



## Comment Summary

**PL201800123**  
**PL2018-123**  
**Hyatt House**  
**2301 E Old Shakopee**

**Application #:** PL201800123

**Address:** 2325, 2349, 2357, and 2373 East Old Shakopee Road and 2300 East 86th Street, Bloomington, MN 55425

**Request:** **Preliminary and Final Plat to combine five separate parcels to a single parcel**

**Meeting:** Post Application DRC - April 24, 2018  
City Council - May 21, 2018

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

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

- 1) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 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) Access shall be provided to/from all stairwells on all floors and parking levels.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Provide adequate turning radius throughout the property to accommodate BFD Ladder 3
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 7) Access shall be provided to/from all stairwells on all floors and parking levels.
- 8) When type I hood is required, hood suppression system shall be connected the sprinkler system.

**PW Admin Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Need Final Plat.
- 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) Right-of-way dedication of 50 feet from centerline is required on the final plat as approved by the City Engineer.
- 5) Public drainage/utility and easements must be provided on the plat. 15 feet along East Old Shakopee Road, 10 feet along East 86th Street, and 5 feet along internal lot line.
- 6) Existing drainage, utility, sidewalk, bikeway, and non-access easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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) Consent to Plat form is needed from any mortgage companies with property interest.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) A 15-foot sidewalk, bikeway, and trail easement shall be provided as approved by the City Engineer. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.
- 10) Non-access easement must be provided as approved by the City Engineer.
- 11) See Chapter 22 of the Bloomington City Code for items needed on the preliminary plat.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) 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.
- 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. There are 3 - 3/4" water services on the north end of the site (one is not shown on the plan). And there is one 4" water service in the location of the new Tap.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Make sure the services entering the building are spaced 10' apart.
- 8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. There will need to be a valve on the main between these two service connections for the required redundancy. Suggest connecting into the main in 86th St.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) 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 building fire department connection that is accessible by a fire truck.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. Change your 7.5' cover note.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) 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.
- 14) 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.
- 15) Use standard short cone manholes without steps.
- 16) If food will be served an exterior grease interceptor and grease interceptor maintenance agreement is required. Contact Bloomington Utilities for the exterior gravity grease interceptor design requirements.
- 17) Install interior chimney seals on all sanitary sewer manholes.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. Put this comment on the plans.
- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. Put this comment on the plans.
- 20) Use schedule 40, SDR 26, or better for PVC sewer services. Not SDR 35 as shown.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Put this comment on the plans.
- 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. Put this comment on the plans.

**Parks and Recreation Review Contact:** Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1)
  - Require robust erosion controls in place to prevent any sediments or other materials from migrating into the City parklands (Forest Glen Park) to the east of the development site. There is a pristine creek at the base of the ravine which supports trout and watercress – this must be protected! Want to hear from Public Works staff if they deem the erosion control plans as being sufficient.
  - Due to the environmentally sensitive nature of the bluffs within the ravine, no trails may emanate from the property into the parkland.
  - Will the contractor require a temporary construction easement onto City park property? It appears that a couple sections of the erosion control fence will be installed on the property line.
  - I'd like Dave Hanson from Maintenance to review the landscaping plan, especially the proposed grass seed mixtures to confirm they are optimal for the area adjacent to City parkland.

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

- 1) Platting triggers Park Dedication. Based on information supplied, park dedication will be \$10,530. That amount will need to be paid prior to mylar being released.