



Comment Summary

Application #: PL2020-191

Address: 10520 France Avenue South, Bloomington, MN 55431

Request: Redevelopment of the south end of the Valley West Shopping Center/Demo of Goodyear building/parking lot changes

**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) End-of-tier parking islands must have a deciduous tree.
- 2) 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 of new/revised parking stalls (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot).
- 3) Fiber cement panel is not permitted as a primary exterior building material (Sec. 19.63.08(c)(1)). Secondary materials may not exceed 15 percent of any individual building elevation. Brick and glass are permitted primary materials. Please provide primary and secondary material calculations.

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

- 1) Maintain/provide emergency vehicle access and turning radius to accommodate L3.
- 2) Ensure existing fire department connection(s) and hydrant(s) are not obstructed by the development changes.
- 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) Insure code complying fire alarm system for an assembly occupancy.
- 5) Maintain/provide emergency vehicle access and turning radius to accommodate ladder 3.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 7) Ensure existing fire department connection(s) and hydrant(s) are not obstructed by the development changes.

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

- 1) 2% maximum
- 2) Detail for ADA parking does not show sign on access aisle

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

- 1) An erosion control bond is required.

- 2) Show erosion control BMP locations on the plan
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) 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.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) List erosion control maintenance notes on the plan.
- 9) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 10) 3' sump minimum for pre-treatment purposes; all structures.

Traffic Review Contact: Amy Marohn at amarohn@BloomingtonMN.gov, (952) 563-4532

- 1) 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.
- 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 Paul Jarvis (952-563-4548, pjarvis@BloomingtonMN.gov) for permit information.
- 3) A direct sidewalk connection to W Old Shakopee Rd would be preferred.
- 4) All parking stalls to be painted white.
- 5) Denote as "Fire Lane"
- 6) Traffic destined to this site should primarily be approaching from Old Shakopee Road from the driveway directly across from the RBCU/Walgreens driveway. This is the site driveway where modifications have been made on Old Shakopee Road to provide a protected left turn lane for traffic accessing the site. City recommends additional guidance in the parking lot to create and designate an access route to get to this new proposed parking area and drive thru.

There will be traffic safety concerns if there is a significant increase in eastbound left turns at the western site driveway, as this move results in unanticipated back-ups and queues in the through lane on Old Shakopee Road. If traffic safety issues develop, there will be consideration to restricting eastbound left turns at this location.

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

- 1) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 2) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 3) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 4) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 8) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 9) 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
- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller (noted in plan). A minimum 8 mil polywrap is required on all DIP.
- 11) Locate and show existing sewer cleanout within building demo footprint. Previous comment - existing utilities do not match City records, verify.
- 12) Locate and show existing sewer and cleanout within building demo footprint. See previous page.
- 13) Utilities not shown
- 14) Show proposed footprint of exterior grease interceptor, see grease trap handout.
- 15) Verify no conflict at sewer crossings.
- 16) 20LF 6" DIP (?)
- 17) What is dim. of hydrant to FOC? 5' ?
- 18) 8' cover
- 19) Poly wrap WM
- 20) Is BF valve detail needed?
Show grease interceptor detail.
- 21) Is this detail needed?
- 22) Abandon existing 8" and 2" water services
- 23) 6" DIP lengths (?)