



April 19, 2017

City of Bloomington
1800 West Old Shakopee Road
Bloomington, Minnesota 55431-3027

Re: Home2 Suites/ TRU Combo - Bloomington
2435 E. Old Shakopee Road, Bloomington, Minnesota 55425
AP #: PL2017-38

Mr. Centinario;

KFW Engineers is submitting a Final Site and Building set along with a preliminary and final plat on the behalf of the prospective owner of this target tract, MSP BLOOMINGTON, LLC. KFW Engineers is the primary point of contact on this project, but open and frequent communication is allowed and expected amongst all consultants and the City of Bloomington.

The property, which contains 5.759 acres, is at the southeastern corner of the intersection of E Old Shakopee Rd. and County Road 1, with an address of 2435 E. Old Shakopee Road. The existing lot contains old and abandoned utilities and parking lots that will be removed during construction. In its place, this project proposes a Home2 Suites/ TRU Combo hotel. Hospitality usage is permitted under the City of Bloomington's CS-1 zoning and the Comprehensive Plan guideline of Innovation and Technology. To accommodate the hotel's guests, parking at or exceeding the required 1.1 stall per 1 room has been provided. It is the intention of this project to meet all City of Bloomington requirements and exceed all design standards, both architecturally and with respect to site design. The final product of this project should reflect both the input of all consultants and designers, as well as that of the City of Bloomington.

The proposed building will be a 4-story, all wood frame construction 96,900 total floor area, with a primary exterior coverage of masonry, steel and stucco. The proposed landscaping will blend the architectural features of the building into the surrounding forested landscape. As this property stands adjacent to an existing wooded area and bluff slopes, the development will serve to protect any sensitive geologic areas as well as preserve and showcase the natural views on offer.

In addition to the work being done on the property, this development will add a 10' multi-use trail along E. Old Shakopee Rd. adding to the City's South Loop vision. Also pertaining to the right of way, this project will remove the existing driveway entrance, rework the median in E. Old Shakopee Rd. and shift the access point further from the intersection, creating safer passage for drivers in the area. In the future, when the easterly adjacent tract develops, coordination and cooperation will occur to work on closing this driveway and creating an entrance to the site via the adjacent lot – resulting in an even safer and reliable traffic pattern.

While the hotel is the focus of this development, utilities will be constructed in a manner that allows for ease of development and less disturbance in the right of way during any future construction. Also, the storm water facilities and storm water management plan have been created with full lot development in mind – meaning in the interim, our current plan will greatly exceed the specific storm water requirements outlined by the City of Bloomington. The entire site has been graded with the stream and bluff areas in mind, diverting run off from impervious cover into storm water systems to ensure the quality and stability of these areas.

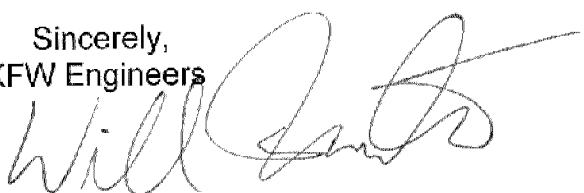
Throughout planning, coordination with the MnDNR and the Lower Minnesota River Watershed District has occurred regarding potential trout stream designations and bluff area designations. Our plans currently reflect the impacts of all environmental concerns, however, coordination will continue to occur throughout the planning process to ensure all standards are met, and more importantly, all habitats and delicate environments are preserved.

After working with the City of Bloomington on all aspects to obtain final site and building approvals and any necessary permitting, the construction phase will begin. Prior to any earth work, erosion control best management practices will be installed. See below for an estimated construction phasing and timeline, weather permitting:

Home2/ Suites TRU Combo - Bloomington	
<i>Estimated Construction Timeline</i>	
Erosion Control BMP Installation	2 Weeks
Site Clearing and Demo	2 Weeks
Grading and Utility Installation	2 Months
Building and Paving Installation	6 Months
Punch List/ Quality Control Investigation	1 Month
Erosion Control BMP Removal	1 Week
Finish Out	6 Months

On behalf of our client and all consultants, we genuinely look forward to working with the City of Bloomington on this submittal and throughout the project. Please do not hesitate to contact me directly should you require any additional information.

Sincerely,
KFW Engineers



Will Gunter



April 19, 2017

City of Bloomington
1800 West Old Shakopee Road
Bloomington, Minnesota 55431-3027

Re: 2435 E. Old Shakopee Road, Bloomington, Minnesota 55425
AP #: PL2017-38

Mr. Centinario;

This letter is in response to the comments on the above referenced project received on April 19, 2017. A copy of the comments is attached.

Planning Review:

1. **Comment:** A number of comments relate to annotations on the site plan. Please see document markups.

Response: Markups on site plan have been revised.

2. **Comment:** The properties are zoned CS-1 Commercial Service with the Airport Zoning Overlay. The properties are guided Innovation and Technology in the Comprehensive Plan, although there is no corresponding Innovation and Technology Zoning District. The Comprehensive Plan acknowledges hospitality as an acceptable land use.

Response: Acceptable land use is proposed.

3. **Comment:** Hotels are permitted principal uses in the CS-1 district. Staff did not receive details on the Lot B use, but understand it to be a recreation/entertainment use. Recreational facilities are provisional uses, which requires the use to be a related element to a development primarily devoted to a permitted use. The freestanding Lot B building, with 162 dedicated parking stalls, if intended to be a recreational use, could not be considered a provisional use. The Lot B building should be integrated with the hotel to create a larger, interconnected development to create the relationship.

Response: Site has been revised to only include one user on a single lot.

4. **Comment:** The outcome of the Minnesota DNR review of the adjacent creek and the Watershed's proposed requirements could have a significant impact on site design. Continue to engage City staff and other governing bodies to understand and account for those development constraints.

Response: Brian Nerbonne of the MnDNR has agreed our site plan poses no issues with the DNR. As submittal proceeds, we will keep MnDNR in the loop and continue to abide by any future decisions. Linda Loomis and Della Young of the Lower Minnesota River Watershed District were involved in our planning efforts and the Bluff protection and Bluff Impact Zone were carefully preserved in our plans. Each sheet in our Civil set references the limits of this Bluff Impact Zone – wherein no disturbance of any kind may occur.

5. **Comment:** List the number of parking spaces required by city code and the number of spaces provided on the site plan. The number of parking stalls identified for the hotel meet the Code requirement. However, because the uses and their corresponding square footages for the other building were not provided, staff could not complete the parking requirement calculation.

Response: Site plan revised to show table for proposed and required parking.

6. **Comment:** Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. A number of parking lot islands on the plan do not meet the width requirement.

Response: Parking islands revised to measure 8 feet, inside to inside. Reference landscape plans for tree placement in islands.

7. **Comment:** The site is located in the MSP Airport Overlay Zoning District and is subject to FAA height limitations. Two and four story buildings are well below the height limits, but you most likely will need to complete an FAA 7460 analysis for construction cranes.

Response: FAA 7460 will be submitted prior to construction.

8. **Comment:** Provide a sidewalk connection from the building to public sidewalk or street. The public sidewalk must be consistent with South Loop design standards.

Response: Sidewalk connection added. Public passage in ROW provided in the form of a 10' bituminous trail as per Jen Desrude.

9. **Comment:** City Code requires one tree per 2,500 square feet of developable area and one shrub per 1,000 square feet of developable area.

Response: Reference landscape plans for tree/ shrub placement.

10. **Comment:** The location of the freestanding sign does not meet the minimum 20 foot setback. Relocate sign to meet setback requirement.

Response: Sign has been relocated.

- 11. Comment:** Parking lot and exterior security lighting must meet Section 21.301.07. Please review City Code standards for retail and service oriented uses. An initial and maintained lighting plan, signed by an engineer or LC, will be required prior to the issuance of a building permit.

Response: Reference photometric plan for exterior lighting.

- 12. Comment:** Provide detailed use characteristics for the building shown on Lot B. Use characteristics are needed to confirm the use is consistent with zoning standards and to complete a parking analysis.

Response: Site has been revised to only include one user on a single lot.

- 13. Comment:** Trash room must meet size requirements in Section 19.51 of the City Code.

Response: Reference architectural plans for floor plan and trash room specifications.

- 14. Comment:** There is a minor parking setback encroachment on the northwest corner of the site. The minimum parking lot setback is 20 feet.

Response: Parking setback encroachment has been removed.

- 15. Comment:** Sidewalks, when next to parking stalls, must be 7 feet wide to accommodate vehicle overhand. Private sidewalks must maintain 5 feet clear.

Response: All sidewalks adjacent to parking stalls have been widened to 7 feet and all private sidewalks are at least 5' wide.

- 16. Comment:** Show location of a bike rack and bike rack detail on the plan.

Response: Reference site plan for bike rack and Civil Detail Sheet for bike rack details.

- 17. Comment:** Lot A does not meet the minimum lot width requirement in the CS-1 Zoning District (200 feet). Lot B does not meet the minimum lot area requirement in the CS-1 Zoning District (120,000 square feet). What is the purpose for two lots instead of one?

Response: Site has been revised to only include one user on a single lot.

- 18. Comment:** Exterior materials must meet Section 19.63.08. Please review these standards carefully. EIFS is not permitted as a primary material.

Response: Reference architecture plans for materials/ elevations.

- 19. Comment:** Please confirm proposed accessible stalls meet State of Minnesota accessibility requirements.

Response: ADA stalls are either 8' wide with 8' striping or 11' wide with 5' striping as per accessibility standards.

- 20. Comment:** Park dedication will be required with the subdivision. Please complete the park dedication form provided by staff.

Response: Park dedication forms filled out and submitted.

Fire Department Review:

- 1. Comment:** Provide auto turn diagram using Ladder 3 dimensions for turning radius verification for both lots.

Response: AutoTURN analysis provided on Fire Protection Plan

- 2. Comment:** Provide hydrant coverage within 150 feet of all areas of the buildings.

Response: Hydrant coverage is provided per IFC code, 350' of truck pull on fire lanes and 150' of hose pull from the truck locations/ fire lanes. Code section showing where all points of a building must be within 150' of a hydrant has been requested.

Public Works Review:

- 1. Comment:** Driveway to East Old Shakopee Road is temporary. Will need to plan a cross access easement to the east, when that site redevelops. Show how parking lot can be reconfigured with no access to the north and cross access to that east.

Response: Parking lot is shown for temporary condition. Upon adjacent development a cross access easement will be added and the current drive closed. The connection will occur approximately 40' offset from the property line. The exact location of which will have to be coordinated during the future development.

Health Department Review:

- 1. Comment:** Will this hotel be tobacco free? Because of the location will there be connecting sidewalks, signaled crosswalks, and safe manner to get to

MOA and other area attractions such as the wildlife preserve?

Response: Yes, hotel is tobacco free.

Construction/Infrastructure Review:

1. **Comment:** Add street names to plan.

Response: Street name added to plan.

2. **Comment:** Show bluff protection zone limits & trout stream requirements like the 50 ft. average buffer and the 300 ft. Army Corps Individual permit line.

Response: Brian Nerbonne of the MnDNR has agreed our site plan poses no issues with the DNR. As submittal proceeds, we will keep MnDNR in the loop and continue to abide by any future decisions. Linda Loomis and Della Young of the Lower Minnesota River Watershed District were involved in our planning efforts and the Bluff protection and Bluff Impact Zone were carefully preserved in our plans. Each sheet in our Civil set references the limits of this Bluff Impact Zone – wherein no disturbance of any kind may occur.

3. **Comment:** Add 8' sidewalk along north property line to match Subarterial category (EOSR) of SoLo Streetscape Master Plan.

Response: Public passage in ROW provided in the form of a 10' bituminous trail as per Jen Desrude.

4. **Comment:** Move sign to accommodate new sidewalk.

Response: Sign has been relocated.

5. **Comment:** What is this crossing of the drive aisle? If it is a pedestrian crossing, stripe out the parking stalls so people can access it and move trees so pedestrians are visible.

Response: Pedestrian walkway, cross striping added to site plan.

6. **Comment:** Parking lot end caps need to be a minimum of 8' wide.

Response: Parking islands revised to measure 8 feet, inside to inside.

7. **Comment:** Assume this building is just a place holder. In final plan, handicap stalls need to be closer to the door.

Response: Handicap stalls have been moved to positions closest to door.

8. **Comment:** Show utilities in street - there are two CBs in this area--it may be necessary to move them or change grates.

Response: Reference utility plan to show all utilities. CB's in ROW to remain as driveway is being relocated away from the CB's.

9. **Comment:** Location of Master Sign may interfere with sidewalk requirements.

Response: Sign has been relocated.

10. **Comment:** South Loop sidewalk requirements.

Response: Public passage in ROW provided in the form of a 10' bituminous trail as per Jen Desrude.

11. **Comment:** Verify with geotechnical engineer and Bloomington Water Resources that a treatment device this close to the bluff will not cause issues.

Response: Treatment device is located approximately 350' from the bluff area. Geotechnical engineer and water treatment device installation company have both been consulted on infiltration near this area.

12. **Comment:** This back to back angle is not recommended for sanitary sewer. Install MH.

Response: Sewer alignment has been rerouted.

13. **Comment:** Show looped watermain system and private fire hydrants.

Response: Water system and hydrants revised per comments.

14. **Comment:** Seal well 27W0015200 and coordinate with Bloomington Environmental Health for permits and inspection (Current status of well is Unknown).

Response: Well monitoring/ closing will be coordinate during permitting, if necessary. Contractor to coordinate with City of Bloomington during construction.

15. **Comment:** Include Bloomington detail for Non-Res Driveway Approach with Blvd Sidewalk in final submittal.

Response: Details will be added in final submittal. KFW will modify detail to include the 10' bituminous trail requested.

16. Comment: Private common driveway/access easement/agreement must be provided.

Response: Site has been revised to only include one user on a single lot.

17. Comment: Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

Response: Civil plans attached.

18. Comment: A Minnesota licensed civil engineer must design and sign all civil plans.

Response: All civil plans designed by Minnesota licensed civil engineer. Final submittals will be signed and sealed.

19. Comment: Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.

Response: Signage and pavement markings detailed on site plan and civil detail sheet.

20. Comment: 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.

Response: Construction equipment and parking/ temporary drives detailed and located on erosion control and erosion control detail sheet.

21. Comment: 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.

Response: Reference civil detail sheet for site plan details. Driveway detail needs to be added per coordination with city on bituminous crossing.

22. Comment: Show and label all property lines and easements on all plan sheets.

Response: All property line and easements labeled on all civil plans.

23. Comment: Provide a sidewalk connection from the building to public sidewalk or street.

Response: Sidewalk connection added.

- 24. Comment:** A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.

Response: Public passage in ROW provided in the form of a 10' bituminous trail as per Jen Desrude.

- 25. Comment:** Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.

Response: Reference grading plan for ADA cross slopes and longitudinal grades. Reference civil detail sheet for ramp details.

PW Admin. Review:

- 1. Comment:** Private common utility easement/agreement must be provided.

Response: Site has been revised to only include one user on a single lot, however, easements have been provided to accommodate a future development.

- 2. Comment:** Private common driveway/access easement/agreement must be provided.

Response: Site has been revised to only include one user on a single lot.

- 3. Comment:** Existing easements must be vacated.

Response: Reference preliminary and final plats in the submittal for vacated and proposed easements.

- 4. Comment:** Property must be re-platted. Right of Way dedication and sidewalk/bikeway, and drainage/utility easements required.

Response: Reference preliminary and final plats in the submittal for vacated and proposed easements.

Traffic Review:

- 1. Comment:** Right-of-way dedication is required on the final plat. To include South Loop District Plaza (NW corner of site) and along East Old Shakopee Road (north property line of site).

Response: Reference preliminary and final plats in the submittal for proposed easement around the bituminous trail. On the South Loop Streetscape Plan - 2013 on the City of Bloomington website, this intersection is listed as a Gateway, but not a Plaza. Does this designation require ROW take?

2. **Comment:** 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.

Response: Contractor to coordinate with Sean Jenkins prior to construction.

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

Response: 15' sight triangle added to site plan.

4. **Comment:** Existing curb cuts must be removed and replaced with curb and gutter per City standard details.

Response: Existing curb cut removed and access point shifted to the far eastern portion of the site, per Kirk Roberts, Traffic & Transportation Engineer.

5. **Comment:** 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.

Response: All electrical work to be coordinated by Xcel Energy on their design plans. KFW will coordinate the design with the City of Bloomington during permitting.

6. **Comment:** Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

Response: All drives on site are private and all private signage to be installed outside of the city R.O.W.

7. **Comment:** All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

Response: Parking islands revised to show 3' shorter than parking and 8' wide, inside to inside.

8. **Comment:** Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.

Response: Signage and pavement markings detailed on site plan and civil detail sheet.

9. **Comment:** 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.

Response: Construction equipment and parking/ temporary drives detailed and located on erosion control and erosion control detail sheet.

10. **Comment:** Install crosswalk pavement markings in accordance with MMUTCD.

Response: Crosswalk pavement markings added on site plan.

11. **Comment:** Provide a sidewalk connection from the building to public sidewalk or street.

Response: Sidewalk connection added.

12. **Comment:** Show location of a bike rack and bike rack detail on the plan.

Response: Bike rack added to site plan and bike rack details added to civil detail sheet.

13. **Comment:** List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Response: Site plan revised to show table for proposed and required parking.

14. **Comment:** Move treatment device outside of right of way and future South Loop District Plaza area. See Document Markups.

Response: Treatment device location has been revised.

15. **Comment:** A traffic study is required for the proposed temporary driveway approach along the north property line. Study shall review at a minimum the proposed location, impacts and interaction of the proposed access with westbound to southbound left turn queuing. Study shall also look at impacts of proposed access with northbound to eastbound right turning traffic.

Response: In lieu of traffic study, access point and median have been redesigned per Median and driveway have been altered per direction of Kirk Roberts, Traffic & Transportation Engineer.

- 16. Comment:** Sidewalk width will need to meet City Code requirements for five foot unobstructed width (after accounting for vehicle overhang). Non-access easement must be provided along northerners property line.

Response: All sidewalks adjacent to parking stalls have been widened to 7 feet and all private sidewalks are at least 5' wide. Reference final and preliminary plat for proposed easements.

- 17. Comment:** Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

Response: Right of way encroachments have been revised.

- 18. Comment:** A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.

Response: Public passage in ROW provided in the form of a 10' bituminous trail as per Jen Desrude.

Utility Review:

- 1. Comment:** Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

Response: Civil plans provided.

- 2. Comment:** A Minnesota licensed civil engineer must design and sign all civil plans.

Response: All civil plans designed by Minnesota licensed civil engineer. Final submittals will be signed and sealed.

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

Response: Utility as-builts will be provided post construction.

- 4. Comment:** 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.

Response: Public Works permit to be obtained prior to construction.

5. **Comment:** 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.

Response: Reference civil detail sheet for site plan details.

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

Response: Utility permits to be obtained prior to construction.

7. **Comment:** Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

Response: Sewer availability charge to be paid prior to utility permitting.

8. **Comment:** A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.

Response: Water and sewer to be installed at least 10' horizontal separation at all points.

9. **Comment:** Provide peak hour and average day water demand and wastewater flow estimates.

Response: Reference MEP plans for water and wastewater demands.

10. **Comment:** Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.

Response: Water system revised to show looped system.

11. **Comment:** Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

Response: Valves to be provided at each bend, with no lengths exceeding 400 feet.

12. **Comment:** Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

Response: Private hydrants shown on utility and fire protection plans. Hydrant coverage is provided per IFC code, 350' of truck pull on fire lanes and 150' of hose pull from the truck locations/ fire lanes. Code section showing where all points of a building must be within 150' of a hydrant has been requested.

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

Response: All water and sewer lines to be installed per City of Bloomington and Minnesota state standards. Any detail or requirement provided can be added to final civil plans for contractor's reference.

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

Response: No public water infrastructure proposed on site. All piping will need to be insulated per MN/ City of Bloomington requirements. Water services proposed as C900, Class 200 PVC.

- 15. Comment:** 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.

Response: As no public water mains will be installed (only tapping into one) will a MDH permit/ approval be required?

- 16. Comment:** 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.

Response: MPCA permit or approval has been requested.

- 17. Comment:** An inspection manhole is required on all commercial sewer services.

Response: Double cleanout added at entry to sewer line at building. Cleanouts added not more than every 100' of sewer line.

- 18. Comment:** Use standard short cone manholes without steps.

Response: No manholes proposed on new layout.

- 19. Comment:** Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.

Response: No food service facility proposed on new site plan.

20. Comment: Install interior chimney seals on all sanitary sewer manholes.

Response: No manholes proposed on new layout.

21. Comment: Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

Response: Contractor to coordinate with the City of Bloomington for water main tap.

22. Comment: Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.

Response: Contractor to coordinate with the City of Bloomington for water and sewer service pipes into the building for inspection and testing.

23. Comment: Use schedule 40, SDR 26, or better for PVC sewer services.

Response: All PVC sewer services shown as proposed SDR 26.

24. Comment: Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.

Response: Reference MEP plans for all internal water services.

25. Comment: 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.

Response: All piping will need to be insulated per MN/ City of Bloomington requirements. Water services proposed as C900, Class 200 PVC.

Water Resources Review:

1. Comment: 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.

Response: Reference civil detail sheet for site plan details. Driveway detail needs to be added per coordination with city on bituminous crossing.

2. Comment: A maintenance agreement must be signed by the property owner

and recorded at Hennepin County.

Response: Maintenance agreement to be signed by property owner after closing of the property.

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

Response: Storm water management plan attached with submittal and erosion control plan and erosion control detail sheet included in civil set.

4. **Comment:** An erosion control bond is required.

Response: Storm water management plan attached with submittal and erosion control plan and erosion control detail sheet included in civil set.

5. **Comment:** Show erosion control BMP locations on the plan.

Response: Erosion control BMP's shown on erosion control plan.

6. **Comment:** List erosion control maintenance notes on the plan.

Response: Reference erosion control detail sheet for details.

7. **Comment:** Provide a turf establishment plan.

Response: Reference landscape plans for all landscape details.

8. **Comment:** After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

Response: KFW will coordinate approved plans to LMRWD

9. **Comment:** NPDES construction permit Appendix A requires 100' buffer from trout stream. Stormwater management plan must be provided to meet Bloomington comprehensive surface water management plan.

Response: Storm Water Management Plan (SWMP) provided in submittal. Reference SWMP and Civil plans for details.

10. **Comment:** See Lower Minnesota River Watershed District website for pending watershed plan amendment (Bluff and steep slopes) <http://www.watersheddistrict.org/>

Response: Linda Loomis and Della Young of the Lower Minnesota River Watershed District were involved in our planning efforts and the Bluff protection and Bluff Impact Zone were carefully preserved in our plans. Each sheet in our Civil set references the limits of this Bluff Impact Zone – wherein no disturbance of any kind may occur.

Environmental Health Review

1. Comment: The proposed hotel will require 2 separate plan reviews, 1-hotel, 2-food area. Provide 2 complete sets of plans, with HVAC, Plumbing and electrical, along with an Environmental Health Plan review application for any facility that requires licensing Provide specification sheets on all the proposed equipment to be used. Provide a menu. Provide details & location of external grease trap.

Response: All internal details and food service issues to be coordinated by architect and owner. No restaurant use is proposed in hotel, only a breakfast bar.

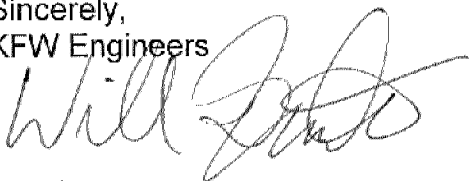
Assessing Review:

1. Comment: Due to the need to re-plat the property, Park Dedication is triggered. Based on very preliminary information supplied, an estimate is approximately \$24,000. A Park Dedication Intake Form will be required prior to formal DRC.

Response: Park dedication forms filled out and submitted.

If you require additional information, please contact our office.

Sincerely,
KFW Engineers



Will Gunter