

September 30, 2020

Londell Pease
Senior Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

Dear Mr. Pease:

Please find our responses to the Pre-Application DRC comment summary below.

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

- 1) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
 - Plans have been prepared accordingly.
- 2) Provide trip generation numbers for the site using ITE Trip Generation Standards.
 - A trip generation memo is included with the CUP application materials.
- 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.
 - Acknowledged
- 4) Show location of a bike rack and bike rack detail on the plan.
 - Bike rack and detail have been added to the civil plans
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
 - A table has been added to the site plan showing the number of existing stalls, the number of stalls within the site allocated to the existing site based on code requirements, the number of new stalls proposed, and the net number of stalls allocated to the renovated building.
- 6) Show parking stall and aisle dimensions and make sure they meet the City Code requirements (21.301.06).
 - Dimensions have been added to the site plan.
- 7) Add to the existing sidewalk to connect the new entrances to the public sidewalk system.
 - A sidewalk connection has been added between the new entrances and the public sidewalk.

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

- 1) Locate and Protect existing water and sewer services running under and into the existing buildings.
 - Existing utilities to remain are shown with protection notes on the Demolition Plan, Sheet C2.02.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
 - Civil plans are included with the CUP application.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
 - Acknowledged.
- 4) 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
 - City standard details are included in the civil plans.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
 - Acknowledged.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
 - Acknowledged.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
 - New storm sewer is located more than 10' horizontally from existing watermain. Water/sewer crossings are not proposed.
- 8) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a Fire truck accessible hydrant located within 50' of the FDC.
 - A hydrant and FDC are shown on the Grading, Drainage & Utility Plan, Sheet C4.01.
- 9) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
 - Acknowledged.
- 10) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
 - Acknowledged.
- 11) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
 - Acknowledged.

Water Resources 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.
 - Civil plans are included with the CUP application
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
 - Acknowledged.
- 3) 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
 - City standard details are included in the civil plans
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - A stormwater management plan is included with the CUP application.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
 - Acknowledged.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. Only if site > 1 acre disturbed.
 - The total proposed disturbed area is 0.85 acres, therefore a NPDES permit & SWPPP will not be required.
- 7) Show erosion control BMP locations on the plan
 - Erosion control BMPs are shown on the Phase I and Phase II Erosion and Sediment Control Plans.
- 8) List erosion control maintenance notes on the plan. Erosion control bond is required.
 - Maintenance notes area shown on the Erosion Control Notes & Details sheet.
- 9) 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.
 - Sambatek details are used for storm sewer structures, which include the required gasket connection.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
 - Acknowledged.
- 11) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
 - Acknowledged.

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

- 1) Contact Bruce Bunker for addressing of tenant spaces. bbunker@BloomingtonMN.gov or 952- 563-4546.
 - Acknowledged.

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

- 1) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
 - Plans have been prepared accordingly.

Fire Department Contact: Lance Stangohr at lstangohr@BloomingtonMN.gov, (952) 563-8969

- 1) Maintain emergency vehicle access and circulation throughout the property.
 - See Fire Truck Exhibit included.
- 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.
 - Acknowledged

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

- 1) Must meet current MN State Building Code and MN Accessibility Code.
 - Acknowledged
- 2) A SAC review by MET council will be required.
 - Acknowledged
- 3) When plans are 80 percent complete, a preliminary plan review meeting can be set up with Building & Inspections Manager.
 - Acknowledged
- 4) Separate permit required for Parking Lot/driveway work.
 - Acknowledged

Planning Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) Any restaurant uses would require a Conditional Use Permit prior to any permit being issued for the use.
 - Acknowledged.
- 2) Landscaping must be provided proportionally for the area disturbed. One tree per 2,300 square feet and one shrub per 1,000 square feet of area disturbed is required.
 - Landscaping has been provided as required.
- 3) Each parking lot island must be 8 feet wide (inside to inside) and must have a minimum of one tree.
 - New parking lot islands meet this requirement.

- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface for the new parking area. The new entrances must provide 10.0 FC within a radius extending from the door by a distance equal to twice the door opening width.
 - See photometric plan included with the application materials.
- 5) At least six stacking spaces must be provided per drive-through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board, or payment/pick-up window). Required width for vehicle drive aisles may not be allocated toward stacking spaces or stacking lanes. (Section 21.301.05(a))
 - Vehicle stacking is shown on the Site Plan, Sheet C3.01.
- 6) All trash and recycling must be within a fully enclosed space designated for the storage of solid waste and recyclable materials. All required solid waste and recyclable materials enclosures must be accessible from within the principal building. (Section 21.301.17)
 - See floor plan for trash and recycling.
- 7) This includes all permanent and temporary signs. See Chapter 19, Article X.
 - (Verify proposed signs are shown)
- 8) Please show wayfinding and drive-through management to minimize conflicts with the adjacent drive aisle.
 - Wayfinding signs are shown on the Site Plan, Sheet C3.01.