



# Comment Summary

**Application #:** PL2020-79

**Address:** 6205 West 111th Street, Bloomington, MN 55438

**Request:** **Minor Revision to Final Development Plans to convert warehouse space to new uses, remove overhead doors, and complete associated exterior site improvements, including a new site access, parking lots and sidewalks.**

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

**Planning Review Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Conversion of warehouse to office and production space as shown has a net parking requirement increase of 116 parking stalls. 336 parking stalls are proposed to be constructed or striped. The development is in compliance with parking requirements (Sec. 21.301.06(d)). Any future conversion of warehouse space to another use must be reviewed for compliance with parking requirements. Any changes to the existing proof of parking agreement at this time is at the discretion of the property owner and not required by Code.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter 25 feet of the parking lot). Lighting is required for primary and secondary entrances.
- 3) End-of-tier parking islands required (Sec.21.301.06(c)(2)(H)(i)).
- 4) Parking islands must be 15 feet in depth when adjacent to a parking stall (three feet shorter than adjacent stall) to promote ingress and egress (Sec. 21.301.06(c)(2)(H)(ii)).
- 5) Sidewalk must be five feet in width (Sec. 21.301.04(d)(1)(B)).
- 6) Parking island tree required.
- 7) Mid-row parking islands are required for interior parking tiers longer than 200 feet (Sec. 21.301.06(c)(2)(H)(i)).

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

- 1) Provide for the new structure and maintain for existing structures emergency vehicle access and turning radius to accommodate Ladder 1 throughout the property.
- 2) Gate(s) to be accessible by emergency responders.
- 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) Install hydrants to provide fire protection for entire building. Hydrant coverage required within 150-foot radius from all exterior walls and within 50 feet of the FDC.
- 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) Ensure the proposed landscaping doesn't interfere with access to the building.
- 7) Ensure engineered smoke control/evacuation systems are maintained for the high pile storage areas and other areas as required by the code.

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

- 1) Show pavement removal limits. This street was overlaid in 2018 and restoration will need to follow standards for streets 5 yrs old or less.

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

- 1) 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 Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 2) All parking stall striping must be painted white. Label parking stall width (minimum 8-feet wide).
- 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.
- 4) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Suggest 2-ft of freeboard between 100-yr high water elevation and FFE
- 1) See Document Markups
- 2) Sites that disturb land area more than 50 cubic yards or 5,000 square feet of new and/or fully reconstructed impervious surface shall capture and retain on-site a volume equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious area.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) NURP ponds have a permanent pool of water and do not meet the 48 hour draw-down requirement for infiltration facilities
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) Provide calcs on water quality and rate control
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) An erosion control bond is required.
- 5) Water retention volume provided appears less than proposed
- 6) Show erosion control BMP locations on the plan
- 6) Provide infiltration tests results and groundwater elevation information to Bloomington Engineering
- 7) List erosion control maintenance notes on the plan.
- 8) 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.
- 9) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

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

- 1) See Document Markups

- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Consider organizing plans to show sheet references on a cover sheet, too much on sheet C400.
- 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) 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. Provide a table to show crossings and elevations, see City Specs and/or CEAM for requirements.
- 8) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 9) 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.
- 10) An inspection manhole is required on all commercial sewer services.
- 11) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.