



Comment Summary

Application #: PL201800156

Address: 2405 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425

Request: Minor revisions to final site and building plans for exterior building facade modifications and minor revisions to site plans.

Meeting: Pre-Application DRC -
Post Application DRC -
Planning Commission -
City Council -

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 2) Provide adequate turning radius throughout the property to accommodate BFD Ladder 3
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Fire alarm and annunciator panels and Knox box location(s) to be determined by the Fire Prevention Division.
- 5) Appliances/cooking producing grease laden vapors requires a type I hood and suppression system connected to the sprinkler system.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Minimum 2' clear zone required from hydrant to face of curb
- 2) Minimum 2' clear zone from monument to trail
- 3) Dimension accessible path from top of ramp to door. It looks tight

Utility Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Is this a new Hydrant? (why Bold line work?)
- 1) See Document Markups
- 2) Need a detail of the Grease Interceptor (GI) for review/approval that meets the City standards - Contact Bloomington Utilities.

There must be bi-directional cleanouts on the inlet line to the GI and the outlet line must discharge to an inspection/sampling MH.

There must be a copy of a GI maintenance agreement provided to the City.

- 2) Private common utility easement/agreement must be provided.
- 3) Show all water system valves on this plan. A valve is required on the water service line.
- 3) certified Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) There must be a hydrant within 50' of the FDC.
- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division - Use the City's standard Sanitary Sewer MH and Internal Chimney Seal Detail.
- 5) See review comments for additional utility notes that need to be included on the plans.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. Show all existing and proposed valves.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the FDC.
- 10) An inspection manhole is required on all commercial sewer services.
- 11) Use standard short cone manholes without steps.
- 12) Supply a spreadsheet with the grease laden fixture count that has been approved by the Bloomington Plumbing Inspector - so that the GI can be sized according to state and City standards.
- 13) Install interior chimney seals on all sanitary sewer manholes.
- 14) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Add this note to the plans.

- 15) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Add this note to the plans.
- 16) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 17) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Add this note to the plans.
- 18) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. - Add this note to the plans.

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Encroachment Agreement needed for a retaining wall in easement.
- 1) See Document Markups
- 2) Retaining walls > 4 feet require MN PE design and separate building permit
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. Can amend existing SWPPP and NPDES permit with Tru-Home. Include SWPPP and all relative updated personnel list.
- 5) An erosion control bond is required.
- 6) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.