



Comment Summary

Application #: PL2021-226

Address: 3107 American Boulevard East, Bloomington, MN 55425
3200 East 81st Street, Bloomington, MN 55425

Request: **Minor Revision to Final Development Plans to expand a surface parking lot serving an existing hotel.**

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

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

- 1) All compact parking stalls must be clearly identified on the site plan. Compact stalls must be signed in the field in accordance with MN Manual of Uniform Traffic Control (Sec. 21.301.06(c)(2)(C)(iii)(c c)).
- 2) Parking island tree required (Sec. 21.301.15(c)(7)).
- 3) Condition of approval #14b for the Final Development Plans for the hotel (Case #02830AB-13) required the installation of 20 trees on the hotel site. The current landscape plan is short 15 trees on the hotel site to satisfy this requirement. Staff recommends planting trees along American Boulevard East.
- 4) The parking area on Outlot Q must have a minimum amount of 13 shrubs, as perennials can only account for 50% of the shrub requirement (Sec. 21.301.15(c)(2)(B)(i)).
- 5) With super-uniformity reduction (10%), the minimum required light level is 1.8 foot-candles. There are areas in the parking lot that do not meet the minimum light level. The perimeter (25 feet) of the parking lot may have light levels reduced by 50%
- 6) The final approved version of the lighting plan must be signed by an engineer or LC professional.

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

- 1) Ensure emergency vehicle access and circulation is maintained and landscaping doesn't interfere with access to the building, hydrants and fire protection systems.

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

- 1) Ret Walls taller than 4' in height need to be designed by Engineer licensed in MN.

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

- 1) Please complete the connection of the existing 8" DIP water stub (in the parking lot) out to the proposed watermain in 31st .
- 2) Show existing utilities
- 3) Show existing utilities, proposed storm sewer appears to conflict with future watermain connection to 31st Ave.

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

- 1) Private access and parking agreement needed. 2 lots 2 owners.

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

- 1) Label future storm sewer vs. proposed.
- 2) Pre-treatment needed for infiltration system.
- 3) This weir modeled in HydroCAD as 60" width and pipe is specified as ADS. 60" CMP will not fit in a 60" MH and the trench detail does not match the model. Revise detail and/or model to provide clarity.