

Date: January 26, 2021 (Revised 2.15.2021)
Property: 9304 Lyndale Avenue South, Bloomington, MN 55420
Re: Final Site and Building Plan Development Application for 13' x 16' Building Addition
Applicant: Fourteen Foods, LLC

I. City Comment No. 1 – Civil Plans

- Civil plans
 - Once you disturb 50 cubic yards of soil or 5,000 square feet, you are required to obtain a permit from the Nine Mile Creek Watershed District verifying the addition and the site meet the stormwater requirements. The foundation for this structure will meet the 50 cubic yard threshold. For that reason, we review the Civil Plans as you would not be able to get a permit without the review.

Applicant Response to City Comment No. 1 – Civil Plans

Our architect has reviewed and determined that we will not be disturbing more than 50 cubic yards of soil with the 208 sq. ft. addition. A generous estimate of the approximate disturbance is 18 cubic yards itemized as follows.

Footings at 4' Depth: 13.5
4" slab: 2.5
12' x 12' driveway apron: 2
Total: 18 cubic yards

Since we are not disturbing 50 cubic yards of soil, I understand there is no further requirement here.

REVISED 2.15.2021

Footings at 4' Depth: 13.5
4" slab: 2.5
11' x 13' driveway apron: 2.6
Total: 18.6 cubic yards

Additional City Comment No. 1 – Civil Plans

No additional storm water treatment would be required if you remain below the threshold. Appropriate stormwater BMP's would be required during construction.

- I recall Brian stating that an engineer must review the existing capacity and verify the pervious area are functioning as designed. If there was a lack of maintenance over the years, we will need that corrected. We do not analyze existing installations, review capacity or verify the alteration meet the requirements. We review your Civil Engineers stormwater report which will verify there is the capacity and the existing system continues to function as designed.

Applicant Response to Additional City Comment No. 1 – Civil Plans

Pursuant to email correspondence between Brian Hansen and Civil Engineer, Brady Busselman, I understand this comment has been addressed and not further action is needed.

See email correspondence attached hereto as Exhibit A.

Additional City Comment No. 1 – Civil Plans

Additionally, this property is located within the Nine Mile Creek Watershed District so a permit is required from them or documentation that they do not require one for your project.

Applicant Response to Additional City Comment No. 1 – Civil Plans

Nine Mile Creek Watershed District has determined that a permit is not required.

See email correspondence attached hereto as Exhibit A.

Additional City Comment No. 1 – Civil Plans

As I mentioned in a previous e-mail after a quick review of the stormwater report it appeared that the parcel to the south, 9320 Lyndale Ave, was being utilized as part of the stormwater treatment for your site. If 9320 Lyndale Ave is being used to treat stormwater for your site you must confirm that it is still functioning as designed and will continue to with the Lyndale Flats development being constructed and that any required easements between the two properties are in place.

Applicant Response to Additional City Comment No. 1 – Civil Plans

The existing Easement described in the Declaration of Easements dated September 28, 2011 and recorded on September 29, 2011 as Document Number A9697598 in the Office of the County Recorder for Hennepin County, Minnesota and as Document No. T4889147 in the Registrar of Titles for Hennepin County, and as amended by that Amendment to Declaration of Easement, provides that our parcel has a perpetual non-exclusive easement for the use of the portion of a storm sewer line which the Declarant has constructed across and under Outlot A, and was expanded from the original location. Furthermore, as the Declaration states, in the event that the owner of Outlot A (Lyndale Flats) requires that the Sewer Line be relocated, all costs associated with the relocation are the responsibility of the Outlot A Owner and shall be undertaken by the Outlot A Owner.

Based upon the above, any stormwater requirements required by the City of Bloomington to maintain or relocate the sewer line to accommodate the increased usage by Lyndale Flats, are entirely the responsibility of Lyndale Flats. Our lot will continue to have an easement for such use, there is no record that the Easement has been terminated and our purchase agreement includes that easement as part of the legal description of the land we are taking to.

See also Exhibits C and D attached hereto.

II. City Comment No. 2 – Utility Plan

- Utility Plan
 - If you are making no changes, you could provide the current plan with that comment. (Brian might have the existing plan on file?) You state you are making no changes? Will the addition not have any floor drains, water connection, etc.? We require the information to allow the review to be completed.

Applicant Response to City Comment No. 2 – Utility Plans

Brian, can you please provide a copy of the complete plans on file for this property, including the utility plan, that would be most helpful. Our architect has indicated that the work will be minimal and will include:

- Extending hose bib line from current dumpster area to new dumpster area to be located in building addition.
- Add floor drain in to new dumpster area to be located in building addition, which will tap into nearby existing sewer line.
- Extend sprinkler system to new dumpster area to be located in building addition.
- Add hot and cold water supply to current dumpster area.

Additional City Comment No. 2 – Utility Plans

See attached for site info that I have.

Applicant Response to Additional City Comment No. 2 – Utility Plans

We will provide a utility plan referencing the items above along with our CUP application.

III. City Comment No. 3 – Elevation Drawings

- Elevation drawings
 - We require the plans for the three side where the change is proposed. This is primarily to verify compliance with Section 19.63.08 (exterior materials).

Applicant Response to City Comment No. 3 – Elevation Drawings

Elevations have been provided to Liz.

IV. City Comment No. 4 – Site Plan

- Site plan
 - You are making changes to the site by adding the building. You must have the survey to accurately place the building on the site plans which will have all the utilities as well so we may do the review to verify the addition would not create a problem with other items on the site.

Applicant Response to City Comment No. 4 – Site Plan

We will provide site plan page that includes the building addition along with our CUP application.

V. City Comment No. 5 – Fire Department Connection

- Fire Department connection
 - If the addition has any impact on the connection location, the Fire Marshal may require modifications. We need this on the plan so that review may be completed.

Applicant Response to City Comment No. 5 – Fire Department Connection

The addition does not have any impact on the connection location, which is on the pickup window side of the building. Photographs evidencing the location were previously provided. There will be no modification to this side of the building or the existing connection.