



**PL201800268**  
**PL2018-268**

## Comment Summary

**Application #:** PL201800268

**Address:** 3901 MINNESOTA DR, BLOOMINGTON, MN 55435

**Request:** **Minor revisions to final development plans for building elevation revisions and inclusion of a pedestrian bridge between 3901 Minnesota Drive and 4100 W. 78th Street.**

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**Building Department Review Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

**Environmental Health Review Contact:** Erik Solie at [esolie@BloomingtonMN.gov](mailto:esolie@BloomingtonMN.gov), (952) 563-8978

- 1) Provide an Environmental Health Plan Review Application.
- 2) Provide specification sheets for all new and used equipment being proposed for use in this facility

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

- 1) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 2) All emergency vehicle access lanes including the restaurant, all sides of the hotel and parking structure shall support a minimum 40 tons.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Standpipes required in all stairwells and hose valves shall be located at the floor landing
- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 7) Access shall be provided to/from all stairwells on all floors and parking levels.
- 8) Hose valves shall be provided throughout the lower level of the parking level within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

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

- 1) Please submit civil plans for review. The earlier submittal showed a right turn lane on 78th Street and a retaining wall needed to construct parking stalls near the restaurant. This plan is graphical and does not show those items, however it is not possible to tell if they are still needed due to the lack of detail or how the pedestrian bridge works

- 2) Add scale
- 3) Need 7' sidewalk width when vehicles can overhang sidewalk

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

- 1) Water main looping, hydrant placement, water and sanitary sewer services to the buildings has not been finalized and it is possible that a utility corridor between the existing building and the new parking structure may be needed. This may involve joint easement/maintenance agreements along with other access easements associated with the pedestrian bridge and driveways.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Private common utility easement/agreement must be provided.
- 4) Show and label all property lines and easements on all plan sheets.

**Traffic Review 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.

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

- 1) See also outstanding comments from previous application.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))

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

- 1) Private common driveway/access easement/agreement must be provided. Updated to address ped bridge.