

July 8, 2016

Mr. Mike Centinario
City Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

RE: The Toro Company – Development Application Updates

Dear Mr. Centinario:

Ryan Companies US, Inc., on behalf of The Toro Company, is resubmitting the enclosed documents to address comments that were received from the Bloomington Development Review Committee. Each of the DRC comments is listed on the following pages with a response describing how the comment is being addressed.

A few of the site improvements that were shown on the original submittal are being deferred to a future phase of work for budget purposes. Those improvements include:

- 1) Vacation of Grand Avenue - Toro is not able to construct the required cul-de-sac at this time.
- 2) Paving and landscaping at 8001 Grand Avenue
- 3) Paving and landscaping at 8011 Grand Avenue
- 4) Paving and landscaping at 8015 Grand Avenue – Demolition of the 8020 Pleasant building and fence along Pleasant Avenue is still included.
- 5) Sidewalks as shown on the resubmitted Civil Drawings.

The following documents are being resubmitted for approval:

- 1) G103 – Toro Campus Preliminary Development Plan
- 2) C100 – Site Plan
- 3) C101 – Notes and Details
- 4) C200 – Grading
- 5) C201 – Notes
- 6) L100 Landscape Drawing
- 7) Preliminary Plat
- 8) Final Plat
- 9) Street and Alley Vacation Sketch

If you have any questions regarding the changes made to the Development Application, please call me at 612-492-4244 or email at chris.brink@ryancompanies.com.

Sincerely,



Chris Brink
Project Manager

Planning Review Comments:

1) Existing parking is located along the south side of the 8011 Testing Center parking lot. If the parking lot is moved to the north side, that represents a change that triggers meeting Code requirements, such as a landscape island. Keeping parking on south side would be legally non-conforming.

Response: The improvements at 8001 Grand will be part of a future phase of work and the parking will be addressed at that time.

2) Parking lots with more than 10 stalls require parking islands. If two stalls at the 8001 Grand testing center can be removed, making a 10 stall lot, no parking islands would be required

Response: The improvements at 8001 Grand will be part of a future phase of work and the parking will be addressed at that time.

3) What is the purpose of the proposed "future testing ground?" This is the FDP, so what is proposed to change from the current condition? Would this be converted to turf? Used for outdoor storage? The use of this area will dictate City requirements.

Response: The future testing ground will be used for testing of equipment such as directional drills, trenchers, and compactors.

4) Surmountable curb is not permitted for parking lots. Please adjust curbing at 8011 Grand testing center to B-612 concrete curb

Response: The improvements at 8011 Grand will be part of a future phase of work and the curb will be addressed at that time.

5) The minimum width for "private" sidewalks is 5 feet. Bituminous sidewalk is acceptable.

Response: Private sidewalks will be designed and constructed to be a minimum of 5 feet.

6) Sidewalk within or adjacent to public right of way must be at least six feet wide and should be located within a sidewalk/bikeway easement

Response: The sidewalks along public right of way will be part of a future phase of work and the dimensional requirements will be reviewed with the City prior to being constructed.

7) The 8-stall proof of parking next to the 351 American building should meet code requirements. So, while to island is needed, it should be delineated with concrete curb and setback at least 20 feet from public right of way.

Response: The site design has been adjusted to accommodate this requirement.

8) Sidewalks adjacent to parking stalls must be at least seven feet (including curb width) to accommodate vehicle overhang. Sidewalk in front of 351 building appears to be slightly too narrow.

Response: The site design has been adjusted to accommodate this requirement.

9) One additional parking island is needed on the northernmost parking row. Perimeter parking rows may not exceed 300 feet without a parking island.

Response: The site design has been adjusted to accommodate this requirement.

10) There are several freestanding "Employee Parking" signs along Grand Avenue that appear to be within public right of way. These signs must be moved to Code-compliant locations and receive a sign permit.

Response: Toro will move the signs to a code compliant location.

11) The outdoor equipment storage would require a Conditional Use Permit as it cannot be

considered accessory to employee parking. This equipment storage area would also remove parking stalls which are identified as meeting the parking demand. Parking used for exterior storage would need to be replaced elsewhere on campus.

Response: This equipment storage is no longer part of the Development Plans.

12) Ensure that a minimum 2 feet buffer is maintained between landscape plantings and the sidewalk. Accommodate room for growth.

Response: The landscaping will be designed to meet this requirement.

13) There is an inconsistency between the landscape plan and FDP sheet regarding the 8011 Grand Testing Center parking lot. Please remove existing conditions if they would not be maintained.

Response: The improvements at 8011 Grand will be part of a future phase of work and the landscape design will be addressed at that time.

14) It is unclear what is intended for the "Future Testing Ground." It is a different shade green than turf seed. Is it also proposed to be seeded?

Response: Toro will review the materials planned for the Future Testing Ground with the City after the exact use and layout are decided.

15) AE01 and AE02 (sheet A-201) are considered coatings and are not permitted by City Code. Please adjust exterior materials to cementitious stucco system.

Response: Toro would like to review options for the stucco system with the City.

Fire Department Review Comments:

1) Minimum 20' wide emergency access lane with turning radius to accommodate BFD LI. Access road shall support the heaviest emergency vehicle - 40 tons.

Response: The existing emergency access lane will remain in-place for the Fire Department.

Public Works Review Comments:

1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

Response: Civil plans will be provided.

2) A Minnesota licensed civil engineer must design and sign all civil plans.

Response: A Minnesota licensed civil engineer will design and sign all civil plans.

3) \$ 15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.

Response: Noted

4) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

Response: This easement will be incorporated into the plat and a legal description will be provided.

5) Provide fire access easement as approved by City Fire Marshall.

Response: Toro will work with the City to determine locations for access easements.

6) Build truck turnaround at Cul-de-sac at end of 80th ST.

Response: Grand Avenue is no longer being vacated and the existing Cul-de-sac will remain in place to avoid creating a new Cul-de-sac.

7) Public drainage/utility and easements must be provided on the plat.

Response: Public D&U easements have been provided on the plat.

8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

Response: Utility as-builts will be provided.

9) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

Response: Since platting of all parcels is being completed in an effort to clean-up the campus and is not directly associated with the site and building improvements, Toro is requesting that the City allow that the building improvements proceed independent of recording the plat with the County.

10) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.

Response: A title commitment has been provided to the City by Sunde.

11) Consent to plat form is needed from any mortgage companies with property interest.

Response: There are no mortgagees with any property interest, so no consent to plat should be required.

12) Right-of-way dedication is required on the final plat.

Response: The right-of-way dedication has been incorporated into the final plat.

13) Existing _____ easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.

Response: Noted

Traffic Review Comments:

1) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.

Response: A construction traffic control plan will be provided.

2) Provide detail for the "vehicle gates" noted at several locations on site plan. Note the retro reflectivity and other fixtures to ensure driver/public safety.

Response: A detail will be submitted.

3) Sidewalk along Grand Ave should be 6' wide.

Response: The sidewalk along Grand Ave will be part of a future phase of work and will be reviewed with the City at that time.

4) Include bike racks for 35, A.B. site if renovating

Response: Bike racks will be incorporated.

5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All

Surety amount

0.00-0.50
\$5,000

0.51-0.75
\$8,000

0.76-1.00
\$11,000

Greater than one acre

\$0.25 per square foot of disturbed area rounded
to the nearest \$1,000 (maximum \$25,000)

Response: Noted

8) An Erosion Control Plan shall be provided which includes:

- 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 MPCA Protecting water Quality in Urban Areas 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/apprprod.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.

Response: An Erosion Control Plan will be provided.

9) HDPE pipe connections into all concrete structures must 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.

Response: The construction methods noted will be incorporated.

10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

Response: A copy of the Nine Mile Creek Watershed permit and comments will be provided.

Utility Review Comments:

1) All of the public water and sanitary sewer utilities within the replat area must now become private utilities owned and maintained by Toro.

Response: Toro will agree to change the water and sanitary sewer services within the replat area to private. Since Grand Avenue is no longer being vacated, the water and sanitary services within the right of way will need to remain public.

2) Toro must commit to connections, their 12" private water loop with the future 12" public loop when north campus is developed.

Response: A north campus is not currently planned for development. If a development is contemplated in the future, Toro will discuss this water connection with the City at that time.

3) Provide a new 30ft and 60ft easement for a future public 12" watermain, located along the east edge of the existing infiltration basin to 30' south of the existing public watermain in 81st St

Response: The 30 foot and 60 foot easements will be provided.

4) The infiltration basin at the end of the Grand Ave has taken off most of the cover on the existing 12" sewer in 1992. They now propose removing more cover. The line must be protected.

Response: No cover is being removed. The line will remain as-is.

5) Locate and abandon the existing 1" water service at the corp in American Blvd. if this service will no longer be used.

Response: Noted

6) 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.

Response: A SAC determination will be requested.

7) The abandonment shown on the plan does not appear to be in use but perhaps should be used as the new combined service. This would eliminate the need for the new service shown.

Response: Toro is review options for using the existing service.

8) Per NFPA and City standards, the water service riser and meter must be located no more than 10' from the outside wall where the service enters the building.

Response: Noted

9) The building fire connection must be accessible to fire trucks and within 50' of a hydrant.

Response: The fire connection will be designed to meet this requirement.

10) City records indicate a cleanout on the existing sewer service (near the building). Repair records also indicate there may be some 4" pipe used for the service line.

Response: Noted

11) Install an inspection MH on the sewer service and include an inside chimney seal.

Response: Toro will review options for this with the City.

12) Unused water services shall be properly abandoned (Sec. 11.15).

Response: Noted