



Development Review Committee

Approved Minutes

Development Application, #PL2018-206

Mtg Date: 07/31/2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Randy Quale (Park & Rec) 952-563-8876
Duke Johnson (Bldg. & Insp) 952-563-8959
Tim Skusa (Bldg. & Insp) 952-563-8953
Brian Hansen (Eng.) 952-563-4543
Tim Kampa (Utilities) 952-563-8776
Kelly Beyer (Bldg. & Insp) 952-563-4519
Shelly Hanson (Eng.) 952-563-4543

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Deb Heile (Bldg. & Insp) 952-563-4712
Amanda Moe (Bldg. & Insp) 952-563-8961
Mike Hiller (Planning) 952-563-4507
Hank Roers (Assessing) 952-563-4744
Londell Pease (Planning) 952-563-8926

Project Information:

Project	HOM Furniture Expansion
Site Address	1217 Clover Drive, 7800 and 7850 Dupont Avenue South
Plat Name	HOLLINBECK ENTERPRISES ADDITION; SOUTH BEND TERRACE ADDITION;
Project Description	Rezone from I-3 to C-3(PD) at 1217 Clover Dr., Type II Preliminary and Final Plat, Preliminary and Final Development Plans for the renovation and expansion of a furniture store.
Application Types	Rezoning; Prelim/Final Plat; Prelim/Final Development Plan
Staff Contact	Nick Johnson – (952) 563-8925, nmjohnson@bloomingtonmn.gov
Applicant Contact	John Pierce, jpierce@homfurniture.com (763) 767-3767
PC	08/23/2018
CC (tentative)	09/10/2018

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL201800206" into the search box.

Guests Present:

Name	Email
Wayne Johansen, HOM Furniture	wjohansen@homfurniture.com
Beth Diem, Architect	beth@archnetusa.com
John Pierce, HOM Furniture	jpierce@homfurniture.com
Todd Erickson, Erickson Civil	todd@tericksonllc.com
Kirk Moleski, Benson-Orth	kirkm@benson-orth.com

Introduction: Londell Pease (Planning) Rezoning 1217 Clover Drive from I-3 to C-3(PD). Type II Preliminary and Final Plat to combine three lots into one lot. The plat request may include a right-of-way vacation request. Preliminary

and Final Development Plans for the renovation and expansion of a furniture store and associated site improvements. Johansen explained they are looking to identify issues during this meeting so that the application can remain on the Planning Commission/City Council schedule and to identify issues/changes that need to be made.

Discussion/Comments:

PLEASE NOTE: BELOW IS NOT A COMPLETE LIST OF COMMENTS. PLEASE READ THE COMMENT SUMMARY AND REVIEW PLAN MARK-UPS FOR A FULL LIST OF COMMENTS.

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting is a trigger for park dedication. After credits for the existing buildings, the increased building size results in a new park dedication number of \$59,202.
- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - Provide a code analysis with the plans (new 3 –hour wall both ground and second level).
 - Diem stated it is a Type II – B.
 - When 80 percent of plans are completed , set up a B & I Permit preliminary review meeting with staff.
 - Skusa stated a floor plan with the furniture layout is required to do analysis.
- Laura McCarthy (Fire Prevention):
 - Provide adequate turning radius for Ladder I for all emergency access lanes.
 - Erickson stated they have worked very hard to come up with this plan and he believes it meets all turning radius requirements. McCarthy asked to have the turning radius shown on the plan for review.
 - McCarthy stated the plans provided for this application are much better than previous version and the City will continue to work with the applicant for the best design.
- Heidi Miller (Police):
 - No comment.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Corridors of Commerce project scheduled for 2022-2024 along I-494 preliminary plans show modifications to Clover Drive & Dupont Avenue. Erickson stated much of Clover Drive will be closed.
 - Consider developing a layout if Dupont Avenue is made into a cul-de-sac like the underlying plan shows.
 - In front of the stair the 7 foot minimum is not met. Additionally, the entire area is shown as concrete, contradicting the landscape plan.
- Tim Kampa (Utilities):
 - Public drainage/utility and easements must be provided on the plat. Need to show the public utility easements for the utilities along the south side of the building.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50 feet of the Fire Department connection.
 - All parking stall striping must be painted in white. Parking islands must be 3 feet shorter than the parking stall and 8 feet wide.
 - Show location of a bike rack and bike rack detail on the plan.

- Londell Pease (Planning):
 - Please review the plans and comment summary as all the items will not be discussed.
 - The plat and other plans do not reflect previous discussions about a street right-of-way vacation. Is this request no longer being considered? The front setback requirement in the C-3 zoning district is 35 feet. 14.2 feet is provided. Vacation of a portion of the right-of-way may resolve some of the deficiency or if PD flexibility is sought, it must be documented. Pease suggested they contact Bruce Bunker at 952-563-4546 in Public Works to pursue right-of-way vacation.
 - Ash trees are on the City's prohibited plant species list. (See Planning Review Comment Summary #2 for details). The applicant questioned this is not different than the plan previously reviewed and approved at the City Council for the past project. Pease explained there was a condition for final approval of the plan, which was never completed.

A number of the City Staff stated they would be available for discussion with the applicants after the meeting was adjourned.



Comment Summary

Application #: PL201800206

Address: 7800 and 7850 Dupont Avenue South
1217 Clover Drive

Request: **Rezoning from I-3 to C-3(PD) for 1217 Clover Drive, Type II Preliminary and Final Plat, Preliminary and Final Development Plans for the renovation and expansion of a furniture store.**

Meeting: Post Application DRC - July 31, 2018
Planning Commission - August 23, 2018
City Council - September 10, 2018

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

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Platting is the trigger for park dedication. After credit for existing buildings, the amount of park dedication for the increase in building size is \$59,202.

Building Department: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet MN Accessibility Code, current MN State Building Code.
- 2) Provide a code analysis with the plans for new wall.
- 3) Provide a code analysis with the plans.
- 4) SAC review by MET council will be required.

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

- 1) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Construction/Infrastructure: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Corridors of Commerce project scheduled for 2022-2024 along I-494 preliminary plans show modifications to Clover Drive & Dupont Ave. More information to come.
- 2) Add red concrete hatch to legend as removal.
- 3) Do not see keyed notes used on the plan (see plan set).
- 4) Show existing drainage and utility easements along with sewer and water lines. Do not plant trees on top of sewer or water lines.
- 5) Consider developing a layout if Dupont Avenue is made into a cul-de-sac like the underlying plat shows
- 6) Show existing utilities like watermain and sanitary sewer, etc
- 7) In front of the stairs the 7' minimum is not met. Additionally, the entire area is shown as concrete, contradicting the landscape plan.
- 8) 7' Minimum sidewalk width for vehicle overhang when adjacent to parking.
- 9) Include a keyed note for installing a non-residential driveway approach at all approaches

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

- 1) Public drainage/utility and easements must be provided on the plat. Need to show the Public utility easements for the utilities along the south side of the building.
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. - The plans must show Existing utilities - Contact Bloomington to get asbuilt information.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) 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.
- 7) Show and label all property lines and easements on all plan sheets. Also show all existing water sewer and storm sewer lines.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Old service lines will need to be replaced if building is demolished.
- 9) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.

- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the Fire Department connection.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 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.
- 17) 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.
- 18) 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.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Add this note to the plans.
- 24) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Add this note to the plans.
- 25) Use schedule 40, SDR 26, or better for PVC sewer services.
- 26) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Add this note to the plans.
- 27) All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.
- 28) Eliminate the multiple water services into the building.
Provide one combination fire and domestic water service that must be metered within ten feet of where the service enters the building.

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

- 1) MnDOT is working on the design of the 494/35W intersection modifications and construction is funded for 2022. Site circulation should not rely on the MnDOT frontage road, as this will be modified.
- 2) 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.
- 3) Show ROW lines. No parking or drive aisles can encroach on MnDOT ROW.
- 4) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) Fix sidewalk connectivity around the cul-de-sac
- 7) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 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.
- 9) 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
- 10) Show location of a bike rack and bike rack detail on the plan.
- 11) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Water Resources: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide detail for manholes and sump structures.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Sect. IV.B.2 (80% TSS, 60% TP), also IV.B.3 note net reduction in pollutant loading. Drawdown time, soil borings.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan, details for inlet protection, bio-rolls.
- 9) List erosion control maintenance notes on the plan.

- 10) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 13) Provide details for underground system:
 - * pipe materials and fittings, what is "end run"?
 - * pipe lengths, rock area
 - * rock materials (ASTM reference is not widely known or readily available on-line, no crushed concrete or limestone)
 - * what geotextile is to be used and where
 - * pipe spacing, looks to narrow in detail, should be D/2?
 - * Underground system shall be as-built and certified by a Professional Engineer
- 13) Provide narrative or detail on how underground system functions, are there weirs, overflow to City system, provide pretreatment from all runoff going to system.

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

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Existing street and drainage/utility, swk/bikeway easements may be vacated. As shown in the project description, the street vacation would require a joint application with 1300 Am Blvd W. 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.
- 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 except Clover Dr. Developer/owner shall provide legal description and Engineering staff will prepare easement document. The plat will be forwarded to MNDOT for review of State needs along Clover Drive.

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The plat and other plans do not reflect previous discussions about a street right-of-way vacation. Is this request no longer being considered? Contact Bruce Bunker in Public Works to pursue right-of-way vacation.
- 2) Ash is on the City's prohibited plant species list. Existing ash trees may not be credited towards the tree requirement. New ash trees are not permitted. See Sections 19.52(c)(2)(D) and 18.03 of the City Code. As a result of ash being a prohibited species, the 21 total ash trees (existing and proposed) do not count towards the tree requirement. 74 total trees are provided, whereas City Code requires 95 trees. Landscape plan must be revised to meet the tree requirement (Sec. 19.52(c)(2)(A)).
- 3) The site is required to have 239 shrubs. Switch grass, prairie dropseed, feather reed grass, ferns and hostas are perennials. Per Section 19.52(c)(2)(B) of the City Code, four perennial plants equal one shrub. As a result, 89 shrub equivalent units are provided. Up to 50% of the shrub requirement may be perennial plants. Landscape plan must be revised to provide the required amount of shrubs.
- 4) The front setback requirement in the C-3 zoning district is 35 feet. A front setback of 14.2 feet is proposed. Vacation of a portion of the right-of-way may resolve some of the deficiency. Otherwise, if PD flexibility is sought, it must be documented in the Project Description.
- 5) Front yard landscape yard to Fremont Ave S must be 20-feet. Proposed condition is 16.6 feet.
- 6) A mid-row parking island is required for interior parking rows that exceed 200 feet in length and perimeter parking rows that exceed 300 feet.
- 7) City Code requires 299 parking spaces, whereas 297 are proposed on the site plan. An exhibit must be provided demonstrating compliance with the required quantity of parking through the addition of compact parking spaces. A proof of parking agreement is required should proof spaces be approved.
- 8) 20-foot landscape yards are required on street facing frontages. If a deviation is requested, include the request in the project description.
- 9) Areas identified for snow storage will not be adequate for times of significant snowfall. The user must anticipate the need to haul snow at various times to preserve parking.
- 9) Identify all building materials proposed for all additions or exterior changes. (Section 19.63.08)
- 10) Signs on the north and south elevations are limited to individual letters not to exceed the allocation or a total of 100 square feet on each wall should a cabinet sign be used. The lines below the signs and the "86" circle is considered a cabinet. Code allows one cabinet sign as part of the individual letters not to exceed 25 percent of the sign. The signs as shown would not comply with the Code requirements. In addition, some signs are shown above the roof line on the updated elevations and is prohibited by City Code.



Comment Summary

Application #: PL201800206

Address: 1217 CLOVER DR, BLOOMINGTON, MN 554207850 DUPONT AVE S,
BLOOMINGTON, MN 554207800 DUPONT AVE S, BLOOMINGTON, MN
55420

Request: **Rezoning from I-3 to C-3(PD) for 1217 Clover Drive, Type II Preliminary and Final Plat, Preliminary and Final Development Plans for the renovation and expansion of a furniture store.**

Meeting: Pre-Application DRC -
Post Application DRC - July 31, 2018
Planning Commission - August 23, 2018
City Council - September 10, 2018

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

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- 7) City Code requires 299 parking spaces, whereas 297 are proposed on the site plan. An exhibit must be provided demonstrating compliance with the required quantity of parking through the addition of compact parking spaces. A proof of parking agreement is required should proof spaces be approved.
- 8) 20-foot landscape yards are required on street facing frontages. If a deviation is requested, include the request in the project description.
- 9) Identify all building materials proposed for all additions or exterior changes. (Section 19.63.08)
- 9) Areas identified for snow storage will not be adequate for times of significant snowfall. The user must anticipate the need to haul snow at various times to preserve parking.
- 10) Signs on the north and south elevations are limited to individual letters not to exceed the allocation or a total of 100 square feet on each wall should a cabinet sign be used. The lines below the signs and the "86" circle is considered a cabinet. Code allows one cabinet sign as part of the individual letters not to exceed 25 percent of the sign. The signs as shown would not comply with the Code requirements. In addition, some signs are shown above the roof line on the updated elevations and is prohibited by City CODE.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet MN Accessibility Code
- 2) Must meet current MN State Building Code
- 3) Provide a code analysis with the plans for new wall.
- 4) Provide a code analysis with the plans.
- 5) Must meet current MN State Building Code
- 6) Must meet MN Accessibility Code
- 7) SAC review by MET council will be required.
- 8) Is this going to be an atrium

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

- 1) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Other Departmental Review Contact: at ,

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

- 1) Corridors of Commerce project scheduled for 2022-2024 along I-494 preliminary plans show modifications to Clover Drive & Dupont Ave. More information to come
- 2) Add red concrete hatch to legend as removal
- 3) Do not see these keyed notes used on the plan.
- 4) Keyed notes not shown on layout
- 5) Show existing drainage and utility easements. along with sewer and water lines. Do not plant trees on top of sewer or water lines.
- 5) Is this new concrete or existing?
- 6) Consider developing a layout if Dupont Avenue is made into a cul de sac like the underlaying plat shows
- 7) Show existing utilities like watermain and sanitary sewer, etc
- 8) In front of the stairs the 7' minimum is not met. Additionally, the entire area is shown as concrete, contradicting the landscape plan.
- 9) 7' Minimum Width for vehicle overhang
- 10) Landscape plan shows concrete walk in these areas, show on layout
- 11) Landscape area not shown on plan layout
- 12) Curb opening needed for access aisle?
- 13) Curb opening for access aisle missing
- 14) Include a keyed note for installing a non-residential driveway approach at all approaches

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

- 1) Public drainage/utility and easements must be provided on the plat. Need to show the Public utility easements for the utilities along the south side of the building.
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. - The plans must show Existing utilities - Contact Bloomington to get asbuilt information.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
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- 6) 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.
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- 9) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
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- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the Fire Department connection.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 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.
- 17) 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.
- 18) 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.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Add this note to the plans.
- 24) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Add this note to the plans.

- 25) Use schedule 40, SDR 26, or better for PVC sewer services.
- 26) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Add this note to the plans.
- 27) All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.
- 28) Eliminate the multiple water services into the building.
Provide one combination fire and domestic water service that must be metered within ten feet of where the service enters the building.

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

- 1) MnDOT is working on the design of the 494/35W intersection modifications and construction is funded for 2022. Site circulation should not rely on the MnDOT frontage road, as this will be modified.
- 1) 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.
- 2) Show ROW lines. No parking or drive aisles can encroach on MnDOT ROW.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) Add more dimensions
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) fix sidewalk connectivity around the cul-de-sac
- 4) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) 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.
- 6) 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
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide detail for manholes and sump structures
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Sect. IV.B.2 (80% TSS, 60% TP), also IV.B.3 note net reduction in pollutant loading. Drawdown time, soil borings.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan, details for inlet protection, bio-rolls.
- 9) List erosion control maintenance notes on the plan.
- 10) 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.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 13) Provide details for underground system:
 - * pipe materials and fittings, what is "end run"?
 - * pipe lengths, rock area
 - * rock materials (ASTM reference is not widely known or readily available on-line, no crushed concrete or limestone)
 - * what geotextile is to be used and where
 - * pipe spacing, looks to narrow in detail, should be D/2?
 - * Underground system shall be as-built and certified by a Professional Engineer

- 13) Provide narrative or detail on how underground system functions, are there weirs, overflow to City system, provide pretreatment from all runoff going to system.
- 14) What is invert down?
- 15) Negative pipe grades?

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

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22
- 2) 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Existing street and drainage/utility, swk/bikeway easements may be vacated. As shown in the project description, the street vacation would require a joint application with 1300 Am Blvd W. 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.
- 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 except Clover Dr. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

The plat will be forwarded to the state for review of State needs along Clover Drive.

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Platting is the trigger for park dedication. After credit for existing buildings, the amount of park dedication for the increase in building size is \$59,202.