

HENNEPIN COUNTY

MINNESOTA

September 1, 2020

Mr. Nick Johnson
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

Re: Preliminary Plat Review – 8525 and 8545 Penn Avenue South (Received 08/06/20)
County State Aid Highway (CSAH) 32 (Penn Avenue) at 86th Street
Hennepin County Plat Review ID #3449A (Reviewed 08/11/20)

Dear Mr. Johnson:

Please consider the following county staff comments in your review of this preliminary plat proposal to redevelop two vacated single-family properties into 15 townhomes:

Access: Two new accesses are proposed, one full access on 86th Street and a right-in/right-out on Penn Avenue. Since the proposed Penn Avenue access does not meet the county's access spacing guidelines, an access is not recommended at this location due to safety and operations concerns. Based on the development size, a single access on 86th Street is recommended.

To accommodate emergency response vehicles, an emergency only access on Penn Avenue can be permitted for the site. The access design will need to prohibit general usage through a variety of means such as alignment, signage, curb, and paving materials. Acceptance of this access is predicated on county design review prior to and during the county access permitting process.

Right-of-Way: County staff supports the proposed seven-foot right of way dedication, along with the ten-foot sidewalk and trail, and drainage and utility easements. We believe this will provide adequate space for any future public infrastructure needs along the corridor.

Bicycle and Pedestrian: We support the proposed reconstructed sidewalk with a six-foot boulevard to provide enhanced pedestrian safety.

Storm Water / Drainage: Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing. Please also ensure the proposed vegetated gravity wall and infiltration basin adjacent to Penn Avenue is owned and maintained by the property owner. *Contact: Drew McGovern at 612-596-0208 or drew.mcgovern@hennepin.us*

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us



Permits: Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or michael.olmstead@hennepin.us

More Information: Please contact Jason Gottfried: 612-596-0394, jason.gottfried@hennepin.us for any further discussion of these items.

Sincerely,



Carla Stueve, PE, PTOE
County Highway Engineer



Hennepin County Property Map

Date: 8/11/2020



No results

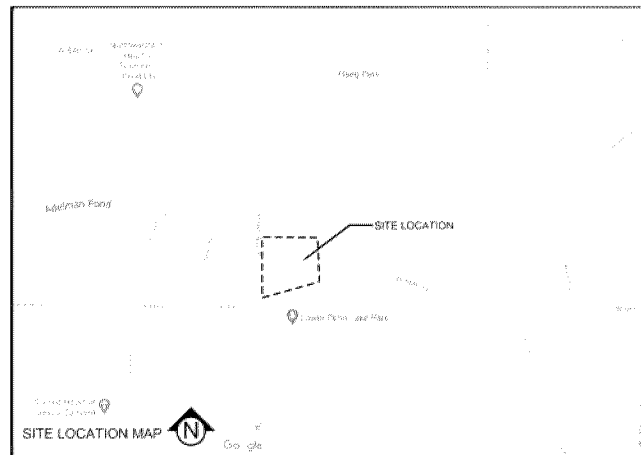
Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2020

8525-8545 Penn Avenue

BLOOMINGTON, MINNESOTA
ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

FIRM: GROUND ARCHITECTS & ENGINEERS, INC.
275 MARKET ST #368
MINNEAPOLIS, MN 55405
612.719.1039

DEVELOPER / PROPERTY OWNER:

STEVE FURLONG
PENN LAKE CITYHOMES LLC
6201 NORMAN CENTER DR
SUITE 450
BLOOMINGTON, MN 55427
952.314.5987

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
401 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612.615.0661

SURVEYOR:

HARRY S. JOHNSON CO. INC.
36631 MOORE AVE S A0900
BLOOMINGTON, MN 55420
(953) 684-9343

MASTER LEGEND:

	1.3' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM
	SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	1.3' CONTOUR ELEVATION INTERVAL		PROPOSED GATE VALVE
	SPOT GRADE ELEVATION (OUTERFLOW LINE UNLESS OTHERWISE NOTED)		PROPOSED FIRE HYDRANT
	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY
	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN
	SPOT GRADE ELEVATION BOTTOM OF WALL		PROPOSED SANITARY SEWER
	DRAINAGE ARROW		PROPOSED STORM SEWER
	EMERGENCY OVERFLOW		PROPOSED WATER MAIN
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING SANITARY SEWER
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING STORM SEWER
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING WATER MAIN
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING GAS MAIN
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING UNDERGROUND ELECTRIC
	BELT FENCE / BOLLARD - GRADING LIMIT		EXISTING UNDERGROUND CABLE
	STABILIZED CONSTRUCTION ENTRANCE		EXISTING MANHOLE
	SOIL BORING LOCATION		EXISTING CATCH BASIN
	CURB AND GUTTER (7.5' TP OUT)		EXISTING GATE VALVE
			EXISTING ELECTRIC BOX
			EXISTING HYDRANT
			EXISTING LIGHT
			EXISTING GAS METER
			EXISTING GAS VALVE



Know what's below.
Call before you dig.

CIVIL SITE GROUP
Civil Engineering, Surveying, Landscape Architecture
401 W 35TH STREET, SUITE 200
ST LOUIS PARK, MN 55416
612.615.0661

8525-8545 Penn Avenue
Bloomington, Minnesota
Penn Lake CityHomes LLC
Bloomington, Minnesota

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATTHEW R. FURLONG
STATE OF MN LICENSE NO. 44302

ISSUE/SUBMITTAL SUMMARY
DATE: 08/11/2020
BY: CIVIL SITE GROUP

SHEET NUMBER	SHEET TITLE	REVIEWED BY
C0.0	TITLE SHEET	
V1.0	SITE SURVEY	
C1.0	REMOVALS PLAN	
C2.0	SITE PLAN	
C3.0	GRADING PLAN	
C4.0	UTILITY PLAN	
C5.0	CIVIL DETAILS	
C5.1	CIVIL DETAILS	
C5.2	CIVIL DETAILS	
L1.0	LANDSCAPE PLAN	
L1.1	LANDSCAPE PLAN NOTES & DETAILS	
SW1.0	SWPPP - EXISTING CONDITIONS	
SW1.1	SWPPP - PROPOSED CONDITIONS	
SW1.2	SWPPP - DETAILS	
SW1.3	SWPPP - NARRATIVE	
SW1.4	SWPPP - ATTACHMENTS	
SW1.5	SWPPP - ATTACHMENTS	

TITLE SHEET

C0.0

SCALE: 1 INCH = 30 FEET

- The bearing system used is a ball bearing.
- The loading of the endomysium ribbon shows a mean, 5 sec, an approximate only sufficient to give 200 CONTACT STRENGTH (SEE CALL AT 10:12, 454-0000) FROM TO AND TO CONTACT.
- Smaller unit is identified as being in "Zone 1, Other Area" in Basic Structure from the 1950-1960, which is a 1950-1960, 1960.

- [illegible]

 1. Platzierung Center
 2. Platzierung Wachstum in Multimedia
 3. Center
 4. Center in 1-2
 5. Center in 2-3
 6. Center in 3-4
 7. Center in 4-5
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 122. Center in 119-120

U525 and 8545 Penn Avenue South
Blaine, MN 55425

OWNER
Bloomington Redevelopment
CONTACT
Steve Furlong (852) 314-8067
6201 Normandy Circle Drive
Bloomington, Minnesota 55437

Harry S. Johnson Co., Inc.
CONTACT
Tym Hooert? (852) 884-5341
9163 Lyndale Avenue South
Brooklyn, Minnesota 55421

2005年10月1日
 2005年10月1日
 2005年10月1日

[illegible]

Lot 9 through 10, Block 1, PEARMAN ADDITION, Hennepin County, Minnesota.

Site	Amey Lot 1	Block	1	PERM	CONVERT	ADJ1	1000	square	1	square	feet	1	convert
Site	Amey Lot 2	Block	1	PERM	CONVERT	ADJ2	1000	square	1	square	feet	1	convert
Site	Amey Lot 3	Block	1	PERM	CONVERT	ADJ3	1000	square	1	square	feet	1	convert
Site	Amey Lot 4	Block	1	PERM	CONVERT	ADJ4	1000	square	1	square	feet	1	convert
Site	Amey Lot 5	Block	1	PERM	CONVERT	ADJ5	1000	square	1	square	feet	1	convert
Site	Amey Lot 6	Block	1	PERM	CONVERT	ADJ6	1000	square	1	square	feet	1	convert
Site	Amey Lot 7	Block	1	PERM	CONVERT	ADJ7	1000	square	1	square	feet	1	convert
Site	Amey Lot 8	Block	1	PERM	CONVERT	ADJ8	1000	square	1	square	feet	1	convert
Site	Amey Lot 9	Block	1	PERM	CONVERT	ADJ9	1000	square	1	square	feet	1	convert
Site	Amey Lot 10	Block	1	PERM	CONVERT	ADJ10	1000	square	1	square	feet	1	convert
Site	Amey Lot 11	Block	1	PERM	CONVERT	ADJ11	1000	square	1	square	feet	1	convert
Site	Amey Lot 12	Block	1	PERM	CONVERT	ADJ12	1000	square	1	square	feet	1	convert
Site	Amey Lot 13	Block	1	PERM	CONVERT	ADJ13	1000	square	1	square	feet	1	convert
Site	Amey Lot 14	Block	1	PERM	CONVERT	ADJ14	1000	square	1	square	feet	1	convert
Site	Amey Lot 15	Block	1	PERM	CONVERT	ADJ15	1000	square	1	square	feet	1	convert

398406 16C-11E P1 142007VJL 48C 3/2006 KA

PROPOSED 10 FOOT SIDEWALK & BIKEWAY EASEMENT

CITY OF BLOOMINGTON SITE SPECIFIC NOTES:

1. 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.

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STABLE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO-TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND YALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT WORK SUBMITTALS AND SHALL BE AS SHOWN ON THE DRAWINGS BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PRE-FABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, PLANTERS, LANDING PADS FOR CURB RAMP, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO SELECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMP SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE PAVED OR UNLESS OTHERWISE NOTED OR REQUIRED BY A.S.H. OR LOCAL GOVERNING BODIES.
10. SET SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RAMP ARE MINIMUM 1% UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAN FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE, 10' TYP.
16. RETURNING PARKING TO BE "TIGHT OUT" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRAIN LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
 CONCRETE PAVEMENT AS SPECIFIED AND OR RAILING. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
 PROPERTY LINE.
 CONSTRUCTION LIMITS.
 CURB AND GUTTER. SEE NOTES (T.O.) TOP OUT. GUTTER W/HEAT APP. CABLE. SEE PLAN.
 SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 ACCESSIBLE SIGN.
 NO PARKING PRE-LINE.
 STOP.
 COMPACT CAR PARKING ONLY.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	1,624 SF 2.0%	22,744 SF 28.6%
ALL PAVEMENTS	2,033 SF 2.6%	23,253 SF 29.3%
ALL NON PAVEMENTS	75,916 SF 95.4%	58,576 SF 74.2%
TOTAL SITE AREA	77,949 SF 100.0%	81,829 SF 100.0%
RAVINE/SLOPE SURFACE		
EXISTING CONDITION	1,657 SF 4.6%	
PROPOSED CONDITION	45,997 SF 57.8%	
DIFFERENCE (EXIST VS PROP.)	44,340 SF 58.2%	



8525-8545 Penn Avenue
Bloomington, Minnesota
Penn Lake CityHomes LLC
Bloomington, Minnesota

PROJECT
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 08/26/2020, LISC: 08/26/2020

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
 08/26/2020 SUBMITTED
 08/26/2020 SUBMITTED

REVISION SUMMARY

DATE DESCRIPTION
 08/26/2020 SUBMITTED

SITE PLAN

C2.0