



CASE PL201600196

Minnesota Department of Transportation

Metropolitan District

Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

January 20, 2017

Nick Johnson
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

SUBJECT: 9101 Old Cedar Ave (Palacio Del Sol Apts)
MnDOT Review # P17-002
West of TH 77, North of Old Shakopee Rd
Bloomington, Hennepin County
Control Section 2758

Dear Mr. Johnson:

Thank you for the opportunity to review the plat for the Palacio Del Sol Apartments located at 9101 Old Cedar Ave. The Minnesota Department of Transportation (MnDOT) has reviewed the reviewed the subject plat in compliance with Minnesota Statute 505.03, Subdivision 2., Plats and has the following comments:

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us

Permits:

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/utility/>.

Please include one plan set formatted to 11 x 17 size with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911 or buck.craig@state.mn.us) of MnDOT's Metro Permits Section.

Design:

If the access is allowed, a permit will be required due to the proposed work along Old Shakopee Road.

For questions on this comment, please contact Nancy Jacobson of MnDOT's Metro Design Section at Nancy.L.Jacobson@state.mn.us or 651.234.7647

Surveys:

On the plat, Label MnDOT right-of-way and show existing access control. For questions on these comments, please contact Bruce Wetherbee in MnDOT's Metro District Surveys Section at Bruce.wetherbee@state.mn.us or 651-366-5176.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disc.
4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review, please contact me at (651) 234-7793.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Corbett". The signature is written in dark ink and is positioned below the word "Sincerely,".

Michael J. Corbett, PE
Principal Planner

Copy sent via E-Mail:

April Crockett, Area Manager
Chris Hoberg, Area Engineer
Hailu Shekur, Water Resources
Buck Craig, Permits
Nancy Jacobson, Design
Doug Nelson, Right-of-Way
Chad Erickson, Traffic
Clare Lackey, Traffic
Gina Mitteco, Multimodal
Mackenzie Turner Borgen, Multimodal
Bruce Wetherbee, Surveys
Mark Larson, Hennepin County Surveys
Natalie Ries, Noise
Russ Owen, Metropolitan Council