

Site Address: 5601 W 78th St.

SHERATON (PKA – HOTEL SOFITEL)

Plat name: **CABANA CLUBB INN ADDITION**

Proposal: **Final Site and Building Plan**

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

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

Applicant Information

Warren L. Beck

Case No: 7804B-14

WB Hotel Partners LLC
3209 Galleria, Unit 806
Edina, MN 55435
952-915-8485 (daytime)
612-309-8991 (cell)
wbeck@gabbertbeck.com

Permit No:

Scheduled for:

Informal DRC: 7/22/14 Item #2
Formal DRC: 11/12/14 Item #4

Planning Commission: 12/4/14
City Council:

Date Received:	7/17/14	10/30/14		
Return to:	Londell Pease	Londell Pease		
Due Date:	7/21/14	11/10/14		

Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	7/21/14	11/7/14		
Traffic Section				
Amy Marohn (ALM), Civil Engineer	7/21/14	11/3/14		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS	7/18/14	11/3/14		
Julie Long (JML), Senior Civil Engineer	7/21/14	11/3/14		
Bob Simons (BPS), Civil Engineer	7/21/14	11/3/14		
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	7/21/14			
Utilities Division				
Tim Kampa (TKK), Civil Engineer	7/21/14			
Eric Wharton (ECW), Civil Engineer		11/3/14		
Maintenance Section				
Scott Anderson (SMA), Assist. Maint. Superintendent				
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.	7/21/14 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.	7/21/14 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. (If changes to utilities)	7/21/14 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.	7/21/14 JCD	11/7/14 JCD

2. Traffic Section & Street Design / Construction Section

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S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Standard Traffic Notes to Add to Plan					
<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 and site plan sheets)	7/21/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	7/21/14 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)	7/21/14 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.	7/21/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install crosswalk pavement markings in accordance with MMUTCD.	7/21/14 ALM	
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.	7/21/14 JML	11/3/14 JML
Sidewalks					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There appear to be a couple of typos on SHT C2.1 where the sidewalk slopes are listed at 6.76% in an area that the spot elevations indicate is fairly flat.	7/21/14 JML	11/3/14 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.	7/21/14 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.	7/21/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking is a concern. Numerous on-street parking requests received..	11/3/14 ALM	

3. Water Resources Section

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 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
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Storm Water Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Stormwater Management Plan/Report shall be provided which includes: <ul style="list-style-type: none"> ○ Show change in impervious/pervious coverage. Ok w/NMCWD resubmittal plans.	7/21/14 SWS	11/3/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How will curbs drain on southerly island with 4 handicap stalls?	7/21/14 SWS	11/3/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show on-site storm sewer. (if any)	7/21/14 SWS	11/3/14 SWS

Erosion/Sediment Control Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Erosion Control Plan shall be provided which includes: <ul style="list-style-type: none"> ○ Erosion Control BMP locations shown on the plan. ○ 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). ○ Use of updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm ○ No bales allowed for inlet protection and/or ditch checks. ○ All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/appropr.asp ○ Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. 	7/21/14 SWS	11/3/14 SWS
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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

<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.	7/21/14 TKK	
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Sanitary Sewer					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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. (If there isn't an external grease interceptor one should be installed now.) Provide preliminary size and capacity.</p>	<p>7/21/14 TKK 11/3/14 ECW</p>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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)]</p>	<p>7/21/14 TKK</p>	

5. Maintenance Section

No comment.