



Comment Summary

Application #: PL2019-139

Address: 5501 and 5601 American Blvd. W., Bloomington, MN 55437

Request: **Major Revision to Final Development Plans to increase the number of units from 108 to 118 within the Cherrywood Pointe Senior Housing Development and a Conditional Use Permit for a 118-Unit Residential Care Facility located at 5501 American Boulevard West**

Meeting: Planning Commission - September 12, 2019
City Council (Anticipated) - September 23, 2019

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

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

- 1) Hose valves shall be located within 130' of both sides of a horizontal exit. Separate sprinkler zones will be required as piping shall not penetrate 2 hour or greater fire walls.
- 2) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 3) Provide an Environmental Health Plan Review Application
- 4) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 5) Trash and recycling storage must comply with Section 21.301.17 of the City Code.
- 6) Requires a separate Environmental Health application

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 4) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 5) 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.
- 6) Appliances/cooking producing grease laden vapors requires a hood and suppression system.
- 7) Building/property shall be adequately signed for emergency response.

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

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

- 1) Hatch is not visible
- 2) Leave existing walk in place until Phase 2 begins
- 3) Extend removal limits to lane lines. Keep out of wheel paths
- 4) Does this get installed in phase I?

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

- 1) See Document Markups
- 2) Confirm status of assessment for the sanitary sewer installed in Normandale Lake Blvd.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Provide peak hour and average day water demand and wastewater flow estimates.
- 10) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 11) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 12) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.

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

- 1) This driveway opening may be too narrow for the small turning radius. Model to ensure it is wide enough for turning vehicles to enter.
- 2) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Brian Hansen (952-563-4543, bhansen@BloomingtonMN.gov) for permit information.
- 3) 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.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. UG stormwater systems must have a licensed Professional Engineer certify the as-built.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. See SWMP for notes on underground parking flood vulnerability.
- 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. SWPPP provided.

- 5) An erosion control bond is required.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Shop drawing must be reviewed and approved by design engineer prior to submitting to City.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) Grease interceptor maintenance may block underground parking access

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

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access easement/agreement must be provided.
- 3) Provide easements for future road. Street easement and sidewalk/bikeway, and drainage/utility easements along new street easement.