



Comment Summary

Application #: PL202100090

Address: 3701 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: Minor revisions to the American Square Phase I final development plans, a six-story apartment building located at 3701 American Blvd. E.

**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

- 1) Site and garage lighting plans were not submitted with the development application. Lighting plans must be reviewed and approved before the issuance of electrical permits.
- 2) Provide spec sheet information on the proposed metal panels. Include proposed gauge and manufacturer warranty.
- 3) Ensure there is at least two feet clear space between public trail and patio seating.
- 4) A landscaping performance surety must be submitted before permits are issued. The surety amount is \$56,000.
- 5) Exterior materials must meet Section 19.63.08.

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

- 1) Obtain a City Rental license prior to occupancy
- 2) Pool must be reviewed and approved by the Minnesota Department of Health

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

- 1) Turning radius to be provided for BFD ladder 3 throughout the property including this area.
- 2) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 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) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 9) Building/property shall be adequately signed for emergency response.

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

- 1) Stairs directly adjacent to easement area. Verify location of stairs prior to installation