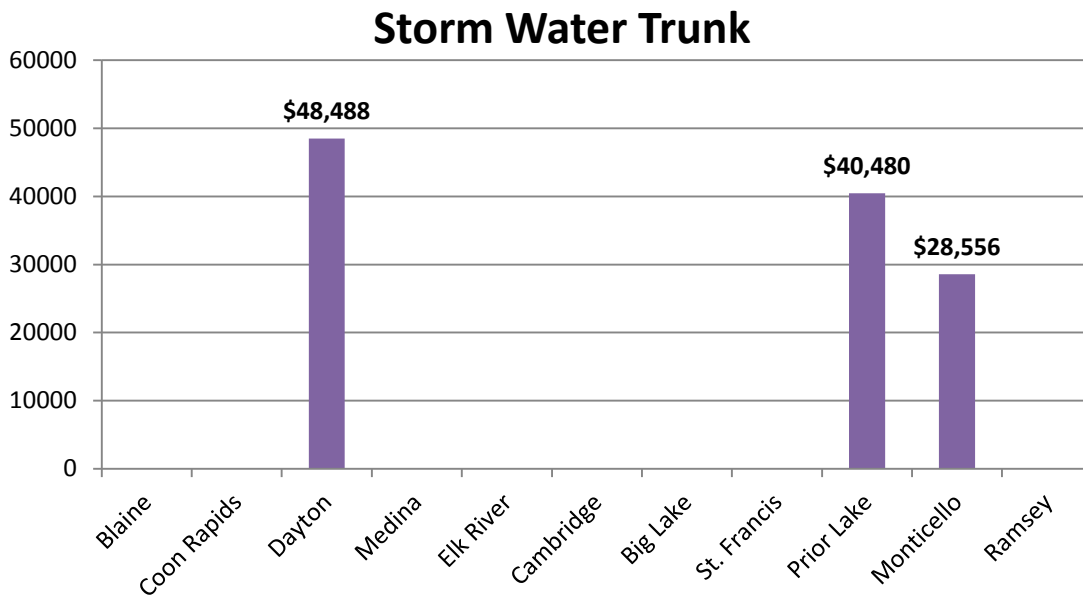
Scenario 3: Apartment Building, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300 per unit
Medina	\$6,575 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$20,363
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$276,960



Scenario 3: Apartment Building, Section B: Storm Water Trunk

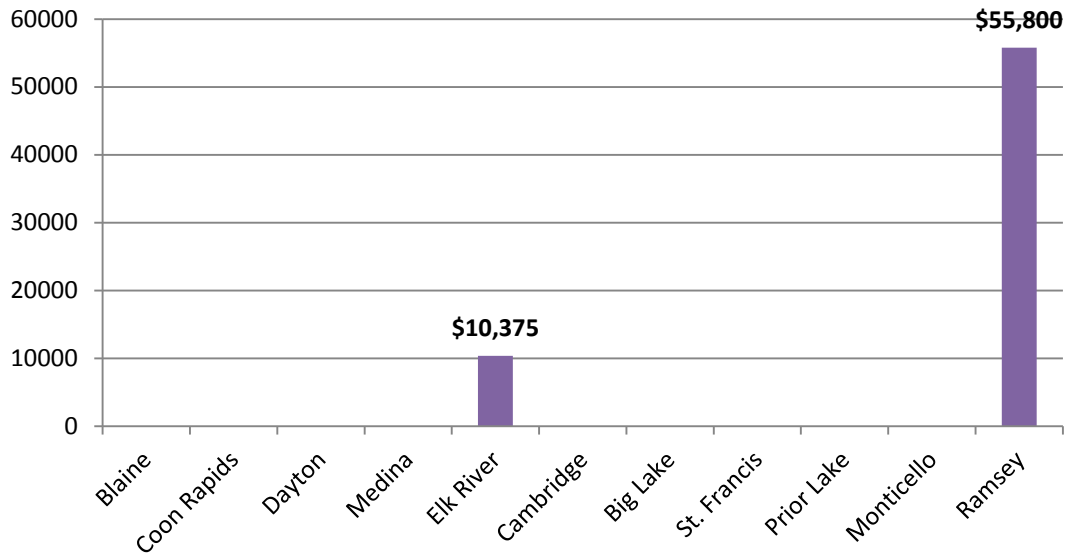
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	no fee
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$4,600 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 3: Apartment Building, Section B: Storm Water Management

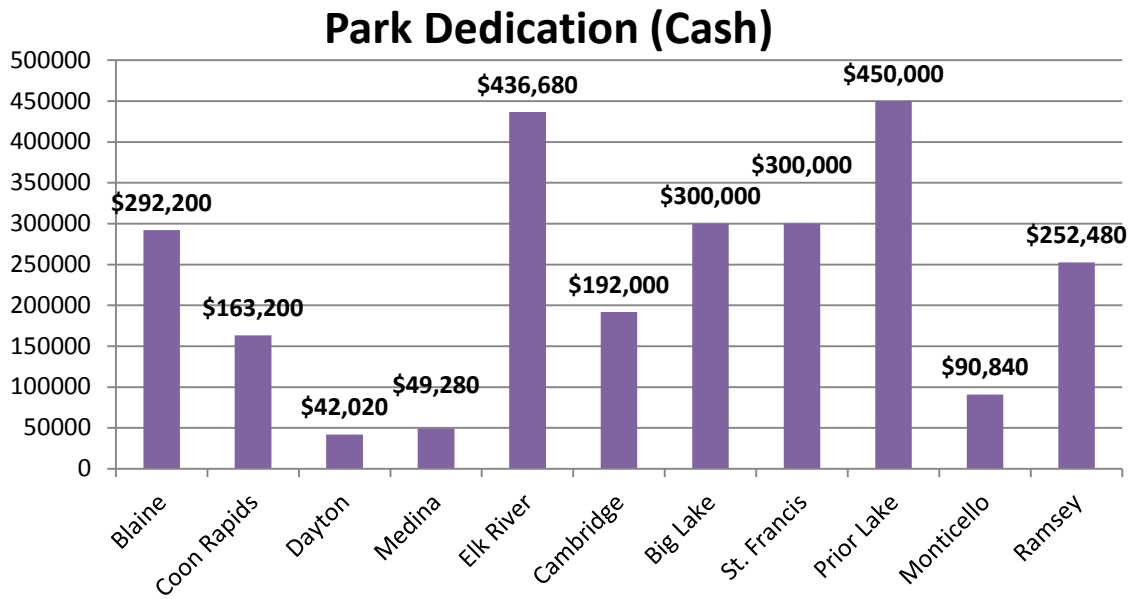
City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fee exists
Elk River	10375.2
Cambridge	utility fee different for each property
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$55,800

Storm Water Management



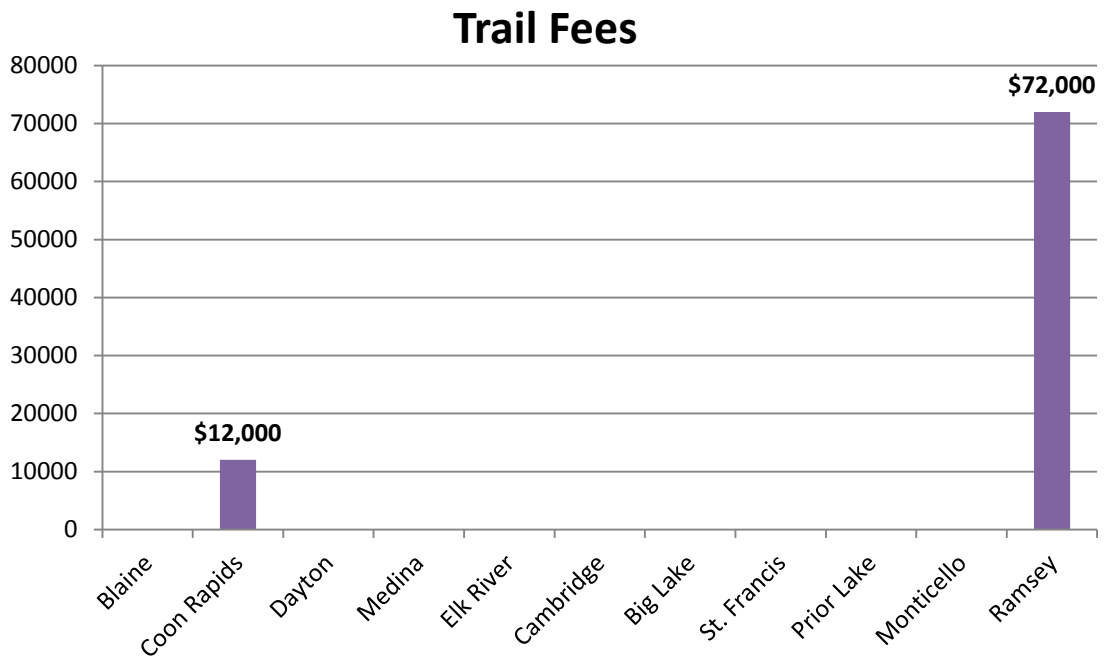
Scenario 3: Apartment Building, Section B: Park Dedication (Cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit
Coon Rapids	\$1,360 per unit = \$163,200
Dayton	\$4,775 per acre
Medina	8% pre-developed market value
Elk River	436680
Cambridge	\$1,600 per residential unit = \$192,000
Big Lake	\$2,500 per unit
St. Francis	\$2,500 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,104 per unit = \$252,480



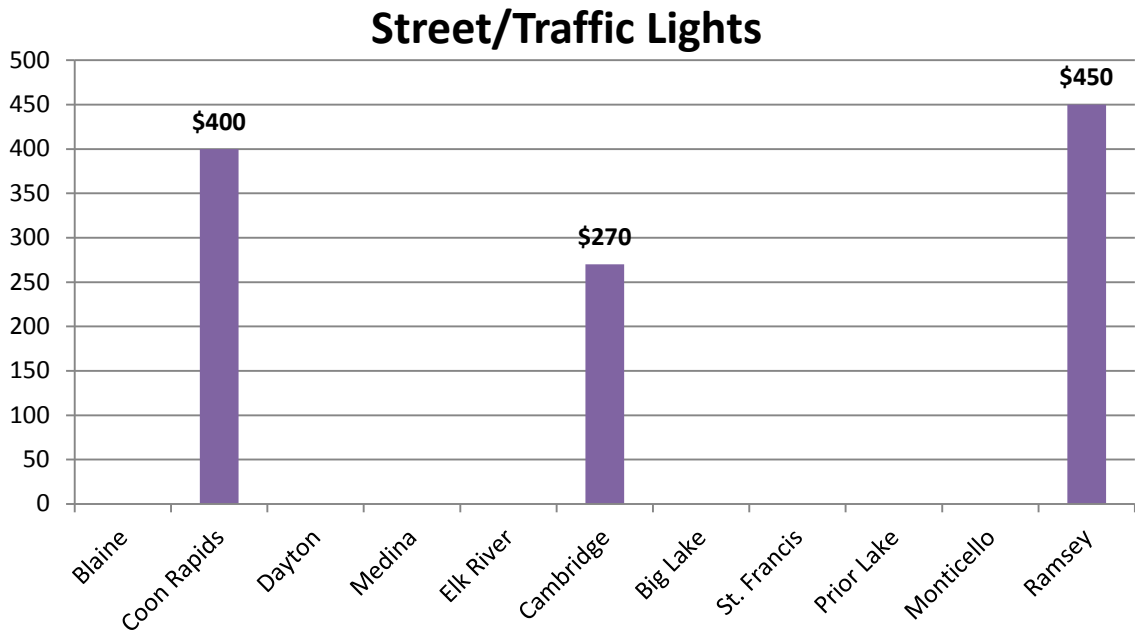
Scenario 3: Apartment Building, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Included in park dedication fee
Coon Rapids	\$20 per linear foot (600ft total assumed)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility per trail plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$72,000



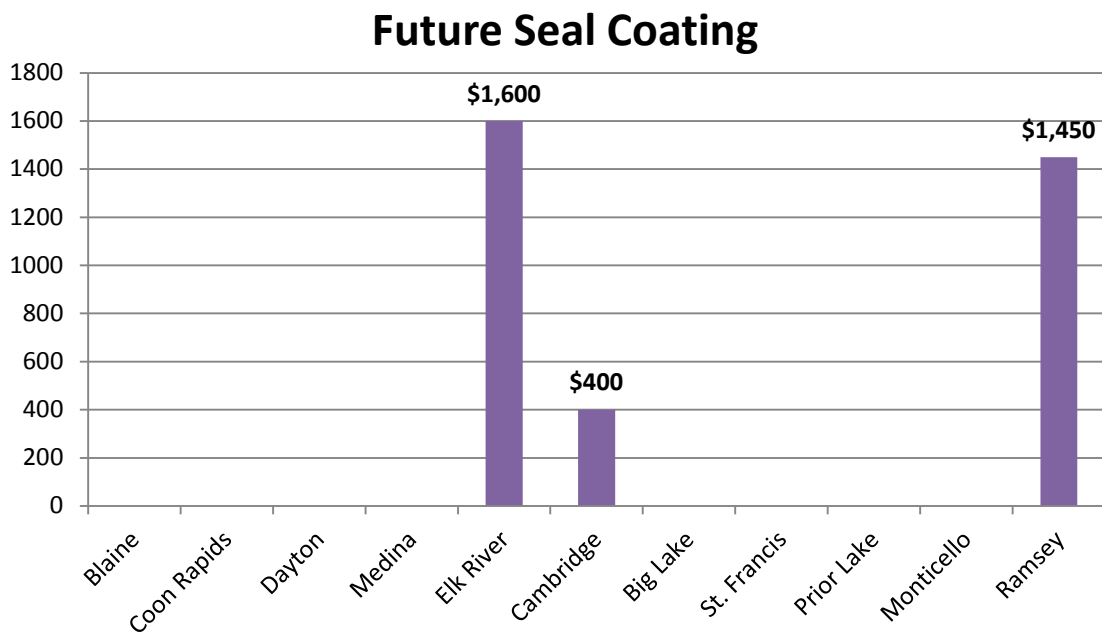
Scenario 3: Apartment Building, Section B: Street/Traffic Lights

City:	Section B: Street/Traffic Signs
Blaine	Developer installed
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$225 per sign



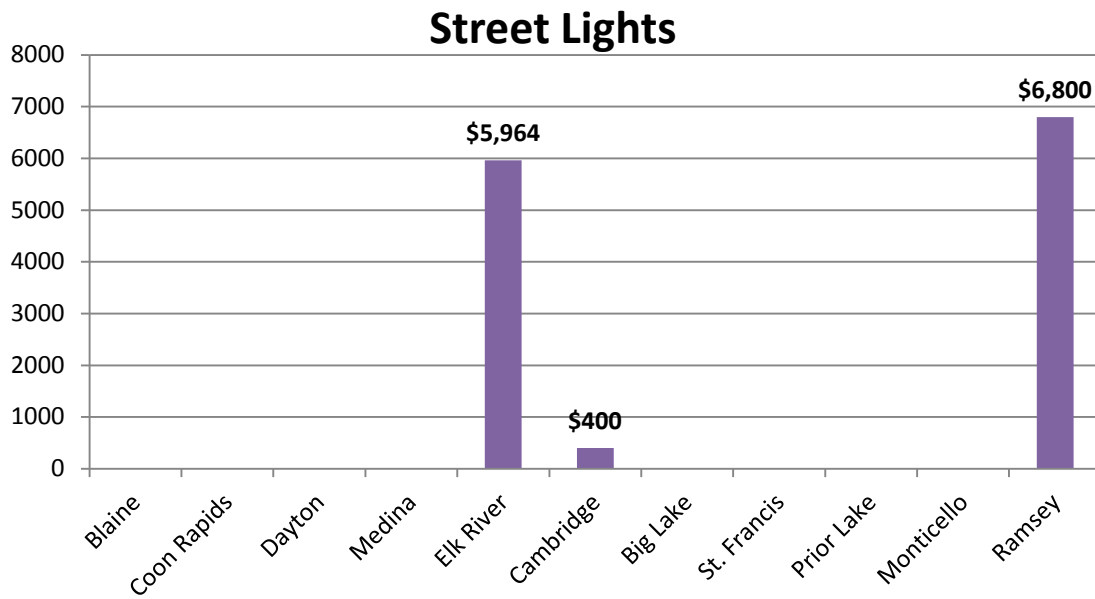
Scenario 3: Apartment Building, Section B: Future Seal Coating

City:	Section B: Future Seal Coating
Blaine	Actual cost
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	1600
Cambridge	\$400
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$1,450



Scenario 3: Apartment Building, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer Installed
Coon Rapids	Developer pays actual cost.
Dayton	Developer Installed
Medina	NO ANSWER
Elk River	5964
Cambridge	\$400
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$6,800



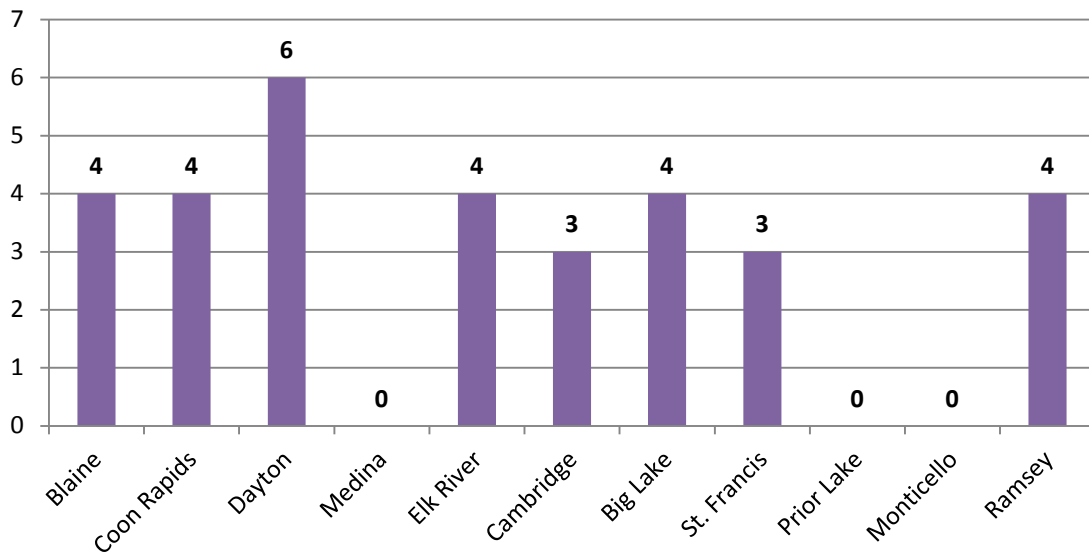
Scenario 3: Apartment Building, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	<i>NO ANSWER</i>
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	<i>NO ANSWER</i>
Medina	Full reimburse for review costs
Elk River	<i>NO ANSWER</i>
Cambridge	<i>NO ANSWER</i>
Big Lake	125% LOC for Public Improvements + Landscaping. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	<i>NO ANSWER</i>
Prior Lake	<i>NO ANSWER</i>
Monticello	Alternate ponding for use of regional ponds is \$3,490/acre
Ramsey	\$100 erosion control escrow fee (non-returnable). Street Light 3 yr O&M, \$294 per light = \$1,176

Scenario 3: Apartment Building, Section C: Top Soil

City:	Section C: Top Soil
Blaine	Yes: 4 inches. Not more that 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

Top Soil



Scenario 3: Apartment Building, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: Full sod.
Coon Rapids	Yes: per approved landscape
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or seed + sprinklers
Prior Lake	Yes: sod front and side yards, seed rear
Monticello	Yes: Entire lot needs sod
Ramsey	Yes:

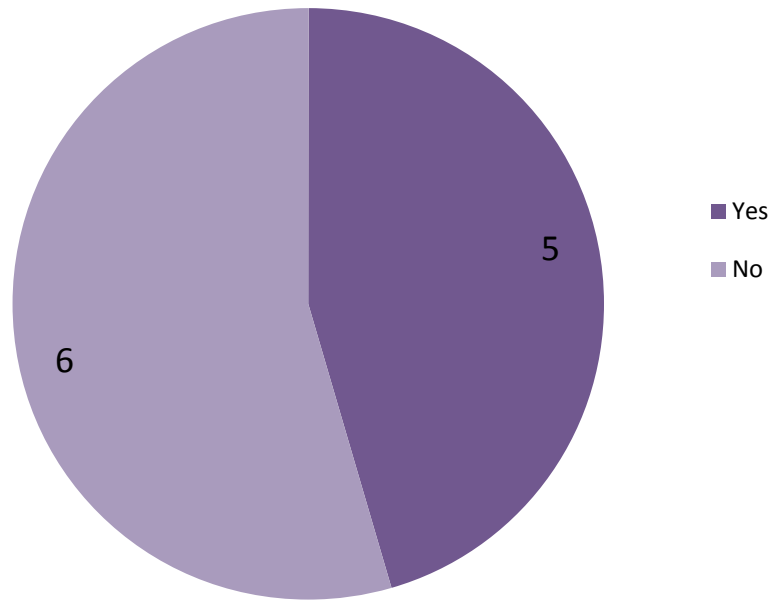
Scenario 3: Apartment Building, Section C: Trees

City:	Section C: Trees
Blaine	Yes: Plan is based depending on the perimeter length
Coon Rapids	Yes: per approved landscape
Dayton	Yes: 6" total diameter, min 1.5" per tree
Medina	Yes: 2 over story + 1 ornamental tree per 120 feet lot development perimeter
Elk River	Yes: 1 tree per 40 feet of lot perimeter
Cambridge	Yes: 1 tree per 500 sq. ft. bldg. footprint or 1 tree per 40 ft. of site perimeter, whichever is greater
Big Lake	Yes: One (1) tree per unit. Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	Yes. LOC or cash escrow equal to 125% of estimated project landscaping cost
Ramsey	94,874 square feet canopy cover (based on impervious surface--developers given a menu of tree options)

Scenario 3: Apartment Building, Section C: Shrubs

City:	Section C: Shrubs
Blaine	Yes. (based on site perimeter)
Coon Rapids	Yes: per approved landscape
Dayton	No.
Medina	Yes: 1 per 40 feet of development perimeter
Elk River	Yes: Landscaping plan approved as part of site review, include trees and s
Cambridge	Yes: 1 shrub per 350 sq. ft. of total bldg footprint or 1 shrub per 75 ft. of site perimeter, whichever is greater
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes/No: included in "trees" section. Can be up to 25% of canopy cover.

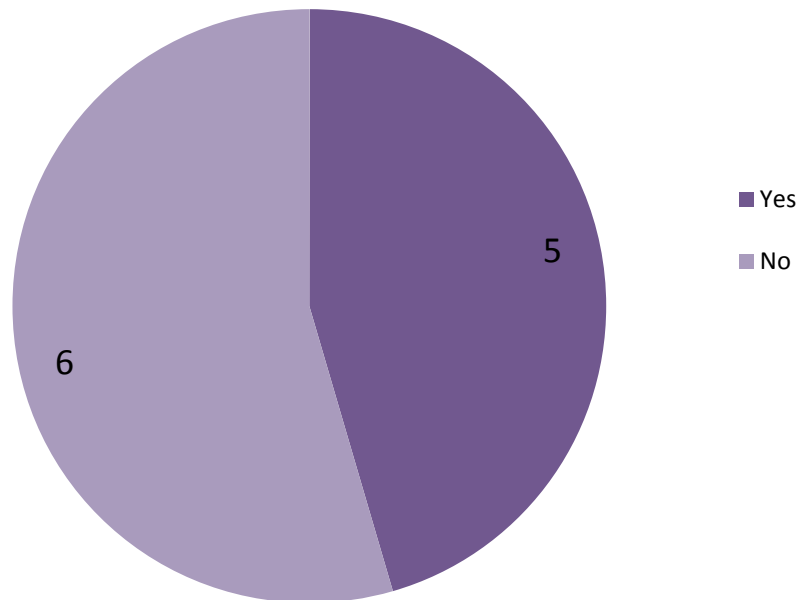
Shrubs



Scenario 3: Apartment Building, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" rock or radon mat.
Medina	No.
Elk River	Yes: per building code
Cambridge	No.
Big Lake	Yes: Radon barrier required for lowest floor on grade
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	4" rock or radon mat

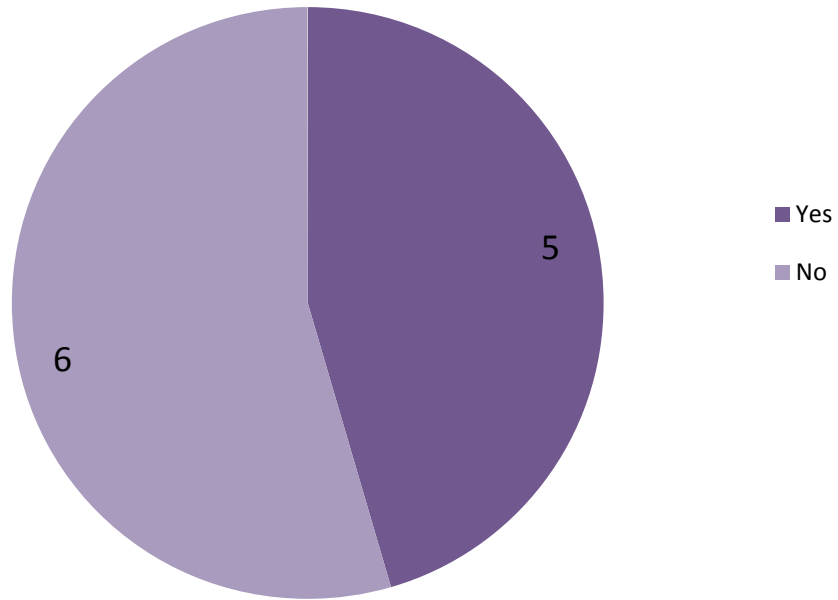
Radon Barrier



Scenario 3: Apartment Building, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: per building code
Cambridge	Yes: As designed by Engineer
Big Lake	Yes: Foundation drainage on a case by case basis
St. Francis	No.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



Scenario 3: Apartment Building, Section C: Other Requirements

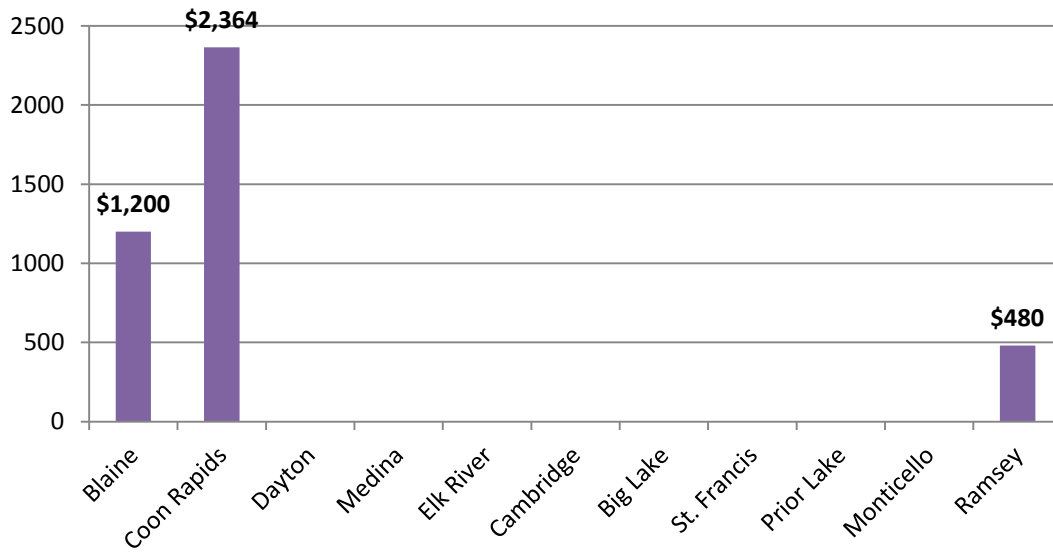
City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	<i>NO ANSWER</i>
Dayton	<i>NO ANSWER</i>
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Lawn sprinklers required for apartment buildings
Cambridge	<i>NO ANSWER</i>
Big Lake	Irrigation Plan is required
St. Francis	<i>NO ANSWER</i>
Prior Lake	<i>NO ANSWER</i>
Monticello	<i>NO ANSWER</i>
Ramsey	<i>NO ANSWER</i>

City:	Section C: Other Requirements
Blaine	<i>NO ANSWER</i>
Coon Rapids	<i>NO ANSWER</i>
Dayton	<i>NO ANSWER</i>
Medina	Parking lot landscaping (8%) of interior of lot --to break up the parking lot
Elk River	<i>NO ANSWER</i>
Cambridge	<i>NO ANSWER</i>
Big Lake	<i>NO ANSWER</i>
St. Francis	<i>NO ANSWER</i>
Prior Lake	<i>NO ANSWER</i>
Monticello	<i>NO ANSWER</i>
Ramsey	<i>NO ANSWER</i>

Scenario 3: Apartment Building, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	10 per unit
Coon Rapids	\$2,363.50 total
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$480

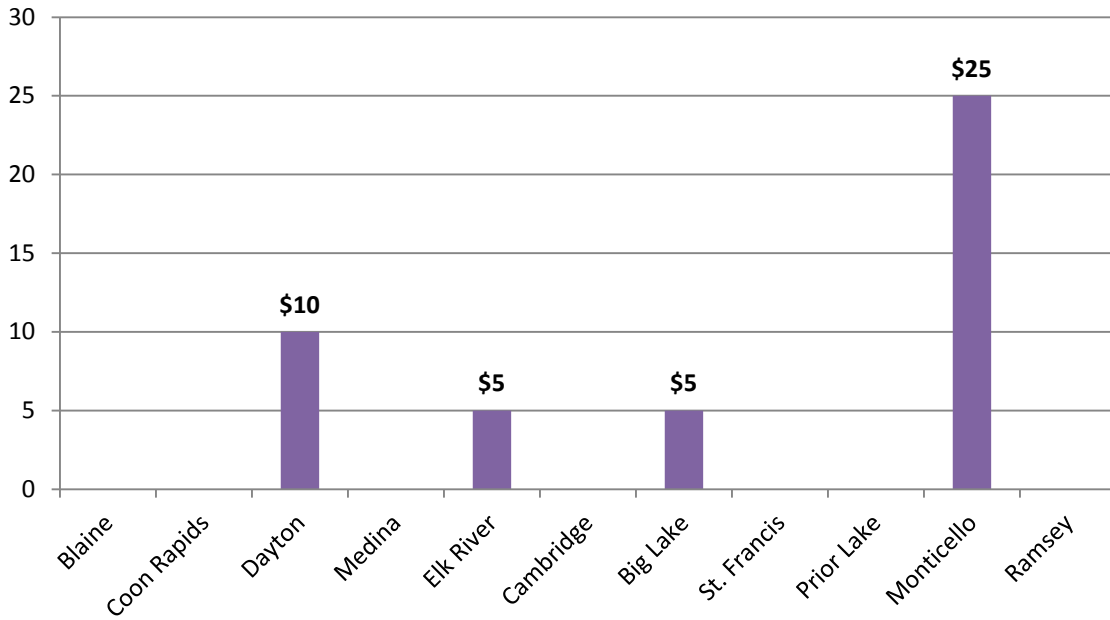
Certificate of Occupancy



Scenario 3: Apartment Building, Section D: Builder License Verification

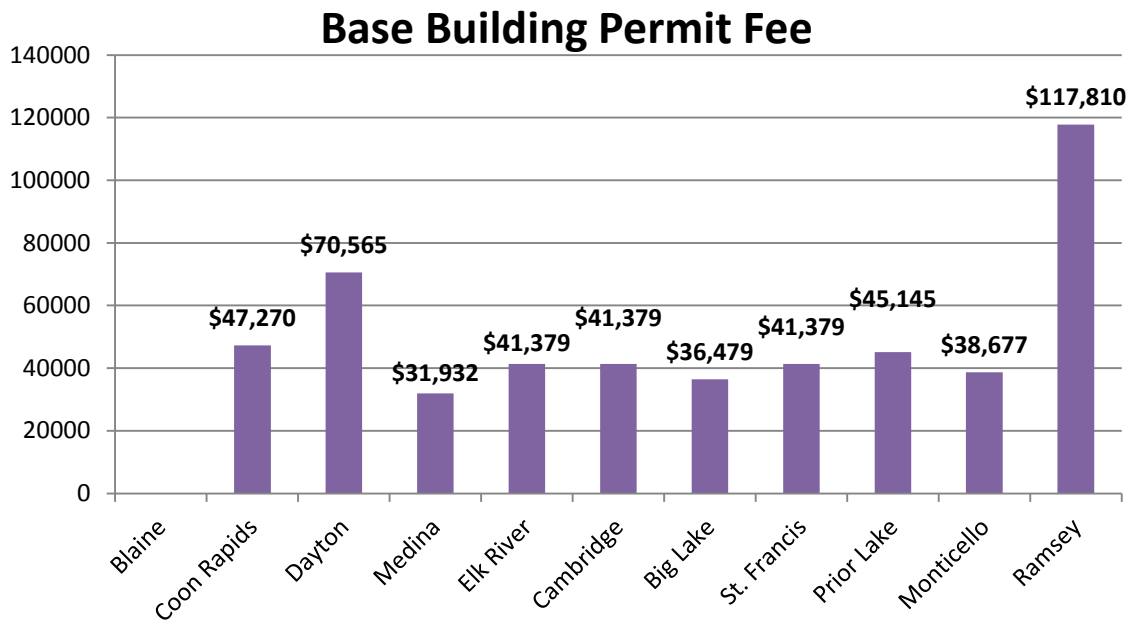
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up
Medina	NO ANSWER
Elk River	\$5
Cambridge	no license required by state
Big Lake	\$5
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	NO ANSWER

Builder License Verification



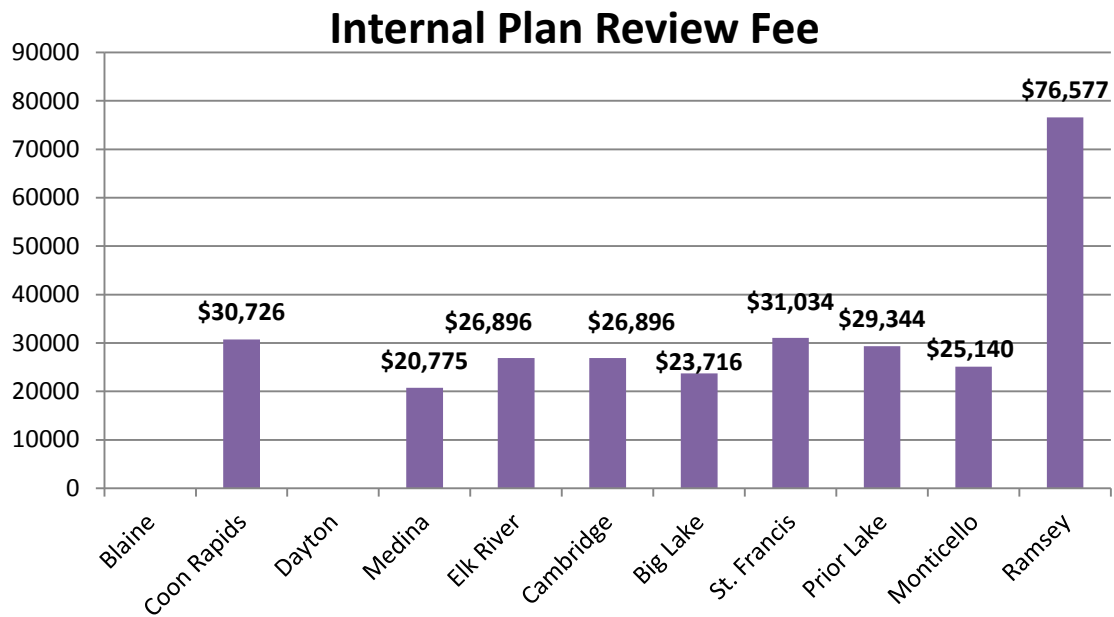
Scenario 3: Apartment Building, Section D: Base Building Permit Fee

City:	Section D: Base Building Permit Fee
Blaine	NO ANSWER
Coon Rapids	\$47,270.00
Dayton	\$70,564.94 total (includes internal plan review)
Medina	\$31,962
Elk River	41378.75
Cambridge	\$41,378.75
Big Lake	36,478.75
St. Francis	\$41,378.75
Prior Lake	\$45,145.25
Monticello	\$38,677.28
Ramsey	LMC Bas 03, \$981.75 per unit = \$117,810



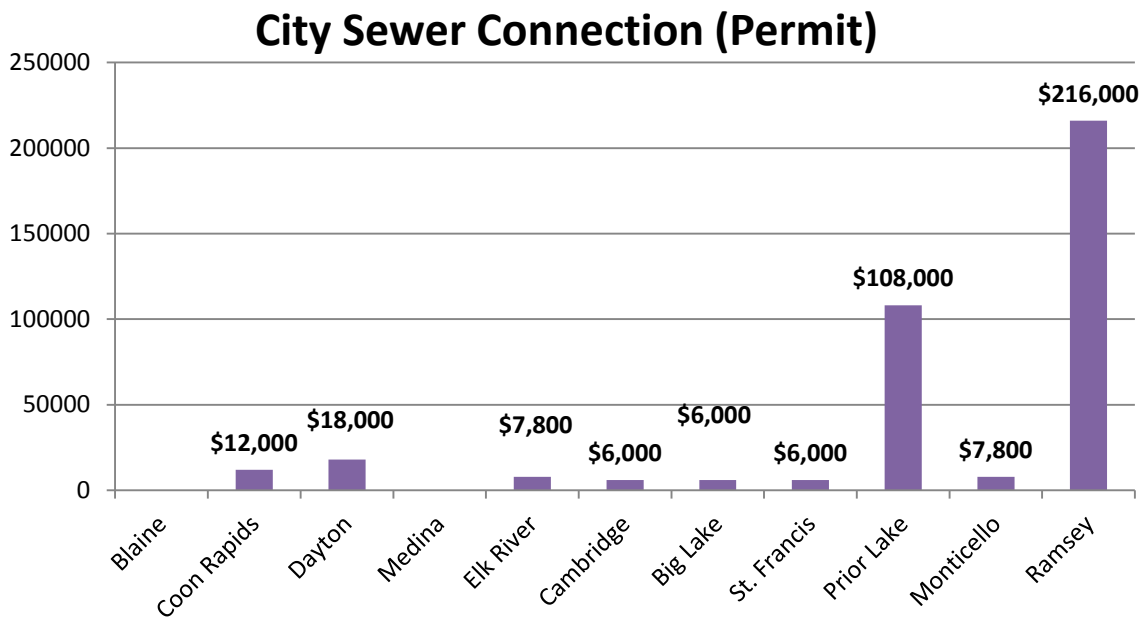
Scenario 3: Apartment Building, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	NO ANSWER
Coon Rapids	\$30,725.50
Dayton	Included in "Base Building Permit Fee"
Medina	\$20,775
Elk River	26896.19
Cambridge	\$26,896.19
Big Lake	23,716.19
St. Francis	\$31,034.06
Prior Lake	\$29,344.41
Monticello	\$25,140.23
Ramsey	.65 LMC base, \$638.14 per unit = \$76,576.8



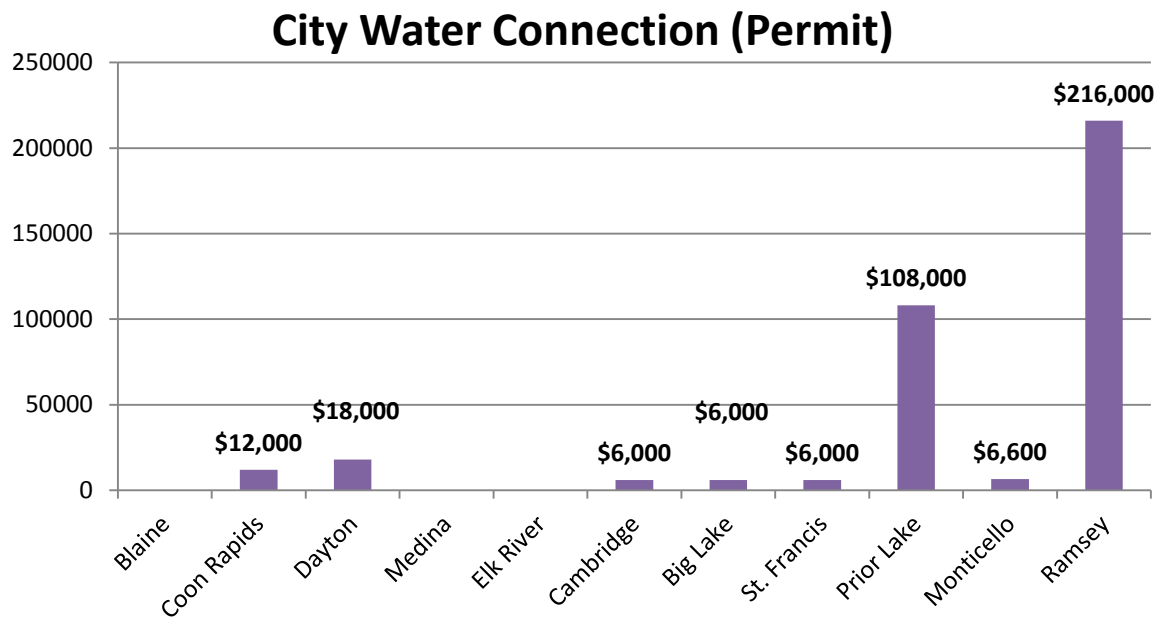
Scenario 3: Apartment Building, Section D: City Sewer Connection (Permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate (along with other infrastructure inspections) for apt and commercial
Elk River	65 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	50
St. Francis	\$50 per unit
Prior Lake	1% of cost (of total project valuation)
Monticello	\$65.00
Ramsey	2% of total valuation = \$216,000



Scenario 3: Apartment Building, Section D: City Water Connection (Permit)

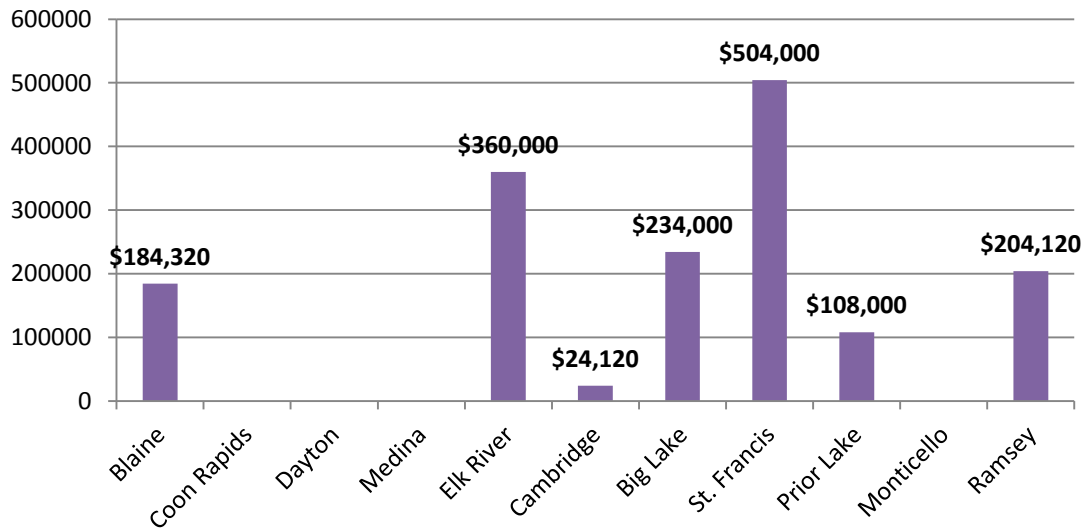
City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate
Elk River	Water and Sewer in same permit
Cambridge	\$50
Big Lake	50
St. Francis	\$50 per unit
Prior Lake	1% of cost (of total project valuation)
Monticello	\$55.00
Ramsey	2% of total valuation = \$216,000



Scenario 3: Apartment Building, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$2660-\$8,240 per acre (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	\$3,000
Cambridge	\$201 per REU
Big Lake	234,000.00
St. Francis	\$4,200 per unit
Prior Lake	\$108,000 (\$900 per unit)
Monticello	Depends on line size to building
Ramsey	\$1,701 per unit = \$204,120

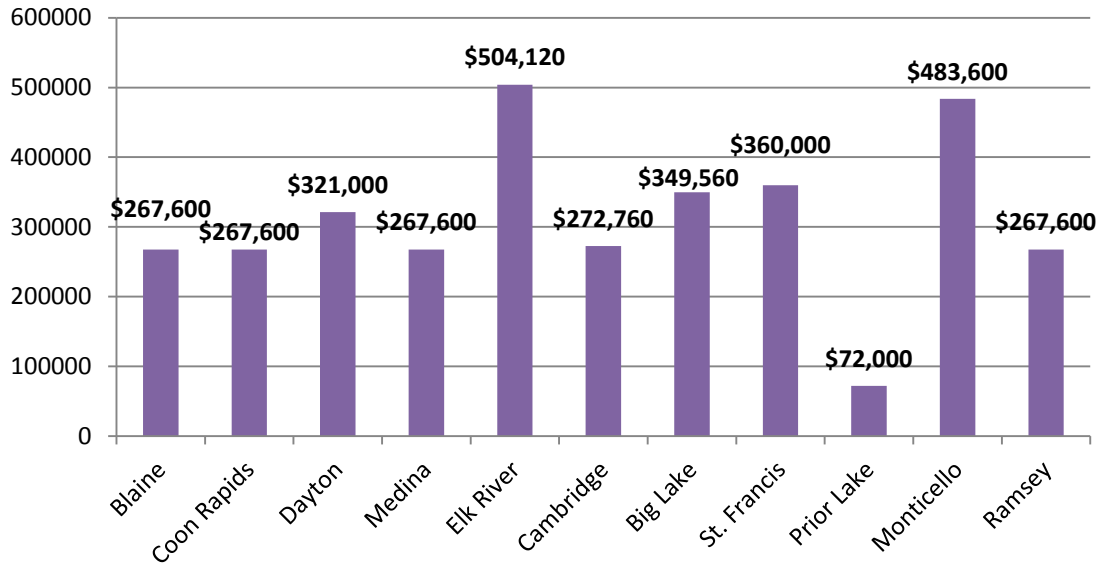
Water Availability Charge (WAC)



Scenario 3: Apartment Building, Section D: Sewer Availability Charge (SAC)

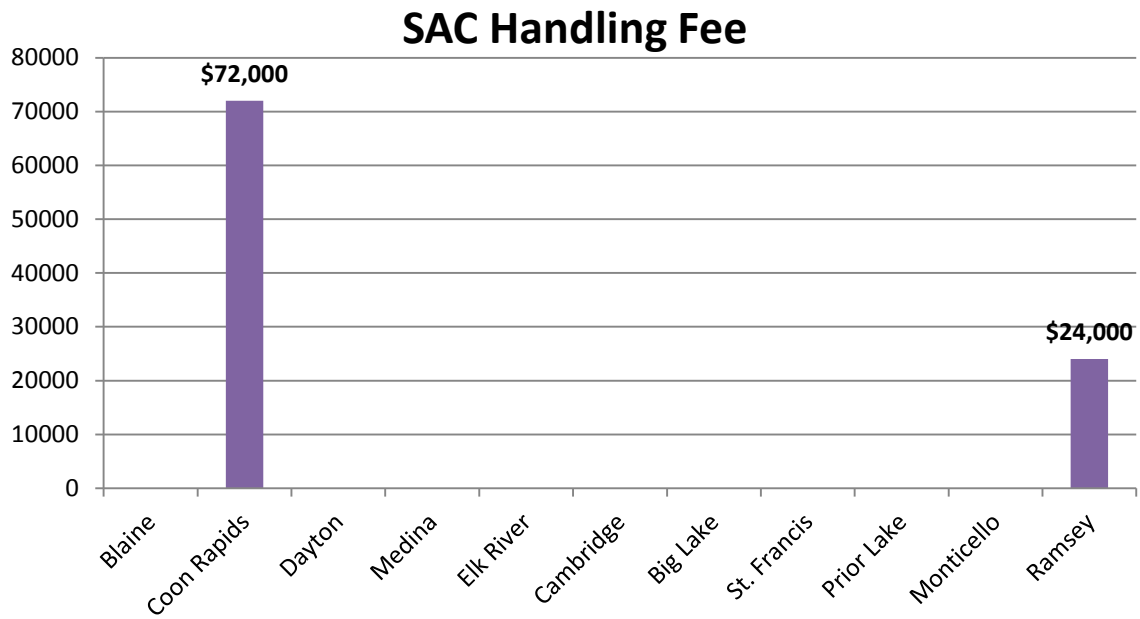
City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$267,600 total
Dayton	\$2,675 each
Medina	(METCOUNC) \$2,230 per unit = \$267,600
Elk River	\$4,201
Cambridge	\$2,273 per REU
Big Lake	349,560.00
St. Francis	\$3,000 per unit
Prior Lake	\$72,000 (\$600 per unit)
Monticello	\$483,600.00
Ramsey	(METCOUNC) \$2,230 per unit = \$267,600

Sewer Availability Charge (SAC)



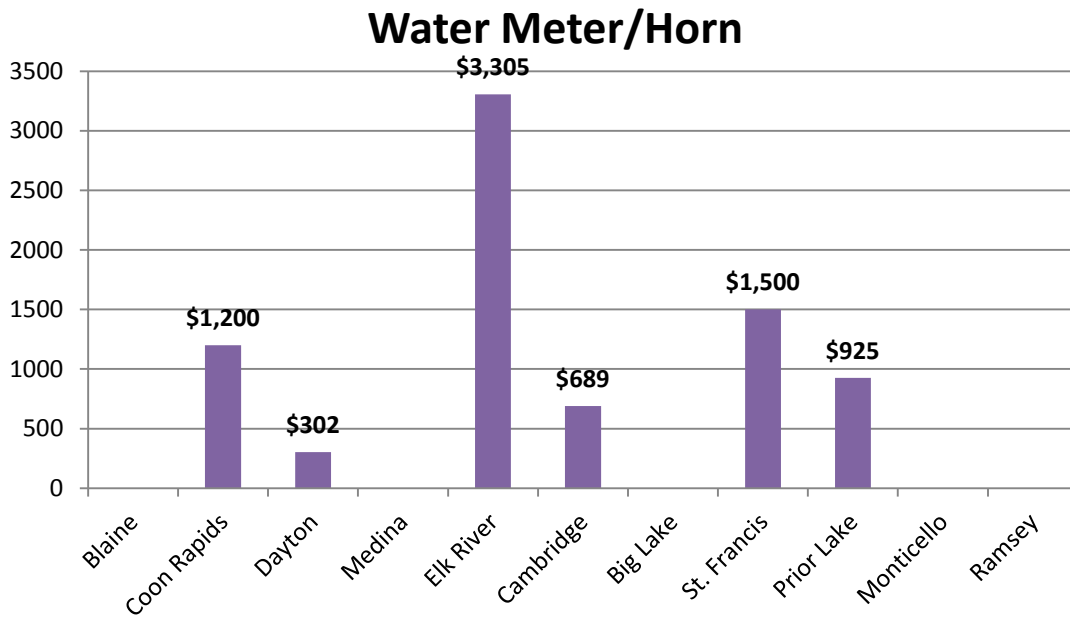
Scenario 3: Apartment Building, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$600
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$24,000



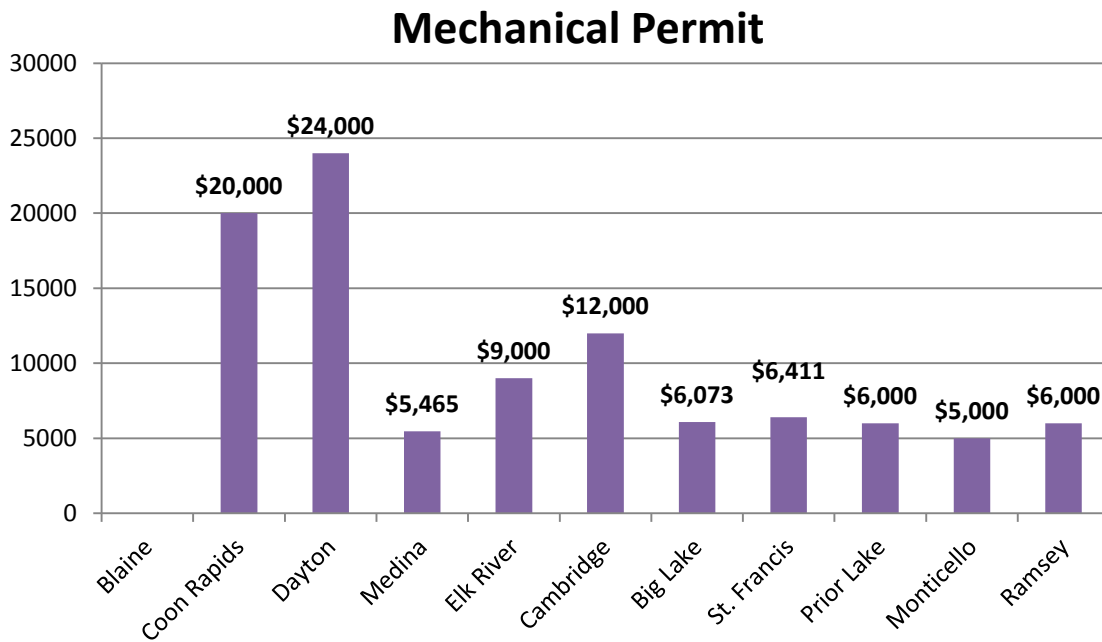
Scenario 3: Apartment Building, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$1,200.00 total
Dayton	\$301.79
Medina	\$125 for transmitter, Developer purchase meter
Elk River	Water meter \$3305. Irrigation \$940
Cambridge	2" SR= \$689, 4" --irrigate Omni= \$3046
Big Lake	Water meter furnished by plumber
St. Francis	\$1,500
Prior Lake	2" - \$925
Monticello	Variable - see attached
Ramsey	TBD (will send in an updated version)



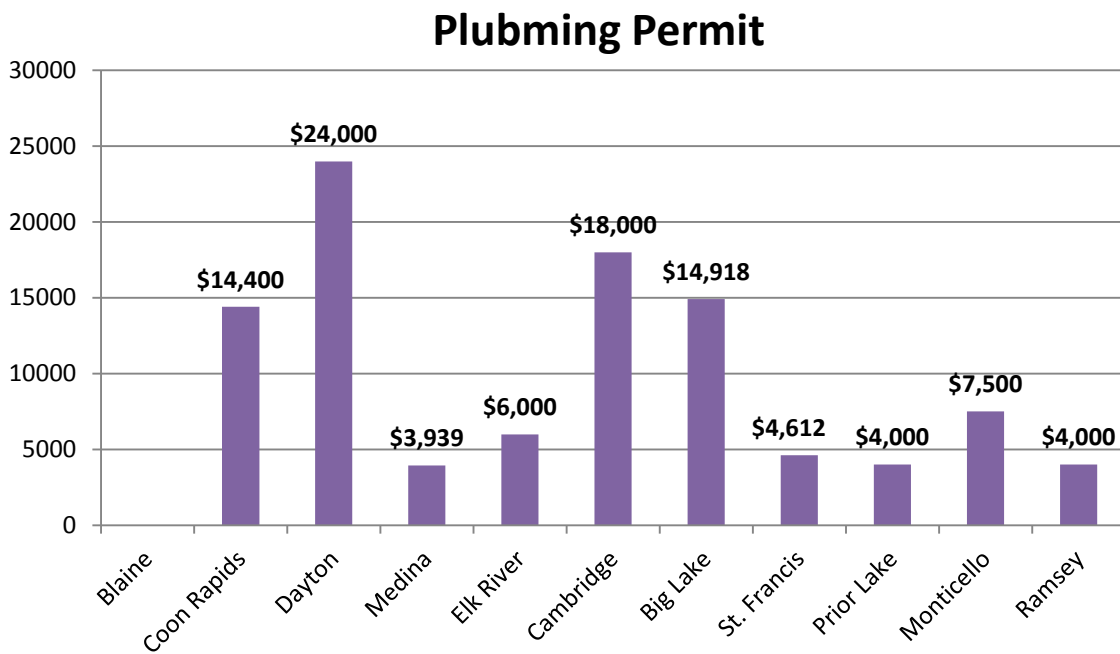
Scenario 3: Apartment Building, Section D: Mechanical Permit

City:	Section D: Mechanical Permit
Blaine	NO ANSWER
Coon Rapids	\$20,000 total
Dayton	\$200
Medina	\$5,465
Elk River	1.5% (mechanical valuation)
Cambridge	\$12,000
Big Lake	6,073.00
St. Francis	\$6,411.1 (based on value)
Prior Lake	\$6,000 (1% of cost)
Monticello	\$5,000
Ramsey	1% of mechanical valuation = \$6,000



Scenario 3: Apartment Building, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	NO ANSWER
Coon Rapids	\$14,400 total
Dayton	\$200
Medina	\$3,939
Elk River	1.5% (plumbing valuation)
Cambridge	\$18,000
Big Lake	14,917.75
St. Francis	\$4,611.96 based on value
Prior Lake	\$4,000 (1% of cost)
Monticello	\$7,500
Ramsey	1% of plumbing valuation = \$4,000



Scenario 3: Apartment Building, Section D: Other Fees/Charges

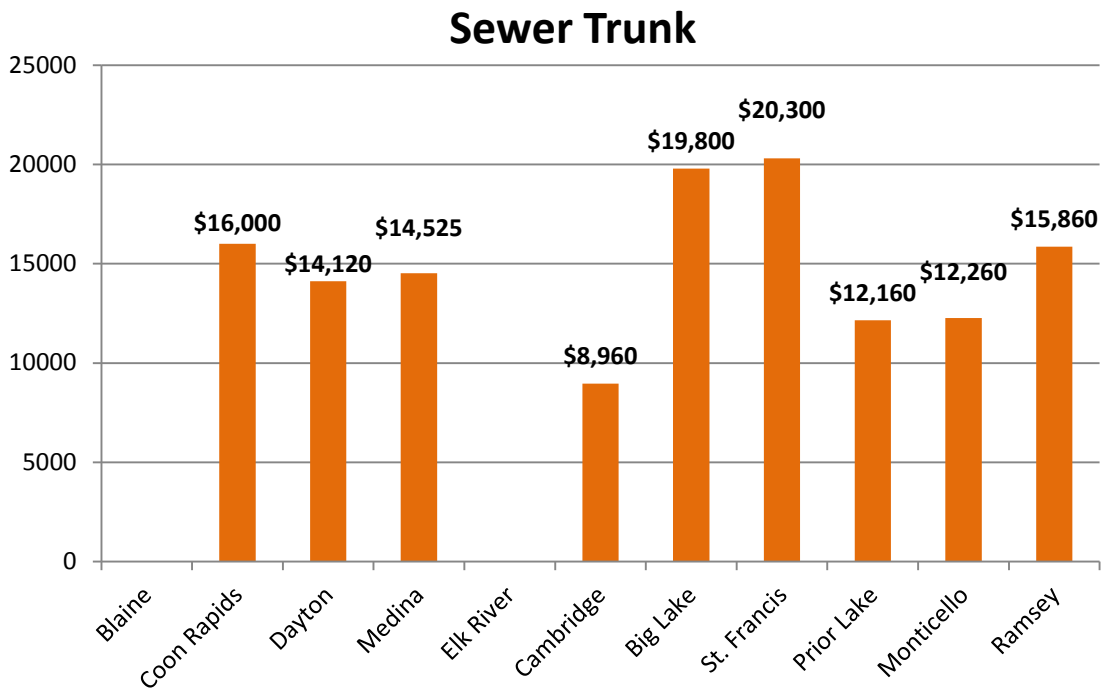
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electric Permit \$15,600
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Erosion - Hourly inspection rate
Elk River	Erosion 175 (total, admin fee)
Cambridge	water treatment facility charge:\$901 per REU (108,120)
Big Lake	NO ANSWER
St. Francis	Fire suppression (based on value, as needed)
Prior Lake	Water tower fee -- \$120,000 (\$1,000 per unit)
Monticello	Firelock box @ \$171.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Parking Lot \$1,852.00
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	Dual port radio \$131
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Assessment search @ \$100.00
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Storm Sewer \$16,100
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Utility locate @ \$50.00 and Excavation permit @\$50.00
Ramsey	NO ANSWER

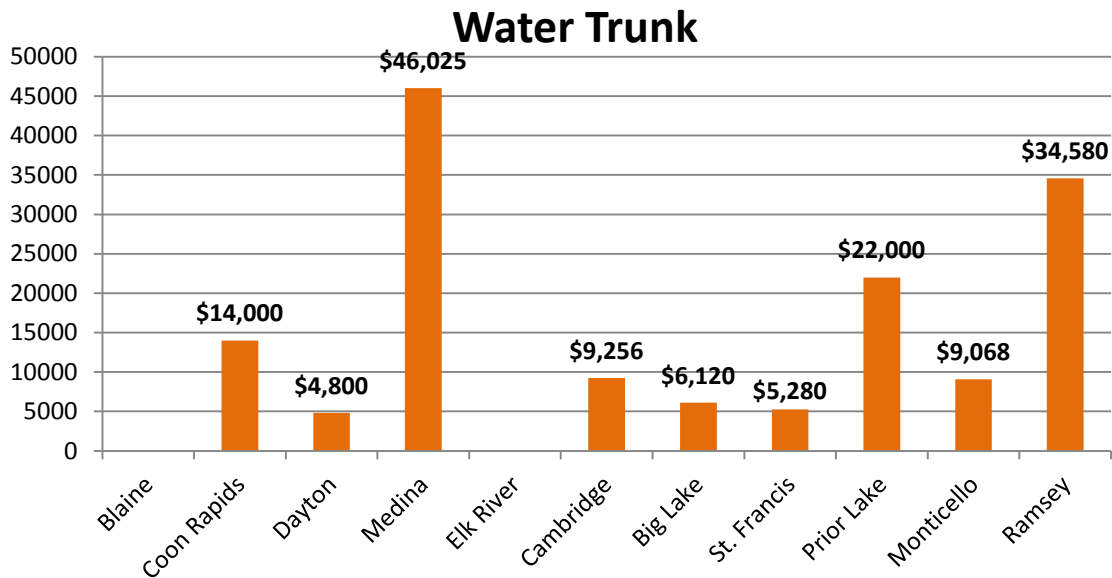
Scenario 4: Industrial Development, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	\$3,194 to \$5,143 per acre depending on the area. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Previously assessed \$4000/acre
Dayton	\$3,530 per acre
Medina	\$2,075 per SAC unit = \$14,525
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$8,960
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$3,040 per acre
Monticello	\$3,065/acre
Ramsey	\$3,965 per acre = \$15,860



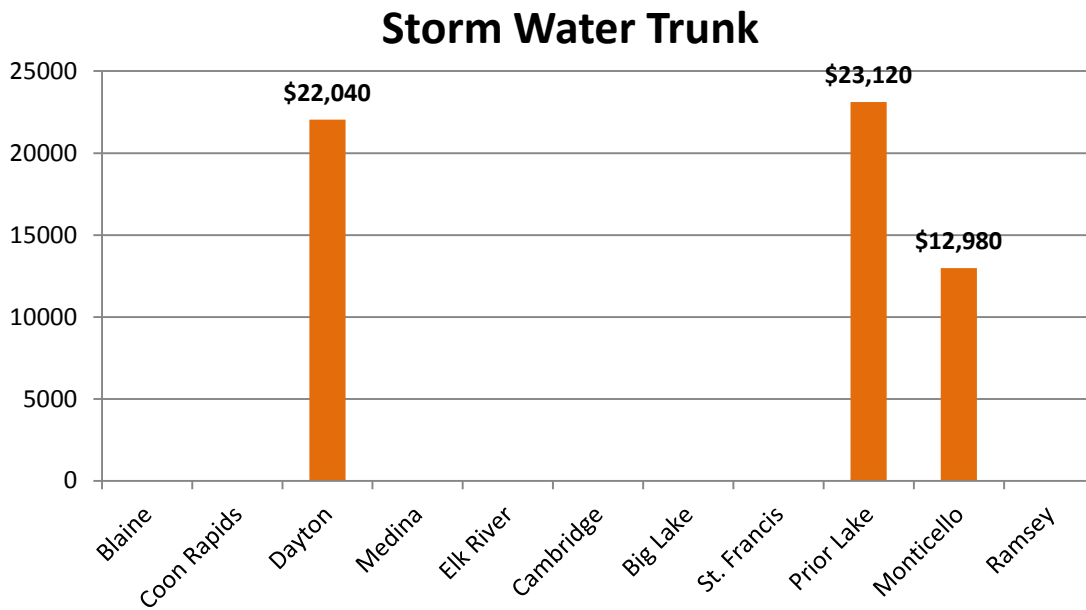
Scenario 4: Industrial Development, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$1,200 per acre
Medina	\$6,575 per SAC unit = \$46,025
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$9,256
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$5,500 per acre
Monticello	\$2,267/acre
Ramsey	\$8,645 per acre = \$34,580



Scenario 4: Industrial Development, Section B: Water Trunk

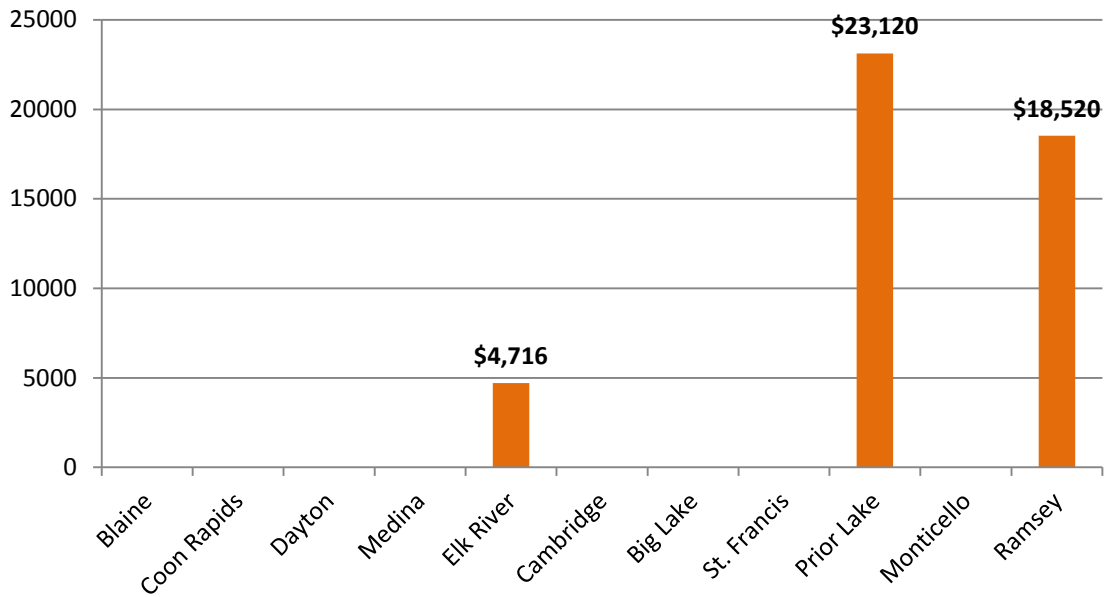
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction. (cost applied elsewhere)
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$5,780 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 4: Industrial Development, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fee exists
Elk River	4716
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	Scenario 4 – Storm Water Management fee - \$23,120 (\$5,780 x 4.0 acres)
Monticello	NO ANSWER
Ramsey	\$4,630 per acre = \$18,520

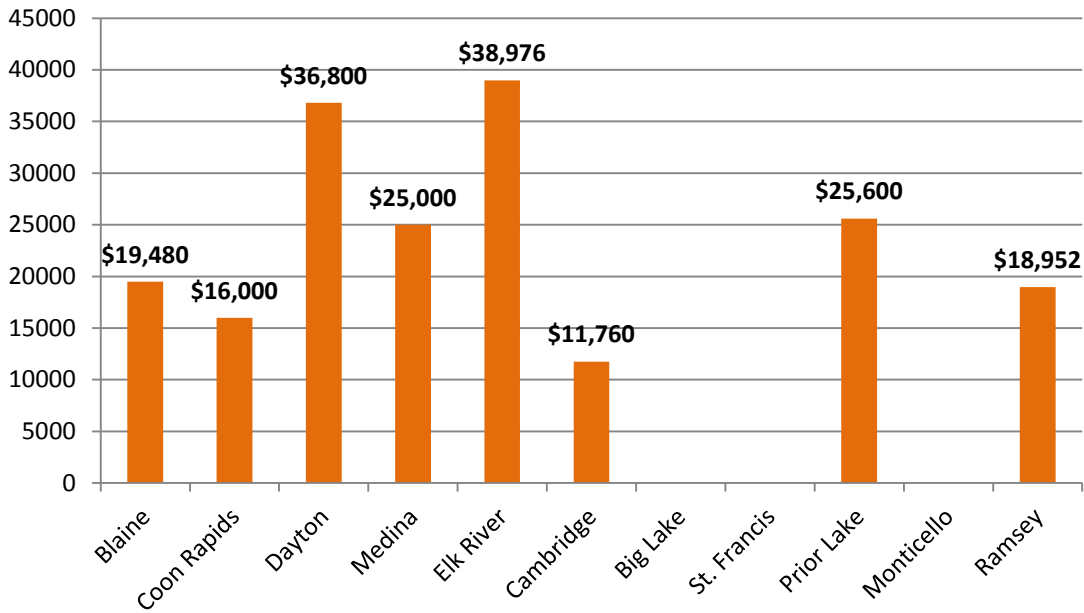
Storm Water Management



Scenario 4: Industrial Development, Section B: Park Dedication (Cash)

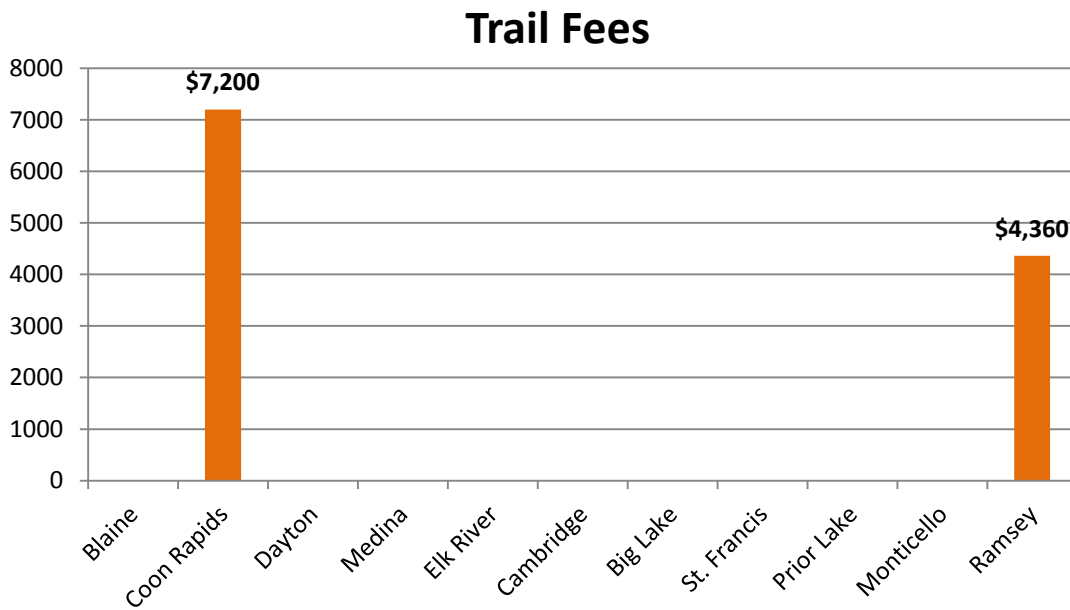
City:	Section B: Park Dedication (cash)
Blaine	\$4,870 per acre.
Coon Rapids	\$4,000 per acre = \$16,000
Dayton	\$9,200 per acre
Medina	8% pre-develop market value (via conversation 25K)
Elk River	9744
Cambridge	\$2,940 per acre or 10% of the development land
Big Lake	\$0 for commercial/industrial development
St. Francis	NO ANSWER
Prior Lake	\$6,400 per acre
Monticello	NO ANSWER
Ramsey	\$4,738 per acre = \$18,952

Park Dedication



Scenario 4: Industrial Development, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Included in park dedication fee
Coon Rapids	\$20 per linear foot
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility based on trail plan
Cambridge	none
Big Lake	\$0 for commercial/industrial development
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1,090 per acre = \$4,360



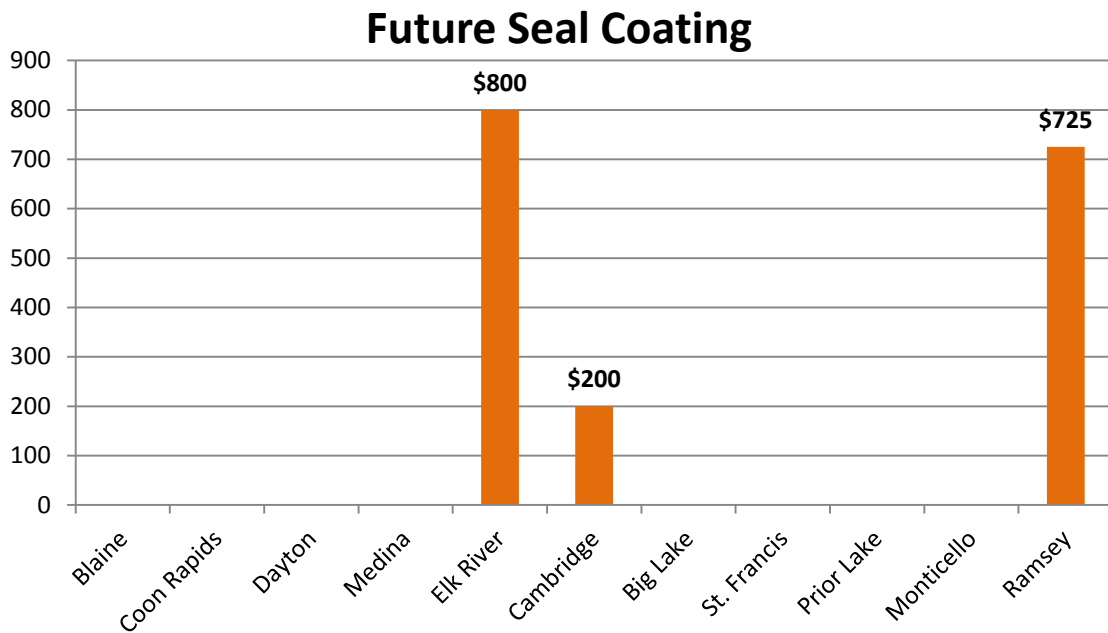
Scenario 4: Industrial Development, Section B: Street/Traffic Signs

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	Developer Installed
Medina	NO ANSWER
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	\$4,920 per acre
Monticello	NO ANSWER
Ramsey	\$225 per sign = 450



Scenario 4: Industrial Development, Section B: Future Seal Coating

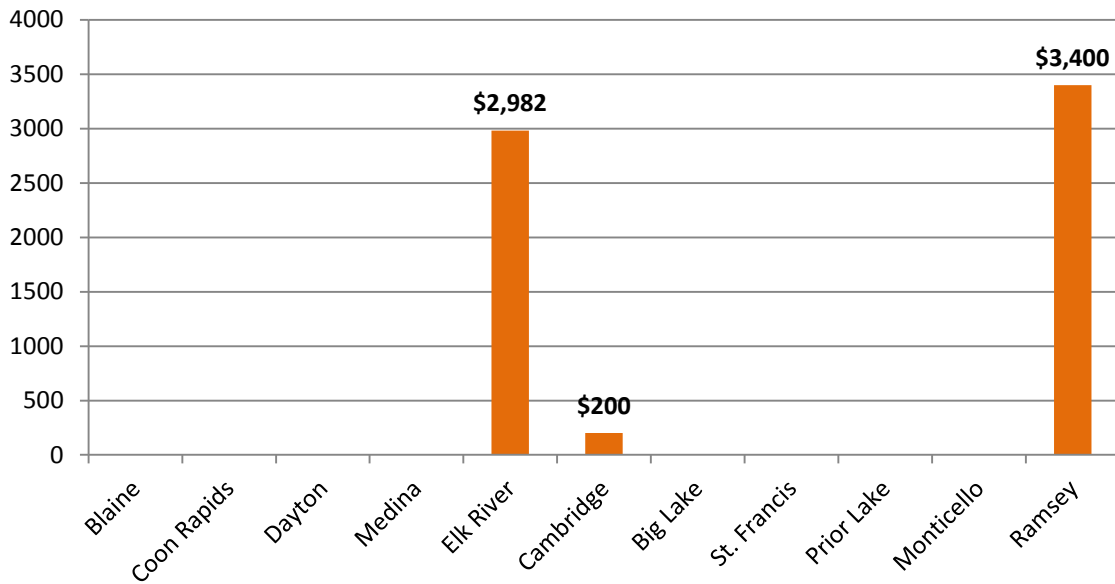
City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	800
Cambridge	\$200
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$725



Scenario 4: Industrial Development, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	2982
Cambridge	\$200
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$3,400

Street Lights

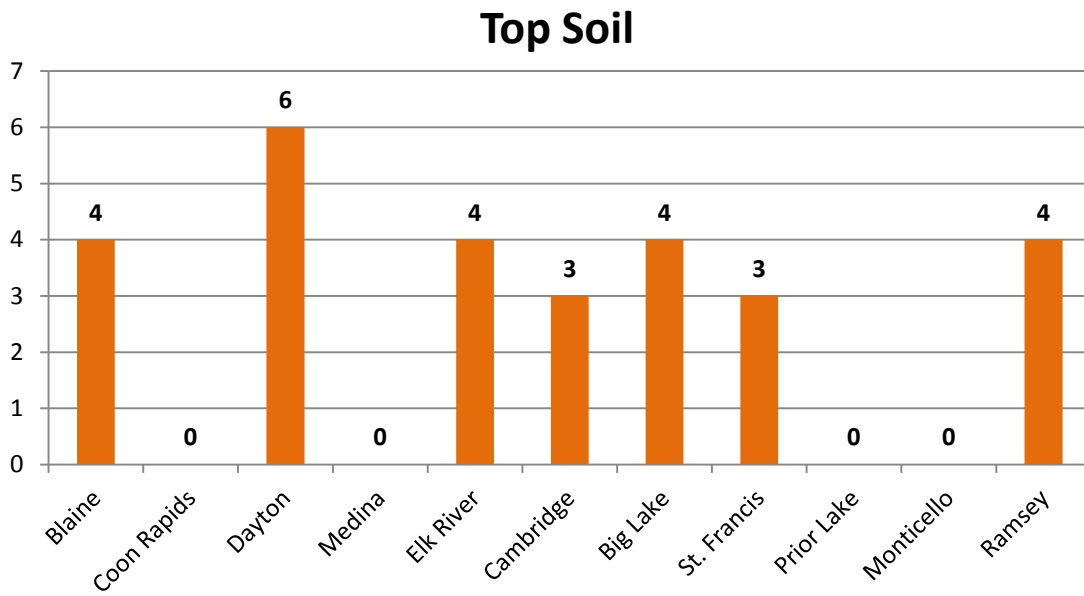


Scenario 4: Industrial Development, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	175 erosion
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements + Landscaping. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Alternate ponding fee for regional pond use is \$8,176/acre. Street Light 3 yr O&M, \$294 per light = \$588
Ramsey	\$100 erosion control escrow fee (non-returnable)

Scenario 4: Industrial Development, Section C: Top Soil

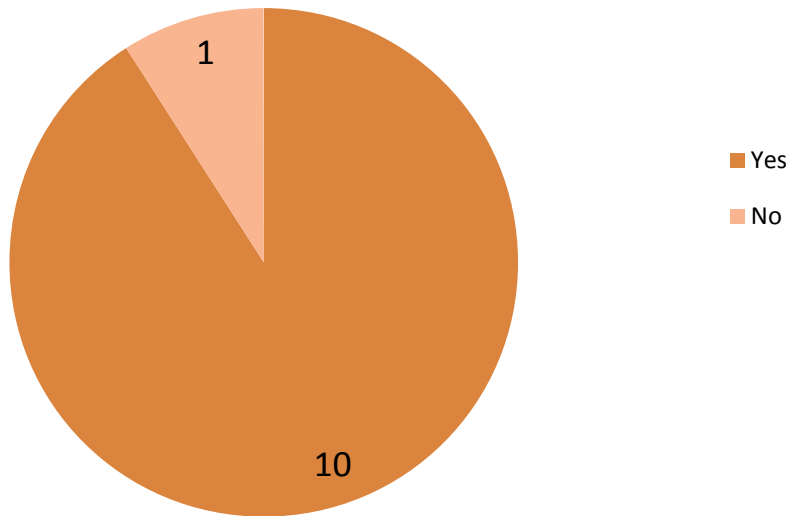
City:	Section C: Top Soil
Blaine	Yes: 4 inches not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" Premium MN DOT
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium



Scenario 4: Industrial Development, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes, sod in front yard—see balance.
Coon Rapids	Yes: per approved landscape
Dayton	Yes: established
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Sod is required
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or sprinklers w/seed
Prior Lake	Yes: Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	No.
Ramsey	No: entire lot needs to be established (not sod)

Grass/Sod



Scenario 4: Industrial Development, Section C: Trees

City:	Section C: Trees
Blaine	Yes: Plan is based depending on the perimeter length
Coon Rapids	Yes: per approved landscape
Dayton	Yes: negotiated
Medina	Yes: 2 over story and 1 ornamental per 100 feet of lot perimeter
Elk River	Yes. 1 tree per 40 feet of perimeter
Cambridge	Yes: 1 tree per 750 sq. ft. of bldg. or 1 tree per 45 ft. of site perimeter in I-2 district (1 tree per 1000 sq. ft. of total bldg. footprint or 1 tree per 50 ft. of site perimeter in I-3 district)
Big Lake	Yes: One(1) tree per 1,000 s.f. floor area or (1) tree per 50 lineal feet of site perimeter (Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees)
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Yes: Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	Yes: LOC or cash escrow equal to 125% of estimated project landscaping cost
Ramsey	Yes: 40 trees (based on perimeter-1 per 50 feet) (or 1 tree pre 1000 sq feet of building space)

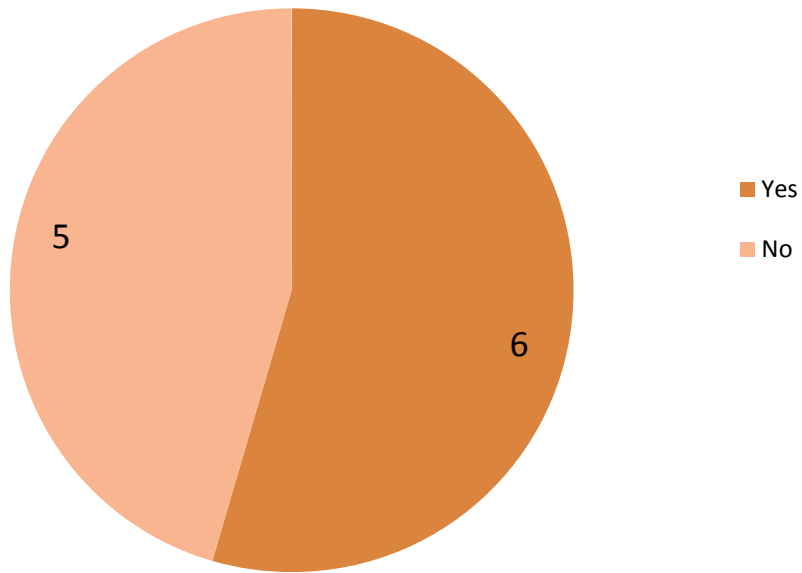
Scenario 4: Industrial Development, Section C: Trees

City:	Section C: Shrubs
Blaine	Yes. (based on site perimeter)
Coon Rapids	Yes: per approved landscape
Dayton	Yes: negotiated
Medina	Yes: 1 per 30 feet of lot perimeter
Elk River	No. (but require a landscaping plan)
Cambridge	Yes: 1 shrub per 450 sq. ft. of bldg. or 1 shrub per 95 ft. of site perimeter in I-2 district (1 shrub per 550 sq. ft. of total bldg. footprint or 1 shrub per 115 ft. of site perimeter in I-3 district)
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	Yes
Ramsey	Yes: 137. One shrub per 30 perimeter feet (or 1 per 300 sq ft of building space)

Scenario 4: Industrial Development, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: Per building code
Cambridge	Yes: As designed by Engineer
Big Lake	Yes: Foundation drainage on a case by case basis
St. Francis	Yes.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No
Ramsey	No.

Foundation Drainage



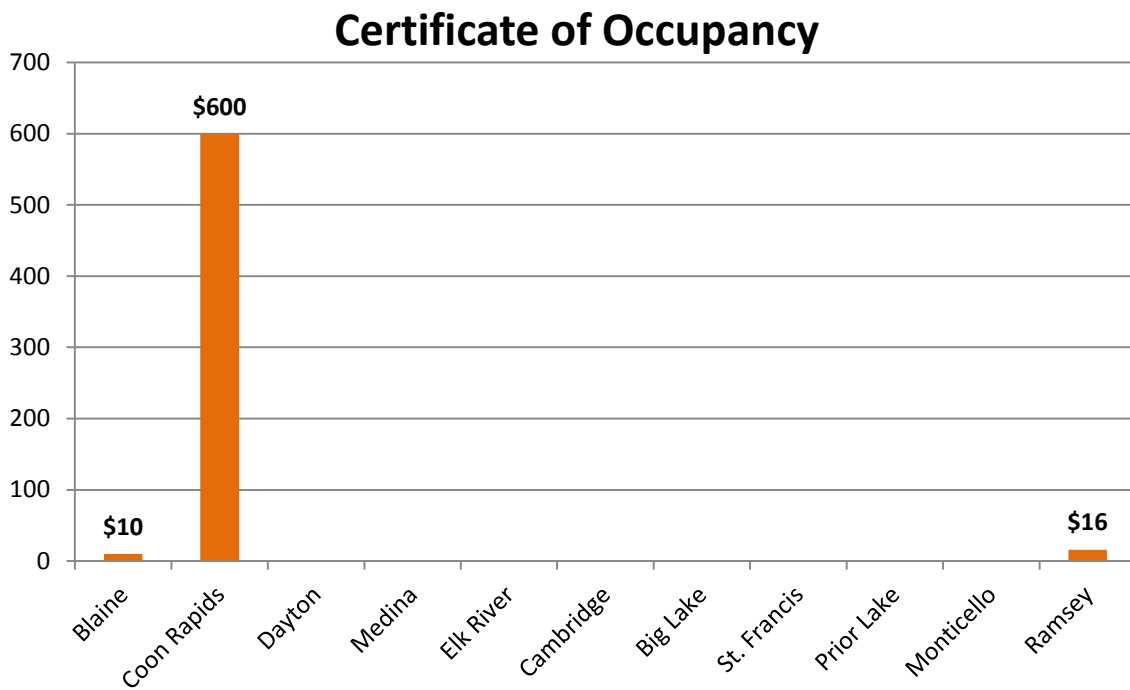
Scenario 4: Industrial Development, Section C: Other Requirements

City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Lawn sprinklers required for industrial development
Cambridge	NO ANSWER
Big Lake	Irrigation Plan is required
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section C: Other Requirements
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Parking lot landscaping (8%) of interior of lot
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 4: Industrial Development, Section D: Certificate of Occupancy

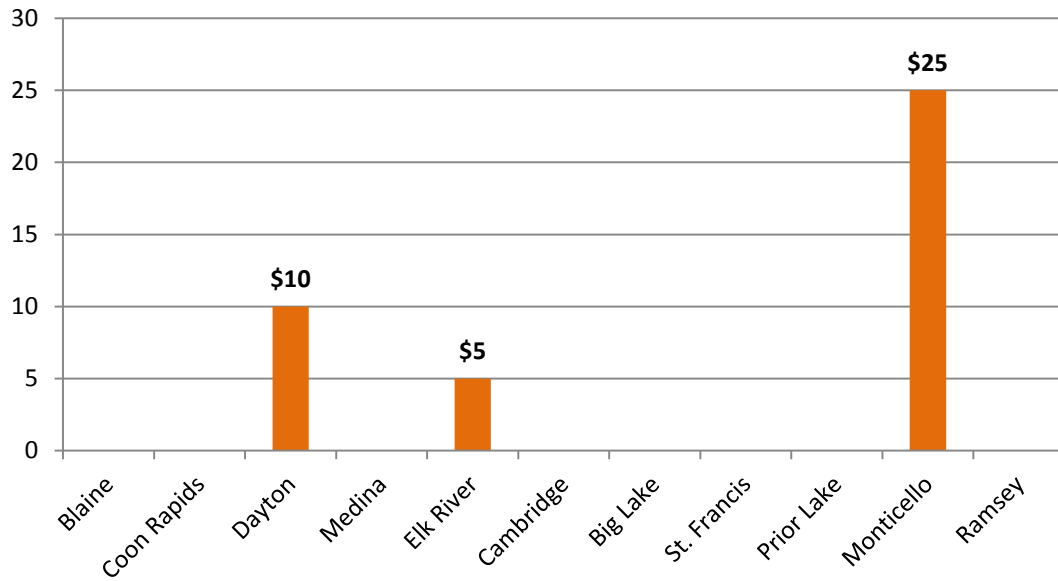
City:	Section D: Certificate of Occupancy
Blaine	\$10 total
Coon Rapids	\$599.75
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	0
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$4



Scenario 4: Industrial Development, Section D: Builder License Verification

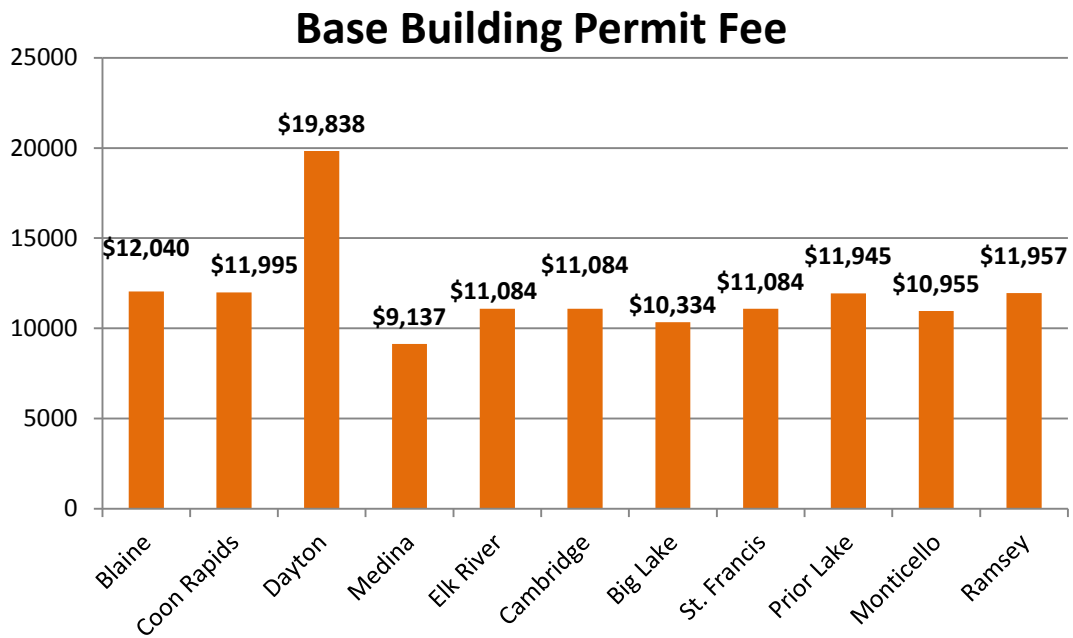
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up
Medina	NO ANSWER
Elk River	\$5
Cambridge	not required
Big Lake	(Not Required)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	NO ANSWER

Builder License Varification



Scenario 4: Industrial Development, Section D: Base Building Permit Fee

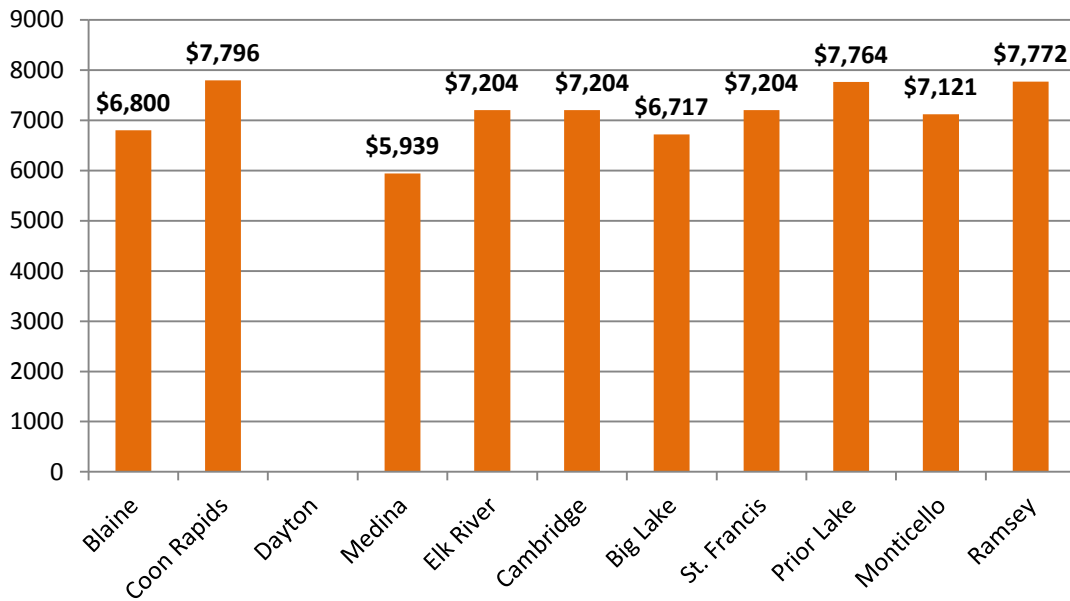
City:	Section D: Base Building Permit Fee
Blaine	\$12,040 total
Coon Rapids	\$11,995 total
Dayton	\$19,838.19 total (includes internal plan review fee)
Medina	\$9,137.25
Elk River	11083.75
Cambridge	\$11,083.75
Big Lake	10,333.75
St. Francis	\$11,083.75
Prior Lake	\$11,945.25
Monticello	\$10,955.28
Ramsey	LMC 03 Base = \$11,956.75



Scenario 4: Industrial Development, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$6,800 total
Coon Rapids	\$7,796.75 total
Dayton	Included in base building permit fee
Medina	\$5,939.21
Elk River	7204.44
Cambridge	\$7,204.44
Big Lake	6,716.94
St. Francis	\$7,204.44
Prior Lake	\$7,764.41
Monticello	\$7,120.93
Ramsey	.65 of LMC Base = \$7,771.89

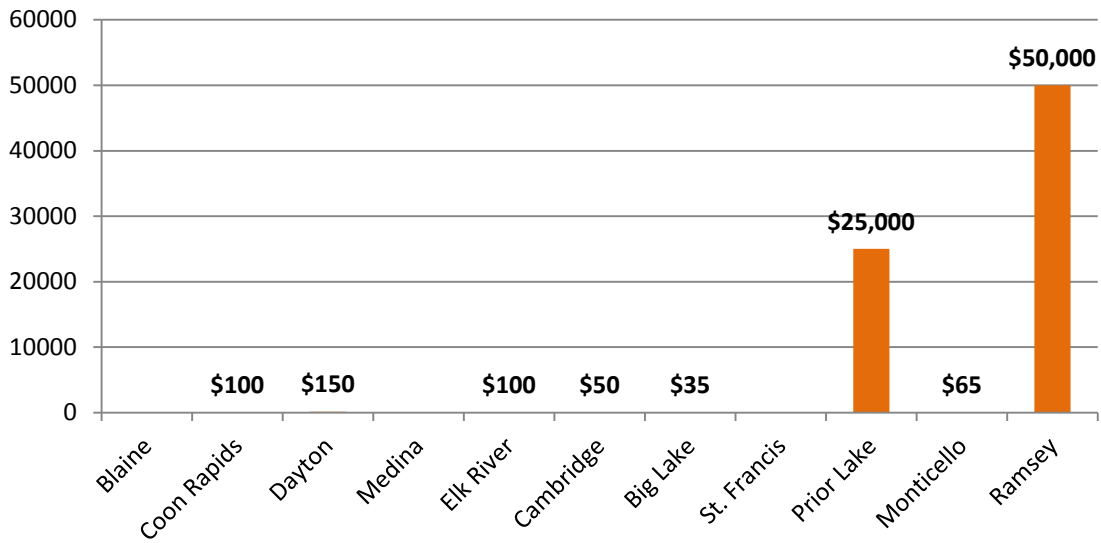
Internal Plan Review Fee



Scenario 4: Industrial Development, Section D: City Sewer Connection (Permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate (along with other infrastructure inspections) for apt and commercial
Elk River	100 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	35
St. Francis	NO ANSWER
Prior Lake	1% of cost (of total project valuation)
Monticello	\$65.00
Ramsey	2% of valuation = 50,000

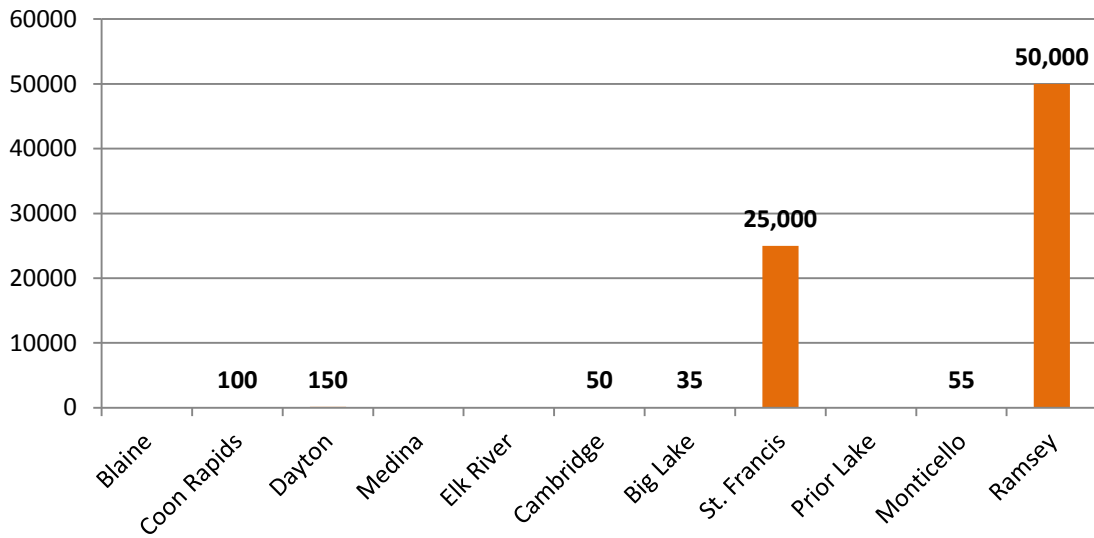
City Sewer Connection (Permit)



Scenario 4: Industrial Development, Section D: City Water Connection (Permit)

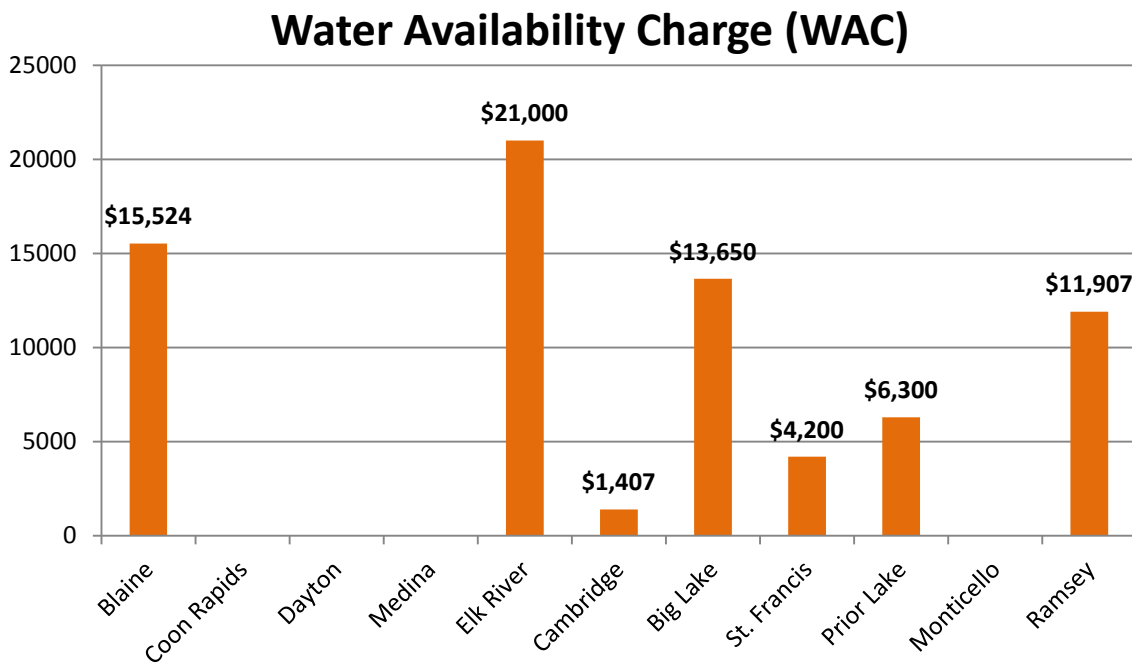
City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate
Elk River	Water and sewer together
Cambridge	\$50
Big Lake	35
St. Francis	NO ANSWER
Prior Lake	1% of cost (of total project valuation)
Monticello	\$55.00
Ramsey	2% of valuation = 50,000

City Water Connection (Permit)



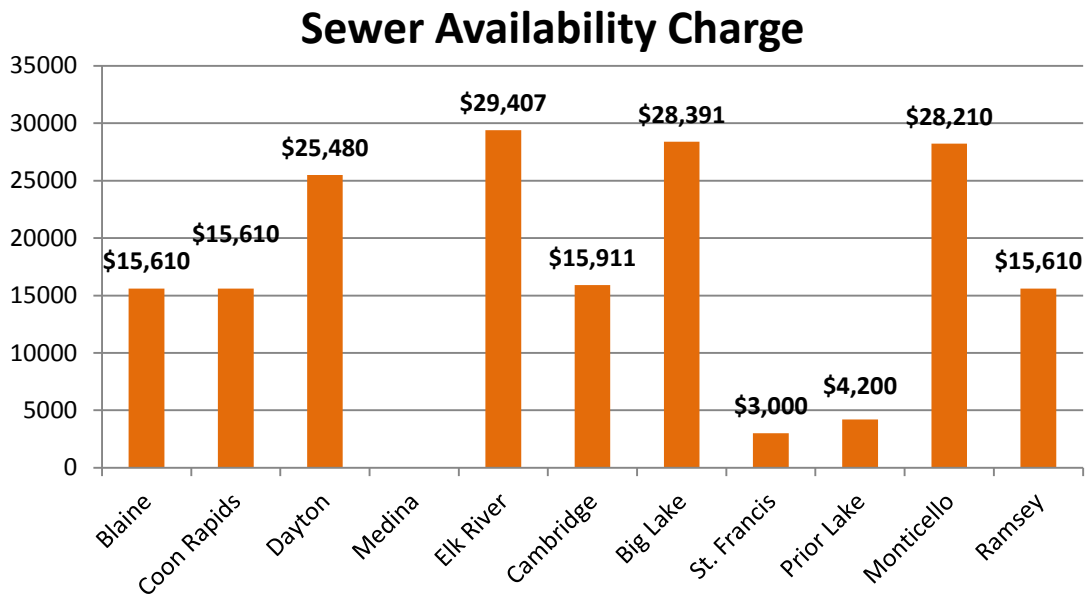
Scenario 4: Industrial Development, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$3,881 per acre
Coon Rapids	NO ANSWER
Dayton	\$2660-\$8,240 per acre (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	21000
Cambridge	\$201 per REU
Big Lake	13,650.00
St. Francis	\$4,200 per unit
Prior Lake	\$6,300
Monticello	Varies based on line size to building
Ramsey	\$11,907



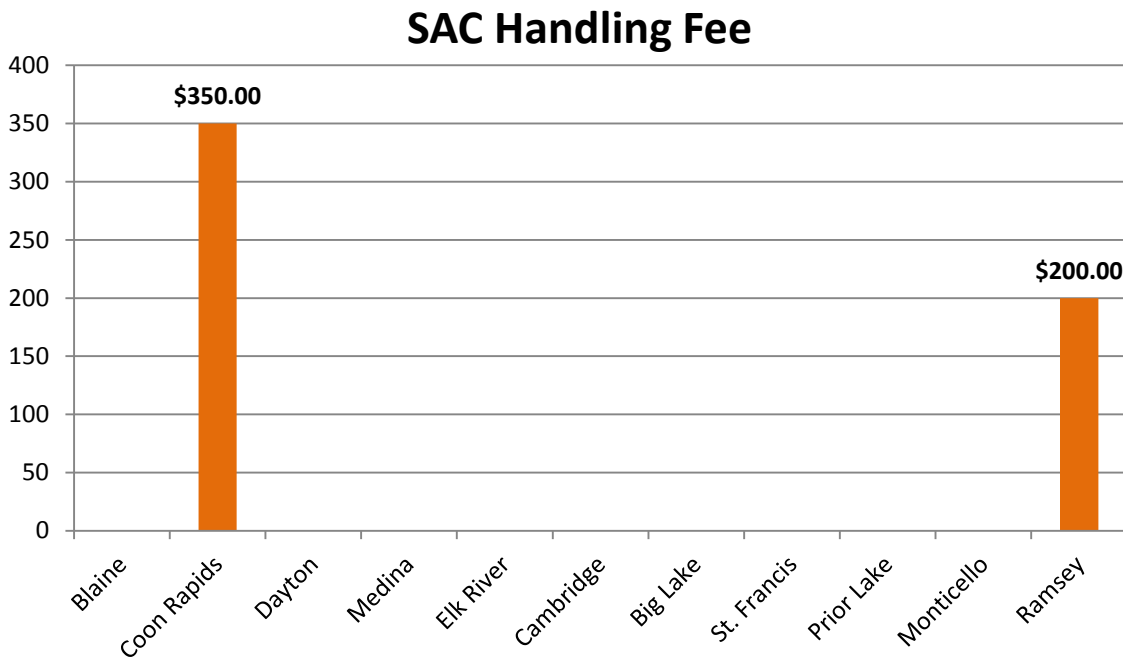
Scenario 4: Industrial Development, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per sac unit
Coon Rapids	\$15,610
Dayton	\$3,640 per SAC unit
Medina	NO ANSWER
Elk River	29407
Cambridge	\$2,273 per REU
Big Lake	28,391.00
St. Francis	\$3,000 per unit
Prior Lake	\$4,200
Monticello	\$28,210.00
Ramsey	\$15,610 (METCOUNC)



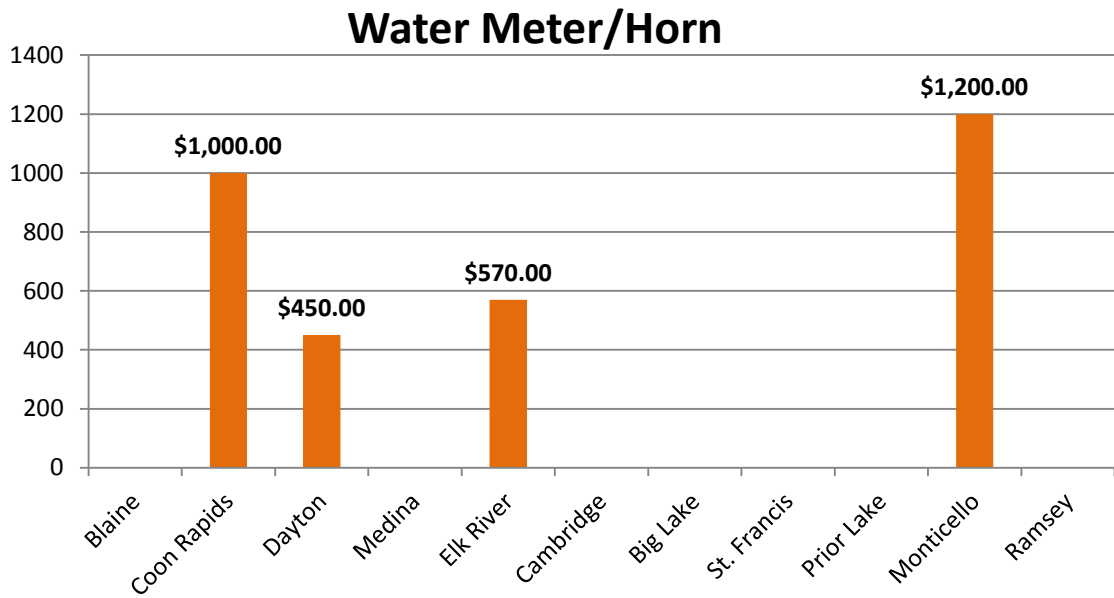
Scenario 4: Industrial Development, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$350
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	0
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200



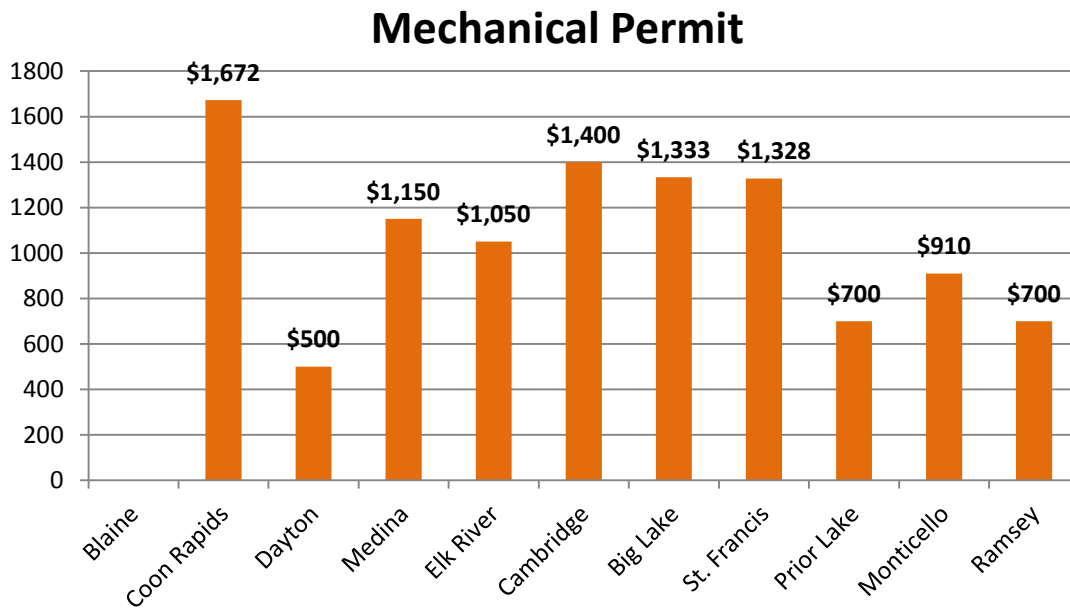
Scenario 4: Industrial Development, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$1,000
Dayton	\$450
Medina	\$125 for transmitter, developer buy meter/horn
Elk River	570/ 860 for irrigation
Cambridge	NO ANSWER
Big Lake	Water meter furnished by plumber
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$1200 + tax
Ramsey	TBD (will send in an updated version)



Scenario 4: Industrial Development, Section D: Mechanical Permit

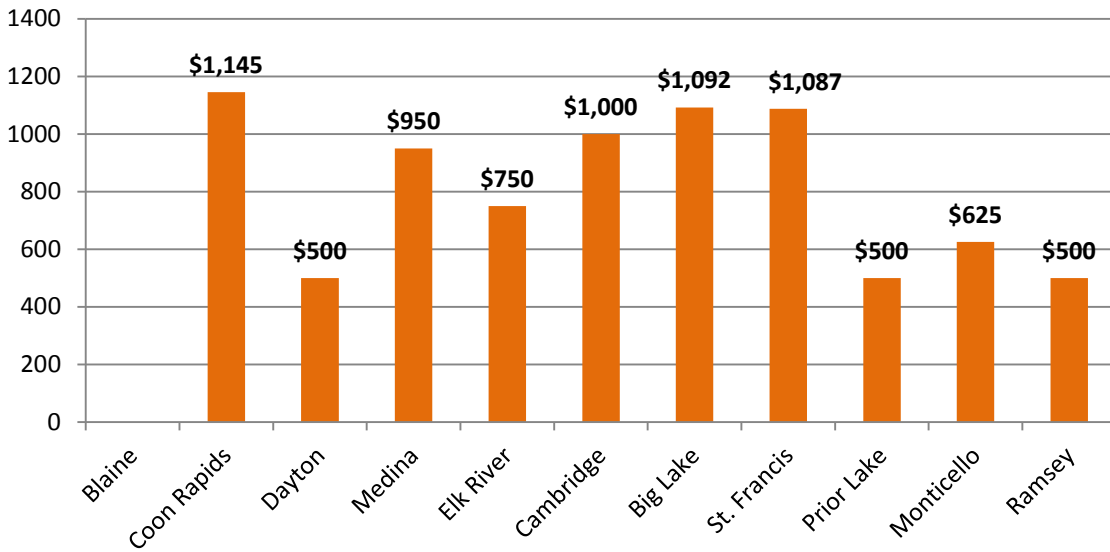
City:	Section D: Mechanical Permit
Blaine	NO ANSWER
Coon Rapids	\$1,672
Dayton	\$500
Medina	\$1,150
Elk River	1.5% (mechanical valuation)
Cambridge	\$1,400
Big Lake	1,333.19
St. Francis	\$1,328.19 (based on value)
Prior Lake	\$700 (1% of cost)
Monticello	\$910.00
Ramsey	1% of mechanical valuation



Scenario 4: Industrial Development, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	NO ANSWER
Coon Rapids	\$1,145
Dayton	\$500
Medina	\$950
Elk River	1.5% (plumbing valuation)
Cambridge	\$1,000
Big Lake	1,092.00
St. Francis	\$1,087.19 (based on value)
Prior Lake	\$500 (1% of cost)
Monticello	\$625.00
Ramsey	1\$ of plumbing valuation

Plumbing Permit



Scenario 4: Industrial Development, Section D: Plumbing Permit

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical Permit \$1,310
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Erosion - Hourly inspection rate
Elk River	Erosion 175 (total, admin fee)
Cambridge	water treatment facility charge: \$901 per REU (6307)
Big Lake	NO ANSWER
St. Francis	Fire suppression (based on value, as needed)
Prior Lake	Water tower fee - \$7,000
Monticello	Firelock box @ \$171.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Parking Lot \$1,652
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	NO ANSWER
Elk River	State Surcharge \$1,050
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	1-1/2" pressure reducer \$350
Monticello	Assessment search @ \$100.00
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Storm Sewer \$1,052
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Utility locate @ \$50.00, and Excavation permit @\$50.00
Ramsey	NO ANSWER

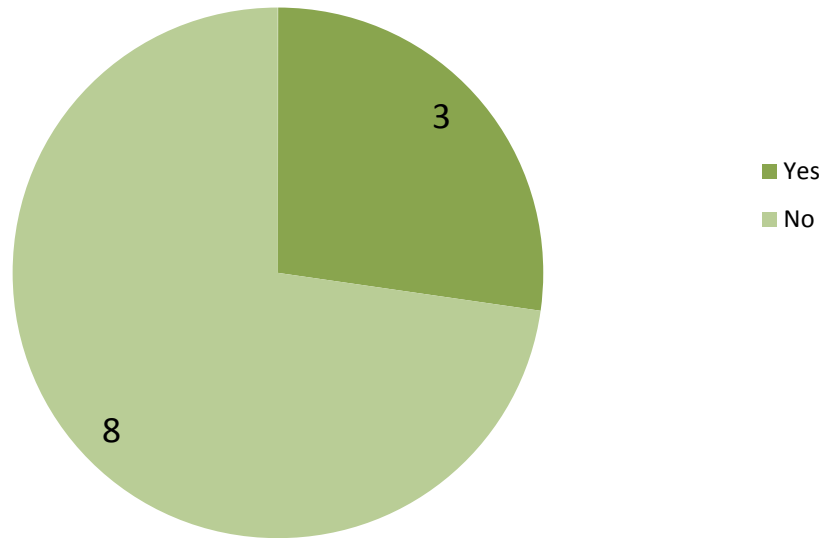
Utility/Entitlement Fees, City Provided Utility Fees: Street Lights

City:	City Provided Utilities Section: Street Lights
Blaine	Yes: Install is required by developers. The city pays utility fees.
Coon Rapids	<i>Yes: Installed by developer, city pays bills and maintenance</i>
Dayton	Yes: installed and paid for by developer. City pays utility fees
Medina	Yes: The city (pays the fees), unless the development uses lights that aren't supported
Elk River	Yes: City pays the utility fees of the street lights, after the street lights are installed to ERMU specifications
Cambridge	Yes: Developer pays first year operation of \$100 per light.
Big Lake	Yes: The developer pays all fees associated with street lighting installation.
St. Francis	Yes: Developer installs but the city pays the bills
Prior Lake	Yes: installed and paid for by developer. City pays utility fees
Monticello	Yes. We require an LOC to secure the placement.
Ramsey	Yes: Urban Sub. = 9.01 per qtr, Rural Sub. = 14.85 per qtr, priority streets (ALL owners charged) 1.37 per qtr

Utility/Entitlement Fees, City Provided Utility Fees: City Provided Recycling

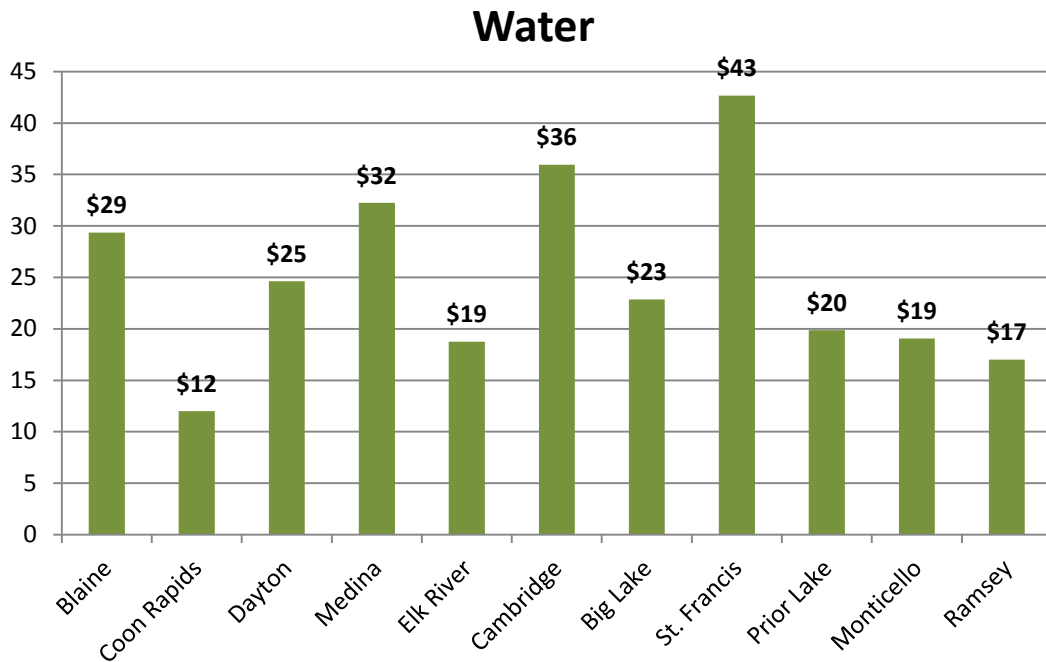
City:	City Provided Utilities Section: Recycling
Blaine	Yes: Do not have a separate fee—charged as part of the refuse service.
Coon Rapids	<i>NO ANSWER</i>
Dayton	Yes: city pays
Medina	No: Not City provided...although we do have exclusive rights for a carrier
Elk River	<i>NO ANSWER</i>
Cambridge	Yes: Residents and businesses are furnished with recycling bins for general household and office recyclable material but there is no charge
Big Lake	No: Recycling is handled by private vendors.
St. Francis	<i>NO ANSWER</i>
Prior Lake	No recycling fee taken by the City (only private party cost)
Monticello	See attached
Ramsey	Not provided by city. this is done through a third party, 8.85 per quarter

City Provided Recycling



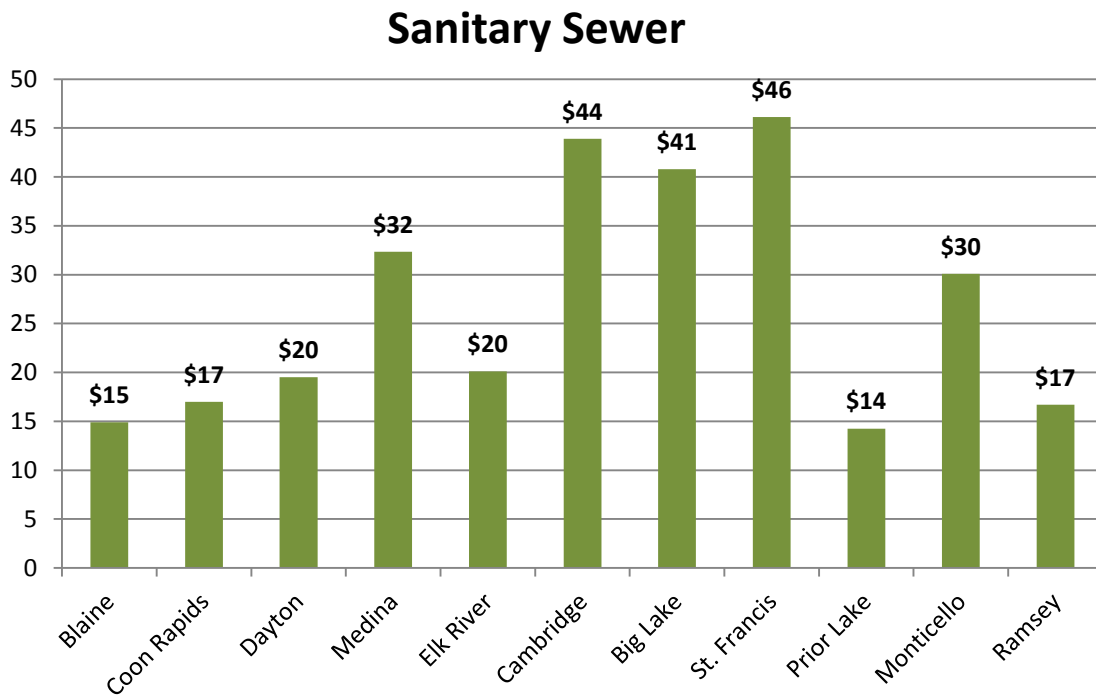
Utility/Entitlement Fees, City Provided Utility Fees: Water

City:	City Provided Utilities Section: Water (7,500 gallons/month)
Blaine	\$29.35 per quarter.
Coon Rapids	1.65 per 1000 gallons
Dayton	24.63
Medina	\$55.85 per month for commercial/industrial (32.23 residential)
Elk River	18.75 residential rate
Cambridge	35.95 per unit
Big Lake	22.85 per month. Residential: \$2.25 per 1,000 gallon per month + \$6 per month fixed fee; Commercial: \$2.25 per 1,000 gallon per month+ \$12.00 per month fixed fee
St. Francis	42.66 per month
Prior Lake	Fee = \$2.65 per 1000 gallons, 39.75 bimonthly
Monticello	Billed quarterly. Please see attached for breakdown between commercial and residential rates. \$1.27 per 1000 gal.
Ramsey	we charge 2.27 per 1,000 gallons for the first 15,000, 17.03



Utility/Entitlement Fees, City Provided Utility Fees: Sanitary Sewer

City:	City Provided Utilities Section: Sanitary Sewer (7,500 gallons/month)
Blaine	\$44.70 per quarter. This is a flat rate.
Coon Rapids	51.00 per quarter flat rate for residential
Dayton	19.51
Medina	\$32.34
Elk River	\$20.09. Rate is average of November through March, with no history rate is:
Cambridge	43.90 per unit
Big Lake	40.80 per month. \$4.65 per 1,000 gallon per month for both Residential and Commercial; Residential: \$6.00 per month fixed fee; Commercial: \$12.00 per month fixed fee
St. Francis	46.13 per month
Prior Lake	Fee = 1.90 per 1000 gallons, 28.50 bimonthly
Monticello	Billed quarterly. Please see attached for breakdown. 4.01 per 1000 gal
Ramsey	per residential single fam home = 66.79 per qtr. Multi family or commercial 66.79 + 2.89/1000 above 20,000. 66.79 (sing fam) per qtr



Utility/Entitlement Fees, City Provided Utility Fees: Storm Water

City: City Provided Utilities Section: Storm Water	
Blaine	We have a storm water utility. Scenario 1: \$5.25 per unit. Scenario 2: \$5.25 per unit. Scenario 3: Site plan based. Scenario 4: Site plan based.
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	#1 \$29.51 per year per home #2 \$29.51 per year per unit #3 \$1,376.35 per year #4 \$755.46 per year
Elk River	NO ANSWER
Cambridge	#1 \$4.25/month/unit, \$510/month #2 \$34.00/month #3 43 units, \$183/month #4 18 units, \$76.50/month
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	#1 7.25 bi monthly #2 7.25 bi monthly #3 7.25 bi monthly #4 21.75 per acre (bi monthly)
Monticello	Described within scenarios (per acre basis)
Ramsey	#1 9.27 per quarter per home #2 9.27 per quarter per home #3 9.27 per quarter per home #4 37.08 per REU per quarter

Utilities: Storm Water	Scenario 1 (per unit per month)	Scenario 2 (per unit per month)	Scenario 3 (120 REU, per month)	Scenario 4 (18 REU per month)
Blaine	\$5.25	\$5.25		
Coon Rapids				
Dayton				
Medina	\$2.46	\$2.46	114.70	62.955
Elk River				
Cambridge	\$4.25	\$4.25	510	76.5
Big Lake				
St. Francis				
Prior Lake	\$3.63	\$3.63	435.6	65.34
Monticello				
Ramsey	\$3.09	\$3.09	370.8	222.48

Utility/Entitlement Fees, City Provided Utility Fees: Other

City:	City Provided Utilities Section: Other City Provided Utilities
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Fiber Net Monticello - a community owned fiber to every premise telecommunications provider. Voice, video and internet
Ramsey	NO ANSWER

Utility/Entitlement Fees, Entitlement/Application Fees: Site Plan Review

City:	Entitlement/Application Fees Section: Site Plan Review
Blaine	Pre and Final Plat: \$1,100 +\$10 per lot.
Coon Rapids	Plat preliminary \$440, Final \$150
Dayton	100 plus 500 escrow
Medina	Site Plan Review = \$5000 deposit; All hourly rates of review staff charged to applicant
Elk River	Preliminary and final plat (\$200). 1,000 + 5\$ per lot over 50 + 1500 engineering escrow)
Cambridge	Preliminary plat fee = \$250 (escrow = \$500 + \$100/lot for each lot in excess of 5). final plat fee = \$100 + \$10/lot
Big Lake	Development Application for Preliminary Plat, \$950 + \$10,000 escrow. Development Application for Final Plat (includes Development Contract), \$500. =====Prelim is 950, Final is 500 (10K escrow)
St. Francis	Final Plat \$350 fee/ \$650 escrow—preliminary plat \$400 fee/425 + 175 escrow
Prior Lake	Preliminary plat, 500 plus 10 per lot (5,000 escrow). Final plat \$150 plus \$5/lot (\$5,000 escrow)
Monticello	\$300 plat application plus planning review deposit based on units
Ramsey	Site Plan Review =\$200 *plus a site plan review escrow = \$800 (staff time is charged)

Site Plan Review	Pre Plat			Final Plat			Combined		
	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot
Blaine							1100		10
Coon Rapids	440			150					
Dayton							100	500	
Medina								5000	
Elk River			5/lot after 50						
Cambridge	1000	1500	100 (in excess of 5)	200		10 (in excess of 5)			
Big Lake	250	500		100					
Big Lake	950	10000		500 (incl devel contract)					
St. Francis	400	425	175 per lot	350	650				
Prior Lake							200	5000	5 per lot
Monticello							300		1-5 (100 per) 6+ (150 per)
Ramsey							200	800	

Utility/Entitlement Fees, Entitlement/Application Fees: Re-Zoning Application

City:	Entitlement/Application Fees Section: Re-Zoning Application
Blaine	Rezoning \$700.
Coon Rapids	Rezoning \$415, Comprehensive plan = \$630
Dayton	<i>NO ANSWER</i>
Medina	Rezoning = \$1000 deposit; All hourly rate of review staff charged to applicant
Elk River	Zone Change (assuming Comp plan does not need to be amended). \$400.00 (\$500.00 compl plan amend, if nec.)
Cambridge	rezoning application fee =\$250
Big Lake	Development Application for Rezoning + Site & Building Plan Review, \$950 + \$950 = \$1,900. ===rezone is \$950
St. Francis	Rezoning \$350 fee/\$650 escrow
Prior Lake	Rezoning Application Fee 300 plus 10 per lot
Monticello	\$200 for rezoning application plus planning review deposit based on acreage
Ramsey	Rezoning Application = \$200 *plus a rezoning escrow = \$400 (staff time is charged)

Ent/App: Re-Zoning App	Fee	Escrow/Deposit
Blaine	700	
Coon Rapids	415	
Dayton		
Medina		1000
Elk River	400	
Cambridge	250	
Big Lake	950	
St. Francis	350	350
Prior Lake	300 (10 per lot)	
Monticello	200	
Ramsey	200	400

Utility/Entitlement Fees, Entitlement/Application Fees: Other

City:	Entitlement/Application Fees Section: Other Planning Application Fees
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Subdivision = \$5000 deposit; All hourly rate of review staff charged to applicant (in addition to the other charges)
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	

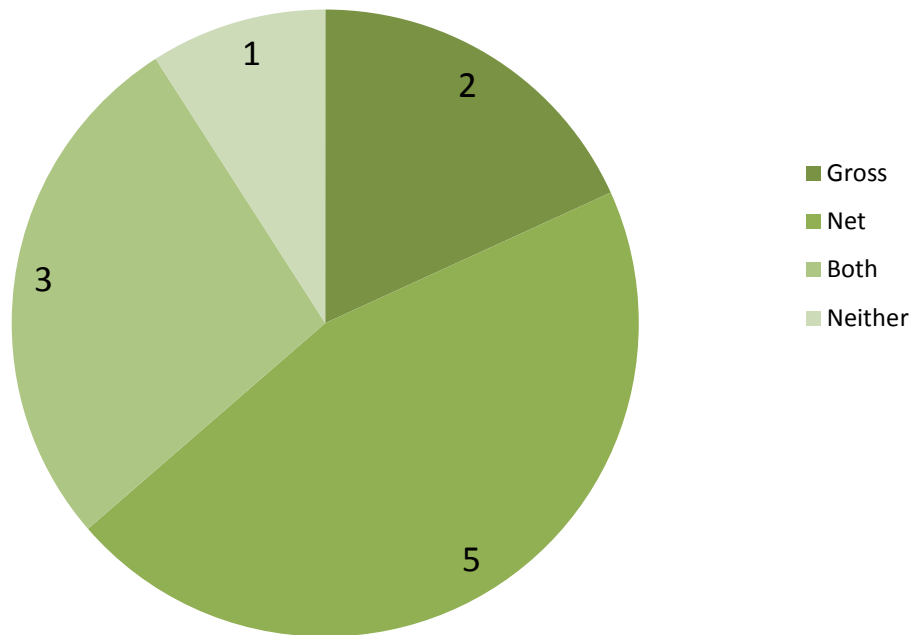
Utility/Entitlement Fees, Engineering Inspection Fees: Public Infrastructure Inspections by Engineering

City:	Engineering Inspection Fees: Public infrastructure Inspections by Engineering
Blaine	The city does inspection of all public work. A budget is established at the beginning of the project. Based on cost and complexity an escrow is paid by the developer. All inspection costs are charged against escrow. Remaining escrow returned to the developer at the end of the project.
Coon Rapids	City provides design, staking, inspection for public improvements. City contracts for this work and then assesses all cost to benefiting properties—5 years to development, 20 years to others. Assessments include city engineering department time, construction interest, administration fee of 4.9%, assessment fee 2.4% (\$500 max) per unit.
Dayton	Collect an escrow or LOC and bill the developer as costs occur. Everything that needs to be done in a development is paid by the developer. Situational amount of credit needed
Medina	150% letter of credit for improvements; City inspects until completion, hourly rate reimbursed at actual cost, estimated 8% of cost for inspections
Elk River	Elk River charges actual engineer inspection time against an escrow account. Any unused funds are returned to the developer/ applicant at the conclusion of the project. Engineers inspect the erosion and public improvements, including plans. We do not allow developers engineer to certify public improvements.
Cambridge	The City requires the developer to pay for engineering inspection and the inspection is typically done by the City. This is done through an escrow fund which typically represents approximately 6% of the construction cost and any remaining would be returned at completion. The City also charges a flat fee of 1-3% of the construction cost to cover City administration of the project.
Big Lake	City completes all inspections. City collects escrow and bills all inspection time to developer. City bills hourly and does not commit to a fee because the City does not hire the contractor or control the schedule.
St. Francis	City inspects all developer installed improvements. City issues invoices to developer based on time spent.
Prior Lake	Escrow take is 125% of estimated construction costs (financial escrow) and a 5% construction observation fee
Monticello	Yes. Sample finance plan attached.
Ramsey	STAGE 1 Improvements: 125% of estimated valuation of stage 1 improvements (financial guarantee); and 5% charge for Inspection fees and 5% charge for maintenance. Financial guarantee. Total = 135% of valuation. STAGE 2 Improvements: we cover all of the stage 2 improvements in Section B of each scenario

Utility/Entitlement Fees, Engineering Inspection Fees: Gross/Net Charges

City:	Engineering Inspection Fees: Gross/Net Charges
Blaine	Most costs are on an upland basis (wetlands out, ponding in--which could be wetland)
Coon Rapids	Front Footage on a Net Basis
Dayton	Gross
Medina	Net acres (storm water utility).
Elk River	We do not charge development fees on a per acre basis.
Cambridge	Fees are charged based on total acreage less wetlands and floodplain.
Big Lake	Net acreage based on Final Plat usable developable area.
St. Francis	Net
Prior Lake	Net Acreage
Monticello	Trunk area charges for water and sewer are paid on gross acreage, storm water is net
Ramsey	We charge based on gross (the total amount of land that project takes place). We do not charge based only on usable land.

Gross/Net Charges



Utility/Entitlement Fees, Engineering Inspection Fees: Erosion Control

City:	Engineering Inspection Fees: Erosion Control
Blaine	Yes: cost determined as part of project approval
Coon Rapids	City provides inspection and includes this cost in assessment for public improvements.
Dayton	No (but was included in building permit)
Medina	Yes: \$250 flat fee per single family house, hourly inspection fees for others
Elk River	Yes: We charge erosion fees on individual building projects. For plats, we require a plan, and that is part of the engineering inspections.
Cambridge	Yes: The developer is responsible for erosion control, no escrows or fees are collected. Individual builders can provide an escrow to cover erosion control/turf establishment/landscaping if they close during the winter period.
Big Lake	The City collects 125% of the value of the required erosion control items. (SNG FAM: Landscape Escrow=\$2,000; \$1,900 refund)
St. Francis	Included in letter of credit. 125% of construction costs
Prior Lake	Erosion escrows are taken as part of construction observation escrow for developments (5% construction cost) and as part of the builders deposit (\$1,500)
Monticello	Yes, currently \$3,00 for first acre and \$1,500 for each additional acre
Ramsey	Yes, we charge a \$100 administrative fee that is non refundable (listed in the previous four scenarios). We also charge an escrow of \$1500 for single family. Units. The escrow is returned to the owner if proper erosion control is conducted (ideally no cost for owner). Town homes = flat rate of \$3,000. Other types of projects are negotiated