

EXHIBIT A
McDonald's Site Plan Development Fees

City of Ramsey
2013 Commercial and Industrial Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
Commercial; or	1.36	per net dev. acre	\$4,738	\$6,444	
Industrial		per net dev. acre	\$3,966	\$0	
Trail Development	1.36	per net dev. Acre	\$1,090	\$1,482	
Subtotal Park and Trail Development				\$7,926	
Water and Sewer Fees					
Water Fees					
Trunk/Connection	1.36	per net dev. Acre	\$5,835	\$7,936	
Lateral		per connection	\$6,143	\$0	If already constructed
Sewer Fees					
Trunk/Connection	1.36	per net dev. acre	\$3,308	\$4,499	
Lateral		per connection	\$3,328	\$0	If already constructed
Subtotal Trunk and Lateral				\$12,434	
Accessibility Charges					
Accessibility Charge (WAC)		per SAC Unit	\$1,148	\$0	Collected with Building Permit
Accessibility Charge (SAC)		per SAC Unit	\$2,435	\$0	Collected with Building Permit
SAC Handling Fee		per address	\$25	\$0	Collected with Building Permit
<small>*SAC is a Metropolitan Council Environmental Services (MCES) Fee; SAC Unit Determined by MCES</small>					
Subtotal Water and Sewer Fees				\$12,434	
Stormwater Management Fees					
Stormwater Management	1.36	per net dev. acre	\$4,465	\$6,072	
Subtotal Stormwater Management				\$6,072	
Street Light Fees					
Street Light Type					
Cobra; or		per light	\$1,300	\$0	
The COR	4	per light	\$2,600	\$10,400	
Three (3) Years Operating and Maintenance	4	per light	\$294	\$1,176	
Subtotal Street Lights				\$11,576	
Sureties and Inspection Fees					
Sureties (to ensure completion; returned when complete)					
Subdivisions/Plats (public improvements)		cost of improvement	125%	\$0	Cash or Letter of Credit
Site Plans (private improvements)	43,333	cost of improvement	150%	\$65,000	Cash or Letter of Credit
Subtotal Sureties				\$65,000	
Engineering Inspection Fee	43,333	cost of improvement	5%	\$2,167	Cash Escrow
Subtotal Surety and Inspection Fee				\$132,166	
GRAND TOTAL FOR DEVELOPMENT FEES				\$38,009	
GRAND TOTAL FOR ENGINEERING INSPECTION FEES				\$2,167	Separate from Building Permit
GRAND TOTAL FOR SURETIES				\$65,000	
GRAND TOTAL FOR SAC/WAC				\$0	Collected with Building Permit