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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Taco John's Site Plan**  
DATE: January 6<sup>th</sup>, 2021

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*This is for information only*

### BACKGROUND

The Planning Commission reviewed and approved at their December 21, 2020 meeting the Site Plan application that R.W. Builders had submitted as representative for McBroom Investments, LLC., for the construction of a 2,200 square foot Taco John's Restaurant. The parcel is west of Marathon Station and east of Crystal Cabinet Works. This proposed site will be on Lot 5, Belview First Addition with a shared storm water pond on Lots 6 that will also service Lot 7, west of the site.

### ZONING

This property is located in the B-3, General Commercial District and restaurants and eating establishments are a permitted use. Those that have drive thru services are allowed provided that:

- (a) Residential properties shall be screened from vehicle lights in the stacking area.
- (b) Adequate stacking is provided at the menu board and pick-up window.
- (c) The drive-thru hours of operation are limited to 7:00 AM to 10:00 PM, unless extended by the City Council as part of the conditional use permit.

Yard Requirements for B-3 District	Front yard minimum – 20 feet
Lot area minimum – 10,000 sq. ft.	Side yard minimum – 5 feet
Lot width minimum feet – 75 feet	Rear yard minimum – 20 feet
Maximum lot coverage – 60%	Maximum height – 30 feet
Impervious Coverage – 80.72% (Storm water is directed to the lot to the west of the site)	

The enclosed trash area will be located on the northwest corner of the site with a concrete pad.

### PARKING

**Fast Food Establishments** – With seating- One space per three patron seats, plus one space per employee on the largest shift.

Seating accommodates 38 customers = 13 average parking spaces

Employees 8 = 3 average parking spaces

Plans have 23 (19' x 9') parking stalls and 2 handicap spaces

*Zoning Requirements are met. Building Inspector looked at the parking and was okay with what was provided.*

**PRIVATE ACCESS ROAD** – The plans show a private road that will access off of 9<sup>th</sup> Circle South and service Lot 5, Lot 6, and Lot 7. Documentation of easement agreement and maintenance

will need to be provided prior to submittal of the building permit. The City Engineer recommended reducing the entrance to the site from the 36' feet down to 30' ft-32' ft from the east. Stacking will be reduced from 52' ft to 46'ft, but this will reduce how close the access from the site to 9<sup>th</sup> Circle South. There is not much traffic coming from the north and the only competing turns would be from the left turns from Marathon site.

**MENU BOARD** – the menu board will be located on the northwest side of the building with a single lane for stacking from the access off of the private road.

**LIGHTING** – The plans show five LED parking lights located on the perimeter of the parking lot and drive thru area. The lights will be directed down to illuminate the area as well as four building lights on the roof area of the front of the building.

#### **LANDSCAPING**

A landscaping plan has not been submitted. There is a white split face brick 7' foot planter on the southeast corner of the building. Additional landscaping plans will need to be approved by staff prior to the issuance of the building permit.

Bike Rack will be required. The Great Northern Trail is located south of the round-about will have bike riders accommodating the trail and will visit the restaurant. Staff would like a connection to the site from the trail and the Builder is looking into if that is possible with the retaining wall on the south of the site.

#### **BUILDING MATERIALS**

Exterior is ACM metal panels and hardi panels with permanent colors as shown on the plans with a commercial flat rubber roof. All rooftop mechanicals shall be screened with materials that are architecturally compatible with the building. All ground level mechanicals (air conditioning units, electrical boxes, etc.) shall be screened with shrubs and or approved fence.

#### **SEWER AND WATER CONNECTION**

Princeton Public Utilities is okay with the fire hydrant relocated six feet to the south, but in order to do that the water will need to be shut off to Marathon Gas Station and Burger King, and they will work with the contractor to coordinate that effort.

#### **STORMWATER**

Please see City Engineer attached memo.

#### **FIRE**

The Fire Chief request a Knox Box on the front of the building. The applicant can contact the Fire Department to acquire one.

#### **SIGNAGE**

The applicant has not submitted any signage at this time. If in the future the applicant is asking for either a pylon or monument signage, staff will bring that to the Planning Commission Board for approval. Otherwise, staff will review wall signage for the building permit approval.

## **RECOMMENDATION**

The Planning Commission approved the Site Plan with the following conditions:

1. The plans reflect the conditions and conclusions of the City Engineer for storm water. Taco John's site shall have an easement on the adjoining lot for storm water.
2. A Knox Box be placed on the building in coordination with the Fire Chief.
3. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC), and future sign permit.
4. Landscaping plans approved by City staff prior to issuance of building permit.
5. Documentation for easement and maintenance agreement for the shared storm water pond located on Lot 6 to also service Lot 7 will need to be provided.
6. Private street access to the site will need easement clarification and maintenance agreement to service Lot 6 and Lot 7.
7. The City Engineer recommends reducing the entrance to the site from the 36' feet down to 30' feet-32' feet from the east.
8. Fire hydrant relocation will need to be coordinated with Public Utilities and Contractor for the shut off of water to Marathon Gas Station and Burger King.
9. Bike rack installed by the front of the building.
10. Right turn signage on private road exiting site onto 9<sup>th</sup> Circle South.

## Memorandum

To: Mary Lou Dewitt, City of Princeton  
From: Jenn Edison, PE – WSB  
Date: December 16, 2020  
Re: Taco John's Stormwater Review  
WSB Project No. 017245-000

We have reviewed the following documents submitted for the Taco John's development in Princeton, MN by Rum River Land Surveyors and Engineers on November 23, 2020:

- *P-444403\_Complete Civil Plans (11-19-20).pdf*
- *P444403\_SMP (11-19-20).pdf*

We have the following comments with regards to stormwater management;

### General

1. Submit for and provide copies to the City of all required permits from regulatory agencies (NPDES, Sherburne County).
2. An NPDES permit is required as the site exceeds 1 acre of disturbance.
3. Show all final utility easements. Storm pond and any pipe outlets should be included within a drainage and utility easement.
4. Verify pond is sized to accommodate development on other two lots and provide calcs verifying the assumptions for impervious on these two lots.

### Stormwater Management

1. Drainage Areas
  - a. Delineate the drainage area for the proposed roadway on the north side of the site in existing and proposed conditions.
2. HydroCAD Modeling
  - a. Please add the proposed roadway drainage leaving the site to the HydroCAD model.
3. Volume Control
  - a. The proposed filtration basin is accurately sized to provide the required water quality volume for the entire site, but as currently designed, 7,345 square feet of impervious surface leave the site without treatment.
    - i. Please add an additional catch basin on the north side of the proposed roadway across the street from catch basin #2 to treat additional runoff.

4. Water Quality

- a. Pretreatment to NURP standard is required prior to the filtration basin. It appears that a basin with a filter bench or a more efficient treatment structure (more than a sump) in CB/MH #4 could achieve this.

5. Rate Control

- a. Please include the drainage leaving the site without treatment in the rate control calculations. The entire development is subject to limited runoff rates of 0.07 cfs per acre in the 100-year event and 0.05 cfs per acre in the 10-year event, not just the area draining to the filtration basin. Update calculations.

6. Flood Control

- a. Label the lowest opening of the proposed building. The low opening must be 3 feet above the 100-year HWL of the proposed filtration basin.
- b. Please submit soil borings to verify the groundwater levels in the area (could impact construction).

**Storm Sewer**

1. The utility plan calls out a 16" PVC storm sewer pipe from CB/MH #3 to CB/MH #4. The storm sewer calculation (HydroCAD model) has a 15" RCP. Clarify which is correct and modify for consistency.

**SWPPP**

1. Because disturbance exceeds 1 acre and an NPDES permit is required, a SWPPP is required.

**Sherburne County Requirements**

1. Please submit to Sherburne County for review.

From Amended Commitment for Title of Chicago Title Insurance Company, Commitment No. 2-2020, dated March 28, 2020, issued by Home Security Abstract & Title Company.

Lots 5, 6, and 7, Block 1, Big-View 1st Addition, according to the plat thereof on file and of record in the office of the County Recorder, Sherburne County, Minnesota.

Excuse items Nos. 1-9, and 15 are not survey related items.

Item 10 - Elements for roads, drainage, utilities, and wetlands as shown on the recorded plat, if any. (Depicted on Survey)

Item 11 - Terms and Conditions of Developer's Agreement by and between City of  
Pebbleton and John B. Davis and Loretta J. Davis dated May 27, 1988. (See June  
1988 City of Pebbleton Board Meeting)

5, 1988 as Document No. 365398. (Cannot Be Mapped)

Item 12 - Subject to the terms and conditions of PG Resolution #01-13 authorizing a Conditional Use Permit to expand parking and filed June 20, 2013 as Document No. 723180. (Cannot Be Moved)

Item 13 - Subject to the terms and conditions of Permanent Easement in favor of the Department of Transportation, the following shall be the terms and conditions of the easement:

County of Sherburne filed January 31, 2019 as Document No. 2019019 over a portion of Lot 5. (Depleted on Survey)

Item 14 - Subject to the terms and conditions of Temporary Construction Easement in favor of the County of Sherburne filed January 31, 2019 as Document No. 0470793 and Connecticut Easement filed February 5, 2019 as Document No.

668073 over a portion of Lot 5. (Depicted on Survey)  
667920 and Corrective Easement dated February 3, 2019 as Document No.

Item 15 -- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land (identified on Survey)

Item 17 - Subject to the terms and conditions of that certain Escrow Agreement to be  
survey of the Loma. (uploaded on Survey)

1. Monuments have been placed at all major corners of the property as depicted on the


- [illegible]

1. Property is Abstract (From Title Commitment)

1. Free rental interest is owned by J. Davis, LLC, a Minnesota limited liability company.
2. The property has a recorded easement for ingress, egress, and utility purposes over, under, and across Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 8

To: Midstream Investments, LLC, a Dork, L.L.C.; Shurburne State Bank; Chicago Title Insurance Company; and Home Security Abstract & Title Insurance Company.

Date: May 6, 2023

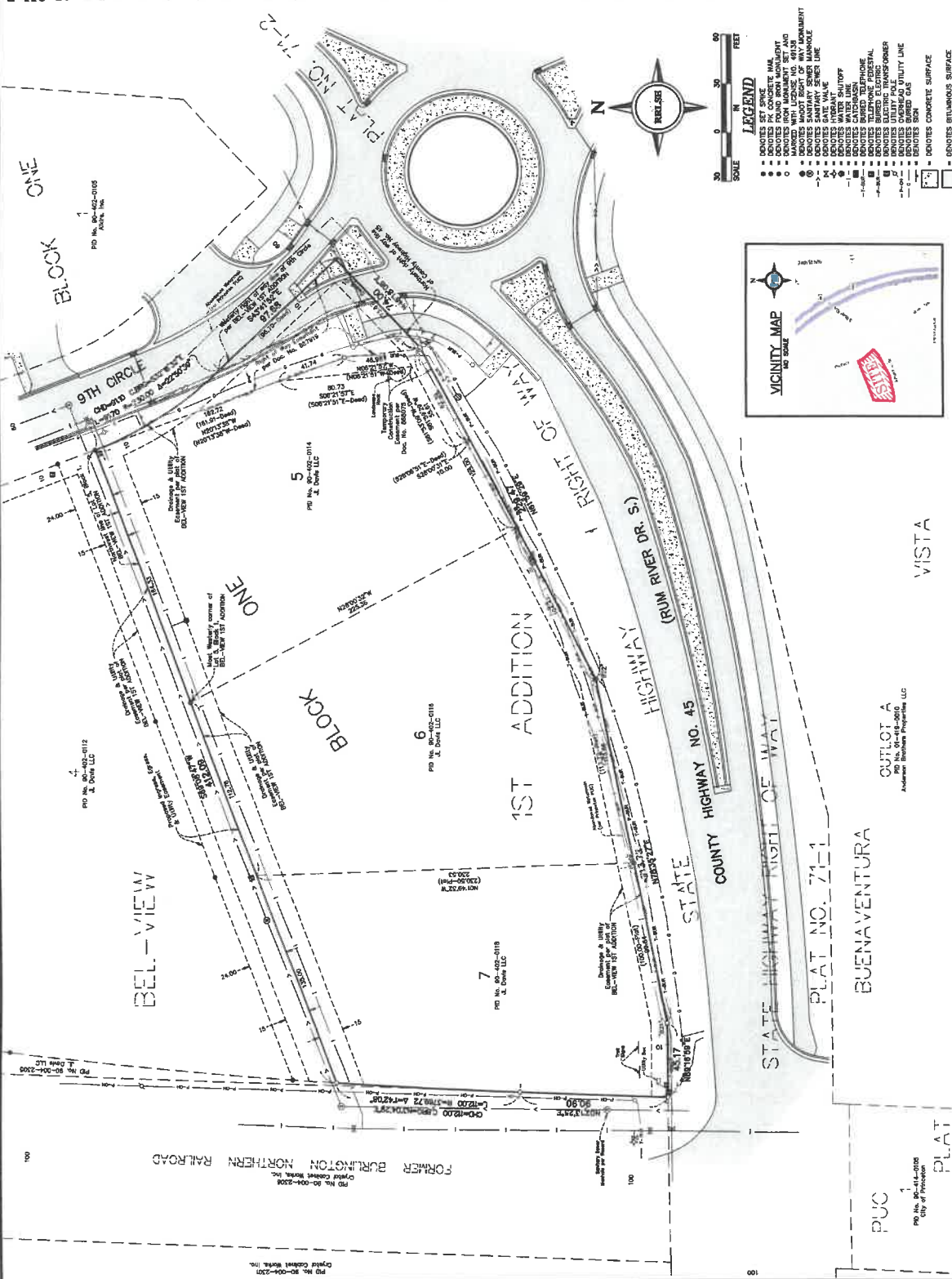
  
 Brian Pearson  
 MN License No. 49138  
 Rum River Land Surveyors & Engineers  
 PO Box 1044  
 Princeton, MN 55371  
 Phone: (763) 368-4478

ALTA/NSPS LAND TITLE SURVEY  
for  
McBroom Investments LLC



1

2020 BLUE RIVER LAND SURVEYS &amp; ENGINEERS

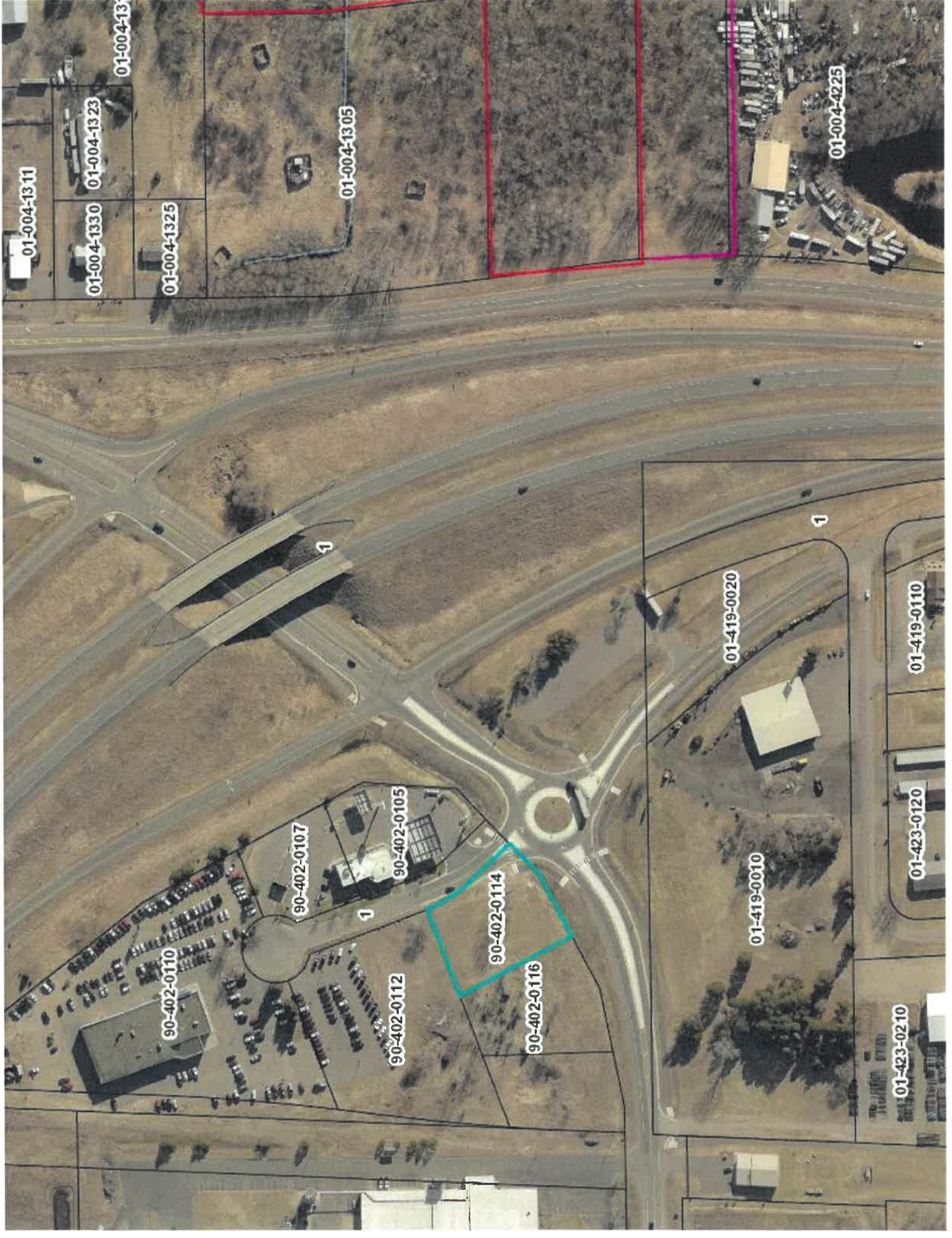


**RUM RIVER**  
LAND SURVEYORS & ENGINEERS  
Telephone (714) 289-4471  
PO Box 1344  
San Juan Capistrano, CA 92675

[illegible]

May 07, 2020 • 9:20am eastern  
 in South India and Christian Science and Health Community for the





01-004-1311

01-004-1323

01-004-1330

01-004-1335

01-004-1325

01-004-1305

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90-402-0107

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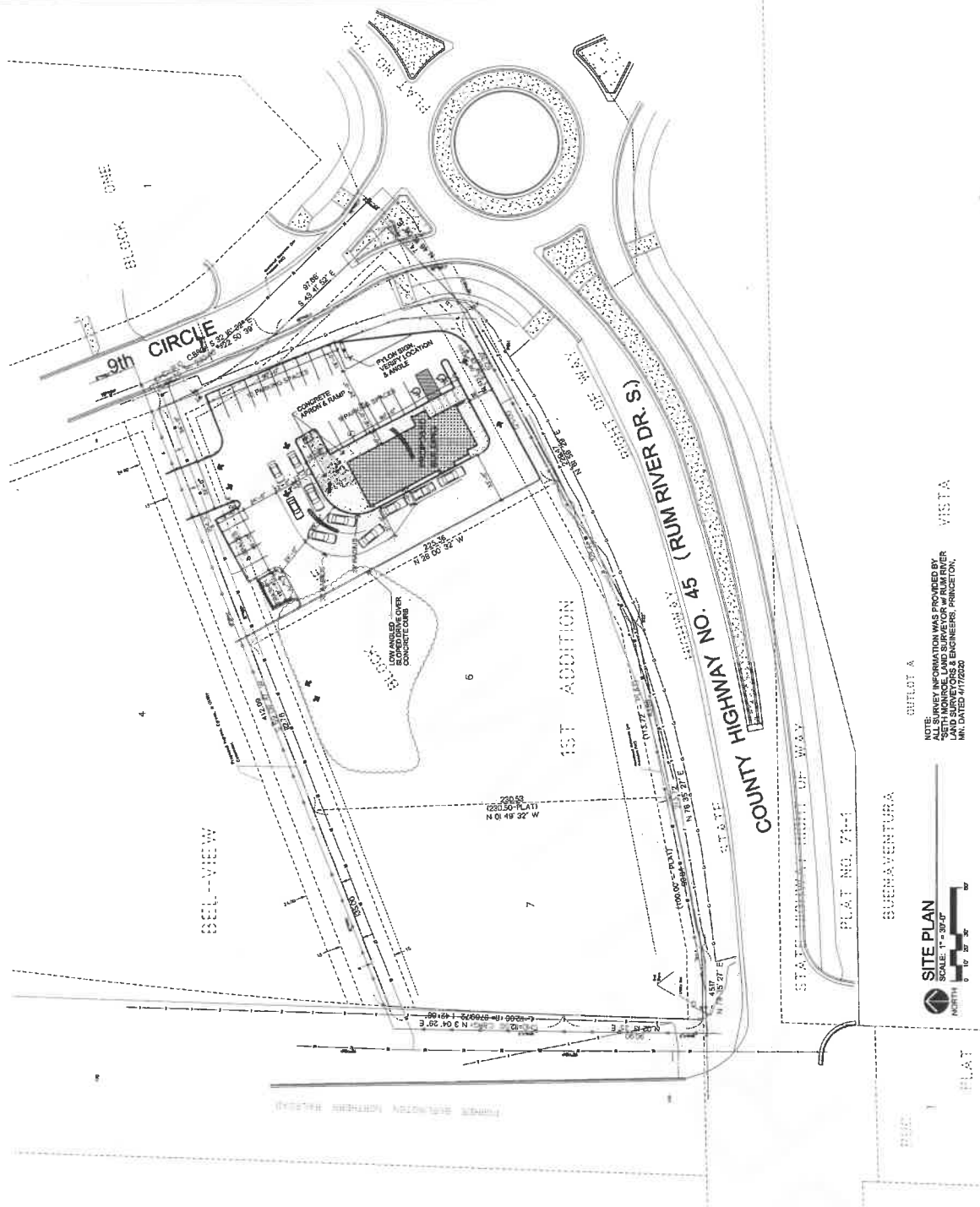
01-419-0020

01-419-0010

01-423-0120

01-419-0110

01-423-0210



OUTLOT A

NOTE:  
ALL SURVEY INFORMATION WAS PROVIDED BY  
SETH MONROE, LAND SURVEYOR w/ RUM RIVER  
LAND SURVEYORS & ENGINEERS, PRINCETON,  
MN. DATED 4/17/2020

**SITE PLAN**  
SCALE: 1" = 30'-0"

Revised 12/17/20



**GENERAL NOTES:**

1. VARY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.  
2. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS REQUIRED, TO PREVENT EROSION AND TO PREVENT FURTHER DAMAGE TO THE EXISTING  
3. COMPLETE THE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION  
4. ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CLASSES.  
5. SOIL PERFORMED ONLY IF SEDIMENT IS TRACKED INTO ANY  
6. CITY OR COUNTY ROADS.  
7. SEE SHEET C7 FOR THE STAKING PLAN.  
8. SEE SHEET C8 FOR THE UTILITY PLAN.  
9. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONSTRUCTION PLANT.  
10. CONTRACTOR SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT  
11. CONCRETE AND OTHER WASTE.  
12. CONTRACTOR SHALL UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF  
13. CONCRETE AND OTHER WASTE.

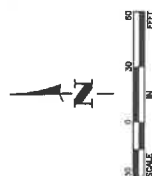
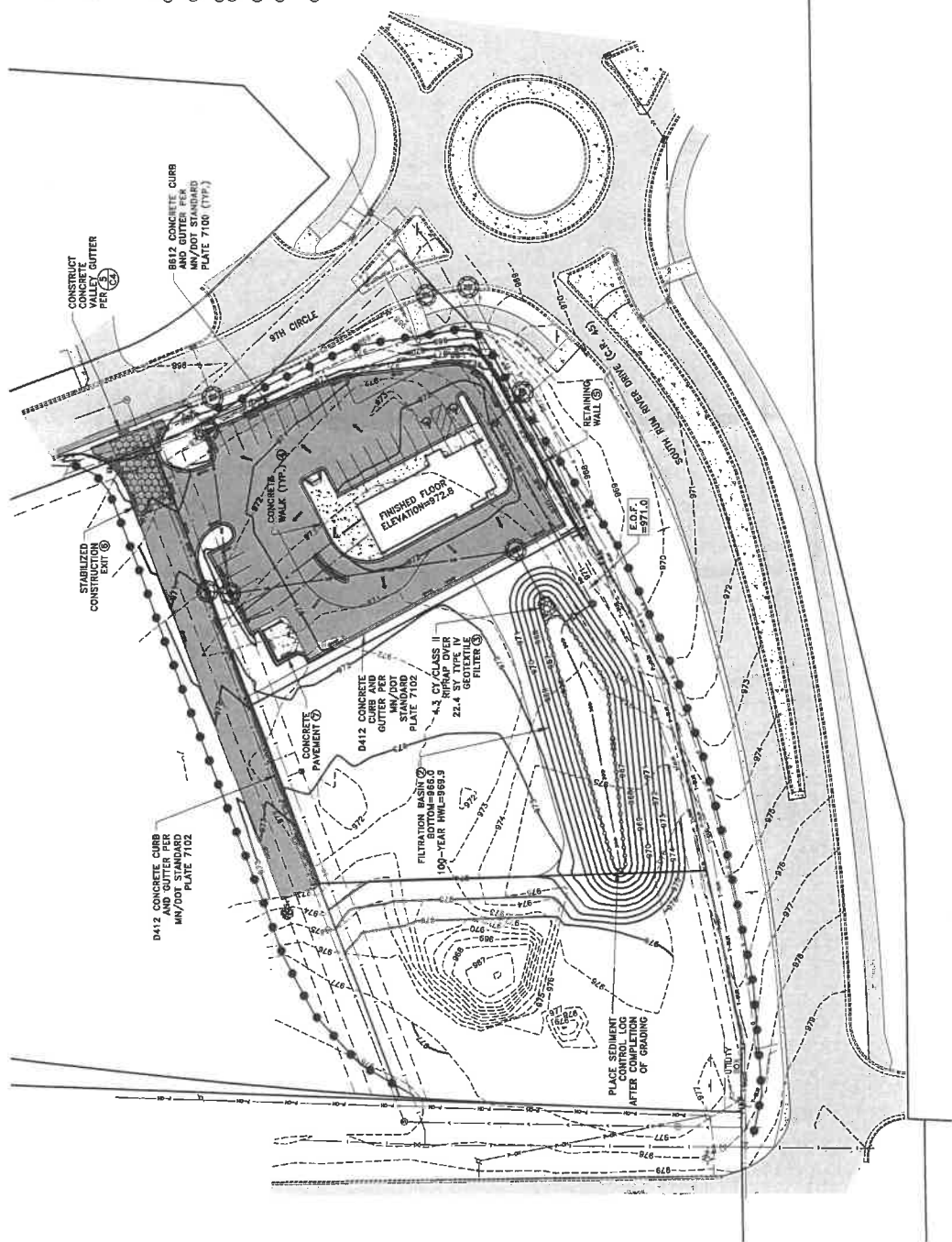
**REFERENCE NOTES:**

- ② INSTALL INLET PROTECTION DEVICES PER  $\frac{A}{2}$ ,  $\frac{B}{2}$ ,  $\frac{C}{2}$ , AND  $\frac{E}{2}$ .  
 ③ CONSTRUCT FILTRATION BASIN PER  $\frac{A}{2}$ .  
 ④ PLACE RIPRAP PER MI/DOT STANDARD PLATE 3133.  
 ⑤ CONSTRUCT CONCRETE WALK PER  $\frac{A}{2}$ .  
 ⑥ RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER  
 WALL GRADER.  
 PRIOR TO IMPROVING OR EXPORTING MATERIAL FROM THE SITE  
 CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER  $\frac{A}{2}$ .  
 ⑦ CONSTRUCT CONCRETE PAVEMENT PER  $\frac{A}{2}$ . SEE ARCHITECTURAL  
 ADDITIONAL TRASH ENCLOSURE DETAILS

ADDITIONAL TRASH ENCLOSURE DETAILS

**LEGEND**

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT/WALK
- SILT FENCE PER  $\frac{1}{16}$ "
- DRAINAGE ARROW
- INLET PROTECTION DEVICE ①
- SEDIMENT CONTROL LOG PER  $\frac{1}{16}$ "
- EMERGENCY OVERFLOW ELEVATION



DATE	REVISION

**RUM RIVER**  
**LAND SURVEYORS & ENGINEERS**  
PO Box 1084  
Pine Bluff, AR 72763  
Telephone (501) 594-1176  
Fax (501) 531-0976

TACO JOHN'S

ERODING, DRAINAGE AND  
EROSION CONTROL PLAN

6  
CF  
8

9-4444.03



**Brooklyn Park**  
9100 Wyoming Ave N Suite 550  
Brooklyn Park, MN 55445  
Phone: (763) 425-5500

DRAWN BY: KARL SEANGER

APPROVED BY:

ISSUE DATE: 10/5/2020

REVIEW DATE:

PAPER SIZE: Tabloid (11"x17")

**SCALE: 1" = 30'**

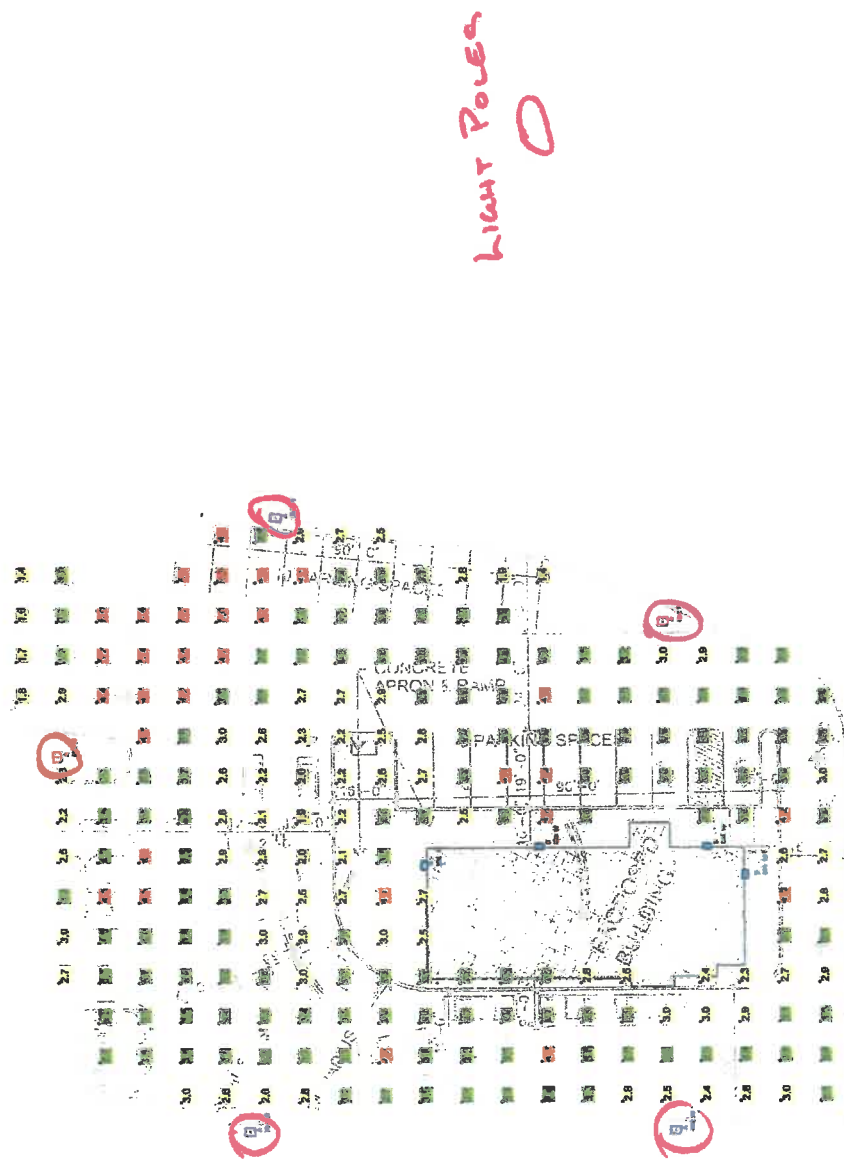
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ENERGY CODE:

TACO JOHNS  
EGAN CO.

Page 1 of 1

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OR BUILDING FROM PLAN IS  
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Luminaire Schedule			Part #	Description	Lum. Watts	Lum. Lumens/LF	Arrangement
Symbol	Tsp	Qty					
A	5		RAP2-480L-185-4K7-4W	HUBBELL 28,000 LUMEN LED AREA LIGHT	174.5	0.900	SINGLE
A	5			HUBBELL 3000 LUMEN WALL PACK	2786	2786	SINGLE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc	Fluorescence	F	3.35	8.4	1.4	2.39	4.67









