



November 17, 2016

Mrs. Jen Desrude, PE  
Development Coordinator  
City of Bloomington  
1700 W 98<sup>th</sup> St.  
Bloomington, MN 55431

**RE: *Comment Summary for Application #PL201600146***

Dear Mrs. Desrude,

Kimley-Horn received the Comment Summary, dated September 13, 2016, regarding the Type II Preliminary and Final Plat to divide one outlot into one lot and three outlots as well as a major revision to the Final Development Plans for a new 8-level parking structure plus loading dock and surface parking modifications. Since the last submittal, the Final Development Plans have been advanced and modified to include the following revisions:

- Changed plan sheet size from 22"x34" to 30"x42"
- Advanced Architectural/ Mechanical/ Electrical/ Plumbing plans to Construction Documents
- Added several Erosion Control sheets for the multiple phases of construction
- Added a Pavement Marking and Signage Plan
- Added a Pavement Jointing Plan
- Added Civil Details sheets

As part of the plan review submittal, the pertinent comments from the Comment Summary have been copied below and Kimley-Horn offers the corresponding responses in "red".

Please review and let me know if there are any questions on the responses offered.

Sincerely,

Thomas J. Lincoln  
Kimley-Horn and Associates, Inc.

## Comments/Responses

**Type II Preliminary and Final Plat to divide one outlot into one lot and three outlots; Major Revision to Final Development Plans for a new 8-level parking structure plus loading dock and surface parking modifications. Airport Zoning Permit.**

**Planning Review Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

1) All primary (greater than 15%) metal building materials proposed must comply with the City's metals policy related to durability.

Acknowledged. To be addressed by BWBR Architects.

2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required for all surface parking (which may be reduced to 0.75 foot-candles for the outer perimeter 25 feet of the parking lot). A minimum of 3.0 foot-candles is required for all structure parking (which may be reduced to 1.5 foot-candles for the outer perimeter 25 feet of the parking ramp).

Acknowledged. Hunt Electric has/will make a resubmittal of site and parking ramp photometrics.

3) Trees planted within the 30th Avenue public right-of-way are not eligible to be counted towards landscaping requirements for the subject property per Section 19.52(c)(5) of the City Code. As a result, the amount of landscape material provided is deficient by 6 trees.

Additional trees were added in the landscape islands to compensate for the replaced in 30<sup>th</sup> Avenue South. According to the Staff Report, 146 trees are required. 148 trees are proposed, excluding the 5 replacements in 30<sup>th</sup> Avenue South. Oslund will be resubmitting landscape plans directly to the City for review.

4) Perimeter parking lot screening (3 to 4 feet in height) required per Sec. 19.52 of City Code.

As noted in the Project Narrative (Rev. 3) and discussed with Nick Johnson, the landscaping plan has been revised to include a minimum of 3 feet of landscape screening, including multiple rows of staggered grasses. The grasses will not be trimmed in the fall to provide winter interest and screening during the winter months. Oslund will be resubmitting landscape plans directly to the City for review.

5) 7-foot wide sidewalk required when perpendicular to 90 degree parking.

Sidewalk changed to 7' wide. See Sheet C4.1.

6) Any future signage must be consistent with the Class VII Sign District (Sec. 19.115.01) and the approved Uniform Sign Design for Bloomington Central Station.

Acknowledged.

7) The approved Preliminary Development Plan envisioned a mid-block pedestrian crossing of the Blue Line LRT right-of-way. Would this crossing be constructed with the proposed phase of construction or a future phase of construction?

Metro Transit does not want to provide a pedestrian crossing at this time because there is no active land use north of the LRT tracks. The LRT Pedestrian Corridor connects to ng McGough intends to have the pedestrian crossing installed in the future.

8) An FAA 7460 analysis and crane variance provided by MAC MSP Board of Adjustment must be submitted to the City prior to issuance of the Airport Zoning Permit and building permit.

FAA 7460 analysis for the building and the mobile crane have been filed with the FAA. We have been asked to provide additional information and survey certification which is underway.

**Fire Department Review Contact:** Laura McCarthy at lmcCarthy@BloomingtonMN.gov, (952)

563-8965

**Public Works Review Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-

4862

1) Update civil engineering plans in response to comments provided.

Acknowledged.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

Acknowledged.

**Construction/Infrastructure Review Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov,

(952) 563-4862

1) Clarify--does this remove planting area include tree removal? There is no X like other tree removals so assuming that the tree remains

The trees in this area have been marked as removals. See Sheets C2.0- 2.2

2) Clarify-remove, salvage and replace. Is it remove and replace with a new pole or salvage and reinstall the same pole?

Callout changed to say "Remove, salvage and reinstall existing light pole on new concrete base. Remove existing and furnish and install new electrical wiring (see electrical)." See Sheets C2.0-C2.3.

3) Show curb and pavement removal for sanitary and watermain installation in sandy soil

Not necessary due to the use of earth retention system.

- 4) Clarify--some of this pipe appears to be removed on utility plan

The SS pipe has been marked as a removal.

- 5) Modify irrigation system

The irrigation system has been added. See Sheets C2.2 and C5.6.

- 6) Irrigation service was shot across the tracks without tracer wire. It is in this general vicinity

The irrigation system has been added. See Sheets C2.2 and C5.6.

- 7) The utility plan still shows this hydrant in place

The hydrant will be noted as "remove, salvage, and reinstall." See Sheet C5.7.

- 8) Is this the fill and abandon symbol? Remove instead

The symbol for the pipe has been changed from "fill and abandon" to "remove". See Sheet C2.2.

- 9) & wiring behind curb

Removed by City reviewer

- 10) Verify existing storm sewer layout.

Acknowledged.

- 11) Check if this light pole can remain. Based on utility plan it looks like it might need to be salvaged and reinstalled like the others to the south

This light pole will be removed. Note added: "Remove, salvage and reinstall existing light pole on new concrete base. Remove existing and furnish and install new electrical wiring (see electrical)."

- 12) Add sidewalk on west side of road

Acknowledged. After discussions with City staff, this item is no longer required and the Condition of Approval has been changed.

- 13) Why does this need to be depressed? Is this a fire access? Use B618 in public street--we don't want people driving into this area

Note removed. B618 curb will match the existing curb where removed along 30<sup>th</sup> Ave South. See Sheet C4.2.

- 14) Add sidewalk to south side of 82nd Street

Sidewalk not intended along pond due to slopes and monument sign. Pedestrian crossing of 31<sup>st</sup> Avenue South will be focused to the north side of East 82<sup>nd</sup> Street. See Sheets 4.0- 4.3.

15) Add Sidewalk

Acknowledged. After discussion with City staff, this item is no longer required. See comment 12 and 14 in this section.

16)

17) Which way does this area drain? To the street? To this low area? Show the emergency overflow and that it drains before flooding the LRT tracks

The sidewalk along 30<sup>th</sup> Ave drains to the street and the fire lane sidewalk drains toward the center grass strip and existing catch basin to the east.

18) FFE is listed at 816.5 but matching at 817? Is it ramped inside?

The spot elevations were inadvertently calling out the top of curb elevation. See Sheet C5.2.

19) Show electrical and irrigation in blvd

Electrical and irrigation lines have been shown. See Sheets C2.2 and C5.7.

20) Need 10' min separation between sanitary and watermain

Horizontal separation is not achievable in the 10' Drainage and Utility easement. Vertical separation is met and the material type of the sanitary matches the ductile iron pipe material of the watermain. See sheets C5.6-5.7

21) Show isolation of watermain, monitoring and annodes due to proximity to LRT

The watermain has been located at least 20' from the centerline so isolation is not necessary.

22) See attached as-built sketches for watermain & valving

The existing conditions have been updated to reflect the as-built sketches as closely as possible. See Sheets 2.0-2.3 and C5.4-5.7.

23)

24) The typical sections on C7.2 all seem to refer to D418 Special--this D418 detail appears standard. Only applicable for 82nd Street? Is it the color that makes it special or some type of notch out or something else? Suggest detailing it.

Acknowledged. The special referred to the color of the curb. No colored curb will be used for this project, and the callout has been modified.

25) Suggest making the Select Granular Borrow as per Engineer's Direction. A lot of the surrounding area is sand that likely meets select requirements, although there are pockets of poorer material where this would be applicable.

The note "verify with Engineer" was added to each callout.

26) Where is this? The two spots it might be on sheet 4.2 don't show reinforced turf, they both use concrete. No turf if this is near 30th Avenue. Would like to see B618 curb and gutter if it is at 30th Ave or some other type of protection to keep vehicles from driving in where they don't belong.

This firetruck accessible exit is located in the south parking lot. Additional sections will be provided for the exit located near 30th Avenue and the LRT corridor.

27) Don't see a call out for the replacement of the sidewalk along 30th Avenue---it is 5" thick

The detail for the LRT Corridor sidewalk is the same as 30th Avenue South. The description has been updated to include this.

28) This will complicate future sanitary repairs. Suggest relocating power.

Acknowledged.

29) Create a section here to show, footing, water, sanitary, curb

Sections have been added for the west and north sides of the proposed parking structure.

30) Check light foundation and watermain for conflicts--suggest not placing light footings right on watermain

Acknowledged.

31) Note: ALL SHEETS - Check line type scale. Line type symbology isn't showing up, i.e. flow direction on sewer pipes

Acknowledged.

31) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.

All retaining walls are now poured walls by the structural engineer.

32) Suggest moving the utility profiles closer to this utility plan instead of the C9.X series

Acknowledged. Sheets remain as is.

32) Provide a sidewalk connection from the building to public sidewalk or street.

Sidewalk connections provided for the proposed ramp and the HealthPartners building.

33) 12.5 is 3/4" aggregate as is B 9.5 is 1/2" aggregate as is A This says two different things by being 12.5 and A mix

The sections have been updated to correct this with the use of type 12.5 SPNWB340F.

33) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.

Slope arrows are shown on sheets 5.0-5.3. Acknowledged.

34) SP 12.5 is 3/4" aggregate, but SPWEA is 1/2" aggregate. They don't match

The sections have been updated to correct this with the use of type 12.5 SPNWB340F.

34) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.

Acknowledged.

35) Should this be the same as Inset A on the previous page? What size rock are you using in the mix? Don't want to drag rocks. Suggest switching to a 1.5" lift

A single Inset A with 2" wear course is now shown.

36) Conflict between light pole and storm sewer

The storm sewer has been shifted south to create more room for the light pole.

37) Check for conflicts between 42" existing pipe, new manhole and catch basin and angle of pipe to ensure adequate compaction and space can be provided.

True manhole and pipe sizes have been shown on the plans to assess any conflicts.

38) North is to the right not up

The arrow has been moved to point to the right.

39) Add note to maintain 8' minimum depth on watermain

Note has been added to the utility sheets.

40)

41) Adjust CB to match new grades

Acknowledged.

42) Too flat--recommend nothing less than 0.50% on bituminous pavement

The arrow now shows the downhill grade rather than cross slope of the ADA aisle.

- 43) Adjust CB Rim to accommodate new grading

Acknowledged.

- 44) Suggest showing the slope for the 11" hold down to ensure pedestrian and sidewalk plow safety.

The 11" hold down is no longer proposed.

- 45) Typical section shows 2%. The slope at this angle may be 2.31% but it isn't helpful since no one can recreate the slope direction in the field. Suggest deleting this and others on 82nd Street

The slope arrows have been removed from the street plans.

- 46) This doesn't match the profile grade shown on Sht 8.0

The slope arrows have been removed from the street plans.

**PW Admin Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.

There are sidewalk and bikeway easements along 30<sup>th</sup> Avenue South and East Old Shakopee Road. They are noted on the Preliminary Plat and Final Plat prepared by Sunde Land Surveying.

- 2) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.

As discussed on October 31, 2016, there are public drainage and utility easements along 30<sup>th</sup> Avenue South and East Old Shakopee Road. They are noted on the Preliminary Plat and Final Plat prepared by Sunde Land Surveying. No additional public drainage and utility easements are proposed.

- 3) Private common utility easement/agreement must be provided. Update existing agreement.

McGough Development is preparing private common utility easements or agreement along the north side of the Lot 1 and Outlot A of BCS 5<sup>th</sup> Addition, within Outlot B of BCS 5<sup>th</sup> Addition (East 82<sup>nd</sup> Street) and within Outlot J of BCS 2<sup>nd</sup> Addition (31<sup>st</sup> Avenue South). These documents will be provided to the City for review.

- 4) Private common driveway/access easement/agreement must be provided. Update existing agreement.

McGough Development is preparing private common driveway and access easements or agreement within Outlot B of BCS 5<sup>th</sup> Addition (East 82<sup>nd</sup> Street) and within Outlot J of BCS 2<sup>nd</sup> Addition (31<sup>st</sup> Street South). These documents will be provided to the City for review.

- 5) See list of items that must be included on the preliminary plat per Chapter 22 of the Bloomington City Code.

Sunde Land Surveying has been coordinating with Bruce Bunker on comments to the Preliminary Plat and Final Plat.

- 6) All development setbacks must be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42)

Acknowledged. We are not aware of any planned widened rights-of-way along 30<sup>th</sup> Avenue South or East Old Shakopee Road. All development setbacks are consistent with the approved Preliminary Development Plan for BCS.

- 7) The \$15 fee for Engineering staff to obtain a certified copy of the plat from Hennepin County must be provided prior to the plat being released for recording.

Acknowledged.

**Traffic Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1)
- 2) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.

A construction traffic control plan has been added. See sheet C3.0.

- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

All signage and landscaping has been moved to ensure that the clear view triangles were not obstructed.

- 4) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.

One curb cut will be removed and replaced with a larger curb cut for the west ramp entrance.

5) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.

The existing street light poles, handholes, conduit, and signal interconnect have been shown on the plans.

6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

The appropriate MMUTCD references for signage have been added. See sheet C4.4.

7) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

Acknowledged.

8) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD

Acknowledged. See detail.

9) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Acknowledged. See Sheet C4.0 for table that details parking space requirements and provisions.

10) Modify note to read: Protect inplace light poles, and conduit and wiring between poles.

Note added for the in place light poles south of the proposed ramp.

11) This is a street light handhole, not a pad. Please add note to protect inplace lighting handhole.

Note added to protect inplace lighting handhole.

12) Both of these structures are handholes.

Note modified to read protect inplace lighting handholes.

13) This is a traffic signal handhole that if removed or disturbed will require rewiring of a portion of the traffic signal system, including the interconnect wiring between LRT and traffic signal. Please schedule a meeting with Jen Desrude/Tom Bowlin to discuss what impacts will be occurring with this handhole.

Proposed construction does not impact this handhole. However, conduit may be obstructed. A pre-construction meeting will be held to discuss this and other utilities.

14) Lighting handholes and poles along east side of 30th Avenue are shown but not the conduit. Please show the lighting conduits also and add notes to where the conduits will need to be protected.

The lighting conduit along the east side of 30<sup>th</sup> Avenue is now shown. The conduit linetype shows what will be removed and what remains.

15) Please show and label the signal system conduits, handholes and poles on the east side of 30th Avenue (south of LRT tracks).

The signal system conduits, handholes, and poles have been added.

16) Please show and label the signal system handholes, conduits and poles in this area.

The signal system conduits, handholes, and poles have been added.

17) Please show and label the lighting conduits in addition to the lighting handholes and poles.

The lighting conduits have been added.

18) Need to include a traffic control plan showing how this workzone will be developed or road closed. Include any proposed lane closures and signing out on and along East Old Shakopee Road.

A construction traffic control plan has been added. See sheet C3.0.

18) Please include a haul routing plansheet. Please discuss with Tom Bowlin what proposed access locations for haul routing would be approved.

The haul routes are show on the construction traffic control plan.. See sheet C3.0.

19) Please include a traffic control plan showing the following:

- closure of the rightmost northbound thru lane along 30th Avenue (from approximately 82<sup>nd</sup> Street to LRT tracks) This lane will not need to be closed as part of this project except for temporary impact for new concrete entrance drive. .
- closure of sidewalk along east side of 30th Avenue adjacent to site with pedestrian detour signing at LRT tracks and EOSR directing to west side sidewalk. Sidewalk closure signs have been included as part of the traffic control plan. See sheet C3.0.

20) Do not depress curb in this area. Please show and label the traffic signal handhole and conduit infrastructure in this area so we can assess what impacts this project will have.

B618 curb will match the existing curb where removed along 30th Avenue South. The traffic signal handholes and conduit have been labeled in this area.

21) Reword note to read: Salvage and reinstall light pole. Remove existing and furnish and install new lighting wiring.

Note has been modified.

22) Suggest installing a gate at this location.

There is no fencing to insert a gate within.

23) If grades allow, suggest extending sidewalk along the north lot curb line to connect 31st Street with ped bridge.

The grades do not allow for the sidewalk along the entire north side. Sidewalk is extended north to connect to the drive lane without being blocked by parking spaces.

24) Add note: protect inplace traffic signal pole.

Note added to protect inplace traffic signal pole.

25) Please add notes indicating "salvage and reinstall" to any inplace signs along east side of 30th Avenue.

Note added to salvage and reinstall any inplace signs along 30<sup>th</sup> Avenue South. See sheet C2.2.

26) There can't be two thru lanes at this location. Please review and update text.

This has been updated to show a thru right lane and a left turn lane.

27) See notes elsewhere in submittal on the impacts of the utility work on the LRT and traffic signal system at Lindau Lane & 30th Avenue.

Acknowledged.

28) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

Acknowledged.

29) All public sidewalks along East Old Shakopee Road shall not be obstructed

Acknowledged.

30) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way.

Acknowledged.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1)
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.

*There will not be any encroachment in the public right-of-way or easements.*

- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

*Acknowledged.*

- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)

*Acknowledged.*

- 5) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

*Acknowledged.*

- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

*Acknowledged. Permits will be applied for.*

- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

*Acknowledged.*

- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.

*Horizontal separation is not achievable in the 10' Drainage and Utility easement. Vertical separation is met and the material type of the sanitary matches the Ductile Iron Pipe material of the watermain. See sheets C5.6-5.7.*

- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

*Acknowledged. An additional valve was added to the watermain near the LRT.*

- 10) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There are not enough hydrants at the Health Partners building. And another hydrant should be added on the SE side of the proposed parking ramp. Can Bloomington Fire get to the proposed hydrants on

the north side of the ramp? There must be a hydrant located within 50 feet of all building fire dept connection points.

A hydrant has been added to the SE side of the proposed parking ramp. Yes, Bloomington Fire can get access to the proposed hydrants on the north side of the ramp.

11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

A minimum of 8-feet of cover is proposed for all water main.

12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.

Acknowledged. Please refer to Specifications.

13) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.

Acknowledged.

14) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.

Acknowledged.

15) An inspection manhole is required on all commercial sewer services.

Acknowledged.

16) Use standard short cone manholes without steps.

Acknowledged.

17) Install interior chimney seals on all sanitary sewer manholes.

An interior chimney seal detail has been added to the civil detail sheets. See sheet C6.1

18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

Acknowledged.

19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.

Acknowledged.

20) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.

Acknowledged. Adequate depth of cover is maintained throughout.

21) Use schedule 40, SDR 26, or better for PVC sewer services.

Acknowledged. Schedule 40 and SDR26 pipe have been specified for PVC sewer services.

22) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.

Acknowledged. See mechanical plans.

23) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

Acknowledged.

24) Watermains and Hydrants can be no closer than 20 feet from LRT tracks - To protect the City water system from stray current corrosion.

Acknowledged. See Sheets 5.4- 5.7 for updated watermain plan layout. See Sheet 7.2 for LRT Section view.

25) All levels of the parking ramp that have sidewalls more than 50% open must drain to the storm sewer.

The top level of the parking ramp will drain to the storm sewer while the remaining levels of the ramp will drain to the sanitary sewer.

26) Suggest installing the future sewer crossing under the LRT tracks (at 31st St) now to avoid having to disrupt the areas south of the tracks in the future.

This sewer crossing will not be installed at this time. MH 7 has been positioned to expand the sanitary sewer in the future. Jacking would be done from the north to south to make the connection.

27) Install new fire hydrants instead of moving old ones as the old ones often don't pass hydrostatic testing without excessive extra effort and time.

Acknowledged. See Sheets 5.4- 5.7 for updated callouts.

28) Please check the City's water and sewer GIS records against the plans as some valves and pipe sizes are not shown correctly. Several changes were redlined on the plans.

Acknowledged. See Sheets 5.4- 5.7 for updated part sizes.

29) Can Bloomington Fire Get Access to these Hydrants

Yes

**Water Resources Review Contact:** Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Currently under review.

Acknowledged.

2) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

Acknowledged.

3) An erosion control bond is required. Dollar amount based on area disturbed:

\* 0.00-0.50 acres disturbed - \$5,000

\* 0.51-0.75 acres disturbed - \$8,000

\* 0.76-1.00 acres disturbed - \$11,000

\* over 1 acre disturbed - \$0.25 per square foot rounded to the nearest \$1,000 (maximum \$25,000)

Acknowledged. Bond will be \$25,000. McGough Construction will be preparing the bonds.

4) Show erosion control BMP locations on the plan. Use bloomington details. No bales allowed for inlet protection. All materials must meet MNDOT approved materials list. Use approved inlet protection at all active storm sewer inlets; only baset or sack style in traffic areas. Include a turf establishment plan.

BMP locations are shown on the erosion control sheets. See sheets C3.1-3.3.

5) List erosion control maintenance notes on the plan.

Erosion control sheets have been added. See sheets C3.1-3.3.

6) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

Acknowledged. A note has been added to the utility plan referring to HDPE pipe connections. See sheet C5.4.

7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

Acknowledged.

8) Consider meeting to discuss Stormwater Management Plan updates and plans. Contact Bryan Gruidl (952-563-4557, bgruidl@BloomingtonMN.gov) to set up.

9) label storm sewer

Storm sewer is labeled on the grading and drainage plan and street plan sheets. See sheets C5.0-5.3 and C9.0-9.1

10) Provide storm system details.

Storm details are included in the plan set. See Sheets 6.0-6.2.

11) Provide profiles for CB leads within the right-of-way.

CB leads are not located within the right-of-way; rather they are located on private property.

**Assessing Review Contact:** Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-4975

1) With no expansion to the building area occurring in connection with the new plat, there will not be a park dedication fee required.

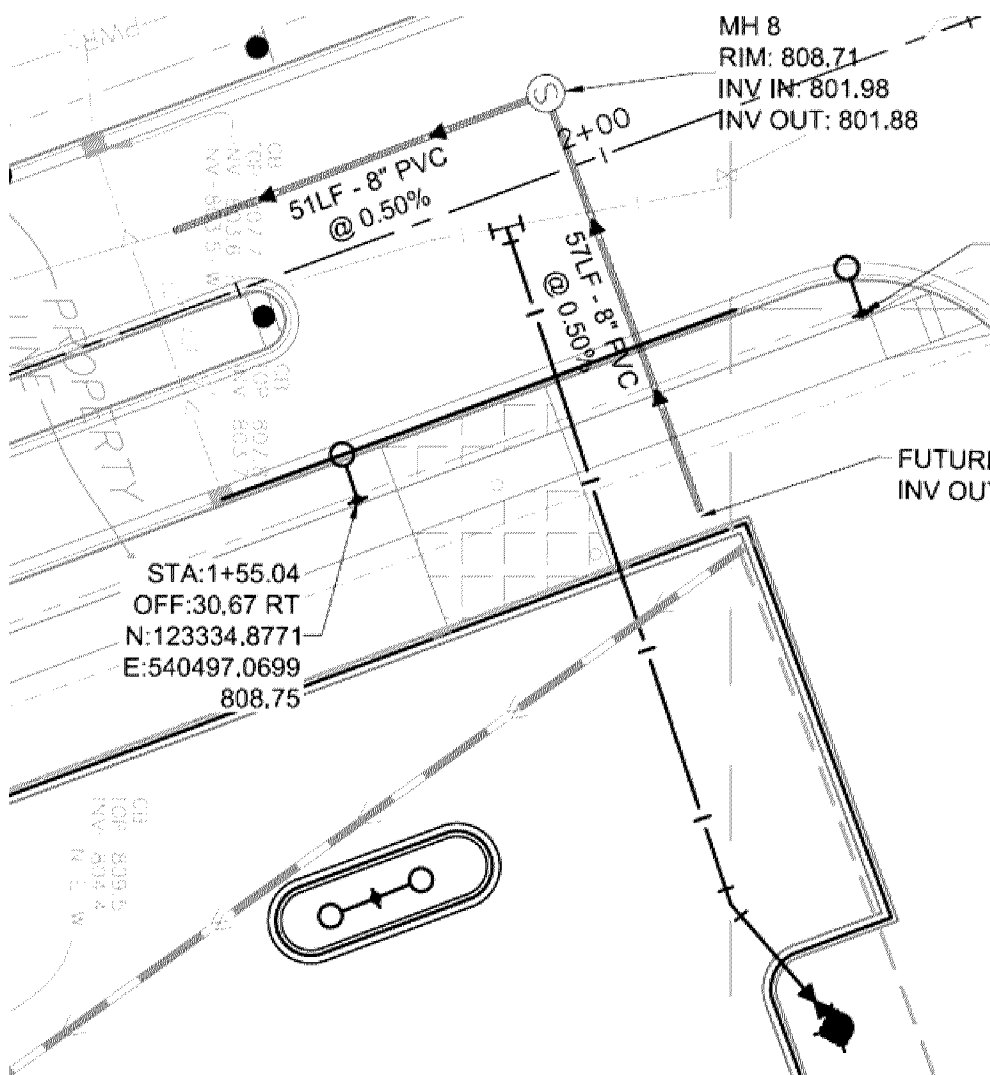
Acknowledged.

**From:** Kampa, Tim  
**Sent:** Monday, January 30, 2017 3:35 PM  
**To:** Tom.Lincoln@kimley-horn.com  
**Cc:** Desrude, Jennifer  
**Subject:** FYI possible conflict with Existing Water in 31st Ave

Tom and Jen,

One more heads up issue – on page 2.200-C9.1 the proposed Future sewer stub might be in conflict with the existing water main in 31<sup>st</sup>. They will know for sure when they make the tap for the new hydrant.

Tim Kampa



**From:** [Bunker, Bruce](#)  
**To:** [mfabel@mcgough.com](mailto:mfabel@mcgough.com)  
**Cc:** [dan@sunde.com](mailto:dan@sunde.com); "[Tom.Lincoln@kimley-horn.com](mailto:Tom.Lincoln@kimley-horn.com)"; [Desrude, Jennifer](#)  
**Subject:** BCS 5th Addition Needed Items  
**Date:** Friday, October 28, 2016 7:42:28 AM  
**Attachments:** [Vacation Application.pdf](#)  
[Preliminary Plat Review 1.pdf](#)  
[Final Plat Review 1.pdf](#)  
[Plat W-Addressing.pdf](#)

---

BLOOMINGTON CENTRAL STATION 5TH ADDITION  
CASE NO. PL201600146

Hello Mark,

The following items are needed as soon as possible to proceed with the timely filing of the final plat with Hennepin County:

1. Two (2) mylar copies of the final plat.
2. Title commitment or opinion for all properties (needs to be less than six (6) months old).
3. Consent to plat form is needed from any mortgage company with interest on the property (form must be a signed original and notarized).
4. Easement vacation application (see attached). This is needed if you want to clean up the title and have new easements conveyed reflecting the new legal description.
5. Signed deeds for public easements (to be filed with Hennepin County). These deeds will follow in a separate email at a later date if you wish to vacate the existing public easements.
6. \$15 fee for certified copy of the final plat.
7. Updated full size PDF of the preliminary plat that reflects City comments (see attached).
8. Updated full size PDF of the final plat that reflect City and County comments (see attached).
9. Private common driveway, access, and utility easement agreement as approved by the City Engineer and will also need to provide proof of recording to the Engineering Division.

Also attached is the proposed addressing for these parcels.

Please contact me if you have any questions.

Thank you,

**Bruce Bunker | Engineering Technician**

City of Bloomington | Engineering Division  
1700 W 98th Street | Bloomington, MN 55431  
P: (952) 563-4546 | F: (952) 563-4868  
[bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov)

MINNESOTA DEPARTMENT OF HEALTH  
Division of Environmental Health  
REPORT ON PLANS

Plans and specifications on watermain: BCS HealthPartners Parking Ramp, Bloomington, Hennepin County, Plan No. 170255

OWNERSHIP: Bloomington City Council, c/o Ms. Janet Lewis, City Clerk, Bloomington City Hall,  
1800 West Old Shakopee Road, Bloomington, Minnesota 55431-3027

SUBMITTER(S): Kimley-Horn, c/o Mr. Tom Lincoln, P.E., 2550 University Avenue West, Suite 238N, St. Paul,  
Minnesota 55114

McGough Companies, c/o Mr. Mark Fabel, 2737 Fairview Avenue North, St. Paul,  
Minnesota 55113

Date Received: November 28, 2016

Date Reviewed: December 7, 2016

SCOPE: This report covers the design of this project insofar as the safety and sanitary quality of the water for public consumption may be affected, and applies to this project only and not to the entire system or any other part thereof. The examination of plans is based upon the supposition that the data on which the design is based are correct, and that necessary legal authority has been obtained to construct the project. The responsibility for the design of structural features and the efficiency of equipment must be taken by the project designer. Approval is contingent upon satisfactory disposition of any requirements included with this report. **It is the project owner's responsibility to retain the plans at the project location.**

Water supply plans are examined with regard to the location, construction and operational features of the design and maintenance of all parts of the system which may affect the safety and sanitary quality of the water. Examination is based on the standards of this department.

It is the contractor's responsibility to contact the Minnesota Department of Health (MDH) for inspections as indicated in the report pertaining to inspections. If you have any questions regarding information contained in this report, please contact me at 651/201-4684. Please direct all questions regarding plumbing inspections to the Minnesota Department of Labor and Industry at 651/284-5067.

This project consists of the installation of the following watermain:

1. 165 lineal feet of 6-inch ductile iron watermain
2. 712 lineal feet of 8-inch ductile iron watermain
3. 565 lineal feet of 12-inch ductile iron watermain

**Requirement(s):**

1. Disinfection of the watermain shall be performed according to AWWA Standard C 651. However, if the tablet or continuous feed methods are used, the completed watermain shall be disinfected for 24 hours with at least 50 ppm available chlorine, rather than the 25 ppm, as specified in AWWA Standard C 651, with a residual of at least 10 ppm throughout the length of the main at the end of the 24-hour period.

BCS HealthPartners Parking Ramp  
Watermain  
Plan No. 170255  
Page 2  
December 7, 2016

2. Hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, sewer catch basins or sewer manholes.
3. When temporary watermains and water services are used, the following requirements must be met:
  - a. Piping used for temporary watermain shall meet the requirements of the MDH. The temporary watermain shall be disinfected in accordance with AWWA C 651, with the exception that a minimum chlorine residual of 50 ppm shall be used. The watermain and service lines must be tested for bacteriological quality prior to use in accordance with AWWA Standard C 651.
  - b. The temporary water service piping shall be approved by the local administrative authority. The MDH requires that the temporary water service line meet the National Sanitation Foundation Standard 61. Otherwise, the service line material must meet the requirements of the Plumbing Code, Minnesota Rules, Chapter 4715, and must be approved by the manufacturer for above ground use. The temporary water service lines must be disinfected in accordance with either AWWA Standard C 651 (with the exception listed above), or the Minnesota Plumbing Code, Minnesota Rules, Chapter 4715.2250. The watermain and service lines must be tested for bacteriological quality prior to use in accordance with AWWA Standard C 651.

COMPLIANCE: No construction shall take place except in accordance with the approved plans. If it is desired to make deviations from the approved plans, the MDH should be consulted and approval of the changes obtained before the construction is started; otherwise, such construction is installed without proper approval, and, in addition, may create dangers to public health.

Authorization for construction in accordance with the approved plans may be withdrawn if construction is not undertaken within a period of two years. The fact that the plans have been approved does not necessarily mean that recommendations or requirements for change will not be made at some later time when changed conditions, additional information, or advanced knowledge make improvements necessary.

Approved:



David Weum, P.E.  
Public Health Engineer  
Section of Drinking Water Protection  
P.O. Box 64975  
St. Paul, Minnesota 55164-0975

DW:ak

cc: Mr. Tom Lincoln, Kimley-Horn  
Mr. Mark Fabel, McGough Companies

December 9, 2016

Shelly Hanson  
City Engineer  
City of Bloomington  
1700 West 98<sup>th</sup> Street  
Bloomington, MN 55431

E-mailed:shanson@bloomingtonmn.gov

Re: BCS Health Partners Parking Ramp

Dear Ms. Hanson:

The Metropolitan Council Environmental Services Division has reviewed your application for a sanitary sewer extension for the above project. This project is in accord with your comprehensive sewer plan (CSP) and consistent with the regional wastewater area.

We will file this project as part of your CSP and inform the Minnesota Pollution Control Agency that we have no objection to the installation of these facilities.

Sincerely,



Kyle L. Colvin  
Assistant Manager, Planning & Programs  
Environmental Services Division

KLC:ALB:jdl  
Tracking Spreadsheets/sewer.ext.ltr/Bloomington.120916.doc

cc: Corey Mathisen, MPCA (corey.mathisen@state.mn.us)  
Tom Lincoln, Kimley-Horn (tom.lincoln@kimley-horn.com)

**PL201600146**  
**PL2016-146**



USA Realty Advisors, LLC

*Via Fed Ex Overnight and e-mail to [mfabel@mcgough.com](mailto:mfabel@mcgough.com)*

December 21, 2016

Bloomington Central Station, LLC  
c/o McGough Development, LLC  
2737 Fairview Avenue North  
St. Paul, MN 55113  
Attention: Mark Fabel

**RE: CONSENT TO PLAT**

Loan Nos. 88851 and 88851A (collectively, the "Loan")  
from Transamerica Life Insurance Company, successor by merger to Transamerica Life Insurance  
and Annuity Company (the "Lender") to Bloomington Central Station, LLC (the "Borrower")  
HealthPartners Tower, Bloomington, Minnesota

Dear Borrower:

This consent letter is in response to your correspondence of November 23, 2016, requesting that Lender consent to the Borrower re-platting a portion of the property to accommodate the additional fee ownership lot for the parking garage (the "Bloomington Central Station 5<sup>th</sup> Addition Plat") in the form attached hereto as Exhibit A (the "Request").

The Lender hereby consent to the Request subject to receiving an administrative fee of \$1500 to be paid pursuant to the below wire instructions:

Please remit all payments by wire to:  
**HSBC, 452 Fifth Avenue, New York, NY 10018**  
**ABA Routing Number: 021001088**  
**For Further Credit to: AEGON USA Realty Advisors, LLC**  
**Account Number: 000171263**  
**Loan Numbers: 88851 and 88851A**

Please see the enclosed Consent to Plat (x2) and forward to Lender a recorded copy of the Bloomington Central Station 5<sup>th</sup> Addition Plat when available. Should you have any questions, please do not hesitate to contact me at (319) 355-2700.

Sincerely,

AEGON USA Realty Advisors, LLC

A handwritten signature in black ink that reads "Lisa A. Carson".

Lisa A. Carson, CCIM  
Senior Asset Manager  
[lcarsen@aegonusa.com](mailto:lcarsen@aegonusa.com)

*low*

Enclosures

cc: Gary Whittington, Esq.  
Leihren Cushing

Aegon USA Realty Advisors, LLC  
4333 Edgewood Road, N.E.  
Cedar Rapids, IA 52499

P +1 319 355-8511  
[www.aegonrealty.com](http://www.aegonrealty.com)

**PL201600146**  
**PL2016-146**

**EXHIBIT A**

**Preliminary Plat of Bloomington Central Station 5<sup>th</sup> Addition**

**(See Attached)**

# BLOOMINGTON CENTRAL STATION 5TH ADDITION

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, That Bloomington Central Station, LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Bloomington Central Station 5TH ADDITION.

Has caused this same to be surveyed and plotted as BLOOMINGTON CENTRAL STATION 5TH ADDITION.

In witness whereof said Bloomington Central Station, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: Bloomington Central Station, LLC, a Delaware limited liability company

By \_\_\_\_\_ its president

Thomas J. McLaughlin Jr.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Thomas J. McLaughlin Jr., the president of Bloomington Central Station, LLC, a Delaware limited liability company, on behalf of said company.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

I, Mark S. Hanson, 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, and 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 set, and that the survey was conducted in accordance with the laws and rules of the State of Minnesota, and that the survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Mark S. Hanson.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

BLOOMINGTON, MINNESOTA

This plat of BLOOMINGTON CENTRAL STATION 5TH ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 320.07, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ City Manager

By \_\_\_\_\_ Deputy

By \_\_\_\_\_ Deputy

By \_\_\_\_\_ Deputy

By \_\_\_\_\_ Deputy

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By \_\_\_\_\_ Deputy

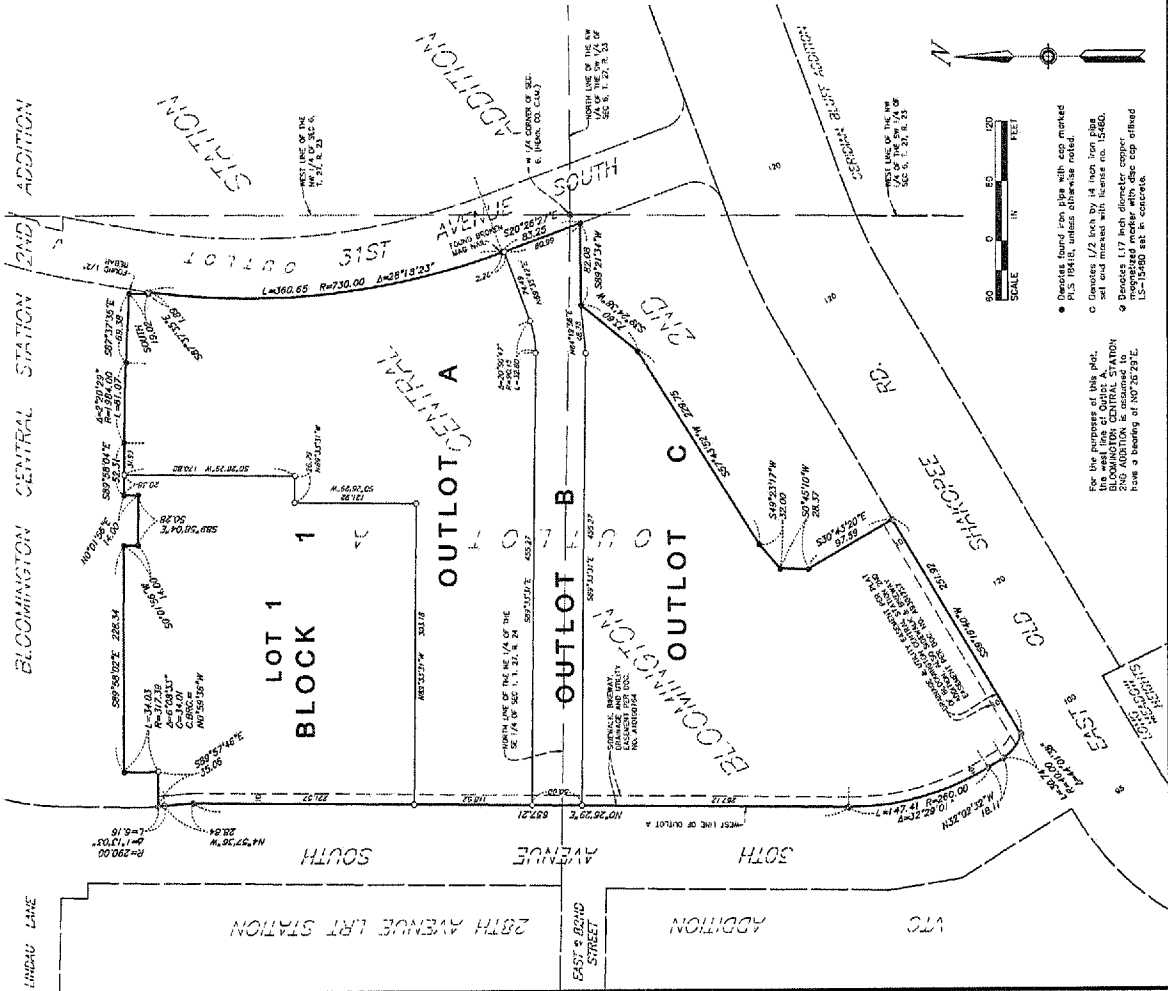
By \_\_\_\_\_ Deputy

By \_\_\_\_\_ Deputy

By \_\_\_\_\_ Deputy

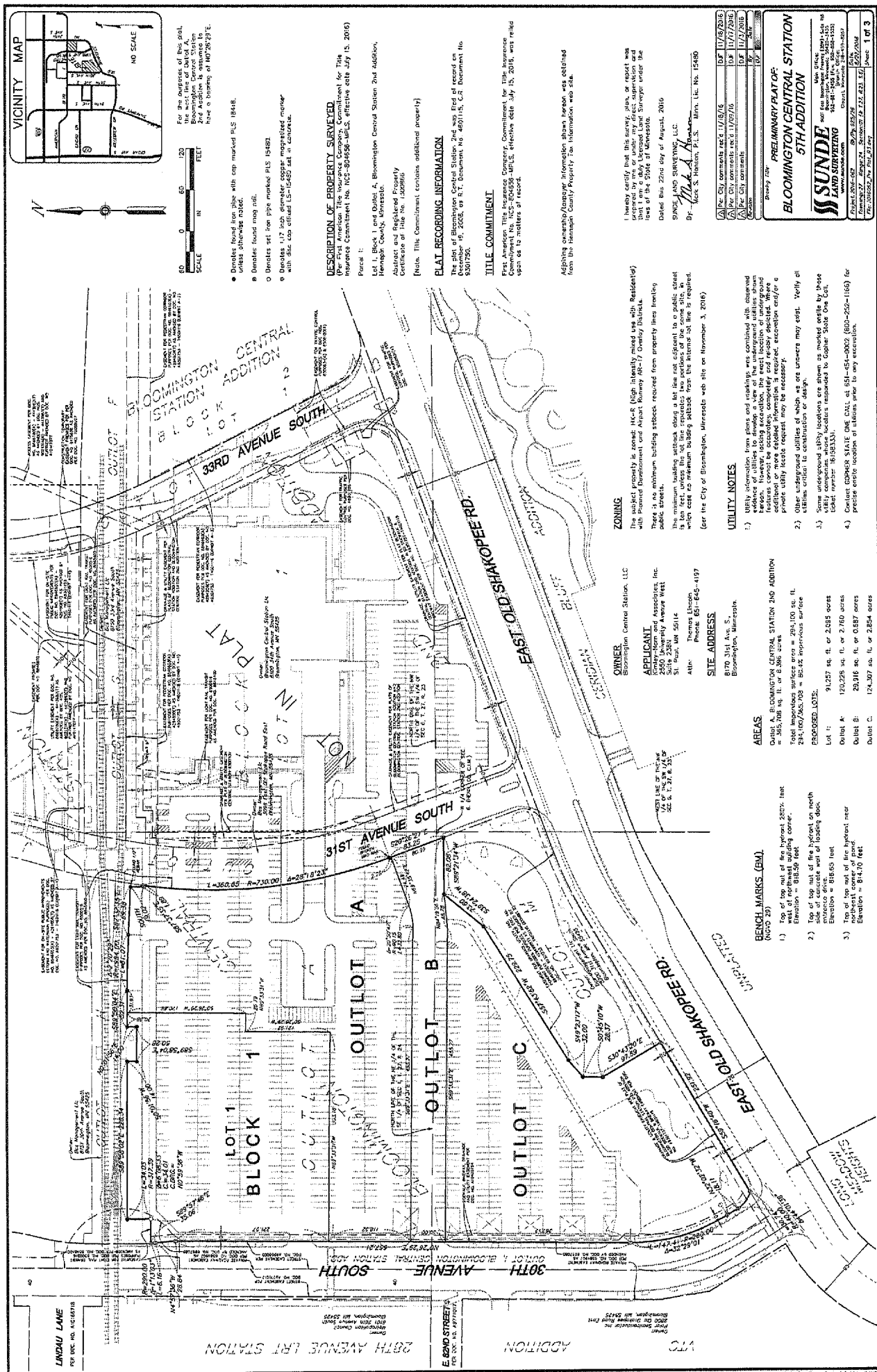
By \_\_\_\_\_ Deputy

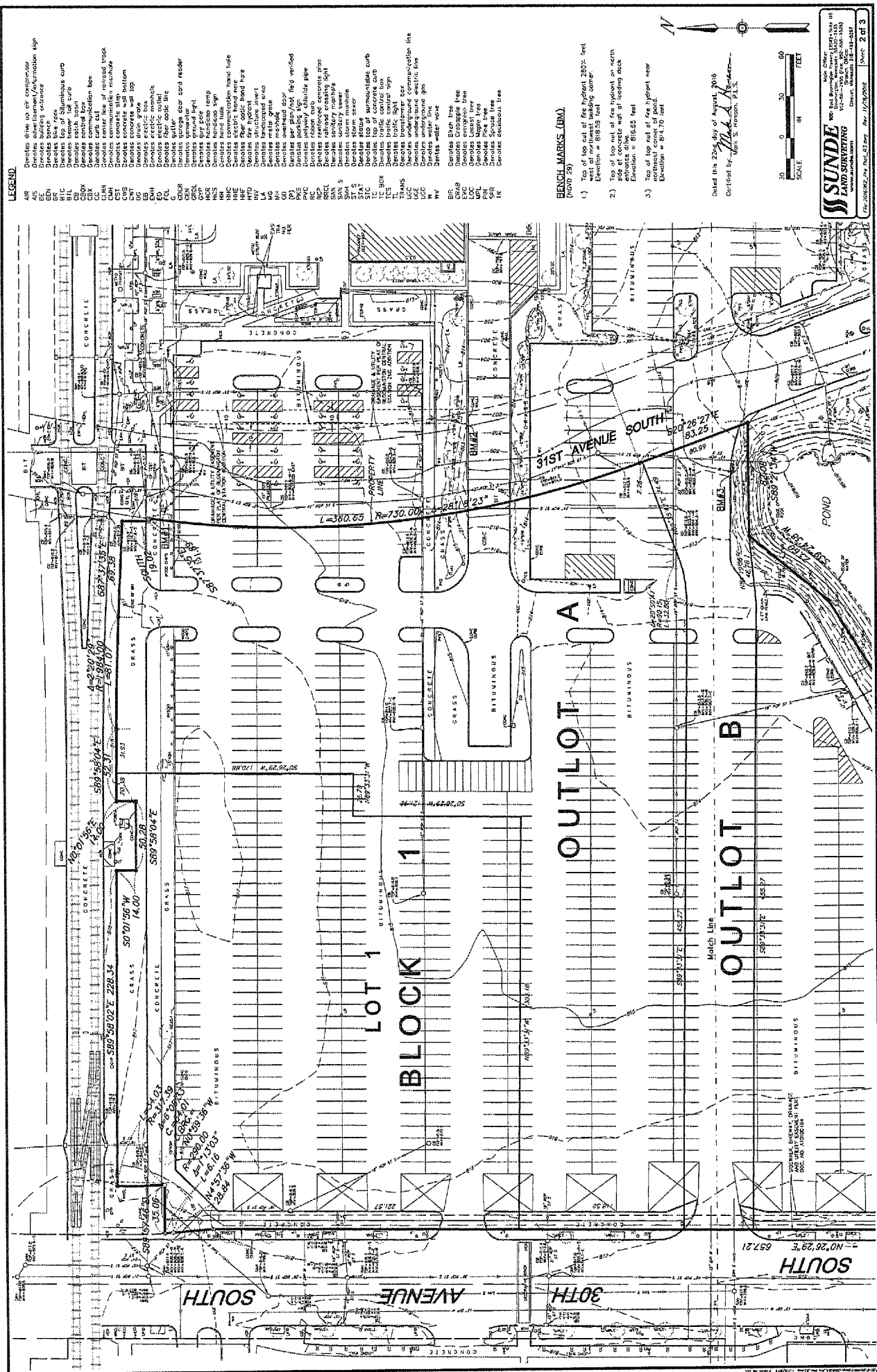
By \_\_\_\_\_ Deputy

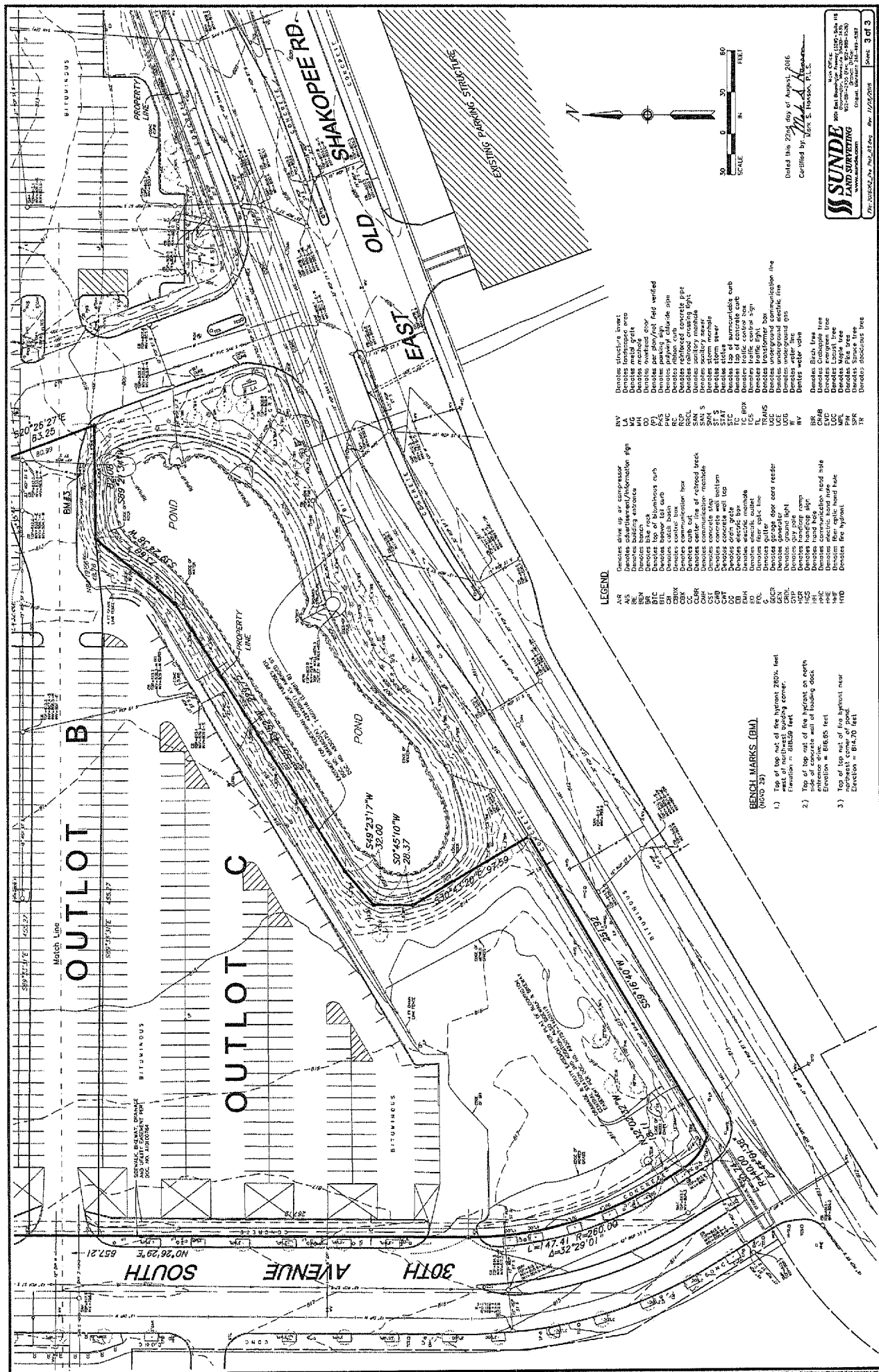


For the purposes of this plat, the following assumptions have been made:  
 a) All monuments are true and correct.  
 b) All bearings and distances are true and correct.  
 c) All area calculations are true and correct.  
 d) All outlots and additions are true and correct.  
 e) All lot lines are true and correct.  
 f) All boundary lines are true and correct.  
 g) All survey lines are true and correct.  
 h) All survey points are true and correct.  
 i) All survey monuments are true and correct.  
 j) All survey data is true and correct.









CONSENT TO PLAT

The undersigned, Transamerica Life Insurance Company, an Iowa corporation, as successor by merger to Transamerica Life Insurance and Annuity Company, a North Carolina corporation, holder of (i) that certain Second Amended, Restated and Consolidated Mortgage, Security Agreement and Fixture Filing executed by Bloomington Central Station, LLC, a Delaware limited liability company, dated July 11, 2005, filed October 6, 2005, as Document No. 8668782 (Abstract) in the office of the County Recorder in and for Hennepin County, Minnesota (the "County Recorder"), and filed July 25, 2006, as Document No. 4286207 (Torrens) in the office of the Registrar of Titles in and for Hennepin County, Minnesota (the "Registrar of Titles") (the "Mortgage"); and (2) that certain Second Amended, Restated and Consolidated Absolute Assignment of Leases and Rents (the "Assignment") executed by Bloomington Central Station, LLC, a Delaware limited liability company, dated July 11, 2005, filed October 6, 2005, as Document No. 8668783 (Abstract) in the office of the County Recorder, and filed August 8, 2007, as Document NO. 4413979 (Torrens) in the Office of the Registrar of Titles, which Mortgage and Assignment encumbers the real property legally described on Exhibit A attached hereto ("Property"), hereby consents to the replat of Outlot A of Bloomington Central Station 2<sup>nd</sup> Addition as effected by the plat of BLOOMINGTON CENTRAL STATION 5th ADDITION, Hennepin County, Minnesota.

TRANSAMERICA LIFE INSURANCE  
COMPANY, an Iowa corporation

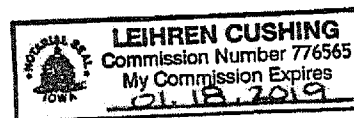
By: Stephen Noonan  
Printed Name: STEPHEN NOONAN  
Title: VICE PRESIDENT

STATE OF IOWA )  
 )ss.  
COUNTY OF LINN )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by STEPHEN NOONAN, the VICE PRESIDENT of Transamerica Life Insurance Company, an Iowa corporation, successor by merger to Transamerica Life Insurance and Annuity Company, a North Carolina corporation, on behalf of the corporation.

Leihren Cushing  
(Signature of Person Taking Acknowledgement)

DRAFTED BY:  
FREDRIKSON & BYRON, P.A. (PMJ)  
200 South Sixth Street, Suite 4000  
Minneapolis, MN 55402  
Telephone: (612) 492-7000



**EXHIBIT A**

OUTLOTS F and I of BLOOMINGTON CENTRAL STATION ADDITION; and Lot 1, Block 1, and OUTLOTS B, F, G, H, J and K of BLOOMINGTON CENTRAL STATION 2<sup>ND</sup> ADDITION; and Lot 1, Block 1 and OUTLOTS A, B and C of BLOOMINGTON CENTRAL STATION 5<sup>TH</sup> ADDITION, according to the recorded plat thereof, and Hennepin County, Minnesota.

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communication. If you have received this document in error, please notify sender immediately and destroy the original transmission.

Archiving Notice: Recipients should be aware that all emails exchanged with sender are automatically archived and may be accessed at any time by duly authorized persons and may be produced to other parties, including public authorities, in compliance with applicable laws.

**PL201600146**

**PL2016-146**

December 5<sup>th</sup>, 2016

**VIA ELECTRONIC MAIL**

Bloomington CS HP, LLC  
c/o Mr. Jeff Menz, Managing Director  
Portfolio Management  
Principal  
801 Grand Avenue  
Des Moines, IA 50392

**Re: Amended and Restated Limited Liability Company Agreement of Bloomington Central Station, LLC dated June 4, 2007 (the "LLC Agreement")**  
***Consent to Major Decision Under Section 4.13***

Dear Mr. Menz:

Pursuant to the above-referenced LLC Agreement, MG Bloomington, LLC ("MG"), as Manager of Bloomington Central Station, LLC (the "Company"), is required to obtain the consent of both the Class A Member (MG) and the Class C Member (Bloomington CS HP, LLC ("BCSHP")) prior to taking any action defined as a "Major Decision" in Section 4.13 of the LLC Agreement.

MG, as Manager of the Company, currently intends to re-plat the entirety of the Company's real property legally described as Outlot A, Bloomington Central Station 2<sup>nd</sup> Addition, into Bloomington Central Station 5<sup>th</sup> Addition, as depicted on the attached preliminary plat enclosed herewith. This re-plat of Outlot A will include the satisfaction of any conditions imposed by the City of Bloomington in connection with the platting process. Because the approval of this re-plat may constitute a "Major Decision" under the LLC Agreement, MG is seeking BCSHP's consent to the Company completing this action.

Please acknowledge and confirm BCSHP's consent to the foregoing by signing in the space provided below and returning this letter via email to Mark Fabel at [mfabel@mcgough.com](mailto:mfabel@mcgough.com).

MG BLOOMINGTON, LLC, a Delaware limited liability company, its Manager

By:  \_\_\_\_\_

Its: Vice President \_\_\_\_\_

Mr. Jeff Menz  
December 5<sup>th</sup>, 2016  
Page 2

The undersigned hereby acknowledges and  
confirms its consent:

BLOOMINGTON CS HP, LLC, a  
Delaware limited liability company

By: PRINCIPAL REAL ESTATE  
INVESTORS, LLC, a Delaware limited  
liability company, its Authorized Signatory

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

*See Attached*

Enclosure

cc: Brian S. McCool, Esq. (via electronic mail)

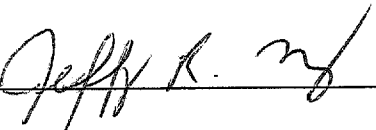
Corrected Signature Block Page – Construction Related Documents

|                        |                                                                                                                       |         |            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|---------|------------|
| Document Name/Type     | <input type="checkbox"/> AIA Contract <input type="checkbox"/> Change Order <input checked="" type="checkbox"/> Other | Date    | 12/22/2016 |
| Bldg Name              | Health Partners Towers                                                                                                | Bldg ID | 088910     |
| Tenant/Contractor      |                                                                                                                       |         |            |
| Project                | Consent to Plat                                                                                                       |         |            |
| Contract Dollar Amount | SNA                                                                                                                   |         |            |

Signature Block:

BLOOMINGTON CENTRAL STATION, LLC, a  
Delaware limited liability company

By: MG BLOOMINGTON, LLC, a Delaware limited  
liability company, its managing member

By  Jeffrey R. Menz  
Portfolio Manager

PL201600146

PL2016-146

CONSENT TO PLAT

The undersigned, Transamerica Life Insurance Company, an Iowa corporation, as successor by merger to Transamerica Life Insurance and Annuity Company, a North Carolina corporation, holder of (i) that certain Second Amended, Restated and Consolidated Mortgage, Security Agreement and Fixture Filing executed by Bloomington Central Station, LLC, a Delaware limited liability company, dated July 11, 2005, filed October 6, 2005, as Document No. 8668782 (Abstract) in the office of the County Recorder in and for Hennepin County, Minnesota (the "County Recorder"), and filed July 25, 2006, as Document No. 4286207 (Torrens) in the office of the Registrar of Titles in and for Hennepin County, Minnesota (the "Registrar of Titles") (the "Mortgage"); and (2) that certain Second Amended, Restated and Consolidated Absolute Assignment of Leases and Rents (the "Assignment") executed by Bloomington Central Station, LLC, a Delaware limited liability company, dated July 11, 2005, filed October 6, 2005, as Document No. 8668783 (Abstract) in the office of the County Recorder, and filed August 8, 2007, as Document NO. 4413979 (Torrens) in the Office of the Registrar of Titles, which Mortgage and Assignment encumbers the real property legally described on Exhibit A attached hereto ("Property"), hereby consents to the replat of Outlot A of Bloomington Central Station 2<sup>nd</sup> Addition as effected by the plat of BLOOMINGTON CENTRAL STATION 5th ADDITION, Hennepin County, Minnesota.

TRANSAMERICA LIFE INSURANCE  
COMPANY, an Iowa corporation

By: *Stephen Noonan* */rw*  
Printed Name: STEPHEN NOONAN  
Title: VICE PRESIDENT

STATE OF IOWA )  
 )ss.  
COUNTY OF LINN )

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of DECEMBER, 2016, by STEPHEN NOONAN, the VICE PRESIDENT of Transamerica Life Insurance Company, an Iowa corporation, successor by merger to Transamerica Life Insurance and Annuity Company, a North Carolina corporation, on behalf of the corporation.

*Leihren Cushing*  
(Signature of Person Taking Acknowledgement)

DRAFTED BY:  
FREDRIKSON & BYRON, P.A. (PMJ)  
200 South Sixth Street, Suite 4000  
Minneapolis, MN 55402  
Telephone: (612) 492-7000



**PL201600146**

**PL2016-146**

**EXHIBIT A**

OUTLOTS F and I of BLOOMINGTON CENTRAL STATION ADDITION; and Lot 1, Block 1, and OUTLOTS B, F, G, H, J and K of BLOOMINGTON CENTRAL STATION 2<sup>ND</sup> ADDITION; and Lot 1, Block 1 and OUTLOTS A, B and C of BLOOMINGTON CENTRAL STATION 5<sup>TH</sup> ADDITION, according to the recorded plat thereof, and Hennepin County, Minnesota.

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## Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | 651-282-5332 TTY | [www.pca.state.mn.us](http://www.pca.state.mn.us) | Equal Opportunity Employer

**PL201600146**  
**PL2016-146**

November 28, 2016

**Project Owner:**

Mark Fabel  
2737 Fairview Ave N  
Roseville MN 55113-1307

**Project Contractor:**

Travis Bries  
2737 Fairview Ave N  
Roseville MN 55113-1307

**RE: NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application**

Permit ID Number: C00045036

Project Name: BCS/HP Parking Ramp and 8170 Improvements

The BCS/HP Parking Ramp and 8170 Improvements project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on 12/05/2016.

You are required to comply with the terms of the permit to prevent erosion and control sediment from your site with the procedures established in your stormwater pollution prevention plan (SWPPP). You are also required to upgrade your SWPPP and erosion prevention and sediment control best management practices (BMPs) as site and weather conditions dictate throughout the entire term of the project.

Once all construction activity has been completed at this project, you must submit a notice of termination (NOT) form to the MPCA within 30 days of meeting the conditions outlined in Part II (C) of the permit. Please check the MPCA website (<http://www.pca.state.mn.us/water/stormwater>) or call to request an NOT form and fact sheet.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

**PL201600146**  
**PL2016-146**

**From:** Bunker, Bruce  
**To:** Aldinger, Jeff; Blumers, Jennifer; Bowlin, Tom; Brazier, Danette; Busch, Harold; Carleen, Daniel J.; Doublette, Yves D.; Draper, Laurene; Engberg, Kim; Forster, Jay; Fradenburgh, Judy; Frautschi, Cathy; Gillum, Butch; Gopher State One Call; Greenwaldt, Brenda; Hennepin County Property ID & Platting Group; Hintz, Doreen; Johnson, Duke; Junker, Doug; Kampa, Tim; Kvidera, Mathias; LeGrand, Sue; Lewis, Mae; Long, Karlen; Madland, Erik; Manns, Bernard; Martin, William; McCarthy, Laura; Pauluk, Jim; Rybak, Tim; Schoon, Eric; Seal, Ulysses; Smith, John; Stoddard, Heather; Swanson, Michelle; Taillefer, Melanie; Taubenheim, Kevin; Thomas Burnett Post Office; Utecht, Michael; Wharton, Eric; Windels, Lori; Wolff, Barb; Yauch, Mike; Yurich, David; Ziminske, Stacy  
**Cc:** "Mark Fabel"; Desrude, Jennifer  
**Subject:** Newly Recorded Plat Address Notification  
**Date:** Tuesday, January 10, 2017 3:22:54 PM  
**Attachments:** DistMap\_30-31AveS\_F82ND\_8171\_8191\_8170\_3001\_BCS5th.pdf  
Plat W-Addressing.pdf

---

All:

The plat of BLOOMINGTON CENTRAL STATION 5TH ADDITION has been recorded with Hennepin County and its new addresses are as listed below.

**Lot 1, Block 1, BLOOMINGTON CENTRAL STATION 5TH ADDITION:** **8171 30th Avenue South**  
**Bloomington, MN**

**55425**

**Outlot A, BLOOMINGTON CENTRAL STATION 5TH ADDITION:** **8170 31st Avenue South**  
**Bloomington, MN**

**55425**

**Outlot B, BLOOMINGTON CENTRAL STATION 5TH ADDITION:** **8191 30th Avenue South**  
**Bloomington, MN**

**55425**

**Outlot C, BLOOMINGTON CENTRAL STATION 5TH ADDITION:** **3001 East 82nd Street**  
**Bloomington, MN**

**55425**

Attached is a map and copy of the final plat with addressing for your reference.

Please let me know if you have any questions.

Thank you,

**Bruce Bunker | Engineering Technician**

City of Bloomington | Engineering Division

1700 W 98th Street | Bloomington, MN 55431

P: (952) 563-4546 | F: (952) 563-4868

[bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov)

**From:** [Schmidt, Amy](#)  
**To:** [Bunker, Bruce](#)  
**Cc:** [Desrude, Jennifer](#)  
**Subject:** RE: BCS 5th Addition  
**Date:** Wednesday, December 14, 2016 1:43:01 PM

---

**PL201600146**  
**PL2016-146**

Hey Bruce,

This is a busy title opinion! Wow. But nothing jumps out at me as a problem, so this should be good to go.

Thanks!

Amy

**From:** Bunker, Bruce  
**Sent:** Tuesday, December 13, 2016 2:08 PM  
**To:** Schmidt, Amy  
**Cc:** Desrude, Jennifer  
**Subject:** BCS 5th Addition

Hi Amy,

Not knowing what the Mayor's schedule is like for the holidays, would you be ok with the BCS plat being signed at the next Council meeting on the Dec. 19th?

The BCS folks want to record the final plat before the new year but still need to submit the consents from their mortgage companies to satisfy their title work. However, they're not expecting these until 12/19 or 12/20. I just sent the title commitment to you for review and will hold the plat until everything has been reviewed and approved by you.

Please let me know if you have any questions.

Thanks!

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