

Site Address: 9601 James Ave S

9601 JAMES AVENUE REDEVELOPMENT

Plat name: **STROUT ADDITION**

Proposal: **CUP; Pre & Final Development Plan; Variance**

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

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

Applicant Information
Eric Reiners
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Case No: 5277FGH-15

Permit No:

Scheduled for: Informal DRC: 7/14/15 Item #2
Formal DRC: 9/15/15 Item #3

Planning Commission:
City Council:

Date Received:	7/9/15	9/10/15		
Return to:	Michael Centinario	Michael Centinario		
Due Date:	7/13/15	9/14/15		

Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	7/13/15	9/14/15		
Traffic Section				
Amy Marohn (ALM), Civil Engineer	7/13/15	9/4/15		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS		9/4/15		
Julie Long (JML), Senior Civil Engineer	7/13/15	9/4/15		
Bob Simons (BPS), Civil Engineer				
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager		9/4/15		
Steve Segar (SWS), Civil Engineer	7/13/15	9/14/15		
Utilities Division				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	7/13/15	9/4/15		
Maintenance Section				
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
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
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.	7/13/15 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.	7/13/15 JCD	9/14/15 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.	7/13/15 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.	7/13/15 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. TDM agreement shall be finalized prior to the issuance of the Certificate of Occupancy. Tier 2 checklist.	7/13/15 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.	7/13/15 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 bhansen@BloomingtonMN.gov for permit application and for fee information.	7/13/15 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.	7/13/15 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.	7/13/15 JCD	

2. Traffic Section & Street Design / Construction Section					
Traffic					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that the clear view triangle (15' from property corner and driveway approaches) is not obstructed by providing landscaping plan to verify.	7/13/15 ALM	9/4/15 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing curb cuts shall be removed and replaced with curb and gutter per City standard details (and specifications).	7/13/15 ALM	
<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.	7/13/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signing to be installed outside of city right-of-way.	7/13/15	

				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. You have yellow noted on Sheet A1 and that is incorrect.	7/13/15 ALM 9/4/15	
<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)	7/13/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	7/13/15 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)	7/13/15 ALM	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incorrect detail numbers referenced on Sheet A1 in Note 6.	9/4/15 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 http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division	7/13/15 JML	9/4/15 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. A portion of the rain garden appears to be in an easement along with some trees & landscaping.	7/13/15 JML 9/4/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.	7/13/15 JML	
Sidewalks					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide sidewalk connection from building(s) to public sidewalk/street. (One for each building)	7/13/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk shall be constructed in new sidewalk/bikeway easement at developer /owner's expense. Along 96 th Street (James Ave sidewalk may not meet code). Move 96 th St. walk into easement.	7/13/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construct sidewalk ramps with metal truncated dome panels, per Bloomington, ADA and MnDOT requirements (See Bloomington standard detail).	7/13/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.	7/13/15 JML	
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.	7/13/15 ALM	
<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.	7/13/15 JML	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code.	7/13/15 ALM	9/4/15 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension existing parking stalls in east lot.	9/4/15 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the existing 15' driveway to W. 97 th St one-way? If adding C & G needs to 16' min. for one-way.	9/4/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add an end cap island to the parking area adjacent to the James Ave. driveway.	7/13/15 JML	9/4/15 JML

3. Water Resources Section

Storm Water Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <ul style="list-style-type: none"> o Stormwater Rate Control – No net increase in runoff. o Storm Water Volume Control – no increase in volume. o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm o 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. o Please provide Narrative Report explaining Calculations with Summary. 	7/13/15 SWS 9/14/15	
<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.	7/13/15 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.	7/13/15 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.	7/13/15 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"> o Show inlet protection locations. o Erosion Control BMP locations shown on the plan. o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the <i>MPCA Protecting water Quality in Urban Areas</i> BMP Manual (Nov. 2000). o Use of updated City of Bloomington Standard Details from the City of Bloomington website: http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division o No bales allowed for inlet protection and/or ditch checks. o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/approved.asp o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. o Include turf establishment plan. 	7/13/15 SWS 9/4/15 BRG	

General Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HDPE Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A-Lok or WaterStop gasket or boot, cast in place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.	7/13/15 SWS	9/4/15 BRG
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.	7/13/15 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Note on C2 states "Stool Grate", detail on C3 shows "Beehive".	9/14/15 SWS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Submit a copy of Nine Mile Creek Watershed District (NMCWD) comments and permit prior to the issuance of City of Bloomington permits. Rules, requirements, and contact information can be found at www.ninemilecreek.org .	7/13/15 SWS	

4. Utilities Division

Code Requirements

- Unused water services shall be properly abandoned (Sec. 11.15).
- Discharge of sanitary effluent containing fats, oil, grease, or wax in excess of 100 mg/L is prohibited (Sec. 11.31(6) (B)).

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.	7/13/15 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.	7/13/15 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.	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division .	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utilities should be electronically located and delineated on the preliminary plat and site plans. Show proposed water service connection from 12" water service to lot to south.	7/13/15 ECW 9/4/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Common utility easements for the two parcels of the subdivision should be delineated and recorded with the County.	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clarify the ownership and disposition of the connecting structure between the 2 lots of the subdivision. Is this to be removed?	7/13/15 ECW	9/4/15 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.	7/13/15 ECW	
<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).	7/13/15 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.	7/13/15 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.	7/13/15 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.)	7/13/15 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>	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed ponds and storm piping may interfere with sanitary and water services to north building.	9/4/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Watermain and storm pipe at NE corner of southerly building conflict.	9/4/15 ECW	

Sanitary Sewer

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to: <ul style="list-style-type: none"> o Complete the application o Obtain all necessary signatures (including the signature of the authorized City representative) o Submit the application and fee to the MPCA o Submit a copy of the application and check to Met Council o Submit a copy of the application and check to the City of Bloomington o After permit is received submit a copy of the permit to the City of Bloomington Visit the MPCA website (www.pca.state.mn.us/water/permits/index.html) for application and fee information. <u>No permits</u> will be issued before the City has received a Sanitary Sewer Extension or Modification Permit from the MPCA. <u>Please note that MPCA review may take up to 6 weeks.</u>	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	7/13/15 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.	7/13/15 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	7/13/15 ECW	

			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.		
<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)]	7/13/15 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	7/13/15 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.	7/13/15 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.	7/13/15 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.	7/13/15 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.	7/13/15 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.	7/13/15 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.	7/13/15 ECW	

5. Maintenance Section

<input checked="" type="checkbox"/>	No comment.
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