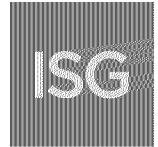


MARCH 26, 2020

Nick Johnson
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
nmjohnson@BloomingtonMN.gov



RE: PLAN REVIEW #: PL202000026
PROJECT NAME: U-HAUL - 8901 LYNDAL AVE. S.
APPLICANT: U-HAUL
ADDRESS: 8901 LYNDAL AVENUE SOUTH AND 515 HALSEY LANE, BLOOMINGTON, MN 55420

Nick,

Thank you for the plan review letter provided on March 4, 2020. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

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

1. 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.

Engineer's Response: Noted.

2. The office use is limited to the office functions for the self-storage and for any office related truck or trailer rental activities. All pick-up, returns or other truck and trailer rental activities is not allowed at this site and must be conducted on the property north of Halsey Lane. Not truck and trailer parking or storage is allowed unless directly related to the loading and unloading activities for the individual users of the self-storage facility.

Engineer's Response: Noted.

3. RV storage area does not equal 10 percent of the site area as Code (Sec. 21.302.16(a)(4)) requires. A minimum of 8,116 square feet of storage area is required. The RV storage area outside of the fence is unusable and does not count towards the requirement.

Engineer's Response: This has been revised.

4. Exterior materials must comply with Section 19.63.08(d) of the City Code. More information about "thin brick" exterior material must be submitted to confirm compliance.

Engineer's Response: The thin brick is no longer being proposed. The exterior materials now comply with Section 19.63.08(d). Updated exterior elevations are included with this submittal.

5. Tree cannot be located in the public right-of-way or easements. Several trees must be moved.

Engineer's Response: The trees have been moved.

6. Move these shrubs further east from the sidewalk to ensure adequate clearance for sidewalk maintenance and fulfill foundation plantings requirement.



Engineer's Response: This has been revised.

7. End-of-tier parking islands with a deciduous tree are required (Sec. 21.301.06(c)(2)(H)). Interior parking island width must be eight feet. The island along the north side of the building will require a tree.

Engineer's Response: A tree has been added.

8. Trees are required to be disbursed throughout the site. Please add trees along the building and Lyndale Avenue as the plan has them primarily on the east and north as there is no opportunity for trees on the south.

Engineer's Response: This has been revised.

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

Engineer's Response: These have been added.

10. A minimum of 208 square feet of trash and recycling storage area must be provided.

Engineer's Response: This is being provided internally to the building.

11. Life safety and operational requirements in Section 21.302.16 of the City Code must be observed.

Engineer's Response: Noted.

12. All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18).

Engineer's Response: Noted.

13. All signs require a separate permit and must comply with the City Code allowances.

Engineer's Response: Noted.

14. The gross building size listed in the project description conflicts with the civil and architectural plans. Please correct this oversight.

Engineer's Response: This has been corrected.

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

1. Must meet current MN State Building Code.

Engineer's Response: Noted.

2. Must meet MN Accessibility Code.

Engineer's Response: Noted.



3. SAC review by MET council will be required.

Engineer's Response: Noted.

4. Plans must include a current building code analysis.

Engineer's Response: Noted.

5. When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.

Engineer's Response: Noted.

6. Must meet MN Accessibility Code.

Engineer's Response: Please see above response #2.

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

1. Standpipe coverage/hose valves shall be located at the landings in all stairwells and within 200' of all areas.

Engineer's Response: Noted.

2. Access shall be provided to/from all stairwells on all floors.

Engineer's Response: Noted.

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.

Engineer's Response: Noted.

4. Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Engineer's Response: Hydrants have been added. See C3-30.

5. Provide for the new structure and maintain for existing structures emergency vehicle access supporting 40 tons with an adequate turning radius for BFD Ladder 1 throughout the property.

Engineer's Response: Sheet C3-30 has been added showing this.

6. Building/property shall be adequately signed for emergency response.

Engineer's Response: Noted.

7. Insure the proposed landscaping doesn't interfere with access to the building.



Engineer's Response: Noted.

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

1. Include Bloomington Standard details for B618 curb & gutter and Non-Residential Driveway Approach.

Engineer's Response: The driveway approach detail has been added. We are proposing to use a surmountable curb within the property as that is standard for U-Haul.

2. Install Bloomington Standard Non-Residential Driveway Approach at all entrances.

Engineer's Response: This has now been added.

3. Minimum 7' sidewalk width adjacent to parking stalls. Shown dimensions.

Engineer's Response: The dimensions have been added showing this requirement has been met.

4. Install ADA compliant pedestrian ramp.

Engineer's Response: This has been revised.

5. Keep sawcut limits out of wheel paths.

Engineer's Response: Please note any specific instances where this needs to be revised.

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

1. Show the connection to existing sidewalk at the lot south of this. This looks like it may be difficult to meet ADA guidelines as shown and there is very little for field adjustment with it being on the property line.

Engineer's Response: This connection has been revised to be as compliant as the existing sidewalk will allow.

2. The driveway is so close to the property line that the driveway apron extends beyond the southern (extended) property line.

Engineer's Response: This has been revised.

3. Show dimensions for all driveways, access aisles, parking stalls, sidewalks, etc.

Engineer's Response: These have been added.

4. 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.

Engineer's Response: This has been added as a note to C2-10.



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.

Engineer's Response: This note has been added to C2-10.

6. 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.

Engineer's Response: This note has been added to C2-10.

7. Show location of a bike rack and bike rack detail on the plan.

Engineer's Response: These have been added.

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

1. There is potential for utility conflicts at water sewer and storm pipe crossings. Consider redesign to eliminate all the crisscrossing. Please include an indexed table showing invert elevations and outside pipe separations at all crossings. The redesign will also help to provide the required 10' separation between water and sewer pipes.

Engineer's Response: This has been redesigned.

2. Private common utility easement/agreement must be provided regarding the shared watermain to the south.

Engineer's Response: The watermain is no longer proposed to be shared.

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

Engineer's Response: Noted.

4. 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.

Engineer's Response: This note has been added to C2-10.

5. 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.

Engineer's Response: These have been added.

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

Engineer's Response: This note has been added to C2-10.



7. All unused water services must be properly abandoned at the main. There are two 1" water services in Lyndale Ave that must be included. Consider using the existing 6" service and Hydrant stub for new hydrants located out of drive areas. Otherwise plan looks like it will include 4 water abandonments in Halsey and 2 in Lyndale. All unused sanitary sewer services must be properly abandoned at the property line. City records indicate the existing building sewer may be served off of Lyndale Ave.

Engineer's Response: These services are now shown and called out to be abandoned back to the main.

8. A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. This plan doesn't conform.

Engineer's Response: This has been revised.

9. Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. There should be more detail shown on the south tie in with the 8901 Lyndale private water system. Anticipate this will need to be a tap. The north water connection should also be called out as a tap.

Engineer's Response: This has been revised.

10. Provide valves for system isolation (longest interval cannot exceed 400 feet) and building services must show a valve that provides isolation without shutting down supply to hydrants.

Engineer's Response: This has been added.

11. Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must also be a hydrant located within 50' of the Building Fire Department Connection, this hydrant must be accessible by the fire truck.

Engineer's Response: This has been added.

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

Engineer's Response: This is covered in the project specs.

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

Engineer's Response: This is included in the project specs.

14. 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.

Engineer's Response: Noted.

15. An inspection manhole is required on all commercial sewer services. Install a MH at the sewer service 90 degree bend at the NE portion of the bldg.

Engineer's Response: This has been added.



16. Use standard short cone manholes without steps.

Engineer's Response: This detail has been added.

17. Install interior chimney seals on all sanitary sewer manholes. See City Detail.

Engineer's Response: This detail has been added.

18. Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - PLEASE ADD THIS NOTE TO PLANS.

Engineer's Response: This has been added to C2-10.

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. - PLEASE ADD THIS NOTE TO PLANS. (In Bloomington we require water and sewer service testing all the way into the building, so please remove the stub 5' outside the building notes).

Engineer's Response: This note has been added to C2-10 and C3-20.

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.

Engineer's Response: Noted.

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

Engineer's Response: Noted.

22. Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - PLEASE ADD THIS NOTE TO PLANS.

Engineer's Response: This has been added.

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. - PLEASE ADD THIS NOTE TO PLANS.

Engineer's Response: This has been added.

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

1. Include City of Bloomington under agency contacts for grading permits. Jack Distel 953 563-8748
jdistel@bloomingtonmn.gov.

Engineer's Response: This has been added.

2. Bypass elev. correct?



Engineer's Response: This is correct.

3. Include infiltration details in plan.

Engineer's Response: The plans from Cultec are included in this submittal for reference. They are currently being updated by Cultec to match the new system layout.

4. Contact Jack Distel (952 563-8748).

Engineer's Response: This has been added.

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

Engineer's Response: Noted.

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

Engineer's Response: Noted.

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

Engineer's Response: Noted.

8. An erosion control bond is required.

Engineer's Response: Noted.

9. Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).

Engineer's Response: This will be provided as soon as it is received.

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

1. Private common utility easement/agreement must be provided.

Engineer's Response: This is no longer needed.

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.

Engineer's Response: Noted.

3. Private agreement for construction on neighboring property.

Engineer's Response: This is no longer needed.



4. Private common utility easement/agreement must be provided.

Engineer's Response: This is no longer needed.

5. Move stormwater chamber out of platted easement or vacate part of easement. Is 20' D/U needed?

Engineer's Response: Applications have been submitted to vacate the existing 20 ft easement and plat a new 10 ft easement.

6. Existing easements may be vacated. 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.

Engineer's Response: Applications have been submitted to vacate the existing 20 ft easement and plat a new 10 ft easement.

7. 2nd Existing 20' D/U easement is being filled with landscaping and trees. Possibility of vacating down to 10' and keeping trees out of 10' D/U/.

Engineer's Response: Applications have been submitted to vacate the existing 20 ft easement and plat a new 10 ft easement.

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

1. Based on a building size of 102,912 SF and credit for existing buildings, we calculate a park dedication fee of \$8,400 on this project.

Engineer's Response: Noted.

Staff / Planning Commission Conditions

1. Prior to Permit. A building permit for all required changes to accommodate the proposed use be obtained.

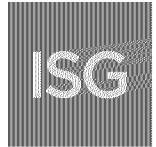
Engineer's Response: Noted.

2. Prior to Permit. Sewer Availability Charges (SAC) must be satisfied.

Engineer's Response: Noted.

3. Prior to Permit. Access, circulation and parking plans must be approved by the City Engineer. All parking areas must include code-compliant parking lot islands (Sec. 21.301.06(c)(2)(H)).

Engineer's Response: Code-compliant parking lot islands have been provided.



4. Prior to Permit. Sidewalk must be installed along Halsey Lane at the developer's expense as approved by the City Engineer (Section 21.301.04(b)(1)).

Engineer's Response: The sidewalk has been added.

5. Prior to Permit. Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.

Engineer's Response: The requested bicycle parking has been added throughout the site.

6. Prior to Permit. Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).

Engineer's Response: Noted.

7. Prior to Permit. Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.

Engineer's Response: Noted.

8. Prior to Permit. An erosion control surety must be provided (16.08(b)).

Engineer's Response: Noted.

9. Prior to Permit. Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.

Engineer's Response: A stormwater management plan has been prepared, and a maintenance plan will be prepared and filed with Hennepin County.

10. Prior to Permit. A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.

Engineer's Response: Conditional Approval has been received and a copy is attached for reference.

11. Prior to Permit. A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).

Engineer's Response: A SWPPP has been prepared, and an NPDES permit will be obtained as needed.

12. Prior to Permit. A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).

Engineer's Response: Noted. Copies will be provided as applicable.

13. Prior to Permit. A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).



Engineer's Response: Noted. Copies will be provided as applicable.

14. Prior to Permit. Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).

Engineer's Response: Noted.

15. Prior to Permit. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).

Engineer's Response: The plat is currently in process.

16. Prior to Permit. Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).

Engineer's Response: Noted. Updated architectural elevations are attached. Ground level windows have been added along the retail area and landscaping has been added to enhance pedestrian experience along the western elevation on the first floor.

17. Prior to Permit. Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).

Engineer's Response: Noted. Revisions requested in the staff report are reflected on the updated Landscape Plan.

18. Prior to Permit. All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).

Engineer's Response: Noted.

19. Prior to Permit. Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.

Engineer's Response: Lighting has been revised as shown on Sheet CX-11.

20. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

Engineer's Response: Noted.

21. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.

Engineer's Response: Noted. Electronic utility as-builts will be provided to the Public Works Department.

22. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).

Engineer's Response: Noted.



23. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.

Engineer's Response: Noted.

24. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).

Engineer's Response: Noted.

25. Ongoing. The site and building improvements are limited to those as shown on the approved plans in Case File #PL2020-26.

Engineer's Response: Noted.

26. Ongoing. Use of the property related to truck or trailer rental is limited to office use only. Any other activity related to truck or trailer rental, including the storage and pick-up of rentable trucks and trailers, is not permitted on-site.

Engineer's Response: The applicant understands the intent of this condition and requests consideration of the following verbiage:

"The use of the property related to truck or trailer rental is limited to office functions and short-term uses as may be incidental or necessary to facilitate ongoing operations and accommodate the typical U-Haul business model. The storage of truck or trailers is not permitted on this property."

27. Ongoing. The self-storage facility must comply with the operational requirements of Section 21.302.16(e) of the City Code.

Engineer's Response: Noted.

28. Ongoing. Exterior outdoor storage for recreational vehicles and trailers must be provided in ten percent of the site area.

Engineer's Response: Plans have been updated to reflect 8,116 SF of outdoor storage for recreational vehicles and trailers within the fenced area.

29. Ongoing. Alterations to utilities must be at the developer's expense.

Engineer's Response: Noted.

30. Ongoing. Three foot high parking lot screening must be provided as approved by the Planning Manager (Sec. 19.52).

Engineer's Response: Noted. Three foot high parking lot screening will be provided.

31. Ongoing. All rooftop equipment must be fully screened (Sec. 19.52.01).

Engineer's Response: Noted. All rooftop equipment will be fully screened as required.



32. Ongoing. Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Engineer's Response: Noted. Signs will be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan

33. Ongoing. Development must comply with the Minnesota State Accessibility Code.

Engineer's Response: Noted.

34. Ongoing. All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.

Engineer's Response: Noted.

35. Facility Interior Lighting – Planning Commission requested that hallway lighting near the windows on the western building elevation be dimmed or extinguished during evening hours (10pm – 6am) due to the proximity and viewshed of the multi-family apartment building across the street. The lights may include motion sensors for nighttime use for safety purposes. This request can be addressed through a response in the updated narrative for the next Planning Commission meeting.

Engineer's Response: U-Haul will operate the hallway lights in the windows facing Lyndale Avenue as follows: Main hallway lights will be run on motion sensors from 10 pm to 6 am. Accessory lights will be shut off from 10 pm to 6 am. U-Haul spec emergency lights will be active at all times.

36. Street Level Windows – Planning Commission directed the applicant to consider utilizing glass as an exterior material on the first floor of the western building elevation along the retail area hallway to the south in order to better activate the streetscape. This request can be addressed through the submittal of updated architectural elevations.

Engineer's Response: Updated architectural elevations are attached. Ground level windows have been added along the retail area and landscaping has been added to enhance pedestrian experience along the western elevation on the first floor.

Please contact us at 952.426.0699 with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Ryan Anderson".

Ryan Anderson, PE
Civil Engineer
Ryan.Anderson@ISGInc.com

A handwritten signature in black ink that reads "Stephanie Merdan".

Stephanie Merdan
Executive Project Coordinator
Stephanie.Merdan@ISGInc.com