



CASE PL201600196

**Minnesota Department of Transportation**

**Metropolitan District**

Waters Edge Building  
1500 County Road B2 West  
Roseville, MN 55113

January 20, 2017

Nick Johnson  
Planning Division  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

SUBJECT: 9101 Old Cedar Ave (Palacio Del Sol Apts)  
MnDOT Review # P17-002  
West of TH 77, North of Old Shakopee Rd  
Bloomington, Hennepin County  
Control Section 2758

Dear Mr. Johnson:

Thank you for the opportunity to review the plat for the Palacio Del Sol Apartments located at 9101 Old Cedar Ave. The Minnesota Department of Transportation (MnDOT) has reviewed the reviewed the subject plat in compliance with Minnesota Statute 505.03, Subdivision 2., Plats and has the following comments:

***Noise:***

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or [Natalie.Ries@state.mn.us](mailto:Natalie.Ries@state.mn.us)

***Permits:***

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/utility/>.

Please include one plan set formatted to 11 x 17 size with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911 or [buck.craig@state.mn.us](mailto:buck.craig@state.mn.us)) of MnDOT's Metro Permits Section.

***Design:***

If the access is allowed, a permit will be required due to the proposed work along Old Shakopee Road.

For questions on this comment, please contact Nancy Jacobson of MnDOT's Metro Design Section at [Nancy.L.Jacobson@state.mn.us](mailto:Nancy.L.Jacobson@state.mn.us) or 651.234.7647

***Surveys:***

On the plat, Label MnDOT right-of-way and show existing access control. For questions on these comments, please contact Bruce Wetherbee in MnDOT's Metro District Surveys Section at [Bruce.wetherbee@state.mn.us](mailto:Bruce.wetherbee@state.mn.us) or 651-366-5176.

***Review Submittal Options:***

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us) provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

MnDOT – Metro District Planning Section  
Development Reviews Coordinator  
1500 West County Road B-2  
Roseville, MN 55113

3. One (1) compact disc.
4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us) indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review, please contact me at (651) 234-7793.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Corbett". The ink is dark and the signature is fluid, with a large, stylized 'M' and 'C'.

Michael J. Corbett, PE  
Principal Planner

**Copy sent via E-Mail:**

April Crockett, Area Manager  
Chris Hoberg, Area Engineer  
Hailu Shekur, Water Resources  
Buck Craig, Permits  
Nancy Jacobson, Design  
Doug Nelson, Right-of-Way  
Chad Erickson, Traffic  
Clare Lackey, Traffic  
Gina Mitteco, Multimodal  
Mackenzie Turner Borgen, Multimodal  
Bruce Wetherbee, Surveys  
Mark Larson, Hennepin County Surveys  
Natalie Ries, Noise  
Russ Owen, Metropolitan Council