

Fowler Distributors

9054 Grand Ave. S.

Bloomington, MN 55420-3634

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www.fowlerdistributors.com

May 1, 2014

Case 8055A-14Rec 5/21/14

To the City of Bloomington,

IUP Case # 8055A-11

In regards to the extension of the Interim Use Permit for 9054, 9060, 9100 Grand Ave S.

- The existing screening will be maintained.
- The areas bordered in red (see attached drawing of lots) will be used for outdoor storage.
- The items to be stored are:
 - Trucks, tool trucks, dump trucks
 - Equipment trailers
 - Contractor equipment such as skid steers & back hoes
 - Landscape supplies
 - Tools
 - Dump trailers
 - Roll off containers
 - Grounds maintenance equipment such as lawn mowers & trailers
 - Cars, boats, RV's, snowmobiles, ATV's
 - Semi trailers which are DOT and used for hauling
- The area between the street and single-family home on the 9054 lot will remain as landscaped yard grass areas, except for the portion where the driveway currently enters the property.
- No storage or accessory buildings will be placed between the single-family home at 9054 and it's detached garage.
- No on street parking will be allowed.
- No repair, rebuilding, or repainting of vehicles will be allowed in any accessory structure.

Regards,


Eric Hillger



Associates

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August 5, 2014

Mr. Michael Centinario, Planner
City of Bloomington Minnesota
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Hillger CUP Required Parking Count

Mr. Centinario:

As you requested, I have provided the calculations for the required parking spaces for the business and proposed exterior storage uses for the Hillger Conditional Use Permit staff report:

14,279 SF Mixed Use Industrial Warehouse/Office Building

12,917 SF Warehouse at 1 Parking Space/1000 SF = 12.92 Parking Spaces

1,362 SF Office at 1 Parking Space/285 SF = 4.78 Parking Spaces

31,250 SF Proposed Exterior Storage

31,250 SF at 1 Parking/2500 SF = 12.5 Parking Spaces

30.2 Total Parking Spaces Required and 31 Actual Parking Spaces Provided

Regards,

Doug Danks
Douglas Danks Associates

STORM WATER NARRATIVE

HILLGER CUP

**Bloomington, MN
VAA Project No. 140274
July 29, 2014**



VAA, LLC.

**2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441**

Storm Water Summary

Design Standards – The Hillger CUP outdoor storage project has been evaluated to meet or exceed the Minnesota Pollution Control Agency (MPCA), National Pollution Discharge Elimination System (NPDES), the City of Bloomington, and The Nine Mile Creek Watershed Standards. Best Management Practices (BMPS) will be incorporated into the project design

Existing Site Description- The existing site consists of existing buildings, bituminous and gravel paving, and turf areas. Approximately 53% of the total existing site consists of impervious surfaces. Note for the purposes of the project the existing site area consists of three separate land parcels.

Existing Terrain Description- The existing site mostly drains west to east flowing to the existing northern driveway, and from there onto Grand Avenue. There is no storm sewer infrastructure currently located in the section of Grand Avenue adjacent to the project.

Proposed Site Description- The proposed site for the CUP will consist of the addition of additional hard surface lots for exterior storage, as well as the conversion of the existing gravel surfaced lots to bituminous. One of the existing residential home would be removed as part of the project. The overall drainage pattern will remain the same as in the existing condition, with the majority of the site runoff heading west to east in the northeastern part of the site. In order to treat the stormwater to the Nine Mile Creek Watershed and Bloomington standards, the current method being proposed is bio-swales. According to available information in the existing soils on the site, the site mainly consists of granular type soils which are conducive to infiltration. Approximately 65% of the total site will consist of impervious surfaces as part of the CUP proposed project (an approximate increase of 14,500 square feet of impervious). Note for the purposes of the project the site area consists of three separate land parcels.

Proposed Terrain Description- The proposed site for the CUP will maintain existing drainage patterns from the existing condition, with drainage generally heading from the west to east. Areas to the north and south have been designated as areas to install bio-swales for stormwater management. The proposed CUP project will disturb approximately 26% of the existing impervious surfaces. Additionally, the imperviousness of the entire parcel will not be increased by more than 50%. According to rule 4.2.3 from Chapter 4, Stormwater Management from the Nine Mile Creek Watershed district rules, the criteria of section 4.3 will apply only to the disturbed areas and additional impervious surface areas on the project parcel.

Bio-swale area calculations:

Based on section 4.3 as noted above, the criteria required for stormwater management on the project are:

Provide for the retention onsite of one inch of runoff from all additional impervious surfaces and disturbed areas, limit peak runoff flow rates to that from existing conditions for the 2, 10 and 100 year storm events, and provide for the 2.5 inch storm event to be treated, through onsite detention, to at least 60% removal for phosphorus, and at least 90% for TSS from all additional impervious surfaces and disturbed areas. Based on the available soil information for the site, (silty sand) the infiltration rate is assumed to be 0.6 inches per hour based on an SM soil type per the Minnesota Stormwater Manual.

Based on a disturbed area of approximately 17,000 square feet, and an impervious surface area increase of 14,500 square feet (total of 31,500 square feet), the bio-swale required volume to treat one inch of runoff from new impervious is as follows:

31,500 square feet (1/12) = 2625 cubic feet.

Based on an average depth of 2 feet, the required footprint area required is 1312.5 square feet.

There is adequate area in the locations proposed for the bio-swales to accommodate the necessary footprint as noted above.

In order to achieve the phosphorus and TSS removal, and rate control, the bio-swales may need to be enlarged slightly more than listed above. Based on available area in the proposed locations of the bio-swales, there is approximately 11,000 square feet available.

Therefore, it appears feasible that the project will be able to comply with all pertinent stormwater regulations.



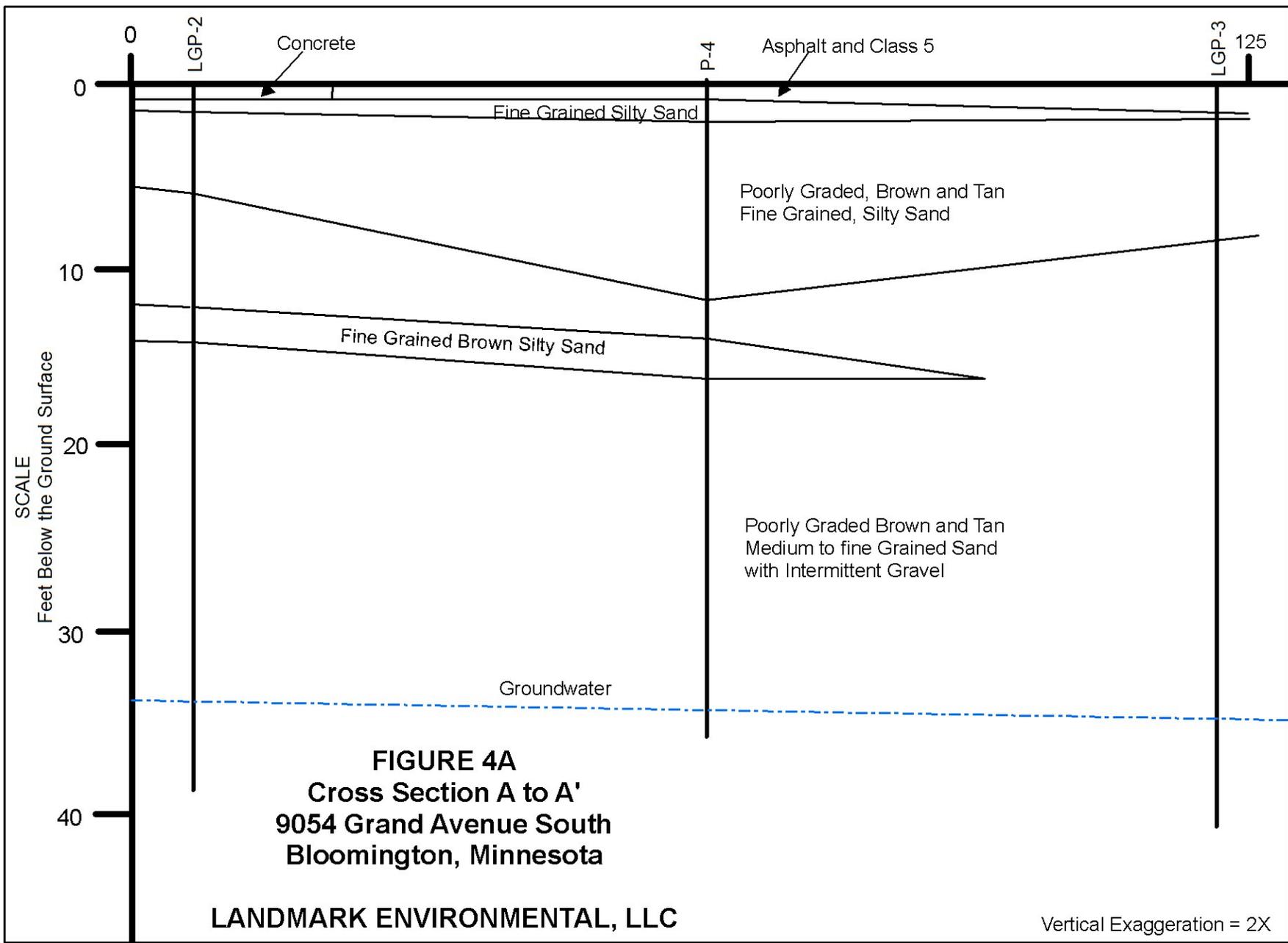
F:\GIS\Client\NE - Fowler Electric\Projects\Figure 4.mxd

Legend

- * Soil Vapor Sample Location
 - Geoprobe Boring Location
 - VIEAU Phase II Sample Location (3/26/2012)
- 0 15 30 60 Feet
- 1 inch = 45 feet

FIGURE 4
LOCATION OF GEOLOGIC CROSS SECTIONS
9054 Grand Avenue South
Bloomington, Minnesota

LANDMARK ENVIRONMENTAL, LLC



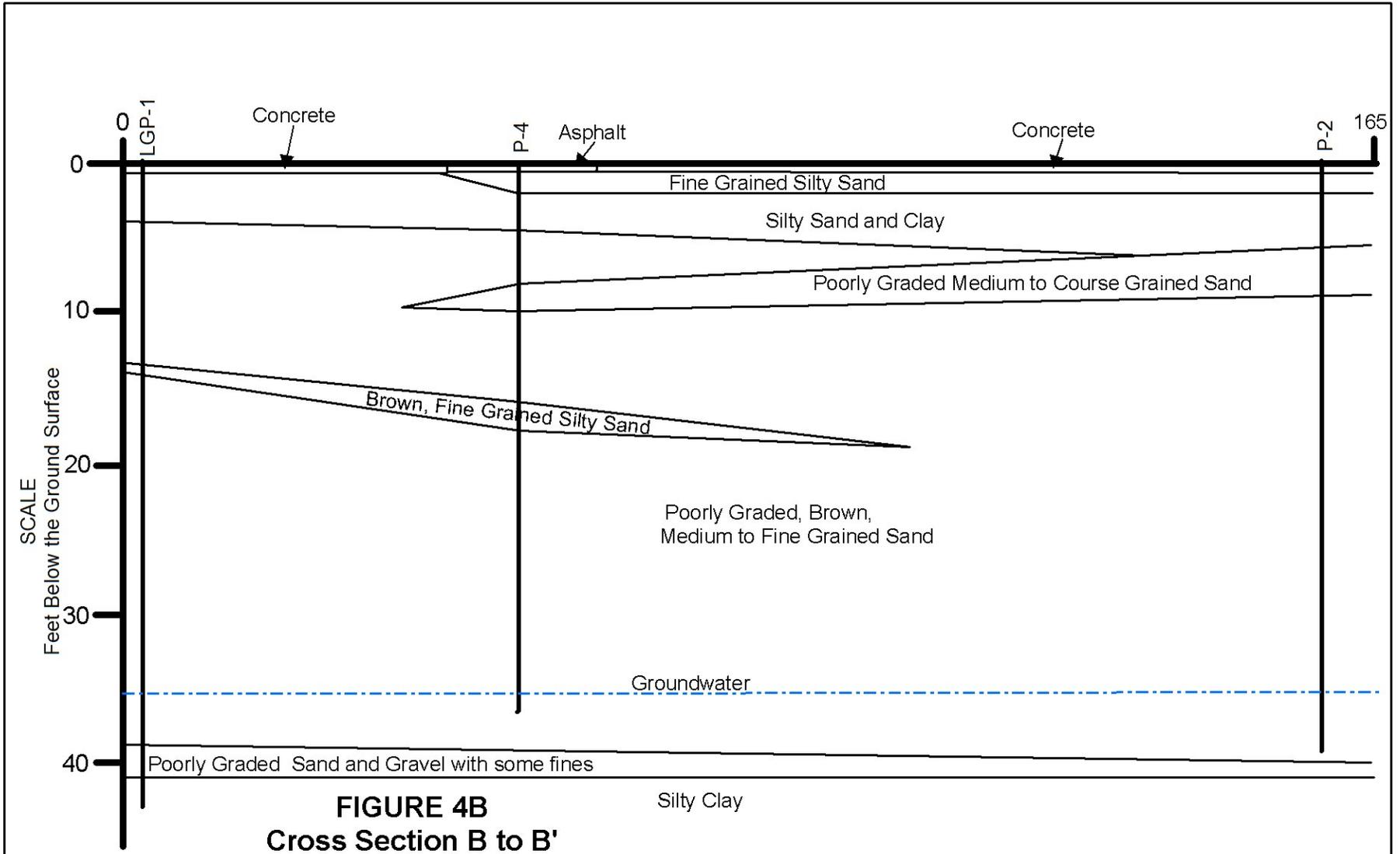


FIGURE 4B
Cross Section B to B'
9054 Grand Avenue South
Bloomington, Minnesota

LANDMARK ENVIRONMENTAL, LLC

Vertical Exaggeration = 2X