

City of Ramsey
Agenda
Regular Planning Commission
Thursday January 3, 2013
7:00 p
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve the Following Planning Commission Meeting Minutes:
Planning Commission Meeting Minutes Dated December 6, 2012
- 5. Note City Council Minutes**
 1. Note the Following City Council Meeting Minutes:
City Council Meeting Minutes Dated November 13, 2012
City Council Meeting Minutes Dated November 23, 2012
- 6. Public Hearing/Commission Business**
 1. PUBLIC HEARING: Consider Ordinance to Amend City Code Section 117-118 Entitled The COR Related to Twenty Four (24) Hour Drive Thrus
 2. PUBLIC HEARING: Request for Site Plan and Conditional Use Permit Approval for McDonald's Located on Lot 4 Block 1 COR TWO; Case of McDonald's USA LLC
 3. Discussion on Dissemination of City Council Minutes
- 7. Commission/Staff Input**
- 8. Adjournment**

Regular Planning Commission

4. 1.

Meeting Date: 01/03/2013

By: JoAnn Shaw, Community Development

Information

Title:

Approve the Following Planning Commission Meeting Minutes:

Planning Commission Meeting Minutes Dated December 6, 2012

Background:

n/a

Notification:

Observations:

Funding Source:

Staff Recommendation:

Committee Action:

Attachments

12.6.12 Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/28/2012 02:58 PM
Form Started By: JoAnn Shaw		Started On: 12/28/2012 11:15 AM

Final Approval Date: 12/28/2012

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 6, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Joseph Field
 Commissioner Jessica Perez
 Commissioner Gary Van Scoy

Members Absent: Commissioner Robert Schiller

Also Present: Development Services Manager Timothy Gladhill
 Assistant Planner/Environmental Coordinator Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Van Scoy, seconded by Commissioner Field, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Field, Bauer, Brauer, and Perez. Voting No: None. Absent: Commissioner Schiller.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 4, 2012

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 4, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Perez, and Van Scoy. Voting No: None. Absent: Commissioner Schiller.

5. NOTE CITY COUNCIL MINUTES

5.01: Note the Following City Council Meeting Minutes:

5.01.1: City Council Meeting Minutes Dated August 13, 2012

5.01.2: City Council Meeting Minutes Dated August 28, 2012

5.01.3: City Council Meeting Minutes Dated September 11, 2012

5.01.4: City Council Meeting Minutes Dated September 25, 2012

5.01.5: City Council Meeting Minutes Dated October 9, 2012

5.01.6: City Council Meeting Minutes Dated October 23, 2012

Informational; no action required.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Request for Sketch Plan Review of Seasons of Ramsey; Case of the Seasons of Ramsey Limited Partnership

Presentation

Development Services Manager Gladhill presented the staff report. He noted Seasons of Ramsey was requesting a Sketch Plan Review for a major plat for the development of fifty (50) townhome units in the Town Center Gardens 3rd Addition. He indicated the proposed development is a reconfiguration of an existing platted, undeveloped portion of Town Center Gardens. The style of the townhomes proposed varies from the original approval of the previous plat, involving wider units and a net decrease in the number of forecasted units over the entire development area for the project. Staff recommended the Developer proceed with the preparation and submittal of the Preliminary Plat.

Citizen Input

Mike Podawiltz, Podawiltz Development, thanked Staff for their presentation this evening. He looked forward to working with the City on this development.

Chairperson Levine asked if Staff had any concerns with the Sketch Plan.

Development Services Manager Gladhill indicated his only concerns were with the proposed turning movements and setbacks in the development. These items would be worked out in the Preliminary Plat. He stated the Fire Marshall had no concerns at this time.

Commissioner Brauer asked if the developer was comfortable with the single ownership for utilities.

Mr. Podawiltz stated this was the practice and he understood this would be the practice in this development.

Development Services Manager Gladhill commented further information on the utility plan would be available for the Commission to review with the Preliminary Plat.

Commissioner Bauer questioned if there would be any building on the east end of the development.

Development Services Manager Gladhill stated that portion of the development would be used for storm water management and no building was proposed for this area of the development.

Commissioner Bauer asked where the playground would be located.

Development Services Manager Gladhill explained this would be located adjacent to the community building. The “tot lot” would be available to townhome owners and would not be a public park.

Commissioner Field was pleased the development was reduced in size from 70 units to 50 units as this would create wider units and more open space.

The Commission supported the Sketch Plan.

Commission Business

No action was needed at this time.

6.02: Staff Update

The Staff Update was noted.

6.03: Zoning Bulletins

Zoning Bulletins were noted.

7. COMMISSION / STAFF INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Perez, and Van Scoy. Voting No: None. Absent: Schiller.

The regular meeting of the Planning Commission adjourned at 7:19 p.m.

Respectfully submitted,

Tim Gladhill
Development Services Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

5. 1.

Meeting Date: 01/03/2013

By: JoAnn Shaw, Community Development

Information

Title:

Note the Following City Council Meeting Minutes:

City Council Meeting Minutes Dated November 13, 2012

City Council Meeting Minutes Dated November 23, 2012

Background:

n/a

Notification:

Observations:

Funding Source:

Staff Recommendation:

Committee Action:

Attachments

11.13.12 City Council Minutes

11.27.12 City Council Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/28/2012 02:58 PM
Form Started By: JoAnn Shaw		Started On: 12/28/2012 11:21 AM
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TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

3. CITIZEN INPUT 2

4. CONSENT AGENDA 3

5. APPROVE AGENDA 4

6. PUBLIC HEARING 4

 6.01: Public Hearing to Introduce Ordinance Vacating Portions of Drainage and Utility
 Easement and Consider Easement Encroachment Agreement at 6012 146th Avenue NW; Case
 of Jesse VerBeek..... 4

7. COUNCIL BUSINESS..... 5

 7.01: Report from the Personnel Committee – Meeting Dated November 13, 2012..... 5

 7.02: Consider Deferral for Development Fees – Sunwood Retail Area..... 5

 7.03: Consider Modification of TIF District 14..... 6

 7.04: Consider EDA Revolving Loan Fund (RLF) Application 7

8. MAYOR, COUNCIL AND STAFF INPUT 8

9. ADJOURNMENT 8

**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, November 13, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Sarah Strommen
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief James Way
Human Resources Manager Colleen Lasher
Development Services Manager Timothy Gladhill
Management Analyst Patrick Brama
City Attorney William Goodrich
Development Manager Darren Lazan
Interim Engineer Shane Nelson
Councilmember-Elect Mark Kuzma
Councilmember-Elect Chris Riley
Councilmember-Elect John LeTourneau

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

2. PRESENTATION

None.

3. CITIZEN INPUT

Al Pearson, 14821 Bowers Drive, President of the Anoka County Historical Society, announced that Ramsey was chosen to sponsor a Christmas ornament for the Anoka County tree. He asked the Council to designate someone to present the ornament on December 4, 2012, at 7 p.m.

4. CONSENT AGENDA

Motion by Councilmember McGlone, seconded by Councilmember Backous, to approve the following items on the Consent Agenda as revised to remove Case 4.05:

- 4.01: Receive Cash & Investments for Period Ending October 31, 2012
- 4.02: Receive September 2012 Financial Reports – General Fund and Enterprise Funds
- 4.03: Receive Building Permit Revenue Report for 2012
- 4.04: Consider Lease Agreement with Independent Auto Service, Inc. for use of Cold Storage Area; and Consider Sublease Agreement with First Choice Towing (6745 Highway 10)
- ~~4.05: Consider EDA Revolving Loan Fund (RLF) Application~~ This item was removed from the Consent Agenda and considered as Case 7:04.
- 4.06: Introduce Ordinance to Amend City Code Chapter 117, Article II, Division 8 (Signs) Related to Temporary, Construction, Real Estate, and off-Premises Signs
- 4.07: Introduce Ordinance for 2013 Schedule of Rates, Fees and Charges
- 4.08: Approve Request to Declare Surplus Property
- 4.09: Adopt Resolution #12-11-169 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 17, 2012 through November 7, 2012
- 4.10: Adopt Resolution #12-11-170 Adopting the 2013 Parking Ramp Maintenance Budget and Adopt Resolution #12-11-171 Allocating the Parking Ramp Maintenance Costs per the Adopted 2013 Budget based on each parcel's allocated share as outlined
- 4.11: Adopt Resolution #12-11-172 Accepting the City Administrator's Performance Evaluation
- 4.12: Report from Finance Committee – Meeting dated October 23, 2012:
 - 1) Award Contract for Banking Services – *Ratify the recommendation of the Finance Committee and adopt Resolution #12-11-173 Awarding Banking Services to Bank of the West for services to begin January 1, 2013.*
- 4.13: Report from Public Works Committee – Meeting dated October 16, 2012:
 - 1) Review Bid for Snow Removal at Parking Ramp and Municipal Center – *Ratify the recommendation of the Public Works Committee to approve the \$16,850 bid for snow removal service with Complete Grounds Maintenance for the Municipal Center and use City staff and equipment for snow removal services at the parking ramp for the 2012-2013 snow season.*
 - 2) Resident Concern – 167th Avenue (IP 08-27) – *Ratify the recommendation of the Public Works Committee to direct staff to explore options and obtain two bids for raking out soil, adding top soil, and installing sod with the work to be completed by May 1, 2013.*
 - 3) Sunwood Drive Project – Completion of Signal System, Irrigation System, and Sidewalks – *Ratify the recommendation of the Public Works Committee to approve the requested extension of time to December 31, 2012, or 10 days after delivery of mast arm, for completion of the signal system with the understanding that the work*

will be completed as soon as possible after receiving the components and an extension of time to May 15, 2013, for completion of the irrigation system and the sidewalk, if necessary, for City Project 12-20, Sunwood Drive Project, with the contractor signing the written agreement

4.14: Report from Personnel Committee – Meeting dated October 23, 2012:

- 1) Consider a Resolution to Accept a Paid-on-call Firefighter’s Resignation and to Hire a Paid-on-call Firefighter – *Ratify the recommendation of the Personnel Committee to and adopt Resolution #12-11-174 to Immediately Accept Mr. Tim Bergersen’s Resignation and to hire Mr. Jeff Kagol as a Paid-on-call Firefighter at \$12.88 per hour effective November 14, 2012.*

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Elvig, Strommen, Tossey, and Wise. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember McGlone, seconded by Mayor Ramsey, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Elvig, Strommen, Tossey, and Wise. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing to Introduce Ordinance Vacating Portions of Drainage and Utility Easement and Consider Easement Encroachment Agreement at 6012 146th Avenue NW; Case of Jesse VerBeek

Mayor Ramsey closed the regular portion of the City Council meeting at 7:02 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Ramsey called the public hearing to order at 7:02 p.m.

Presentation

Development Services Manager Gladhill reviewed the staff report and recommended approval subject to review of legal counsel as to form. He answered questions of the Council relating to adjacent uses (buffer and transition area between uses) and indicated the building has to remain consistent to the grading plan to assure there are no potential issues with flooding.

Citizen Input

There was none.

Motion by Councilmember Elvig, seconded by Mayor Ramsey, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

The public hearing was closed at 7:07 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 7:07 p.m.

Motion by Mayor Ramsey, seconded by Councilmember Elvig, to introduce An Ordinance Vacating a Portion of an Easement for Drainage and Utility Purposes in the City of Ramsey, Anoka County, Minnesota and Approve the Easement Encroachment Agreement at 6012 146th Avenue NW; Case of Jesse VerBeek, subject to review by legal counsel as to form.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

7. COUNCIL BUSINESS

7.01: Report from the Personnel Committee – Meeting Dated November 13, 2012

Human Resources Manager Lasher presented the consideration by and recommendation of the Personnel Committee to hire Ms. Shannon Schlender, effective on or near November 27, 2012, at \$21.87 per hour, Step 1 of the 2012 Wage Scale.

Motion by Councilmember McGlone, seconded by Councilmember Tossey, to adopt Resolution #12-11-175, A Resolution to Hire a Patrol Officer.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Tossey, Backous, Elvig, Strommen, and Wise. Voting No: None.

7.02: Consider Deferral for Development Fees – Sunwood Retail Area

Development Manager Lazan reviewed the staff report and recommendation that the City Council approve recording the plat now but deferring the development fees related to the plat of COR TWO until the first closing on one of the three HRA lots (Lots 3, 4, 5). He advised this is an unusual case involving grant funding.

The Council acknowledged this consideration to defer fees is the exception, not the rule, but in this case makes sense since it would allow the City to obtain grant dollars.

Development Manager Lazan addressed the process to track deferred fees and recommendation of Finance Director Lund to defer until the initial closing.

Motion by Councilmember Elvig, seconded by Councilmember McGlone, due to the fact of an outstanding grant that requires closing to approve the deferral of the development fees related to the plat of COR TWO until the first closing on one of the three HRA lots – Lots 3-5, COR TWO.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, McGlone, Backous, Strommen, and Tossey. Voting No: None. Abstain: Councilmember Wise.

7.03: Consider Modification of TIF District 14

City Administrator Ulrich reviewed the staff report and recommendation that it is in the City's best interest to keep TIF District 14 in place until existing obligations are met, totaling \$24 million.

Motion by Mayor Ramsey, seconded by Councilmember Tossey, to decertify TIF District 14 for any properties not encumbered.

Further discussion: Mayor Ramsey stated there is no mistaking the results of the election because the people who won ran on the message that the City should not be involved in development. He noted TIF was created to offset costs developers were usually required to pay and to protect the businesses who built in The COR. However, "the people spoke" at the recent election to not have the City involved in private development so there was no reason to keep TIF District #14 intact. Councilmember Backous stated he had seconded a similar motion at the last meeting and agreed the City should not be in the private development business or compete/manipulate the free market; however, he felt it would be disrespectful to consider decertification of TIF District #14 before the new Councilmembers are sworn in. Councilmember Backous stated he would support this effort in January once the new members, who are duly elected officials, have a chance to state their position. Councilmember Strommen agreed "the people spoke" in the recent election that the City needed to get out of the development business but that does not mean "pulling the plug" tomorrow. She found this to be a strategic issue the new Council needs to address once it is seated in January. Councilmember Strommen stated the issue of TIF is nested within that larger strategic discussion, which she welcomes. She supported staff gathering additional information, bringing forward options for modification of the TIF District, and a comprehensive financial analysis so the Council can hold deliberate and thoughtful discussion once the new members are seated. Councilmember Tossey stated he had made the motion to decertify at the last meeting but it was not supported by a majority. He believed that it was still the right thing, noting TIF can become a "political football." He felt Ramsey should compete with other cities by keeping its tax capacity lower to attract developments. Councilmember Tossey stated the way to "starve the beast of government-controlled development" is to cut the HRA levy in half and decertify TIF District #14. He felt TIF plays favorites in choosing one business over another and that TIF should be eliminated Statewide. Councilmember McGlone stated he spent the most time of any staff or Council member at the Capitol to put TIF District #14 and design build authority into place. He stated if this Council or next year's Council thinks Ramsey should be out of the development business, it should also be out of the TIF District business. He stated that he has more TIF knowledge than any "newbie." Regarding the comment that "the people spoke" at the recent election, he would question the pamphlet distributed by "Citizens for Responsible Government," a pact that supported those who

won the election by campaigning that the City should be out of the development business. Councilmember McGlone stated he worked to create TIF District #14 solely for the residents who elected him but things appear to be changing so he can no longer support keeping that role. Councilmember Wise stated he does not support decertifying this TIF District because it puts Ramsey back on an “uneven playing field” with other communities. He noted The COR was encumbered with a massive amount of bureaucracy and TIF has allowed Ramsey to resolve those issues and attract businesses. Councilmember Wise noted the City has used TIF to make capital improvements/infrastructure that otherwise would not be financially feasible in the private sector. He felt if Ramsey did not have TIF to offer, development would go elsewhere. In addition, Armstrong Boulevard and TIF will attract a big box business to The COR. Councilmember Wise stated he would not encumber a future Council by making this decision tonight. Councilmember Elvig stated he would like to leave the election behind but agrees the overpass is a major issue, an issue of safety and convenience, that the Council needs to stick to. He noted the City’s cost will be nearly \$30 million and the overpass will either be paid from TIF or be spread to all of the residents. He would like those costs paid by the TIF District so the people who benefit pay for it. Councilmember Elvig stated the use of TIF and the City’s role needs to be well thought out.

Motion failed. Voting Yes: Mayor Ramsey, Councilmembers McGlone, and Tossey. Voting No: Councilmembers Backous, Elvig, Strommen, and Wise.

7.04: Consider EDA Revolving Loan Fund (RLF) Application

City Administrator Ulrich presented the staff report and recommendation of the EDA to approve the requested Revolving Loan.

Motion by Councilmember Elvig, seconded by Councilmember Strommen, to confirm the recommendation of the EDA and approve a Revolving Loan Fund (RLF) Application.

Further discussion: Councilmember McGlone stated his rationale and intent to oppose the motion because he thinks it is a second position loan for a start up business with up to a 90% failure rate and inability to recoup funds. Councilmember Tossey expressed his reservation to support the motion because the original loan term did not comply with EDA guidelines and had to be revised from ten years to seven years. In addition, because this involved taxpayer money, he was conflicted. Councilmembers Elvig, Strommen, and Backous advocated in support of the motion since the application, as revised to a seven-year term, fits the EDA policy, included an extensive business plan, the strong financial position of the personal guarantors, and recommendation of the EDA and Mr. Mulrooney who has a spotless reputation. It was noted that these loan funds were raised through a grant and the EDA has experienced a 100% success rate in administering its revolving loan program using the same criteria and consultant. Councilmember Wise clarified that government has no money; all is taxpayer’s money; however, he supported the application based on the recommendation of the EDA and Mr. Mulrooney, an expert consultant with a proven track record. Mayor Ramsey stated he would oppose the motion because the loan collateralized exercise equipment that has a high depreciation and if the person putting up the personal guarantee has a lot of money, he could put up this money without a loan from Ramsey.

Motion carried. Voting Yes: Councilmembers Elvig, Strommen, Backous, and Wise. Voting No: Councilmember McGlone, Tossey, and Mayor Ramsey.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming events and meetings and provided an update on construction projects. He extended his appreciation to City Clerk Thieling and staff for efforts expended on the recent election.

Interim Engineer Nelson reported on streetlight and outlet installation.

The Council thanked the country's veterans for their service and residents who voted at the recent General Election. Congratulations were extended to Mayor-Elect Strommen and Councilmembers-Elect Mark Kuzma, Chris Riley, and John LeTourneau.

9. ADJOURNMENT

Motion by Councilmember Wise, seconded by Councilmember Tossey, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:03 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

 2.01: Presentation and Swearing in of new Police Officer 2

3. CITIZEN INPUT 3

4. CONSENT AGENDA 3

5. APPROVE AGENDA 4

6. PUBLIC HEARING 4

7. COUNCIL BUSINESS..... 4

 7.01: Adopt Ordinance #12-XX Adopting 2013 Schedule of Rates, Fees, and Charges..... 4

 7.02: Adopt Ordinance #12-XX to Amend City Code Section 117 – 118 (The COR)
 Approving Amendment to The COR Design Framework Related to Off-Street Parking, Signs,
 Parks and Trails, and Sub-District Boundaries 4

 7.03: Adopt Ordinance #12-XX to Amend City Code Chapter 117, Article II, Division 8
 (Signs) Related to Temporary, Construction Real Estate, and Off-Premise Signs..... 5

 7.04: Adopt Ordinance #12-XX Vacating Portions of Drainage and Utility Easement at
 6012 146th Avenue NW; Case of Jesse and Dana VerBeek 6

 7.06: Attorney – Client Privileged Discussion Regarding the Pending Isanti County
 District Court Lawsuit Titled “County of Isanti, Plaintiff, vs. Keith Kiefer, Defendant, vs.
 City of Ramsey and City Administrator, Kurtis Ulrich, in his official capacity and
 individually, Third Party Defendants” 6

 7.05: Consider Entering into a Purchase Agreement for the Property Located at 8901 –
 146th Avenue NW, Minnesota, owned by USCO Corp. (Portions may be closed to the public) 7

8. MAYOR, COUNCIL AND STAFF INPUT 8

9. ADJOURNMENT 8

**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, November 27, 2012 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Sarah Strommen
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief James Way
Human Resources Manager Colleen Lasher
City Clerk Jo Ann Thieling
Development Services Manager Timothy Gladhill
City Attorney William Goodrich
Interim Engineer Shane Nelson
Councilmember-Elect Mark Kuzma
Councilmember-Elect Chris Riley

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

2. PRESENTATION

2.01: Presentation and Swearing in of New Police Officer

Police Chief Nelson introduced Officer Shannon Schlender and described her ten years of law enforcement experience.

City Attorney Goodrich swore in Officer Shannon Schlender to the position of Ramsey Police Officer.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember Tossey, seconded by Councilmember Elvig, to approve the following items on the Consent Agenda:

- 4.01: Receive October 2012 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the following Board Meeting Minutes:
 - 1) Environmental Policy Board Meeting Minutes Dated September 10, 2012
 - 2) Economic Development Authority Meeting Minutes Dated October 11, 2012
- 4.03: Approve License Applications:
 - Transient Merchant
Abundant Life Ministries, Box 1061, Anoka, MN 55303
 - Temporary Intoxicating
St. Katharine Drexel, 7101 – 143rd Avenue NW, Ramsey, MN 55303
- 4.04: Approve the Following Meeting Minutes:
 - 1) Special City Council – October 16, 2012
 - 2) City Council Work Session – October 23, 2012
 - 3) City Council Regular – October 23, 2012
 - 4) Canvassing Board – November 13, 2012
 - 5) City Council Work Session – November 13, 2012
 - 6) City Council Regular – November 13, 2012
- 4.05: Approval for Exemption for a Gambling License for Simply Outdoor Experiences to Conduct a Raffle at 8019 Armstrong Boulevard – Holte Contracting Office
- 4.06: Approve Highway 10 Access Easement to benefit property located at 6781 Highway 10 NW
- 4.07: Approve Joint Powers Agreement between the City of Ramsey and County of Anoka for Assessment of Property
- 4.08: Authorize Entering into a Joint Powers Agreement for Conduct of Elections between Anoka County and the Municipalities, Townships and School Districts in Anoka County to Allocate Costs for Election Expenses
- 4.09: Adopt Resolution #12-11-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 8, 2012, through November 20, 2012
- 4.10: Adopt Resolution #12-11-177 Authorizing Partial Payment to North Pine Aggregate for IP 12-20 Armstrong / Sunwood Drive
- 4.11: Adopt Resolution #12-11-178 Authorizing Partial Payment to North Valley, Inc. for IP 12-23 Alpine Drive Resolution

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Elvig, Backous, McGlone, Strommen, and Wise. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember Backous, seconded by Mayor Ramsey, to approve the agenda as revised to consider Case 7:06 prior to Case 7.05.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, McGlone, Strommen, Tossey, and Wise. Voting No: None.

6. PUBLIC HEARING

- None.

Councilmember Wise left the Council Chambers at 7:03 p.m.

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #12-XX Adopting 2013 Schedule of Rates, Fees, and Charges

Finance Director Lund reviewed the staff report.

Motion by Councilmember Tossey, seconded by Mayor Ramsey, to waive the requirement of the City Charter to read the Ordinance aloud and adopt Ordinance #12-18 Adopting the 2013 Schedule of Rates, Fees, and Charges.

A roll call vote was performed by the Recording Secretary:

Councilmember Backous	aye
Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Strommen	aye
Councilmember Tossey	aye
Councilmember Wise	absent
Mayor Ramsey	aye

Motion carried.

Councilmember Wise returned to the Council Chambers at 7:05 p.m.

7.02: Adopt Ordinance #12-XX to Amend City Code Section 117 – 118 (The COR) Approving Amendment to The COR Design Framework Related to Off-Street Parking, Signs, Parks and Trails, and Sub-District Boundaries

Development Services Manager Gladhill reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember Elvig, to waive the requirement of the City Charter to read the Ordinance aloud and adopt Ordinance #12-19 Amending Section 117-

118 “The COR Districts” of Chapter 117 of the City Code of Ramsey, Minnesota, to Amend Sub-District Boundaries, Parking Regulations, Parks Section, and Master Sign Plan.

Further discussion: Development Services Manager Gladhill answered the Council’s questions related to the Planning Commission’s discussion about the sizing of signs, illumination, and cost of construction. With regard to the brightly lit car dealership signs along Highway 10, Development Services Manager Gladhill advised the Code allows only enough brightness (lumens) to read the message, which provides flexibility.

A roll call vote was performed by the Recording Secretary:

Councilmember McGlone	aye
Councilmember Tossey	aye
Councilmember Elvig	aye
Councilmember Strommen	aye
Councilmember Wise	aye
Councilmember Backous	aye
Mayor Ramsey	aye

Motion carried.

7.03: Adopt Ordinance #12-XX to Amend City Code Chapter 117, Article II, Division 8 (Signs) Related to Temporary, Construction Real Estate, and Off-Premise Signs

Development Services Manager Gladhill reviewed the staff report and answered questions of the Council related to exemptions for real estate signs that identify location and size of leasable space. He indicated this type of signage is considered temporary in nature and would be removed upon leasing the space. It was noted that dynamic display signs are regulated by frequency of display and level of lumens.

The Council acknowledged the need for the City to follow Code requirements when placing temporary signage for The Draw events.

With regard to the Northfork sign being located within the right-of-way and intersecting the path, Development Services Manager Gladhill advised that it had been approved and the City obtains a Mn/DOT permit each year. It was suggested that Northfork be encouraged to better maintain its sign and possibly shift its location. Development Services Manager Gladhill indicated staff would further explore this issue.

The Council asked about the temporary trailer with a “Now Hiring” sign that had been placed alongside the intersection of Highway 10 and Alpine Drive for several weeks. Development Services Manager Gladhill indicated he was not aware of the trailer.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to waive the requirement of the City Charter to read the Ordinance aloud and adopt Ordinance #12-20 Amending Article II, Division 8 (“Signs”) of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Wise	aye
Councilmember Backous	aye
Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Tossey	aye
Councilmember Strommen	aye
Mayor Ramsey	aye

Motion carried.

7.04: Adopt Ordinance #12-XX Vacating Portions of Drainage and Utility Easement at 6012 146th Avenue NW; Case of Jesse and Dana VerBeek

Development Services Manager Gladhill reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to waive the requirement of the City Charter to read the Ordinance aloud and adopt Ordinance #12-21 Vacating a Portion of an Easement for Drainage and Utility Purposes in the City of Ramsey, Anoka County, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Strommen	aye
Councilmember Tossey	aye
Councilmember McGlone	aye
Councilmember Elvig	aye
Councilmember Backous	aye
Councilmember Wise	aye
Mayor Ramsey	aye

Motion carried.

7.06: Attorney – Client Privileged Discussion Regarding the Pending Isanti County District Court Lawsuit Titled “County of Isanti, Plaintiff, vs. Keith Kiefer, Defendant, vs. City of Ramsey and City Administrator, Kurtis Ulrich, in his official capacity and individually, Third Party Defendants”

City Attorney Goodrich advised that under Minnesota Statutes, Section 13D.015, Subd.3(b), the meeting can move into closed session to discuss litigation strategy regarding this pending lawsuit entitled “County of Isanti, Plaintiff, vs. Keith Kiefer, Defendant, vs. City of Ramsey and City Administrator, Kurtis Ulrich, in his official capacity and individually, Third Party Defendants.” The litigation deals with cleanup of property at 6203 Rivlyn Avenue NW. He indicated that Kennedy & Graven Attorney Mary Tietjen, Minnesota Legal Trust, is representing the City in

this litigation and is in attendance. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Councilmember Wise, seconded by Councilmember Backous, to move to closed session to discuss acquisition negotiations.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, McGlone, Strommen, and Tossey. Voting No: None.

The City Council meeting moved into a closed session at 7:24 p.m.

The City Council reconvened in open session at 7:52 p.m.

City Attorney Goodrich stated the Council held discussion on the described litigation. No specific conclusion was reached and it is expected that in the future the Council will be holding additional closed meetings on this matter.

7.05: Consider Entering into a Purchase Agreement for the Property Located at 8901 – 146th Avenue NW, Minnesota, owned by USCO Corp. (Portions may be closed to the public)

City Attorney Goodrich explained that the City negotiated a purchase price for 8901 – 146th Avenue NW and has now received a counter offer. He advised that under Minnesota Statutes, Section 13D.05, Subd.3(c), the meeting can move into closed session to discuss confidential or non-public appraisal data and acquisition negotiations. He indicated closed session discussion will relate to property acquisitions of the USCO Corp. site, 8901 – 146th Avenue NW, for the Sunwood Drive/Realignment Project. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Councilmember Wise recused himself due to a potential conflict of interest and left the Council Chambers at 7:54 p.m.

Motion by Councilmember Tossey, seconded by Councilmember Backous, to move to closed session to discuss acquisition negotiations.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Backous, Elvig, McGlone, and Strommen. Voting No: None. Absent: Councilmember Wise.

The City Council meeting moved into a closed session at 7:54 p.m. The City Council reconvened in open session at 8:23 p.m.

City Attorney Goodrich stated the Council held discussion and no final decision was reached except to direct staff to negotiate a final offer to purchase the real property located at 8901 – 146th Avenue NW and lease back terms.

7.06: Attorney – Client Privileged Discussion Regarding the Pending Isanti County District Court Lawsuit Titled “County of Isanti, Plaintiff, vs. Keith Kiefer, Defendant, vs. City of Ramsey and City Administrator, Kurtis Ulrich, in his official capacity and individually, Third Party Defendants”

This item was considered prior to Case 7:05.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: There will be no Council Work Session on Tuesday, December 4, 2012

City Administrator Ulrich announced upcoming events and that Ramsey has been designated a Transit Improvement Area by the Minnesota Department of Trade and Economic Development so it will be able to apply for State and Federal grants. He also announced that the Anoka County Library received a grant to sponsor kiosk libraries in Andover and Ramsey and labor negotiations have begun.

Councilmember Tossey reported on the tragic loss of life that occurred yesterday on Highway 10 in Anoka. He indicated the Ramsey City Council will be holding joint meetings with the Anoka City Council to discuss Highway 10 and the need for improvement.

Mayor Ramsey advised that Highway 10 is also Anoka County’s number one priority

9. ADJOURNMENT

Motion by Councilmember Elvig, seconded by Councilmember Wise, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:27 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth, *TimeSaver Off Site Secretarial, Inc.*

Regular Planning Commission

6. 1.

Meeting Date: 01/03/2013

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance to Amend City Code Section 117-118 Entitled The COR Related to Twenty Four (24) Hour Drive Thrus

Background:

As part of the update to The COR Zoning Code, including the re-format of the original Design Guidelines to the Design Framework, zoning code standards related to design were shifted from the actual text of the City Code to the new Design Framework document. The intent was to create a more flexible, yet better defined design document for developers to plan their developments. Design standards are based on three (3) factors:

1. Sub-district
2. Street Classification
3. Development Plan as approved by Ordinance

Most standards can easily be applied using the street classification within the underlying sub-district. However, the Development Plan was also utilized to allow certain deviations from the typical sub-district standards where the planned built environment impacts the effectiveness of the core development standard. This is especially important in the retail area on the western portion of the development.

Notification:

The Notice of Public Hearing was properly published in the Anoka County Union.

Observations:

The Development Plan has evolved further since the first version of the new COR Zoning District. With further revisions to the Development Plan, Staff has noted some changes to the zoning code text, which still provide permitted use standards, to ensure there is no conflict with the approved Design Framework.

In addition, there appears to have been some sort of formatting issue that dropped drive thru uses with twenty-four (24) hour operations as a conditional use, and only keeping drive thrus as a permitted use (when using audible speakers) between 7:00 a.m. and 10:00 p.m. The intent of the twenty-four hour operation as a conditional use can be illustrated by a similar use permitted as such in the form of car washes, which do allow twenty-four hour operations as a conditional use.

A conditional use allows the City to review a proposed use on a case by case basis to address site-specific conditions and attach reasonable conditions to mitigate potential concerns. If it is the Planning Commission's desire to allow twenty-four hour operation as a permitted use (thus no conditional use permit required), Staff would recommend simply eliminating the hours of operation restriction in the draft ordinance, with no other changes necessary.

Funding Source:

Preparation of the Ordinance is being handled as part of regular Staff duties.

Staff Recommendation:

Given the feedback that Staff receives from other similar uses using audible speakers, Staff would recommend the Ordinance as drafted, allowing twenty-four hour drive-thru operations in The COR as a Conditional Use. The conditional use permit allows the City to develop reasonable conditions based on the surrounding built-environment, and provides flexibility for the City to not require certain standards be applied to all similar uses if the surrounding built-environment does not necessitate it.

Committee Action:

Motion to recommend that the City Council adopt/not adopt the Ordinance amending City Code Section 117-118 relating to twenty-four hour drive-thru operations as a conditional use in The COR District.

Attachments

Proposed Ordinance

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	12/28/2012 11:01 AM
Tim Gladhill (Originator)	Tim Gladhill	12/28/2012 11:08 AM
Form Started By: Tim Gladhill		Started On: 12/28/2012 08:13 AM
	Final Approval Date: 12/28/2012	

ORDINANCE #13-__

**CITY OF RAMSEY
ANOKA COUNTY STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-118 “THE COR DISTRICTS” OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA TO AMEND SUB-DISTRICT BOUNDARIES, PARKING REGULATIONS, PARKS SECTION, AND MASTER SIGN PLAN.

The City of Ramsey ordains:

SECTION 1. AMENDMENT

Section 117-118 of Ramsey City Code shall be amended as follows:

(c) *The COR development regulations.*

- (1) *Uses.* Table 1 specifies permitted and conditional uses within each subdistrict of the COR district. Any use may be combined within buildings (vertically) or in separate buildings (horizontally), unless otherwise specified.

Table 1: Permitted, conditional and prohibited uses

Use List	COR-1	COR-2		COR-3 and 3a		COR-4a, b and c			COR-5
		2	2b	3	3a	a	b	c	
Uses with drive-thrus	N	P(e)	P(e)	P(e)	N	N			N
<u>Uses with 24 hour drive thru</u>	<u>N</u>	<u>C(e)</u>	<u>C(e)</u>	<u>C(e)</u>	<u>N</u>	<u>N</u>			<u>N</u>

e. Drive-thrus serving permitted and conditional uses are a permitted use under the following conditions:

1. Drive-thru lands are not permitted in the front yard or within the front build-to-line except as approved as part of the official Development Plan and Design Framework.
2. Adequate stacking distance of not less than five vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.
3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of 10:00 p.m. and 7:00 a.m., except as otherwise provided by conditional use permit herein.

4. Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.
5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.
6. Within the COR-2 and COR-3 subdistricts there shall be no more than one drive-thru land serving a given use.
7. Within the COR-2b subdistrict there shall be no more than two drive-thru lands serving a given use.

SECTION 2. SUMMARY

The following official summary of Ordinance #13-__ has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent of this Ordinance to amend the standards in Section 117-118 of the Ramsey City Code to consider drive-thrus with twenty-four (24) hour operation as a conditional use in certain subdistricts within The COR Zoning District.

SECTION 3. EFFECTIVE DATE

The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 3.9.

Adopted by the Ramsey City Council the ___ day of _____, 2013.

Mayor

ATTEST:

City Administrator

Introduction Date: _____

Posting Dates: _____

Adoption Date: _____

Publication Date: _____

Effective Date: _____

Regular Planning Commission

6. 2.

Meeting Date: 01/03/2013

By: Chris Anderson, Community
Development

Information

Title:

PUBLIC HEARING: Request for Site Plan and Conditional Use Permit Approval for McDonald's Located on Lot 4 Block 1 COR TWO; Case of McDonald's USA LLC

Background:

The City has received an application for Site Plan and Conditional Use Permit review for a proposed 4,600 square foot restaurant located in the COR-2b Subdistrict. The proposed building is a single tenant space located at the southeast corner of Sunwood Drive and Armstrong Blvd NW, adjacent to the recently approved Super America site. The proposal includes a drive-thru and the applicant has requested to utilize and operate electronic speaker devices associated with the drive-thru twenty-four (24) hours per day. A conditional use permit is being processed along with the site plan to address the use of electronic speaker devices outside the hours of 7:00 a.m. and 10:00 p.m. as permitted by City Code.

Notification:

A public hearing is not required for the site plan review. However, in accordance with State Statute and City Code, Staff attempted to notify all property owners within 350 feet of the Subject Property of the Public Hearing for the conditional use permit via Standard US Mail. A Notice of Public Hearing was also published in the Anoka County Union.

Observations:

The site is approximately 1.36 acres in size and is located in the COR-2b Subdistrict. Within this Subdistrict, up to two (2) drive-thru lanes are allowed in conjunction with permitted and conditional uses and the proposed restaurant is a permitted use. The City is also currently considering an ordinance amendment related to the use of electronic speaker devices that allows for expanded hours of use with the issuance of a conditional use permit. It is Staff's belief that it was the intent of the original ordinance to allow twenty-four hour drive-thru operations as a conditional use. The preceding ordinance on this evening's agenda attempts to resolve any potential conflicting language in City Code.

When reviewing bulk standards such as setbacks, orientation, and sizes, three factors are used to determine the appropriate standard for site plan review in The COR:

1. Sub-District Boundary
2. Street Classification/Hierarchy
3. The Development Plan as approved by Ordinance (modified form-based code)

The idea behind this review is that the surrounding built-environment is an important aspect of the design of a site. Most standards can be described using the street classification (as defined by the Design Framework) within individual sub-districts. For those circumstances where unique built-environment factors (such as larger roadways, broader design constraints), the Development Plan as approved by Ordinance provides the City a tool to address unique sites where the traditional build-to scenario proposes larger challenges or does not fit the surrounding built-environment.

The building orientation, as presented, appears to be oriented in such a way that the traditional 'front' faces the southern property boundary. The rear of the building, as well as the two (2) drive-thru lanes, faces Sunwood Drive. There is, however, an additional entrance along the east wall of the building facing the private drive, which could

also be partially described as a building front. City Staff is assuming that the proposed layout is a result of McDonald's business plan and for efficiencies with their food preparation and service. The proposed configuration is not the traditional build-to standard found in other areas of The COR as outlined in the Design Framework. In addition, the drive-thru lanes are located within the build-to area.

The COR-2b Subdistrict is intended to allow for more traditional, auto-oriented retail development. Coupled with the diminished pedestrian 'feel', due to the realigned Sunwood Drive, which now has six (6) lanes of roadway, and the setbacks for the parcels north of Sunwood Drive (also zoned COR-2b), where the 'big box' retail will be located, it seems reasonable to defer to some of the standards within the General Business zoning district. This alternative is permissible per City Code Section 117-118 (f), which states that provisions from Article II Division 3 (Zoning Districts) may be utilized when determined by the City to be better suited to address an aspect of a development proposal. Nevertheless, Staff has requested an additional exhibit that contemplates alternative building orientations and drive-thru configurations that demonstrates why this is the only feasible layout.

At least forty percent (40%) of the building facade is required to be within the build-to line (thirty-five [35] feet due to it being bounded on the west by an Arterial Street). However, the Design Framework provides some flexibility by allowing for landscaping, decorative fencing and other certain features to be used to create the street edge. The proposal does include additional shrubbery and decorative fencing in sections along the Sunwood Drive frontage to better frame the site edge. The submittal indicates that forty-two percent (42%) of the street frontage will be lined with decorative fencing and shrubbery. The fencing will match the fencing approved for the site to the east (Super America).

The exterior finish of the building will consist of facebrick, brick accent bands, dryvit accents (EIFS), corrugated metal panels, clear, tempered glass, two (2) roof cap accent elements and an aluminum trellis. The Applicant has submitted revised elevations and three-dimensional renderings that have incorporated windows into the north wall (facing Sunwood Drive) and removed the two (2) down spouts. If no other building orientation is feasible, greater enhancements may still be warranted, especially since no part of the building falls within the build-to area.

The submittal indicates a total of fifty-one (51) parking stalls being provided, which includes three (3) handicap stalls. The Design Framework bases the minimum and maximum parking stalls for restaurants on the number of seats, with a minimum of one (1) parking stall per every two (2) seats and a maximum of one (1) parking stall for every one (1) seat. Staff has requested a seating plan in order to verify whether the off-street parking spaces provided falls within this range.

The grading/drainage, utilities and landscaping plans are generally acceptable with the requested revisions outlined in the Technical Reports. It should be noted that the existing utilities referenced on the plans are not in place at this time. Any connections will need to be coordinated with the City's Engineering Department.

Funding Source:

All cost associated with processing the application are the responsibility of the Applicant.

Staff Recommendation:

The COR TWO plat was designed to act more as a campus-like setting, with the buildings facing the interior of the site, along the private drive. Also, the intent of the COR-2b Subdistrict was to allow more traditional, auto-oriented uses, which seems more appropriate now with the realigned Sunwood Drive. This site is now bounded by six (6) lanes of roadway to the north and six (6) lanes of roadway to the west, which does seem to diminish the pedestrian 'feel' somewhat. Therefore, if the applicant can demonstrate that this is the only feasible configuration for both building and drive-thru orientation, than Staff would recommend approval of the conditional use permit and the site plan contingent upon compliance with the Staff Review Letter dated December 28, 2012 AND upon adoption of an ordinance amendment related to the expanded use of electronic speaker devices.

Committee Action:

Motion to recommend that the City Council adopt findings of fact favorable to the applicant and to approve the request for a Conditional Use Permit for the use and operation of electronic speaker devices associated with the drive-thru twenty-four (24) hours per day, contingent upon compliance with the Staff Review Letter dated December 28, 2012 AND upon adoption of an ordinance amendment related to the expanded use of electronic speaker devices.

-and-

Motion to recommend that the City Council approve the proposed site plan, contingent upon compliance with the Staff Review Letter dated December 28, 2012.

Attachments

Site Location Map

Plan Submittal

Black and White Building Elevations

Color Building Elevations

3D Rendering from Armstrong Blvd

3D Rendering from Sunwood Drive

Site Plan and CUP Narrative Submitted with Application

Response Letter from Applicant Dated Dec. 20, 2012

Staff Review Letter

Proposed Findings of Fact

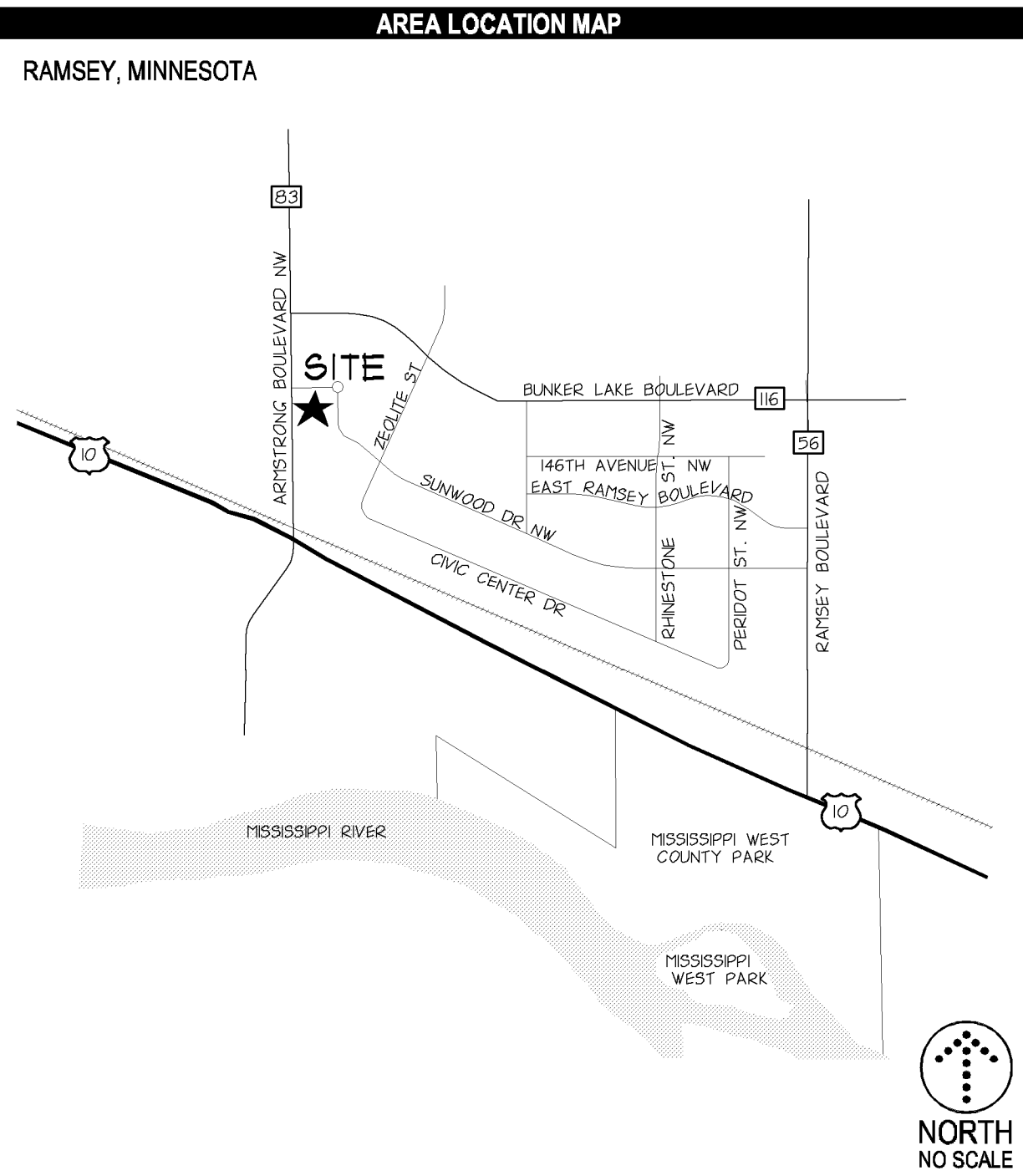
Proposed Conditional Use Permit

Draft Development Permit

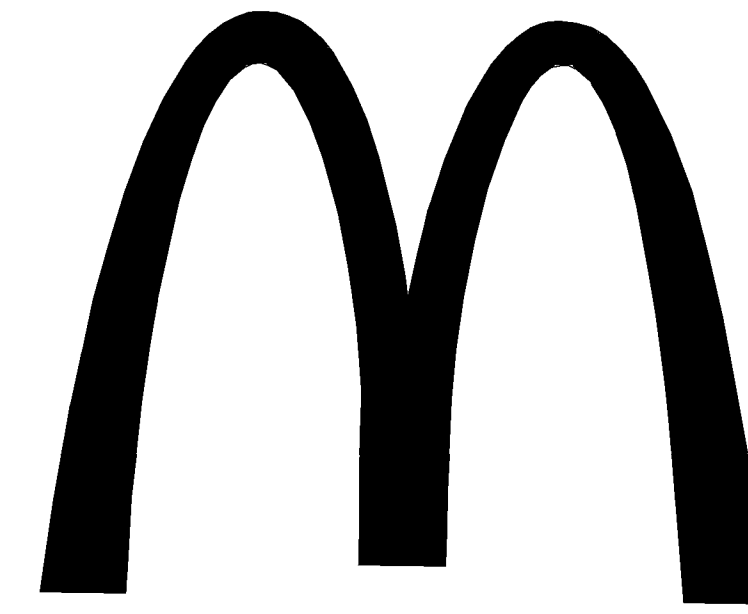
Form Review

Inbox	Reviewed By	Date
Len Linton	Len Linton	12/28/2012 10:22 AM
Tim Gladhill	Tim Gladhill	12/28/2012 02:58 PM
Chris Anderson (Originator)	Chris Anderson	12/28/2012 03:20 PM
Tim Gladhill	Tim Gladhill	12/28/2012 03:22 PM
Form Started By: Chris Anderson		Started On: 12/26/2012 03:55 PM

Final Approval Date: 12/28/2012



McDONALD'S USA, LLC.



RAMSEY, MINNESOTA

ABBREVIATIONS

D & @	100 YR.	A.B.	A.D.	A/C	ADD.	ADDL.	ADJ.	AHJ	ALT.	ALUM.	ANOD.	APPROX.	ARCH	AUTO	AVG.	B.C.	B.Y.W.	BFE	BLDC	BSMT.	C.F.	C.F.S.	C.G.	C.I.	C.L.	C.M.U.	C.O.E.	C.Y.	CB	CBH	CEM.	CF	CTP	CONC.	CONJ.	CONST.	CONT.	CONTR.	COP.	CU	D.S.	DEC.	DEMO.	DEPT.	DET.	DI.	DIAG.	DIM.	DIP	DN	DWG.	E.	E.J.	E.O.F.	E.O.S.	E.W.	EA	EL.	ELEV.	ELEC.	EMER.	ENGR.	ENTR.	EQ	EQIP.	EQUIV.	EXIST.	EXP.	F & I	F.B.O.	F.C.	F.D.	F.D.C.	F.V.	FB	FBWO	FBO	FDN.	FES	FFE	FLR.	FT. OR (')	FUT.	G.B.	G.C.	GAL.	GALV.	GR.	H.	H.P.	HDRP	HGT.	HORIZ.	HYAC	HYD	IN. OR (')	INFO.	INS.	INSUL.	INV.	JT.	Joint	L.F.	Lineal Feet	L.P.	Low Point / Liquid Petroleum	LB.	Pound	LG.	Local Government Unit	LONG.	Longitude	LT	Light / Lighting	MANIT.	Maintenance	MAS.	Masonry	MATL.	Material	MAX.	Maximum	MECH.	Mechanical	MED.	Medium	MFR.	Manufacturer	MH	Manhole	MNL	Manila / Minute	MISC.	Miscellaneous	MNDOT	Minnesota Department Of Transportation	MOD.	Module / Modular	MUL.	Mulch	N.	North	N.C.	Not In Contract	NO, OR #	None to Scale	NOM	Nominal	NTS	Not to Scale	NWE	Normal Water Elevation	NWL	Normal Water Level	O.C.	On Center	O.D.	Outside Dimension	OH	Overhead	OHWL	Ordinary High Water Level	OPNG.	Opening	ORIG.	Original	P.C.	Point of Curvature	P.I.	Point of Intersection	P.IV	Post Indicator Valve	P.L. OR P/L	Property Line	P.B.	Pounds Per Square Foot	P.S.F.	Pounds Per Square Foot	P.T.	Point of Tangency	P.V.C.	Point of Vertical Curvature	P.V.I.	Point of Vertical Intersection	P.V.T.	Point of Vertical Tangency	PE	Polyethylene	PEL	Pedestal / Pedestrian	PERF.	Perforated	PREP.	Preparation	PROJ.	Project	PROP.	Proposed	PVC	Poly-Vinyl-Chloride (Pipng)	PVTM	Pavement	QUART.	Quarter	QTY.	Quantity	R	Radius	RAD.	Radius	R.E.	Remove Existing	R.O.	Rough Opening	R.P.	Radius Point	RCP	Reinforced Concrete Pipe	R.S.	Rough Slab	RSD	Roof Slope Drain	RE	Regarding	REIN.	Reinforced	REQD	Required	REV.	Revision / Revised	REGU.	Regulatory Government Unit	ROW OR R/W	Right of Way	S.	South	S.F.	Square Feet	SAN.	Sanitary Sewer	SECT.	Section	SE	Side Exit	SEWO	Side Exit Walk Out	SHT.	Sheet	SLNT.	Sealant	SPEC.	Specification	SSD	Subsurface drain	STHM	Storm Sewer Manhole	STD.	Standard	STRUCT.	Structural	SYMT.	Symmetrical	T	Thickness	T/R	Tap of Run	T/W	Top of Wall	TEMP.	Temporary	THK.	Thick / Thickness	TH	Top Hat Hydrant	TYP.	Typical	UNO.	Unless Noted Otherwise	V.B.	Vapor Barrier	V.C.	Vertical Curve	V.L.F.	Verify in Field	VER.	Verify	VERT.	Vertical	VEST.	Ventilator	W	Width	W.P.T.	Working Point	W.W.F.	Welded Wire Fabric	W/W	Wet	W/O	Without	WO	Walk Out	WTL.	Wetland	W/P	Waterproof	WT.	Weight	YD.	Yard	YR.	Year
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SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	BUSH/SHRUB		CONTOUR
	CONFEROUS TREE		SPOT ELEVATION
	DECIDUOUS TREE		BUILDING
	WETLAND		CANOPY / OVERHANG
	STEEL/WOOD POST		UNDERGROUND STRUCTURE
	SIGN-TRAFFIC/OTHER		CONCRETE
	SIGN-TRAFFIC/OTHER		MAIL BOX
	HANDICAPPED STALL		EDGE OF PAVEMENT
	PERC TEST		FENCING
	MONITORING WELL		GUARD RAIL
	CABLE TV BOX		CONCRETE RETAINING WALL
	GAS METER		MODULAR RETAINING WALL
	STREET LITE		FELDSTONE RETAINING WALL
	GUY WIRE		DOORWAY
	POWER POLE		LIGHT STANDARD
	ELECTRIC BOX		POWER POLE
	ELECTRIC METER		SLOPE DIRECTION
	ELECTRIC MANHOLE		CATCH BASIN
	ELECTRIC TOWER		MANHOLE
	SANITARY MANHOLE		BOLLARD
	SEWER CLEANOUT		STORM SEWER
	BEEHIVE CATCH BASIN		SANITARY SEWER-WASTE
	CATCH BASIN		FORCE MAIN
	FLARED END SECTION		ROOF DRAIN SYSTEM
	CONCRETE SURFACE		WATERMAN
	STORM MANHOLE		FIRE LINE (IF SEPARATE)
	TELEPHONE BOX		FIRE DEPARTMENT CONNECTION
	TELEPHONE MANHOLE		CULVERT & END SECTION
	TRAFFIC CONTROL BOX		GAS LINE
	HAND HOLE		SOL SUBDRAN
	TRAFFIC LIGHT		ELECTRIC-OVERHEAD
	GATE VALVE		ELECTRIC-UNDERGROUND
	HYDRANT		TELEPHONE-OVERHEAD
	WATER METER		UNDERGROUND CABLE/TV
	CURB STOP BOX		OVERHEAD CABLE/TV
	WATER MANHOLE		LAWN SPRINKLER SLEEVE
	WELL		
	CABLE TV		
	GAS LINE		
	POWER OVERHEAD		
	POWER UNDERGROUND		
	SANITARY SEWER		
	STORM SEWER		
	TELEPHONE OVERHEAD		
	TELEPHONE UNDERGROUND		
	WATERMAN		
	FENCE LINE		
	DECIDUOUS TREE LINE		
	CONFEROUS TREE LINE		
	CURB & GUTTER		
	BITUMINOUS SURFACE		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 4, BLOCK 1, COR TWO, ANOKA COUNTY, MINNESOTA.

BENCHMARK

PROJECT BENCHMARK:
COR CONTROL POINT: "COR-ARM"
CONTROL POINT LOCATED AT THE NORTHWEST QUADRANT OF ARMSTRONG BOULEVARD NW AND BUNKER LAKE BOULEVARD NW.
ELEVATION = 868.32 (NGVD 29)

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT
LOCATION: NORTHEAST QUADRANT OF ZEOLITE STREET NW AND BUNKER LAKE BOULEVARD NW.
ELEVATION = 873.80 (NGVD 29)

OWNER

McDONALD'S USA, LLC.
1650 WEST 32ND STREET #303
BLOOMINGTON, MN 55431-9888
TEL (952) 885-4779
FAX (952) 885-4769
CONTACT: ADAM JERSTAD

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS & DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	MN NPDES SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	LANDSCAPE PLAN
EP2.1	SITE PHOTOMETRICS
L2.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

REV	DATE	REVISION HISTORY
	11-26-2012	CITY SUBMITTAL

CITY	STATE	COUNTY	PROJECT NO.
RAMSEY	MN	ANOKA	C0.1

DRAWN BY	DATE ISSUED	REVIEWED BY	DATE REVIEWED
MJK/CNC	11-22-2012	EMK/CNC	11-22-2012

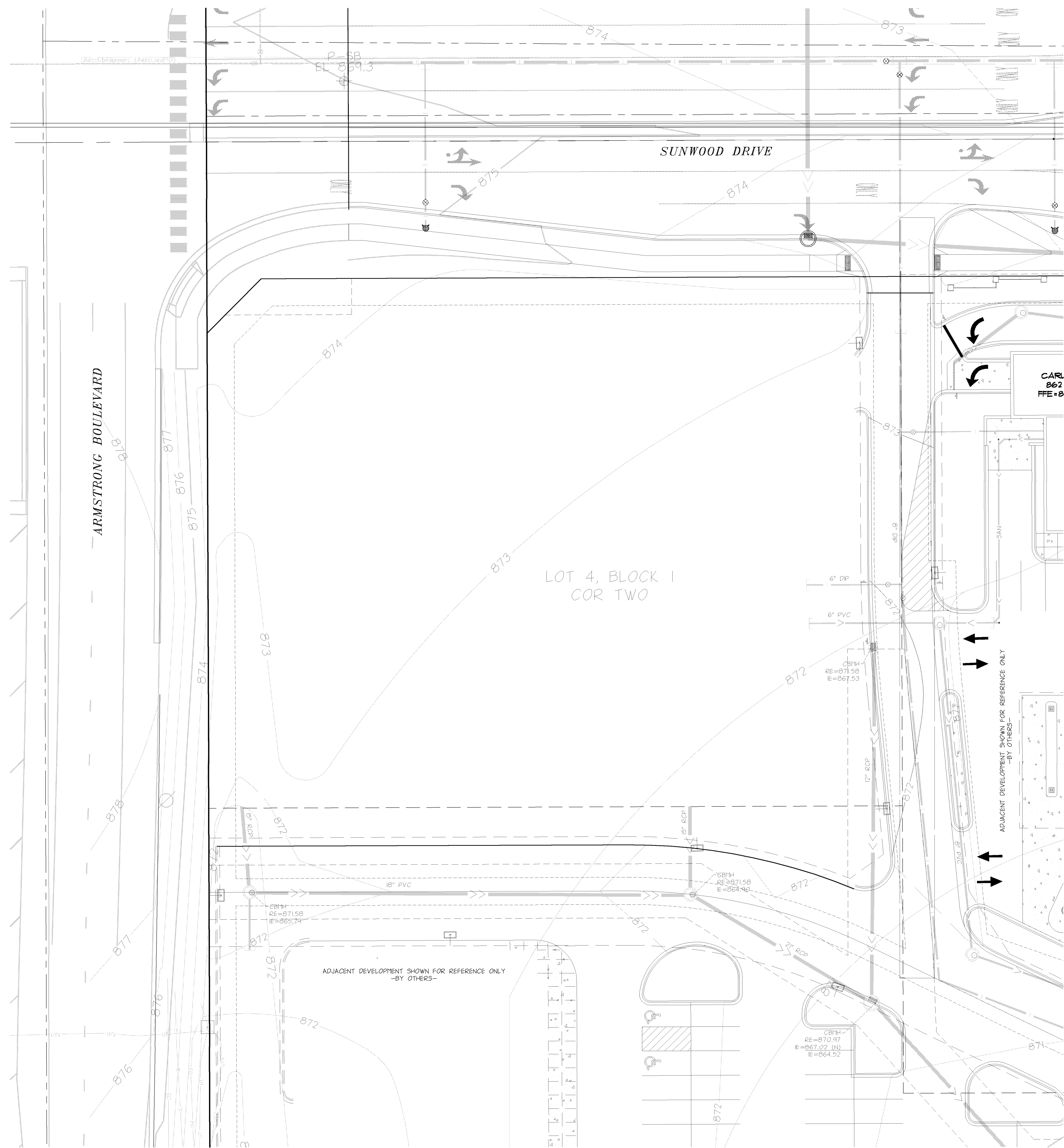
PROJ. NO.	SHEET NO.	TITLE
C001MCD100	C0.1	CIVIL TITLE SHEET

FILE NAME	PROJECT NO.
C001MCD100.DWG	MCD1100

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EXISTING CONDITIONS

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM MINNEAPOLIS, MN, ON OCTOBER 2, 2012 AND NOVEMBER 16, 2012, EXPRESSLY FOR THIS PROJECT; RAMSEY, MINNESOTA RECORD DRAWINGS; UTILITY SERVICE PROVIDERS, AND CONCURRENT CONSTRUCTION DOCUMENTS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- BUILDING DEMOLITION VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL AND EXAMINED BY COMPETENT PERSON, REMOVE STRUCTURE, COLUMNS, CANOPIES, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- SAWCUT EXISTING PAVEMENT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. THE CITY REQUIRES TRAFFIC CONTROL MEASURES TO BE IN PLACE DURING UTILITY INSTALLATION, EXISTING BUILDING DEMOLITION, DRIVEWAY INSTALLATION, SIDEWALK INSTALLATION AND FINAL RESTORATION WITHIN THE RIGHT-OF-WAY.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS EXCEPT FOR THE BUILDING FOUNDATION, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPLIANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS.

DEMOLITION LEGEND

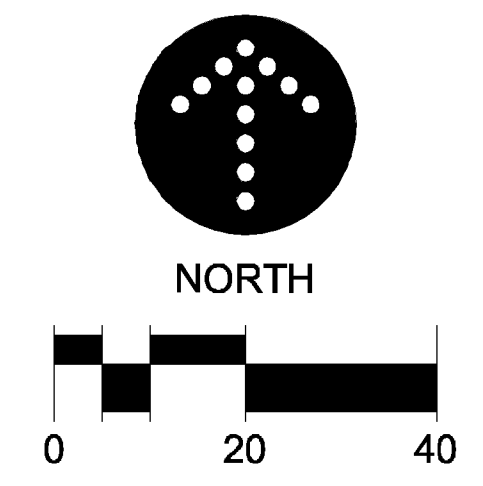
- ////// DEMO CURB
- SAWCUT

REV	DATE	DESCRIPTION
	11-26-2012	CITY SUBMITTAL

CERTIFICATION
I hereby certify that the engineering documents were prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Christopher M. Call
CHRISTOPHER M. CALL
License number 46244
Date 3 DEC. 2012

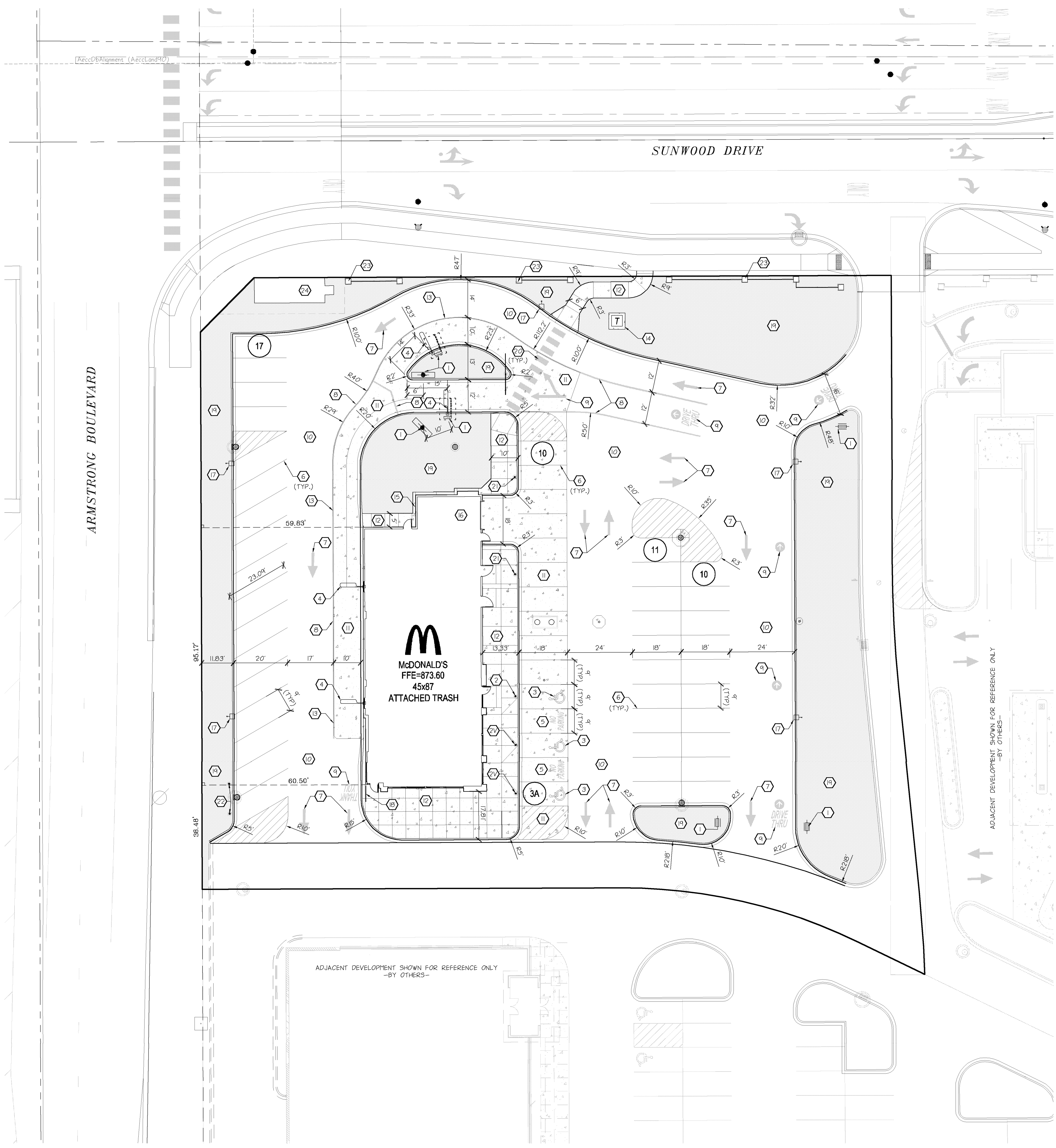
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OFFICE ADDRESS
1620 W. 52ND STREET #100 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

DRAWN BY MJK/CNC	STATE MN
PROTO. ISSUED	COUNTY ANOKA
REVIEWED BY EMK/CNC	CITY ARMSTRONG & SUNWOOD
DATE REVIEWED 11-22-2012	PROJECT EXISTING CONDITIONS & DEMOLITION
DATE ISSUED 11-26-2012	STATE NUMBER



LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

SHEET NO. **C1.1**
FILE NAME: C101MC100.DWG
PROJECT NO: MCD11100



SITE CONSTRUCTION NOTES

- ① DRIVE-THRU SIGNAGE. SEE MCDONALD'S AREA CONSTRUCTION MANAGER.
- ② STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.1/6.
- ③ STATE AND ADA APPROVED ACCESSIBLE SIGN WITH VAN ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.1/6.
- ④ STATE AND ADA APPROVED PAINTED ACCESSIBLE SYMBOL, 3-RHS (WHITE). SEE DETAIL C7.1/5.
- ⑤ DETECTOR LOOP.
- ⑥ STRIPED TO MEET A.D.A. ACCESSIBLE REQUIREMENTS.
- ⑦ PAINT 4" WIDE STRIPE, WHITE.
- ⑧ 1'-0" WIDE PAINTED DIRECTIONAL ARROWS, WHITE.
- ⑨ 6" WIDE PAINTED STRIPE, PMS-123 YELLOW.
- ⑩ PAINTED GRAPHICS, PMS-123 YELLOW.
- ⑪ BITUMINOUS PAVEMENT. REFER TO GEO-TECHNICAL REPORT AND SHEET C3.1 FOR SPECIFICATIONS. SEE MCDONALD'S AREA CONSTRUCTION MANAGER.
- ⑫ CONCRETE DRIVE APRONS AND SLABS. REFER TO GEOTECHNICAL REPORT AND SHEET C3.1 AND SHEET C3.1 FOR SPECIFICATIONS.
- ⑬ PROVIDE 4" CONCRETE SIDEWALK. MEET AND MATCH EXISTING SIDEWALK. REFER TO SHEET C3.1.
- ⑭ EDGE OF CONCRETE AT DRIVE-THRU.
- ⑮ TRANSFORMER PAD. GENERAL CONTRACTOR TO LOCATE & INSTALL TO MEET UTILITY COMPANY REQUIREMENTS.
- ⑯ GAS METER LOCATION.
- ⑰ TRASH ENCLOSURE.
- ⑱ METAL HALIDE LOT LIGHT. REFER TO SHEET EP2.1 FOR DETAILS.
- ⑲ PROVIDE 6' X 42" RAILING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- ⑳ PLANTING AREA. REFER TO SHEET L2.1.
- ㉑ 2' X 5' CROSSWALK, STRIPE AT 4' ON CENTER, WHITE.
- ㉒ 36" TYPICAL BOLLARD. SEE DETAIL C7.1/6.
- ㉓ O.O.S.P. STALL. SEE MCDONALD'S AREA CONSTRUCTION MANAGER.
- ㉔ FENCING WITH COLUMNS. SEE LANDSCAPE SHEETS.
- ㉕ COR MONUMENT SIGN.

SITE PLAN NOTES

- 1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF, PUBLIC RIGHT-OF-WAY.
- 2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- 3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 4. CONTRACTOR MUST USE MCDONALD'S APPROVED STENCILS FOR PAVEMENT MARKINGS - CONTACT: PAVEMENT STENCIL COMPANY P.O. BOX 80034 ROANOKE, VA 24014 PH 800-250-5547 FX 540-427-1526 pavestencil.net

■ NEW GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

PROVIDED PARKING:

STANDARD STALLS (9'x18')	48 EA.
ACCESSIBLE STALLS (A) (9'x18')	3 EA.
TOTAL PARKING STALLS PROVIDED	51 EA.

AREA SUMMARY

EXISTING: OVERALL SITE

PERVIOUS	59,205 S.F.	100%
IMPERVIOUS	0 S.F.	0%
TOTAL	59,205 S.F.	100.0%

PROPOSED: OVERALL SITE

PERVIOUS	12,830 S.F.	21.7%
IMPERVIOUS	46,375 S.F.	78.3%
TOTAL	59,205 S.F.	100.0%

BUILDING AREA AND COVERAGE 4,574 S.F. (0.105 AC.)

ZONING SUMMARY

CURRENT ZONING COR 2

REV	DATE	DESCRIPTION

CERTIFICATION

I hereby certify that the engineering documents were prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

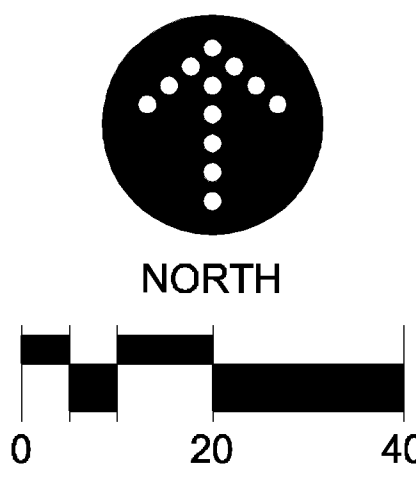
CHRISTOPHER M. RAMSEY
 LICENSE NUMBER 46244
 DATE 3 DEC. 2012

MCDONALD'S USA, LLC.

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OFFICE ADDRESS: #100 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355
 #620 W. 52ND STREET

DRAWN BY	MJR/CNC	STATE	MN
PHOTO ISSUED		COUNTY	ANOKA
REVIEWED BY	EMK/CNC	CITY	ARMSTRONG & SUNWOOD
DATE REVIEWED	11-22-2012	SHEET NAME	SITE PLAN
DATE ISSUED	11-22-2012	NATIONAL NUMBER	
DATE ISSUED	11-22-2012	STATE NUMBER	



LANDFORM
 From Site to Finish

105 South Fifth Avenue
 Suite 513
 Minneapolis, MN 55401

Tel: 612-252-9070
 Fax: 612-252-9077
 Web: landform.net

SHEET NO. C2.1

FILE NAME: C201MC100.DWG
 PROJECT NO: MCD11100

SITE EVALUATION/ASSESSMENT/PLANNING

- 1. CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
- ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
- IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
- IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
- IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
- CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
- ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
- COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

POLLUTION PREVENTION MANAGEMENT MEASURES

- 1. OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.
2. OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
- PORTABLE TOILETS
- MATERIAL STORAGE AREAS
- VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
- CONCRETE WASHOUTS
- PAINT AND STUCCO WASHOUTS
- DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
- SPILL KITS
- STOCKPILES
- ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
- ANY TEMPORARILY REMOVED STRUCTURAL BMPs
- ANY CHANGES TO THE STRUCTURAL BMPs
3. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
4. HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
5. CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER, A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
6. EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

POST CONSTRUCTION BMPs

- 1. SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPs.
2. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
PHASE CONSTRUCTION ACTIVITY
SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADMENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.
THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
3. CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT.
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.
STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DICES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
4. STABILIZE SOILS
ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHIN SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND SHOULD BE PLACED IN SURFACE WATERS INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
5. PROTECT SLOPES
SLOPES WITH A GRADE OF 3:1 OR STEEPER WITH A SLOPE LENGTH OF GREATER THAN 75 FEET REQUIRE SLOPE BREAKS (E.G. CHECK DAMS) TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
6. PROTECT STORM DRAIN INLETS
ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED AND DOCUMENTATION HAS BEEN PROVIDED MEETING THE PERMIT REQUIREMENTS.
7. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
8. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.
DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.
A TEMPORARY (OR PERMANENT) SEDIMENT BASIN SHALL BE PROVIDED PRIOR TO THE RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, TEMPORARY SEDIMENT BASIN REQUIREMENTS MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
TEMPORARY BASINS SHALL PROVIDE STORAGE BELOW THE OUTLET PIPE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2) YEAR, 24 HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN AND IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FROM EACH ACRE DRAINED TO THE BASIN.
WHERE NO SUCH CALCULATION HAS BEEN PERFORMED, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN SHALL BE PROVIDED WHERE ATTAINABLE UNTIL PERMANENT COVER IS ESTABLISHED FOR THE ENTIRE DRAINAGE AREA OF THE TEMPORARY BASIN.
THE BASINS SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO THE FOLLOWING REQUIREMENTS:
- TEMPORARY BASIN OUTLETS SHALL BE DESIGNED TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. THE BASIN SHALL BE DESIGNED WITH THE ABILITY TO ALLOW COMPLETE BASIN DRAINAGE (E.G., PERFORATED RISER PIPE WRAPPED WITH FILTER FABRIC AND COVERED WITH CRUSHED GRAVEL, PIPES OR OTHER MEANS), PROVIDE A STABILIZED ENERGY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY, ENERGY DISSIPATION SHALL BE PROVIDED FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- THE TEMPORARY (OR PERMANENT) BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADMENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE POND.
- WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS, OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE OWNER/OPERATOR MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE. THIS DETERMINATION MUST BE DOCUMENTED IN THE SWPPP.
9. ESTABLISH STABILIZED CONSTRUCTION EXITS
VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) SHALL BE MINIMIZED BY BMPs SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING SHALL BE USED IF SUCH BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

EROSION PREVENTION AND SEDIMENT CONTROL

- 1. SEE EROSION PREVENTION AND SEDIMENT CONTROL SHEET FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND SEEDING LAYOUT SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
2. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
PHASE CONSTRUCTION ACTIVITY
SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADMENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.
THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

- 3. CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT.
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.
STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DICES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

- 4. STABILIZE SOILS
ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHIN SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND SHOULD BE PLACED IN SURFACE WATERS INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

- 5. PROTECT SLOPES
SLOPES WITH A GRADE OF 3:1 OR STEEPER WITH A SLOPE LENGTH OF GREATER THAN 75 FEET REQUIRE SLOPE BREAKS (E.G. CHECK DAMS) TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
6. PROTECT STORM DRAIN INLETS
ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED AND DOCUMENTATION HAS BEEN PROVIDED MEETING THE PERMIT REQUIREMENTS.

- 7. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
8. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.
DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.
A TEMPORARY (OR PERMANENT) SEDIMENT BASIN SHALL BE PROVIDED PRIOR TO THE RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, TEMPORARY SEDIMENT BASIN REQUIREMENTS MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
TEMPORARY BASINS SHALL PROVIDE STORAGE BELOW THE OUTLET PIPE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2) YEAR, 24 HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN AND IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FROM EACH ACRE DRAINED TO THE BASIN.
WHERE NO SUCH CALCULATION HAS BEEN PERFORMED, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN SHALL BE PROVIDED WHERE ATTAINABLE UNTIL PERMANENT COVER IS ESTABLISHED FOR THE ENTIRE DRAINAGE AREA OF THE TEMPORARY BASIN.
THE BASINS SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO THE FOLLOWING REQUIREMENTS:
- TEMPORARY BASIN OUTLETS SHALL BE DESIGNED TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. THE BASIN SHALL BE DESIGNED WITH THE ABILITY TO ALLOW COMPLETE BASIN DRAINAGE (E.G., PERFORATED RISER PIPE WRAPPED WITH FILTER FABRIC AND COVERED WITH CRUSHED GRAVEL, PIPES OR OTHER MEANS), PROVIDE A STABILIZED ENERGY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY, ENERGY DISSIPATION SHALL BE PROVIDED FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- THE TEMPORARY (OR PERMANENT) BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADMENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE POND.
- WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS, OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE OWNER/OPERATOR MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE. THIS DETERMINATION MUST BE DOCUMENTED IN THE SWPPP.

- 9. ESTABLISH STABILIZED CONSTRUCTION EXITS
VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) SHALL BE MINIMIZED BY BMPs SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING SHALL BE USED IF SUCH BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

INSPECTIONS AND MAINTENANCE

- 1. INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE CONDUCTED ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN SEVEN (7) DAYS AFTER THAT.
2. INSPECTIONS SHALL INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPs, AND INFILTRATION AREAS.
3. STABILIZED AREAS WITH PERMANENT COVER SHALL BE INSPECTED ONCE PER MONTH, WHERE CONSTRUCTION SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AREAS AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, THE SITE SHALL BE INSPECTED FOR A PERIOD OF TWELVE (12) MONTHS (THE INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS). FOLLOWING THE TWELFTH MONTH OF PERMANENT COVER AND NO CONSTRUCTION ACTIVITY, INSPECTIONS MAY BE TERMINATED UNTIL CONSTRUCTION ACTIVITY IS ONCE AGAIN INITIATED OR SOONER IF NOTICED IN WRITING BY THE MPCA, WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE SCHEDULE MUST BEGIN WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
4. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED WITHIN THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SECTION.
5. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.
6. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
7. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
8. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME.
9. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A TIMELY MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

- 10. BMP MAINTENANCE:
- FOLLOW THE DESIGNERS OR MANUFACTURERS RECOMMENDED MAINTENANCE PROCEDURES FOR ALL BMPs.
- REMOVE SEDIMENT FROM BMPs AS APPROPRIATE AND PROPERLY DISPOSE OF SEDIMENT INTO CONTROLLED AREAS TO PREVENT SOIL FROM RETURNING TO THE BMP DURING SUBSEQUENT RAIN EVENTS.
- REMOVE SEDIMENT FROM PAVED ROADWAYS AND FROM AROUND BMPs PROTECTING STORM DRAIN INLETS.
- ENSURE THAT CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING BORROW AREAS, WASTE AREAS, CONTRACTOR WORK AREAS, AND MATERIAL STORAGE AREAS AND DEDICATED CONCRETE AND ASPHALT BATCH PLANTS ARE CLEANED AND MAINTAINED.
- REPLACE DAMAGED BMPs, SUCH AS SILT FENCES, THAT NO LONGER OPERATE EFFECTIVELY.

RECORDKEEPING/RECORD RETENTION

- 1. THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER/OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON-SITE VEHICLE DURING NORMAL WORKING HOURS.
2. ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.
3. THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:
- COPY OF THE SWPPP, WITH ANY MODIFICATIONS
- INSPECTION AND MAINTENANCE RECORDS
- PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
- CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
- ANY OTHER PERMITS REQUIRED FOR THE PROJECT
- RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
- ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
- ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.

LOG OF CHANGES TO THE SWPPP/AMENDMENTS

- 1. THE OWNER/OPERATOR(S) MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:
- THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS;
- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES; OR
- THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- AT ANY TIME AFTER PERMIT COVERAGE IS EFFECTIVE, THE MPCA MAY DETERMINE THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS IN THE PERMIT FOR DISCHARGES TO IMPAIRED WATERS AND TRIGGERS, IF MPCA MAKES SUCH DETERMINATIONS) OR ANY OF THE DETERMINATIONS NOTED ABOVE, MPCA WILL NOTIFY THE OWNER/OPERATOR(S) IN WRITING. IN RESPONSE, THE OWNER/OPERATOR(S) MUST DEVELOP A SUPPLEMENTAL BMP ACTION PLAN OR APPROPRIATE SWPPP AMENDMENTS DESCRIBING SWPPP MODIFICATIONS TO ADDRESS THE IDENTIFIED CONCERNS AND SUBMIT INFORMATION REQUESTED BY MPCA, WHICH MAY INCLUDE AN INDIVIDUAL PERMIT APPLICATION. IF MPCA'S WRITTEN NOTIFICATION REQUIRES A RESPONSE, FAILURE TO RESPOND WITHIN THE SPECIFIED TIMEFRAME CONSTITUTES A PERMIT VIOLATION.

FINAL STABILIZATION

- 1. THE OWNER/OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES ALL OF THE FOLLOWING:
- FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS.
- THE OWNER/OPERATOR(S) MUST ENSURE THAT THE PERMANENT STORM WATER TREATMENT SYSTEM MEETS ALL REQUIREMENTS OF THE PERMIT. THIS INCLUDES BUT IS NOT LIMITED TO, A FINAL CLEAN OUT OF TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS AND FINAL CONSTRUCTION OR MAINTENANCE OF INFILTRATION BASINS. ALL SEDIMENT MUST BE REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.
- PRIOR TO SUBMISSION OF THE NOT, ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE OWNER/OPERATOR IS RESPONSIBLE. BMPs DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.
- FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED & TEMPORARY EROSION PROTECTION AND DOWNGRADMENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE OWNER/OPERATOR MUST DISTRIBUTE THE MPCA'S 'HOMEOWNER FACT SHEET' TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.
- FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP OR RANGE LAND) FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.

- OR
- OWNER/OPERATOR MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
- THE OWNER/OPERATOR(S) MUST ENSURE THAT THE PERMANENT STORM WATER TREATMENT SYSTEM MEETS ALL REQUIREMENTS OF THE PERMIT. THIS INCLUDES BUT IS NOT LIMITED TO, A FINAL CLEAN OUT OF TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS AND FINAL CONSTRUCTION OR MAINTENANCE OF INFILTRATION BASINS. ALL SEDIMENT MUST BE REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.
- PRIOR TO SUBMISSION OF THE NOT, ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE OWNER/OPERATOR IS RESPONSIBLE. BMPs DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.
- CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS.
- AT LEAST 90% (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER ESTABLISHED ON THOSE AREAS.
- ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED.

- AND WHERE APPLICABLE:
- FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED & TEMPORARY EROSION PROTECTION AND DOWNGRADMENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE OWNER/OPERATOR MUST DISTRIBUTE THE MPCA'S 'HOMEOWNER FACT SHEET' TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.
- FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP OR RANGE LAND) FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.

TERMINATION OF COVERAGE

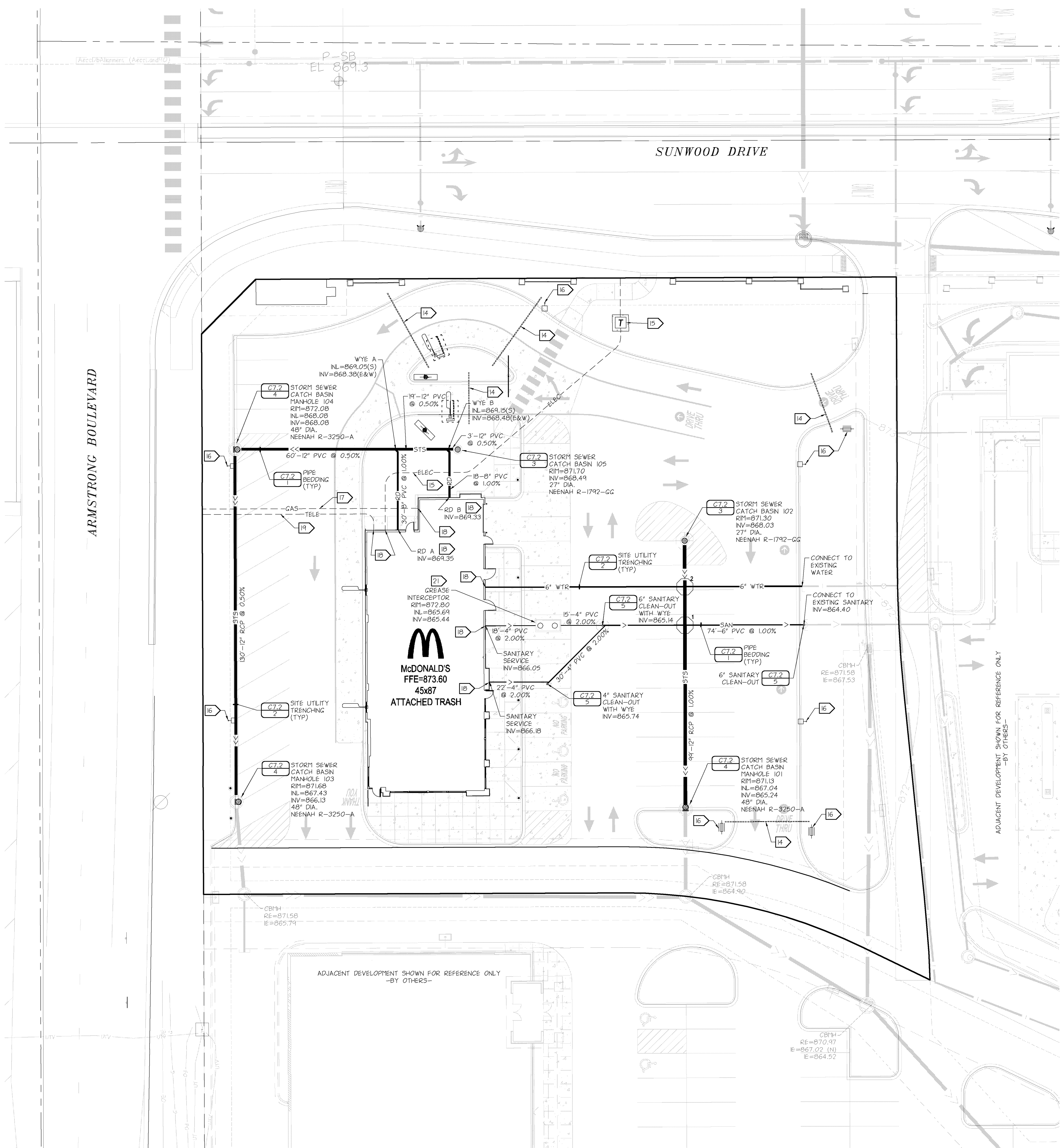
- 1. OWNER/OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. COVERAGE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. THE OWNER/OPERATOR(S) COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE POSTMARK DATE OF THE NOT, OR ON THE DATE AN ONLINE NOT IS SUBMITTED TO THE MPCA.
2. TERMINATION OF COVERAGE FOR THE ENTIRE PROJECT
ALL OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN COMPLETED ON ALL PORTIONS OF THE SITE FOR WHICH THE OWNER/OPERATOR IS RESPONSIBLE AND ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. IF THE SITE INCLUDES PERMANENT STORM WATER MANAGEMENT SYSTEMS, THE REQUIREMENTS FOR FINAL CLEANOUT/MAINTENANCE MUST BE PERFORMED AS REQUIRED IN FINAL STABILIZATION.
OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING THE ENTIRE SITE INCLUDING ROADS AND STORM WATER INFRASTRUCTURE, AND COVERAGE IS TRANSFERRED TO ANOTHER OWNER AS DESCRIBED IN CHANGE OF COVERAGE.
3. TERMINATION OF COVERAGE FOR A PORTION OF THE ENTIRE PROJECT
ALL OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN SEVEN (7) DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING PORTIONS OF THE SITE TO ANOTHER PARTY AND THEY ARE NO LONGER THE OWNER OR OPERATOR. THE PORTIONS OF THE SITE BEING SOLD TO ANOTHER PARTY MUST BE IN COMPLIANCE WITH THE PERMIT (E.G. ALL TEMPORARY EROSION PROTECTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE). THE FORM MUST INCLUDE SIGNATURES FROM THE ORIGINAL OWNER/OPERATOR(S) AND CONTACT INFORMATION FOR THE NEW OWNER OF THE PROPERTY.
4. TERMINATION OF COVERAGE OBTAINED USING A SUBDIVISION REGISTRATION
IF PERMIT COVERAGE WAS OBTAINED USING THE SUBDIVISION REGISTRATION PROCESS, OWNER/OPERATOR(S) ARE REQUIRED TO SUBMIT A NOT WITHIN 30 DAYS AFTER ACHIEVING FINAL STABILIZATION.
5. ALTERNATIVE METHODS-PERMANENT STORM WATER MANAGEMENT
OWNER/OPERATOR(S) THAT USE AN ALTERNATIVE METHOD FOR THE PERMANENT STORM WATER MANAGEMENT SYSTEM AS DESCRIBED IN THE PERMIT ARE PROHIBITED FROM TERMINATING THIS PERMIT UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED ON SITE AND EITHER:
- THE TWO YEARS OF MONITORING DATA REQUIRED IN THE PERMIT HAS BEEN SUBMITTED TO THE MPCA AND THE MPCA HAS DETERMINED THAT THE REQUIRED TREATMENT HAS BEEN ACHIEVED. THE OWNER/OPERATOR WILL BE NOTIFIED IN WRITING WITHIN 30 DAYS AFTER THE MONITORING DATA HAS BEEN SUBMITTED. IF THE OWNER/OPERATOR HAS NOT HEARD FROM THE MPCA WITHIN 30 DAYS AFTER SUBMITTING THE REQUIRED DATA, THE OWNER/OPERATOR CAN SUBMIT A NOT.
- THE OWNER/OPERATOR CAN SUBMIT A NOT, EVEN IF THE TIMEFRAME IS LESS THAN TWO YEARS, IF THE MPCA DETERMINES THAT THE ALTERNATIVE METHOD IS ACHIEVING THE REQUIRED TREATMENT.

- DURING THE MONITORING AND EVALUATION OF THE ALTERNATIVE METHOD, THE OWNER/OPERATOR IS NOT RESPONSIBLE FOR OTHER PERMIT REQUIREMENTS THAT HAVE BEEN TRANSFERRED AS DESCRIBED IN CHANGE OF COVERAGE.

Table with columns: REVISION HISTORY, DATE, REY, CERTIFICATION, LICENSE NUMBER, DATE, CITY, COUNTY, STATE, SHEET NO., CITY, STATE, COUNTY, SHEET NAME, NATIONAL NUMBER, STATE NUMBER, FILE NAME, PROJECT NO.

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UTILITY NOTES

1. PIPE MATERIALS
 WATERMAIN DP CLASS 52
 SANITARY SEWER PVC SCHEDULE 40
 GREASE TRAP SERVICE PVC SCHEDULE 40
 STORM SEWER PVC SCHEDULE 40
 RCP CLASS 5
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
8. CONTACT CITY OF RAMSEY PUBLIC WORKS DEPARTMENT FOR INSPECTION OF ALL UTILITY WORK AND STANDARDS.
9. MAINTAIN 7.5 FEET OF COVER ON WATER.
10. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS AS NECESSARY. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
11. CONTACT CITY OF RAMSEY PUBLIC WORKS DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
12. BRING WATER AND SEWER SERVICES INTO BUILDING PER MECHANICAL DRAWINGS. JOIN AND ROUTE BUILDING STORM DRAINS AND CONNECT TO STORM SEWER MAN-HOLE.
13. CONNECT TO DOWNSPOUT WITH TRANSITION TO 8-INCH PVC AND ROUTE TO STORM SEWER.
14. IRRIGATION SLEEVE TO BE 4" SCHEDULE 80 PVC IN DRIVE ANGLES BURIED 24" BELOW GRADE. EXTEND SLEEVES 3 BEYOND THE EDGE OF PAVEMENT. (COORDINATE WITH IRRIGATION CONTRACTOR.)
15. THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY CONNEXUS ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
16. COORDINATE WITH ELECTRIC CONTRACTOR TO PROVIDE CONDUITS AS NECESSARY FOR SITE LIGHTING. PROVIDE 3/4" PVC CONDUIT FOR ALL PARKING LOT LIGHTS AND 1-1/2" PVC CONDUIT FOR ROAD SIGN SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
17. CENTERPOINT ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
18. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
19. COORDINATE TELEPHONE WITH CENTURY LINK TO PROVIDE TELEPHONE SERVICE. CONTRACTOR TO PROVIDE AND INSTALL A 4" PVC CONDUIT WITH PULL STRING. SWEEPING BENDS ONLY (NO 90 DEGREE BENDS), FROM PROPERTY LINE TO THE BUILDING.
20. PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
21. REFER TO PLUMBING PLANS FOR EXTERIOR GREASE INTERCEPTOR DETAIL. IT IS ASSUMED THE TANK AND TOP SLAB ARE DESIGNED TO HANDLE ALL LOADINGS INCLUDING TRAFFIC AND SOL THAT MAY LEAD TO STRUCTURAL COLLAPSE. THE TANK MUST BE PROTECTED FROM FREEZING AND MUST COMPLY WITH ALL LOCAL AND STATE CODES.
22. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
23. ALL PORTIONS OF THE STORM SEWER SYSTEM, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
24. THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FROM THE MINNESOTA DNR IF Dewatering IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

UTILITY CROSSINGS

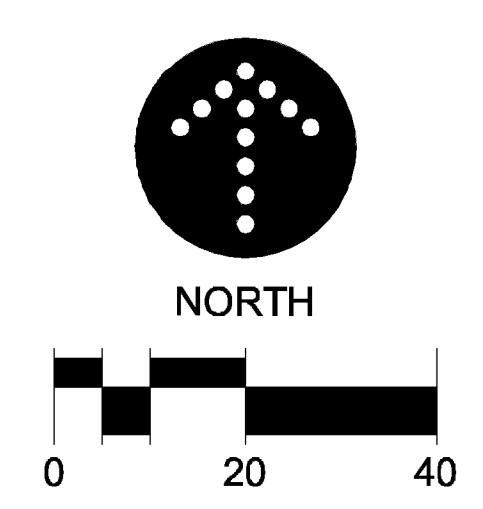
1. STORM SEWER SERVICE - BOTTOM OF PIPE = 867.4
 SANITARY SEWER SERVICE - TOP OF PIPE = 865.4
 CLEARANCE = 2.0 FT.
2. STORM SEWER SERVICE - BOTTOM OF PIPE = 867.6
 WATER SERVICE - TOP OF PIPE = 864.0
 CLEARANCE = 3.5 FT.

REV	DATE	DESCRIPTION
	11-26-2012	CITY SUBMITTAL

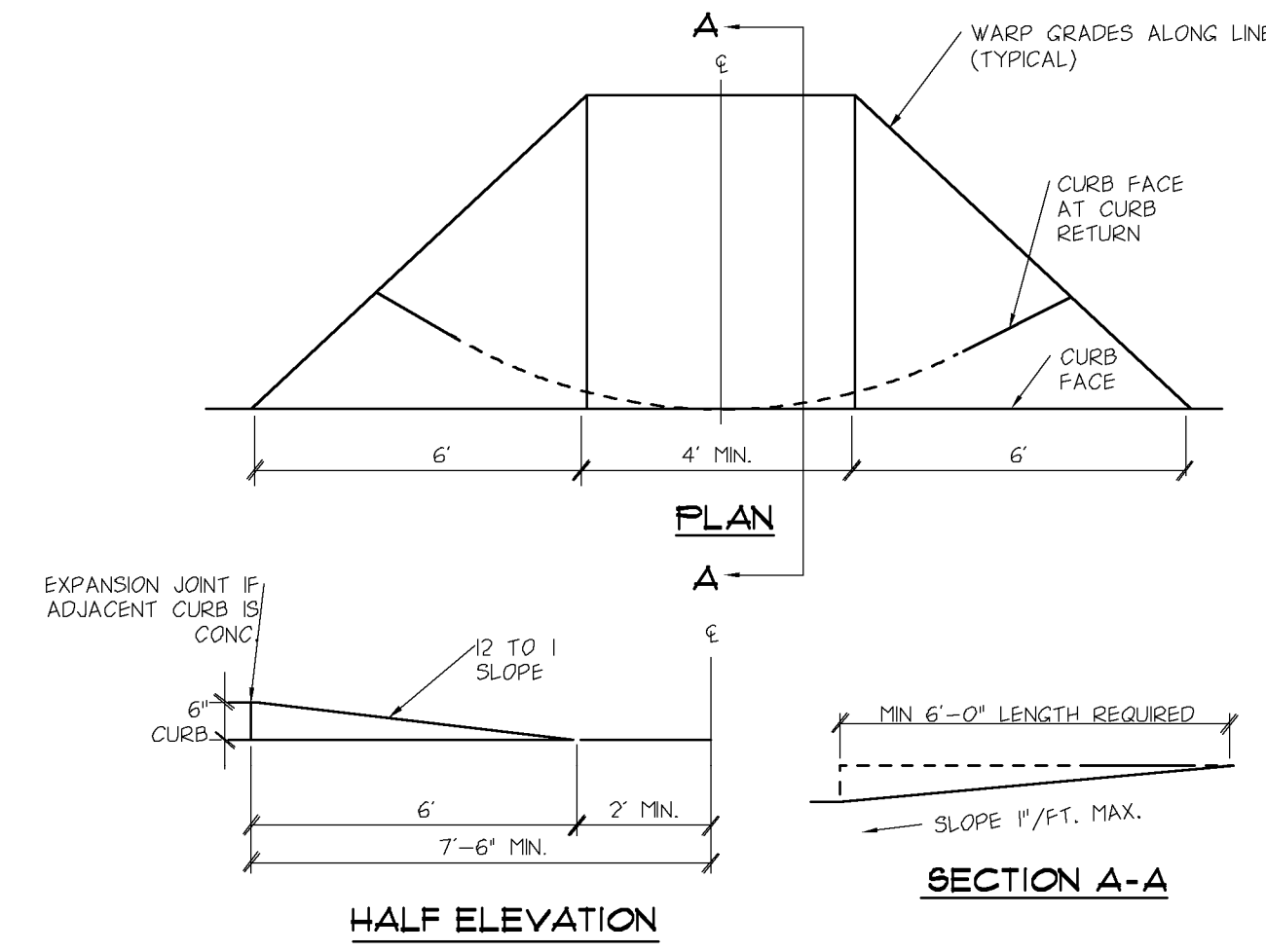
CERTIFICATION
 I hereby certify that the engineering documents were prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
CHRISTOPHER A. FOR
CONSTRUCTION
 License number 46244
 Date 3 DEC. 2012

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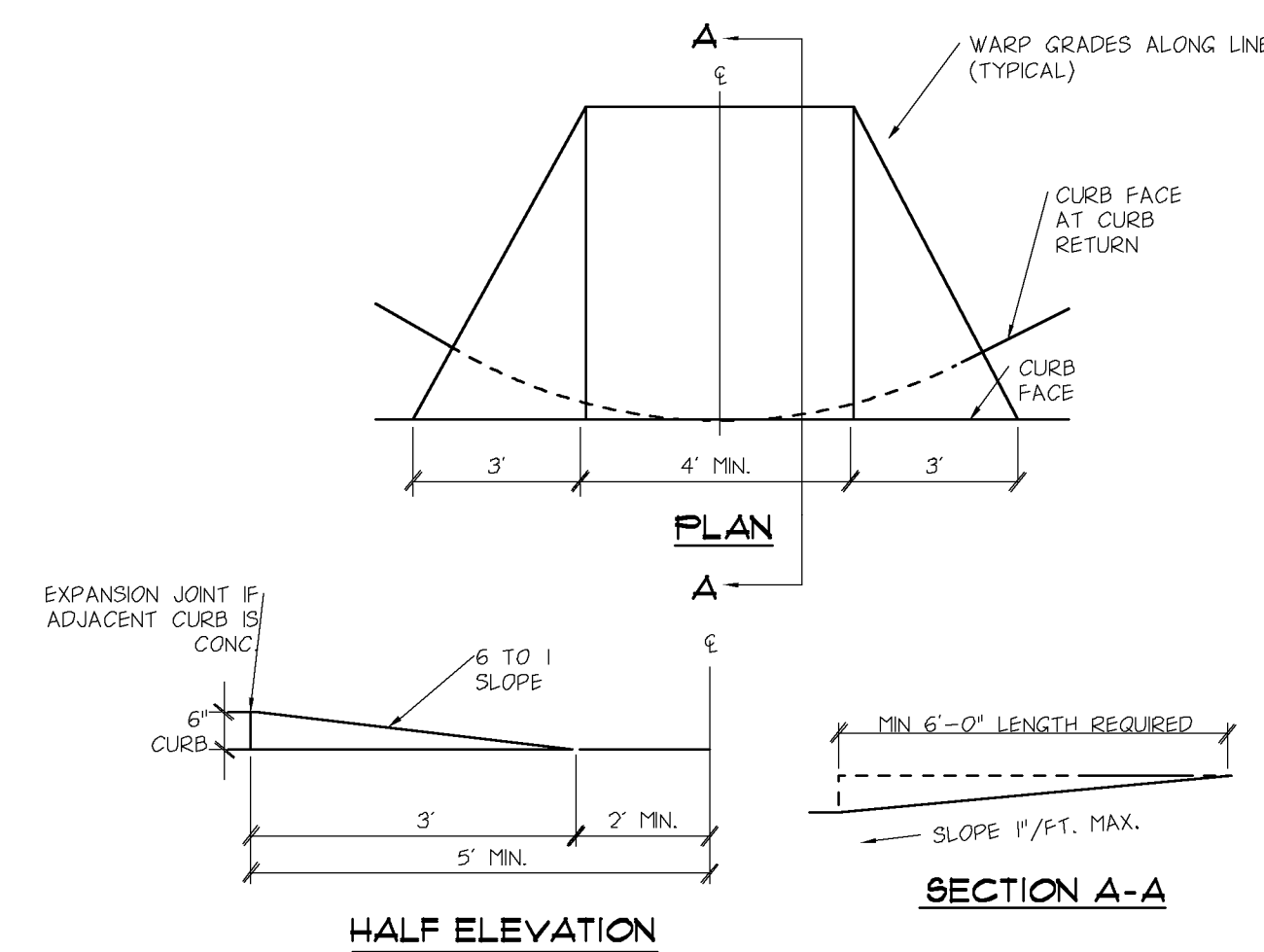
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PROTO. ISSUED	COUNTY ANOKA
REVIEWED BY EMK/CNC	CITY RAMSEY
DATE REVIEWED 11-22-2012	STREET NAME ARMSTRONG & SUNWOOD
DATE ISSUED 11-26-2012	SHEET NAME UTILITY PLAN
STATE NUMBER	NATIONAL NUMBER
SHEET NO. C4.1	
FILE NAME: C401MC100.DWG	
PROJECT NO: MCD11100	



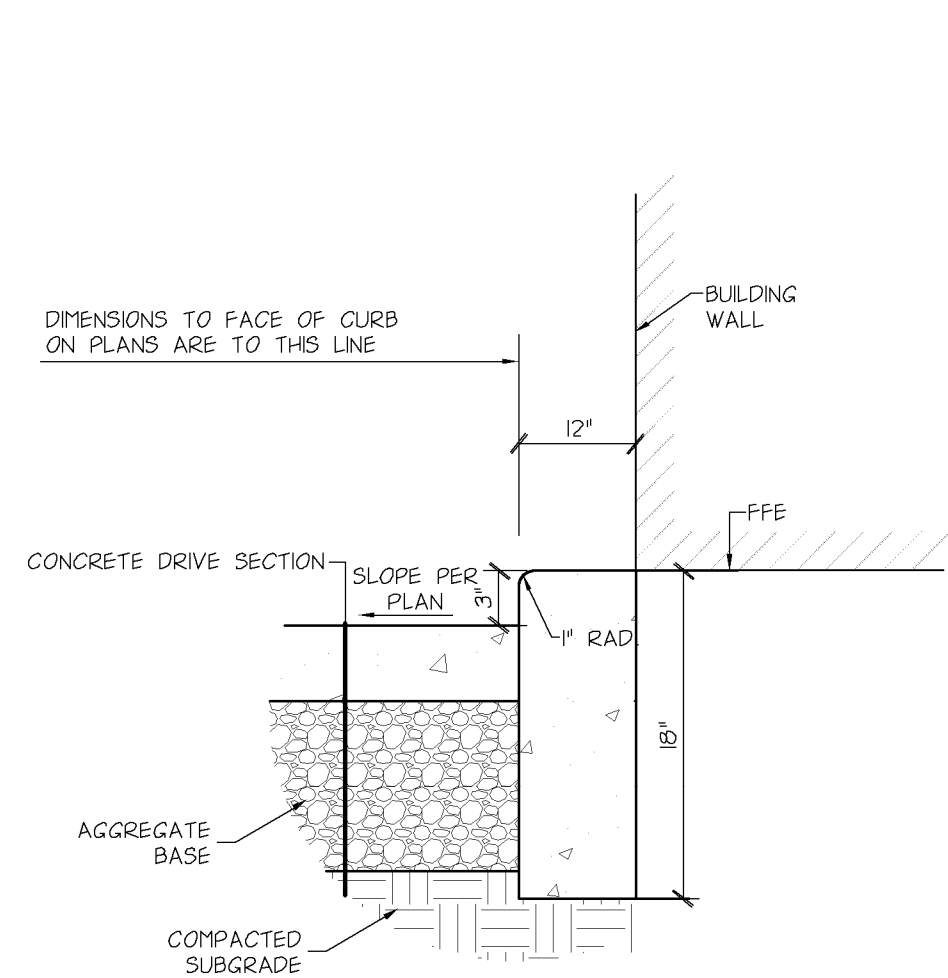
LANDFORM
 From Site to Finish
 105 South Fifth Avenue
 Suite 513
 Minneapolis, MN 55401
 Tel: 612-252-9070
 Fax: 612-252-9077
 Web: landform.net



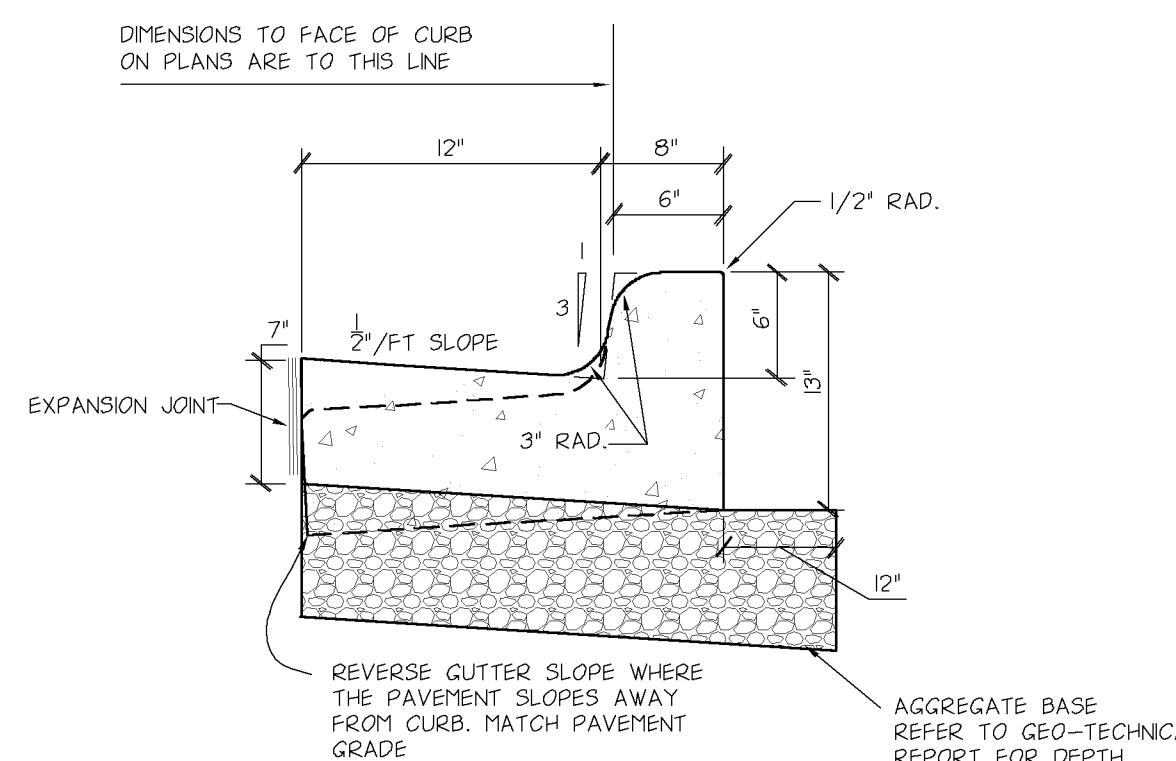
12 **ACCESSIBLE CURB RAMP - TYPE 1** NO SCALE



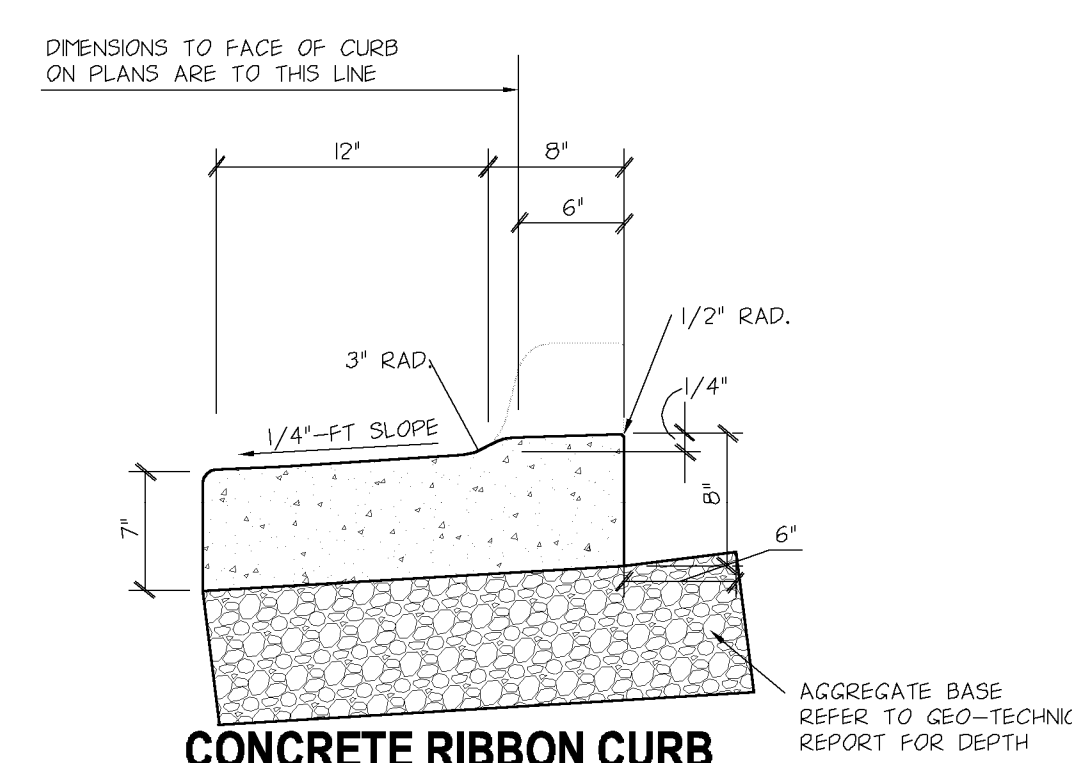
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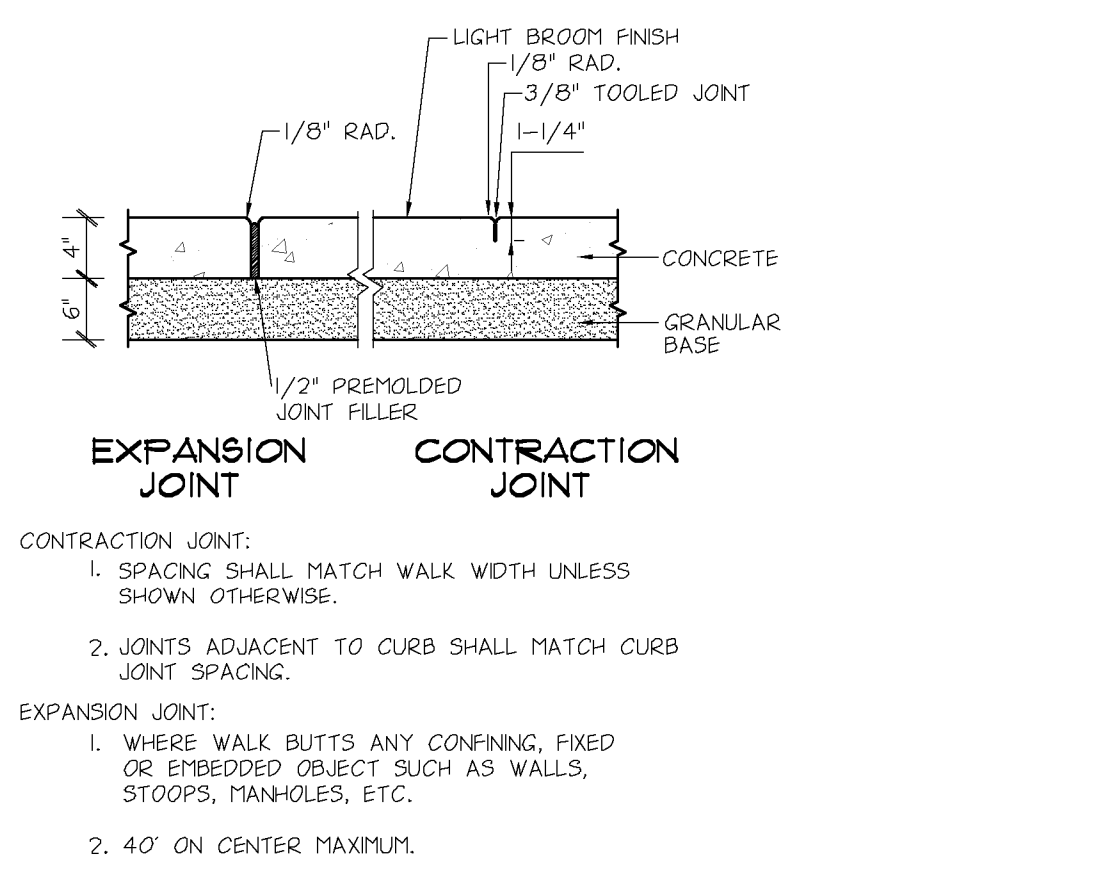
8 **3" HIGH CURB CURB AT DRIVE-THRU** NO SCALE



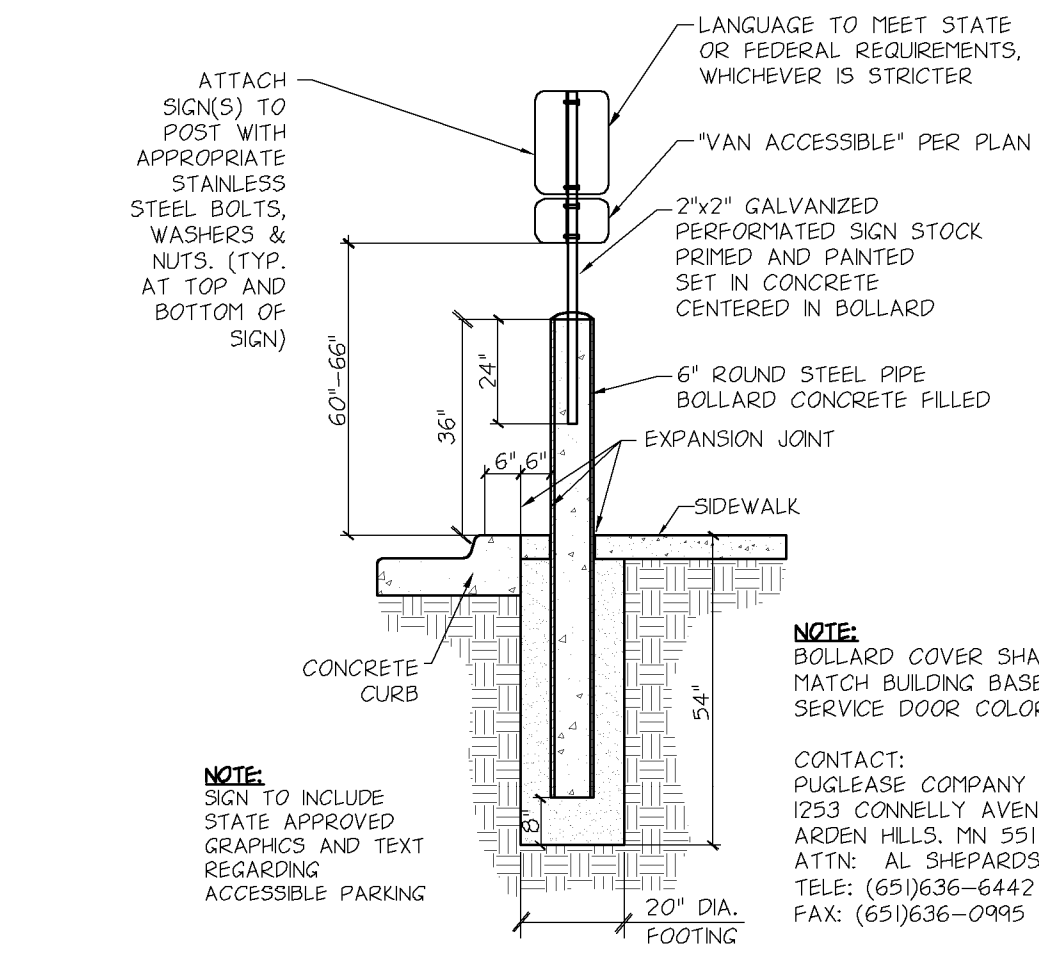
9 **6" CONCRETE CURB AND GUTTER** NO SCALE



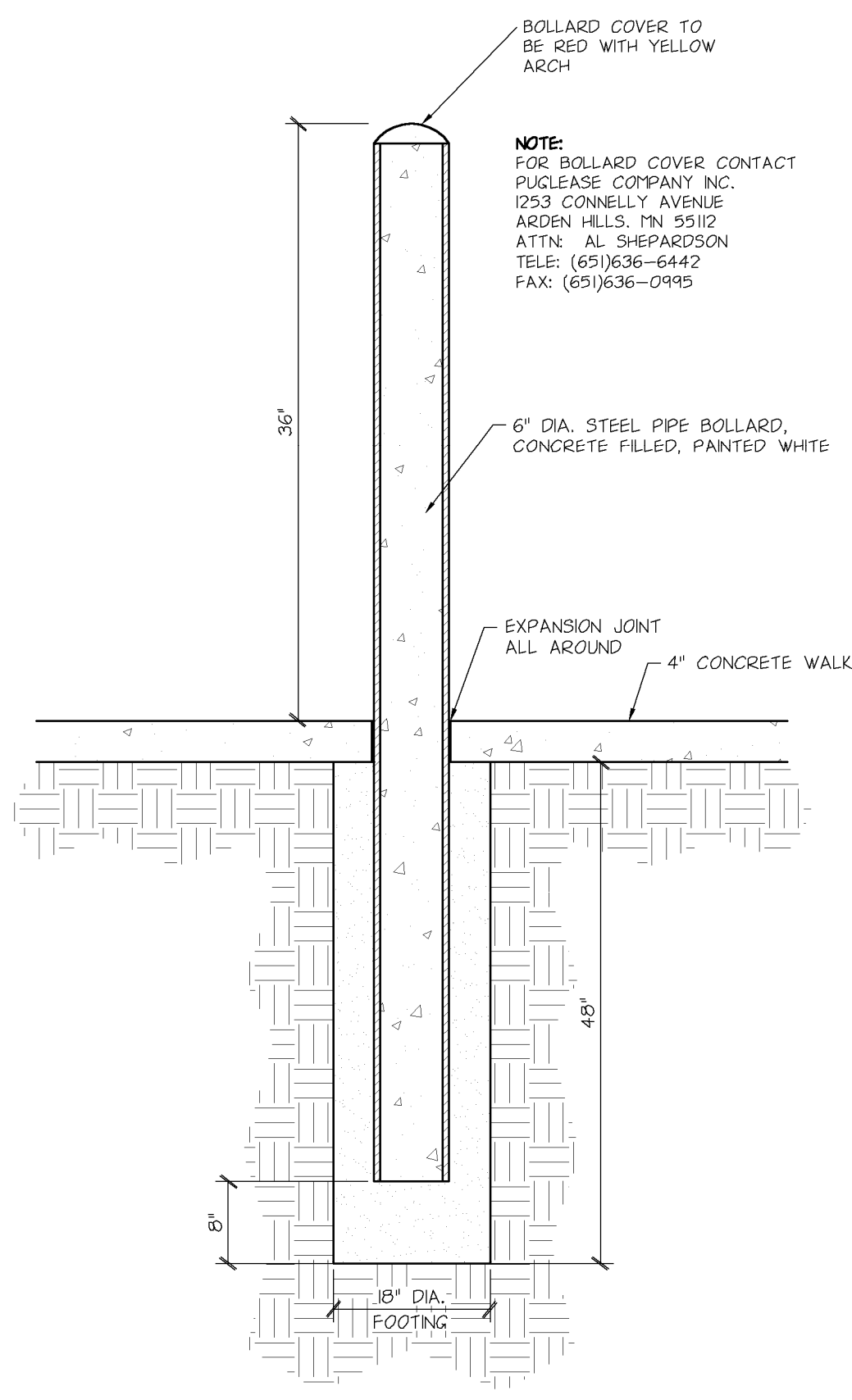
10 **CONCRETE RIBBON CURB** NO SCALE



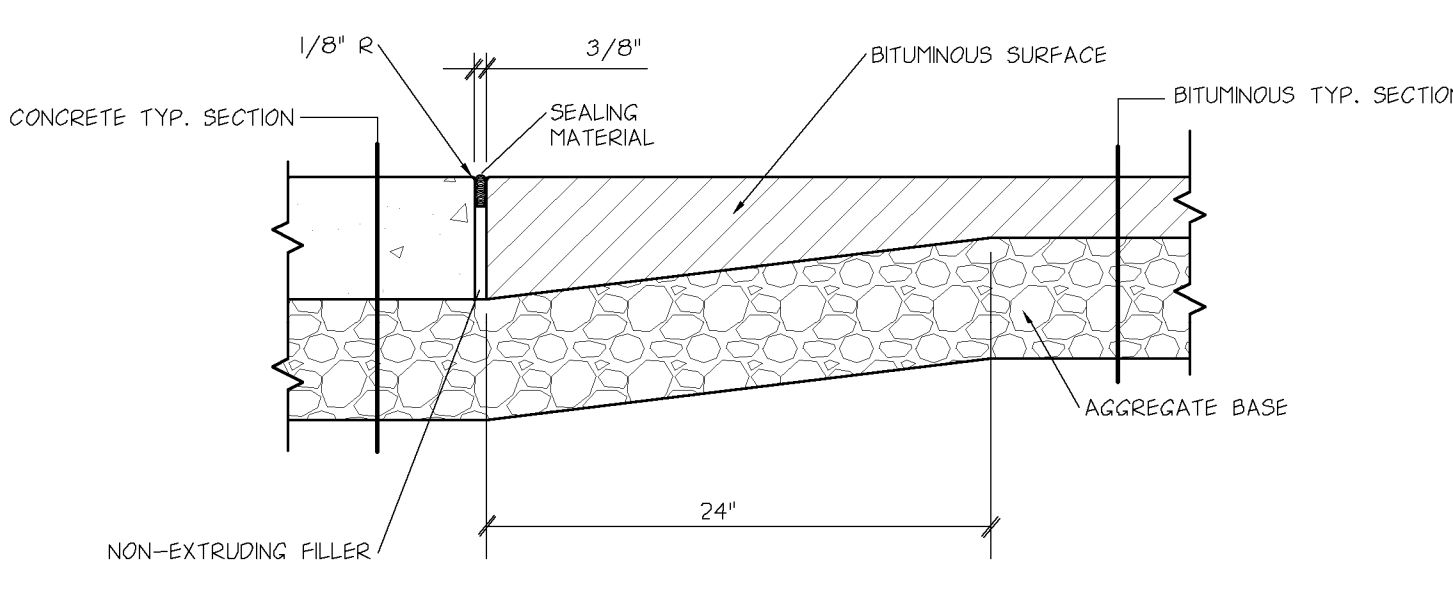
11 **CONCRETE SIDEWALK AND SIDEWALK JOINTING** NO SCALE



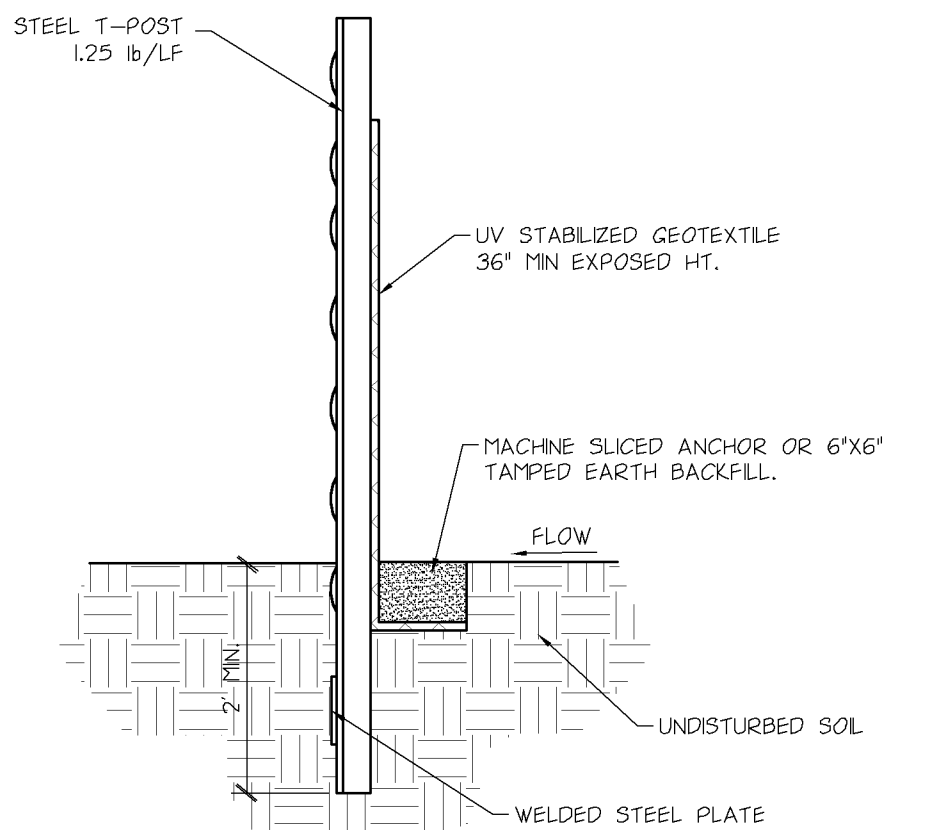
5 **ROUND BOLLARD W/ ACCESSIBLE SIGNAGE** NO SCALE



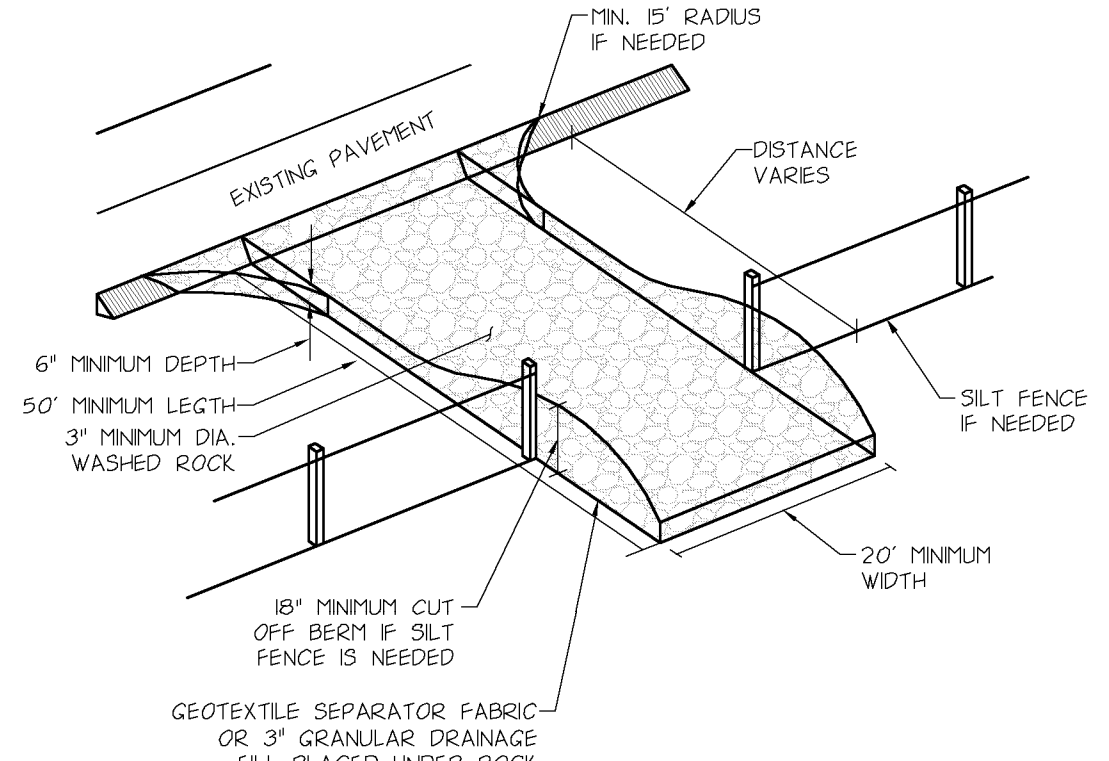
6 **ROUND PIPE BOLLARD AND COVER** NO SCALE



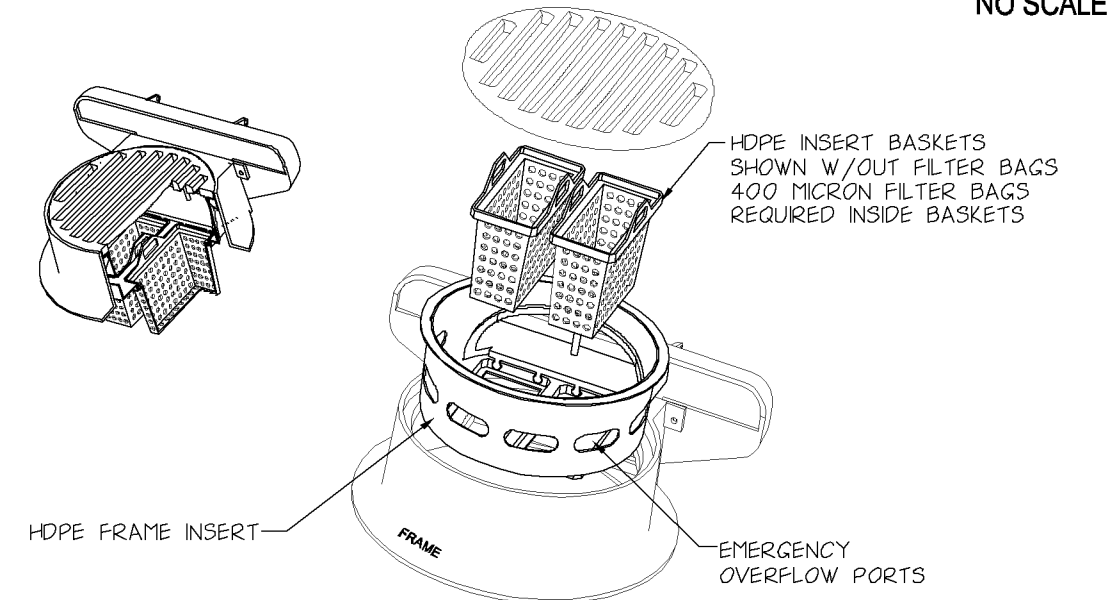
7 **THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE** NO SCALE



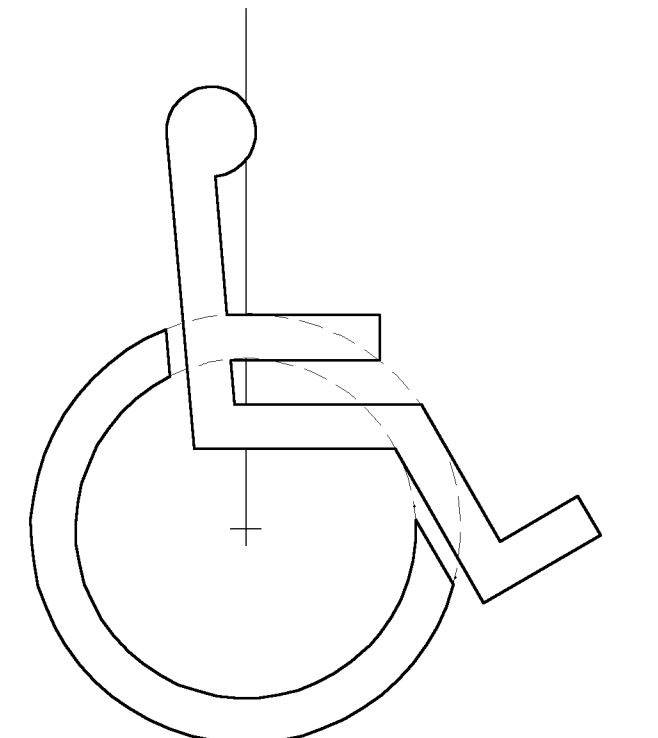
1 **SILT FENCE** NO SCALE



2 **VEHICLE TRACKING PAD** NO SCALE



3 **INLET PROTECTION** NO SCALE



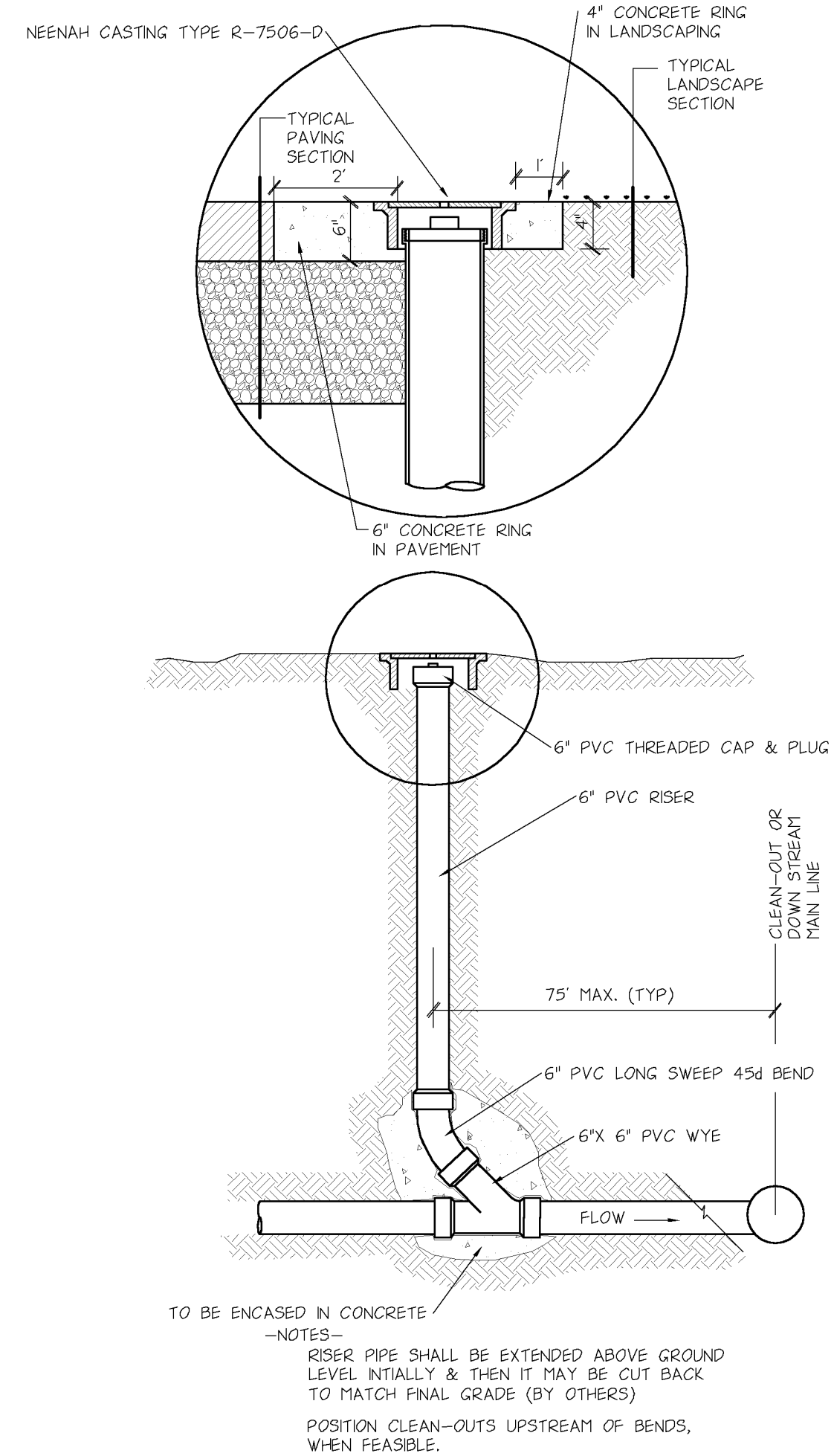
4 **INTERNATIONAL SYMBOL OF ACCESSIBILITY** NO SCALE

REV	DATE	DESCRIPTION
1	11-26-2012	CITY SUBMITTAL

<p>CERTIFICATION</p> <p>I hereby certify that the engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.</p> <p>CHRISTOPHER J. ARMSTRONG License number 46244 Date 3 DEC. 2012</p>	<p>McDONALD'S USA, LLC.</p> <p>THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH THIS ISSUE DATE AND REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.</p> <p>OFFICE ADDRESS: 1620 W. 52ND STREET #100 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355</p>
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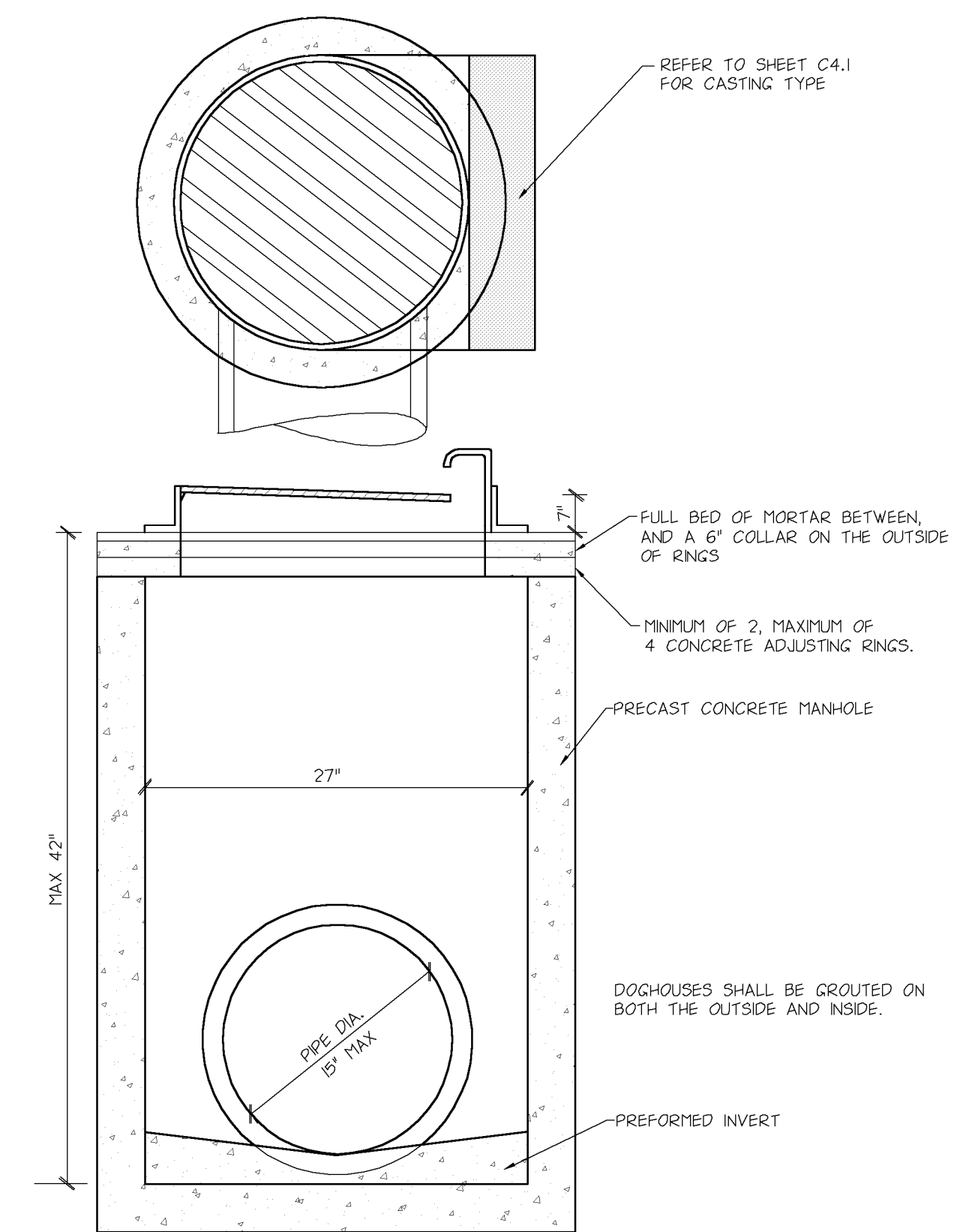
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<p>SHEET NO.: C7.1</p> <p>FILE NAME: C701MCD100.DWG</p> <p>PROJECT NO.: MCD11100</p>



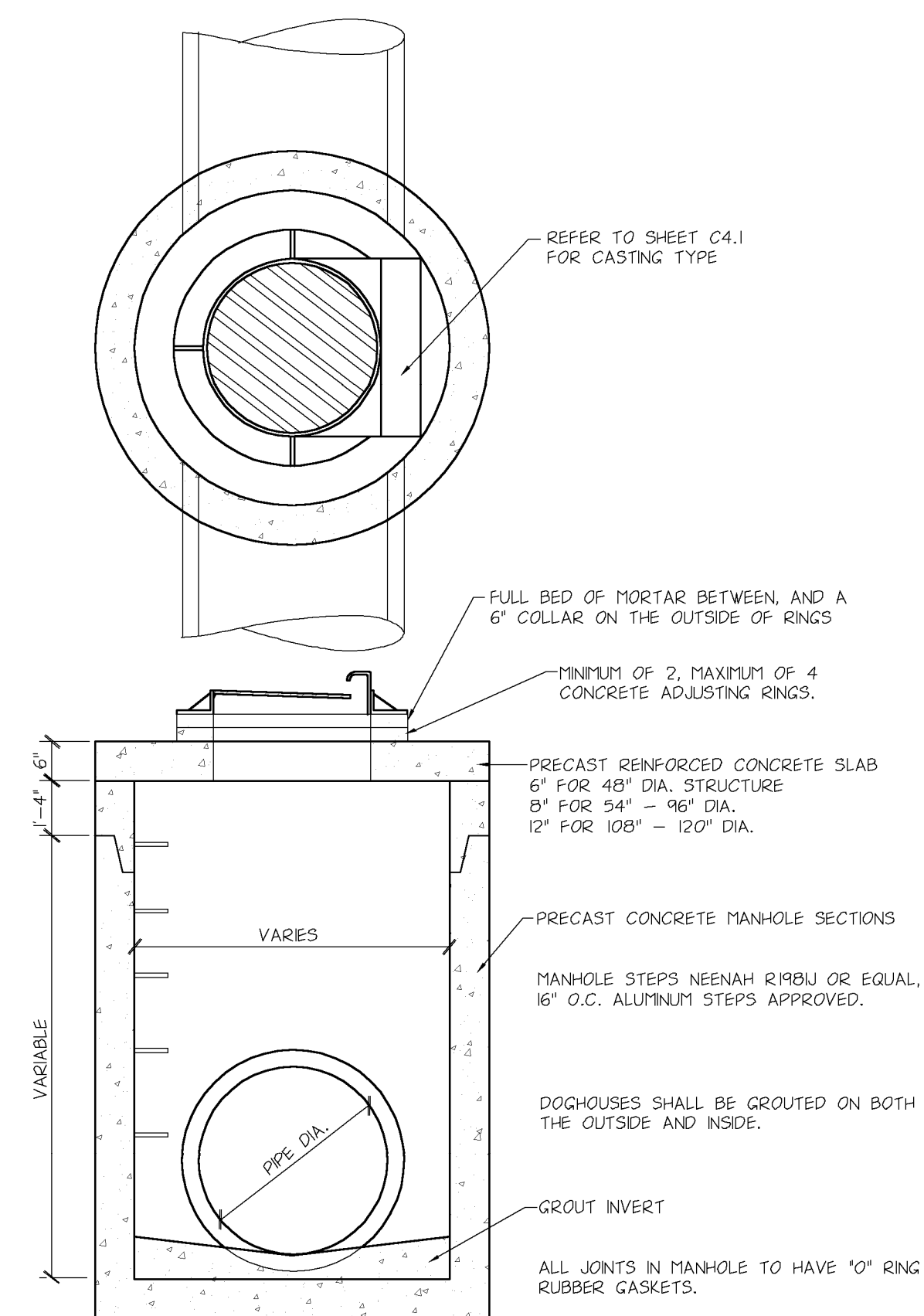
5 CLEAN-OUT STRUCTURE

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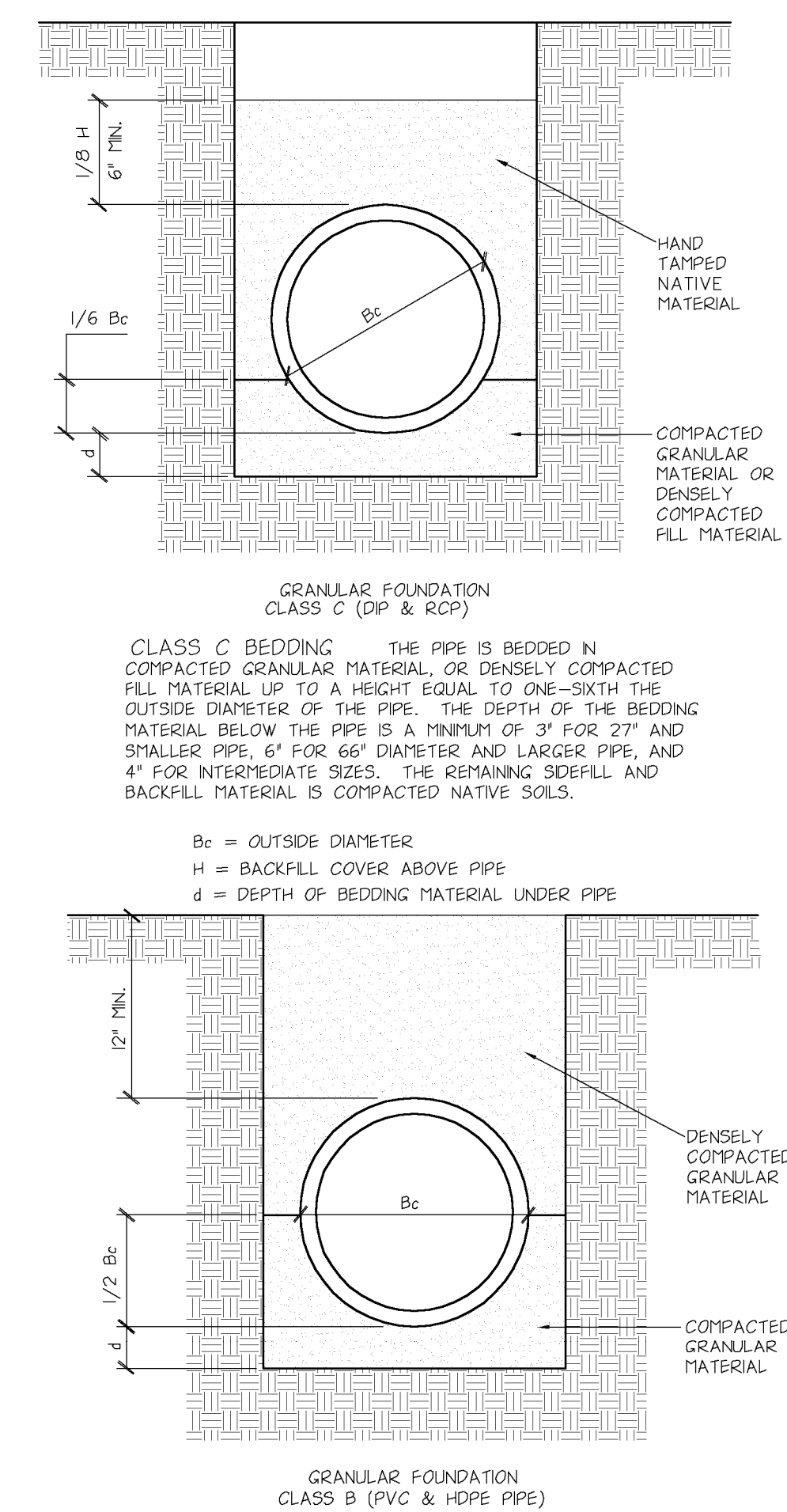
3 27" STORM SEWER CATCH BASIN

NO SCALE



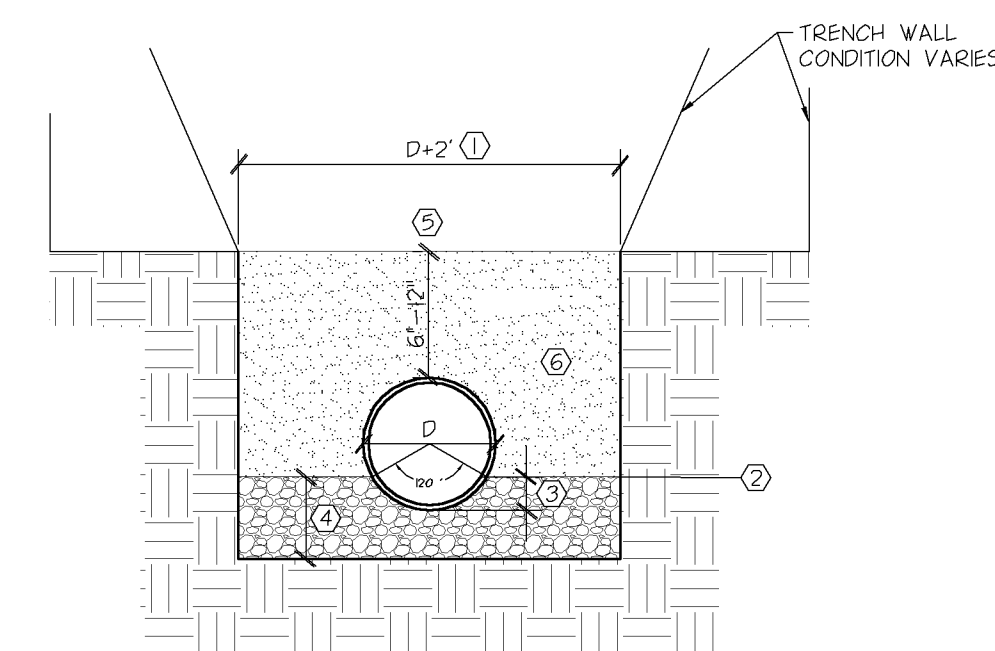
4 STORM SEWER CATCH BASIN MANHOLE

NO SCALE



1 PIPE BEDDING

NO SCALE



2 SITE UTILITY TRENCHING

NO SCALE

REVISION HISTORY	DATE	BY	DESCRIPTION
	11-26-2012		CITY SUBMITTAL

CITY	STATE	STREET ADDRESS	COUNTY
RAMSEY	MN	ARMSTRONG & GUNWOOD	ANOKA

DRAWN BY	DATE ISSUED	PROT. ISSUED	REVIEWED BY	DATE REVIEWED
MJK/CNC	11-22-2012		EMK/CNC	11-22-2012

STATE	CITY	STREET ADDRESS	DATE ISSUED
MN	RAMSEY	ARMSTRONG & GUNWOOD	11-22-2012

STATE	CITY	STREET ADDRESS	DATE ISSUED
MN	RAMSEY	ARMSTRONG & GUNWOOD	11-22-2012

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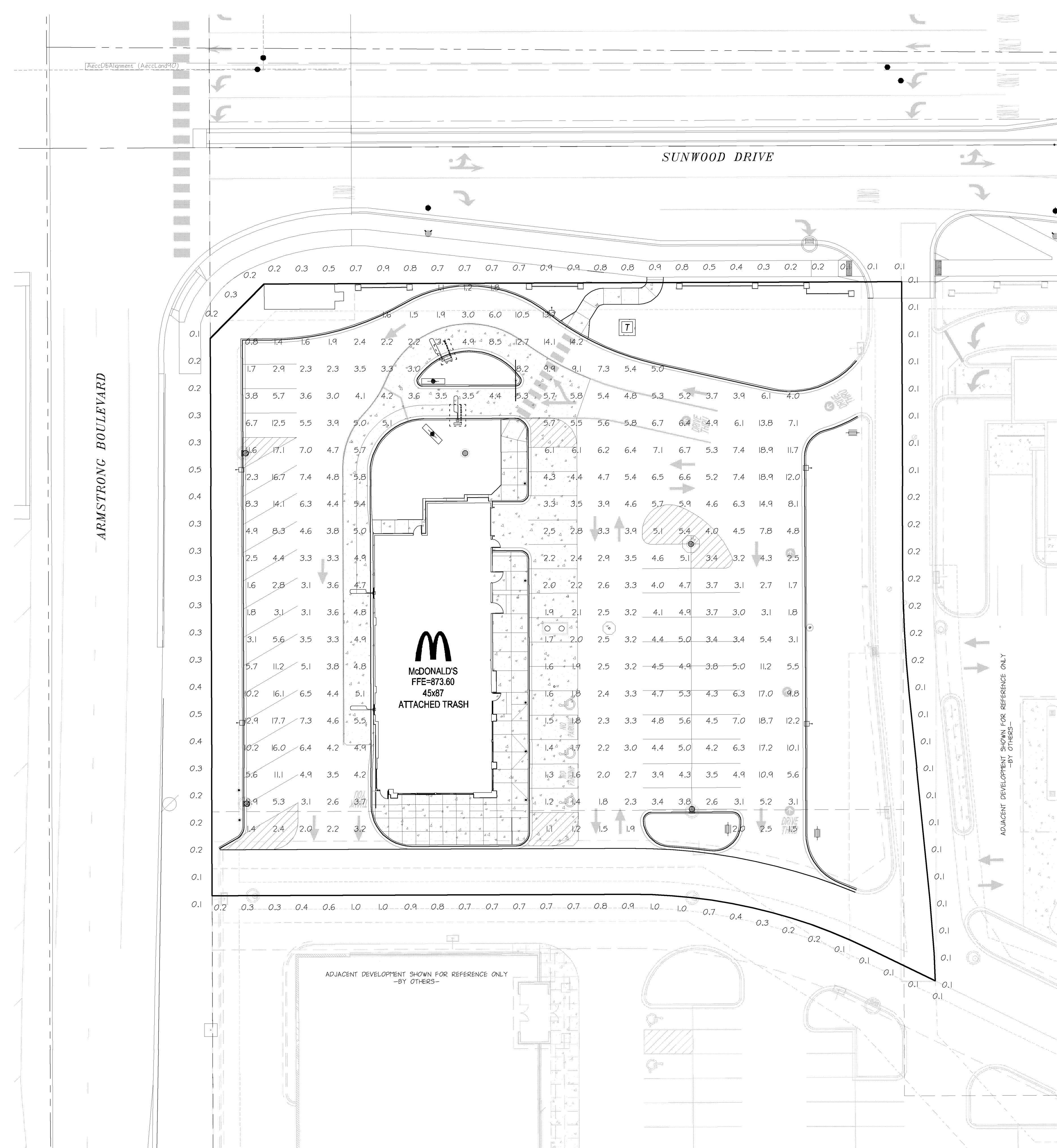
Date 3 DEC. 2012

FIXTURE QUANTITY	CONFIG	QUANTITY	TENSION TOP BRACKETS	QUANTITY	EPA	MOUNTING HEIGHT	POLE TYPE:	QUANTITY	WIND LOAD*	ALLOWED EPA
5	SGL	5	N/A	N/A	2.54	25'	SSP-5722-GL-**-TT (5')	5	90mph	22.4

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

NOTE: ALL ASB FIXTURES TO BE INSTALLED TILTED AT A 30 DEGREE ANGLE UNLESS OTHERWISE SPECIFIED.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



- NOTES:
- THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 - THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
 - DISTANCE BETWEEN READINGS 10'
 - FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE INTO ADJACENT PROPERTIES OR ROADWAYS.
 - FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES			
SCALE	1" = 20' 0"	DATE	11/20/12
DRAWN BY	MW	NEXT ASSEMBLY	REF. DRWG.
CHECKED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHEP ORDER		MATERIAL	
PROJECT NO.			

	POINT-BY-POINT FOOTCANDLE PLOT FOR - McDONALD'S - ARMSTRONG & SUNWOOD RAMSEY, MN
DRAWING NUMBER 1PCP26752	SHEET NO. EP2.1
FILE NAME: EP201MC100.DWG PROJECT NO: MCD11100	CITY: RAMSEY STATE: MN COUNTY: ANOKA STREET ADDRESS: ARMSTRONG & SUNWOOD SHEET NAME: SITE PHOTOMETRICS NATIONAL NUMBER: STATE NUMBER

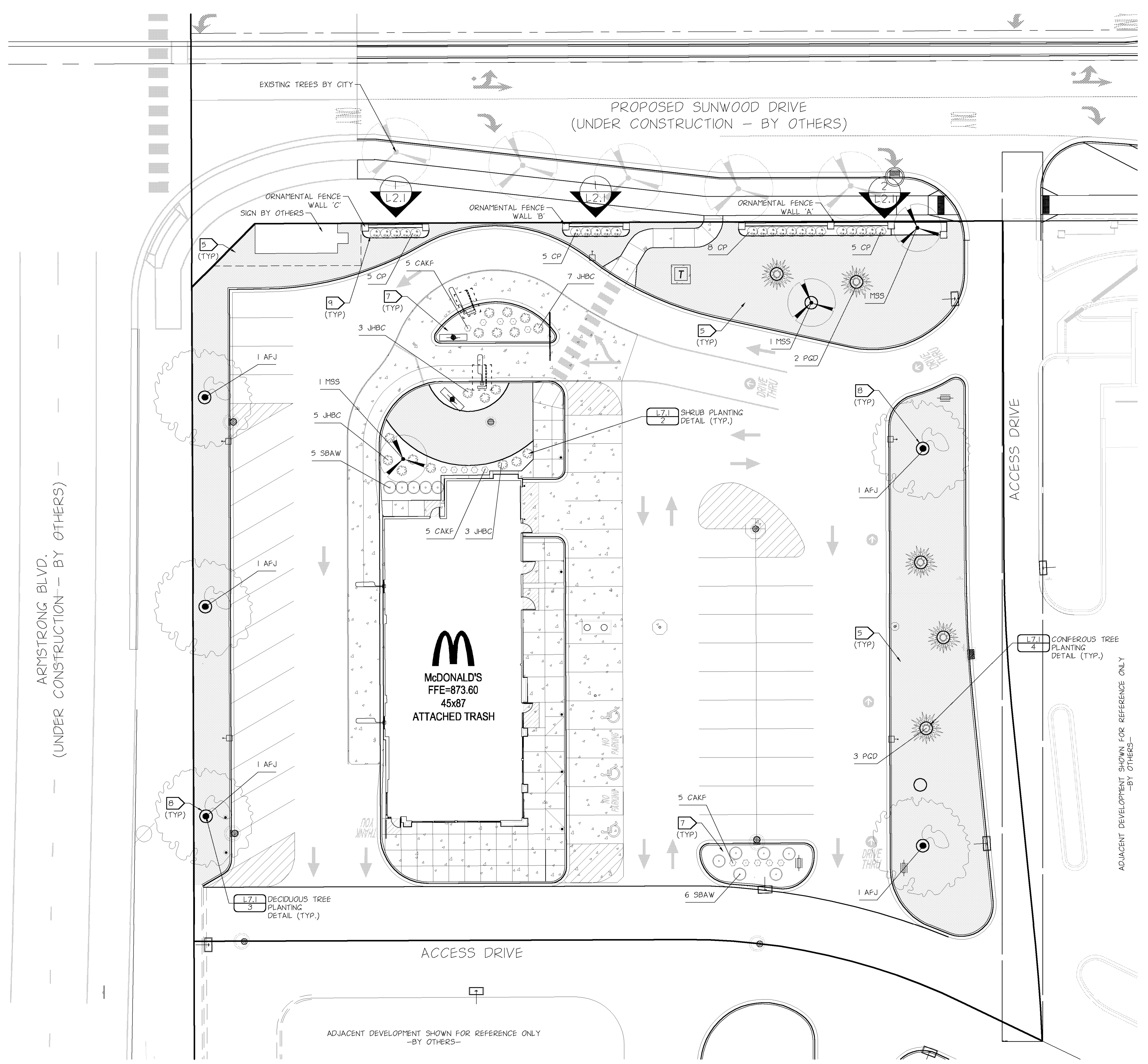
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DATE ISSUED: 11-22-2012

REV	DATE	DESCRIPTION
	11-26-2012	CITY SUBMITTAL

CERTIFICATION



- ### IRRIGATION NOTES
- REVIEW AND COORDINATE WITH EXISTING SUNWOOD IRRIGATION SYSTEM. PRIMARY SYSTEM IMPROVEMENTS INCLUDE 2" IRRIGATION MANLINE AND ZONE WIRES ALONG NORTH SIDE OF SUNWOOD DRIVE. SYSTEM HAS TWO WATER CONNECTIONS THAT SUPPLY THE IRRIGATION MANLINE AND ARE INTERCONNECTED. TWO CONTROLLERS ON EACH END CONTROL THE WEST AND EAST HALF, RESPECTIVELY. THE CONTROLLER ON THE WEST END IS TO BE RELOCATED TO THE LOCATION SHOWN ON THE PLAN. WIRES ALONG MANLINE ARE 48 ZONE AND 2 COMMON. THEY ARE TO BE CUT AT THE LOCATIONS SHOWN ON THE PLAN AND RECONNECTED TO THE RELOCATED CONTROLLER OR THE NEW CONTROLLER AS INDICATED ON THE PLAN.
 - RCT REMOTE CONTROL TO BE REMOTE CONTROL TECHNOLOGY. PROVIDE 1-TRC COMMANDER TRANSMITTER (WITH CASE), MODEL #0035 (059H CASE). PROVIDE 2-PERMANENT RECEIVER CARDS FOR RAN BRD ESP MC (FOR 40 STATION), MODEL #0100. INSTALL PERMANENT RECEIVER CARDS INTO EXISTING RAN BRD ESP-MC CONTROLLERS.
 - RAN BRD ROOT WATERING SYSTEM IS TO BE INSTALLED NEAR THE ROOTBALL OF THE TREE. THE ROOT WATERING SYSTEM IS TO INCLUDE THE BASIC ROOT WATERING SYSTEM WITH 12" SWING ARM, GRATE, SAND SOCK, AND MODIFICATION OF THE BUBBLER TO DRIP. MODIFICATION OF BUBBLER INCLUDES: REMOVING BUBBLER, RETROFIT A DRIP CONVERSION, MICRO VALVES (CONTROL WATER), MICRO TUBING, AND DRIP EMITTERS. DRIP EMITTERS TO WATER ROOTBALL OF TREE. PLACE THREE DRIP EMITTERS IN TRIANGULAR SPACING. DRIP EMITTER FLOW TO BE GREATER THAN DRIPLINE AND IDENTIFIED AND APPROVED IN THE FIELD. INTENT OF SYSTEM IS TO PROVIDE WATER CONTROL OF THE TREE SEPARATE FROM THE DRIPLINE, WITH THE ABILITY TO SHUT OFF TREE EMITTERS WITHOUT IMPACTING DRIPLINE OPERATION. THE BASIC ROOT WATERING SYSTEM AND GRATE IS TO SERVE AS AN AIR RELIEF PIPE, THAT WILL ALLOW OBSERVATION OF THE WATER TABLE WITHIN THE PLANTING BED.
 - PROVIDE AND INSTALL OPERATION INDICATOR AT END OF ZONE, TO ILLUSTRATE IF ZONE IS OPERATIONAL. DEVICE TO BE A POP-UP MODEL FOR DRP ZONES, APPROVED BY IRRIGATION DESIGNER, AND SHALL NOT EJECT WATER. LOCATE WITHIN PLANTING BEDS TO MINIMIZE VISIBILITY.
 - IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR TO VERIFY AND DESIGN PER ACTUAL PRESSURE, PER LOCAL CODES, AND PER SITE REQUIREMENTS. FIELD VERIFY LOCATION OF COMPONENTS WITH ACTUAL CONDITIONS PRIOR TO INSTALLATION. ADJUST AS NEEDED FOR COMPLETE COVERAGE. SYSTEM TO INCLUDE ALL PLUMBING AND ELECTRICAL, INCLUDING CONDUIT, SLEEVING, AND WEATHER-PROOF ENCLOSURES. SYSTEM SHALL BE COMPLETE. CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGN PRESSURE DESIGN CALCULATIONS, AND RELATED PRODUCT SHEETS FOR OWNER OR LANDSCAPE ARCHITECT APPROVAL. CONTRACTOR TO PROVIDE TWO "AS-BUILT" DRAWINGS OF IRRIGATION SYSTEM AT THE COMPLETION OF THE PROJECT. IRRIGATION PER PLANS ARE PART OF A LARGER SYSTEM. SEE PLANS FOR FURTHER INFORMATION. COORDINATE AND MOOIFY IRRIGATION AS NEEDED TO INTEGRATE INTO PRIMARY SYSTEM.
 - ALL PIPE 1.5" OR GREATER SHALL BE SDR 26 CLASS 200 FOR MANLINE AND CLASS 160 FOR LATERAL LINE PVC PIPE (DO NOT EXCEED 35 GPM FOR 1.5" AND 50 GPM FOR 2"). ALL PIPE 1.25" OR 1" SHALL BE 100 POLY PIPE AS INDICATED (DO NOT EXCEED 13 GPM FOR 1" AND 22 GPM FOR 1.25"). PIPE SIZE TO BE IDENTIFIED BY CONTRACTOR PER ZONE REQUIREMENTS. LOCATE IRRIGATION AWAY FROM PLANT MATERIAL.
 - ALL WIRING, BACKFLOW PREVENTOR, AND PLUMBING AS PER LOCAL CODE. WATER CONNECTION BY MECHANICAL AND UTILITY CONTRACTOR. VERIFY AND ADD BOOSTER PUMP AS REQUIRED.
 - ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN VALVE BOXES SIZED FOR NORMAL MAINTENANCE, FLUSH WITH FINAL GRADE. PROVIDE (2) QUICK COUPLER KEYS AND HOSE SWIVELS.
 - THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
 - FIRST YEAR WINTERIZATION AND SPRING START UP OF SYSTEM SHALL BE PERFORMED BY IRRIGATION CONTRACTOR.
 - MINIMUM 4" PVC SCHEDULE 40 SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND ROADWAYS. PROVIDE 12" LENGTH OF #3 REBAR AT EACH TEMPORARILY SEALED END FOR FUTURE LOCATION. EXTEND SLEEVING AT LEAST 2 FEET BEYOND EDGE OF PAVEMENT. PROVIDE PVC STAND PIPE FOR LOCATING ENDS OF SLEEVING. PROVIDE TWO SIZES LARGER THAN PIPE SIZE. PROVIDE ADDITIONAL SLEEVING FOR WIRING, AS NEEDED.
 - BIDDING CONTRACTORS SHOULD BECOME THOROUGHLY FAMILIAR WITH ALL FACETS OF THE PROPOSED IRRIGATION SYSTEM. FAILURE TO CLARIFY MISUNDERSTANDINGS, OR INTENT OF THESE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTAL OF BID SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE IRRIGATION CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB UTILITIES OR EXISTING CONDITIONS. CONTRACTOR SHALL REPAIR/RESTORE ANY DAMAGE INVOLVING IRRIGATION INSTALLATION.

- ### IRRIGATION NOTES
- INSTALL RAN SENSOR(S) ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S). COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED AND THE IRRIGATION SYSTEM SHALL INCLUDE RAN SENSORS AND A BACKFLOW PREVENTER DEVICE.
 - CONTROL WIRE WILL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM GAUGE: MINIMUM #14 U.F. COMMON GROUND WIRE SHALL BE MINIMUM #12 GAUGE WHITE. PROVIDE TWO EXTRA CIRCUIT WIRES AND ONE EXTRA COMMON GROUND WIRE FOR ENTIRE MANLINE LENGTH, MARK AS APPROPRIATE. PROVIDE ONE YELLOW #16 GAUGE TRACER WIRE FOR ALL LATERAL LINES. WIRE IS TO BE CONTINUOUS AND SPLICED ONLY IN VALVE BOXES.
 - 24 VAC WIRE SPLICING MATERIAL WILL BE DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M.
 - SOME AREAS MAY REQUIRE RISER EXTENSIONS FOR SPRINKLERS OR A FIXED RISER WITH A SHRUB HEAD OR SHRUB ADAPTOR TO OBTAIN PROPER COVERAGE. LARGE ROTOR NOZZLES = #4-FULL, #3-3/4, #2-1/2, #1-1/4. SMALL ROTOR NOZZLES = #3-FULL, #2-3/4, #1-1/2, #0.75-1/4. ADJUST AS NEEDED. SPRAY HEADS IN TURF AREAS TO BE 6" POP-UPS AND IN LANDSCAPE BEDS TO BE 12" POP-UPS.
 - FINAL LOCATION OF WATER SOURCE SET UP TO BE APPROVED BY OWNERS REPRESENTATIVE.
 - COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH OTHER IMPROVEMENTS.
 - ALL DRIP VALVES, FILTERS, AND PRESSURE REGULATORS SHALL BE IN A VALVE BOX. DRIP LINE SHALL BE LOOPED WITH CROSS CONNECTORS (25" MAXIMUM SPACING), NO DEAD ENDS. LOCATE PER PLANT MATERIAL. PLACE EMITTERS AT EACH PLANT AND ON EACH SIDE IN SLOPED CONDITIONS. USE BLANK TUBING IN SLEEVES OR IN AREAS WHERE THERE IS NO PLANT MATERIAL. PLACE AIR RELIEF VALVES AT HIGH POINT AND FLUSH VALVES AT ENDS OF ZONE. PROVIDE 3/4" VALVE FOR DRIP ZONES OF 13 GPM OR LESS, USE 1" VALVE FOR DRIP ZONES GREATER THAN 13 GPM. EACH DRIP ZONE SHALL HAVE AN OPERATION INDICATOR, LOCATED WITHIN THE PLANT MATERIAL FOR FILTERED VISIBILITY. VERIFY LOCATION WITH OWNER.
 - PROVIDE 1" VALVES FOR SPRAY AND ROTAR ZONES FOR 25 GPM OR LESS, AND 1.5" VALVE FOR ZONES GREATER THAN 26 GPM.
 - CONTRACTOR TO SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS. VERIFY WITH OWNER AS TO TIRE AND SPECIFIC REQUIREMENTS.

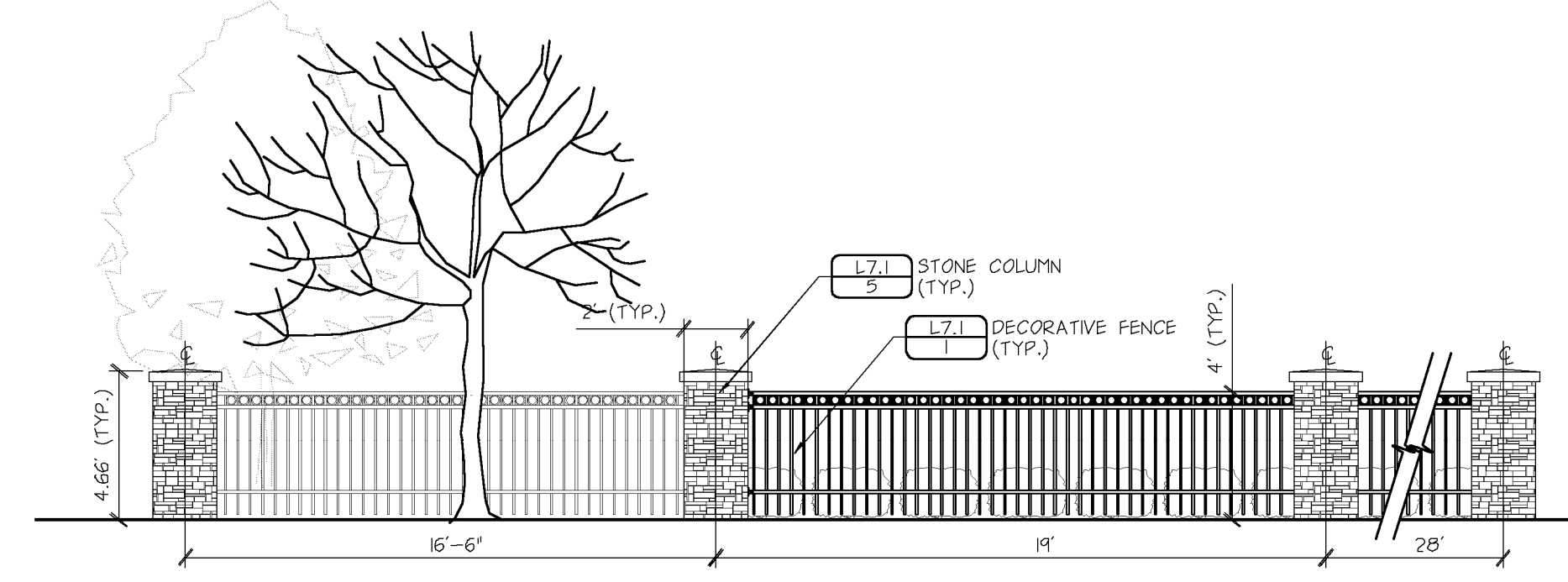
STREETSCAPE SCREENING

REQUIRED SCREENING: 40% OF TOTAL STREET FRONTAGE
TOTAL STREET FRONTAGE AT SUNWOOD BLVD. = 255.5 LF

REQUIRED SCREENING:
TOTAL FRONTAGE AT SUNWOOD * 40% (255.50*40) = 102.2 LF.

PROVIDED SCREENING LOT 5:

SCREEN WALL 'A'	65.5 LF.
SCREEN WALL 'B'	21.0 LF.
SCREEN WALL 'C'	21.0 LF.
TOTAL SCREENING PROVIDED	107.5 LF.
TOTAL PERCENTAGE OF SCREENING PROVIDED	42.1%

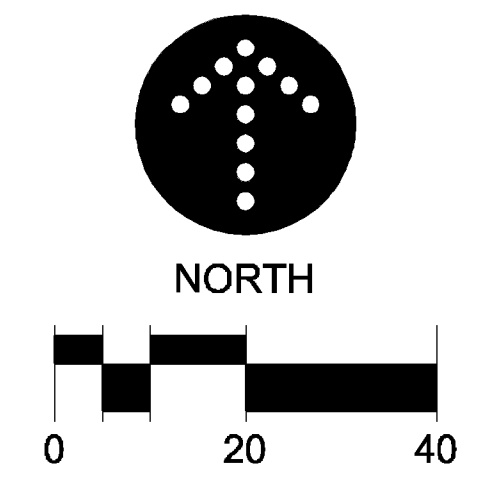


- ### LANDSCAPE NOTES
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
 - PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISQUALIFICATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
 - SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION. TOP SOIL, WHETHER IMPORTED OR AMENDING THE EXISTING TOPSOIL, MUST MEET OR EXCEED FN/DOT PREMIUM TOPSOIL SPECIFICATIONS (3877.3). THE CITY HAS A LIST OF PRE-CERTIFIED SUPPLIERS THAT HAVE SUBMITTED TEST RESULTS VERIFYING THE MATERIAL MEETS THIS SPECIFICATION. IF YOU OPT TO USE AN ALTERNATIVE SUPPLIER, OR IF AMENDING ON-SITE TOPSOIL, DOCUMENTATION MUST BE SUPPLIED TO THE CITY VERIFYING THAT THE MATERIAL MEETS FN/DOT'S PREMIUM TOPSOIL BORROW SPECIFICATION. A COPY OF THE LOAD TICKETS WILL ALSO BE REQUIRED TO PASS THE TOPSOIL INSPECTION.
 - SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
 - PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
 - INSTALL 3-4 INCH WOOD MULCH IN SHRUB BED AREAS.
 - INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.
 - ALL SHRUB BEDS SHALL BE EDGED WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
 - AUTOMATIC IRRIGATION SYSTEM TO BE USED TO IRRIGATE ENTIRE MCDONALD'S PROPERTY. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE NOTES

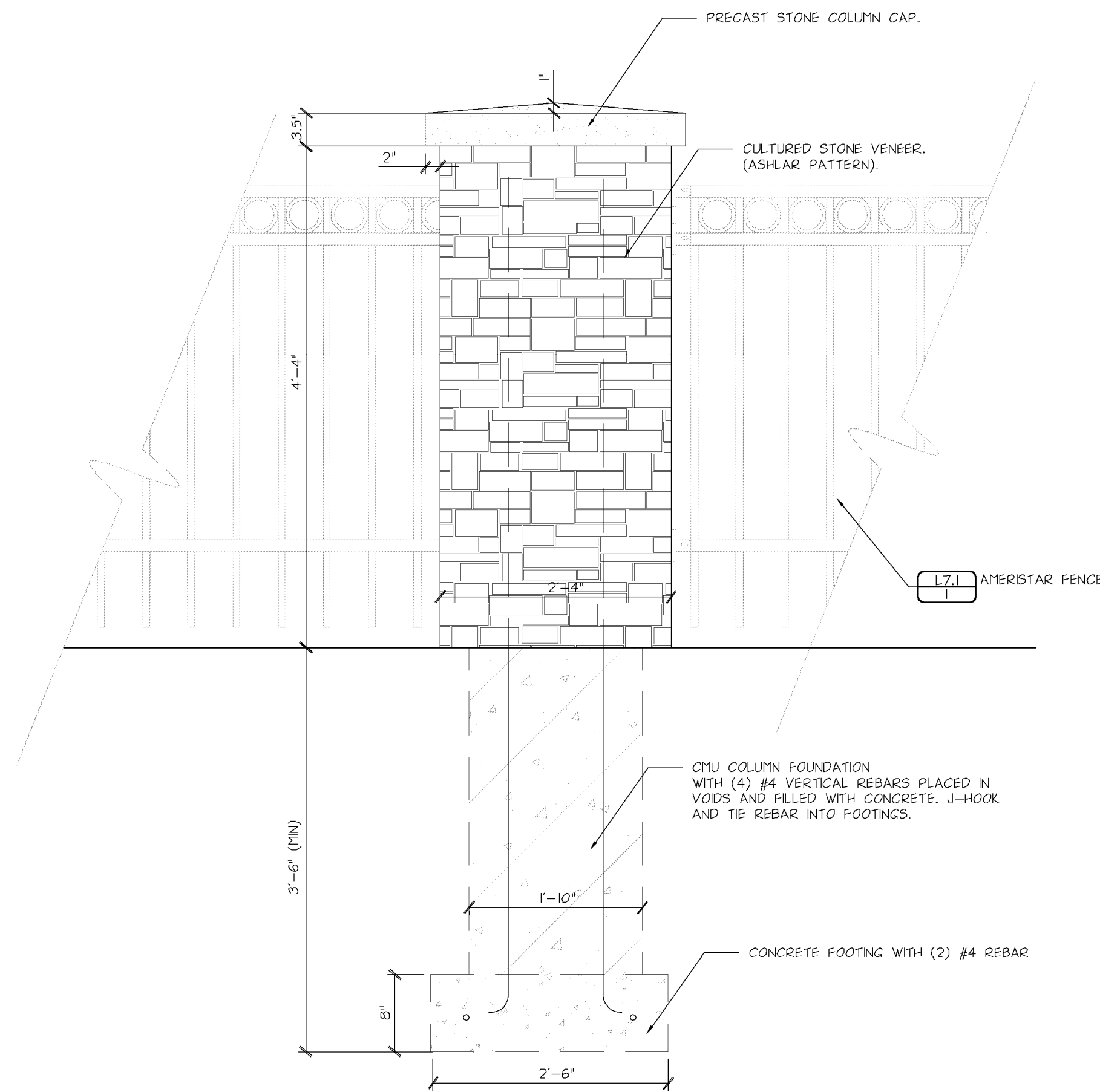
COUNT	NAME	KEY	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
5	DECIDUOUS TREES	AFJ	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSREE'	2.5' CAL.
15	GRASSES	CAKF	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.
23	DECIDUOUS SHRUBS	CP	DWARF RED TIPPED DOGWOOD	CORNUS PUMILA	5 GAL.
15	CONFEROUS SHRUBS	JHBC	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.
3	DECIDUOUS TREES	MSS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5' CAL.
5	CONFEROUS TREES	PGD	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA DENSATA	6' HT.
11	DECIDUOUS SHRUBS	SBAW	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	5 CAL.

□ DENOTES AREA TO BE SODDED



LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

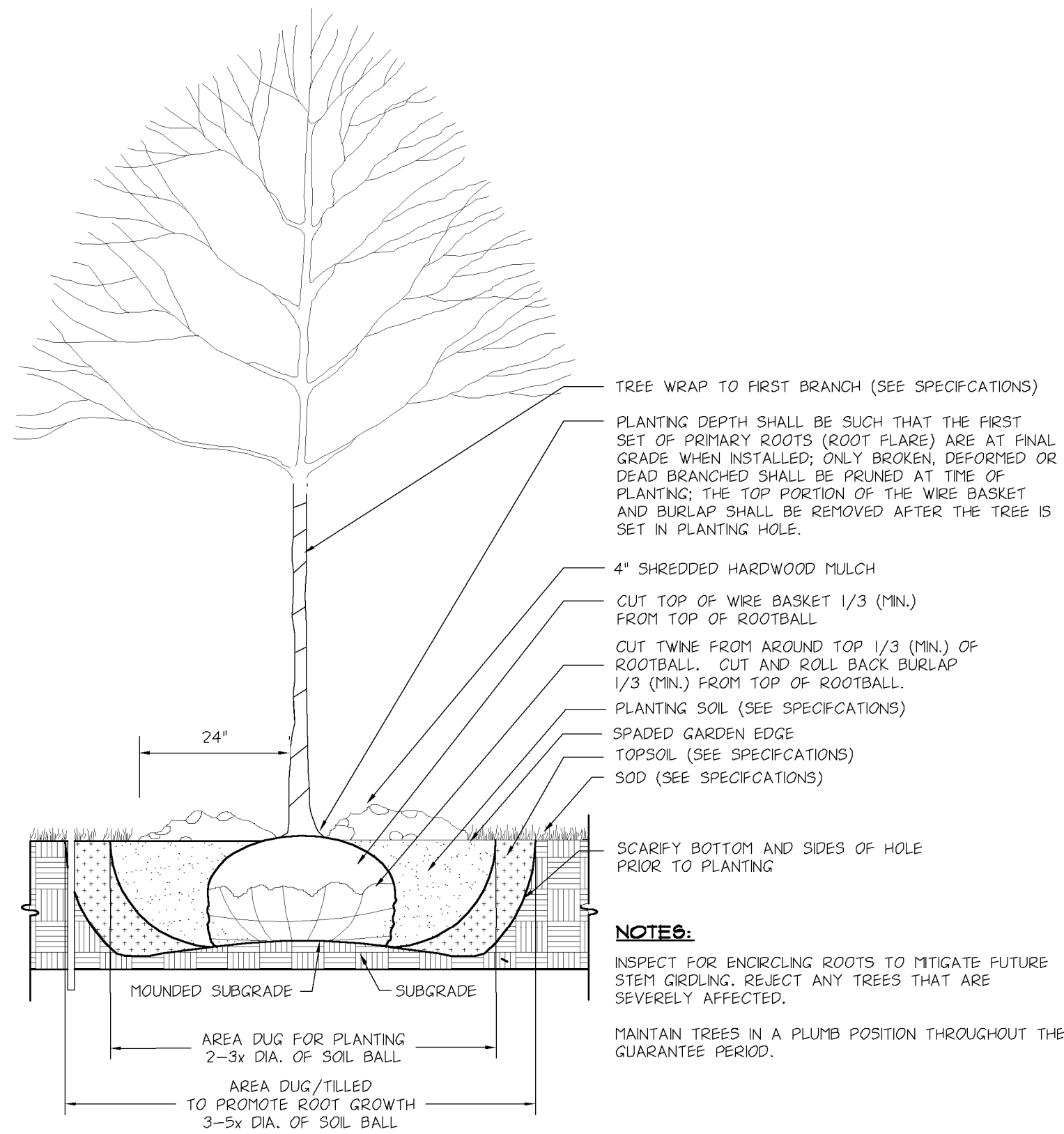
McDONALD'S USA, LLC. <small>THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH THIS ISSUE DATE AND NUMBER. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS ON ANY OTHER PROJECT WITHOUT THE WRITTEN REFERENCE OR EXEMPTION OF ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.</small>	REVISION HISTORY REV: 11-22-2012 CITY SUBMITTAL
	CERTIFICATION I hereby certify that the landscape screens were prepared by me or under my direct personal supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. License number: 42926 Date: 3 DEC. 2012
OFFICE ADDRESS: 1620 W. 52ND STREET #100 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355	STATE: MN COUNTY: ANOKA CITY: RAMSEY STREET ADDRESS: ARMSTRONG & SUNWOOD SHEET NAME: LANDSCAPE PLAN NATIONAL NUMBER: STATE NUMBER
DRAWN BY: MJK/CNC PROTO. ISSUED: REVIEWED BY: EMK/CNC DATE REVIEWED: 11-22-2012	DATE ISSUED: 11-22-2012 SHEET NO.: L2.1 FILE NAME: L201MCD100.DWG PROJECT NO.: MCD11100



STONE COLUMN

5

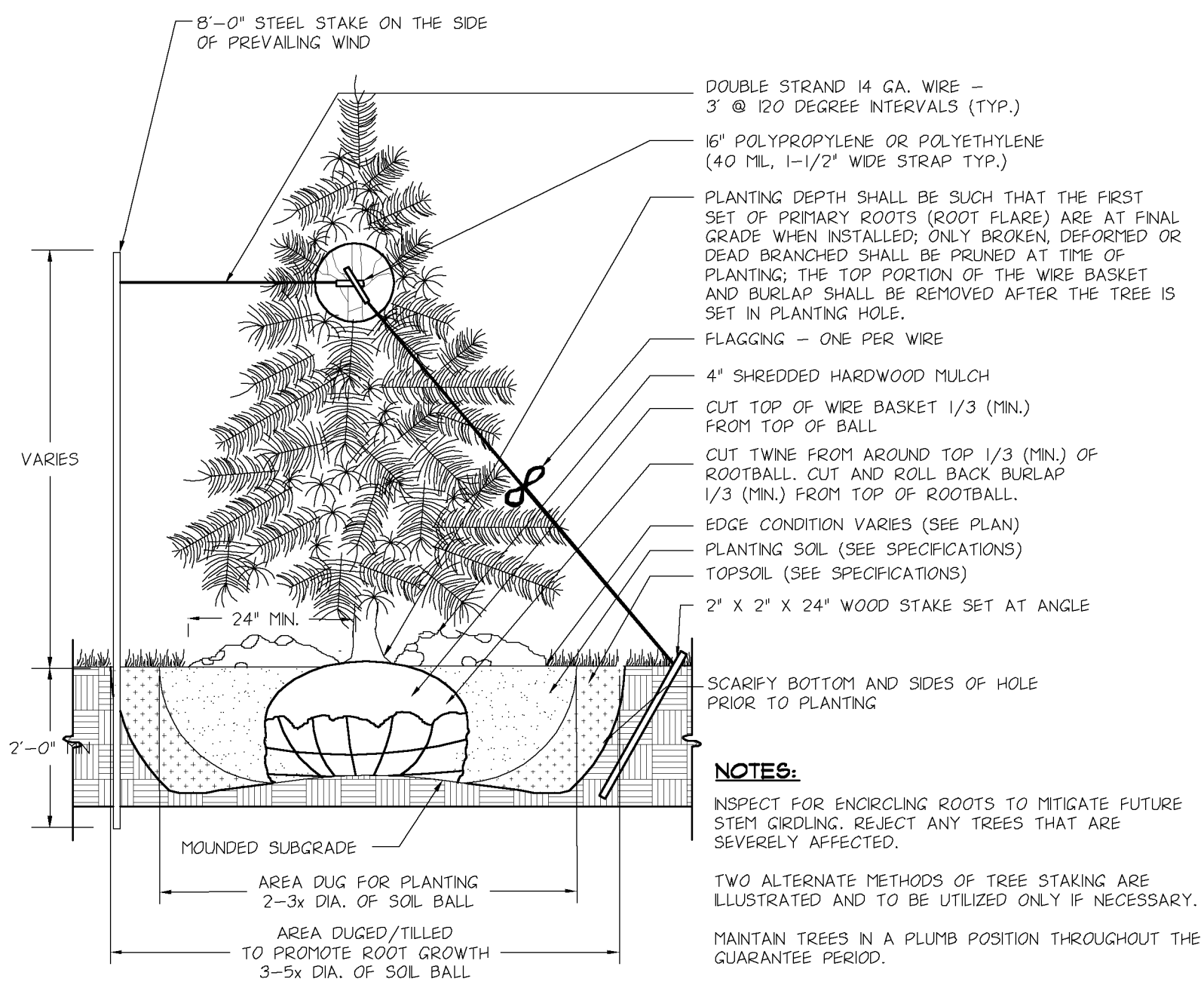
NO SCALE



DECIDUOUS TREE PLANTING

3

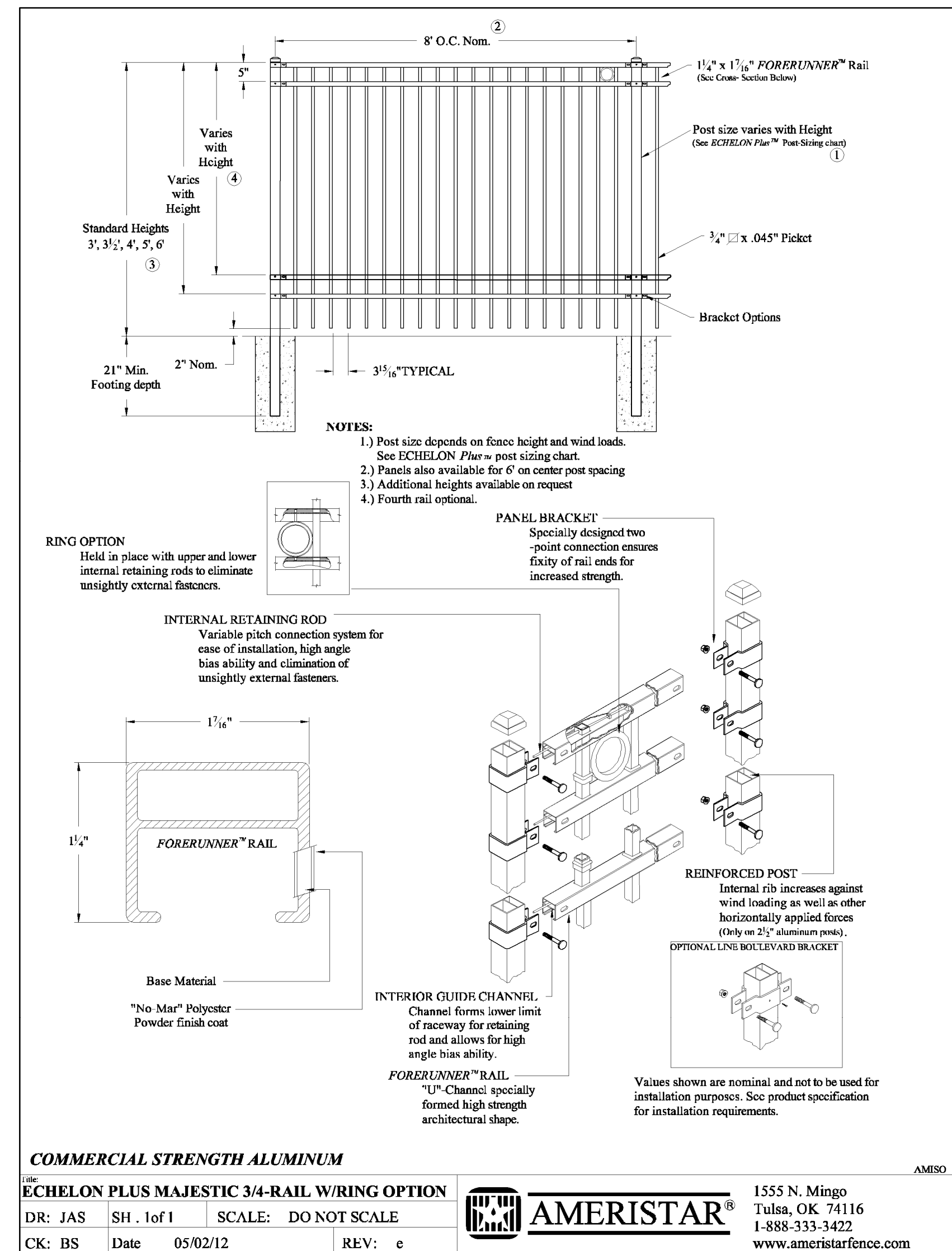
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CONIFEROUS TREE PLANTING

4

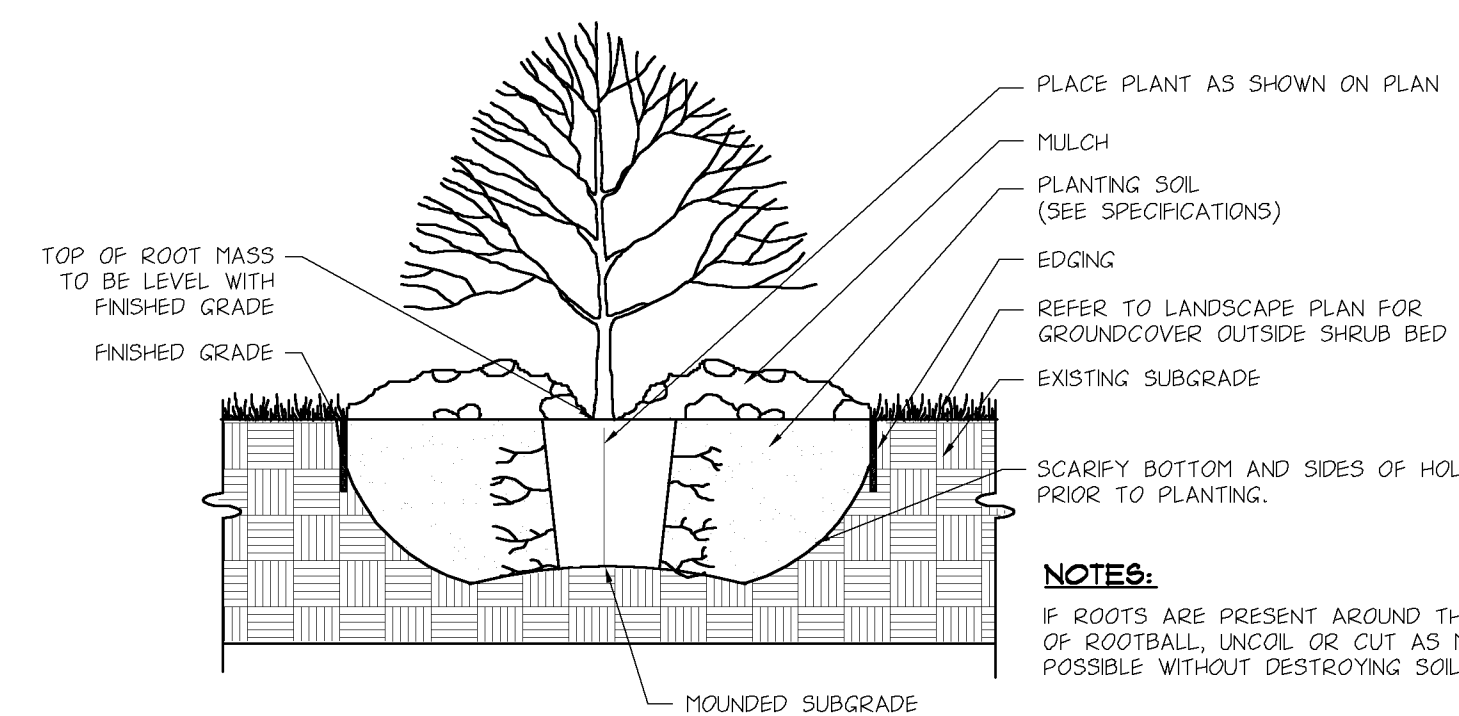
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LANDSCAPE FENCING

1

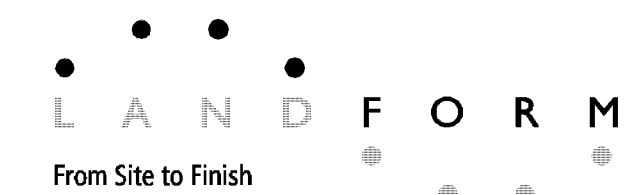
NO SCALE



SHRUB PLANTING

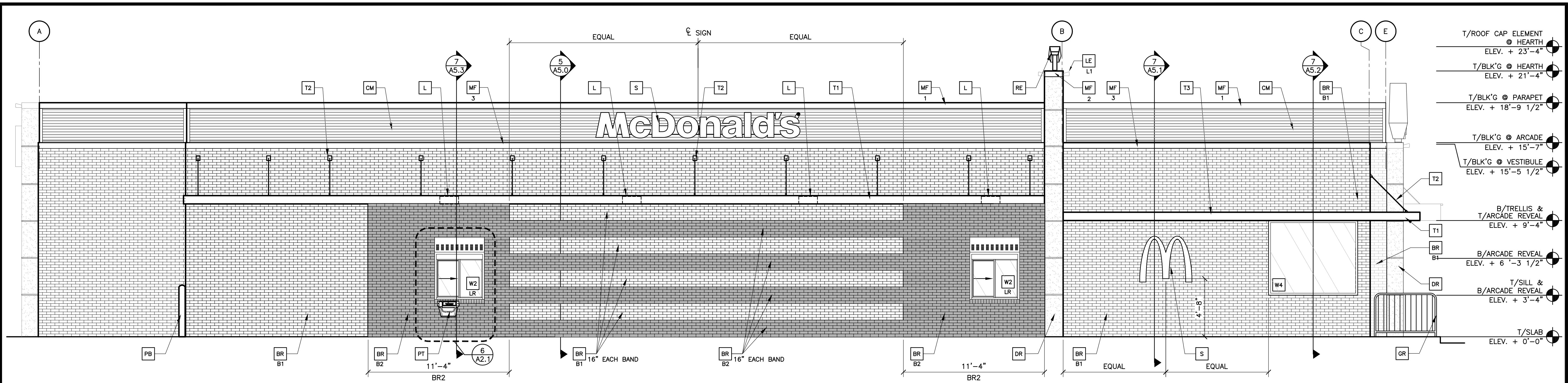
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NO SCALE

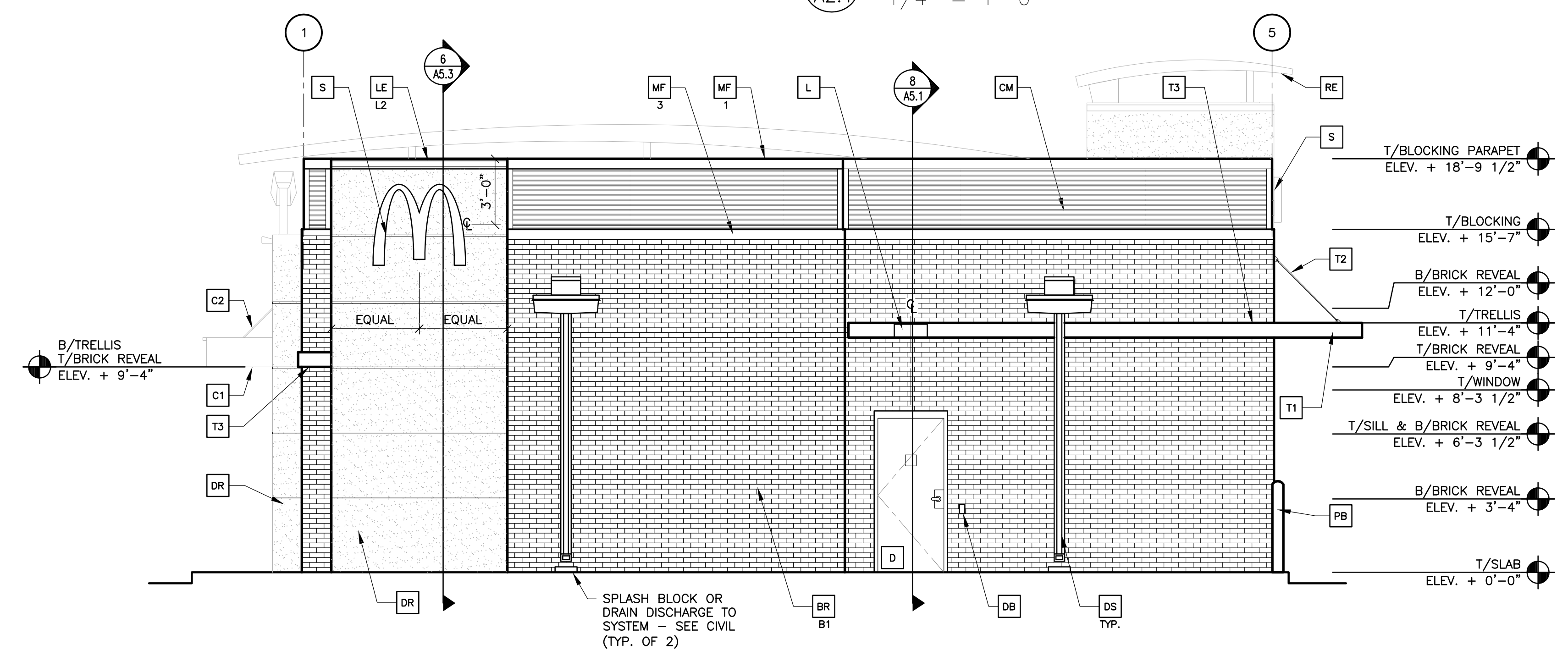


105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

REVISION HISTORY		DATE	BY	REV
CITY - SUBMITTAL		11-26-2012		
CERTIFICATION				
I hereby certify that the landscape documents were prepared by me or under my direct personal supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.				
License number 42926				
Date 3 DEC. 2012				
<p>McDONALD'S USA, LLC.</p> <p>THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH THIS ISSUE DATE AND REFERENCE OR EXEMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.</p>				
CITY	STATE	DRAWN BY	DATE ISSUED	OFFICE ADDRESS
RAMSEY	MN	MJK/GNC	11-26-2012	1620 W. 52ND. STREET #100 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355
STREET ADDRESS	COUNTY	PROTO. ISSUED	REVIEWED BY	
ARMSTRONG & GUNWOOD	ANOKA		EMK/GNC	
SHEET NAME	LANDSCAPE DETAILS	DATE REVIEWED		
NATIONAL NUMBER	STATE NUMBER			
SHEET NO.	L7.1			
FILE NAME	L701MCD100.DWG			
PROJECT NO	MCD11100			

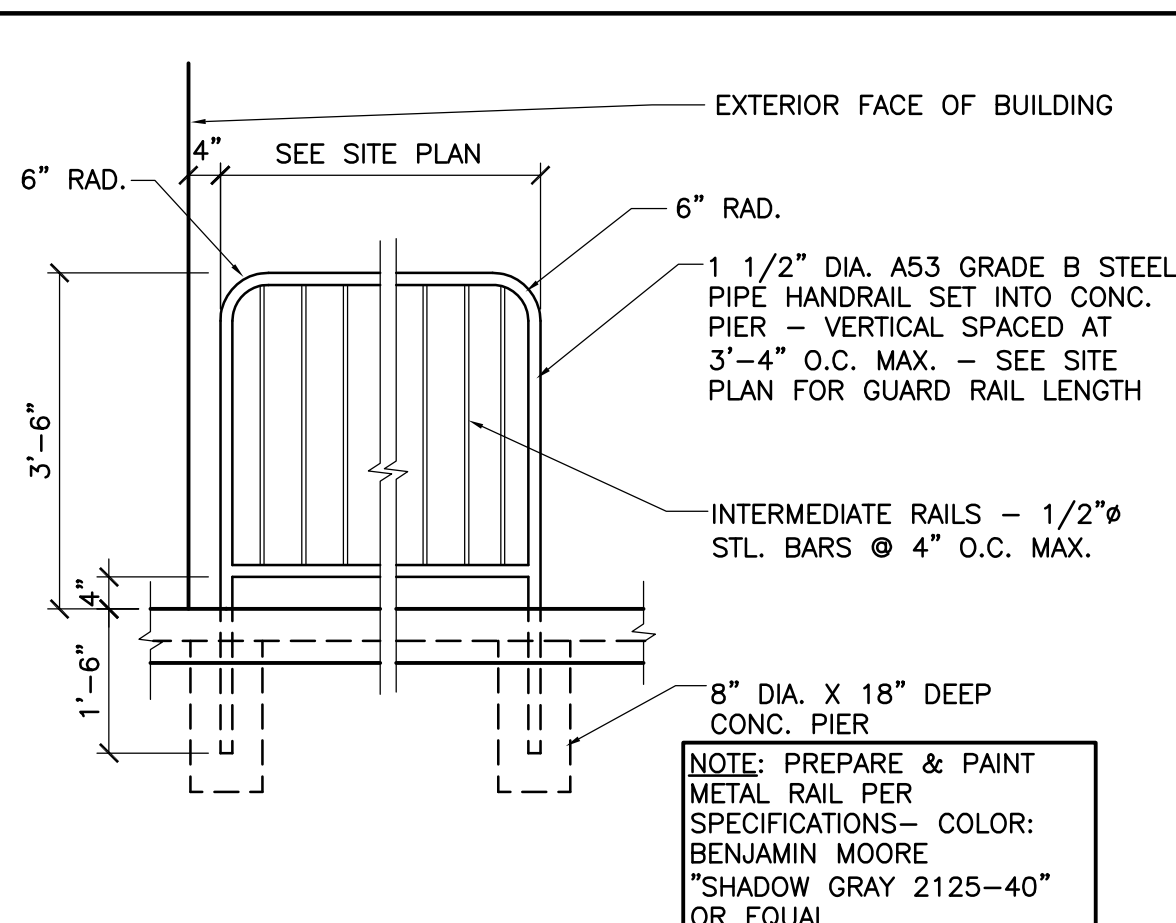


1 PARTIAL DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

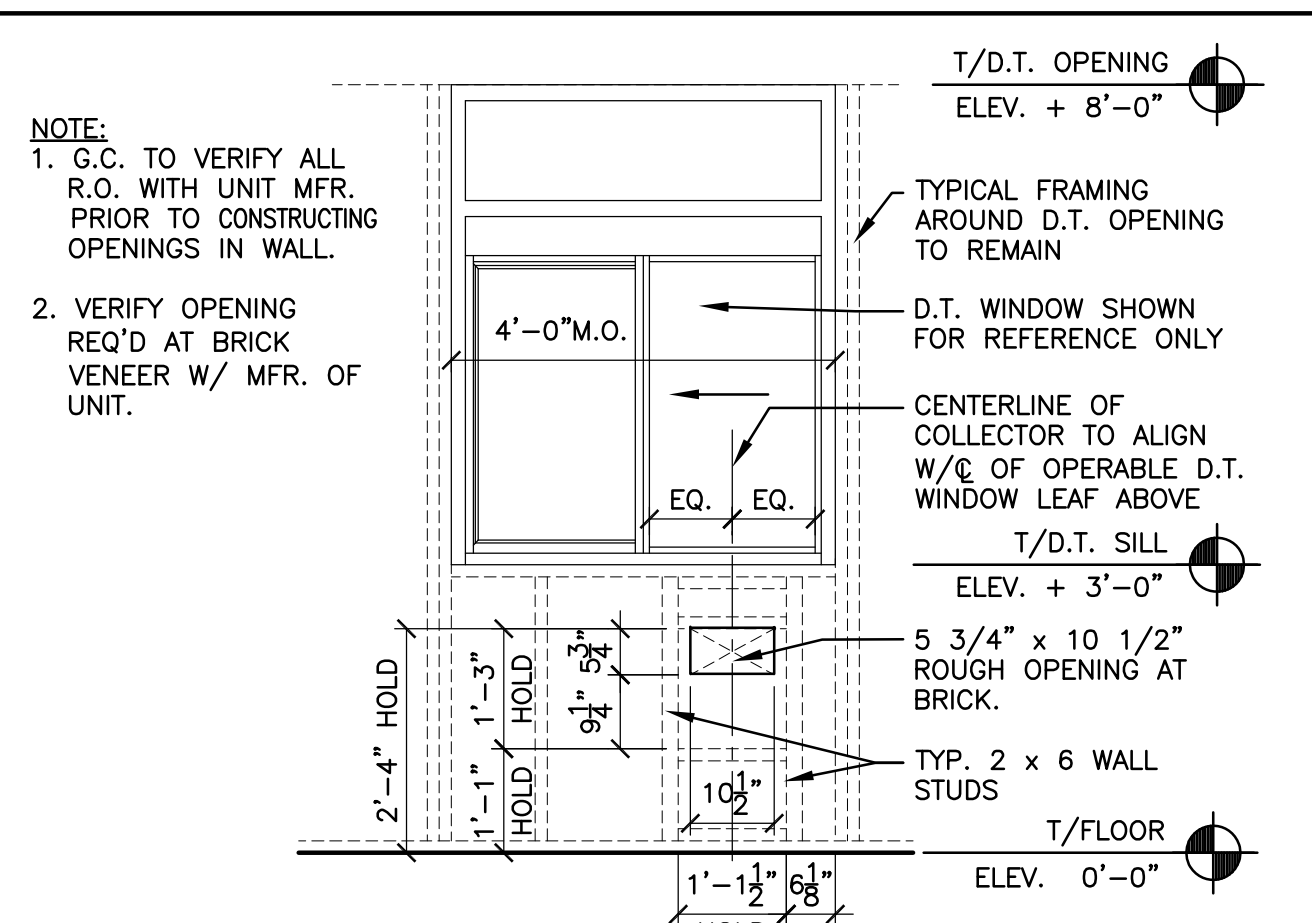


3 REAR ELEVATION
A2.1 1/4" = 1'-0"

2 NOT USED
A2.1 NOT TO SCALE



5 GUARD RAIL DETAIL
A2.1 1/2" = 1'-0"



6 (RMHC) COIN COLLECTOR @ FRAMED WALL
A2.1 1/2" = 1'-0" INTERIOR ELEVATION

4 DETAIL NOT USED
A2.1 NOT TO SCALE

reprise DESIGN INCORPORATED
12400 PORTLAND AVENUE SOUTH
SUITE 100
PORTLAND CORPORATE CENTER
BURNSVILLE, MN 55337
PHONE: (952) 252-4042
FAX: (952) 252-4043

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA

Signature: BRIAN R. JOHNSON
Date: 00/00/0000
Registration Number: 18050

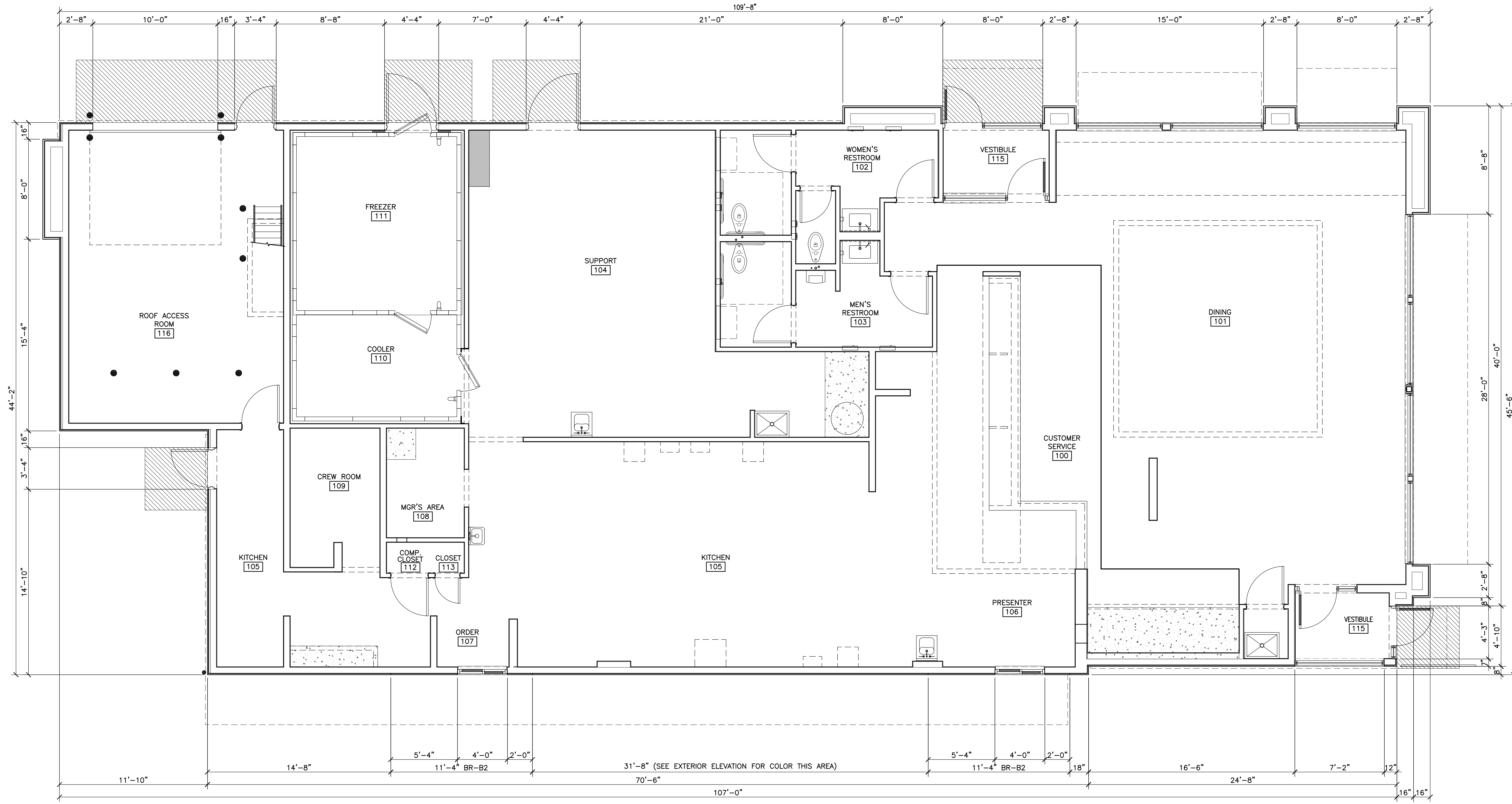
McDonald's USA, LLC
McDonald's RESTAURANT
NEW FREESTANDING BUILDING
McDonald's STATE SITE CODE: 000-0000
ADDRESS: RAMSEY, MINNESOTA

EXTERIOR ELEVATIONS

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McDonald's USA, LLC
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PREPARED FOR: McDonald's USA, LLC
DATE ISSUED: 12/10/12

DRAWN BY: PSH
CHECKED BY: JMH
JOB NO.: 12185



1 PROPOSED FLOOR PLAN
 A1.0 1/4" = 1'-0"

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA

Signature: BRIAN R. JOHNSON
 Date: 00/00/0000
 Registration Number: 18050

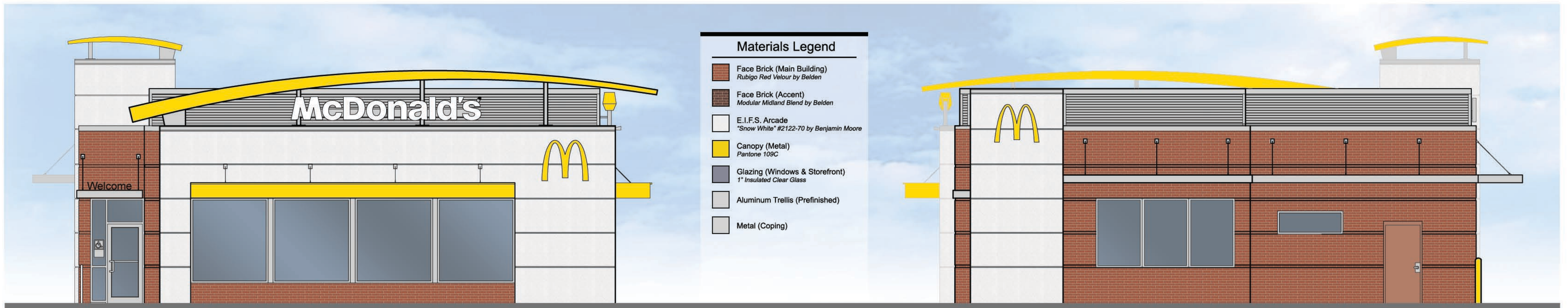
McDONALD'S RESTAURANT
 NEW FREESTANDING BUILDING
 McDONALD'S STATE SITE CODE: 000-0000
 ADDRESS: RAMSEY, MINNESOTA

PROPOSED FLOOR PLAN & DETAILS

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McDonald's USA, LLC
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DATE ISSUED 12/10/12

DRAWN BY PSH
 CHECKED BY JMH
 JOB NO. 12185



Materials Legend

- Face Brick (Main Building)
Rubigo Red Velour by Belden
- Face Brick (Accent)
Modular Midland Blend by Belden
- E.I.F.S. Arcade
"Snow White" #2122-70 by Benjamin Moore
- Canopy (Metal)
Pantone 109C
- Glazing (Windows & Storefront)
1" Insulated Clear Glass
- Aluminum Trellis (Prefinished)
- Metal (Coping)

Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



Liquor Store

Convenience Store



REGULAR 2.23
PREMIUM 3.15
DIESEL 5.67



Restaurant

McDonald's





Drive-Thru

Drive-Thru

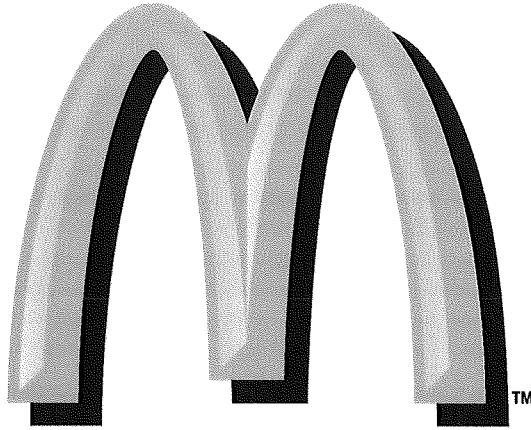
Order Here

Order Here

DRIVE THRU



McDonalds USA, LLC



Ramsey, MN

**APPLICATION FOR
SITE PLAN AND
CONDITIONAL USE PERMIT**

November 29, 2012

• •
• L A N D F O R M •
• •
From Site to Finish

INTRODUCTION

On behalf of McDonalds USA, LLC, Landform is pleased to submit this application for site plan and conditional use permit approval to allow construction of a new restaurant on Lot 4, Block 1, COR TWO. The 1.36-acre site is part of a plat that was approved by the City of Ramsey and given conceptual site plan review as part of those approvals. This site plan is consistent with Development Plan 6.1, which was approved by the Ramsey HRA and incorporated into the COR Design Framework.

SITE PLAN

Restaurants and Uses with Drive-thrus are both permitted uses in the COR-2 District, subject to the standards in Section 117-118 of the Zoning Ordinance and the standards in the COR Design Framework. The COR Design Framework was developed with the acknowledgement that the urban core with the traditional pedestrian oriented streetscape would be focused in COR-1. The COR-2 district was developed to accommodate auto-oriented uses such as this and the design guidelines included the flexibility to allow a wide variety of users in this area.

This parcel is part of the COR TWO subdivision which is uniquely challenged due to existing conditions related to public streets, internal access drives, existing buildings to the south and an approved (but not yet constructed) building to the east. We have prepared a site plan that complies with The COR Design Framework while addressing these site constraints.

When the COR TWO subdivision was approved, there was discussion about the fact that this subdivision was created to allow a campus-like setting within The COR and provide a global fix for a number of existing conditions that make development challenging. The buildings within this subdivision are oriented around an internal drive rather than the surrounding public streets. This design was influenced by a number of factors, including the fact that Armstrong Boulevard and Sunwood Drive are 4-6 lane roads with limited access. While the City has worked to create an environment that is inviting to automobile drivers, bicyclists and pedestrians, this limited access to primary roads necessitated the development of an internal street. Our building entrance, like any other campus setting, is oriented to this internal drive. Additionally, this internal drive allowed the existing retail/office building on Lot 2 to be part of this campus environment and take advantage of shared parking opportunities with the new Wiser Choice Liquor Store building on Lot 3, thereby, solving an existing parking problem for those businesses.

Due to the need for vehicles to maneuver around the site, the buildings cannot be constructed at the build-to line. However, the Framework anticipated this type of situation and provided a tool to create a street edge through the use of a stone and decorative aluminum fence as shown on our plans. The Framework states that when this street edge is used, the fencing edge should be 40% of the frontage. Our plans show that the fence edging covers 42% of the street frontage on Sunwood Drive. This exceeds ordinance requirements. The

fencing will offer breaks to open views into the site and provide a sidewalk connection to the front door of the building. This will create a strong, yet inviting, street edge.

Drive-Thru Operation

Section 117-118 of the Zoning Ordinance allows drive-thrus as a permitted use, subject to 7 conditions. Our proposal meets the spirit of those conditions as outlined below:

1. *Drive-thru lanes are not permitted in the front yard or within the front build-to-line.*

As noted earlier, this portion of the development is designed to function more as a campus. The buildings are oriented to the internal drive rather than the public street. In order to maintain efficient internal movements, we are requesting flexibility to allow the drive-thru on the north side of the building.

2. *Adequate stacking distance of not less than five vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.*

The site plan exceeds these minimum standards.

3. *Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.*

We believe this standard directly conflicts with the COR Design Framework, which states that the COR-2 district "mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours". The COR zoning standards allow 24 hour operation of gas stations and the approved 24 hour operation for the Super America adjacent to this site. We have spoken to staff and agree that the intent was to allow extended hours through a conditional use permit. We request approval of a conditional use permit to allow 24-hour operation of the drive-thru. The site is adjacent to major roadways and is not near any residential land uses; therefore, the impact would be minimal in this commercial district.

4. *Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.*

The drive-thru will be oriented so that it is not adjacent to windows or doors of other uses.

5. *A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.*

This is a double-drive through and a bypass lane is provided as required.

6. *Within the COR-2 and COR-3 subdistricts there shall be no more than one drive-thru land serving a given use.*

N/A

7. *Within the COR-2b subdistrict there shall be no more than two drive-thru lands serving a given use.*
The proposed double drive-thru complies.

SUMMARY

We respectfully request approval of the site plan and conditional use permit to allow construction of the McDonald's restaurant on Lot 4, Block 1, COR TWO with 24-hour operation. This project meets the spirit and intent of the COR-2b district within a campus-like setting. We look forward to Planning Commission review on January 3rd and City Council action at the special meeting on January 22nd.

CONTACT INFORMATION

This document was prepared by:

Landform

105 South Fifth Street, Suite 513

Minneapolis, MN 55330

Any additional questions regarding this application can be directed to Eric Kellogg at ekellogg@landform.net or 612.638.0242.



December 20, 2012

Chris Anderson
Associate Planner/Environmental Coordinator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: McDonald's Site Plan Application

Dear Mr. Anderson:

We have received your December 13th comments regarding our application on behalf of McDonalds USA, LLC.

At your request, we have prepared a colored 3D rendering of the building as viewed from the intersection of Sunwood Drive and Armstrong Boulevard and colored elevations for all four building sides. As you can see, we have prepared a building design that is consistent with the purpose and intent of the COR Design Framework. The COR Design Framework was developed with the acknowledgement that the urban core with the traditional pedestrian oriented streetscape would be focused in COR-1. The COR-2 district was developed to accommodate auto-oriented uses such as this and the design guidelines included the flexibility to allow a wide variety of users in this area.

When evaluating this location for a possible new McDonald's restaurant, our team evaluated several different site layouts before settling on the plan that we submitted. We looked at the entrance to the site, which provides a full access from the internal drive and a right-in only from the north. This access limitation severely restricts the internal circulation options. Our goal is to ensure a well-functioning site that accommodates the approximately 1,200 daily drive-thru customers while providing safe pedestrian access for our customers that either drive and park or walk to the site. It is important to provide adequate stacking space at the drive-through and ensure that pedestrians do not have to cross drive-through lanes to enter the restaurant. None of the other site layouts optimize the operation of the restaurant while providing safe, convenient customer access like this plan does. Based on our world-wide experience operating McDonalds restaurants, we have evaluated a number of different orientations and layouts and determined that this plan provides the best option.

This parcel is part of the COR TWO subdivision, which is uniquely challenged due to existing conditions related to public streets, internal access drives, existing and planned buildings to the south and an approved (but not yet constructed) building to the east. We have prepared a site plan that complies with The COR Design Framework while addressing these site constraints.

When the COR TWO subdivision was approved and the sketch plan approved by the HRA, Planning Commission and City Council, there was discussion about the fact that this subdivision was created to allow a campus-like setting within The COR and provide a global fix for a number of existing conditions that make development of this block challenging. The buildings within this subdivision are oriented around an internal drive rather than the surrounding public streets. Our building entrance, like the Wiser Liquor building, the retail center and SuperAmerica (and any other campus setting), is



oriented to this internal drive. This internal drive was an important design element the subdivision because it allowed the existing retail/office building on Lot 2 to be part of this campus environment and take advantage of shared parking opportunities with the new Wiser Choice Liquor Store building on Lot 3, thereby, solving an existing parking problem for those businesses. Our restaurant design closely evaluated the existing conditions created by lot lines, existing building orientations and traffic access. Based on this information, the front of our site faces east and is oriented toward internal street.

Due to the need for vehicles to maneuver around the site, the building cannot be constructed at the build-to line. However, the Framework anticipated this type of situation and provided a tool to create a street edge through the use of a stone and decorative aluminum fence as shown on our plans. The Framework states that when this street edge is used, the fencing edge should be 40% of the frontage. Our plans show that the fence edging covers 42% of the street frontage on Sunwood Drive. This exceeds ordinance requirements. The fencing will offer breaks to open views into the site and provide a sidewalk connection to the front door of the building. This will create a strong, yet inviting, street edge.

We understand the importance of the building appearance on all four elevations. While our customers will enter the building from the front (east) side of the building, the north, south and west elevations were designed with interesting building elevations to provide curb appeal. All elevations are treated with similar materials, including glass, brick, EIFS and metal accents—there is no “back of building” on this site. The trash enclosure is designed as part of the building and has window glazing on the north face to provide visual interest for customers in the drive-through. The fence/landscape edge along Sunwood would limit the visibility to this elevation from the street, but any glimpse of the elevation would provide an interesting face.

The COR Framework requires that “Rooftop equipment shall be screened from the line of site of pedestrians and integrated into the design and massing of the roof form.” This site complies by locating all mechanical equipment on the roof screening from line of sight of pedestrian by the proposed parapet which is designed as part of the building. This is no requirement that rooftop equipment be screened from the sky (or from the future elevated Armstrong Boulevard) nor is such screening viable.

We understand the COR TWO subdivision is unique within The COR in regard to the building orientation necessitated by the unique access situation. However, we believe that our site plan complies with the spirit and intent of the COR Framework while providing a viable site plan for the unique types of uses on this block. At your request, we have provided another copy of this approved sketch plan for the COR TWO subdivision to show how the buildings in this campus setting are all oriented toward each other around the internal drive.



We look forward to Planning Commission review on January 3rd and City Council action on January 22nd. If you have any questions, please contact me at ekellogg@landform.net or 612.638.0242.

Sincerely,
Landform

Eric Kellogg
Project Designer

December 28, 2012

McDonald's USA LLC
Attn: Adam Jerstad
1650 W. 82nd Street, Suite 900
Bloomington, MN 55431

**Re: Site Plan and Conditional Use Permit Review
McDonald's**

Dear Mr. Jerstad:

The City of Ramsey has received your application for Site Plan and Conditional Use Permit Review to construct an approximately 4,600 square foot single tenant building for a restaurant on approximately 1.36 acres. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated December 28, 2012; and
- Adoption of an ordinance amendment related to expanded hours of operation for electronic speaker devices used in conjunction with a drive-thru.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council. Copies of the review file and staff report are attached for your review. The Planning Commission will review the request on **Thursday, January 3rd, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the request will need to be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, January 22nd, 2013, at 7:00 p.m. in the Council Chambers.

Please let me know if you have any questions or concerns. I can be reached at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator

Enclosures

Cc: Darren Lazan, Landform Professional Services, 105 S. Fifth Avenue, Minneapolis, MN 55401

Review File: Super America

Site Plan Review

September 28, 2012

Page 2 of 2

Eric Kellogg, Landform Professional Services, 105 S. Fifth Avenue, Minneapolis, MN 55401
Kurt Ulrich, HRA Executive Director

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	12/28/2012	PROJECT ADDRESS	TBD – XXXX SUNWOOD DR
PROJECT. TITLE	MCDONALDS		
ESCROW #	113443		
DEPARTMENT:			
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We are in receipt of the proposed Site Plan for McDonalds. The submittal consists of the following sheets:

- Sheets C0.1, C1.1, C2.1, C3.1, C3.2, C4.1, C7.1, C7.2, EP2.1, L2.1, L7.1 prepared by Landform and dated November 26, 2012
- Sheets A1.0, A2.0, and A2.1 prepared by Reprise Design Incorporated and dated December 10, 2012
- Color 3D renderings and color building elevations dated December 20, 2012

(the “Plans”)

We offer the following comments regarding your conditional use permit and site plan:

CONDITIONAL USE PERMIT

Planning and Zoning

Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator

canderson@ci.ramsey.mn.us

(763) 433-9905

In the COR-2b Subdistrict, drive-thrus serving permitted and conditional uses are permitted under certain conditions. The submittal indicates a double drive-thru serving the building. There are two (2) ‘ordering lanes’ that merge into a single lane for payment and pick-up of food. There appears to be sufficient stacking distance (must accommodate not less than five [5] vehicles without interfering with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building). The configuration of the drive-thru is such that there not be any headlight glare to adjacent uses to the west (Armstrong Blvd); however, to the south, while the parcel is currently vacant, there is an approved site plan on file with the City and headlight glare from the drive-thru payment and pick-up lane may impact the future building on Lot 3 Block 1 COR TWO. The design includes a bypass lane for vehicles to exit the drive-thru lane from the stacking area. Drive-thru lanes and bypass lanes are not permitted within the front yard or within the front build-to line as outlined in City Code Section 117-118 (c)e1. If electronic speaker devices are used, they shall not be audible beyond the property boundaries and shall not be operated between the hours of 10:00 p.m. and 7:00 a.m., unless approved by a Conditional Use Permit (zoning code text correction pending). *It is assumed that the orientation of the building and floor plan and drive-thru configuration is the result of the business model and efficiencies related to food preparation and service as well as drive thru traffic flow needs. Staff has been working with your civil*

engineer to prepare an exhibit visualizing alternative configurations for the building/drive-thru orientation (facing Sunwood Dr and facing the 'campus' center) to provide verification that other orientations cannot be implemented and why the floor plan could not be mirrored or 'flipped' from its present layout. Staff is working to prepare a simple sketch that identifies traffic movement and conflict points of the proposed and alternative alignments to help our Planning Commission and City Council visualize the assumptions provided in your written analysis.

In addition, City Staff needs to verify that the stacking space does indeed accommodate not less than five (5) vehicles without disrupting other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building. Please provide an exhibit that verifies compliance with this standard.

In a December 20, 2012 correspondence from Landform Professional Services, there is reference to ensuring pedestrians do not have to cross drive-thru lanes to enter the restaurant. Please note that the submitted site plan provides for a pedestrian crosswalk thru not only the bypass lane but also both drive-thru ordering lanes. Staff suggests exploring the option to have that sidewalk follow the green space along the eastern edge of the property. Staff has prepared an amendment to remove potentially inconsistent language related to hours of operation for speaker use within the drive-thru within the COR-2 Sub-District. However, any approval of a Conditional Use Permit must be contingent upon adoption of a text amendment to Section 117-118 of the Ramsey City Code to address this matter.

SITE PLAN

Planning and Zoning

Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator

canderson@ci.ramsey.mn.us

(763) 433-9905

General: The development proposal consists of a one story building that is approximately 4,600 square feet in size and will be used as a restaurant with a drive-thru. The drive-thru consists of two 'ordering lanes' that merge into a single lane for payment and pick-up of food. The facility will be located on a 1.36 acre parcel, which is located at the southeast corner of Sunwood Dr and Armstrong Blvd (Lot 4 Block 1 COR TWO). In this area, Sunwood Dr is identified as a Parkway Street and Armstrong Blvd is an Arterial Street as outlined in the Design Framework. *Please update Sheet C2.1 as the stated building dimensions do not match the building coverage calculation nor do they scale out accordingly either.*

Zoning: The site is zoned COR-2b Commercial Subdistrict. This area is intended to encourage a mix of large and small places accommodating auto-oriented uses. This suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Restaurants are a permitted use in this district as are drive-thrus serving permitted uses; however, use of electronic speaker devices associated with drive-thru lanes is limited to the hours of 7:00 a.m. to 10:00 p.m., unless approved by a Conditional Use Permit (zoning code text correction pending). A conditional use permit is being processed simultaneously with the site plan for twenty-four (24) hour use of the electronic speaker devices. *Note that any approval of a conditional use permit would be contingent upon adoption of a text amendment to Section 117-118 of the Ramsey City Code to address this matter.*

Building Orientation: Building orientation is subject to the Design Framework of The COR, which is incorporated by reference as part of the Zoning Code. While the building location complies with

Development Plan 6.1, neither the building front nor the main entrance faces the public road. However, the intention of the COR TWO plat was to function more as a campus setting with the buildings fronting the private drive serving each of the three lots. As proposed though, it appears that the rear elevation of the building fronts Sunwood Drive with the front elevation (as noted on the submitted elevations) facing the south (toward Lot 3 Block 1 COR TWO) rather than the private drive; although there is an entrance to the building on the east wall that is facing the private drive.

As stated previously, City Staff is working to prepare an exhibit that visualizes traffic patterns and conflict points to supplement the written text submitted. City Staff feels this shall be an important component to assist the Planning Commission and City Council in fully understanding the proposal as submitted. Color, three-dimensional renderings were subsequently submitted showing an architecturally enhanced north (rear) wall (windows) facing Sunwood Drive.

Again, it is assumed that the orientation of the building and floor plan, as well as the drive-thru configuration, is the result of the business model and efficiencies related to food preparation and service, and City Staff generally supports these assumptions. However, Staff would recommend that you prepare an exhibit that shows why alternative configurations for the building/drive-thru orientation (facing Sunwood Dr and facing the 'campus' center) cannot be implemented and why the floor plan could not be mirrored or 'flipped' from its present layout. This exhibit should also include turning/maneuvering patterns and the potential points of conflict accompanied with a narrative outlining the specific design constraints that are not only driving the proposed orientation but also why alternative orientations are not feasible. Note that if no other orientation is possible, the north (rear) wall of the building must be architecturally enriched to enhance the street view at one of the major gateways into the COR. City Staff acknowledges that you have enhanced the architecture of this façade, and appreciates the additional work that has been completed thus far. The applicant should be prepared to expand on and demonstrate why the building/drive-thru orientation must be as proposed and why alternative configurations are not feasible at the Planning Commission meeting, both in terms of building orientation and floor plan.

Building Height: The COR-2 Subdistrict allows for building heights between one (1) and four (4) stories. The proposed building is a single story with a flat roof and parapet wall. Per correspondence from Landform, dated December 20, 2012, all mechanical equipment will be located on the roof and screened from pedestrian view by a parapet wall that is incorporated into the building design.

Maximum Structure Area: The COR-2 Subdistrict does not have maximum building coverage or minimum floor area ratio requirements.

Setbacks: While the COR-2b Subdistrict requires build-to lines, the Development Plan is the driver for building placement. Within the COR-2b Subdistrict, the currently approved Development Plan (version 6.1) depicts all the buildings on the north side of Sunwood Drive setback as far as possible from Sunwood Drive. While the Design Framework does identify build-to requirements, Development Plan 6.1 does also show the building location for Lot 4 Block 1 COR TWO as proposed on the site plan. In an attempt to address the street edge contemplated within the Design Framework, the submittal does include decorative fencing (combination of stone columns and decorative aluminum fencing), which matches what was approved on Lot 5 Block 1 COR TWO (Super America site), to create a street edge along Sunwood Drive. The plans indicate that the decorative fencing will cover forty-two percent (42%) of the street frontage along Sunwood Drive.

Exterior Materials: The application includes two (2) sheets of architectural elevations, dated December 10, 2012, as well as a color rendering of architectural elevations, dated December 20, 2012. Buildings shall be finished with high-quality, durable materials such as glass, stone, brick, windows, canvas awnings, etc. The exterior finish of the building appears to consist of face brick, brick accent bands, dryvit accents (EIFS), corrugated metal panels, clear, tempered glass, two (2) roof cap accent elements and an aluminum trellis. Subsequent to the initial submittal, a new rendering was submitted (December 20, 2012) that showed new windows on the north (rear) wall of the building (facing Sunwood Drive) and eliminated the two (2) down spouts. *If no other building configuration/orientation is feasible, further enhancements to the north wall may still be necessary. The color architectural elevations, dated December 20, 2012, include four (4) windows south of the entrance area while sheet A2.0, prepared by Reprise Design Incorporated and dated December 10, 2012, only shows three (3) windows. Please reconcile this discrepancy and resubmit. None of the 3D renderings or color architectural elevations include down spouts that were originally included on the north wall. How is water going to be drained from the roof area? Also, please note that Minnesota State Plumbing Code 4715 requires both primary and secondary roof drainage be identified.*

Waste Storage: The waste storage area is proposed to be integrated into the building at the north end with access for servicing along the east wall of the building.

Off-Street Parking - Spaces Required: The Design Framework provides a range of allowable parking stalls for restaurant uses, with a minimum of one (1) stall for each two (2) seats and a maximum of one (1) stall for every one (1) seat. The site plan proposes fifty-one (51) off-street parking spaces. It is City Staff's understanding that there may be shared parking for Lots 3-5 of Block 1. *If it is the intent to participate in a shared parking arrangement with the other lots, please submit a shared parking easement for review prior to the City releasing the Building Permit. Please provide a seating plan for the building to determine if the off-street parking provided complies with the Design Framework. Also, please update Sheet C2.1 to include dimensions for the angled stalls in the parking summary. It appears that the intent is to utilize some of the provided off-street parking spaces for loading/unloading, might there be a better design to accommodate that need? The height of the handicap parking signs are shown to be measured from top of curb but ICC/ANSI A117.1 2003 section 502.7 requires that measurement to be made from the parking surface. Finally, the parking stalls fronting Armstrong Blvd do require screening, which could be in the form of a decorative wall, railing, hedge or combination of these elements, to a minimum height of three (3) feet and a maximum height of four and a half (4.5) feet above the parking lot. Considering the grade difference between the lot and Armstrong Blvd (presently and after the Armstrong Blvd/Highway 10 interchange is complete), this screening may not be warranted, nonetheless, this is identified for the City Council to consider.*

Signs: Please note that all signs for the proposed building must be approved through a separate sign permit process. Sign regulations can be found within the Design Framework as well as in City Code Chapter 117, Article II, Division 8. The developer is encouraged to review these sign regulations early in the process to avoid any unnecessary delays due to potential needs for special permits. *No dimensions are provided for any of the proposed signs and thus, only general feedback is possible at this time, which includes the following:*

- *Wall, canopy or marquee signs are limited to fifteen percent (15%) of the front building façade and at least fifty percent (50%) of the signage area must be placed on the measured wall.*
- *Menu boards are limited to one (1) per drive-thru lane and forty (40) square feet each.*

Review File: McDonalds

Site Plan Review

December 28, 2012

Page 5 of 6

- *Directional or instructional signs are restricted to on-site direction and instruction and shall not exceed four (4) square feet in size. Such signs shall only provide direction or instruction to guide persons to facilities intended to serve the public.*

Landscape Review

Reviewer: Chris Anderson

canderson@ci.ramsey.mn.us

763-433-9905

Landscaping Plan: The submittal included a landscaping plan, prepared by Landform and dated November 26, 2012, which includes landscaping interior to the site. The streetscape landscaping was installed in conjunction with the Sunwood Drive realignment project. The landscaping plan is generally acceptable with the following comments:

- *Additional plantings along the western edge of the site should be considered. Presently, the trees are spaced at about sixty-five (65) feet on center, which provides ample space to incorporate a couple additional trees while maintaining a spacing of about thirty-five (35) feet on center. Adding shrubs along this edge will accomplish some of the required screening for the adjacent parking.*

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Sidewalk and Trails: As part of the Sunwood Drive realignment project, a sidewalk was installed along Sunwood Drive and terminates just after turning south along Armstrong Boulevard. Typically, a requirement of development would be to extend this sidewalk to the southern limit of the property. However, this segment of sidewalk is included in the plans for the Armstrong Boulevard interchange and thus, will be completed as part of that project.

DEVELOPMENT FEES

Development fees were determined during the COR TWO platting process. Applicable fees associated with this project (Lot 4 Block 1 COR TWO) can be found on the enclosed spreadsheet. Please coordinate with the Development Manager regarding these fees as you complete the real estate transaction.

GENERAL INFORMATION

Additional Review. Due to its location, the request has been forwarded to Anoka County Highway Department for review and comment. *The Anoka County Highway Department (ACHD) Engineering Plan Review Process will apply to this site. Additional information regarding this process can be found on the enclosed Anoka County Site Plan Review Letter dated December 19, 2012.*

Next Steps. *Following review by the Planning Commission, the request will be forwarded to the City Council for final action. The City Council is tentatively scheduled to review the request at their January 22, 2013 meeting. Staff will follow up in writing at that time.*

All comments contained within this letter shall be included in the final set of plans submitted with the appropriate permits. The Applicant shall be responsible for all required permits including, but not

Review File: McDonalds

Site Plan Review

December 28, 2012

Page 6 of 6

limited to, the MPCA NPDES Permit and Lower Rum River Water Management Organization (LRRWMO) Permits.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	12/28/12	PROJECT ADDRESS	TBD – XXXX SUNWOOD DR
PROJECT. TITLE	MCDONALDS		
ESCROW #	113443		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your site plan submittal dated November 26, 2012 prepared by Landform. This plan set makes reference to connecting to existing curb, sanitary sewer, storm sewer and watermain. These facilities were not in place at the time of review. Coordination will be required if this project advances to construction prior to installation of the off site utilities.

Demolition Plan:

A demolition plan is included with the set. This sheet does not show any work to be performed. The notes make reference to building removal. There has never been a building on the site. The adjacent work by others has not been installed as noted above. The demolition sheet should be revised to reflect the demolition work required or be removed from the plan set.

Grading and Drainage:

- Please make sure that all items shown on the various plan sheets are either clearly noted on the plans or are referenced in the legend.
- The pedestrian ramp details have recently been modified at the state level, and the plans should be revised to include the most recent Mn/DOT approved detail and design.
- Silt fence must be installed along the southern edge of the site.
- We are continuing to evaluate the submitted stormwater plan and associated calculations so additional comments may be forthcoming. The site storm sewer system drains into a common system shared by lots 3, 4 and 5 of COR TWO which includes an underground storage component. Updated calculations have not been received for inclusion.
- A maintenance agreement will be required for the proposed nonpublic storm sewer system outlining responsibilities of the respective parties and the maintenance schedule for the system. This document must be approved and recorded against the property at the time of site plan approval.
- Inlet protection must be provided for all existing catch basins adjacent to the site.
- The NPDES summary on sheet C 3.1 does not match the data provided on sheet C 2.1.
- Revise or remove note 9, sheet C3.1. There is no curb to match into.

Please note on the plans if there is any dewatering required for this project. If so, the City will want to review the dewatering plan prior to implementation. No dewatering activities can occur until the required permit is secured and submitted for review.

Street and Building Access: The site will derive access from a private drive shared by Lots 3, 4 and 5 of COR TWO. Cross access agreements must be recorded against each lot.

Utilities:

- Change note 1 to DIP Class 53.
- Revise note 7 to state “10 gauge tracer wire”.
- Revise notes 8 & 11 to state “City of Ramsey Engineering Department” instead of Public Works Department.
- Add note “Water valves shall only be operated by City of Ramsey personnel.”

Offsite utilities have not been installed as noted above. Coordination with City of Ramsey Engineering Department will be required for connection to offsite utilities.

The detail sheet must include the current City Details for any improvements proposed within the right-of-way. The manhole details should be updated to include language for a water tight wrap around the adjusting rings.

Permits: The applicant is responsible to secure all required permits for this project; including but not limited to an MPCA NPDES construction permit, a Lower Rum River Watershed Organization permit, and Anoka County and MnDOT right-of-way permits. Additionally, the contractor performing the work will be required to get a City license and right-of-way permit. *The Anoka County Highway Department (ACHD) Engineering Plan Review Process will apply to this site. Additional information regarding this process can be found on the enclosed Anoka County Site Plan Review Letter dated December 19, 2012.*

Lighting: The lighting plan was submitted for review. City standards require that the luminaire (light source) must not be visible from beyond the property line. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect away from Armstrong Boulevard (CSAH 83) and Sunwood Drive. *Please provide shop drawings for each type of light fixture to be used.*

REU Number: This property will be subject to a storm water utility charge based upon the amount of impervious surface on the site. The quarterly charge is dependent upon the number of Residential Equivalent Units (REU) calculated for this property. The site is proposed as 78.3% impervious. This leads to an REU of $(1.359 \times 3.79) 5.151$ and a quarterly stormwater fee of \$206.67 (2013 Rate).

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	12/28/2012	PROJECT ADDRESS	TBD – XXXX SUNWOOD DR
PROJECT. TITLE	MCDONALDS		
ESCROW #	113443		
DEPARTMENT:	Fire		
TECHNICAL REVIEWER:	Name: Matt Kohner Phone: 763-433-9832 Email: mkohner@ci.ramsey.mn.us		

We offer the following comments regarding your site plan and plat submittal:

Fire: The ingress access from the north is shown at 16 feet. Fire apparatus access roads are required to have an unobstructed width of not less than 20 feet. *Please revise plans accordingly.*

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #13-01-_____

A RESOLUTION ADOPTING FINDINGS OF FACT #_____ RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT TO UTILIZE AND OPERATE ELECTRONIC SPEAKER DEVICES ASSOCIATED WITH A DRIVE-THRU USE TWENTY-FOUR (24) HOURS PER DAY IN THE COR-2b ZONING DISTRICT

WHEREAS, McDonald’s USA LLC, hereinafter referred to as the “Applicant,” has properly applied for a Conditional Use Permit to allow for the use and operation of electronic speaker devices associated with a drive-thru twenty-four (24) hours per day on the property legally described as follows:

Lot 4, Block 1, COR TWO Addition, Anoka County, Minnesota

(“Subject Property”)

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Ramsey City Code on January 3, 2013, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Subject Property is approximately 1.36 acres in size and is located at the southeast corner of Sunwood Drive and Armstrong Blvd.
3. That the Applicant has submitted a site plan to construct an approximately 4,600 square-foot restaurant that includes a drive-thru on the Subject Property.
4. That the submitted site plan indicates the drive-thru will have two ‘ordering’ lanes that merge into a single lane for payment and pick-up of food.
5. That the Applicant has requested use of electronic speaker devices associated with the drive-thru twenty-four (24) hours per day.
6. That the Subject Property is zoned COR-2b and drive-thrus are permitted in conjunction with permitted and conditional uses.
7. That within the COR-2b Subdistrict, there shall be no more than two (2) drive-thru lanes serving a given use.
8. That drive-thrus are not permitted in the front yard or within the front build-to-line, unless otherwise permitted as outlined in Item #17 below..

9. That electronic speaker devices shall not be audible beyond the Subject Property and shall not be operated between the hours of 10:00 p.m. and 7:00 a.m., with provisions as outlined in #15 below.
10. That adequate stacking distance of not less than five (5) vehicles shall be provided.
11. That screening of automobile headlights in the drive-thru lane to windows and doors of adjacent uses shall be provided.
12. That a bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru lane from the stacking area.
13. That based on the submitted plans, it appears that adequate stacking space is provided for the drive-thru.
14. That a bypass lane is provided to allow vehicles to leave the drive-thru lane from the stacking area.
15. That the restriction on the use of electronic speaker devices in City Code may have been unintentional and the City is currently processing an ordinance amendment that would allow for the use of electronic speaker devices outside the times of 7:00 a.m. and 10:00 p.m. via a conditional use permit.
16. That based on the orientation of the drive-thru, headlight glare will be toward Armstrong Boulevard (during ordering) and then toward Lot 3 Block 1 COR TWO, which is currently vacant but does have an approved site plan on file. Due to the private drive for ingress/egress and no green space, screening of headlight glare is not feasible.
17. That the Design Framework allows the use of the Development Plan to determine general building placement and said Development Plan approved a setback scenario instead of a build-to scenario. Furthermore, due to extenuating circumstances such as the approved Development Plan (6.1) (which shows the building footprint in this location), the shift to more auto-oriented uses in the COR-2b Subdistrict, and the realigned Sunwood Drive (which has six (6) vehicle lanes and diminishes the pedestrian 'feel' along this stretch of road), it may be appropriate to defer to the general business zoning districts related to the drive-thru, as permitted by City Code Section 117-118 (f), which districts do not restrict the location of drive-thru and bypass lanes.
18. That the proposed use will/will not adversely impact traffic in the area.
19. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
20. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

21. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.
22. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
23. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
24. That the proposed use will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of January, 2013.

Mayor

ATTEST:

City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #13-01-_____

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO MCDONALD'S USA LLC TO UTILIZE AND OPERATE ELECTRONIC SPEAKER DEVICES ASSOCIATED WITH A DRIVE-THRU USE TWENTY-FOUR (24) HOURS PER DAY IN THE COR-2b ZONING DISTRICT AND DECLARING TERMS OF SAME

WHEREAS, McDonald's USA LLC, hereinafter referred to as the "Permittee" has properly applied to the City of Ramsey (the "City") for a Conditional Use Permit (the "Permit") to utilize and operate electronic speaker devices associated with a drive-thru use twenty-four (24) hours per day in the COR-2b Subdistrict on property legally described as follows:

Lot 4, Block 1, COR TWO Addition, Anoka County, Minnesota

("Subject Property")

WHEREAS, the Planning Commission met on January 3, 2013, conducted a public hearing and recommended City Council approval/denial of the request.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

The **Permit** to utilize and operate electronic speaker devices twenty-four (24) hours per day on the **Subject Property** is hereby granted to the **Permittee**.

1. Based on Findings of Fact #____, the **Permittee** is hereby permitted to utilize and operate electronic speaker device associated with a drive-thru use twenty-four (24) hours per on the **Subject Property**.
2. That the **Permit** only applies to the use and operation of electronic speaker devices on the **Subject Property**.
3. That the **Permit** allows for electronic speaker devices associated with the drive-thru use to be utilized and operated twenty-four (24) hours per day on the **Subject Property**.
4. That the electronic speaker devices shall not be audible beyond the **Subject Property**.
5. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
7. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

**MCDONALD'S
DEVELOPMENT PERMIT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota (the "**CITY**"), and **MCDONALD'S USA LLC**, a Limited Liability Corporation (Foreign) under the laws of the State of Minnesota, whose address is 1650 W 82nd Street, Suite 900, Bloomington, MN 55431 (the "**PERMITTEE**").

WITNESSETH:

WHEREAS, the **Permittee** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 4, Block 1, COR TWO, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on January 22, 2013 the **CITY** approved the final site plan for McDonald's on the Subject Property; and

WHEREAS, on January 22, 2013 the **CITY** approved a conditional use permit for twenty-four (24) hours per day use of electronic speaker devices associated with a drive-thru on the Subject Property.

WHEREAS, the **PERMITTEE** intends to cause the Required Improvements to the Subject Property to be constructed without financial participation by the **CITY**.

NOW, THEREFORE, the **CITY** and **PERMITTEE** agree as follows:

**SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES**

1. **City Code Compliance.** The **CITY** approves the Site Plan conditioned on the **PERMITTEE** developing the Subject Property in accordance with the applicable provisions of City Code.
2. **Conformance with Plan.** The Site Plan shall be developed pursuant to the plans prepared by Landform, dated November 26, 2012, revised _____, and by Reprise Design Incorporated, dated December 10, 2012, revised _____.
3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.
4. **State Building Code Compliance.** The Structures shall be constructed in accordance with the requirements of the Building Code.
5. **Fire Lanes.** Fire lanes shall be maintained on the Site. The exact locations of these items on the Site shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Building Façade.** The **PERMITTEE** agrees to construct the building in accordance with the site plan prepared by Landform dated November 26, 2012 and revised _____ and architectural elevations prepared by Reprise Design Incorporated dated December 10, 2012, revised _____, and approved by the City Council on January 22, 2013.
7. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the Subject Property in accordance with the specifications and location as shown on the Site Plan. The Required Improvements are as follows:
 - a. Site grading in accordance with the Grading Plan prepared by Landform dated November 26, 2012, revised _____.
 - b. Private storm sewer and appurtenances.
 - c. Private sanitary sewer system
 - d. Private watermains and appurtenances
 - e. Private trunk and lateral storm drainage facilities
 - f. Bituminous driveways, parking lots, and maneuvering areas, including access to Sunwood Drive.
 - g. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
 - h. Installation of Landscaping in accordance with the Landscape Plan prepared by Landform, dated November 26, 2012, revised _____.
 - i. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
 - j. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
 - k. Establishment of turf in areas disturbed during construction and in accordance with the Site Plan.
 - l. Temporary and permanent erosion control.

("Required Improvements").

The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this agreement and in accordance with **PERMITTEE's** plans submitted to the **CITY**.

The **PERMITTEE** acknowledges that the

8. **Required Improvements Completion Date.** The Required Improvements shall be completed on or before January 22, 2014.
9. **Required Improvements Financial Guarantee.** In order to ensure the installation of the Required Improvements in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or letter of credit, approved as to form by the **CITY**, in the amount of _____ Dollars and No Cents. (\$_____.00), which is 150% of the **CITY's** estimated cost of the Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein.

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guarantee described in Item #14 of this Development Agreement. The determination of completion of the construction of the Required Improvements shall be made by the City Council

after consultation with the City Engineer. In the event the **PERMITTEE** fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Subject Property for the purpose of completing the construction and installation of the Required Improvements in the event of the **PERMITTEE's** default.

10. **Inspection Fees.** The **PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of Required Improvements. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to _____ Dollars and No Cents (\$____.00) (5% x \$____.00). Upon completion of the Improvements to the satisfaction of the City, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

SECTION II PERMITS AND OCCUPANCY

11. **Requirements for Building Permits.** No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the structure; (b) site plan approval is granted by the **CITY** and any expense incurred in giving site plan approval has been reimbursed to the **CITY**; (c) the Building Official has been provided with a copy of the approved site plan, signed by a registered architect or surveyor, showing all dimensions to scale; (d) the Plat has been recorded at Anoka County Property Records, (e) a Lower Rum River Watershed Management Organization Permit has been obtained. The **CITY** reserves the right to suspend all building activities upon the **CITY** being notified by an outside agency that the appropriate permit(s) was not obtained from the applicable agency. Approval of the building foundation requires a certificate of elevation signed by a licensed (State of Minnesota), professional land surveyor, verifying that the elevation is in accordance with the approved grading plan for the Plat. Foundation approvals will require a certificate of elevation verifying that the actual elevation is in compliance with the approved grading and drainage plan. The lowest floor elevation shall be at least two (2) feet above the 100 year elevation.

No occupancy permit for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided including the installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota), professional land surveyor, must be provided to the **CITY** documenting that the flattest grade on this lot is 1% or greater will require certificates of grading.

SECTION IV LANDSCAPING

12. **Maintenance Guarantee for Landscaping.** It is herein agreed that the **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the **CITY**, in the amount of _____ and No Cents (**\$XXXX.00**) [# plantings (XX trees, XX shrubs) x

cost/planting (\$300/tree, \$75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the CITY's acceptance of said plantings as part of the Required Improvements.

At the end of the two (2) year period, the maintenance guarantee shall be returned to the PERMITTEE. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the Community Development Department. In the event the PERMITTEE fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with CITY day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The PERMITTEE hereby grants permission and a license to the CITY and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the PERMITTEE default.

SECTION V GENERAL

13. **Boulevard and Area Restoration.** The PERMITTEE shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The PERMITTEE shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this Site Plan resulting from grading performed in the development of the land.
14. **Construction Site Maintenance.** The PERMITTEE shall adhere to all CITY ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.
15. **Estimated Cost.** It is understood and agreed that cost amounts set forth in this Agreement as Required Improvements, unless specified as fixed amounts, are estimated. The PERMITTEE agrees to pay the entire cost of said improvements including interest, engineering and legal charges.
16. **Site Plan Approval Expenses.** The PERMITTEE agrees that it will pay to the CITY all CITY expenses incurred in the approval of the Site Plan, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the CITY and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the CITY's expenses within the fifteen (15) day billing period will permit the CITY to draw upon any of the escrows required by this contract for payment.
17. **Reimbursement to the City.** The PERMITTEE agrees to reimburse the CITY for all costs incurred by the CITY in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
18. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.
19. **Proof of Authority.** When the PERMITTEE is a corporation, the CITY requires proof of authority by the corporation to execute this Agreement. This proof of authority may be satisfied by providing the CITY with a certified copy of minutes of the corporate Board of Directors granting such authority.

20. **Violation of This Permit.** If the **PERMITTEE** fails to perform any of the terms of this Permit in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Permit by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.
21. **Relationship to COR TWO Plat.** The approval of this site plan is contingent upon completion of the requirements of the COR TWO plat. The City Council approved a Development Agreement by and between the City of Ramsey and the Housing and Redevelopment Authority in and for the City of Ramsey. Before any development can occur on the Property, the terms of said Agreement must be satisfied and include, but are not limited to, Stage I Improvements, Development Fees, financial sureties, and engineering inspection fees..
22. **Agreement Binding On Successors and Assigns.** The **PERMITTEE** agrees that this Development Permit shall be binding upon its successors and assigns.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2013.

MCDONALD'S USA LLC

CITY OF RAMSEY

By: _____

By: _____

Its: Mayor

Its: _____

ATTEST

By: _____

Its: City Clerk

STATE OF MINNESOTA)

) ss.

COUNTY OF ANOKA)

On this _____ day of _____, 2013, before me a Notary Public personally appeared Sarah Strommen and Jo Thieling, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Sarah Strommen and Jo Thieling acknowledge said instrument to be the free act and deed of said municipal corporation.

Notary Public

STATE OF MINNESOTA)
)
COUNTY OF) ss.

The foregoing was acknowledged before me this ____ day of _____, 2013, by _____
_____, the _____ of McDonald's USA LLC, a Limited
Liability Corporation (Foreign) under the laws of the State of Minnesota, on behalf of the corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

REVIEWED BY:

Randall & Goodrich
2140 Fourth Avenue
Anoka, MN 55303

DRAFT

Regular Planning Commission

6.3.

Meeting Date: 01/03/2013

By: Tim Gladhill, Community Development

Information

Title:

Discussion on Dissemination of City Council Minutes

Background:

Staff would like to discuss the Planning Commission's preferred medium for disseminating City Council Minutes. Currently, all City Council Minutes are attached to the Planning Commission Agenda.

In addition to noting all City Council Minutes, Staff additionally prepares a Staff Update that highlights and summarizes key actions made by the City Council that may be of interest to the City Council. Furthermore, with the new agenda software system and online records retention system, all City minutes are much more easily accessible than in the past.

Upon approval by the City Attorney as to City Code and City Charter requirement, Staff would like to suggest focusing on the Staff Update as an appropriate medium to disseminate key City Council actions, while directing inquiries and dissemination of approved minutes to the City's agenda software system and records retention system.

Notification:

Observations:

Funding Source:

Staff Recommendation:

Staff recommends that City Council Minutes be disseminated through the City's online records retention system rather than attaching to the Planning Commission Agenda.

Committee Action:

Motion to direct Staff to disseminate City Council Minutes through the City's online records retention system rather than attaching to the Planning Commission Agenda, subject to the approval by the City Attorney.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	12/28/2012 03:05 PM
Form Started By: Tim Gladhill		Started On: 12/28/2012 02:59 PM
	Final Approval Date: 12/28/2012	