



PL201800325
PL2018-325

Comment Summary

Application #: PL2018-325

Address: 8715 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: Addition to Log House Foods

Meeting: Pre-Application DRC - September 25, 2018

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

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

- 1) Identify the uses within the building and the corresponding square footages (i.e., office, warehouse, production space). City Code requires 1 parking space for each 285 square feet of office, 500 square feet of production/manufacturing, and 1,000 square feet of warehouse.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface, which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot.

Lighting upgrades are required to be implemented by the end of 2020. If exterior lighting has not been upgraded, this project may be a good time for new lighting.
- 3) Exterior materials must meet Section 19.63.08. For industrial buildings, this generally entails pre-cast concrete or decorative concrete masonry units. Pre-engineered buildings are not permitted.
- 4) The minimum drive aisle width or parking spaces must meet City Code requirements (21.301.06). 24 feet must be maintained between the building addition and existing parking stalls along the south side of the site.
- 5) Provided it is Code compliant and the building addition does not exceed 5% of the gross floor area, staff has the ability to process the addition administratively. The application submittal will need to include a dimensioned site plan and architectural elevations of the building addition.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Provide a code analysis with the plans.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Maintain access to all required hydrants.

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

- 1) It's difficult to tell how this will affect parking and access from Harriet Ave. Include more information regarding impacts to parking spaces and access.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) All unused water services must be properly abandoned at the main. There will be 3 unused water services in Lyndale Ave.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a hydrant within 50 feet of the FDC.
- 5) There is an existing 3/4" water service coming into the SW corner of the building that is subject to freezing. This service should be removed and abandoned at the main in the street. The building has another existing water service from the NW that can be utilized.
- 6) Suggest looping water system (supply from two points) to provide increased reliability of service and reduction of head loss.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 3) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Site is within MPCA designated Lyndale Superfund Corridor, the proposed use of stormwater infiltration requires environmental investigation, such as a Phase 1 ESA, soil borings, etc. See MPCA website for "Screening assessment for contamination at potential stormwater infiltration sites".
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) This is not a platted lot. Platting is required if addition increases floor area by over 25%.