ST. FRANCIS PLANNING COMMISSION

ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.
JULY 24, 2013

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda July 24, 2013
4. Approve Minutes June 19, 2013
5. Public Comment
6. Public Hearing – O'Reilly Preliminary Plat, Variance, Site Plan Review
7. Ordinance Discussion – Rental Housing Licenses
8. General Discussion by Planning Commissioners
9. Adjournment

There may be a quorum of St. Francis Council Members present at this meeting.

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
June 19, 2013

1. **Call to Order**: The Planning Commission meeting was called to order at 7:00 pm by Acting Chair Ray Steinke.

2. **Roll Call:** Present were Ray Steinke, William Murray, Greg Zutz, Joel Olson and City Planner Nate Sparks. Commissioners Rich Skordahl, Roni Ronyak, and Todd Gardner were excused.

3. **Adopt Agenda:** MOTION BY OLSON, SECOND BY ZUTZ TO ADOPT THE JUNE 19, 2013 PLANNING COMMISSION AGENDA. MOTION CARRIED 4-0.

4. **Approve Minutes:** MOTION BY OLSON, SECOND BY MURRAY TO APPROVE THE MAY 15, 2013 PLANNING COMMISSION MINUTES. MOTION CARRIED 4-0.

5. **Public Comment:** None

6. **Public Hearing – Sign Variance – Landmark Bank – 23671 Ambassador Blvd**
Sparks stated Landmark Bank has made an application to enlarge a sign within the required setback to Highway 47 which requires a variance. The sign setback is required to be 10 feet and the sign was originally conforming but the State acquired additional right-of-way placing the sign in the setback. It now is one foot off the property line. The expansion of the sign would be conforming with City size standards. Moving the sign back would place it near screening trees obscuring the view of the auto body repair use next door which could obscure the view of the sign from the right-of-way.

   Steinke opened the Public Hearing at 7:03 Public Hearing Closed at 7:04 pm.

   Olson said that the loss of land due to the right-of-way acquisition created a practical difficulty.

   MOTION BY ZUTZ, SECOND BY MURRAY TO RECOMMEND APPROVAL OF THE VARIANCE. MOTION CARRIED 4-0.

7. **Discussion Item – Yard Parking Ordinance**
Sparks stated that there have been complaints received by the Code Enforcement Division regarding people parking their cars on the yard and accessing their properties through the yard and not the driveway. Sparks presented two model ordinances in use in neighboring cities that address similar situations. Olson stated a preference for an ordinance that was simple and along the same lines as the model from Cambridge. Zutz stated that he was in favor of an ordinance such as this in order to project a positive image of the community. Murray said the parking pads should be connected to the driveways. Sparks stated a draft ordinance would be brought back for review at a future meeting.

8. **Adjournment:** MOTION BY MURRAY, SECOND BY OLSON TO ADJOURN MEETING AT 7:40 PM. MOTION CARRIED 4-0

_____	_____
Nate Sparks, City Planner	Date

NORTHWEST ASSOCIATED CONSULTANTS, INC.

4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2555 Facsimile: 763.231.2561 planners@nacplanning.com

PLANNING REPORT

To: St. Francis Planning Commission
Matt Hylen, City Administrator

From: Nate Sparks, City Planner

Date: July 19, 2013

Meeting Date: July 24, 2013

Re: O'Reilly Preliminary Plat, Site Plan Review, Variance

BACKGROUND

O'Reilly Auto Parts has made an application for a preliminary plat, site plan review, and variance to develop a property located at the southeastern corner of Highway 47 and 233rd Avenue. The intent is to split the property into two building sites and construct an auto parts store on the new northern lot.

SUBJECT SITE

The subject site is a vacant parcel of land located south of 233rd Avenue and east of Highway 47. At one time a preliminary plat was approved for this site to make three commercial parcels. The final plat was never filed, as the State closed the access points to the property that were planned to be from Highway 47. The site is zoned B-2, General Commercial and guided for a Commercial land use in the Comprehensive Plan.

PROPOSED PRELIMINARY PLAT

In order to divide the property, the applicant has submitted a preliminary plat application. The preliminary plat proposes two new parcels and a right-of-way for a southerly extension of Aztec Street.

Lot Sizes & Zoning Standards

The minimum lot size for parcels in the B-2 District is 20,000 square feet with a minimum width of 100 feet. The two proposed parcels are both over an acre in size and greater than 100 feet in width.

Streets & Access

The property already dedicated right-of-way for Highway 47 and the applicant is proposing 33 feet from center for 233rd Avenue. Also, included is a 50 foot wide service road for Aztec Street. Aztec is intended to provide access to the two new parcels. Service roads of this width are permitted by the City's Subdivision Ordinance.

The proposed location of the Aztec right-of-way is offset from the location of the existing Aztec Street north of 233rd. However, on the site plan, the applicant depicts an access crossing the property to the east that would be in the proper location. The applicant is proposing this configuration in hopes that an agreement with the neighboring property owner could be reached but is proposing right-of-way in another location in case it cannot. The applicant will need to work with City Staff on determining the proper location of this access point. A temporary access in the proposed right-of-way may be acceptable until that time a final access point is determined. At that point, the right-of-way that is not needed may be vacated.

The applicant is showing the road being constructed about 140 feet south of the property line between the two parcels. The southern parcel is actually 279 feet in depth. Thus, the proposed street does not extend the length of the property. This may only be permitted if found to be acceptable by the City Engineer.

No sidewalk or pedestrian way is being proposed along Aztec because it is a service road. The reduced right-of-way width may make such a facility difficult in the future. The road design may need to be altered if one is to be required.

Easements
The applicant is depicting perimeter drainage and utility easements that may conflict with the layout of the site plan. These should be revised or the applicant must receive specific permission from the City Engineer to have the trash enclosure in the easement.

Park Dedication
For commercial properties, the City requires a park dedication fee of 3% of the value of the land not to exceed three times the cash-in-lieu amount for one single family residential property.

SITE PLAN
The applicant has submitted a site plan for general review showing the layout of the northern proposed parcel with the building and parking lot.

Setbacks & Performance Standards
In the B-2 District the required setbacks are 25 from local roads, 50 from collector/arterial roads, 10 from the side lot line, and 25 from the rear property line. This property had right-of-ways on three sides and a rear lot line. The applicant is proposing the building to be 25 feet from 233rd Avenue, about 83 feet from Highway 47, and about 17 feet from the Aztec Street right-of-way. The applicant is seeking a variance from the last condition.

Impervious surfaces on the site are allowed up to 80% and the building may be up to 40 feet in height. The proposed building appears to be less than 20 feet tall. Impervious surface calculations will need to be finalized but do not appear to be an issue. Slightly under 25% of the site is being reserved for ponding and drainage.

Parking
The parking standard for a retail use is 1 stall for every 250 square feet. This would require about 30 parking stalls. The applicant is proposing 46. The drive aisles are about 30 feet in width and the stalls

measure 9’ x 19’. Both standards meet City requirements. The location of the loading area near the entrance to the site and the trash enclosure will need to be reviewed by the Fire Chief prior to issuance of any building permit.

Lighting
The applicant has supplied a lighting plan. Lighting is not allowed to exceed a reading of one foot candle at the centerline of any adjacent street or 0.4 on any adjacent neighboring property. The calculations do not extend far enough off the property to make this determination. A revised plan will be needed.

Landscaping
The City requires one caliper inch of tree for every 320 square foot of building. The trees must be a mix of types and not be less than 25% both evergreen and deciduous or 10% ornamental. This results in a requirement of 12 new trees to be planted on this site. A minimum of two have to be ornamental and three each for evergreen and deciduous.

The landscaping plan depicts a planting schedule that will need revision to include the proper size of trees and three deciduous. It will also need revision to include some plantings adjacent to the Aztec right-of-way for buffering to the multi-family development across the street.

Building Materials
The building is proposed to be 100% masonry and exterior insulation and finish system blocks. This meets the minimum standards of the ordinance.

Signage
The applicant is permitted wall signage on each street facing side of the building up to 15% and one 80 square foot free standing sign on the primary right-of-way with an additional 32 square foot free standing sign on a secondary right-of-way. Full final dimensions on the front wall signs will need to be submitted. The free standing sign location appears to be acceptable. Separate sign permits will need to be issued for each sign proposed.

VARIANCE
Due to the applicant needing to dedicate right-of-way for Aztec Street for access to the property and related reduction the buildable area of the parcel, the applicant is seeking a variance from the setback to Aztec Street. The setback to the building is proposed to be 17 feet from Aztec. This places the trash enclosure at about 3 feet from the right-of-way. This makes a full 20 foot wide landscaping buffer not possible adjacent to the street.

Variances may be granted when the property owner is faced with practical difficulties in putting the property to a reasonable use. The dedication of the right-of-way is necessary due to the applicant not being able to access the property off of Highway 47. This could be viewed as a practical difficulty. Otherwise, the applicant would need to reduce parking and move the site development further west.

No special consideration is given to the southern parcel to be created with the proposed subdivision, at this time.

RECOMMENDATIONS
Staff recommends approval of the request with the following conditions;

1. All comments by the City Engineer, Fire Chief, Building Official, City Attorney, and Minnesota Department of Transportation shall be addressed.
2. The applicant shall pay park dedication with any approved final plat.
3. Impervious surface calculations shall be provided.
4. The lighting plan shall be revised to show foot candle readings at the centerline of adjacent streets.
5. The landscaping plan shall be revised to meet City standards.
6. Separate sign permits shall be required. Full details on all signage must be submitted for review.
7. The applicant shall enter into a Development Agreement as required by the City Attorney.
8. All fees shall be paid.

Attached: Engineer's Memo
Applicant's Plan Set

cc: Barb Held, City Clerk
Scott Lepak, City Attorney
Andrew Schreder, Building Official
Jared Voge, City Engineer
Brian Neihaus, CM Architecture

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
7533 Sunwood Drive NW • Ramsey, MN 55303
Phone (763) 433-2851 • Fax (763) 427-0833
www.bolton-menk.com

July 8, 2013

Mr. Nate Sparks, City Planner
Northwest Associate Consultants Inc.
4800 Olson Memorial Hwy, Ste 202
Golden Valley, MN 55422-5169

RE: O'Reilly Auto Parts
City of St. Francis, Minnesota
BMI Project No. R18.106919

Dear Nate:

I have reviewed the construction documents which include the preliminary and final plat for the above referenced project which are dated May 28, 2013 with Revision No. 1 dated 7/2/13 and have the following comments:

1. The proposed roadway construction on the adjacent Abbey Field Limited Partnership property shall not be constructed until authorization has been granted by the City of St. Francis. In the interim, a temporary access to 233rd Avenue Northwest will be required.
2. The proposed roadway shall be constructed with B-618 concrete curb and gutter.
3. A cul de sac or turnaround shall be constructed at the southerly roadway limits.
4. Since the future development associated with Lot 2, Block 1 is unknown at this point, the access to Lot 2, Block 1 as depicted in the construction plans shall not be constructed.
5. The proposed roadway shall be constructed with a 2 ½ percent crown rather than the proposed inverted crown as identified on sheet C1. A profile drawing illustrating the proposed street profile shall be submitted for review and approval of the City Engineer.
6. The applicant shall submit a Stormwater Management Plan complete with drainage calculations and drainage maps identifying pre- and post-development drainage areas, rates, and volumes.
7. The proposed water service piping material shall be clearly identified on the construction plans. If the proposed water service piping is non-conductive a tracer wire, 12AWG coated blue shall be installed on the proposed water service.
8. A curb stop with operating rod or gate valve with operating rod and anchorage assembly shall be installed at the property line.
9. Separate domestic and fire suppression services shall be provided to the proposed building as required by the Building Official.
10. 12AWG tracer wire shall be installed on the proposed sanitary sewer service.
11. Additional information regarding the proposed connection and associated materials to the existing

sanitary sewer shall be provided for review and approval of the City Engineer and Public Works Director.

12. The Fire Chief shall be provided an opportunity to review the location of existing fire hydrants in the vicinity of the proposed building. Existing fire hydrants shall be clearly illustrated on the construction documents.
13. The applicant shall be responsible for all costs associated with repairs to the existing bituminous trail and streets as a result of construction.
14. All references to the Oregon One Call system shall be eliminated from the construction documents.
15. The following City of St. Francis standard details shall be included in the construction plan set: 1000-000, 1000-004, 1000-100, 1000-101, 3-105, 3-107, 3-108A, 3-502, 3-600, 4-000, 4-002, 4-100, 4-102, 4-101, 4-105, 4-201, 4-601, 5-101, 5-104, 5-110, 5-200, 6-101, 6-400, 6-404, 7-000, 7-009, 7-201, 8-115, 8-116.
16. Pedestrian ramps complying with ADA and PROWAG standards shall be constructed where the bituminous trail crosses the proposed Aztec Street.
17. All construction shall be in accordance with the City of St. Francis standards.

I recommend that the above referenced information be submitted and the construction plans revised to incorporate the above referenced comments and those comments as submitted by other City staff prior to a building permit being issued for the site.

If you have any questions on the above, please call.

Sincerely,

BOLTON & MENK, INC.

Jared Voge, P.E.
City Engineer
JAV/kg

Cc: Paul Teicher, Public Works Director

briehaus – 7/2/2013 11:45:53 AM

O'Reilly AUTO PARTS

New O'Reilly Auto Parts Store
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SYMBOLS LEGEND

SECTION NUMBER / SECTION / ELEVATION MARK / SHEET NUMBER

DETAIL NUMBER / DETAIL MARK / SHEET NUMBER

WT? WALL TYPE MARK

? DOOR MARK

? WINDOW MARK

GRID MARK

ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR
AC	ACOUSTICAL
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL	ALUMINUM
ALUM	ALUMINUM
AB	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
BSMT	BASEMENT
BRG	BEARING
BM	BENCH MARK
BEL	BELOW
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BW	BOTH WAYS
BOT	BOTTOM
BF	BOTTOM OF FOOTING
BOF	BOTTOM OF FOOTING
BRK	BRICK
BLDG	BUILDING
BUR	BUILT-UP ROOFING
CAB	CABINET
CLG	CEILING
CL	CENTER LINE
CO	CENTER OF
CC	CENTER TO CENTER
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
CTR	COUNTER
CFL	COUNTER FLASHING
CSK	COUNTERSUNK
CRS	COURSE(S)
CF	CUBIC FOOT
CY	CUBIC YARD
DL	DEAD LOAD
DEM	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWN SPOUT
D	DRAIN
DWG	DRAWING
DF	DRINKING FOUNTAIN
E	EAST
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EXG	EXISTING
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FCF	FACE OF FINISH
FO	FACE OF
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH(ED)
FFE	FINISHED FLOOR ELEV.
FFL	FINISHED FLOOR LINE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FT	FIRE TREATED
FLG	FLASHING
FLR	FLOOR
FD	FLOOR DRAIN
FTG	FOOTING
FDN	FOUNDATION
FNDN	FOUNDATION
FUR	FURR(ED)(ING)
GA	GAGE, GAUGE
GV	GALVANIZED
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GL	GLASS, GLAZING
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HK	HOOK(S)
HOR	HORIZONTAL
HB	HOSE BIBB
INS	INSULATE(D), (ION)
INSUL	INSULATE
INT	INTERIOR
JST	JOIST
JT	JOINT
JNT	JOINT
KIT	KITCHEN
LH	LEFT HAND
LF	LINEAL FOOT
LTL	LEINGTH
L	LINTEL
LL	LIVE LOAD
MACH	MACHINE
MH	MANHOLE
MFR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC(AL)
MED	MEDIUM
MBR	MODIFIED BITUMEN ROOFING
MET	METAL
MTL	METAL
M	METER(S)
MWK	MILLWORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MT	MOUNT(ED), (ING)
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER(S)
OPG	OPENING
OPP	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OO	OUT TO OUT
OA	OVERALL
OH	OVERHEAD
PC	PIECE
PNT	PAINT(ED)
PTD	PAINT(ED)
PKG	PARKING
PLAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PSF	POUNDS PER SQUARE FT.
PSI	POUNDS PER SQUARE IN.
PT	PRESSURE TREATED
PL	PROPERTY LINE
REM	REMOVE
RET	RETURN
RH	RIGHT HAND
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
SNT	SEALANT
SLNT	SEALANT
SEC	SECTION
SECT	SECTION
SHTHG	SHEATHING
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SF	SQUARE FOOT
SI	SQUARE INCH
SY	SQUARE YARD
STD	STANDARD
STG	STORAGE
SUS	SUSPENDED
SYM	SYMMETRY, (ICAL)
TEL	TELEPHONE
TV	TELEVISION
THK	THICK(NESS)
T&G	TONGUE & GROOVE
TM	TOP OF MASONRY
TOM	TOP OF MASONRY
TS	TOP OF STEEL
TOS	TOP OF STEEL
TW	TOP OF WALL
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VT	VINYL TILE
WSCT	WAINSCOT
WC	WATER CLOSET
WWF	WELDED WIRE FABRIC
W	WEST
W	WIDTH, WIDE
WIN	WINDOW
WO	WITHOUT
W/O	WITHOUT
WD	WOOD

OWNER OR TENANT

O'Reilly AUTO PARTS

O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION
(FORMERLY KNOWN AS O'REILLY AUTOMOTIVE, INC.)
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

BIDDING INFORMATION

WWW.DESIGNBIDBUILD.NET/OREILLY

*CLICK ON CURRENT PROJECTS LINK LOCATED ON SIGN IN PAGE TO VIEW INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNERS REPRESENTATIVE FOR PROJECT INFORMATION:

PATRICK TASSET
PROJECT ADMINISTRATOR
417-829-5805
EXT.5805

ARCHITECT

CMA
architecture • planning • interior design

C.M. ARCHITECTURE P.A.
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SUITE 208
BLOOMINGTON, MN 55401-1330
Phone: (612) 547-1300
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EMAIL: briehaus@cmarch.com

Contact:
BRIAN J. NIEHAUS

MECH. / ELEC. ENGINEER

DUNHAM
Dunham Associates, Inc.

DUNHAM ASSOCIATES, INC.
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MINNEAPOLIS, MN 55402-1540
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Contact:
GREG STEINMETZ

STRUCTURAL ENGINEER

AST
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Testing Thermography

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PAUL STOLE

CIVIL ENGINEER

ANDERSON A/E ENGINEERING, INC.
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

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EMAIL:
pengel@aeincmo.com

Contact:
PAUL ENGEL

GENERAL NOTES

A. CONTRACT ADMINISTRATION (LIMITED SERVICE): THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. QUALITY STANDARDS AND BUILDING CODES: CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

C. EXISTING CONDITIONS: FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

ZONING CODE

ZONING
CLASSIFICATION: B-2
PROPERTY AREA: (REFER SURVEY)

PARKING SUMMARY
PARKING FORMULA: 1 SP. PER 250 SF
SPACE SIZE: 9' x 19'
SPACES REQUIRED: 29
SPACES PROVIDED: 46
H.C. SPACES PROVIDED: 2

QUALITY CONTROL

1. REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS.

2. REFER TO STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS, IF INDICATED.

3. WHERE REQUIRED, THE OWNER SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED.

BUILDING CODE

BUILDING DEPARTMENT: CITY OF ST. FRANCIS
BUILDING OFFICIAL CONTACT NUMBER: 763-231-2555

COUNTY: ANOKA
ZIP CODE: 55070

GOVERNING CODES AND ORDINANCES
BUILDING CODE: 2007 MINNESOTA STATE BUILDING CODE
PLUMBING CODE: 2007 MINNESOTA STATE PLUMBING CODE
MECHANICAL CODE: 2007 MINNESOTA STATE MECHANICAL CODE
ELECTRICAL CODE: 2007 MINNESOTA STATE ELECTRICAL CODE
FIRE / LIFE SAFETY: 2007 MINNESOTA STATE STATE FIRE CODE

USE GROUP & CONSTRUCTION TYPE
USE GROUP: M (MERCANTILE)
CONSTRUCTION TYPE: II-B (NON-COMBUSTIBLE / UNPROTECTED)

AREA MODIFICATIONS
FRONTAGE INCREASE: NOT APPLIED
AUTOMATIC SPRINKLER INCREASE: NOT PROVIDED

ALLOWABLE HEIGHT & BUILDING AREA
NO. STORIES: 2 STORIES
AREA: 12,500 SQ. FT.

ACTUAL HEIGHT & BUILDING AREA
NO. OF STORIES: 1 STORY
BUILDING HEIGHT: 19'-0" APPROX
GROSS BUILDING AREA: 7,225 SQ. FT.

FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEM: NOT REQUIRED
PORTABLE FIRE EXTINGUISHERS: REQUIRED
FIRE ALARM SYSTEM: NOT REQUIRED
AUTOMATIC FIRE DETECTION SYSTEM: NOT REQUIRED

STRUCTURAL DESIGN (OCCUPANCY CATEGORY II) (REFER TO STRUCTURAL DRAWINGS)
1. LIVE LOADS
ROOF (1/4"12): 20 PSF

2. COLLATERAL LOADS
ROOF: 2.5 PSF

3. SNOW LOADS
GROUND LOAD (Pg): 50 PSF
MINIMUM ROOF SNOW LOAD (Pf): 35 PSF
IMPORTANCE FACTOR (Is): 1.0

4. WIND LOADS
BASIC WIND SPEED: 90 MPH
EXPOSURE: C
IMPORTANCE FACTOR (Iw): 1.0

5. BUILDING LATERAL DEFLECTION LIMITS:
MAX. ROOF SNOW OR LIVE LOAD DEFLECT.: SPAN/240
MAX. ROOF TOTAL LOAD DEFLECT.: SPAN/180
MAX. METAL BUILDING LATERAL DEFLECT.: HEIGHT/150

OCCUPANCY LOAD SUMMARY

MARK	ROOM	AREA	AREA PER OCCUPANT	OCCUPANTS PER AREA
100	PARTS AREA " A "	3,257 S.F.	30 S.F.	109
101	PARTS AREA " B "	1,686 S.F.	300 S.F.	6
102	OFFICE	72 S.F.	100 S.F.	1
105	PARTS AREA " C "	2,008 S.F.	300 S.F.	7
TOTAL BUILDING OCCUPANCY LOAD				123

SHEET INDEX

SHEET NUMBER	SHEET NAME
T1	COVER SHEET
SV1	SITE SURVEY (FOR REFERENCE ONLY)
D1	DEMOLITION PLAN
C1	SITE GRADING PLAN
C2	SITE DEVELOPMENT PLAN
1 C3	SITE DETAILS
C4	SITE GRADING DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	IRRIGATION PLAN
S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	FOUNDATION DETAILS
S4	FOUNDATION DETAILS
S5	ROOF DETAILS
A1	FLOOR PLAN
A2	DOOR AND WINDOW SCHEDULE
A3	EXTERIOR ELEVATIONS
A4	WALL SECTIONS
A5	INTERIOR ELEVATIONS
F1	FINISH PLAN
SU1	SITE UTILITIES PLAN
P1	PLUMBING PLAN
M1	HVAC PLAN
M2	HVAC SCHEDULES AND DETAILS
M3	MECHANICAL DETAILS
E1	LIGHTING PLAN
E2	POWER PLAN
E3	ELECTRICAL SCHEDULES
SL1	PHOTOMETRIC PLAN
VS1	POWER INSTALLATION OVERVIEW

CMA
architecture • planning • interior design

C.M. ARCHITECTURE, P.A.
800 WASHINGTON AVE. N. SUITE 208
MINNEAPOLIS, MN 55401
PHONE: (612) 547-1370
FAX: (612) 547-1301
E-MAIL: info@cmarch.com
CONTACT: BRIAN J. NIEHAUS
briehaus@cmarch.com

CONSULTANTS:

ANDERSON ENGINEERING, INC.
2045 WEST WOODLAND
SPRINGFIELD, MO 65619
PHONE: 417-866-2741
FAX: 417-866-2778

AST, INC.
5001 AMERICAN BLVD W, SUITE 800
BLOOMINGTON, MN 55437
PHONE: 952-854-9302
FAX: 952-854-9690

DUNHAM ASSOCIATES, INC
50 SOUTH SIXTH ST, SUITE 1100
MINNEAPOLIS, MN 55402
PHONE: 612-465-7550
FAX: 612-465-7551

SEAL:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PATRICK G. BLEES, ARCHITECT
SIGNATURE
5-28-13
DATE ISSUED
18079
REG. NO.

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
COVER SHEET

REVISIONS:

NO:	DATE:	BY:
1	7.2.13	CITY

PROJECT NO: 13115.009
DRAWN BY: MTF/BJN

T1
SHEET 1 OF 1

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Q:\O'Reilly\13115.009 St. Francis, MN (SFN)\Drawings\Work in Progress\13115.009 T1.dwg

CERTIFICATE OF SURVEY

prepared for:
FIDELITY NATIONAL TITLE INSURANCE CORPORATION
AND O'REILLY AUTOMOTIVE STORES, INC.
of
SE Corner of St. Francis Blvd and 233rd Ave
St. Francis, MN

GRAPHIC SCALE
30 0 15 30
(IN FEET)

BEARING NOTE

FOR THE PURPOSES OF THIS SURVEY THE NORTH LINE OF THE SW 1/4 OF SEC. 32, TWP. 34, RNG. 24, IS ASSUMED TO BEAR NORTH 89 DEGREES 48 MINUTES 15 SECONDS EAST.

SITE BENCHMARK

BENCHMARK DISK (LOCKER RM 1): 3 FEET WEST OF POWER POLE NEAR THE NORTHWEST CORNER OF THE SITE– 918.17 (NAVD88)

TREE LIST

#	SPECIES	SIZE(")
1	ELM	4
2	ELM	3
3	BOXELDER	5
4	BOXELDER	5
5	ELM	2
6	ELM	2
7	OAK	8
8	BOXELDER	8(3)
9	BOXELDER	10
10	BOXELDER	10
11	BOXELDER	12
12	BOXELDER	8
13	BOXELDER	8–5–4
14	BOXELDER	12

UTILITY COMPANY CONTACT INFO

St. Francis Public Works (Storm/Sanitary/Water): (763) 235–2304
Paul Teicher
23340 Cree St. NW
St. Francis, MN 55070

Center Point Energy (Gas): (612) 321–5426
Andrew Bolpdoh
PO Box 1165
700 West Linden Ave
Minneapolis, MN 55440

Qwest (Phone): (612) 861–8158
John Cesare
6244 Cedar Ave South
Minneapolis, MN 55423

Connexus Energy (Elec): (763) 323–2761
Paul Ondorff
14601 Ramsey Blvd
Ramsey, MN 55303

Midcontinent Communications (Cable): (763) 689–8512
Jerry Owens
210 N Harbour Street
Cambridge, MN 55008

Minnesota Department of Transportation: (651) 234–7716
Paul Jung
1500 W County Rd B
Roseville, MN 55113

NOTES

1. THE DEPTH OF THE WATERLINES IS BETWEEN 7.5 AND 8 FEET ACCORDING TO RECORD DRAWINGS.
2. HIGHWAY STATIONING AND ROAD STRIPING SHOWN HEREON IS APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR EXACT LOCATION.
3. THERE ARE NO PLANS TO EITHER WIDEN THE DRIVING SURFACE OR ACQUIRE ANY ADDITIONAL RIGHT OF WAY ALONG ST. FRANCIS BLVD (MN STH 47), ADJACENT TO THE SITE PER PAUL JUNG, NORTH AREA ENGINEER, MNDOT, 651–234–7716.
4. THERE ARE NO PLANS TO EITHER WIDEN THE DRIVING SURFACE OR ACQUIRE ANY ADDITIONAL RIGHT OF WAY ALONG 233RD AVE NW, ADJACENT TO THE SITE PER NATE SPARKS, CITY PLANNER, 763–231–2555.
5. DEVELOPMENT OF THE SITE WILL REQUIRE AN ACCESS TO THE PROPERTY LOCATED TO THE SOUTH OF THE SUBJECT PROPERTY PER NATE SPARKS, CITY PLANNER, 763–231–2555.

ZONING

THIS PROPERTY IS WITHIN THE CITY OF ST. FRANCIS LIMITS AND IS LOCATED IN THE FOLLOWING ZONING DISTRICT:

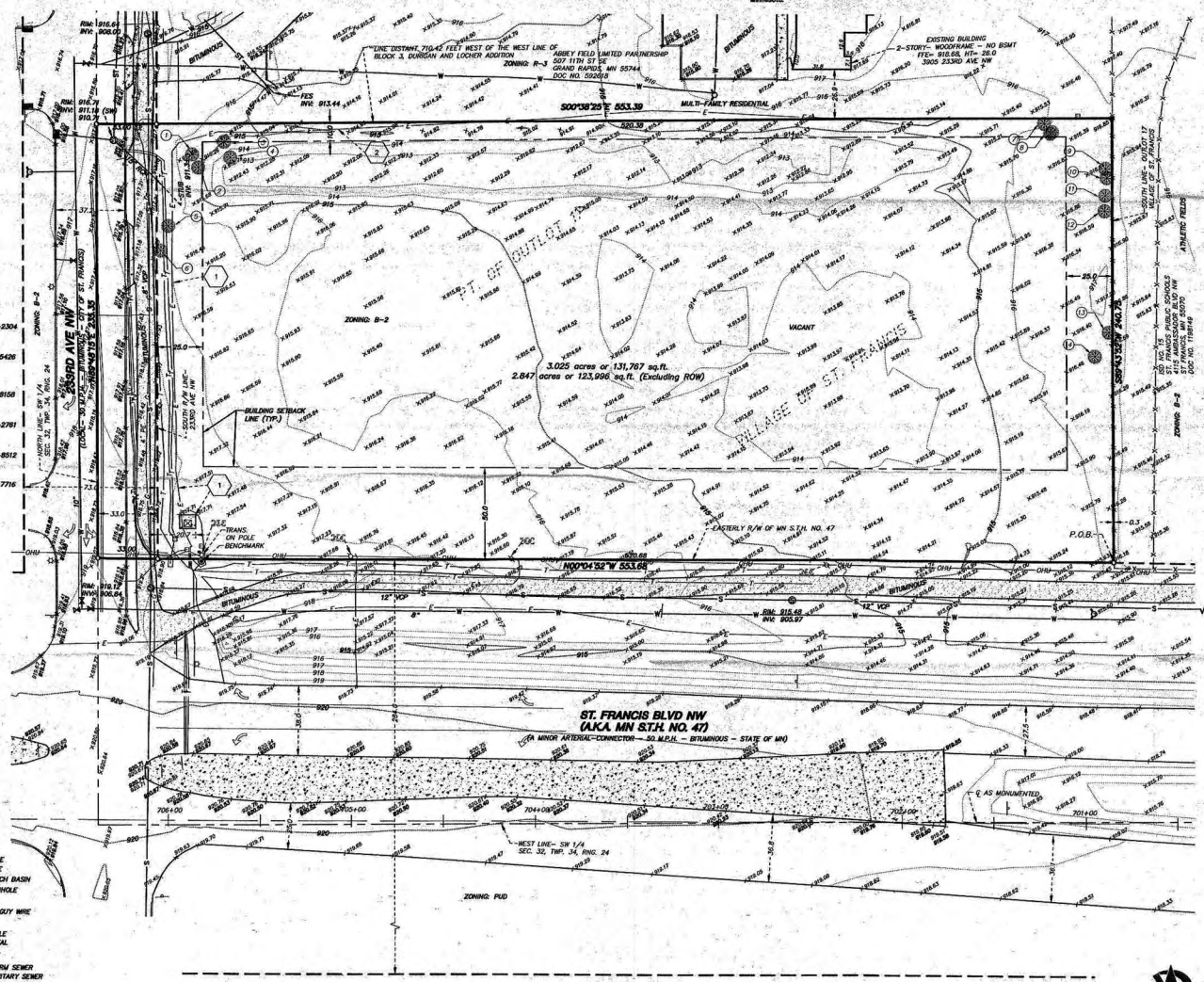
B2: GENERAL BUSINESS DISTRICT

SETBACKS:

COLLECTOR/ARTERIAL STREET:	50 FEET
LOCAL STREET:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	25 FEET

LEGEND

●	DENOTES FOUND IRON PIPE
○	DENOTES SET 1/2" IRON PIPE
Ⓢ	DENOTES SANITARY MANHOLE
	DENOTES STORM SEWER CATCH BASIN
Ⓢ	DENOTES STORM SEWER MANHOLE
M	DENOTES WATER VALVE
	DENOTES POWER POLE AND GUY WIRE
☼	DENOTES LIGHT POLE
Ⓣ	DENOTES TELEPHONE MANHOLE
	DENOTES TELEPHONE PEDESTAL
	DENOTES ELECTRIC PEDESTAL
—X—X—	DENOTES CHAIN LINK FENCE
ST	DENOTES UNDERGROUND STORM SEWER
S	DENOTES UNDERGROUND SANITARY SEWER
W	DENOTES UNDERGROUND WATER MAIN
G	DENOTES UNDERGROUND GAS LINE
E	DENOTES UNDERGROUND ELECTRIC LINE
T	DENOTES UNDERGROUND TELEPHONE LINE
FIBER	DENOTES UNDERGROUND FIBER OPTIC LINE
TV	DENOTES UNDERGROUND CABLE LINE
OHU	DENOTES OVERHEAD ELECTRIC, PHONE, CABLE (UNLESS NOTED)
× 999.9	DENOTES EXISTING GROUND ELEVATION
× 999.9	DENOTES EXISTING GUTTER LINE ELEVATION
	DENOTES OVERHEAD UTILITY HEIGHT



SITE AREA

3.025 acres or 131,767 sq.ft.
2.847 acres or 123,996 sq.ft. (Excluding ROW)

FLOOD ZONE

PER FLOOD INSURANCE RATE MAP–COMMUNITY PANEL NUMBER 270017 0010 B EFFECTIVE MARCH 2, 1981, THIS PROPERTY IS LOCATED IN ZONE C.

ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING.

NOTE REGARDING UTILITIES

The location of underground utilities shown hereon are approximate and are based on field locations of visible structures or markings at the time of our survey and compiling information furnished by various utility companies and governmental agencies. The markings shown on the face of this survey are per Gopher State One Call ticket number 122020636.

PRESENT OWNERS

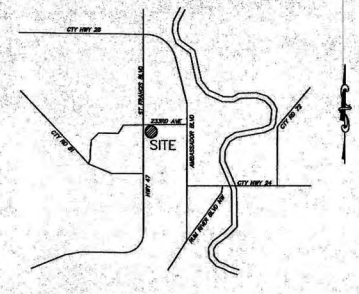
(PER TITLE COMMITMENT NO. 233121):
Patrick F. Locher (as to an undivided 1/2 interest)
AND
Dennis L. Durrigan and Claudia J. Durrigan (as to an undivided 1/2 interest)

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

That part of Outlot 17, Village of St. Francis, lying East of the Easterly right of way line of State Trunk Highway No. 47, as now laid out and traveled, lying West of a line distant 710.42 feet West of the West line of Block 3, Durigan and Locher Addition, and lying south of the north line of the Southwest Quarter of the Section 32, Township 34, Range 24, Anoka County, Minnesota.

VICINITY MAP

ST. FRANCIS, MN
"NO SCALE"



METES AND BOUNDS DESCRIPTION

That part of Outlot 17, Village of St. Francis, lying East of the Easterly right of way line of State Trunk Highway No. 47, as now laid out and traveled, lying West of a line distant 710.42 feet West of the West line of Block 3, Durigan and Locher Addition, and lying south of the north line of the Southwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota, described by metes and bounds as follows:
Beginning at the intersection of the south line of said Outlot 17 and the Easterly right of way line of State Trunk Highway No. 47; thence North 00 degrees 04 minutes 52 seconds West, assumed bearing along said Easterly right of way line, a distance of 553.68 feet to the north line said Southwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 235.35 feet to a line lying distant 710.42 feet West of the West line of Block 3, Durigan and Locher Addition; thence South 00 degrees 38 minutes 25 seconds East, parallel with said west line of Block 3, a distance of 553.39 feet to the south line of said Outlot 17; thence South 89 degrees 43 minutes 52 seconds West, along said south line, a distance of 240.75 feet to the point of beginning and there terminating.

Said parcel contains 3.025 acres or 131,767 square feet.

Subject to any easements, restrictions, or reservations of record, if any.

NOTES CORRESPONDING TO TITLE INSURANCE COMPANY SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NUMBER: 233121
COMMITMENT DATE: June 25, 2012 at 8:00 AM

12. Terms and conditions of Easement, recorded March 10, 1939 as Document No. 96339.
COMMENT: THIS DOCUMENT MAY AFFECT THE SUBJECT PROPERTY, HOWEVER THE DESCRIPTION OF THE EASEMENT AREA IS VAGUE AND UNABLE TO BE PLOTTED.

Partially released by Partial Release of Easement, dated January 26, 1979, recorded January 30, 1979, as Document No. 518449.
COMMENT: THE AREA RELEASED IN SAID DOCUMENT IS NOT A PART OF THE SUBJECT PROPERTY.

Partially released by Partial Release of Easement, dated April 15, 1982, recorded April 22, 1982 as Document No. 589025.
COMMENT: THE AREA RELEASED IN SAID DOCUMENT IS NOT A PART OF THE SUBJECT PROPERTY.

13. Terms and conditions of Easement, dated September 20, 1989, recorded December 8, 1989 as Document No. 674658.
COMMENT: THIS DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENT AREA IS NOT LOCATED WITHIN THE SUBJECT PROPERTY BOUNDARY.

STATEMENT OF APPARENT ENCROACHMENTS

1. VARIOUS UTILITY PEDESTALS AND UNDERGROUND UTILITY LINES RUN ALONG WITHIN 12 FEETS SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF 233RD AVE NW.
2. AN UNDERGROUND ELECTRIC LINE RUNS ALONG THE EASTERLY 5 FEETS OF THE SUBJECT PROPERTY. NO EASEMENT HAS BEEN PROVIDED THAT COVERS THIS LINE.

SURVEYOR'S CERTIFICATION

To O'Reilly Automotive Stores, Inc. and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. This field work was completed on July 26, 2012.

Dated this 11th day of September, 2012

Kyle J. Rodin, Land Surveyor
Minnesota License Number 42618
200 Third Avenue NE, Suite 100
Cambridge, Minn. 55008

KYLE J. RODIN
LICENSED
42618
MINNESOTA
SURVEYOR
STATE OF MINNESOTA

REVISIONS

9/11/12 – ADDED NOTE TO EXCEPTION 12

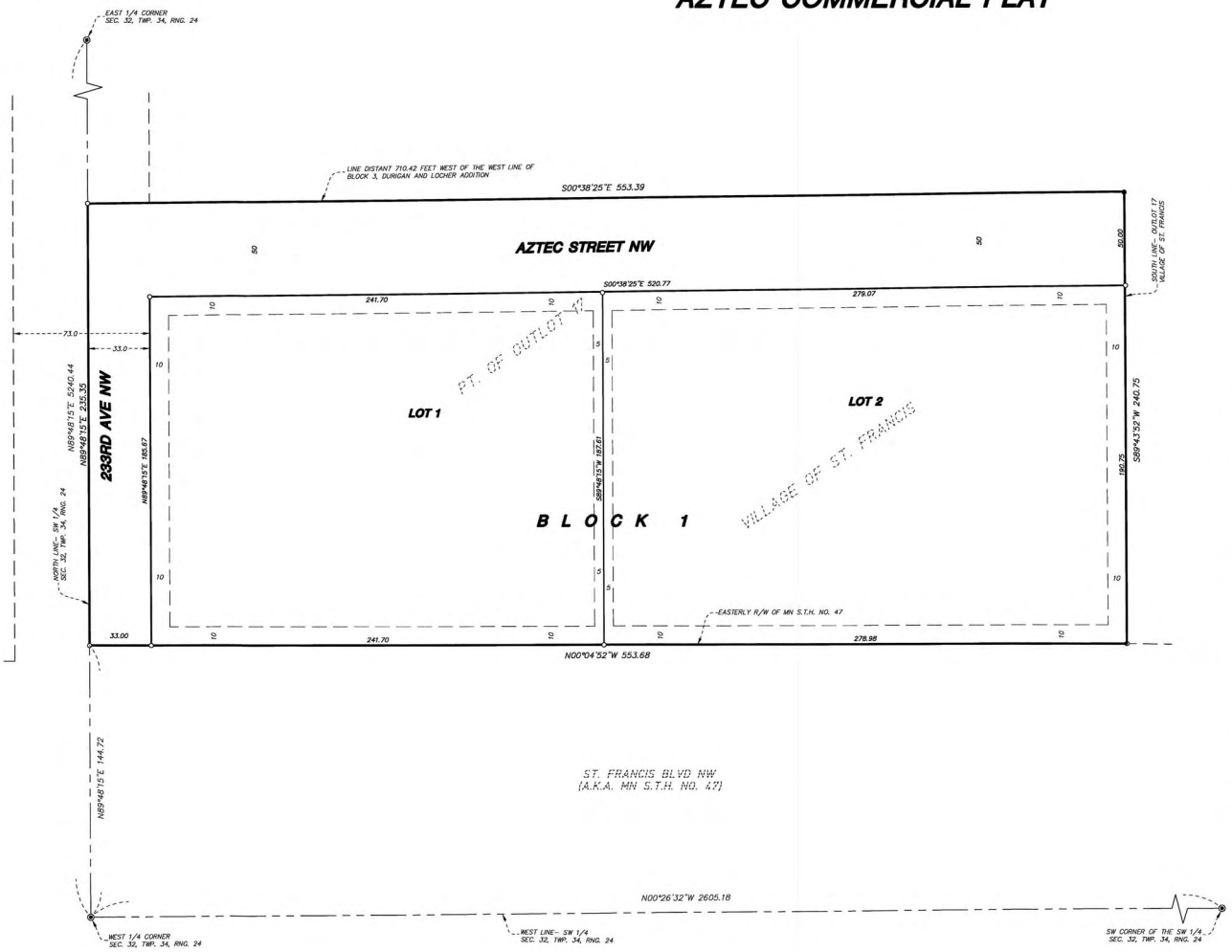
ANDERSON PASSE & ASSOCIATES
CAMBRIDGE, MN
MINNEAPOLIS, MN
200 THIRD AVENUE NE, SUITE 100
CAMBRIDGE, MN 55008
(763)689-4042 PH. (763)689-6681 FAX
CIVIL ENGINEERS LAND SURVEYORS PLANNERS

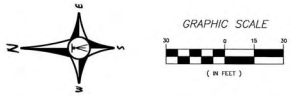
SV1
A SFL 9/14/12

RECEIVED SEP 14 2012

AZTEC COMMERCIAL PLAT

CITY OF ST. FRANCIS
COUNTY OF ANOKA SEC.
32, T. 34, R. 24





KNOW ALL PERSONS BY THESE PRESENTS: That O'Reilly Automotive Stores, Inc., a Missouri corporation, owner of the following described property:

That part of Outlot 17, Village of St. Francis, lying East of the Easterly right of way line of State Trunk Highway No. 47, as now laid out and traveled, lying West of a line distant 710.42 feet West of the West line of Block 3, Durigan and Locher Addition, and lying south of the north line of the Southwest Quarter of the Section 32, Township 34, Range 24, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as AZTEC COMMERCIAL PLAT and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said O'Reilly Automotive Stores, Inc., a Missouri corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

O'REILLY AUTOMOTIVE STORES, INC.

By _____

State of Minnesota
County of _____

This instrument was acknowledged before me on_____ by _____, _____ of O'Reilly Automotive Stores, Inc., a Missouri corporation.

_____

_____

Notary Public, _____ County, Minnesota
My commission expires _____

I Kyle J. Roddy do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Kyle J. Roddy, Licensed Land Surveyor
Minnesota License Number 42627

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by Kyle J. Roddy.

_____

_____

Notary Public, _____ County, Minnesota
My commission expires _____

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

This plat of AZTEC COMMERCIAL PLAT was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd 2.

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

By: _____,Mayor By: _____,Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
Larry D. Haium, Anoka County Surveyor

LEGEND

- ● DENOTES FOUND IRON PIPE MARKED R.L.S. 5332 UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2" IRON PIPE WITH CAP MARKED R.L.S. 42627
- ◉ DENOTES ANOKA COUNTY LAND CORNER MONUMENT

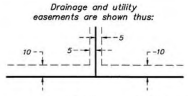
BEARING NOTE

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SW 1/4 OF SECTION 32, TOWNSHIP 34, RANGE 24 IS ASSUMED TO BEAR NORTH 00 DEGREES 26 MINUTES 32 SECONDS WEST.

WETLAND NOTE

THE WETLANDS SHOWN HEREON WERE DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN APRIL, 2005. THE DELINEATION WAS RE-CERTIFIED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY AND APPROVED BY COON CREEK WATERSHED IN NOVEMBER, 2012

Drainage and utility easements are shown thus:



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways and rear lot lines, unless otherwise indicated on this plat.

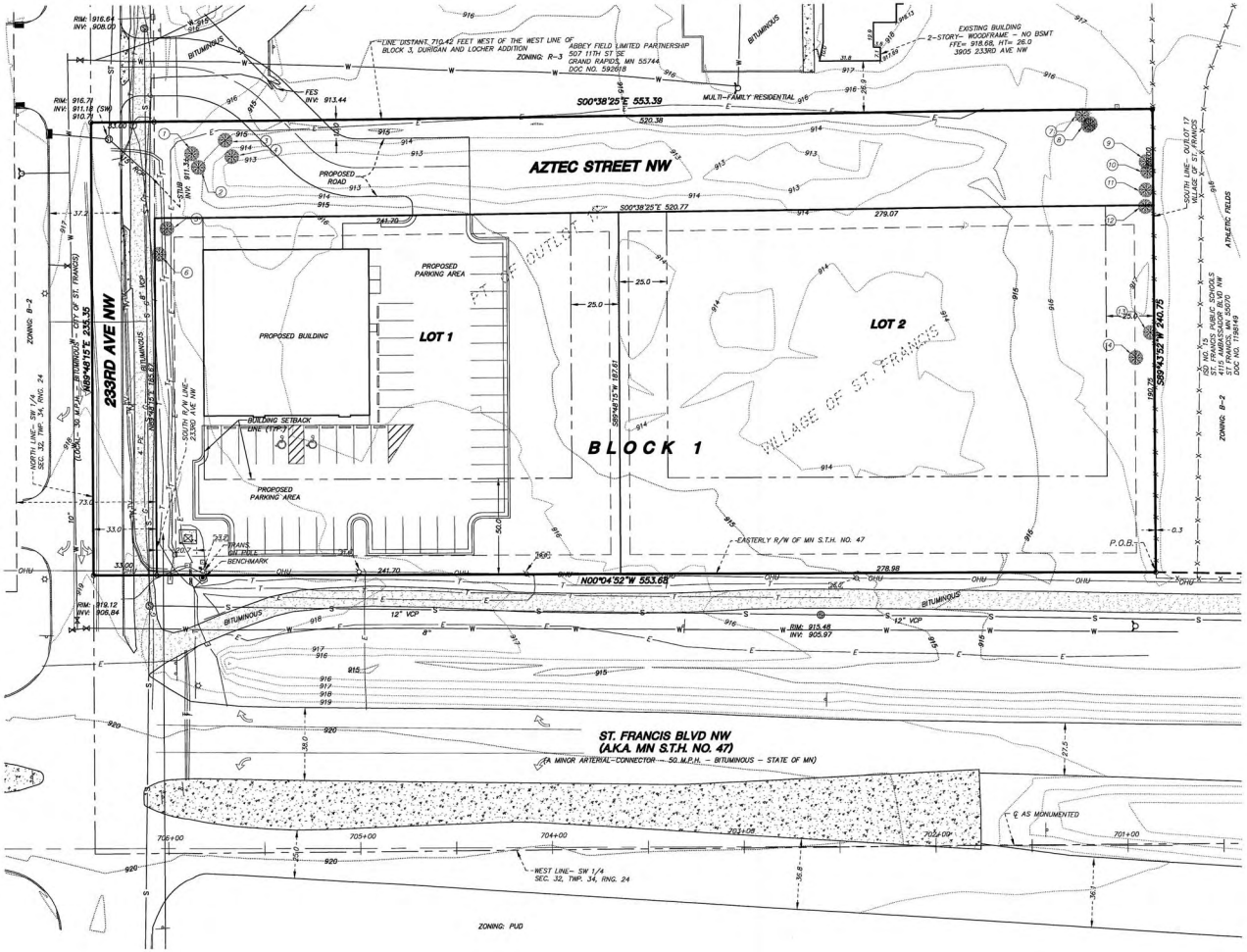
ANDERSON PASSE & ASSOCIATES
CAMBRIDGE, MN

PROPOSED LOT AREAS

LOT 1, BLOCK 1 –	45,110 sq.ft.	(1.04 Acres)
LOT 2, BLOCK 1 –	52,814 sq.ft.	(1.21 Acres)
RIGHT OF WAY –	33,793 sq.ft.	(0.78 Acres)

PRELIMINARY PLAT OF:

AZTEC COMMERCIAL PLAT



GRAPHIC SCALE

30 0 15 30

(IN FEET)

PRESENT OWNERS

Patricia F. Locher (as to an undivided 1/2 interest)
AND
Dennis L. Durrigan and Claudia J. Durrigan (as to an undivided 1/2 interest)

LEGAL DESCRIPTION

That part of Outlot 17, Village of St. Francis, lying East of the Easterly right of way line of State Trunk Highway No. 47, as now laid out and traveled, lying West of a line distant 710.42 feet West of the West line of Block 3, Durigan and Locher Addition, and lying south of the north line of the Southwest Quarter of the Section 32, Township 34, Range 24, Anoka County, Minnesota.

ZONING

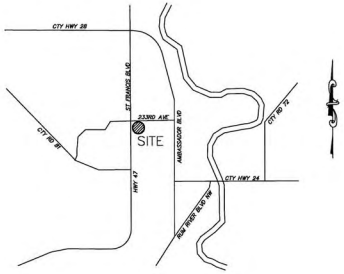
THIS PROPERTY IS WITHIN THE CITY OF ST. FRANCIS LIMITS AND IS LOCATED IN THE B2 (GENERAL BUSINESS) ZONING DISTRICT.

LEGEND

●	DENOTES FOUND IRON PIPE
○	DENOTES SET 1/2" IRON PIPE
Ⓢ	DENOTES SANITARY MANHOLE
◎ ▬	DENOTES STORM SEWER CATCH BASIN
Ⓓ	DENOTES STORM SEWER MANHOLE
⋈	DENOTES WATER VALVE
	DENOTES POWER POLE AND GUY WIRE
☼	DENOTES LIGHT POLE
Ⓣ	DENOTES TELEPHONE MANHOLE
▯	DENOTES TELEPHONE PEDESTAL
⊠	DENOTES ELECTRIC PEDESTAL
—X—X—	DENOTES CHAIN LINK FENCE
—ST—	DENOTES UNDERGROUND STORM SEWER
—S—	DENOTES UNDERGROUND SANITARY SEWER
—W—	DENOTES UNDERGROUND WATER MAIN
—G—	DENOTES UNDERGROUND GAS LINE
—E—	DENOTES UNDERGROUND ELECTRIC LINE
—T—	DENOTES UNDERGROUND TELEPHONE LINE
—FIBER—	DENOTES UNDERGROUND FIBER OPTIC LINE
—TV—	DENOTES UNDERGROUND CABLE LINE
—OHU—	DENOTES OVERHEAD ELECTRIC, PHONE, CABLE (UNLESS NOTED)
× 999.9	DENOTES EXISTING GROUND ELEVATION
× 999.9	DENOTES EXISTING GUTTER LINE ELEVATION
H.E.	DENOTES OVERHEAD UTILITY HEIGHT

VICINITY MAP

ST. FRANCIS, MN
"NO SCALE"

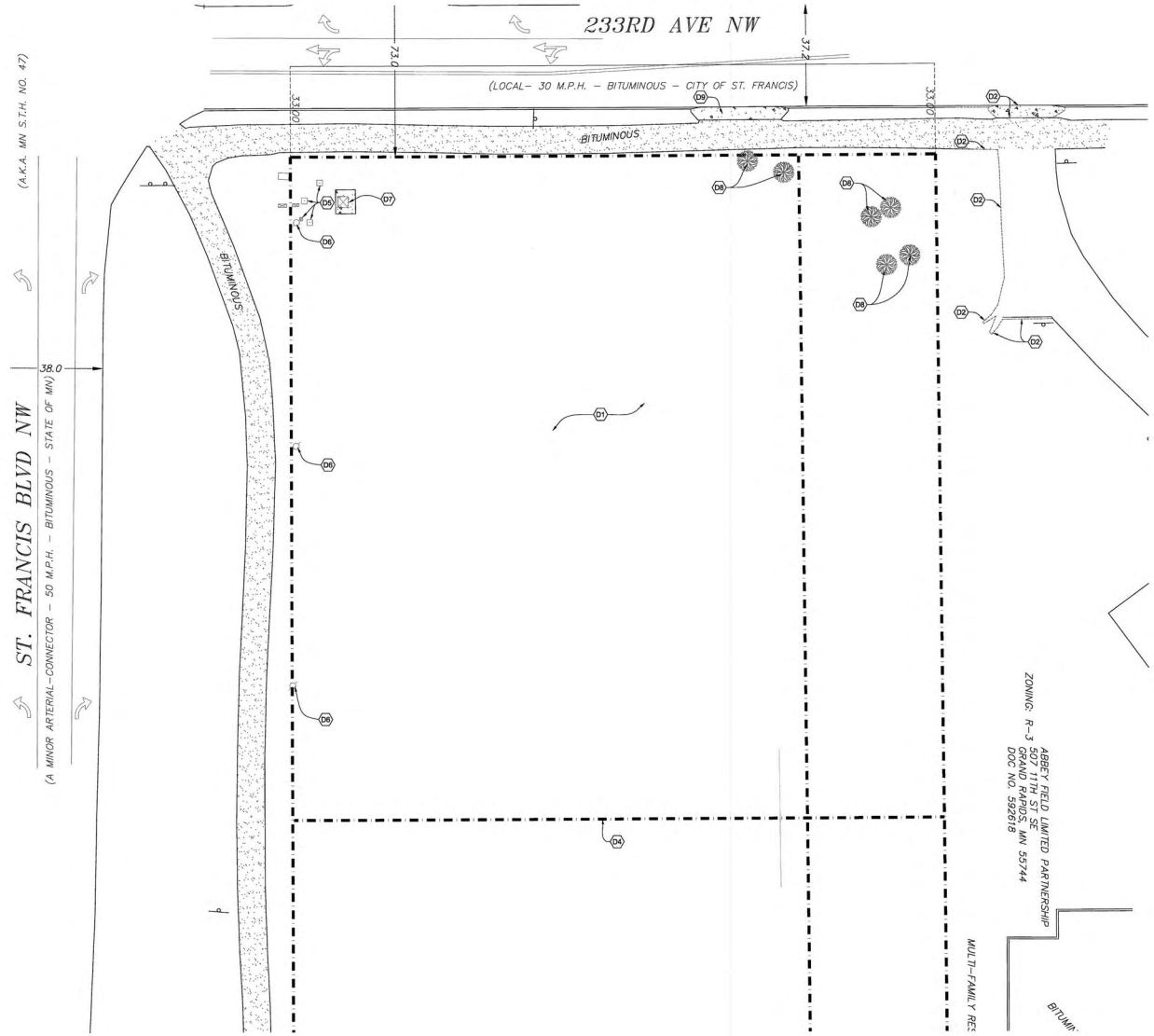


ANDERSON PASSE & ASSOCIATES

CAMBRIDGE, MN
MINNEAPOLIS, MN

200 THIRD AVENUE NE, SUITE 100
CAMBRIDGE, MN 55008
(763)689-4042 PH. (763)689-6681 FAX

CIVIL ENGINEERS LAND SURVEYORS PLANNERS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

1 SITE DEMOLITION PLAN

D1 SCALE: 1" = 20'

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.

C. REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.

D. REFER TO SITE UTILITIES PLAN FOR DEMOLITION OF EXISTING UTILITIES.

E. ALL DEMOLISHED MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.

KEY NOTES:

D1 REMOVE MISC OVERGROWTH AS NEEDED FOR SITEWORK, REFER TO CIVIL.

D2 REMOVE CONCRETE CURB AND SIDEWALK AS NEEDED FOR DRIVE, REFER TO CIVIL.

D3 NOT USED.

D4 LIMIT OF CONSTRUCTION.

D5 EXISTING VARIOUS UTILITY PEDESTALS TO REMAIN.

D6 EXISTING UTILITY POLE TO REMAIN.

D7 EXISTING UTILITY PEDESTAL WITH CONCRETE PAD TO REMAIN.

D8 EXISTING TREE TO REMAIN.

D9 REMOVE CURB CUT, SEE C2 OR MORE INFO.

SPECIAL HAZARDOUS MATERIALS NOTE:

1. AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
2. IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS CONTRACTOR IS TO PROVIDE PROPER HANDLING, REMOVAL AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
----------	EXISTING ITEMS TO BE REMOVED

CMA
architecture • planning • interior design

C.M. ARCHITECTURE, P.A.
800 WASHINGTON AVE. N. SUITE 208
MINNEAPOLIS, MN 55401
PHONE: (612) 547-1370
FAX: (612) 547-1301
E-MAIL: info@cmarch.com
CONTACT: BRIAN J. NIEHAUS
bniehaus@cmarch.com

CONSULTANTS:

ANDERSON ENGINEERING, INC.
2045 WEST WOODLAND
SPRINGFIELD, MO 65619
PHONE: 417-866-2741
FAX: 417-866-2778

AST, INC.
5001 AMERICAN BLVD W, SUITE 800
BLOOMINGTON, MN 55437
PHONE: 952-854-9302
FAX: 952-854-9690

DUNHAM ASSOCIATES, INC
50 SOUTH SIXTH ST, SUITE 1100
MINNEAPOLIS, MN 55402
PHONE: 612-465-7550
FAX: 612-465-7551

SEAL:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PATRICK G. BLEES, ARCHITECT

SIGNATURE

DATE ISSUED 5-28-13

REG. NO. 18079

O'Reilly AUTO PARTS

ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE DEMOLITION PLAN

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009

DRAWN BY: MTF

D1

SHEET 1 OF 1

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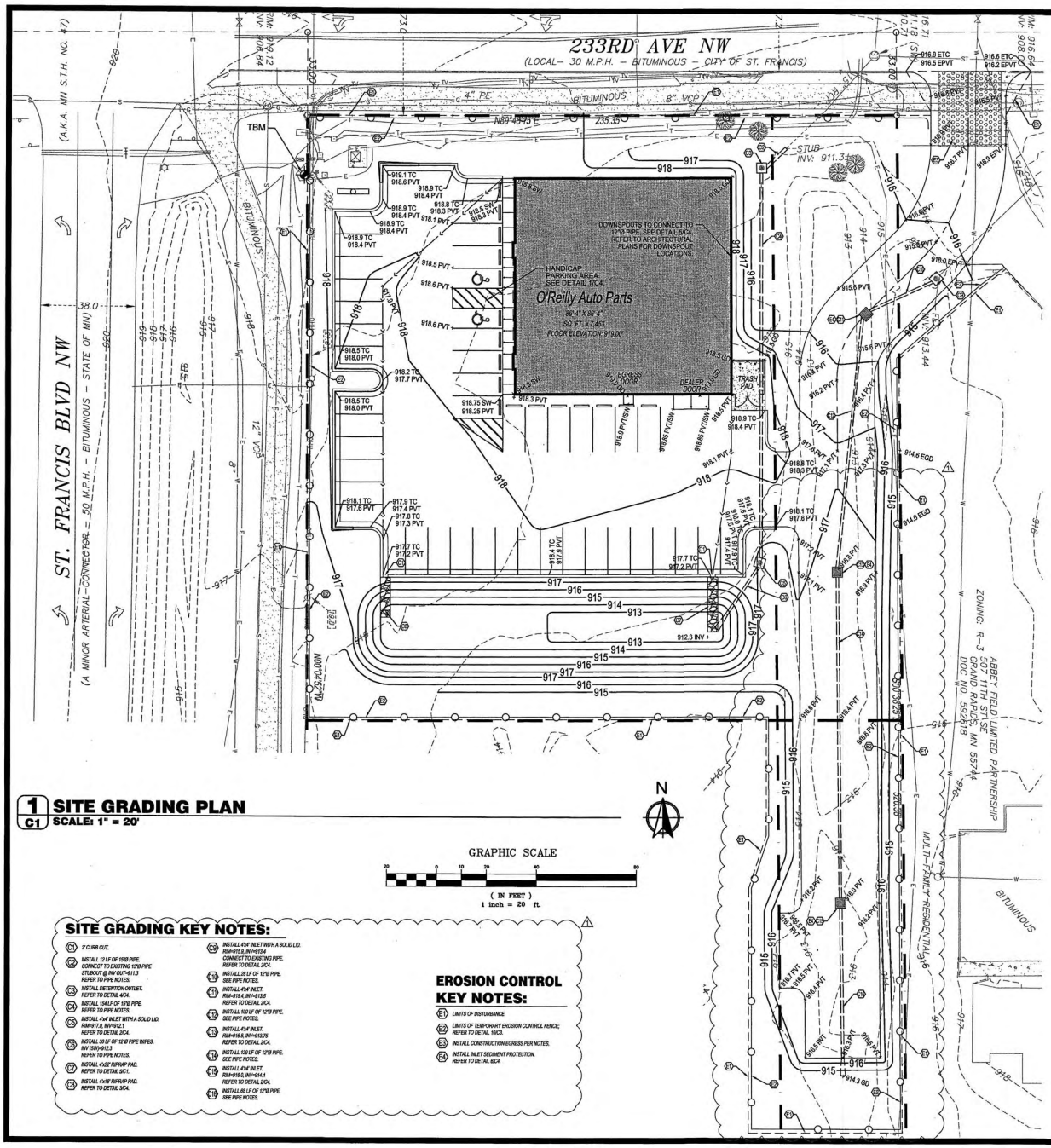

1 SITE GRADING PLAN
C1 SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE GRADING KEY NOTES:

- G1 2' CURB CUT.
- G2 INSTALL 12 LF OF 10"Ø PIPE. CONNECT TO EXISTING 10"Ø PIPE STUBOUT @ INV OUT=911.3 REFER TO PIPE NOTES.
- G3 INSTALL DETENTION OUTLET. REFER TO DETAIL 4/C4.
- G4 INSTALL 104 LF OF 10"Ø PIPE. REFER TO PIPE NOTES.
- G5 INSTALL 4'x4' INLET WITH A SOLID LID. RIM=917.0, INV=912.1 REFER TO DETAIL 2/C4.
- G6 INSTALL 39 LF OF 12"Ø PIPE W/FES. INV (SW)=912.3 REFER TO PIPE NOTES.
- G7 INSTALL 4'x22' RIPRAP PAD. REFER TO DETAIL 5/C1.
- G8 INSTALL 4'x16' RIPRAP PAD. REFER TO DETAIL 3/C4.
- G9 INSTALL 4'x4' INLET WITH A SOLID LID. RIM=915.0, INV=913.4 CONNECT TO EXISTING PIPE. REFER TO DETAIL 2/C4.
- G10 INSTALL 28 LF OF 12"Ø PIPE. SEE PIPE NOTES.
- G11 INSTALL 4'x4' INLET. RIM=916.4, INV=913.5 REFER TO DETAIL 2/C4.
- G12 INSTALL 103 LF OF 12"Ø PIPE. SEE PIPE NOTES.
- G13 INSTALL 4'x4' INLET. RIM=916.8, INV=913.75 REFER TO DETAIL 2/C4.
- G14 INSTALL 109 LF OF 12"Ø PIPE. SEE PIPE NOTES.
- G15 INSTALL 4'x4' INLET. RIM=916.0, INV=914.1 REFER TO DETAIL 2/C4.
- G16 INSTALL 66 LF OF 12"Ø PIPE. SEE PIPE NOTES.

EROSION CONTROL KEY NOTES:

- E1 LIMITS OF DISTURBANCE
- E2 LIMITS OF TEMPORARY EROSION CONTROL FENCE; REFER TO DETAIL 10/C3.
- E3 INSTALL CONSTRUCTION EGRESS PER NOTES.
- E4 INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 6/C4.

PIPES NOTES:

1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), N-12 CORRUGATED METAL PIPE (CMP) MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

FLOOD ZONE:

PER FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NUMBER 270017 0010 B EFFECTIVE MARCH 2, 1981, THIS PROPERTY IS LOCATED IN ZONE C.

ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING.

STORM WATER RUNOFF SUMMARY:

TOTAL PROPERTY AREA= 2.847 ACRES
TOTAL DISTURBED AREA = 1.60 ACRES > 1.0 ACRES THEREFORE NOI REQUIRED.
DEVELOPED IMPERVIOUS AREA = 0.598 ACRES >EXISTING IMPERVIOUS AREA = 0.000 ACRES.
DETENTION REQUIRED PER CITY REQUIREMENTS.
REFER TO STORMWATER MANAGEMENT COMPUTATIONS AND DESIGN INFORMATION FOR DETAILS.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REFER TO 19/C3 FOR SILT FENCE CONSTRUCTION.
7. ALL GRASS SLOPES WHICH EXCEED 4:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS TRM-450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
2. INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
3. INSTALLATION OF EROSION CONTROL FENCE. MONTH 1
4. DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
5. REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
6. INSTALLATION OF ALL STORMWATER DRAINAGE IMPROVEMENTS. MONTH 1
7. ROUGH GRADING. MONTH 1 & MONTH 2
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
9. FINAL GRADING. MONTH 3
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
11. REMOVAL OF EROSION CONTROL FENCE. MONTH 3

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

CALL BEFORE YOU DIG! GOPHER STATE ONE CALL 1-800-332-2344

SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

918	EXISTING GRADE LINES	
918	PROPOSED NEW GRADE LINES	
	NEW BUILDING CONSTRUCTION	+918.5 PVT
	NEW MONUMENT SIGN LOCATION	
	NEW CONCRETE PAVING BLOCK	
	TEMPORARY EROSION CONTROL FENCE	
	SURFACE FLOW ARROW	

NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
FLOW LINE	FL
TOP OF BERM	TOP

TEMPORARY BENCHMARK:

BENCHMARK DISK (LIQUOR RM 1):
3 FEET WEST OF POWER POLE NEAR THE NORTHWEST CORNER OF THE SITE.

ELEVATION = 918.17' (NAVD88)
(REFER TO SHEET SV1)

CONSTRUCTION EGRESS NOTES:

1. CONSTRUCTION EGRESS SHALL BE 20' MINIMUM WIDTH AND 30' MINIMUM LENGTH AND 6" MIN THICKNESS OF STONE (1.0"-2.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO THE CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

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MOANDERSON.COM # 1439577-2 • PAUL J. ENGEL, PE# 44545

PROJ # 10090-13 | BY: ATH | CKD: PJE | REVISIONS:
DRAWING # WB-109-753

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SEAL:

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Paul J. Engel
Signature:
Date: 7/2/13 License # 44545

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL J. ENGEL, ENGINEER

SIGNATURE

DATE ISSUED 7-02-13

REG. NO. 44545

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE GRADING PLAN

REVISIONS:

NO:	DATE:	BY:
1	7/02/13	CITY

PROJECT NO: 13115.009
DRAWN BY: ATH

C1

SHEET 1 OF 4

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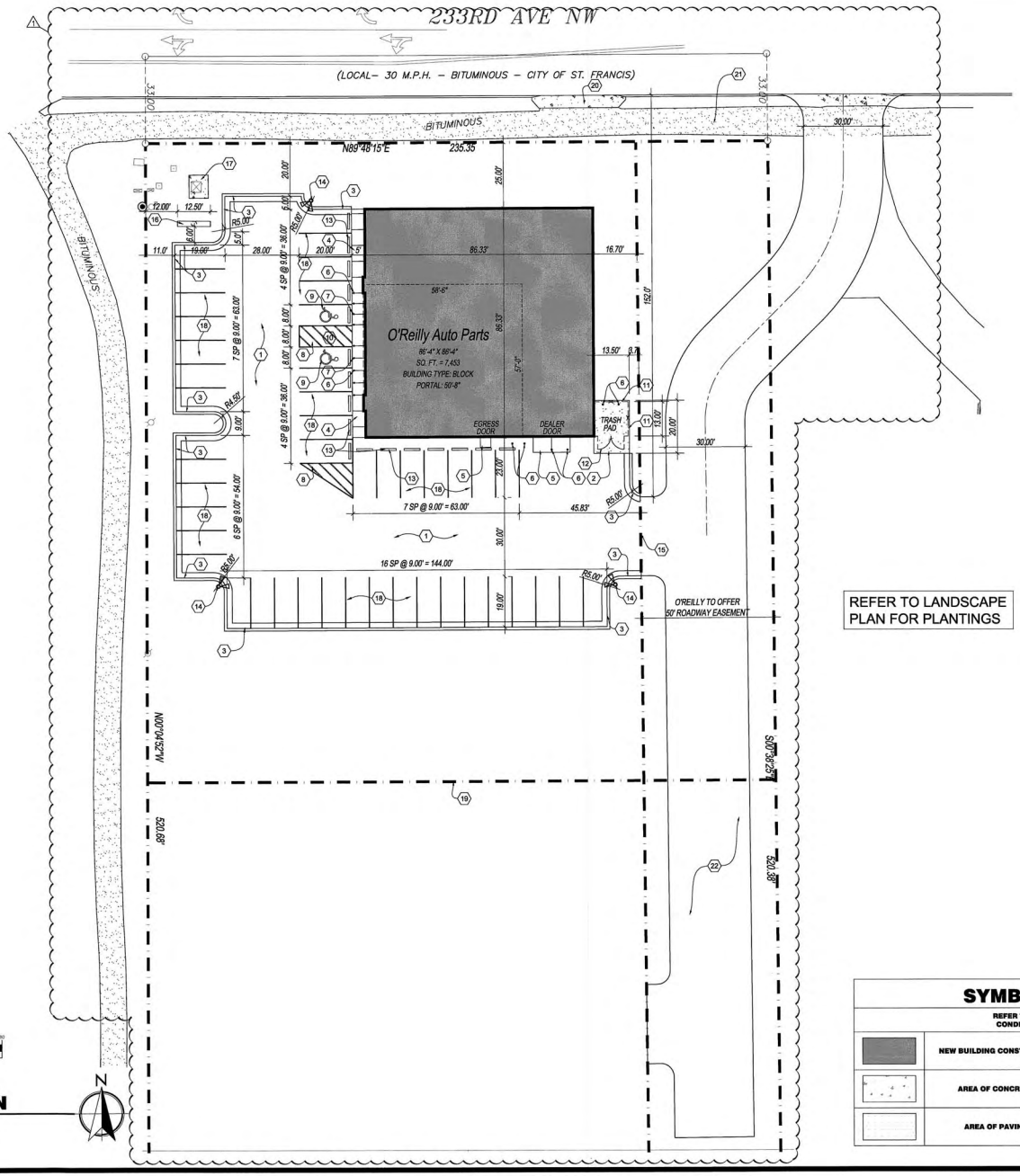

REFER TO LANDSCAPE PLAN FOR PLANTINGS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

1 SITE DEVELOPMENT PLAN

C2 SCALE: 1" = 20'

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

E. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

KEY NOTES:

1. CONCRETE PAVING:
REFER TO DETAIL 1/C3.

ALTERNATE #1:
ASPHALT PAVING REFER TO DETAIL 2/C3.
REFER TO PROJECT MANUAL.

2. CONCRETE PAVING:
REFER TO DETAIL 1/C3.

3. CONCRETE CURB:
REFER TO DETAIL 3/C3.

4. CONCRETE SIDEWALK:
REFER TO DETAIL 4/C3 AND STRUCTURAL SHEETS.

5. CONCRETE DOOR LANDING:
REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.

6. STEEL BOLLARD:
REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD, (2) AT GAS METER AND (2) AT OVERHEAD DOOR, PROVIDE (9) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.

7. HANDICAP PARKING SIGN:
REFER TO DETAIL 7/C3.

8. STRIPING:
PROVIDE 4" WIDE STRIPING. AS SHOWN FOR PEDESTRIAN WALKWAY. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)

9. HANDICAP PARKING SYMBOL:
REFER TO DETAIL 5/C3.

10. HANDICAP ACCESS UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.

11. SCREEN FENCE:
REFER TO DETAIL 12/C3.

12. SCREEN FENCE GATES:
REFER TO DETAIL 11/C3.

13. CONCRETE BUMPER BLOCK:
8"w x 5"h x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING).

14. PARKING LOT LIGHTING:
REFER TO SITE LIGHTING PLAN FOR LOCATION AND TYPE.

15. LIMITS OF NEW PAVING:
MATCH EXISTING PER CITY AND ID STATE STANDARDS.

16. NEW POLE SIGN:
FURNISHED AND INSTALLED BY OWNER.
REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

17. EXISTING UTILITY SLAB TO REMAIN.

18. STRIPING:
PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT
-YELLOW (2 COATS)

19. LIMIT OF CONSTRUCTION.

20. INFILL / REPAIR AREA TO MATCH ADJACENT CONCRETE AND MEET ALL LOCAL / STATE CODE.

1

21. TEMPORARY EXIT LOCATION FOR CONSTRUCTION USE WHILE ISSUES WITH NEIGHBORING PROPERTY OWNER ARE RESOLVED.

22. EXACT LENGTH OF NEW DRIVE REQUIREMENTS AND ACCESS POINT TO LOWER LOT IS BEING CONFIRMED WITH CITY.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION		NEW POLE SIGN LOCATION
	AREA OF CONCRETE		NEW CONCRETE PAVING BLOCK
	AREA OF PAVING		NEW LIGHT POLE LOCATION

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PATRICK G. BLEES, ARCHITECT

SIGNATURE

5-28-13
DATE ISSUED

18079
REG. NO.

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE DEVELOPMENT PLAN

REVISIONS:

NO:	DATE:	BY:
1	7.2.13	CITY

PROJECT NO: 13115.009
DRAWN BY: MTF

C2

SHEET 2 OF 3

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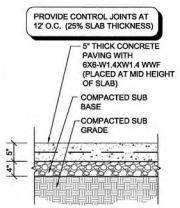
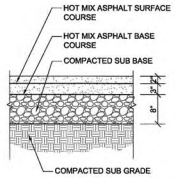


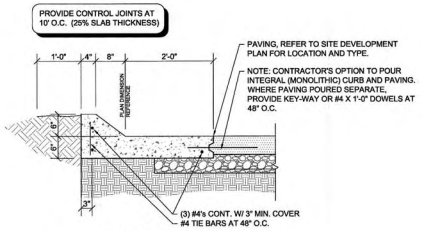
1 CONCRETE PAVING SECTION

C3 SCALE: 3/4" = 1'-0"



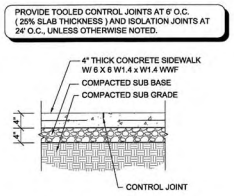
2 ASPHALT PAVING SECTION

C3 SCALE: 3/4" = 1'-0"



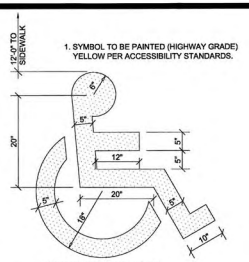
3 CONCRETE CURB SECTION

C3 SCALE: 3/4" = 1'-0"



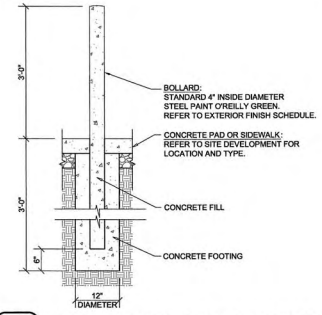
4 CONCRETE SIDEWALK SECTION

C3 SCALE: 3/4" = 1'-0"



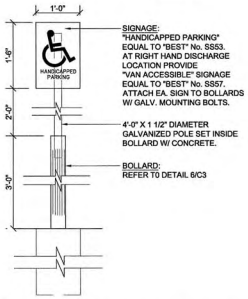
5 HANDICAP PARKING SYMBOL

C3 SCALE: 3/4" = 1'-0"



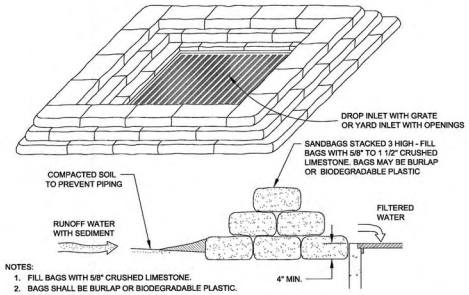
6 STEEL BOLLARD SECTION

C3 SCALE: 3/4" = 1'-0"



7 HANDICAP PARKING SIGN

C3 SCALE: 3/4" = 1'-0"



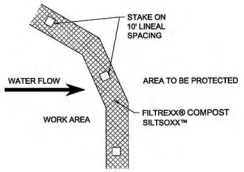
NOTES:
1. FILL BAGS WITH 5/8" CRUSHED LIMESTONE.
2. BAGS SHALL BE BURLAP OR BIODEGRADABLE PLASTIC.
3. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

8 INLET SEDIMENT FILTER

C3 SCALE: NOT TO SCALE

9 NOT USED

C3 SCALE: N.T.S.



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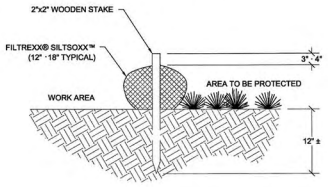
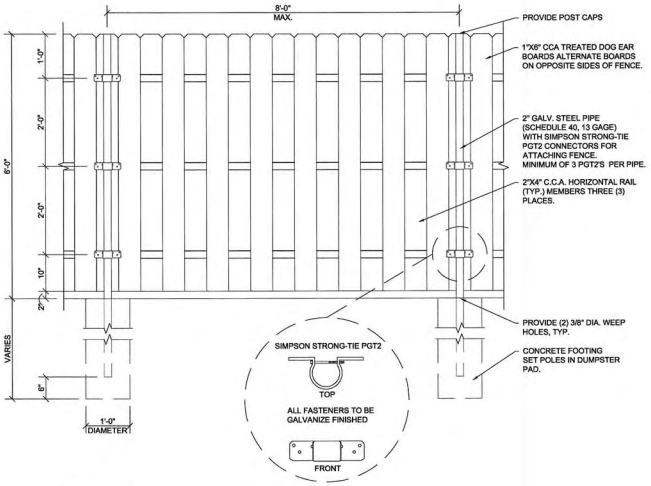


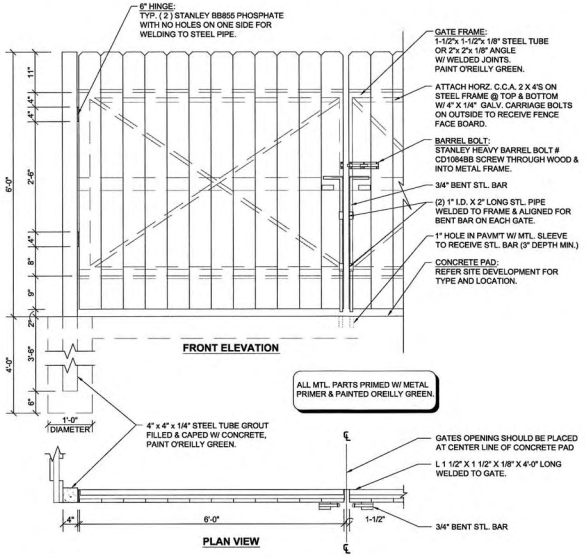
10 FILTREXX SILTSOXX™

C3 SCALE: NTS



11 SCREEN FENCE DETAIL

C3 SCALE: 3/4" = 1'-0"



12 SCREEN FENCE GATE DETAIL

C3 SCALE: 3/4" = 1'-0"

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PATRICK G. BLEES, ARCHITECT

SIGNATURE

5-28-13
DATE ISSUED

18079
REG. NO.

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE DEVELOPMENT PLAN

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: MTF

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SHEET 3 OF 3

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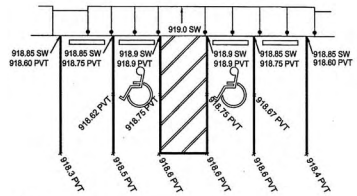
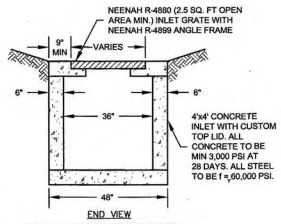


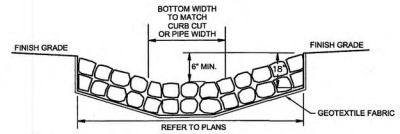
NOTES:
HANDICAP AREA TO BE ADA COMPLIANT.
SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION IN THIS AREA.

1 HANDICAP PARKING DETAIL
C4 SCALE: 1" = 10'



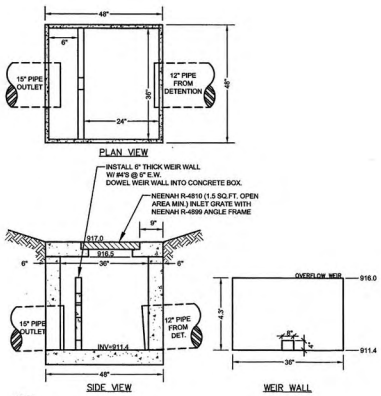
NOTE: MIN. #4 BARS @ 12" O.C. (ALL WALLS VERT, HOR, & SLAB)

2 4'x4' AREA INLET
C4 SCALE: NOT TO SCALE



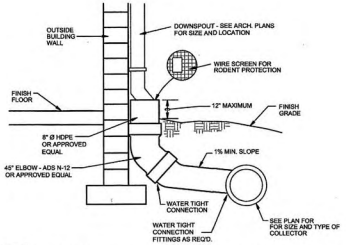
NOTES:
1. HAND PLACE RIP-RAP IN ALL PLACES AS INDICATED ON THE PLAN.
2. THE STONE FOR RIP-RAP SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE AS NEARLY AS UNIFORM, IN SECTION AS PRACTICAL.
3. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED UNLESS OTHERWISE SPECIFIED.
4. ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE A MINIMUM OF 12" IN DIAMETER AND PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
6. RIPRAP PAD SHALL HAVE NO SLOPE FOR THE LENGTH OF THE RIPRAP PAD.
7. FINISHED GRADE ADJACENT TO THE RIPRAP PAD SHALL BE A MINIMUM OF 6" ABOVE THE RIRPRAP PAD BOTTOM.

3 RIPRAP PAD DETAIL
C4 SCALE: NOT TO SCALE

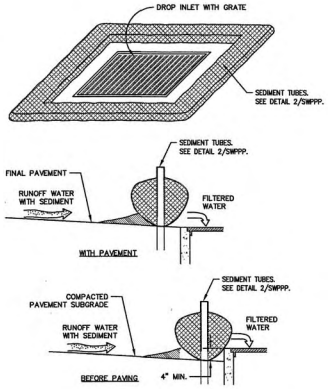


NOTES:
1. SEAL ALL CONNECTIONS WITH NON-SHRINK GROUT.
2. MIN. #4 BARS @ 12" O.C. EACH WAY (ALL WALLS VERT, HOR & SLAB)
3. INSTALL 6" THICK WEIR WALL W/ #4'S @ 6" E.W., DOWEL WEIR WALL INTO CONCRETE BOX.
4. AFTER EACH MAJOR RAINFALL EVENT OWNER MUST INSPECT WATER QUALITY/DETENTION OUTLET FOR SEDIMENT ACCUMULATION AND REMOVE SEDIMENT IF PRESENT.

4 4'x4' DETENTION OUTLET
C4 SCALE: NOT TO SCALE



5 DOWNSPOUT COLLECTOR
C4 SCALE: NOT TO SCALE



6 INLET PROTECTION DETAIL
C4 SCALE: NOT TO SCALE

SHEET HAS BEEN ADDED TO SET

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DRAWING # WB-109-753

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SEAL:

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Paul J. Engel
Signature:
Date: 7/2/13 License # 44545

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PAUL J. ENGEL, ENGINEER
SIGNATURE
DATE ISSUED 7-02-13
REG. NO. 44545

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ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE GRADING DETAILS

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: ATH

C4
SHEET 1 OF 4

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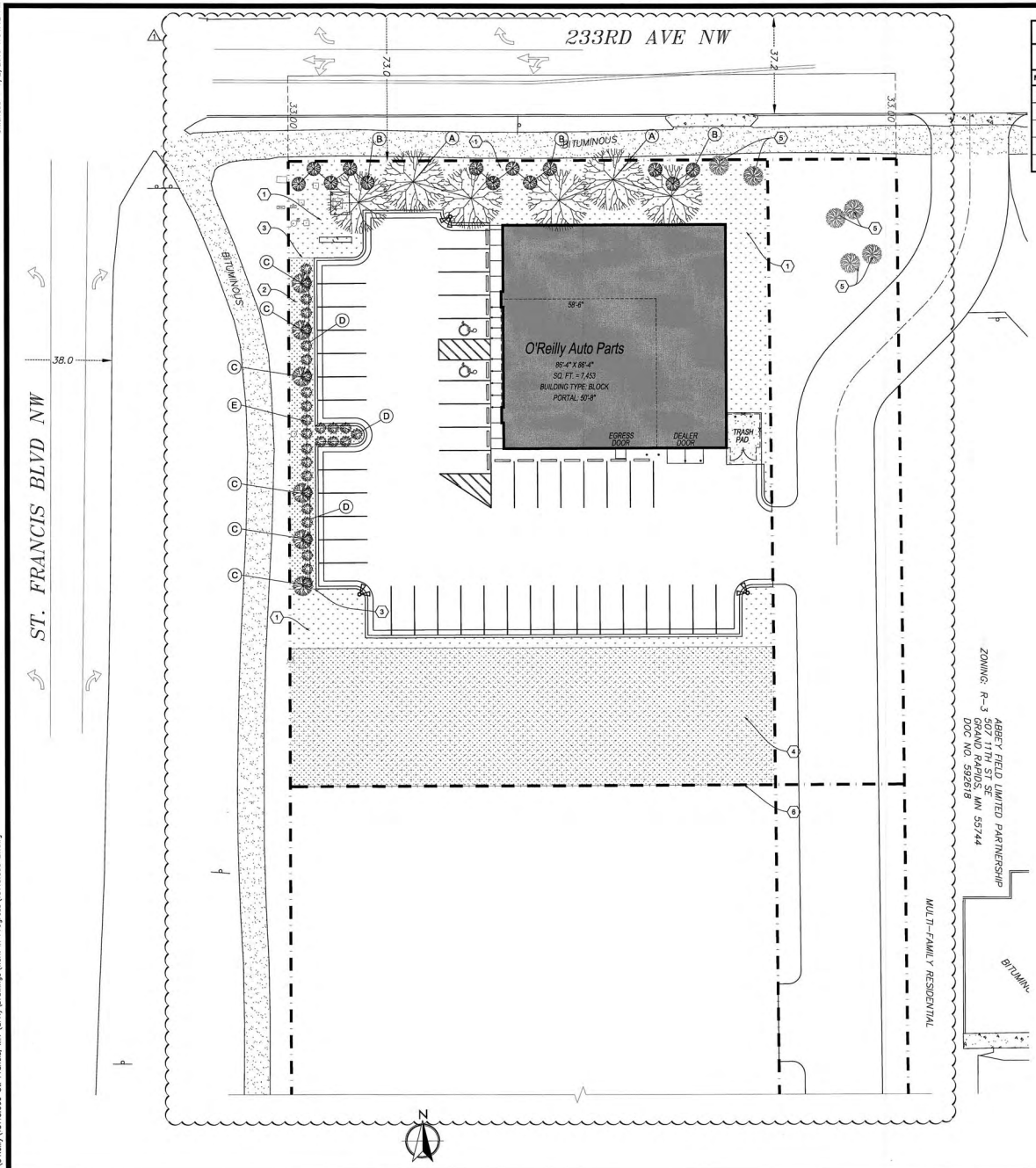

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY, AND WITH OWNER APPROVAL

MARK	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	DETAIL
A	BLACK HILLS SPRUCE (SHOW AT 25' WIDE)	PICEA JLAUCA DENSATA	6	6' BB	4/L2
B	TECHNY ABORBITAE (SHOW AT 5' WIDE)	THUJA OCCIDENTALIS 'TECHNY'	13	6' BB	4/L2
C	PINK SPIRES CRABAPPLE	MALUS 'PINK SPIRES'	6	1.5" BB	3/L2
D	ANDORRA COMPACT JUNIPER (SHOW AT 4' WIDE)	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	22	#5	5/L2
E	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLUS 'SEWARD'	7	#3	5/L2

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.

C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.

E. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNERS'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.

F. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. DO NOT PLANT TREES OVER OR WITHIN 8' OF UNDERGROUND UTILITIES.

G. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.

H. ROCKHOUND, GRADE AND PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS.

I. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND THE PROJECT SPECIFICATIONS.

J. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.

K. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

L. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.

KEY NOTES:

1. AREA OF SOD: REFER TO DETAIL 1/L2.
2. CREEK GRAVEL: REFER TO DETAIL 2/L2.
3. 4" BLACK POLYVINYL EDGING, TYP.
4. HYDRO MULCH / SEED AND STRAW: (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
5. EXISTING TREE: EXISTING TREE TO REMAIN.
6. LINE OF CONSTRUCTION.

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	AREA OF SOD LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOD. REFER TO GRADING PLAN
	SEED
	CREEK GRAVEL
	NEW SHRUB REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
	NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE

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PATRICK G. BLEES, ARCHITECT

SIGNATURE

5-28-13
DATE ISSUED

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REG. NO.

O'Reilly AUTO PARTS

ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
LANDSCAPE PLANTING PLAN

REVISIONS:

NO:	DATE:	BY:
1	7.2.13	CITY

PROJECT NO: 13115.009
DRAWN BY: MTF

L1

SHEET 1 OF 3

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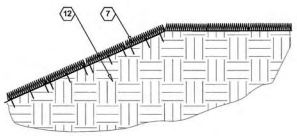
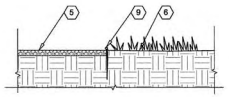
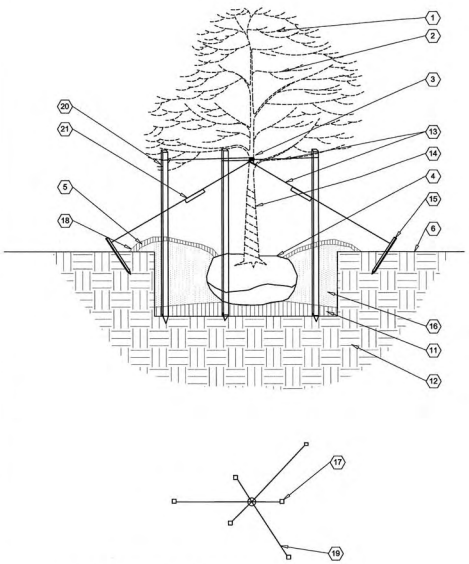


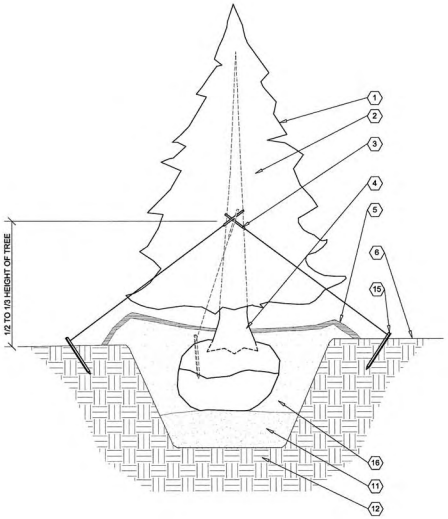
1 SODDING WITH PINS
L2 SCALE: 3/4" = 1'-0"



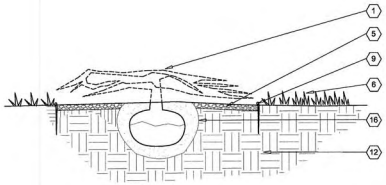
2 MULCH LANDSCAPE FABRIC
L2 SCALE: 3/4" = 1'-0"



3 LARGE DECIDUOUS TREE PLANTING
L2 SCALE: 3/4" = 1'-0"



4 LARGE EVERGREEN TREE PLANTING
L2 SCALE: 3/4" = 1'-0"



5 SMALL SHRUB PLANTING
L2 SCALE: 3/4" = 1'-0"

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTES:

1. PLANTING: REFER TO PLANTING SCHEDULE FOR TYPE
2. SET TREE LEVEL AND PLUM. STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
3. ENCASE WIRE AROUND TRUNK IN BLACK RUBBER. MOVE UP ABOVE OR EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
4. SET TREE WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
5. REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP 5/8" CREEK GRAVEL OVER BLACK VISQUEEN VAPOR BARRIER OR 3" DEEP SHREDDED CYPRESS MULCH OVER BLACK VISQUEEN VAPOR BARRIER.
6. LAWN
7. PLACE THREE PINS EVERY 2'-0", SPACING EQUALLY. SOD SHALL BE COMPOSED OF TWO VARIETIES MINIMUM OF FESCUE GRASS.
8. 3" DEEP , 5/8" CREEK GRAVEL OVER BLACK VISQUEEN VAPOR BARRIER.
9. 4" BLACK POLYVINYL EDGING
10. NOT APPLICABLE
11. COMPACTED PLANTING
12. SUB GRADE
13. TWO STRANDS OF WIRE
14. TRUNK WRAP
15. 2" X 2" X 20" WOOD STAKES BURY BELOW FINISH GRADE. STAKES MUST BE INSTALLED OUTSIDE THE OF THE PREPARED PLANTING MIXTURE (16) AND EXTENTS OF PLANTING BERM TO HOLD WATER
16. PREPARED PLANTING MIXTURE.
17. TREES GREATER THAN 6'-0" IN HEIGHT SHALL BE STAKED AS INDICATED IN (20) BELOW.
18. EXTENTS OF PLANTING BERM TO HOLD WATER.
19. TREES BETWEEN 3'-0" AND 6'-0" IN HEIGHT MUST BE TIED AND STAKED AS INDICATED IN (15) ABOVE OR (20) BELOW.
20. 2" X 4" STAKE - OR - METAL FENCE POST (48" OR 60" STEEL U-POSTS)
21. 1" X 4" X 10" WHITE WOOD FLAG.
22. 3" DEEP SHREDDED CYPRESS MULCH OVER BLACK VISQUEEN VAPOR BARRIER.

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SIGNATURE

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REG. NO.

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
LANDSCAPE PLANTING DETAILS

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: MTF

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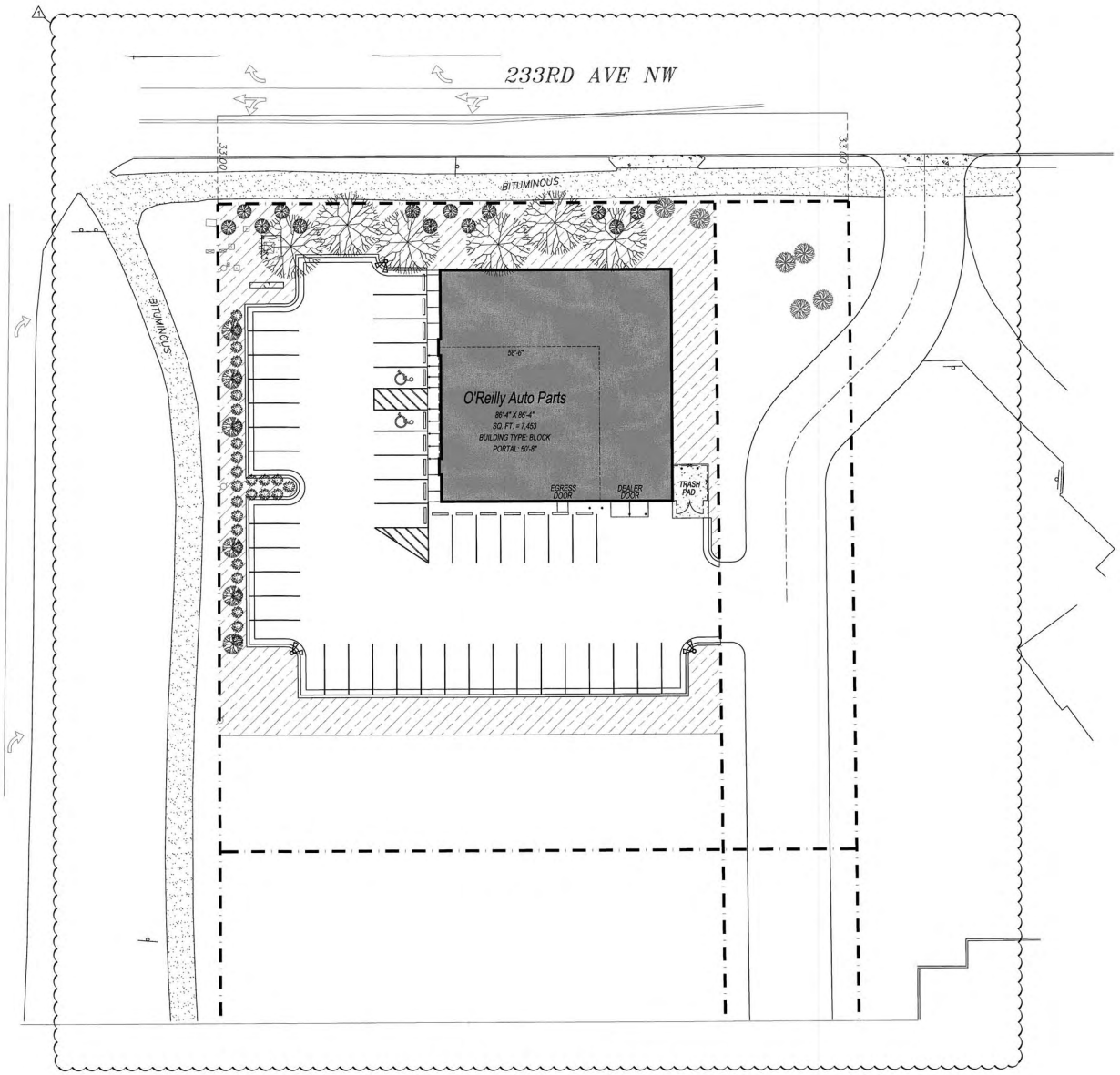


GENERAL NOTES:

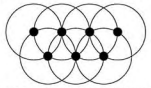
A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

C. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS.

COVERAGE DETAIL:

1. IRRIGATION HEADS SHALL BE PLACED TO PROVIDE 100% OVERLAP HEAD-TO-HEAD COVERAGE, AS SHOWN.



2. A RAIN SENSOR AND ANTI-FREEZE ASSEMBLY SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
3. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING(S) AND DESIRED COVERAGE AREAS ON SITE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, A PROPERLY SIZED REMOTE SYSTEM IRRIGATION CONTROLLER, BACKFLOW PREVENTOR OR DOUBLE CHECK VALVE (AS REQUESTED), PROPERLY SIZED AND TIMED ZONE DESIGN, RAIN SENSOR GAUGE, VALVES, PIPING, HEADS, ETC.
4. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL OWNER GIVES FINAL ACCEPTANCE.
5. NO WATER TO BE SPRAYED ON SIDEWALK, PARKING LOT, ROAD OR ADJACENT PROPERTY, ADJUST ARC AND RADIUS OF REQUIRED SPRINKLERS AS NEEDED.
6. ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR HIGHER GRADE.
7. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000 PSI POURED CONCRETE THRUST BLOCKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION THE REQUIRED SYSTEM IN COMPLETE ACCORDINACE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS, ANY MODIFICATIONS MADE AFTER INSTALLATION, TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE, AND AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	AREA OF DESIRED IRRIGATION COVERAGE

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DATE ISSUED 5-28-13

REG. NO. 18079

O'Reilly AUTO PARTS

ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
IRRIGATION PLAN

REVISIONS:

NO:	DATE:	BY:
1	7.2.13	CITY

PROJECT NO: 13115.009
DRAWN BY: MTF

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SHEET 3 OF 3

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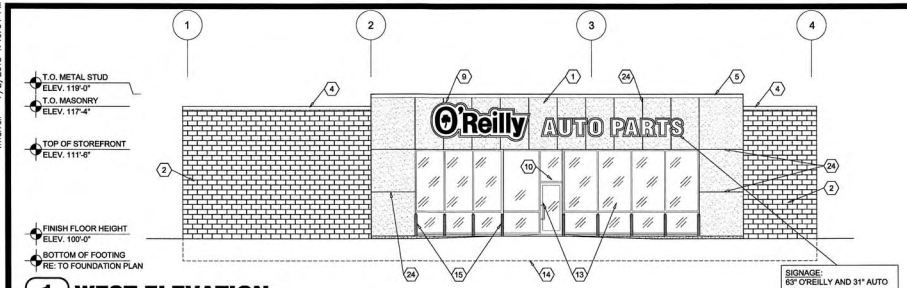
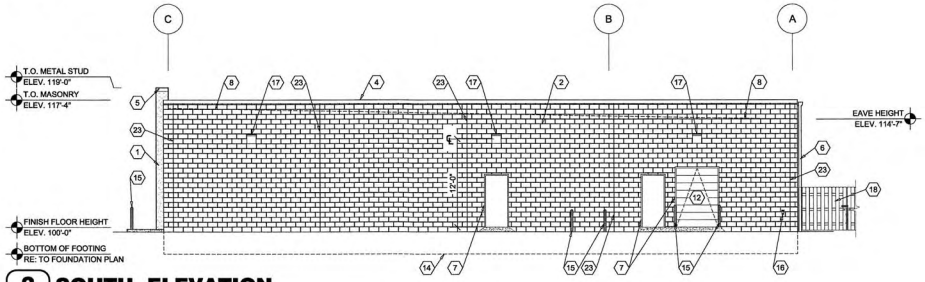


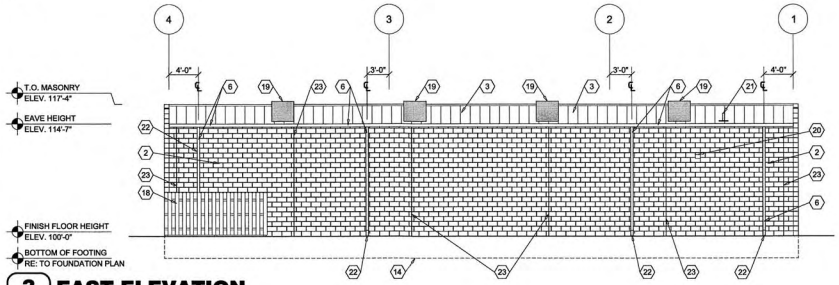
1 WEST ELEVATION

A3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

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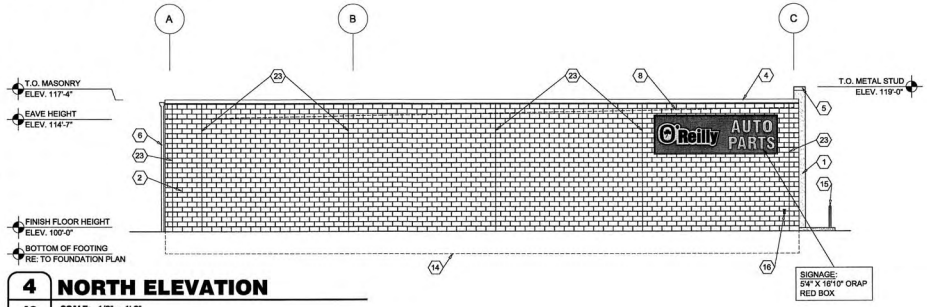

4 NORTH ELEVATION

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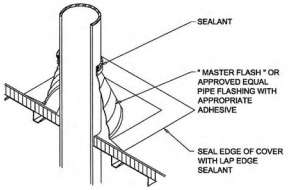
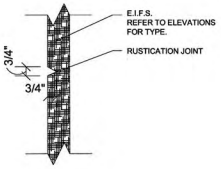


5 VENT PIPE

A3 SCALE: N.T.S.



6 JOINT DETAIL

A3 SCALE: N.T.S.

EXTERIOR FINISH SCHEDULE

TYPE:	COMPANY TYPE:	COLOR:
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8" X 8" X 16" NOM.) *PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLEX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT) COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) FIELD COLOR: EQUAL TO SOFTER TAN SW6141 SEE SPECIFICATIONS SECTION 09900
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT - OUTSULATION PLUS MD SANDBLAST FINISH	"O'REILLY RED" ORAP0110303S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	"O'REILLY GREEN" GLIDDEN EXTERIOR SEMI -GLOSS LATEX BASE: 6407 - 0500 YOX: 3P 42 TBL: 4P48 GRN: 3P114 WHT: 2P0 COLOR #: CUSTOM
EXTERIOR DOORS	OWNER	PRE-FINISHED BIRCH WHITE
OVERHEAD DOOR	OWNER	FACTORY PRIME FIELD PAINTED SOFTER TAN
SHEET METAL CAP FLASHING AT E.I.F.S.	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	"CUSTOM RED MIX" (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX BASE: —B65R338-B60V30– GALLON FORMULA QV: 45 TW: 15 CLEAR COAT–DIAMOND CLAD CLEAR COAT URETHANE B65T105/B65V105/B65C105– 3 COMPONENT
PRE - FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R	COOL BIRCH WHITE

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. REFER TO COVER SHEET FOR BUILDING DESIGN CRITERIA.

C. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. REFER TO MECHANICAL / ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.

E. REFER TO SITE DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

KEY NOTES:

1. EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.): REFER TO EXTERIOR FINISH SCHEDULE.
2. MASONRY WALL CONSTRUCTION: REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
3. PRE-FINISHED STANDING SEAM ROOF: BY PRE-ENGINEERED METAL BUILDING COMPANY.
4. PRE - FINISHED METAL CAP FLASHING: REFER TO EXTERIOR FINISH SCHEDULE.
5. PRE - ENGINEERED METAL CAP FLASHING: COLOR SHALL BE FIELD PAINTED CUSTOM "CUSTOM RED MIX" TO MATCH E.I.F.S. PANEL.
6. PRE - ENGINEERED METAL GUTTER AND DOWN SPOUTS: PRE - FINISHED, COLOR SHALL MATCH MASONRY FIELD COLOR.
7. CONCRETE MASONRY UNIT (CMU): SPLIT FACE HEAD AND JAMB UNITS.
8. LINE OF ROOF: DASHED LINE INDICATES LINE OF ROOF BEYOND WITH SLOPE OF 1/4" PER FOOT.
9. SIGN: APPROXIMATE OUTLINE OF SIGN. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING OF SIGN. COORDINATE WITH SIGN COMPANY FOR EXACT SIGN PLACEMENT. OWNER FURNISHED AND INSTALLED LOGO. REFER TO SIGN PACKET INFORMATION FOR FURTHER DETAIL.
10. ADDRESS NUMBERS: 8" VINYL BY CONTRACTOR. COLOR TO BE WHITE.
11. NOT USED
12. DOOR AND FRAME: FIELD PAINT (REFER TO EXTERIOR FINISH SCHEDULE.)
13. STOREFRONT: (REFER TO FLOOR PLAN FOR WINDOW TYPES.)
14. LINE OF FOUNDATION: (REFER TO FOUNDATION PLAN.)
15. STEEL BOLLARDS: (9) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION AND (2) AT GAS METER (REFER TO EXTERIOR FINISH SCHEDULE AND FOUNDATION PLAN).
16. HOSE BIB: (REFER TO PLUMBING PLAN)
17. LIGHT FIXTURE: (REFER TO ELECTRICAL PLAN)
18. TRASH ENCLOSURE: REFER TO C3 SHEET
19. ROOF TOP UNIT: APPROXIMATE LOCATION (REFER TO MECHANICAL PLAN FOR EXACT LOCATION)
20. MECHANICAL WALL PENETRATIONS: PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. (REFER TO M.E.P. SHEETS)
21. ROOF PIPING VENT: REFER TO DETAIL 5/A3.
22. DOWNSPOUT COLLECTOR: REFER TO CIVIL.
23. MASONRY CONTROL / EXPANSION JOINT: (MATCH MASONRY) PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. REFER TO STRUCTURAL DRAWINGS.
24. RUSTICATION JOINT: REFER TO DETAIL 6/A3.

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PATRICK G. BLEES, ARCHITECT

SIGNATURE

5-28-13
DATE ISSUED

18079
REG. NO.

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: MTF

A3

SHEET 3 OF 5

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mtarrell – 7/2/2013 1:46:04 PM
Q:\O'Reilly\13115.009 St. Francis, MN (SFN)\Drawings\Work In Progress\13115.009 A3.dwg

CONTRACTOR CAUTION!!
VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION. THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.

SAWCUT NOTE:

WHERE NEW UTILITY SERVICES ARE ROUTED UNDER EXISTING PAVED AREAS, ALL EXISTING PAVING SHALL BE REMOVED IN THE FOLLOWING STEPS:
1) SAWCUTTING PAVING.
2) REMOVAL AND TRENCHING.
3) INSTALLATION OF UTILITY.
4) BACKFILL AND COMPACTION
5) INSTALLATION OF NEW PAVING THAT MATCHES THE EXISTING SURROUNDING PAVING IN BOTH MATERIAL AND ELEVATION.
CONTRACTOR SHALL COORDINATE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THIS WORK AND SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL WHILE PERFORMING SAWCUTTING OPERATIONS AS NECESSARY.

TELEPHONE SERVICE REQUIREMENTS:

SPECIAL NOTE: NEW SERVICE TO BUILDING SHALL BE AN UNDERGROUND SERVICE. CONTRACTOR SHALL SCHEDULE INSTALLATION OF U/G TELEPHONE SERVICE CONDUIT WITH OWNER. CONTACT (417)874-7288.

SCHEDULE 40 PVC CONDUIT WITH RIGID GALVANIZED STEEL LONG SWEEP BENDS @ 18"-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/4" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM U/G ELECTRICAL CONDUITS IN SAME TRENCH.

CAP CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY, IF NECESSARY. OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT TO A MINIMUM 10' ABOVE FINISH GRADE, ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY, PLUS INCLUDE ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF 25 PAIR CABLE, IN MENTIONED CONDUIT, TO CONTRACTOR INSTALLED 4'x8'x3/4" BACKBOARD WITHIN BUILDING. CONTRACTOR SHALL PROVIDE #6 AWG CU. GROUND TO TELEPHONE EQUIPMENT LOCATION, FROM ELECTRICAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS AND INSIDE PHONE WIRING BY OWNER.

ONLY IF UNDERGROUND PHONE SERVICE IS NOT AVAILABLE, THEN MAY CONTRACTOR INSTALL APPROPRIATE OVERHEAD PHONE SERVICE RISER, WEATHERHEAD, ETC. COORDINATE WITH OWNER AND PHONE CO.

BRANCH CIRCUIT & FEEDER SCHEDULE:

(1) *2 - #8 AND 1 - #10 GROUND IN 0.75" CONDUIT.*

(2) *3 - #10 AND 1 - #10 GROUND IN 1" CONDUIT.*

GENERAL NOTES:

1. *BRANCH CIRCUIT CONDUCTOR SIZES ARE INCREASED, TO ALLOW FOR VOLTAGE DROP.*
2. *CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES, USING UTILITY COMPANY CONTACT INFORMATION GIVEN. COORDINATE FOR ALL UTILTY WORK SHOWN. GIVE UTILITY COMPANIES NOTICE OF CONSTRUCTION START DATE AND ESTIMATED COMPLETION DATE.*

EXISTING CONDITIONS NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.

2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

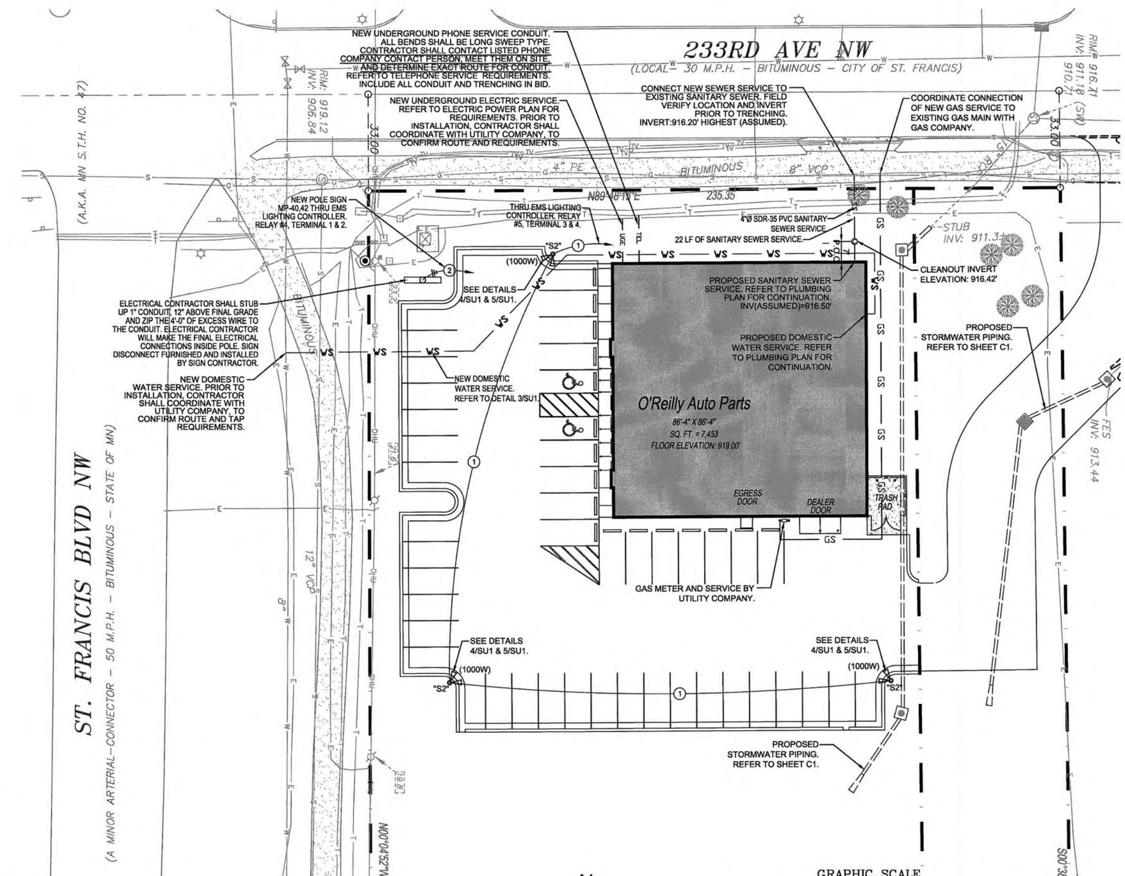
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.

4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

UTILITY COMPANY CONTACTS

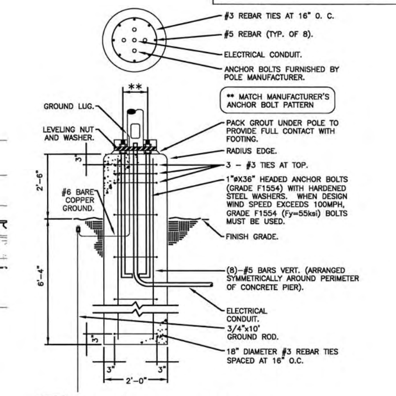
SANITARY/WATER & STORM SEWER:	ST. FRANCIS PUBLIC WORKS CONTACT: PAUL TEICHER 23340 CREE ST. NW ST. FRANCIS, MN 55070 P: (763) 235-2304
GAS:	CENTER POINT ENERGY CONTACT: ANDREW BALGOBIN PO BOX 1165 700 WEST LINDEN AVE MINNEAPOLIS, MN 55440 P: (612) 321-5426
ELECTRIC:	CONNEXUS ENERGY CONTACT: PAUL ORNDORFF 14601 RAMSEY BLVD RAMSEY, MN 55303 P: (763) 323-2761
TELEPHONE:	QWEST CONTACT: JOHN CESARE 6244 CEDAR AVE SOUTH MINNEAPOLIS, MN 55423 P: (612) 861-8158



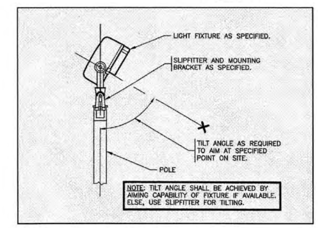
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

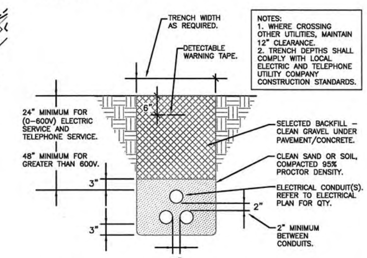
1 SITE UTILITY PLAN
SU1 SCALE: 1" = 20'



4 CONCRETE POLE BASE DETAIL
SU1 SCALE: NOT TO SCALE



5 PARKING LOT LIGHTING
SU1 SCALE: NOT TO SCALE



2 UNDERGROUND ELECTRICAL CONDUITS
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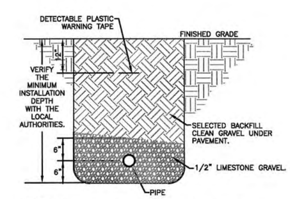

3 PIPE INSTALLATION DETAIL
SU1 SCALE: NOT TO SCALE

CONTRACTOR NOTE:

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR DEMOLITION OF EXISTING UTILITIES TO EXISTING STRUCTURE TO BE DEMOLISHED. EXISTING UTILITY TAPS SHALL BE USED IF FOUND TO BE IN GOOD CONDITION.

NEW UTILITIES SYMBOLS
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)

—— WS ——	WATER SERVICE
—— SS ——	SANITARY SEWER SERVICE
—— UGE ——	U/G ELECTRIC
—— TEL ——	U/G PHONE
—— T ——	U/G PHONE (BY PHONE CO.)
—— OHE ——	OVERHEAD ELECTRIC
—— OHT ——	OVERHEAD PHONE
—— FO ——	FIBER OPTIC CABLE
(hatched)	SAW CUT
(hatched)	BORE

P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (SPEC 33 00 00) AND BUILDING PIPING (SPEC 22 00 00, 21 13 13). AS NECESSARY - SPEC 22 00 00 DENOTES LANDSCAPE IRRIGATION.

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MONDERSON COA# 1435572-2 • PAUL J ENGEL, PE# 44545

PROJ # 10090-13 | BY: ATH | CKD: PJE | REVISIONS:
DRAWING # WB-109-XXX

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PAUL J ENGEL, ENGINEER

SIGNATURE X-XX-XX
DATE ISSUED 44545
REG. NO.

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ST. FRANCIS BLVD.
ST. FRANCIS, MN

SHEET TITLE:
SITE UTILITY PLAN

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: ATH

SU1

SHEET 1 OF 1

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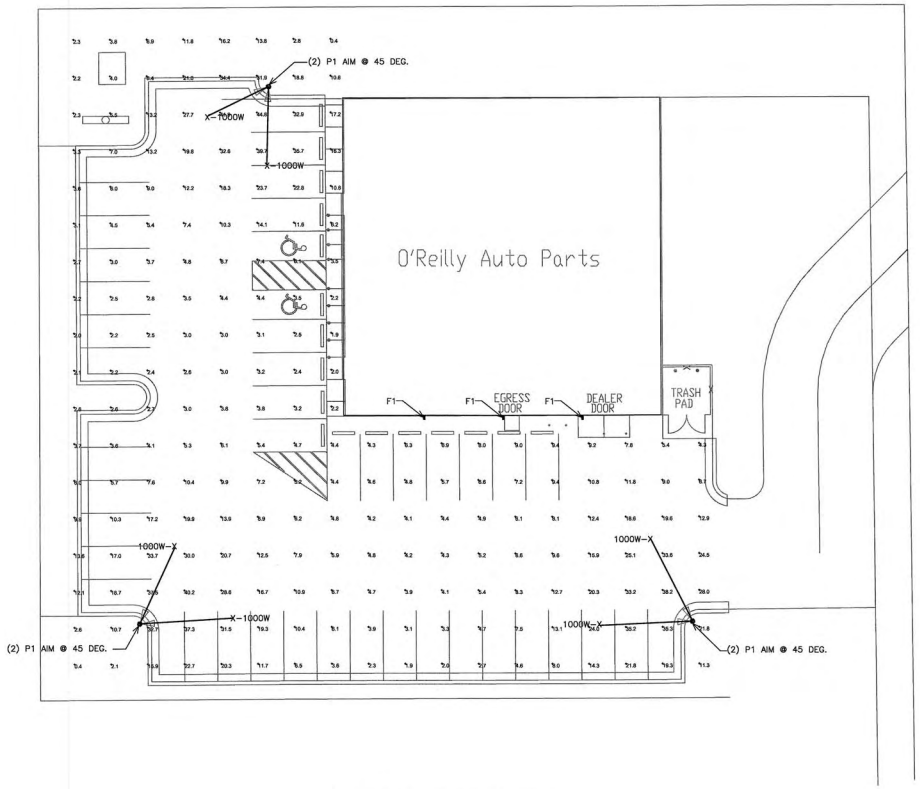
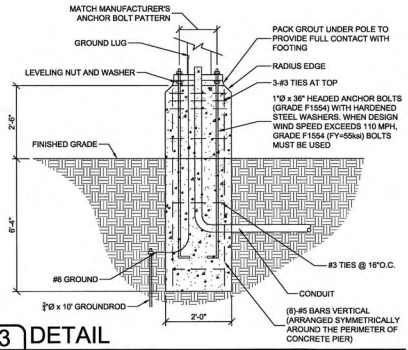
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	P1	6	MVH1000H-26x	MAGNULITER - MVH SERIES FLOODLIGHT REFL:DIFFUSE ALUMINUM ENC:CLEAR,PLAIN,FLAT	1000 WATT HALIDE ARC BT37, CLEAR MOGUL SCREW	hp09152.ies	110000	1.00	1080
	F1	3	PGM3-150P-18-BZ-L	PERIMALTER - Postpained Aluminum w/ Prismatic Glass Lens	1 - PS METAL HALIDE/150W PHILIPS	pgm3150pxx2383a.ies[1].ies	14000	1.00	100

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	11.0 fc	44.8 fc	0.4 fc	112.0:1	27.5:1

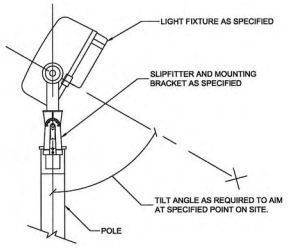


* AIMING ANGLE INDICATES DEGREES FROM VERTICAL.

1 SITE PHOTOMETRIC PLAN
NTS



3 DETAIL
SU1 SCALE: DO NOT SCALE



4 FLOODLIGHT MOUNTING DETAIL
SU1 SCALE: DO NOT SCALE

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SIGNATURE
JAY ROHKOHL
DATE ISSUED 4/19/13
REG. NO. 23434

O'Reilly AUTO PARTS
ST. FRANCIS BLVD.
ST. FRANCIS, MN

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PHOTOMETRIC PLAN

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 13115.009
DRAWN BY: AP

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PLANNING MEMO

To: St. Francis Planning Commission
Matt Hylen, City Administrator

From: Nate Sparks

Date: July 19, 2013

Meeting Date: July 24, 2013

Re: Rental Housing Ordinance

BACKGROUND
At the April meeting the Planning Commission tabled a discussion on a rental housing ordinance. In March of 2008, the Planning Commission recommended approval of a draft rental housing ordinance. The City Council ended up not approving the ordinance. The current City Council has asked that the Planning Commission take another look at this concept and provide a recommendation. The previous ordinance recommended for approval by the Planning Commission is attached has been modified to conform with the current City Code.

RENTAL HOUSING CODES
Many area cities have adopted rental housing codes. These codes are intended to ensure that rental property is not maintained as a nuisance and, in many cases, code enforcement is more difficult when the property owner is not the occupant of the property. Plus, low quality rental property can potentially harm the resident and become a fire hazard. In the area Isanti, Coon Rapids, Elk River, and Anoka have adopted such ordinances and Cambridge is currently reviewing an ordinance. Around the area some cities have begun reviewing such ordinances again as the foreclosed and vacant homes in their community have become rentals.

CURRENT CITY CODE
In 1988, the City of St. Francis adopted a set of minimum standards for rental dwelling units. This code section is currently found in Section 4-2 of the Code. It has been difficult for the City to implement as it does not have a corresponding registry or licensing procedure that allows for inspection. It was only used on a voluntary and complaint basis and then enforcement was done through the code enforcement procedures. Compliance in certain cases proved to be difficult and time consuming for City Staff.

RENTAL HOUSING LICENSING
The concept of licensing rental housing came from an attempt to update this code section, make it more enforceable, and to limit the costs of the program to the properties involved. By requiring a license to rent property, the property owner would have to prove compliance with the

residential housing code before being allowed to have others occupy the property. A fire safety and property standards inspection is then conducted to ensure compliance. The cost of this activity is covered in the license fees.

DRAFT ORDINANCE

The draft ordinance that has been re-reviewed by the Planning Commission in April and is up for discussion at this time is based on the following concepts:

- All rentals must receive a license
- Licenses are good for two years
- Fire safety and minimum standards inspection required upon renewal

The general concept proposed would be to eliminate the current Section 4-2 and replace it with the attached ordinance. There are a few standards within the current Section 4-2 that would need to be re-codified elsewhere, as this code section does cover some minimum housing standards for non-rentals and specific standards for mobile home parks.

RECOMMENDATION

At this meeting, the Planning Commission should review the draft ordinance and provide a recommendation to the Council. If more information is desired the discussion could be continued.

ORDINANCE _____
AN ORDINANCE AMENDING SECTION 4-2
ENTITLED "RENTAL HOUSING LICENSING"

THE CITY OF ST. FRANCIS ORDAINS:

Section 1. Code Adopted. That Section 4-2 of the City Code shall hereby be amended to read as follows:

RENTAL HOUSING LICENSING

4-2-1: Purpose. It is the purpose of this Ordinance to assure that rental housing in the City of St. Francis is decent, safe and sanitary and is so operated and maintained as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive to reinvestment in the community. The operation of rental residential properties is a business enterprise that entails certain responsibilities. Operators are responsible to take such reasonable steps as are necessary to assure that the citizens of the City who occupy such units may pursue the quiet enjoyment of the normal activities of life in surroundings that are: safe, secure and sanitary; free from crimes and criminal activity, noise, nuisances or annoyances; free from reasonable fears about safety of persons and security of property; and suitable for raising children.

With respect to rental disputes and except as otherwise specifically provided by the terms of this Ordinance, it is not the intention of the City to intrude upon the fair and acceptable relationship between tenant and landlord. The City does not intend to intervene as an advocate of either party, or to act as an arbiter, or to be receptive of complaints from a tenant or landlord which are not specifically and clearly relevant to the provisions of this Ordinance. In the absence of such relevancy, with regard to rental disputes, it is intended that the contracting parties exercise such legal rights as are available to them without the intervention of the City.

4-2-2: Application. Every rental dwelling unit and its premises used whole or in part as a home or residence, for a family or person, shall conform to the requirements of this Ordinance irrespective of when such building was constructed, altered or repaired. This Ordinance establishes minimum standards for erected rental dwelling units, accessory structures and related premises. All dwelling units must also comply will all other applicable standards found in the City Code.

4-2-3: Definitions.

1. Accessory Structure: A subordinate detached building or use which is located on the same lot on which the main building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such main building or use.

2. Approved: When used in reference to the design and capabilities of physical systems of a dwelling, shall mean having passed the inspection of the Compliance official. The basis for passage of such inspection shall be an analysis of the effective state codes and an analysis of the

degree to which the systems meet the standards established by such codes. It shall be the objective of the Compliance official, unless otherwise specified, to establish minimum qualifications for approval of such system, which qualifications can maintain substantial compliance with the effective state codes and can be achieved in a reasonably economical and practical manner.

3. Building: Any structure built for support, shelter or enclosure of persons, animals, chattel or movable property of any kind, and includes any structure.

4. Compliance Official: The City Building Official and his designated agents authorized to administer and enforce this article.

5. Dwelling: A building or portion thereof, designated exclusively for the residential occupancy, including one-family, two-family, multiple family dwellings and manufactured houses, but not including hotels, motels, or boarding houses.

6. Dwelling, Multiple (Apartment): A building designed with three (3) or more dwelling units exclusively for the occupancy of three (3) or more families living independently of each other, but sharing hallways, main entrances and exits. A two-family dwelling (duplex) shall be considered and classified as a multiple family dwelling.

7. Dwelling, Single-Family: A dwelling unit designed exclusively for occupancy by one (1) family.

a. Attached: A dwelling which is joined to another at one ore more sides by a party wall.

b. Detached: A dwelling unit not attached to another dwelling or structure or is entirely surrounded by open space.

8. Dwelling, Two-Family: A residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each. A two-family dwelling (duplex) with a separate rooming unit(s) shall be considered and classified as a multiple family dwelling.

a. Double Bungalow: A two-family dwelling with two (2) units side-by-side.

b. Duplex: A two-family dwelling unit with one (1) unit above the other.

9. Dwelling Unit: A residential building or portion thereof intended for occupancy by one (1) or more persons with facilities for living, sleeping, cooking and eating but not including hotels, motels, nursing homes, seasonal cabins, boarding or rooming houses, resorts, tourist homes or trailers.

10. Family: An individual or two (2) or more persons related by blood, marriage, adoption or a group of not more than three (3) persons who need not be related by blood or marriage living together in a dwelling unit.

11. Garbage: Animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

12. Habitable Building: Any building or part thereof that meets minimum standards for use as a home or place of abode by one or more persons.

13. Habitable Room: A room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, unfinished basements (those without required ventilation, required electric outlets and required exit facilities), pantries, utility rooms of less than 50 square feet of floor space, foyers, communicating corridors, stairways, closets, storage spaces and workshops, hobby and recreation areas in parts of the structure belowground level or in attics.

14. Heated Water: Water heated to a temperature of not less than 120 degrees Fahrenheit, or such lesser temperature required by government authority, measured at the faucet outlet.

15. Kitchen: A space which contains a sink with counter working space, adequate space for installing cooking and refrigeration equipment and adequate space for the storage of cooking utensils.

16. Lease: An agreement to rent. For use as a verb, see Rent.

17. Occupant: Any person (including the owner or operator) sleeping, cooking and eating in a dwelling unit or living and sleeping in a rooming unit.

18. Operator: The owner or his agent who has charge, care, control, or management of a building, or part thereof, in which dwelling units or rooming units are let.

19. Owner: Any person who, alone, jointly, or severally with others, shall be in actual possession of, or have charge, care or control of, any dwelling, dwelling unit, or rooming unit within the city as title holder, as employee or agent of the title holder, or as trustee or guardian of the estate or person of the title holder. Any such person representing the actual title holder shall be bound to comply with the provisions of this article to the same extent as the title holder.

20. Party Wall: A common wall which divides two (2) independent structures by a fire wall.

21. Permissible Occupancy: The maximum number of persons permitted to reside in a dwelling unit or rooming unit.

22. Plumbing: All of the following supplied facilities and equipment in a dwelling: gas pipes, gas burning equipment, water pipes, steam pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents and any other similar fixtures and the installation thereof, together with all connections to water, sewer and gas lines.

23. Premises: A platted lot or part thereof or unplatted parcel of land occupied by any dwelling or non-dwelling structure, including any such building, accessory structure or other structure thereon.

24. Public Hall: A hall, corridor or passageway for providing egress from a dwelling unit to a public way and not within the exclusive control of one family.

25. Refuse: All organic and non-organic waste, including garbage and rubbish.

26. Rent: Consideration paid for the use of premises, including, but not necessarily limited to, money, services and property. As a verb, the term "rent" means to get or give the use of premises in return for such consideration or any combination thereof. The term "rent" does not include arrangements whereby a relative, as defined in Minn. Stats. § 273.124, subd. 1(c), occupies a dwelling for no consideration or for consideration that includes no more than maintenance of the dwelling or premises, and which arrangement is detailed and sworn to in affidavits filed by each adult occupant of the dwelling and each person who is an owner of the dwelling.

27. Rental Dwelling: A building or portion thereof let for rent or lease, designed or used predominantly for residential occupancy of a continued nature, including single-family dwellings, attached or detached, and multiple-family dwellings, but not including hotels and motels.

28. Rental Dwelling Unit: A single residential accommodation let for rent or lease which is arranged, designed, used or, if vacant, intended for use exclusively as a domicile for one family. Where a private garage is structurally attached, it shall be considered as a part of the building in which the dwelling is located.

29. Repair: To restore to a sound and acceptable state of operation, serviceability or appearance.

30. Rodent Harborage: Any place where rodents can live, nest or seek shelter.

31. Rubbish: Solid wastes consisting of both combustible and noncombustible wastes, such as paper, cardboard, tin cans, grass and shrubbery clippings, wood, glass, brick, plaster, bedding, crockery and similar materials.

32. Substandard Dwelling: Any dwelling which does not conform to the minimum standards established by city ordinances.

33. Supplied: Paid for, furnished by, provided by or under the control of the owner, operator or agent of a dwelling. Whenever the terms "dwelling," "dwelling unit," "premises," and "structure" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

34 Toilet: A toilet, with a bowl and trap made in one piece, which is connected to the city water and sewer system or other approved water supply and sewer supply.

4-2-4: License.

A. License Required. No person, firm or corporation shall operate a rental dwelling unit without first having obtained a license to do so from the City as provided for in this Ordinance. Each license shall be good for two years and expire on December 31st on the second year after issuance, except as otherwise described in Subd. 12 regarding the process for the first renewal. License renewals for the following years shall be filed on or before December 15 prior to the license expiration date.

B. Application. Applications for rental licenses shall be made in writing to the City by the owner of the rental dwelling unit(s) or his/her designated agent. The applicant shall supply:

1. The name, address and telephone number of the dwelling owner, the owning partners if a partnership and/or that of the corporate officers if a corporation.

2. The name, address and telephone number of the designated resident agent, if any.

3. The name, address and telephone number of the management representative.

4. The name, address and telephone number of the vendee, if the dwelling is being sold through a contract for deed.

5. The legal address of the dwelling.

6. The type of dwelling.

7. The type and number of dwelling units within the dwelling.

8. Number of occupants.

9. A description of the procedure through which tenant inquiries and complaints are to be processed.

10. An acknowledgement that the owner or designated agent has received a copy of this Ordinance.

11. Certification of Taxes and Utilities Paid: Prior to approving an application for a rental housing license, the property owner shall provide certification to the City that there are no delinquent property taxes, special assessments, interest, or City utility fees due upon the parcel of land to which the rental housing license application relates.

C. Fees.

1. License fees for renewal of licenses under this Ordinance shall be due on December 15 immediately prior to the license expiration date. In cases of new unlicensed dwellings, license fees shall be due upon issuance of the certificate of occupancy. In cases of licensing for periods of less than one (1) year, license fees shall be prorated monthly.

2. The amount of license fees shall be as set forth in the City's official fee schedule. The licensee shall not be entitled to a refund of any license fee upon revocation or suspension of the license. However, the licensee shall be entitled to a refund of any license fee, prorated monthly, upon proof of transfer of legal control or ownership.

D. Inspection Required. No license shall be issued or renewed under this Ordinance unless the rental dwelling and its premises conform to the ordinances of the City and the laws of the State. The City may require an inspection of such dwelling and premises to make that determination. Failure to schedule or allow such inspection is a violation as described in Section 1-1-3 of the City Code.

E. Posting of License. Every licensee of a rental dwelling shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license of the respective rental dwelling for all multiple family buildings.

4-2-5: Inspection Criteria. The City may inspect any rental unit if it falls within one or more of the following criteria:

A. Such a unit has been abandoned by the owner or the owner of such unit cannot be found.

B. The rental dwelling unit license has been suspended, revoked or denied.

C. Water, gas, or electric service to such unit has been discontinued as a result of nonpayment for more than thirty (30) continuous days.

D. The unit is on a parcel of land which is on the list of delinquent taxes filed by the County Auditor with the court administrator of the district court pursuant to Minn. Stat. Section 279.05.

E. The City has probable cause to believe that there exist within such unit one ore more violations of the requirements of this ordinance.

F. The unit of property within which the unit is located has, within the preceding six (6) months, renewed a license after suspension or revocation.

G. The unit is the subject of a pending notice of the City's intent to suspend or revoke the rental license.

1. The City Building Inspector is hereby authorized, in conformity with this Chapter, to inspect all rental dwelling units to enforce this section and all applicable safety codes.

2. The City Building Inspector is authorized to inspect all rental dwelling units in dwellings, whether having a rental license hereunder or not. The inspection may include the building or structure containing the rental dwelling unit, the land upon which it is located and accessory uses or structures related to the rental dwelling unit. All inspections authorized by this section shall be limited to those which are done for the purpose of seeking compliance with the applicable safety codes, and shall take place only at reasonable hours or as may otherwise be agreed upon by the owner and the City Building Inspector.

3. The City shall give notice to the owner of any violations of the applicable safety codes which are discovered during any inspection.

4-2-6: Responsibilities of Owners and Occupants. No owner or other person shall occupy or let another person occupy any rental dwelling unit, unless the premises are clean, sanitary, fit for human occupancy and complies with all applicable legal requirements of the State and the City, including the following requirements:

A. License: The owner of a rental dwelling unit shall obtain and license and shall pass the required inspection prior to any occupancy of the rental dwelling unit.

B. Maintenance:

1. Shared or Public Areas: Every owner of a rental dwelling unit shall maintain in a clean, sanitary and safe condition, the shared or public areas of the building and premises thereof.

2. Occupied Areas: All occupants of a rental dwelling unit shall maintain in a clean, sanitary and safe condition that part or those parts of the building and premises thereof that she/he occupies and controls.

C. Storage and Disposal of Garbage and Rubbish:

1. All occupants of a rental dwelling unit shall store and dispose of all their rubbish in a clean, sanitary and safe manner.

2. All occupants of a rental dwelling unit shall store and dispose of all their garbage and any other organic waste which might provide food for insects and/or rodents in a clean, sanitary and safe manner.

3. Every owner of a rental dwelling unit shall supply facilities of adequate size for the sanitary and safe storage and disposal of rubbish and garbage.

D. Pest Control:

1. Pest Extermination: Every owner of a rental dwelling unit shall be responsible for the extermination of vermin infestations and/or rodents on the premises. Every occupant of a dwelling unit containing more than one dwelling unit or an occupant of a nonresidential building containing more than one unit shall be responsible for the extermination whenever his unit is the only one infested. Notwithstanding, however, whenever infestations caused by the failure of the owner to maintain a building in a reasonable rodent-proof or reasonable vermin-proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two (2) or more of the units in any building, extermination thereof shall be the responsibility of the owner. Whenever extermination is the responsibility of the owner, the extermination must be performed by a licensed pest control contractor.

2. Rodents:

   a. No occupant of a rental dwelling unit shall accumulate boxes, lumber, scrap metal, or any similar materials in such a manner that may provide a rodent harborage in or about any dwelling unit or building. Stored materials shall be stacked neatly.

   b. No owner of a rental dwelling unit shall accumulate or permit the accumulation of boxes, lumber, scrap metal, or any other similar materials in such a manner that may provide a rodent harborage in or about shared or public areas of a building or its premises. Materials stored by the owner or permitted to be stored by the owner shall be stacked neatly.

   c. No owner or occupant of a rental dwelling unit shall store, place or allow to accumulate, any materials that may serve as food for rodents in a site accessible to rodents.

E. Sanitary Maintenance of Fixtures and Facilities: Every occupant of a rental dwelling unit shall keep all supplied fixtures and facilities therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

F. Minimum Heating Capability and Maintenance: In every rental dwelling unit, when the control of the supplied heat is the responsibility of a person other than the occupant, a temperature of at least sixty eight degrees Fahrenheit (68°F), or such lesser temperature required by government authority, shall be maintained at a distance of three feet (3') above the floor and three feet (3') from exterior walls in all habitable rooms, bathrooms and water closet compartments from September through May.

G. Minimum Exterior Lighting: The owner of a rental building shall be responsible for providing and maintaining effective illumination in all exterior parking lots and walkways.

H. Driveways and Parking Areas: The owner of a rental building shall be responsible for providing and maintaining in good condition paved and delineated parking areas and driveways for tenants consistent with Section 10-19 of the Zoning Ordinance.

I. Yards: The owner of the building shall be responsible for providing and maintaining the yards of premises consistent with all applicable provisions in the City Code.

J. Exterior Storage: Owners and occupants of rental dwelling units shall comply with the City's exterior storage requirements as regulated by Section 10-16 of the Zoning Ordinance.

K. Public Nuisances: Owners and occupants of rental dwelling units shall comply with the City's public nuisance ordinance as provided for in Chapter 8 of the City Code.

L. The property owner shall be responsible for payment of all property taxes, City utility fees, special assessments, and interest. Delinquent utility accounts shall be subject to Chapter 3 of the City Code.

4-2-7: Maximum Density: No person shall occupy nor permit or let to be occupied any rental dwelling unit for the purpose of living therein, which does not comply with the following requirements. With the exception of owners occupying a respective dwelling unit prior to [effective date of ordinance], the maximum permissible occupancy of any dwelling unit shall be determined as follows:

A. For the first occupant, one hundred fifty (150) square feet of habitable room floor space and for every additional occupant thereof, at least one hundred (100) square feet of habitable room floor space.

B. In no event shall the total number of occupants exceed two (2) times the number of habitable bedrooms, less kitchen, in the dwelling unit.

4-2-8: General Requirements. No person shall occupy, as owner/occupant, or let to another occupy, any rental building or rental dwelling unit which does not comply with the following requirements, unless specifically exempt:

A. Minimum Ceiling Height: In order to qualify as habitable, rooms shall have a clear ceiling height of not less than seven feet (7'); except, that in attics or top half stories used for sleeping, study, or similar activities, the ceiling height shall be not less than seven feet (7') over at least one-half (1/2) of the floor area. In calculating the floor area of such rooms in attics or top half stories, only those portions of the floor area of the room having a clear ceiling height of five feet (5') or more may be included.

B. Access through Sleeping Rooms and Bathrooms: No dwelling unit containing two (2) or more sleeping rooms shall have a room arrangement such that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be gained only by going through another sleeping room. A bathroom or water closet compartment shall not be used as the only passageway to any habitable room, hall, basement or cellar of any dwelling unit.

C. Foundations, Exterior Walls and Roofs: The foundation, exterior walls, and exterior roof shall be substantially watertight and protected against vermin and rodents and shall be kept in sound condition and repair. The foundation element shall adequately support the building at all points. Every exterior wall shall be free of deterioration, holes, breaks, loose or rotting boards or timbers, and any other condition which might admit rain or dampness to the interior portion of the walls or to the interior spaces of the building. The roof shall be tight and have no defects which admit rain, and roof drainage shall be adequate to prevent rainwater from causing dampness in the walls. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by paint or other protective covering or treatment. If the exterior surface is unpainted or determined by the compliance official to be paint blistered, the surface shall be painted. If the exterior surface of the pointing of any brick, block or stone wall is loose or has fallen out, the surface shall be repaired.

D. Windows, Doors And Screens: Every window, exterior door, and other exterior openings shall be substantially tight and shall be kept in sound condition and repair. Every window, door and frame shall be constructed and maintained in such relation to the adjacent wall construction as to completely exclude rain, wind, vermin and rodents from entering the building. Every openable window shall be supplied with mesh screens, and shall be equipped with an approved lock if located less than six feet (6') above adjacent grade.

E. Floors, Interior Walls and Ceilings: Every floor, interior wall and ceiling shall be adequately protected against the passage and harborage of vermin and rodents, and shall be kept in sound condition and good repair. Every floor shall be free of loose, warped, protruding or rotted flooring materials. Every interior wall and ceiling shall be free of holes and large cracks and loose plaster and shall be maintained in a tight, weatherproof condition. Toxic paint and materials with a lasting toxic effect shall not be used. The floor of every toilet room, bathroom, and kitchen shall have a smooth, hard, nonabsorbent surface and shall be capable of being easily maintained in a clean and sanitary condition.

F. Rodent proof: Every structure and the premises upon which it is located shall be maintained in a rodent free and rodent proof condition. All openings in the exterior walls, foundations, basements, ground or first floors, and roofs, which have a one-half inch (1/2") diameter or larger opening, shall be rodent proofed in an approved manner. Interior floors or basements, cellars, and other areas in contact with the soil shall be paved with concrete or other rodent impervious material.

G. Fences: All fences shall consist of metal, wood, masonry, or other decay resistant material. Fences shall be maintained in good condition both in appearance and in structure. Wood material, other than decay resistant varieties, shall be protected against decay by use of paint or other preservatives. All fences shall be subject to the provision of Section 10-20 of the St. Francis Zoning Ordinance.

H. Grading And Drainage: During the period of May through October, every yard, court, passageway, and other portions of the premises on which a building stands shall be graded and drained so as to be free of standing water that constitutes a detriment to health and safety.

I. Landscaping: Every yard of a premises on which a building stands shall be provided with lawn or combined ground cover of vegetation, garden, hedges, shrubbery, and related decorative materials, and such yard shall be maintained consistent with prevailing community standards. Multiple family dwelling sites shall be maintained in accordance with an approved city landscape plan and shall be supplied with an irrigation system.

J. Screening: In multiple family dwelling sites, all outside trash disposal facilities, recycling containers, and outside or rooftop mechanical equipment shall be screened from view by an opaque fence or wall high enough to completely screen the equipment.

K. Safe Building Elements: Every foundation, roof, floor, exterior and interior wall, ceilings, inside and outside stair, every porch and balcony, and every appurtenance thereto, shall be safe to use and capable of supporting loads required by the occupancy.

L. Facilities to Function: Every supplied facility, piece of equipment or utility required under city ordinances and every chimney and flue shall be installed and maintained and shall function effectively in a safe, sound, and working condition.

M. Discontinuance of Service or Facilities: No owner, operator, or occupant shall cause any service, facility, equipment, or utility, which is required under this chapter, to be removed, shut off or discontinued from any occupied building or portion thereof, except for such temporary interruptions as may be necessary while actual repairs or alterations are in process, or during temporary emergencies.

4-2-9: Minimum Standards for Basic Equipment and Facilities. No person shall occupy, as owner/occupant, or let to another occupy, any rental building or rental dwelling unit for the purposes of living, sleeping, cooking and eating therein which do not comply with the following requirements:

A. Kitchen Facilities:

1. Every dwelling unit shall have a room or portion of a room in which food may be prepared and/or cooked and which is connected to an approved sewer system.

2. Every dwelling unit shall have an approved kitchen sink in good working condition and properly connected to an approved water supply system, and which provides at all times an adequate amount of heated and unheated running water under pressure, and which is connected to an approved sewer system.

3. Every dwelling unit shall have cabinets and/or shelves for the storage of eating, drinking, and cooking equipment and utensils and of food that does not require refrigeration for safekeeping, and a counter or table for food preparation. Said cabinets and/or shelves and counter or table shall be adequate for the permissible occupancy of the dwelling unit and shall be of sound construction and furnished with surfaces that are easily cleaned and that will not impart any toxic or deleterious effect to food.

4. Every dwelling unit shall have a stove or similar device for cooking food, and a refrigerator or similar device for the safe storage of food at or below forty degrees Fahrenheit (40°F), which are properly installed with all necessary connections for safe, sanitary and efficient operation. Provided, that such stove, refrigerator or similar device need not be installed when a dwelling unit is not occupied or when the occupant is expected to provide same upon occupancy, in which case, sufficient space and adequate connections for the installation and operation of said stove, refrigerator or similar device must be provided.

B. Toilet Facilities: Within every rental dwelling unit there shall be an uninhabitable room which is equipped with an approved toilet in good working condition. Such room shall have an entrance door which affords privacy. Said toilet shall be equipped with easily cleaned surfaces, shall be connected to an approved water system that at all times provides an adequate amount of running water under pressure to cause the toilet to be operated properly, and shall be connected to an approved sewer system.

C. Lavatory Sink: Within every rental dwelling unit there shall be an approved lavatory sink. Said lavatory sink may be in the same room as the flush water closet, or if located in another room, the lavatory sink shall be located in close proximity to the door leading directly into the room in which the said water closet is located. The lavatory sink shall be in good working condition and shall be properly connected to an approved water supply system and shall provide at all times an adequate amount of heated and unheated running water under pressure, and shall be connected to an approved sewer system.

D. Bathtub or Shower: Within every rental dwelling unit there shall be an uninhabitable room which is equipped with an approved bathtub or shower in good working condition. Such room shall have an entrance which affords privacy. Said bathtub or shower may be in the same room as the flush water closet, or in another room, and shall be properly connected to an approved water supply system and shall provide at all times an adequate amount of heated and unheated water under pressure, and shall be connected to an approved sewer system.

E. Stairways, Porches and Balconies: Every stairway inside or outside of a rental dwelling and every porch or balcony shall be kept in safe condition and sound repair. Stairs, handrails and guards shall conform to the current building code.

F. Access to Rental Dwelling Unit: Access to or egress from each rental dwelling unit shall be provided without passing through any other rental dwelling unit.

G. Door Locks: No owner shall occupy nor let to another for occupancy any rental dwelling or rental dwelling unit unless all exterior doors of the dwelling or dwelling unit are equipped with safe, functioning locking devices as follows:

1. Building Entrances: For the purpose of providing a reasonable amount of safety and general welfare for persons occupying multiple-family dwellings, an approved security system shall be maintained for each multiple-family building to control access. The security system shall consist of locked building entrance or foyer doors, and locked doors leading from hallways into individual dwelling

units. Dead-latch type doors shall be provided with lever knobs (or doorknobs) on the inside of building entrance doors and with key cylinders on the outside of building entrance doors. Building entrance door latches shall be of a type that are permanently locked from the outside and permanently locked from the inside.

2. Interior Dwelling Unit Entrances: Every door that is designed to provide ingress or egress for a dwelling unit within a multiple-family building shall be equipped with an approved lock that has a deadlocking bolt that cannot be retracted by end pressure; provided, however, that such door shall be openable from the inside without the use of a key or any special knowledge or effort.

4-2-10: Minimum Standards for Light and Ventilation. No person shall occupy, as owner/occupant, or let to another occupy, any rental building or rental dwelling unit, for the purpose of living therein, which does not comply with the following requirements:

A. Habitable Room Light and Ventilation: Except where there is supplied some other device affording adequate ventilation and approved by the compliance official, every habitable room shall have at least one window facing directly outdoors which can be opened easily. The minimum total of openable window area in every habitable room shall be the greater of ten percent (10%) of the floor area of the room or ten (10) square feet. One-half (1/2) of the required window area shall be openable.

B. Uninhabitable Room Ventilation: Every bathroom and water closet compartment, and every laundry and utility room shall contain at least fifty percent (50%) of the ventilation requirement for habitable rooms contained in subsection A of this section; except, that no windows shall be required if such rooms are equipped with a ventilation system which is approved by the compliance official.

C. Electric Service, Outlets and Fixtures: Every rental dwelling unit and all public and common areas shall be supplied with electric service, functioning over current protection devices, electric outlets, and electric fixtures which are properly installed, which shall be maintained in good and safe working condition, and which shall be connected to a source of electric power in a manner prescribed by the ordinances, rules, and regulations of the City and by the laws of the State. The minimum capacity of such electric service and the minimum number of electric outlets and fixtures shall be as follows:

1. Rental dwellings containing one (1) or two (2) rental dwelling units shall have at least the equivalent of sixty (60) ampere, 3-wire electric service per dwelling unit.

2. Rental dwelling units shall have at least one branch electric circuit for each six hundred (600) square feet of dwelling unit floor area.

3. Every habitable room shall have at least one floor or wall type electric convenience outlet for each sixty (60) square feet or fraction thereof of total floor area and, in no case, less than two (2) such electric outlets; provided, however, that one ceiling or wall type fixture may be supplied in lieu of one required electric outlet.

4. Every bathroom, kitchen, laundry room, and furnace room shall contain at least one (1) supplied ceiling or wall type electric light fixture, and every bathroom, kitchen, and laundry room shall contain at least one (1) electric convenience outlet. The electric convenience outlet in the bathroom shall be a GFCI outlet.

5. Every public corridor and stairway in every rental dwelling shall be adequately lighted by natural or electric light at all times so as to provide effective illumination in all parts thereof. Every public corridor and stairway in structures containing not more than two (2) dwelling units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed, instead of full time lighting.

6. A convenient switch or equivalent device for turning on a light in each rental dwelling unit shall be located near the point of entrance to such unit.

D. Smoke and Carbon Dioxide Protection: Smoke and carbon dioxide alarms shall be provided in conformance with the current building code.

4-2-11: Dwellings Unfit For Human Habitation.

A. Any rental dwelling or rental dwelling unit which is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin or rodent infested, or which lacks provision for basic illumination, ventilation or sanitary facilities to the extent that the defects create a hazard to the health, safety or welfare of the occupants or of the public may be declared unfit for human habitation. Whenever any rental dwelling, rental dwelling unit or rooming unit has been declared unfit for human habitation, the compliance official shall order the dwelling, dwelling unit or rooming unit vacated within a reasonable amount of time and shall post a placard on the dwelling, dwelling unit or rooming unit indicating that it is unfit for human habitation and any operating license previously issued for such dwelling shall be revoked.

B. It shall be unlawful for such rental dwelling or rental dwelling unit to be used for human habitation until the defective conditions have been corrected and written approval has been issued by the compliance official. It shall be unlawful for any person to deface or remove the declaration placard from any such rental dwelling or rental dwelling unit.

C. The owner of any rental dwelling or rental dwelling unit which has been declared unfit for human habitation, or which is otherwise vacant for a period of sixty (60) days or more, shall make the dwelling or dwelling unit safe and secure so that it is not hazardous to the health, safety and welfare of the public and does not constitute a public nuisance. Any vacant dwelling open at doors or windows, if unguarded, shall be deemed to be a hazard to the health, safety and welfare of the public and a public nuisance within the meaning of this ordinance.

D. If a rental dwelling unit has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the dwelling may be declared a hazardous building and treated consistent with the provisions of State statutes.

4-2-12: Ordinance Implementation. All rental housing shall file for the first license by December 15, 2013. All odd numbered addresses shall file for the first renewal by December 15, 2015. All even numbered addresses shall file for the first renewal by December 15, 2016. After first renewals the procedure shall follow as described in Subd. 4.

4-2-13: Penalties and Violations**.** Any person who violates any provision of this Section shall be guilty of a misdemeanor as described in Section 4.99. Every license issued under the provisions of this Section is subject to suspension or revocation by the City should the licensed owner or the owner's duly authorized agent fail to operate or maintain a licensed dwelling or unit therein consistent with the provisions of the ordinances of the City and the Laws of the State. The City shall appoint a person responsible for administration of this section who shall have the authority to investigate licensees and to suspend or revoke licenses. Revocations and suspensions may be appealed to the City Council within thirty (30) days of notice.

Section 2. Effective Date. This Ordinance shall take effect 30 days after its publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS _____ DAY OF _____, 2013.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk