

December 01, 2017

Bloomington DRC
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: American Blvd Storage
Response to Comments

Dear City of Bloomington,

We have reviewed the City Comments dated November 7, 2017 for the American Blvd Storage project, and have made revisions to the plans accordingly. A summary of the revisions follows:

Planning Review

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.

Response: Comment acknowledged.

2) A three-foot high screen for parking areas adjacent/visible to public streets is required (Sec. 19.52(d)(3-4)).

Response: Shrubs have been proposed along American Boulevard adjacent to the parking area.

3) Self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.

Response: Comment acknowledged.

4) City Code requires 27 parking stalls for the quantity of storage units proposed within the facility. Additional parking will be required for office space (1 stall per 285 square feet of office). Compliance with parking requirements (Sec. 21.301.06) must be demonstrated.

Response: Plans have been revised to show 12 proposed stalls, meeting the developer's preferred parking ratio of 1.35 stalls per 100 units. Proof of parking is shown on the plans to construct an additional 19 stalls to meet the City required stall count.

5) The site requires 48 trees and 119 shrubs, which must be dispersed throughout the site. 50% of the frontage of a building facing a public street should be landscaped with foundation plantings.

Response: Required plantings are shown on the Landscape Plan.

6) Site must comply with exterior lighting standards in Section 21.301.07 of the City Code. Parking surfaces must have a minimum of 1.5 foot-candles (can be reduced by 50% along perimeter), and primary building entrances must have a minimum of 7.0 foot-candles of illumination.

Response: See provided Photometric Plan.

7) Interior trash and recycling must be provided according to Section 19.51 of the City Code and the MN State Building Code. A minimum of 164 square feet must be provided.

Response: Comment acknowledged.

8) The open storage area must be secured via gate arms, gates, or similar devices. Access must be coordinated with the Fire Marshal.

Response: Plans have been revised accordingly.

9) City Code requires 10% of land area must be dedicated to open storage - 10,744 square feet in this case. Approximately 11,730 square feet is provided.

Response: Comment acknowledged.

10) Exterior materials must meet Sections 19.63.08 and 19.61.01 of the City Code.

Response: Exterior materials are integrally colored masonry, glass, accent metal and Portland cement stucco.

11) No wall adjacent to or visible from public streets or abutting property shall exceed 100 feet in length without visual relief by means of a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner (Sec. 19.61.01(d)).

Response: Comment acknowledged.

12) A minimum 20 foot landscape yard is required along all street frontages.

Response: A 20 foot landscape yard has been provided along American Boulevard.

13) Parking island is required at end of parking row. All islands must have one deciduous tree, eight feet in internal width, and be three feet shorter than the adjacent parking stall per Sec. 21.301.06(c)(2)(H) of the City Code.

Response: Landscaped areas have been provided on both ends of the proposed parking stalls.

14) All rooftop equipment must be screened per Section 19.52.01 of the City Code

Response: Rooftop equipment will be screened by a combination of parapet wall height and location of equipment on roof.

15) Signage must comply with the regulations of the Class IV Sign District (Sec. 19.113 of the City Code).

Response: Comment acknowledged.

Building Department Review

1) All fences higher than 7' require a building permit and meet MN State wind load requirements.

Response: Comment acknowledged.

2) Electrical permit required for any powerization of gate or lights.

Response: Comment acknowledged.

3) Will need to provide further building information for more detailed Plan Review.

Response: Comment acknowledged.

Fire Department Review

1) Proposed gates and other security measures shall be reviewed by the FM office.

Response: Comment acknowledged.

Construction/Infrastructure Review

1) Show existing curb and sidewalk along American Blvd.

Response: Plans have been revised accordingly.

2) Will need a commercial driveway apron. Remove existing driveway opening and replace with colored stamped concrete to match existing.

Response: Site plan and details have been revised accordingly.

3) In future, sidewalk will need to move so it is not curb walk.

Response: Comment acknowledged.

4) Show ADA stalls

Response: Plans have been revised accordingly.

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

Response: The required plans have been provided.

6) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.

Response: Plans have been revised accordingly.

7) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.

Response: Plans have been revised accordingly.

8) 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: Comment acknowledged.

9) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineeringdivision.

Response: Plans have been revised accordingly.

10) Show and label all property lines and easements on all plan sheets.

Response: Plans have been revised accordingly.

11) Provide a sidewalk connection from the building to public sidewalk or street.

Response: Plans have been revised accordingly.

12) If corner will not be redeveloped, linetypes will need to be adjusted to differentiate future development vs. currently proposed

Response: The corner redevelopment is not part of this application.

13) Alignment of internal parking and access area will need to consider proper screening for vehicles as they enter and exit

Response: Internal access area is offset from driveway and screened by proposed landscaping.

PW Admin Review

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.

Response: Comment acknowledged; a preliminary plat has been included in the civil plan set.

2) 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.

Response: A current title commitment is included with the application documents.

3) Consent to plat form is needed from any mortgage companies with property interest.

Response: Comment acknowledged.

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

Response: Comment acknowledged. Proposed ROW dedication is shown on the preliminary plat.

5) Public drainage/utility and easements must be provided on the plat.

Response: D&U easements are included on the preliminary plat.

6) Private common driveway/access easement/agreement must be provided.

Response: Comment acknowledged.

7) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.

Response: Comment acknowledged.

8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

10) Overlay City plans for American Boulevard widening to ensure proper driveway

configuration.

Response: Plans have been revised accordingly.

Traffic Review

1) 10' sidewalk/bikeway easement desired

Response: Comment acknowledged.

2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

Response: Plans have been revised accordingly.

3) 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: Comment acknowledged.

Utility Review

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

Response: The required plans are included with the application materials.

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

Response: Comment acknowledged.

3) 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: Comment acknowledged.

4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineeringdivision

Response: Plans have been revised accordingly.

5) Utility permits are required for connections to the public storm, sanitary, and water system.

Contact Utilities (952-563-8777) for permit information.

Response: Comment acknowledged.

6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Plans include required watermain loop.

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

Response: Plans include required valves.

11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the building fire connection that is accessible to a fire truck.

Response: Plans include hydrants at required spacing.

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

Response: Utility plan notes include this requirement.

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.

Response: Utility plan notes include this requirement.

14) An inspection manhole is required on all commercial sewer services.

Response: Plans include sanitary sewer manholes.

15) Use standard short cone manholes without steps.

Response: Short cone manhole detail is included in plans.

16) Install interior chimney seals on all sanitary sewer manholes.

Response: Interior chimney seal detail is included in plans.

17) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

Response: Utility Plan note 12 has been added to address this requirement.

18) 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: Utility Plan note 13 has been added to address this requirement.

19) 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.

Response: Comment acknowledged.

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

Response: Plans have been revised accordingly.

21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. The water service must be metered at the point where it enters the building.

Response: Comment acknowledged.

22) 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: Comment acknowledged.

Water Resources Review

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

Response: Required plans are included with the application materials.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

Response: Comment acknowledged.

3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

6) Check with the Minnesota Pollution Control Agency to determine if the use on this site will require coverage under the MPCA NPDES Industrial site stormwater permit program.

Response: Comment acknowledged.

7) An erosion control bond is required.

Response: Comment acknowledged.

8) Show erosion control BMP locations on the plan

Response: Plans have been revised accordingly.

9) List erosion control maintenance notes on the plan.

Response: Plans have been revised accordingly.

10) Provide a turf establishment plan

Response: Plans have been revised accordingly.

11) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

Environmental Health Review

1) Provide documentation that existing 4", 241' deep well is functioning or properly sealed according to State statute.

Response: See attached well inspection invoices indicating well condition.

Assessing Review

1) The requirement to plat the property triggers park dedication. Based on preliminary information from planning, an estimate would be approximately \$16,000. We will need a park dedication intake form filled out to calculate the actual number.

Response: Comment acknowledged.