



Development Review Committee

Approved Minutes

Development Application, #PL202000022

Mtg Date: 02/11/2020

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Engineering, Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Duke Johnson (Bldg. & Insp) 952-563-8959
Eileen O'Connell (Public Health) 952-563-4964
Rena Clark (Park & Rec) 952-563-8890
Tim Kampa (Utilities) 952-563-8776
Jason Schmidt (Port Authority) 952-563-8922

Jason Heitzinger (Assessing) 952-563-4512
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Cherie Shoquist (HRA) 952-563-8946
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781
Sue Hults Sellnow (Engineering) 952-563-4628

Project Information:

Project	American Square - 3601 and 3701 American Blvd E. and 6 Appletree Square - PDP/FDP and Variances
Site Address	3501, 3601, and 3701 American Blvd. E., 3, 4, and 6 Appletree Square, and 8009 and 8011 34 th Avenue S., Bloomington, MN 55425
Plat Name	APPLETREE SQUARE 2ND ADDITION and APPLETREE SQUARE 4TH
Project Description	Preliminary and final development plan for a multi-phase, mixed-use development located at 3601 and 3701 American Blvd. E. and 6 Appletree Square and variances from Bluff Protection setback and tree replacement requirements.
Application Type	Preliminary Development Plan Final Development Plan Variance
Staff Contact	Mike Centinario, 952-563-8921 mcentinario@BloomingtonMN.gov
Applicant Contact	Michael Roebuck mike@ronclark.com
PC (tentative)	03/05/2020
CC (tentative)	04/06/2020

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000022" into the search box.

Guests Present:

Name	Email
David Nash, Alliant Engineering	dnash@alliant-inc.com
Dan Sjoblom, Alliant Engineering	dsjoblom@alliant-inc.com
Brody Nordland, Kaeding Development	brody@kaeding-group.com
Jeff Wrede, Momentum Design Group, LLC	jeff@mdgarchitects.com

Name	Email
Megan Schires, Momentum Design Group, LLC	megan@mdgarchitects.com
John Madden, ERA Structural Engineering	jmadden@eraeng.com
Mike Roebuck, Ron Clark Construction	mike@ronclark.com
Mike Waldo, Ron Clark Construction	mwaldo@ronclark.com

Introduction – Mike Centinario, Planning:

Preliminary and Final Development Plan (PDP/FDP) for a multi-phase, mixed-use development located at 3601 and 3701 American Blvd E, formerly known as Appletree Square development, renamed to American Square.

Discussion/Comments:

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

- Renae Clark (Park and Recreation):
 - No comments
- Jason Heitzing (Assessing):
 - Since development does not include platting, no comments.
- Erik Solie (Environmental Health):
 - Solie not present. Per McCarthy, no comments.
- Duke Johnson (Building and Inspection):
 - Called attention to the retaining wall abutting the existing parking deck which will be problematic to continue as an open parking structure (code calls for 30 foot clear from front).
 - Applicants indicated that they have been looking at this issue, and have determined that it is considered an enclosed parking structure, at least the lower levels. Will work with the city staff on any issues that arise as a result.
 - D. Johnson indicated mechanical ventilation, fire sprinkling, etc. will need to be addressed.
 - When applicant has 80% plans, call Building and Inspection to set up review meeting.
- Laura McCarthy (Fire Prevention):
 - With respect to the retaining wall, did not see the two entry points from the surface lot into the ramp which were discussed with applicant in on-site walk-thru.
 - Applicant indicated that they will review the plans again and ensure these entry points are in the plans and clearly indicated.
 - McCarthy will want to review again once the plans have been updated. Also, keep in mind that if lower level of parking structure is enclosed by definition of the building code, it will affect access points, require ventilation and sprinkler protection.
 - Applicant asked if the lower level of the ramp ends up being enclosed if that would change the access point requirements.
 - McCarthy responded that the same access points discussed earlier would be required, but Building and Inspection should also be consulted on the issue.
 - In reviewing the plans most current hydrant layout was not clear. Asked if new civil plans were submitted.
 - Applicant indicated that the hydrants are on the most recent plans and showed it to McCarthy in meeting.
 - McCarthy will look at the new plans closer after the meeting.

- Brian Hansen (Engineering):
 - Based on the parking study, the new ramp shows 602 stalls, but the current peak usage for the ramp is 618. The proposed is not enough parking stalls for the current peak, without even considering the demand that may be generated with the new development on the site.
 - Centinario commented that there would be a fairly significant gap for the mixed-use phase, between the projected need, and proposed parking provided.
 - Applicants asked if this could be made a condition of the application, or if the PDP can be amended.
 - Centinario commented that applicant will need to address the current condition even if it is for a future phase. Amend plans to show more parking for the mixed-use phase.
 - Staff has received the trip generation memo from the applicants, and will compare this data to the South Loop model to ensure the two align. Staff will follow up with the city's traffic consultant and provide any comments back to the applicant.
 - Vacation and Encroachment applications need to be signed by the property owners, and the originals sent back to Bruce Bunker. Provided original documents back to the applicants in the meeting.
- Tim Kampa (Utilities):
 - Hydrants appear to be close to the FD connections. Each hydrant needs to cover 150-foot radius. Make sure Bloomington Fire approves the location and number hydrants.
 - McCarthy commented that one hydrant has been added on the east side of the lower building near entry into the underground garage. Continue to work through hydrant placement off-line with fire department.
 - Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, et. Change note #10 to indicate minimum of 8 foot of cover required.
 - Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. Change note #12 to comply.
 - Comment included about grease interceptors, which will be needed in later phases. See comment #11 in Comment Summary document for details.
 - Add details on chimney seals.
 - Show more detail in plans on the connections to the existing water mains.
 - Also, the north connection (American Blvd) should include replacement of the 8" Valve, Tee, and Hydrant so that all new pipe will pass hydrostatic testing.
 - The west connection should be a water main tap, and the plan needs more detail to avoid conflicts with existing tees and valves.
 - Review notes provided by Utilities and ensure that these things have been added to the plans, as requested.
 - Use schedule 40, SDR 26, or better for PVC sewer services.
 - For the underground parking structure, the applicant needs to have a solution in place to keep stormwater from draining into the sanitary sewer system.
 - D. Johnson added that there are some current issues with the parking structure leaking. So the solution also needs to address this issue. If the current property owners choose not to sign the consent agreement and applicant has to walk away, city staff will issue Orders again to the property owners for the parking structure to be fixed.
 - Applicants expressed some concern about this issue and how it could be solved to ensure no stormwater enters the sewer system.
 - D. Johnson suggested that applicants *might* be able to work with the Met Council to come up with a way for them to meter the water entering the sewer system, and then calculate a new SAC. This would be a discussion applicant needs to have with the Met Council.
 - Further discussion of this issue will be taken offline.
 - Add valves on the building services.

- Provide a table of all the pipe crossings to make sure we have the right separation between the outside diameters of the pipe.
- Eileen O’Connell (Public Health):
 - No comments
- Maureen O’Brien (Legal):
 - No comments
- Cherie Shoquist (HRA):
 - Need the Affordable Housing Plan finalized.
- Jason Schmidt (Port Authority):
 - Applicant will be submitting the TIF application for financial assistance. Still waiting for a determination from the state auditor’s office regarding Phase 3 – staff has been reaching out weekly to check on status.
 - Applicant responded that if the state auditor says yes, there would be a change to the FDP – would go back to the ramp on the south end.
- Mike Centinario (Planning):
 - Still missing a consent from an adjacent property owner; the owner of the parking structure has not yet signed. Redevelopment of the parking structure is part of a future phase of the project. Unfortunately, City staff will need to reject the application as incomplete without this consent.
 - There is a 15-day timeline, and the deadline is coming up by end of day Thursday, February 13, 2020.
 - Staff is waiting to receive the most recently updated Parking Study, since the study submitted with the application is not representative of the current proposal. Provide as soon as possible so that staff can confirm that the proposed parking, including the shared parking component, is sufficient to meet demand.
 - Code requirements create a baseline for exterior materials. Applicant has incentives for the workforce housing which allows for a greater number of secondary materials.
 - The project description identifies the OHO incentives applied to the market rate housing. These incentives only apply to the workforce housing and mixed-use housing phases. The applicant will need to request those additional secondary materials for the market rate as a deviation from city code. This is not a “by right” incentive.
 - With any development along the river valley there is the potential for finding archeological artifacts. The City of Bloomington is not aware of any artifacts, but there is always the opportunity for an archeological finding. Applicant should keep this in mind during development of the property.
 - Development is within the airport safety zone, and the height being proposed is within the height limits. As long as any crane used during construction is under 160 feet, applicant will not require a zoning permit. However, FAA review will still be required.
 - Sidewalk connection required between the public sidewalk and each building entrance. Plan shows it for the market rate building, but not for the workforce building. It appears that the element was removed in the revised plans.
 - Applicant pointed out the connection on the plan – intent was that the connection is off to the west towards 34th Avenue. Centinario agreed that what the applicant describes would meet the requirements.
 - Applicant asked if staff is comfortable with this approach.
 - Centinario responded yes, it is understandable due to the topography of the land.
 - City Code establishes noise attenuation standards. These standards require noise attenuation when a development is located within 60 dB DNL noise exposure areas. The American Square project is outside of this area, so additional noise attenuation is not required by City Code. However, be

mindful of airport noise and any attenuation that may be warranted above and beyond standard construction practices (i.e., slightly better windows, additional insulation, etc.).

- Review bike rack orientation and ensure that there is at least 5 feet of clear sidewalk. The racks shown in the southwest corner of the site may need to be adjusted to meet this requirement.
- In addition, when sidewalks are directly adjacent to parking, extra sidewalk width is required to accommodate for vehicle overhang. City requires 6.5 feet of sidewalk plus the curb for a total of 7 feet. This accommodates most vehicle's overhang and still allows for the 5-foot clear. Applies to both the workforce and market rate buildings.
- PDP Comment: The mixed-use building includes an approximately 32,000 square foot grocery store. A grocery store is a permitted limited use in this zoning district; limited to 25% of the building's gross floor area. The proposed grocery would be about 17% of the proposed buildings gross floor area.
 - Applicant questioned what would happen if, in order to meet the parking requirements, the ramp ended up being a 20,000-25,000 retail with *no* residential above. Due to the phasing of this project, this could be a worst-case scenario. It might be difficult to add the residential on top after the grocery is already up and running; having construction materials and work going on could be catastrophic to the grocery business.
 - Centinario pointed out that code refers to *building*, not *development*. So the use is limited to 25% of the building according to the code. Markegard commented that the applicants could seek flexibility as a workaround.
 - Markegard and Centinario can look into this further with the applicants.
- The project description indicates the project will take advantage of the unit size reduction incentive. However, all proposed units meet minimum unit sizes. Asked if applicant expects unit sizes to decrease below City Code minimums?
 - Applicant responded that there was no intent for this and therefore do not think they need this flexibility.
- Side setback variance calculated by staff is larger than what the applicant provided in the project description. Since bluff-facing on the east and the south, staff looks as which is the most restrictive standard for the requirement, which was calculated at about 160 feet. Centinario will share the numbers used with applicants.
- Applicant has decided they will not present at the March 5th Planning meeting. Market changes for 2-bedroom unit rents are driving possible adjustments to the unit mix for the market rate structure. This change will likely result in updates to the parking and traffic. Discussing moving to the April 9th meeting. Additionally, it's possible a new application will be needed, if they cannot get a signature from the property owner of the parking structure.
 - Centinario commented that if applicant changes the unit count significantly, it would require re-noticing, which likely would push this to April.
 - Further discussion regarding the outstanding signature on the agreement. Centinario asked that if a physical signature on the application is not possible, then a letter from the party would be needed for the development files.



Comment Summary

Application #: PL2020-22

Address: 3601 and 3701 American Blvd. East, 3, 4, and 6 Appletree Square, 8009 and 8011 34th Avenue South

Request: **Preliminary and final development plan for a multi-phase, mixed-use development located at 3601 and 3701 American Blvd. E. and 6 Appletree Square and variances from Bluff Protection setback and tree replacement requirements.**

Meeting: Post Application DRC - February 11, 2020
Planning Commission - March 05, 2020
City Council (tentative) - April 06, 2020

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

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

- 1) City Code (Section 21.501.02(f)(1)) requires all properties owners within the development area to sign the application form. Unfortunately, one property owner within the development area has not signed the form or provided a letter consenting to the review process. If the City has not received the consent from the remaining property owner by the end of the business day Thursday, we will reject the application as incomplete.
- 2) Provide a sidewalk connection from the building to public sidewalk or street. This requirement applies to the market rate and workforce developments. It does not appear like a sidewalk connection is provided for the workforce building.

When sidewalk is located immediately adjacent to parking stalls, sidewalks must be widened to account for vehicle overhang. Widen sidewalks to at least 6.5 feet (7.0 feet including the curb).

- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The parking study that was submitted with the application is not representative of the current proposal. The updated parking study is needed as soon as possible so staff is able to confirm the proposed parking, including the shared parking component, is sufficient to meet demand.
- 5) Landscaping provided is sufficient for the first two phases of development. The third phase developable area will require an additional 38 trees and 96 shrubs.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot. Residential parking structures have higher lighting requirements than surface stalls. Portions of parking that are shared between residential and commercial uses must follow commercial lighting requirements.
- 7) Exterior materials must meet Section 19.63.08 and are approved by the Planning Manager. Metal panels must be reviewed for consistency with finish warranty and gauge expectations.

Allowing a greater percentage of secondary materials for the market rate building should be identified as

development flexibility, not an OHO incentive. The OHO incentives apply to the workforce housing building.

- 8) Interior trash and recycling must be provided.
- 9) As with any development along the Minnesota River Valley, there is the potential for the presence of Archeological artifacts. The City has no knowledge of burial mounds at the development site.
- 10) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

Prior to the issuance of any permits allowing land disturbance, the civil engineer must certify the development will result in no adverse impacts to adjacent and downstream properties, unstable slope conditions, or degradation of water quality. Existing hydrology and drainage patterns must be maintained.

- 11) The maximum allowable height is determined by the MSP Airport Zoning Ordinance. The proposed height is below the allowed height for construction without an Airport Zoning Permit. That height is 170 feet. Phase 3 has a height of 160 feet. An Airport Zoning Permit would be required if construction cranes exceed that height.

Regardless of MSP Airport Zoning, the building and cranes must procure an FAA No Hazard Determination. FAA review is required based on their notice criteria:

<https://customers.macnoms.com/zoning/>

- 12) Section 21.301.12 of the City Code establishes noise attenuation standards. These standards require noise attenuation when a development is located within 60 dB DNL noise exposure areas. The American Square project is outside of this area. However, be mindful of airport noise and any attenuation that may be warranted above and beyond standard construction practices.
- 13) A sidewalk connection is required between American Blvd. E. and the workforce building. Revise architectural plans to show connection to market rate building.
- 14) Ensure there is at least 5-foot clear between where bike racks are located. The racks shown in the southwest corner of the site may need to be relocated or rotated 90 degrees.
- 15) Each building is required to have 1 electric vehicle charger per 50 units, rounded up. One additional charger is needed for the market rate building. No additional EV chargers are required for the workforce building.
- 16) A number of deviations from City Code for the market rate building are identified as Opportunity Housing Ordinance (OHO) flexibility. This is misleading because the OHO incentives apply to the workforce housing building, not the market rate building. Instead, flexibility for the market rate building should be identified as development flexibility or deviations from City Code and not make reference to OHO.
- 17) On the Overall PDP Site Plan (A3-P), identify the building, the address, the primary use of that building, and the gross floor area. Also identify the gross floor area of the grocery on A1-P.
- 18) The project description indicates the project will take advantage of the unit size reduction in OHO. However, all proposed units meet minimum unit sizes. Are unit sizes likely to decrease below City Code minimums?
- 19) The mixed use building includes an approximately 32,000 square foot grocery store. A grocery store is a permitted limited use in the HX-R zoning district. Limited uses are limited to 25% of the building's gross floor area. The proposed grocery would be about 17% of the proposed buildings gross floor area.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code. Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.
- 2) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 3) A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02)
- 4) Must meet current MN State Building Code

- 5) Must meet MN Accessibility Code
- 6) Provide a code analysis with the plans.
- 7) SAC review by MET council will be required.
- 8) Per MN Building code section 406.5.5 - minimum 30' of open space to maintain open parking structure.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Fire Department access into the parking structure shall be provided along the south side on both the east and west ends.
- 2) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
- 3) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 4) Hydrant coverage shall be provided within 50' of the FDCs and within 150' of all portions of the structures.
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 6) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 7) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 8) Access shall be provided to/from all stairwells on all floors and parking levels.
- 9) Standpipe coverage/hose valves shall be located at the landings in stairwells and within 200' of all areas.

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

- 1) Are these garden level apartments? What is the sidewalk dimensions thru these locations?
- 2) All walls 4' in height and greater must be designed by a licensed professional engineer in the State of MN
- 3) There is limited space for ADA compliance between the vestibule and what looks to be columns.
- 4) No curb cuts are shown adjacent to ADA parking lots or near the main entrance.
- 5) Keep removal limits in American Blvd out of wheel paths
- 6) City to make tap w/ 48 hour notice
- 7) Use updated MNDOT ped ramp details

Traffic Review Contact: Kirk Roberts at kroberts@BloomingtonMN.gov, (952) 563-4915

- 1) 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.
- 2) 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.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) 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.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Surface lot should be designed for circulation - access aisle along the south end needed. - SLM

- 8) Show walk dimension. 7' minimum when adjacent to parking stalls, for vehicle overhang - ALM
- 9) Replaced sidewalk/trail should be 10' wide - Nine Mile Creek Regional Trail Master Plan - ALM

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

- 1) Private common utility easement/agreement must be provided.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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.
- 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
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure Bloomington Fire has approved location and number of hydrants.
- 7) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. Change note #10 to indicate minimum of 8' of cover required.
- 8) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. Change note #12 to comply.
- 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) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 12) Install interior chimney seals on all sanitary sewer manholes. See City Detail.
- 13) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the plan.
- 14) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the plan.
- 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. Use a minimum of 2 sheets of 2" insulation and stagger the joints.
- 16) Use schedule 40, SDR 26, or better for PVC sewer services.
- 17) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the plan.
- 18) 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. - Please add this note to the plan.
- 19) See Bloomington standards regarding: MH covers, Pipe types, Chimney Seal, etc.

Eliminate note #11, See notes # 2 and #18 instead. Also please provide a table of all pipe crossings indicating the distance between outsides of pipes at crossings.

- 20) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. Add valves on the building services.
- 21) Please show more detail on the connections to existing watermain. The north connection should include replacement of the 8" Valve, Tee, and Hydrant - so that all new pipe will pass hydrostatic testing. The west connection should be a watermain tap and the plan needs more detail to avoid conflicts with existing tees and valves.
- 22) Lift Station in dog park area?

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

- 1) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 2) The city's Comprehensive Stormwater Management Plan prohibits infiltration in areas where high levels of contaminants will be mobilized by the infiltrating water. Given the level of contaminated soils on site, provide discussion from Geotech on the appropriateness of infiltration.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Provide a turf establishment plan
- 8) 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.
- 9) SILT FENCE ALONE IS NOT ACCEPTABLE INLET PROTECTION.

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

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access easement/agreement must be provided.
- 3) Show and label all property lines and easements on all plan sheets.