



Comment Summary

Application #: PL2019-203

Address: 5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437

Request: Final development plans for a five-story, 148-unit independent senior housing development located at 5601 American Blvd. W.

Meeting: Planning Commission - December 05, 2019
City Council (tentative) - December 16, 2019

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

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) 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
- 3) Provide adequate turning radius to accommodate BFD Ladder 4
- 4) Standpipes requirement in all stairwells, hose valves shall be located at the floor landing and within 200' of all areas.
- 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) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 7) Access shall be provided to/from all stairwells on all floors and parking levels.
- 8) Ensure the proposed landscaping doesn't interfere with access to the building.
- 9) Building/property shall be adequately signed for emergency response.

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

- 1) Hatch is not visible
- 2) Does Underground System 1A get installed entirely in Phase I? Cherrywood plans show install during Phase I.
- 3) Curb opening does not line up with access aisle

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 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.

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

- 1) Provide notes similar to Cherrywood
- 2) Provide similar table of utility crossings to verify separation
- 3) Private common utility easement/agreement must be provided. Verify with Cherrywood.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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 as shown.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There needs to be a truck accessible hydrant within 50 feet of the FDC. See spacing on plans.
- 9) 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.
- 10) 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.
- 11) Install interior chimney seals on all sanitary sewer manholes.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 13) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.

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

- 1) Provide agreement for 5601 American Blvd (Phase II) storm water runoff treated by Infiltration system 1B located on 5501 American Blvd (Phase I, Cherrywood Pointe)
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.
- 9) Provide a turf establishment plan
- 10) 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.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) Storm line and structures from here to the east shown on Phase I construction plan.

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

- 1) Is there an agreement for building connection across the property line to the 5501 building?
- 2) Private common utility easement/agreement must be provided.
- 3) Private common driveway/access easement/agreement must be provided.