



Comment Summary

Application #: PL202100096

Address: 4501 W 102ND ST, BLOOMINGTON, MN 55437

Request: Major revision to final site and building plans for a 4,000 square foot addition to house two chillers and cooling towers

Meeting: Planning Commission - June 17, 2021

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

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Provide sound-proofing since the future 4 chillers will be 52 dBA in the future-which is over the 50 dba max allowed. Provide plan that proves the sound with 4 chillers running at max will not exceed 50dBA.

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

- 1) Audible and visual alarm devices to be installed per the building occupancy type.
- 2) Maintain/provide emergency vehicle access and hydrant coverage for all structures.
- 3) Comments based on new structure(s) being fully sprinklered.

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

- 1) 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.
- 2) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 3) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. The water pipes crossing Johnson Ave S.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 6) 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.
- 7) Show and label all property lines and easements on all plan sheets.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

- 10) 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.
- 11) Right-of-way dedication is required on the final plat.

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

- 1) 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.
- 2) Chiller lines could be considered a possible contamination source to potable water, provide 10' clearance per MDH
- 3) Mixed existing and proposed valves etc are confusing in this view.
- 4) Mixed existing and proposed valves etc are confusing in this view.
- 5) 6" x 6"
- 6) See website for 2021 Specs, use zinc-coated DIP and V-Bio poly encasement
- 7) Add chiller lines due corrosion and glycol/anti-freeze type chemicals, unless verified by MDH.
- 8) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Detail available on City website, <https://www.bloomingtonmn.gov/sites/default/files/media/handouts-util-water-meter.pdf>
- 10) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant within 50' of truck accessible FDC>
- 11) 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.
- 12) 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. Water meter to be located within 10' of entering building and within 4' of a floor drain.
- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 14) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 15) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. See notes on 2021 Specs, zinc-coated DIP and V-bio polywrap. Provide notes on Utility Plan for materials specs.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 18) This project as proposed will shut the water off to Olson School for two to three weeks depending on construction progress, testing and disinfection. Provide a plan to supply temporary water that is acceptable to Bloomington Fire Department.
- 19) Provide table with vertical separation at all watermain crossings.
- 20) Provide better detail on watermain bends and fittings.
- 21) Plan markups are on the Civil Plans, not on Bid Set. (Except detail for crossing Johnson Ave.)
- 22) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 23) Sanitary MH, field verify
RE=858.88
Inv=847.78, 8" VCP Sanitary sewer
- 24) Provide detail of crossing, planned pipe size, elevation and clearances from existing sewer and water. Detail should be on Civil for ROW permit, okay to duplicate on Mechanical
- 25) 8" CIP watermain, about 7.5' cover, field verify
- 26) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 27) Water meter to be located within 10' of entering building and within 4' of a floor drain.

- 28) See notes on Civil plans - Provide detail of crossing, planned pipe size, elevation and clearances from existing sewer and water. Detail should be on Civil for ROW permit, okay to duplicate on Mechanical

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

- 1) An erosion control bond is required.
- 2) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 3) Consider removing fabric from under stormwater treatment BMP
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Show erosion control BMP locations on the plan
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) List erosion control maintenance notes on the plan.
- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 9) Provide a turf establishment plan
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.