

Site Address: 6100 W 110<sup>th</sup> St

SEVEN HILL ACADEMY

Plat name: NESBITT INDUSTRIAL PARK 2<sup>ND</sup> ADDITION

Comp Plan Amendment; Conditional Use Permit; Final Site and Building Plan; Ordinance

Proposal: Amendment; Rezoning; Variance

**PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW**

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant Information** Shawn Smith  
[ssmith@wildamere.com](mailto:ssmith@wildamere.com)

**Case No:** N/A

**Permit No:**

**Scheduled for:** Informal DRC: 3/10/15 Item #3  
Formal DRC:

Planning Commission:  
City Council:

<b>Date Received:</b>	<b>3/5/15</b>			
<b>Return to:</b>	<b>Dennis Fields</b>			
<b>Due Date:</b>	<b>3/9/15</b>			

<b>Plan Reviewer</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>
<b>Development/Services Section – 952-563-4862</b>				
Jen Desrude (JCD), Civil Engineer	3/9/15			
<b>Traffic Section</b>				
Amy Marohn (ALM), Civil Engineer	3/9/15			
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
<b>Street Design &amp; Construction Section</b>				
Steve Jorschumb (SKJ), RLS				
Julie Long (JML), Senior Civil Engineer	3/9/15			
Bob Simons (BPS), Civil Engineer	3/9/15			
<b>Water Resources Section</b>				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	3/9/15			
<b>Utilities Division</b>				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	3/9/15			
<b>Maintenance Section</b>				
Dave Hanson (DLH), Assist. Maint. Superintendent				
<b>Administration</b>				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer	3/9/15			

Email  
Fax  
Other

## 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
<b>Miscellaneous Comments</b>					
<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. (If changes are made to site including playground)	3/9/15 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.	3/9/15 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.	3/9/15 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.	3/9/15 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits.	3/9/15 JCD	
<b>Standard Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction. If needed.	3/9/15 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 <a href="mailto:bhansen@BloomingtonMN.gov">bhansen@BloomingtonMN.gov</a> for permit application and for fee information. If needed.	3/9/15 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. If needed.	3/9/15 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. If needed.	3/9/15 JCD	

## 2. Traffic Section & Street Design / Construction Section

### Traffic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.	3/9/15 ALM	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Traffic Study may be required.	3/9/15 JCD	
<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. More use information is needed i.e. anticipated use, maximum capacity, etc.	3/9/15 ALM	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No mixture of commercial traffic and school traffic will be permitted. Applicant will need to show how this separation will be accomplished. Provide circulation plan for school use and for commercial use and other shared uses of the private drive.	3/9/15 ALM	

<b>Standard Traffic Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	3/9/15 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)	3/9/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	3/9/15 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)	3/9/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavations in city right-of-way.	3/9/15 ALM	
<b>Sidewalks</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide sidewalk connection from building(s) to public sidewalk/street.	3/9/15 ALM	
<b>Parking</b>					
<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.	3/9/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code.	3/9/15 ALM	

### 3. Water Resources Section

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 S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Storm Water Comments</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <ul style="list-style-type: none"> <li>○ Stormwater Rate Control – No net increase in runoff.</li> <li>○ Storm Water Volume Control – no increase in volume.</li> <li>○ Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)  <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan</a></li> <li>○ 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.</li> <li>○ Narrative describing site revisions for playground/impervious surface changes.</li> </ul>	3/9/15 SWS	
<b>Erosion/Sediment Control Comments</b>					
<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.	3/9/15 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>An Erosion Control Plan shall be provided which includes:</p> <ul style="list-style-type: none"> <li>○ Erosion Control BMP locations shown on the plan.</li> <li>○ Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the <i>MPCA Protecting water</i></li> </ul>	3/9/15 SWS	

			<p><i>Quality in Urban Areas BMP Manual (Nov. 2000).</i></p> <ul style="list-style-type: none"> <li>○ Use of updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm</a></li> <li>○ No bales allowed for inlet protection and/or ditch checks.</li> <li>○ All materials shall meet MnDOT approved materials list: <a href="http://www.mrr.dot.state.mn.us/materials/apprprod.asp">www.mrr.dot.state.mn.us/materials/apprprod.asp</a></li> <li>○ Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.</li> <li>○ Include turf establishment plan.</li> </ul>		
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<b>General Comments</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed District for review and comment.	3/9/15 SWS	

#### 4. Utilities Division

##### Code Requirements

Discharge of sanitary effluent containing fats, oil, grease, or wax in excess of 100 mg/L is prohibited (Sec. 11.31(6) (B)).

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 S/R = Suggestions/Recommendations

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##### 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.	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	3/9/15 ECW	

##### Sanitary Sewer

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing.	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division.	3/9/15 ECW	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	3/9/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost-sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost-sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.	3/9/15 ECW	
<b>Standard Notes to Add to Plan</b>					
<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.	3/9/15 ECW	

<b>5. Maintenance Section</b>					
<input checked="" type="checkbox"/>	No comment.				