

Stewartville Site Plan Review Checklist

APPENDIX A - SITE DEVELOPMENT GUIDE

APPENDIX A - SITE DEVELOPMENT GUIDE		Ordinance Reference
Applicant	1. Name, address, and phone number	
	2. Name, address, and phone number of contact person if different from above	
	3. Name, address, phone number, and contact person for all applicable consultants	
	4. Submittal date	
Site Plan	1. Parcel dimensions	
	2. Building foot prints with all dimensions including accessory buildings	
	3. Building setbacks	Zoning District, 1300H.6, 1300H.11
	4. Building opening locations	
	5. Dumpster location and screening	
	6. Site Lighting	1300E.35
	7. Structures and other improvements to be removed	
	8. Corner visibility triangle	
	9. Existing zoning of site and adjacent parcels	Official Zoning Map
	10. Existing and proposed easements	
	11. Location and dimension of outdoor merchandising areas	
	12. Location of loading areas	
	13. Location, design, and size of freestanding signs	1300E.14
	14. Driveway locations and width	800, 1250.01, 1300E.12
	15. Parking information including number of parking stalls, parking stall dimensions, and driving aisle width	1300E.12
	16. Sidewalk location and width	800, 1250.01
	17. Location of curbing and curb stops	1120.11, 1250.01
Landscape Plan	1. Location of new and existing plant materials	1300E.23
	2. Plant schedule including type and size	1300E.23
	3. Location, design and height of fences and walls	Zoning District, 1300E.23, 1300E.27
	4. Location and dimension of buffer yards	1300E.23
Grading/Drainage Plan	1. Existing and proposed site contours at 2 foot intervals	1300F.16
	2. Type and location of erosion control measures	1230.10, 1300E.28
	3. Location, design, and dimension of temporary and permanent storm water pond	1230.09, MPCA Permit
	4. Drainage calculations	1230.09, MPCA Permit
	5. Location of existing and proposed catch basins.	1220.02, Subd. 3, 8
	6. Location of flood plain boundary and information	1300F.13.B
	7. Location of shoreland ordinance boundary	1300H
Utility Plan	1. Location and size of existing water and sanitary sewer mains that the site will connect to	1100, 1250.01
	2. Location of existing and proposed hydrants	1100, 1250.01
	3. Location and size of water and sanitary sewer service lines	1100, 1250.01

Note: This guide is intended to assist in the site development process. The ordinance references listed here are for information only. All governing ordinances, whether listed here or not, apply.

**City of Stewartville
Commercial/Residential Development**

Developers Fee	\$10,000
Annexation – Approx. 60 days	\$800 (appox)
Subdivision Filing Fees	
General Development	\$200
Preliminary Plat	\$200
Final Plat	\$200
Plus cost of plat review by City Engineer	\$based on engineer's fees
Water Access Charge	\$2,000/acre
Sewer Access Charge	\$2,000/acre
Storm Water Area Charge	\$2,000/acre
Improvements - Inspections by City Engineer	\$ based on engineer's fees
Dedication of Park Land (Residential)	\$350/living unit
Commercial Site Plan Review	\$based on engineer's fees
Zoning Certificate	\$50
Water Connection	\$325
Sewer Connection Commercial	\$500
Sewer Connection Residential	\$325
Meter Commercial	\$500
Meter Residential	\$220
First Street Seal Coat	\$1.50/sq yd x street surface

Olmsted County E911 Addressing Fees – Contact Olmsted County

Olmsted County Permit Fees

RESOLUTION 09 - 26

WHEREAS, the Olmsted County Board has adopted the Building Code on June 4, 1968 and has since accepted the State Building Code, and,

WHEREAS, the State Building Code Section 1300.0160 Fees provides for such fees, and

WHEREAS, it is necessary to recover a portion of the costs of administering the State Building Code by charging fees:

NOW, THEREFORE, BE IT RESOLVED that pursuant to Minnesota Statutes, Chapter 373.41 et seq., and after holding a public hearing on April 28, 2009, that the County of Olmsted Minnesota, establishes by ordinance the fees as shown below and effective May 15, 2009 with the annual fee adjustment to occur on January 1, 2010 and January 1, 2011. The fees established on January 1, 2011 will remain in effect until otherwise amended.

**Residential Building Permit Fees
Groups U and R-3 Occupancies**

Total Valuation	May 1, 2009	January 1, 2010	January 1, 2011
\$1.00 to \$5,000	\$78 per permit	\$81 per permit	\$84 per permit
\$5,001 to \$100,000	\$78 + \$4.5 per \$1000	\$81 + \$4.7 per \$1000	\$84 + \$4.9 per \$1000
\$100,001 and up	\$505.5 + \$2.8 per \$1000	\$527.5 + \$2.9 per \$1000	\$549.5 + \$3 per \$1000

**Commercial Building Permit Fees
Groups A, B, E, F, H, I, M, S, U and R Occupancies**

Total Valuation	May 1, 2009	January 1, 2010	January 1, 2011
\$1.00 to \$5,000	\$78 per permit	\$81 per permit	\$84 per permit
\$5,001 to \$25,000	\$78 + \$10.2 per \$1000	\$81 + \$10.6 per \$1000	\$84 + \$11 per \$1000
\$25,001 to \$50,000	\$282 + \$7.7 per \$1000	\$293 + \$8 per \$1000	\$304 + \$8.3 per \$1000
\$50,001 to \$100,000	\$474.5 + \$6.2 per \$1000	\$493 + \$6.4 per \$1000	\$511.5 + \$6.7 per \$1000
\$100,001 to \$500,000	\$784.5 + \$4.4 per \$1000	\$813 + \$4.6 per \$1000	\$846.5 + \$4.8 per \$1000
\$500,001 to \$1,000,000	\$2544.5 + \$2.3 per \$1000	\$2653 + \$2.4 per \$1000	\$2766.5 + \$2.5 per \$1000
\$1,000,001 and up	\$3694.5 + \$1 per \$1000	\$3853 + \$1 per \$1000	\$4016.5 + \$1 per \$1000

Plumbing and Mechanical Permit Fees

Total Valuation			
	May 1, 2009	January 1, 2010	January 1, 2011
\$1.00 to \$5,000	\$78 per permit	\$81 per permit	\$84 per permit
\$5,001 to \$25,000	\$78 + \$15.1 per \$1000	\$81 + \$15.7 per \$1000	\$84 + \$16.3 per \$1000
\$25,001 to \$100,000	\$380 + \$9.1 per \$1000	\$395 + \$9.5 per \$1000	\$410 + \$9.9 per \$1000
\$100,001 to \$500,000	\$1062.5 + \$6.2 per \$1000	\$1107.5 + \$6.4 per \$1000	\$1152.5 + \$6.7 per \$1000
\$500,001 to \$1,000,000	\$3542.5 + \$3.3 per \$1000	\$3667.5 + \$3.4 per \$1000	\$3832.5 + \$3.5 per \$1000
\$100,000,001 and up	\$5192.5 + \$2.1 per \$1000	\$5367.5 + \$2.2 per \$1000	\$5582.5 + \$2.3 per \$1000

Other Permit Fees


Other Permits			
	May 1, 2009	January 1, 2010	January 1, 2011
Manufactured Home			
Installation Inspection	\$333 per permit	\$346 per permit	\$360 per permit
Pier Footings	\$83 per permit	\$86 per permit	\$89 per permit
Footings			
Residential - New	\$83 per permit	\$86 per permit	\$89 per permit
Residential Addition	\$57 per permit	\$59 per permit	\$61 per permit
Commercial - New	\$109 per permit	\$113 per permit	\$118 per permit
Commercial Addition	\$83 per permit	\$86 per permit	\$89 per permit
Re-Inspection	\$83 per inspection	\$86 per inspection	\$89 per inspection
Special Inspections			
Inspections outside of normal business hours	\$291 per inspection	\$303 per inspection	\$315 per inspection
Additional/Required Inspections	\$83 per inspection	\$86 per inspection	\$89 per inspection
Inspection request for less than 24 hrs notice	\$83 per inspection	\$86 per inspection	\$89 per inspection
Failure to be ready for scheduled inspection	\$83 per inspection	\$86 per inspection	\$89 per inspection
Document Research	\$18 per property	\$19 per property	\$20 per property

Are hereby ordered effective May 15, 2009. Date this 28th day of April 2009, at Rochester Minnesota.

OLMSTED COUNTY BOARD OF COMMISSIONERS


 Matt Flynn, Chairperson

ATTEST:


 Richard G. Devlin, Clerk-Administrator