

Site Address: 8001 – 28th Ave S

Cambria Suites

Plat name: 28TH AVE LRT STATION

Proposal: New hotel and restaurant (PDP, FDP, Rezoning)

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

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

Applicant Information
 Stu Friedman
 Sterling Development Consultants
 34375 Lakeview Dr.
 Solon, OH 44139
Sfriedman.sdc@roadrunner.com
 216-298-3529 primary
 216-223-5262 alternate

Mike Bultman, PE
 Sambatek
Mbultman@sambatek.com
 763-398-0867

Case No: 10966ABC-15

Permit No: TBD

Scheduled for: Informal DRC: 7/7/15 #2 Item #2
 Formal DRC: 9/29/15

Planning Commission:
 City Council:

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|-----------------------|---------------|--------------------|--|--|
| Date Received: | 7/2/15 | 9/16/15 | | |
| Return to: | M. Centinario | Michael Centinario | | |
| Due Date: | 7/6/15 | 9/28/15 | | |

| Plan Reviewer | Date | Date | Date | Date |
|---|-------------|-------------|-------------|-------------|
| Development/Services Section – 952-563-4862 | | | | |
| Jen Desrude (JCD), Civil Engineer | 7/6/15 | 9/28/15 | | |
| Traffic Section | | | | |
| Amy Marohn (ALM), Civil Engineer | | | | |
| Tom Bowlin (TPB), Civil Engineer | | 9/28/15 | | |
| Kirk Roberts (KAR), Traffic & Trans. Engineer | 7/6/15 | | | |
| Street Design & Construction Section | | | | |
| Steve Jorschumb (SKJ), RLS | 7/6/15 | 9/28/15 | | |
| Julie Long (JML), Senior Civil Engineer | | 9/21/15 | | |
| Bob Simons (BPS), Civil Engineer | 7/6/15 | | | |
| Water Resources Section | | | | |
| Bryan Gruidl (BRG), Sr. Water Resources Manager | | | | |
| Steve Segar (SWS), Civil Engineer | 7/6/15 | 9/21/15 | | |
| Utilities Division | | | | |
| Tim Kampa (TKK), Civil Engineer | 7/6/15 | 9/21/15 | | |
| Eric Wharton (ECW), Civil Engineer | | | | |
| Maintenance Section | | | | |
| Dave Hanson (DLH), Assist. Maint. Superintendent KF | | 9/21/15 | | |
| 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 |
|--------------------------------------|-------------------------------------|-------------------------------------|---|---------------------------|----------------|
| Easements & Agreements | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property subject to Avigation Agreement (Airport Zone) | 7/6/15 SKJ | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide copy of access agreement with Met Council | 9/28/15 SKJ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building stoops/stairs and trees on west side encroach into Easement | 9/28/15 SKJ | |
| 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. | 7/6/15 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. | 7/6/15 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. | 7/6/15 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 1 due to parking flexibility request. | 7/6/15 JCD | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trees along east line make 5' drainage/utility easement unusable. | 9/28/15 SKJ | |
| 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. | 7/6/15 JCD | 9/28/15 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 Sean Jenkins at 952-563-4545 or sjenkins@BloomingtonMN.gov permit application and for fee information. | 7/6/15 JCD | 9/28/15 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. | 7/6/15 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. (Add to C6.01) | 7/6/15 JCD | |

2. Traffic Section & Street Design / Construction Section

Traffic

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|--------------------------|-------------------------------------|--------------------------|---|---------------------------|----------------|
| <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. Plan shall include: | 7/6/15 KAR | 9/21/15 TPB |
| <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 | 7/6/15 | 9/21/15 |

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| | | | providing landscaping plan to verify. | KAR | TPB |
| <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). | 7/6/15 KAR | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contractor shall submit to the City, a Traffic Control Plan utilizing layout(s) _____ of the Temporary Traffic Control Zone Layouts Field Manual, latest version, prior to any utility work in _____. | 7/6/15 KAR | 9/21/15 TPB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show and label on plan sheets existing street light poles, handholes and conduit, and signal interconnect. | 7/6/15 KAR | |
| <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. Update Note I. One way sign to read "one-way sign (MMUTCD R6-2R)." See redline comments for additional one-way sign to add to center median. | 7/6/15 KAR 9/28/15 TPB | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Disabled parking signage and pavement markings shall be placed in accordance with ADA and MMUTCD. | 7/6/15 KAR | 9/21/15 TPB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All signing to be installed outside of city right of way. | 7/6/15 KAR | 9/28/15 TPB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Do not install yield sign at southern driveway exit. See redline comments on Site Plan Sheet. | 9/28/15 TPB | |
| 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. | 7/6/15 KAR | 9/21/15 TPB |
| <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) | 7/6/15 KAR | 9/21/15 TPB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All public sidewalks shall not be obstructed. | 7/6/15 KAR | 9/21/15 TPB |
| <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) | 7/6/15 KAR | 9/21/15 TPB |
| <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. | 7/6/15 KAR | 9/21/15 TPB |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Remove and salvage sign notes to Site Plan Sheet C.3.01 (see redline comments). | 9/28/15 TPB | |
| Street Design | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Use updated City of Bloomington Standard Details from the City of Bloomington website http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division | 7/6/15 BPS | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please add notes to remove center median island in 28 th Avenue and restore with aggregate base CL5 and Bituminous pavement to match typical section of 28 th Ave S. See redline comments on Site Plan sheet. | 9/28/15 TPB | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show and label all property lines and easements on all plan sheets. | 7/6/15 | 9/28/15 |

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| | | | | BPS | JCD |
| <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. | 7/6/15 BPS 9/28/15 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). | 7/6/15 BPS | 9/28/15 JCD |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Southern access on 28 th will be right in/right out, with no modifications to the island allowed. Developer must install one way sign on splitter island and no left turn on a thru side of drive. Also, will need some channelization improvements on southern access. | 7/6/15 KAR | 9/28/15 JCD |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Illustrate how the grades will work with the right in/right out by showing spot elevations. Sheet 5.02 seems to indicate valley gutter but none of the other sheets do. Does it modify The Rainwater Garden Curb? FYI – That curb is extra deep will need to restore anything damaged if construction gets into rainwater gardens. | 9/21/15 JML | |
| Standard Notes to Add to Plan | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A MN licensed Civil Engineer must design and sign all retaining walls 4-foot high and higher. | 7/6/15 BPS | |
| Sidewalks | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide sidewalk connection from building(s) to public sidewalk/street. | 7/6/15 BPS | 9/28/15 JCD |
| <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. | 7/6/15 BPS | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | An unobstructed private sidewalk width of minimum 5' feet is required per Code. The proposed sidewalk width is same as areas adjacent to parking stalls does not appear to meet the minimum width when considering vehicle overhang (typ.2.5'). [Areas are circled on site plan sheet]. Please increase sidewalk width or add device such as wheel stop or bollard to ensure min. width of 5 LF is met. | 9/21/15 TPB | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Suggest providing pedestrian connection from building south side to shared driveway with Metro Transit for more direct connection to/from Route 54 stops or Lindau Lane (see red line photo) & shared parking use of MT lot. | 9/28/15 TPB | |
| Parking | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20 Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer. Two bike racks are shown in SW building corner which is OK. Please locate remaining bicycle spaces along East & NE building faces as noted on Site Plan. | 7/6/15 JCD 9/28/15 TPB | |
| <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. | 7/6/15 JCD | 9/28/15 JCD |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | List parking spaces provided and number required by City Code. | 7/6/15 JCD | 9/28/15 JCD |

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3. Water Resources Section

| Storm Water Comments | | | | | |
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| <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 Under review. | 7/6/15 SWS 9/21/15 SWS | |
| <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. – SWPPP needs some final updates for permit from MPCA. | 7/6/15 SWS 9/21/15 SWS | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stormtech system should include note excluding carbonate/limestone rock around chambers. Suggest remove fabric from bottom of infiltration trench. | 9/21/15 SWS | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | What kind of pretreatment or Header ROW will be provided? Show how it will be maintained because it appears not maintainable as shown. | 9/21/15 SWS | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Revise pipe from OCS 101 to MH in 28 th Ave to 12" RCP, HDPE not approved for this location. | 9/21/15 SWS | |
| Erosion/Sediment Control Comments | | | | | |
| <input checked="" type="checkbox"/> | <input 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. | 7/6/15 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 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 BMP Manual</i> (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. | 7/6/15 SWS | 9/21/15 SWS |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Suggest some construction fence along east site border | 9/21/15 SWS | |

| 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. | 7/6/15 SWS | 9/28/15 SWS |
| <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. (All including storm sewer not in the right of way) | 7/6/15 SWS 9/28/15 SWS | |
| <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. | 7/6/15 SWS | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has all the existing storm sewer been removed from the site? Unknown storm sewer shows on the City GIS. Properly remove or abandon any found pipes. | 9/21/15 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)).

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 |
|----|----|-----|---------|----------------|---------------|
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General

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|--------------------------|-------------------------------------|--------------------------|--|---------------------------|----------------------------|
| <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. | 7/6/15 TKK | |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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 . | 7/6/15 TKK | 9/21/15 TKK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide peak hour and average day water demand and wastewater flow estimates so that public system models can be checked for capacity issues. | 7/6/15 TKK | 9/21/15 TKK |

Water

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|--------------------------|-------------------------------------|--------------------------|---|---------------------------------|----------------------------|
| <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. Don't make the tap in 29th Ave. at the 45 degree bend as there will be thrust blocks in the way. | 7/6/15 TKK | 9/21/15 TKK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.) Add a valve on the building service to the restaurant just west of the hydrant. | 7/6/15 TKK 9/21/15 TKK | |
| <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). Also confirm location of the building fire division meets | 7/6/15 TKK | |

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| | | | requirements of Bloomington Fire Marshal. Put the Aux valve for the Central Hydrant in the Standard 4' to 10' location as shown in the City detail. | 9/21/15 TKK | |
| <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. | 7/6/15 TKK | |
| <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.) | 7/6/15 TKK | 9/21/15 TKK |
| <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> | 7/6/15 TKK | |

Sanitary Sewer

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|--------------------------|-------------------------------------|--------------------------|---|---------------------------|----------------|
| <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> | 7/6/15 TKK | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | An inspection manhole is required on all commercial sewer services. (Located near the ROW line). | 7/6/15 TKK | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Use standard short cone manholes (no steps allowed). | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any proposed new, or substantial remodel of an existing food service facility <u>must</u> 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. | 7/6/15 TKK | |
| <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 | 7/6/15 | |

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| | | | 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)] | TKK | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Install interior chimney seals on all sanitary sewer manholes. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | |

Standard Notes to Add to Plan

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| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | 9/21/15 TKK |
| <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. | 7/6/15 TKK | |

5. Maintenance Section

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