



Development Review Committee

Approved Minutes

Development Application, #PL201900041

Mtg Date: 04/02/2019

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Scott Breuer (Park & Rec) 952-563-8899
Travis Schlangen (Utilities) 952-563-8775
Tim Skusa (Bldg. & Insp) 952-563-8953
Brian Hansen (Eng.) 952-563-4543
Tim Kampa (Utilities) 952-563-8776
Eric Wharton (Utilities) 952-563-4579
Julie Long (Public Works) 952-563-4865
Ale Pelinka (Creative Placemaking) 952-563-8796

Jason Heitzinger (Assessing) 952-563-4512
Mike Thissen (Env. Health) 952-563-8981
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Maureen O'Brien (Legal) 952-563-8781
Megan Rogers (Legal) 952-563-4889
Deb Heile (Bldg & Insp) 952-563-4703
Eileen O'Connell (Pub Health) 952-563-4964

Project Information:

Project	Interstate Diesel and Alpha V Redevelopment 2501, 2601, 2701 Am Blvd and 2600 Lindau	
Site Address	2701 AMERICAN BLVD E, BLOOMINGTON, MN 554252600 LINDAU LN, BLOOMINGTON, MN 554252601 AMERICAN BLVD E, BLOOMINGTON, MN 554252501 AMERICAN BLVD E, BLOOMINGTON, MN 55425	
Plat Name	ALPHA BUSINESS CENTER; BIRD AND CRONIN ADDITION; 01 027 24; R E MURRAY 1ST ADDITION;	
Project Description	Interstate Diesel and Alpha V Redevelopment	
Application Type	Rezoning Conditional Use Permit Preliminary Development Plan Final Development Plan	
Staff Contact	Mike Centinario	
Applicant Contact	Eric Lagerquist elagerquist@cunningham.com	612-379-3400
PC (tentative)	April 25, 2019	
CC (tentative)	May 20, 2019	

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL201900041" into the search box.

Guests Present:

Name	Email
David Wood (Mortenson Construction)	david.wood@mortenson.com
Laura Clarens (Kimley Horn)	laura.clarens@kimley-horn.com
Eric Lagerquist (Cunningham Group)	elagerquist@cunningham.com
Jason Walter (Mortenson Construction)	Jason.Walter@mortenson.com
Brandon Elegert (Kimley Horn)	Brandon.elegert@kimley-horn.com

Introduction:

The City received an application for a multi-phase Technology Campus at 2501, 2601, 2701 American Blvd. E. and Lindau Lane. The applications include: a rezoning to apply the Planned Development Overlay to the existing parcels, which are zoned LX Lindau Mixed Use; a preliminary development plan for a four-phase technology campus; final development plans for a 154,000 square foot production, warehouse, logistics, and office building; and a conditional use permit for a Technology Campus development.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Scott Breuer (Park and Recreation):
 - No comment
- Jason Heitzinger (Assessing):
 - We provided an estimate at the first meeting and when there's a final plat we can get you a firm number for the Park Dedication.
- Mike Thissen (Environmental Health):
 - No comment
- Duke Johnson (Building and Inspection):
 - Not in attendance
- Laura McCarthy (Fire Prevention):
 - We appreciate that we had an opportunity prior to DRC to meet with the applicant and were able to make changes to emergency access points.
 - Fire Prevention's comments are on the drawings and on the civil plans.
 - Most of our comments are standard.
 - Hydrant within 50 feet of the fire department connection. .
 - Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
 - Hose valves shall be provided throughout parking ramps and lower levels of the parking garage within 130' of all areas of the garage if dry standpipe or within 200' if installing a wet standpipe
 - Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- Heidi Miller (Police):
 - Not in attendance
- Brian Hansen (Engineering and Traffic):
 - We will require a Traffic study that was discussed at the pre-application DRC meeting. Note: Our contracts with our consultants begin in April. We couldn't start the study until our old contract expired in March. We now have a scope of work so following this meeting we can meet to discuss and get you some quotes from our consultants and to get that study going.

- Furnish a construction traffic control plan (for vehicles and pedestrians) for any excavation or surface work within American Boulevard or 28th Avenue right of way. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.
- Please provide a map identifying approved Haul Routes (Killebrew Drive and Lindau Lane are prohibited):
 - From 494: 24th Avenue to American to either approved construction access (off American or off 28th Avenue).
 - From NB TH77: CSAH 1 to EOSR to 28th Avenue to construction access off 28th Avenue.
- Please note the Standard water resource comments on the Comment summary.
- Tim Kampa (Utilities):
 - Please note the Comments on the Comment Summary. Most are standard comments.
 - While referencing property on GIS, Kampa pointed out that there are new water and sewer services at the new Cambria Hotel located on the East side of 28th Ave. roughly in the same area that you're tapping. Watch for conflicts and make sure the contractor has a heads up on that.
 - On the south side of the building, the private water mains and hydrants are about 40 years old. Do not salvage any old hydrants. Install new as the old ones probably won't pass hydrostatic testing.
 - One hydrant must be accessible to the fire truck and within 50 feet of FDC. Applicant Lagerquist explained the FDC would be off of 28th Avenue.
 - Kampa asked if there will be any type of cafeteria or food service. Applicant Lagerquist responded that the plan is to have a standard lunch room. Kampa reminded that if there will be a future plan for a cafeteria it would have to include a grease interceptor. Phase 2 will have a food service facility so keep the grease interceptor in mind and plan to have an Environmental Health review.
 - Regarding the fire service, where the water service comes into building, make sure it's metered and the fire riser is within 10 feet of where it comes in. Do not run it under the floor for indefinite distances but make sure it's metered right away.
 - The water and sewer estimates seemed low when compared to Met Council's parameters for sewer availability charges. Kampa's flow estimates were three times the flow compared to what was submitted. Please resubmit. Applicant Lagerquist expressed understanding. And noted there won't be a high water usage for the facility and said that none of the processes are water based so it will be standard toilet and drinking needs. Kampa noted that there are capacity concerns in this area and he may move up the schedule to get some of these main service lines installed to serve other developments coming into the area.
 - Two options for sewer service location. It is recommended that you run your sewer service out to 28th Avenue. That will allow you to connect to the new main service line coming down 28th Avenue. Or you could leave it in 28th Avenue where it will turn the corner and come back to American Blvd. The project Engineer needs to work with Utilities staff to determine sewer connection points that will work for the development phases and the City's Comp Plan system upgrades. Additional sewer modeling is needed once the final forecast flows are known to confirm this recommended 28th Ave route. If you come out on the east side of the building it wouldn't require re-routing when there's future expansion. Applicant Lagerquist explained that the majority of sewer needs would be on that southeast corner of the building near office areas and toilet rooms. Noted that there will be convenience toilets by loading dock.
- Mike Thissen (Environmental Health):
 - No comment
- Eileen O'Connell (Public Health):
 - No comment
- Megan Rogers (Legal):
 - No comment
- Mike Centinario (Planning):

- Staff understands this is a multi-phase development and you're seeking flexibility but, as we review the development plans, staff is not supportive of all required deviations or the degree of flexibility required.
- Noted: Mixed use plans has the most prescriptive development requirements.
- Perimeter curb is missing. Staff is not supportive of parking facilities without perimeter curbing. Alternatives to traditional 6/12 curb may be discussed, but perimeter curb is required by City Code.
- Parking islands are missing on the end of parking rows. Noted the south parking lot would be eliminated with phase 2 so staff can support no islands there. North parking lot must be code compliant to break up the visual appearance of the large parking lot. Incorporate landscaped parking islands in the north parking lot. Add four islands with at least one tree in the island to your plan.
- Noted: Inconsistency between the design on your architectural site and civil plans. Example, square footage was inconsistent.
- For the overall site, staff is not supportive of a landscaping reduction. More landscaping is needed for phase one. If a deficiency is proposed for phase 1, a conceptual landscaping graphic should demonstrate how compliance could be achieved for the entire site. Note: Phase 1 requires 62 trees and 154 shrubs.
- When including the 24 proof of parking stalls, the proposed reduction from City Code is 13%. Although staff does not believe that level of reduction necessitates a formal parking study, provide some additional justification for why this level of deviation is appropriate. Transit is one, but discuss anticipated staffing levels and use of the space. Since it is an automated warehouse you will have few people in that space, but provide a narrative to explain why it's adequate.
- The building facade exceeds 200 feet in length. Building massing standards require at least one building recess or variation along 28th. Between phase 1 and phase 2 is around 400 feet without any variation at all. The paneling and the height has some but there's nothing along the plane on the street frontage. If you're seeking flexibility please note that in your proposal.
- Because of the lot line adjustments, the property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- Lighting plans will need to be submitted before a permit is issued. Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot.
- Height is more restrictive due to airport proximity. The proposed building heights are within the maximum heights established in the MSP Airport Zoning Ordinance. However, an airport zoning permit will be required for temporary construction cranes and future phase buildings. Before applying for Airport Zoning Permits (required when you exceed 60 feet in height) complete the FAA 7460 analysis. (Applicant Elgert said they are in the process.)
- Fire lanes must be paved. McCarthy said that due to phases, from a Fire Prevention perspective gravel would be acceptable provided it is maintained, plowed, and can support 80,000 pounds. Long explained how degradation occurs especially in the spring and it will have to be redressed with erosion and sediment runoff, potholes, failure, etc.
- Centinario questioned whether to application could maintain the review timeline with an April 25th Planning commission meeting. Ideally, the traffic analysis would be completed before the Commission meeting. (Hansen agreed). Commission review may be delayed a couple weeks.
- Applicant Wood asked what the turnaround time is for the traffic study. Hansen thought he could turn around a draft soon so the May 9th commission meeting would be reasonable.
- Applicant Lagerquist asked how the City Council meeting would be effected. Centinario said it would be a 2 week delay.
- Applicant Lagerquist's discussed construction start date since his client has already extended lease with its existing facility. Noted that he can't get a building permit until council approval. McCarthy noted that Building and Inspections would like to sit down with you when 80% plans are complete but advises that you talk to Duke Johnson, the Building Official, if you have questions at 952-563-8959. Centinario explained the plan review fee would need to be paid up front.



Comment Summary

Application #: PL2019-41
Address: 2501, 2601, 2701 American Blvd. E. and 2600 Lindau Lane, Bloomington, MN 55425
Request: Interstate Diesel and Alpha V Redevelopment
Meeting: Post Application DRC - April 02, 2019
Tentative Planning Commission - April 25, 2019
Tentative City Council - May 20, 2019

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Introduction:

An application has been submitted for a multi-phase Technology Campus at 2501, 2601, 2701 American Blvd. E. and Lindau Lane. The applications include: a rezoning to apply the Planned Development Overlay to the existing parcels, which are zoned LX Lindau Mixed Use; a preliminary development plan for a four-phase technology campus; final development plans for a 154,000 square foot production, warehouse, logistics, and office building; and a conditional use permit for a Technology Campus development.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Incorporate landscaped parking islands in the north parking lot. Four islands, with at least one tree, are required.
 - 2) Because the south parking lot would be removed with Phase 2, staff is comfortable with no islands in the south lot. However, more needs to be done with landscaping to break up the visual appearance of a large parking lot with no landscaping.
 - 3) Staff is not supportive of parking facilities without perimeter curbing. We can discuss alternatives to traditional 6/12 curb, but perimeter curb is required by City Code. Similarly, fire lanes must be paved – gravel fire lanes are not permitted.
 - 4) When including the 24 proof of parking stalls, the proposed reduction from City Code is 13%. Without the proof of parking it is 22%. Provide some additional justification for why this level of deviation is appropriate. Transit is one, but discuss anticipated staffing levels and use of the space.
 - 5) Review the "Building Information" areas identified on the plan. They seem to be inconsistent with annotations on the plan. For example, Office space is 26,939 square feet, not 26,000.
 - 6) For the overall site, staff is not supportive of a landscaping reduction. More landscaping is needed for phase one. If a deficiency is proposed for phase 1, a conceptual landscaping graphic should demonstrate how compliance could be achieved for the entire site.
- Phase 1 requires 62 trees and 154 shrubs.
- 7) The parking lot design on the architectural site plan is inconsistent with the design in the civil plan set.

- 8) Is the 23.8% glass figure for the entire elevation? City Code requirements reference the ground level portion of the building facade between 2 and 10 feet above grade.
- 9) What is the approximate percentage of glass for the 3rd and 4th levels? Is a high percentage of the office portions glass?
- 10) The building facade exceeds 200 feet in length. Building massing standards require at least one building recess or project
- 11) Similar to the comments on 28th Avenue, building variation is required along the American Blvd facade.
- 12) Extend landscaping treatments depicted along American Blvd. to the east and west of the truck dock area.
- 13) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 14) 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.
- 15) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot).

Photometric plans must be approved by the Planning Division before a building permit may be issued.

- 16) A three foot high screen for a parking lot adjacent to all public streets
- 17) Trash and recycling must be stored within the building. Interior access to trash facilities is required.
- 18) Exterior materials must meet Section 19.63.08 and are subject to Planning Manager review. When additional specifications on the concrete panels and metal panels are available, please provide to staff for review. Pre-finish metal panels must have a minimum 30-year manufacturer warranty.
- 19) The proposed building heights are within the maximum heights established in the MSP Airport Zoning Ordinance. However, an airport zoning permits will be required for temporary construction cranes and future phase buildings. Before applying for Airport Zoning Permits, complete the FAA 7460 analysis.

Fire Department Review Contact: Kris Kaiser at kkaiser@BloomingtonMN.gov, (952) 563-8968

- 1) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 2) Hose valves shall be provided throughout parking ramps and lower levels of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Public Works Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) arrows not aligned
- 2) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 3) A Special Traffic Study will be required.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Gravel fire access road drains to parking lot. Erosion & sediment runoff risk
- 2) Should these two elevations
be switched??
- 3) Apply for appropriate Environmental Health Permits
- 4) Restoration of utility patched will be perpendicular to the direction of travel and be extended to complete drive lanes
- 5) Restore utility trenches per standards listed in Article 5, Ch. 17 of the City Code
- 6) Include the detail in the plan set

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

Utility Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) There are new Water and Sewer Services to the Cambria Hotel located on the East side of 28th Ave - Field locate and show on these plans to avoid conflicts when digging for the new water service.
- 2) These private watermains and hydrants are about 40 years old. Do not salvage any old Hydrants install new as the old ones probably won't pass hydrostatic testing.
- 3) Bloomington Standards call for 8' of cover.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 6) 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
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a fire truck accessible hydrant located within 50' of Building Fire Department Connection.
- 9) 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.
- 10) 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.
- 11) An inspection manhole is required on all commercial sewer services.
- 12) Use standard short cone manholes without steps.
- 13) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 14) Install interior chimney seals on all sanitary sewer manholes.
- 15) 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.
- 16) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Also note that the water meter and fire riser must be located within 10' of where the water service crosses the outside wall.
- 17) The water and sewer flow estimates (submitted 3/20/2019) look like they are based on the domestic plumbing fixture counts covering the rest rooms, kitchen fixtures etc. We had asked that the flow estimates for average daily and peak flow estimates be based upon the Met Council's regional sewer use SAC parameters (as they will be required to determine those numbers for the Met Council SAC permits prior to getting building permits anyway). Our best approximation of average daily sewer flow rate for phase one, (using the overall building square footage at the Met Councils Mixed Use SAC criteria), estimates average daily flow rates at three times what was submitted, and peak flows at 600 GPH higher than what was submitted. We also still need confirmation that there is no additional water use or sewer flow needed for the manufacturing process. Neither the City estimate nor the submittal estimate calculations include any process water. It's critical that we get accurate sewer and water estimates so that the public system modeling and evaluation can be completed. The developer's Engineer should please resubmit revised estimates based on the Met Council SAC parameters and verify if any process water will be needed.
- 18) The project Engineer needs to work with Utilities staff to determine sewer connection points that will work for the development phases and the City's Comp Plan system upgrades. At this point it looks like the sewer service for phase one should be directed to the existing 8" sewer main in 28th Ave S. Additional sewer modeling is needed once the final forecast flows are known to confirm this recommended 28th Ave route.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) See Document Markups
- 2) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 3) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 4) 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.
- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 7) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 8) 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.
- 9) Install crosswalk pavement markings in accordance with MMUTCD
- 10) Provide a sidewalk connection from the building to public sidewalk or street.
- 11) Keep in-place westbound left turn bay. Do not remove.
- 11) Furnish a construction traffic control plan (for vehicles and pedestrians) for any excavation or surface work within American Boulevard or 28th Avenue right of way. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.
- 12) Please show all street lighting along 28th Avenue. This sheet is not showing all light poles that are currently in-place along west side of 28th Avenue. Protect all in-place lighting.
- 13) Do not remove westbound left turn bay/lane.
- 14) Provide bituminous or concrete surfacing at all times for public sidewalk along American. Public sidewalk to remain open except when not feasible during underground utility work in American Boulevard.
- 15) Provide bituminous or concrete surfacing at all times for public sidewalk along 28th Ave. Public sidewalk to remain open except when not feasible during underground utility work in 28th Ave.
- 16) Add splitter island to establish right-in right out movements.
- 17) Please forward curb linework in AutoCad format so that City staff can evaluate appropriate curb radii dimensions and appropriate approach throat width. 40' width seems wide.
- 18) Please forward curb linework in AutoCad format so that City staff can evaluate appropriate curb radii dimensions and appropriate approach throat width. 40' width seems wide.
- 19) Please forward curb linework in AutoCad format so that City staff can evaluate appropriate curb radii dimensions and appropriate approach throat width.
- 20) Illustrate that the clear view triangle (15' from property corner and driveway approaches) is not obstructed by providing landscaping plan to verify. Please identify on plan the specific types of plantings proposed.
- 21) Please note on Site Plan location of public entrance(s).
- 22) Please provide map identifying approved Haul Routes:

From 494: 24th Avenue to American to either approved construction access (off American or off 28th Avenue).

From NB TH77: CSAH 1 to EOSR to 28th Avenue to construction access off 28th Avenue.

Egress from site at either approved construction access. Egress from the American construction access will be monitored by Bloomington Traffic Engineering and may be prohibited entirely or during specific time periods

Prohibited routes: Killebrew Drive and Lindau Lane

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Add notes:

* Inlet protection in public streets shall be removed prior to winter freeze-up. Upstream BMPs must be in place prior to inlet protection removal.

* Inlet protection devices must have emergency overflow capacity when used in public streets.

2) Daily, as required, and prior to any storm.

3) Streets shall be swept daily, as required, and prior to any storm.

4) * The Shop drawings and all materials shall be approved by the Site Design Engineer prior to any request for approval from the City Engineer.

* Underground stormwater system shall be as-built by a Licensed Professional Engineer.

5) Provide information on environmental review to justify no infiltration.

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

7) 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

8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under review.

9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

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

11) An erosion control bond is required.

12) Show erosion control BMP locations on the plan.

13) List erosion control maintenance notes on the plan. See comments.

14) Provide a turf establishment plan

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

16) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

17) 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.

18) * Provided storm sewer structure schedule.

* Underground stormwater infiltration systems require pretreatment.

19) Groundwater depth is shown near 10' deep, with separation to infiltration systems roughly 3-4 feet, was the groundwater checked for seasonal high level? Or just during the soils investigation?

20) More documentation must be provided to not utilize some sort of abstraction. Applies to 5.0 Volume Reduction Summary too.

21) Only 51% TP on next page.

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Please checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22

- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Right-of-way dedication is required on the final plat. All existing street easements, 26th Ave, and along Lindau Ln.
- 6) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 7) Existing easements may be vacated and new easements dedicated on plat or by document. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) Swk/Bkwy/streetscape easement to be provided along all street frontages as approved by City Engineer.