

Site Address: 1201 W 96TH St

ZIEGLER CAT

Plat name: GRINNEL FIRST ADDITION

Proposal: Final Site and Building Plan

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information

Ziegler Bloomington LLC

Case No: 7272ABC-14

901 W. 94th St
Bloomington, MN 55420
952-887-5848 (daytime)
612-720-3540 (cell)
tary.draپر@zieglercat.com

Permit No:

Scheduled for:

Informal DRC: 10/14/14 Item #1
Formal DRC: 11/12/14 Item #7

Planning Commission: 12/4/14
City Council:

Date Received:

10/9/14

10/30/14

Return to:

Michael Centinario

Michael Centinario

Due Date:

10/13/14

11/10/14

Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	10/13/14	11/7/14		
Traffic Section				
Amy Marohn (ALM), Civil Engineer	10/13/14	11/3/14		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS	10/13/14	11/3/14		
Julie Long (JML), Senior Civil Engineer	10/13/14	11/3/14		
Bob Simons (BPS), Civil Engineer	10/13/14	11/3/14		
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager	10/13/14			
Steve Segar (SWS), Civil Engineer	10/13/14	11/3/14		
Utilities Division				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	10/13/14	11/3/14		
Maintenance Section				
Scott Anderson (SMA), Assist. Maint. Superintendent				
Dave Hanson (DLH), Assist. Maint. Superintendent				
Administration				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer				

Email

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Miscellaneous Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	10/13/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	10/13/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	10/13/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	10/13/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. Tier 2	10/13/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide auto turn for Fire truck turn around in east parking lot.	11/7/14 JCD	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	10/13/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or bhansen@BloomingtonMN.gov permit application and for fee information.	11/7/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right of Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	10/13/14 JCD	11/7/14 JCD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	10/13/14 JCD	11/7/14 JCD
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MnDot to review projects adjacent to I-35W ROW.	10/13/14 JCD	

2. Traffic Section & Street Design / Construction Section

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Traffic					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a signing and pavement marking plan for circulating traffic with appropriate references to signs selected in MMUTCD.	10/13/14	

				ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signing to be installed outside of city right-of-way.	10/13/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide trip generation numbers for the site with the application narrative, using ITE Trip Generation standards.	10/13/14 ALM	
Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	10/13/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site — no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	10/13/14 ALM	11/3/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	10/13/14 ALM	11/3/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right of way. (Add to removal, utility or site plan sheets)	10/13/14 ALM	11/3/14 ALM
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm	10/13/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets.	10/13/14 JML	11/3/14 JML
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No landscaping, ponds, retaining walls, or any structure shall be placed or constructed within public right of way or easements.	10/13/14 JML	11/7/14 JCD
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).	10/13/14 JML	
Sidewalks					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk shall be constructed in new sidewalk/bikeway easement at developer's/owner's expense. (extend to east driveway) connect public sidewalk to private.	10/13/14 ALM 11/7/14 JCD	
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer. Show detail and # of spaces provided.	10/13/14 ALM 11/3/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show "end cap" islands on parking stalls, 3 feet shorter than the parking stall and 8 feet wide.	10/13/14 ALM	11/3/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code.	10/13/14 ALM	11/3/14 ALM

3. Water Resources Section

CC = Council Condition of Approval
PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits
S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
----	----	-----	---------	----------------	---------------

Storm Water Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Stormwater Management Plan/Report shall be provided which includes: <ul style="list-style-type: none"> ○ Stormwater Rate Control – No net increase in runoff. ○ Storm Water Volume Control – no increase in volume. ○ Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan ○ Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. ○ Provide treatment at CB 6, suggest SAFL baffle type sump CB. 	10/13/14 SWS 11/3/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.	10/13/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide stormwater treatment where gravel lot connects to paved surface, trench drain, swale, or other means to reduce runoff from gravel lot.	11/3/14 SWS	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site may be required to obtain coverage under the MPCA NPDES industrial site stormwater permit program. Refer to the MPCA for coverage determination http://www.pca.state.mn.us/index.php?option=com-k2&itemid=2696&10=1145&layout=item/view=item or iswprogram.pca@state.mn.us or 651-757-2118.	10/13/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Suggest removal of ex CB at NE corner of building and remove or abandon 12” storm pipe, or provide treatment to ex. CB.	11/3/14 SWS	
Erosion/Sediment Control Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	10/13/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Erosion Control Plan shall be provided which includes: <ul style="list-style-type: none"> ○ Erosion Control BMP locations shown on the plan, show rock construction entrance. ○ Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000). ○ Use of updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm ○ No bales allowed for inlet protection and/or ditch checks. ○ All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/approprod.asp ○ Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. ○ Include turf establishment plan. 	10/13/14 SWS 11/3/14	
General Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submit a copy of Nine Mile Creek Watershed District comments and permit prior to the issuance of City of Bloomington permits. Contact Nine Mile Creek Watershed District, Kevin Bigalke, 952-835-2078.	10/13/14 SWS	

4. Utilities Division

CC = Council Condition of Approval

PR = Plan Comments - need to revise plans or satisfy comment, but does not necessitate a Council condition

S/R = Suggestions/Recommendations

CC	PR	S/R	Comment	Date & Initial	Date Complete
General					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	10/13/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details .	10/13/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	10/13/14 ECW	
Water					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loop water system (supply from two points) to provide increased reliability of service and reduce head loss.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.) Also, cut in an additional 8" 6.V. on existing main in W 98 th St.	10/13/14 ECW 11/3/14	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut-down of the supply to hydrants.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.)	10/13/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to: <ul style="list-style-type: none"> o Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet. o Provide a copy of the MDH approval letter for the project to the City of Bloomington. Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website: www.health.state.mn.us/divs/eh/water/planreview/index.html . No permits will be issued before the City has received the MDH Plan Approval Letter. <u>Please note that MDH review may take up to 6 weeks.</u>	10/13/14 ECW	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	10/13/14 ECW	11/3/14 ECW

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	10/13/14 ECW	11/3/14 ECW
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	10/13/14 ECW	

5. Maintenance Section

No comment.