

Must meet 2020 MN  
State Building Code

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Accessibility Code.

Provide a detailed code  
analysis with the plans.

SAC review by MET  
council will be required.

Building plans must be  
signed by a MN  
licensed architect.

PL202100191

Revise sheet 1 of the  
preliminary development plan  
so the grocery building  
footprint, parking lot design,  
and pedestrian connection for  
the grocery are consistent with  
civil plans.

The square footages  
in the preliminary  
development plan are  
inconsistent with the  
rest of the plan set.  
Amend accordingly

GROCERY  
24,000 SQFT

RETAIL  
2,000 SQFT

6 STALLS

RAMP TO  
UNDER-  
GROUND  
PARKING

AT GRADE  
PARKING/  
LOADING

FITNESS  
STUDIO  
2,100 SQFT

HOUSING  
LOBBY  
5,500 SQFT

RETAIL  
1,825 SQFT

RETAIL  
1,825 SQFT

RETAIL  
1,825 SQFT

RETAIL  
1,825 SQFT

RETAIL  
2,250 SQFT

10 STALLS

DROP OFF

110 STALLS

18 STALLS

12 STALLS

RETAIL  
4,000 SQFT

PATIO

DROP OFF

RETAIL  
2,400 SQFT

PATIO

8 STALLS

Provide an Environmental Health Plan Review  
application with plan submittal for each  
proposed food facility.

Neither of the future retail  
buildings in the southeast  
corner of the site meet the  
minimum 4,000 square foot  
size requirement. Adjust the  
building size to 4,000 square  
feet. Alternatively, request a  
deviation for the future  
phase and detail how the  
corner and the two buildings  
could be designed to have a  
unified street presence.

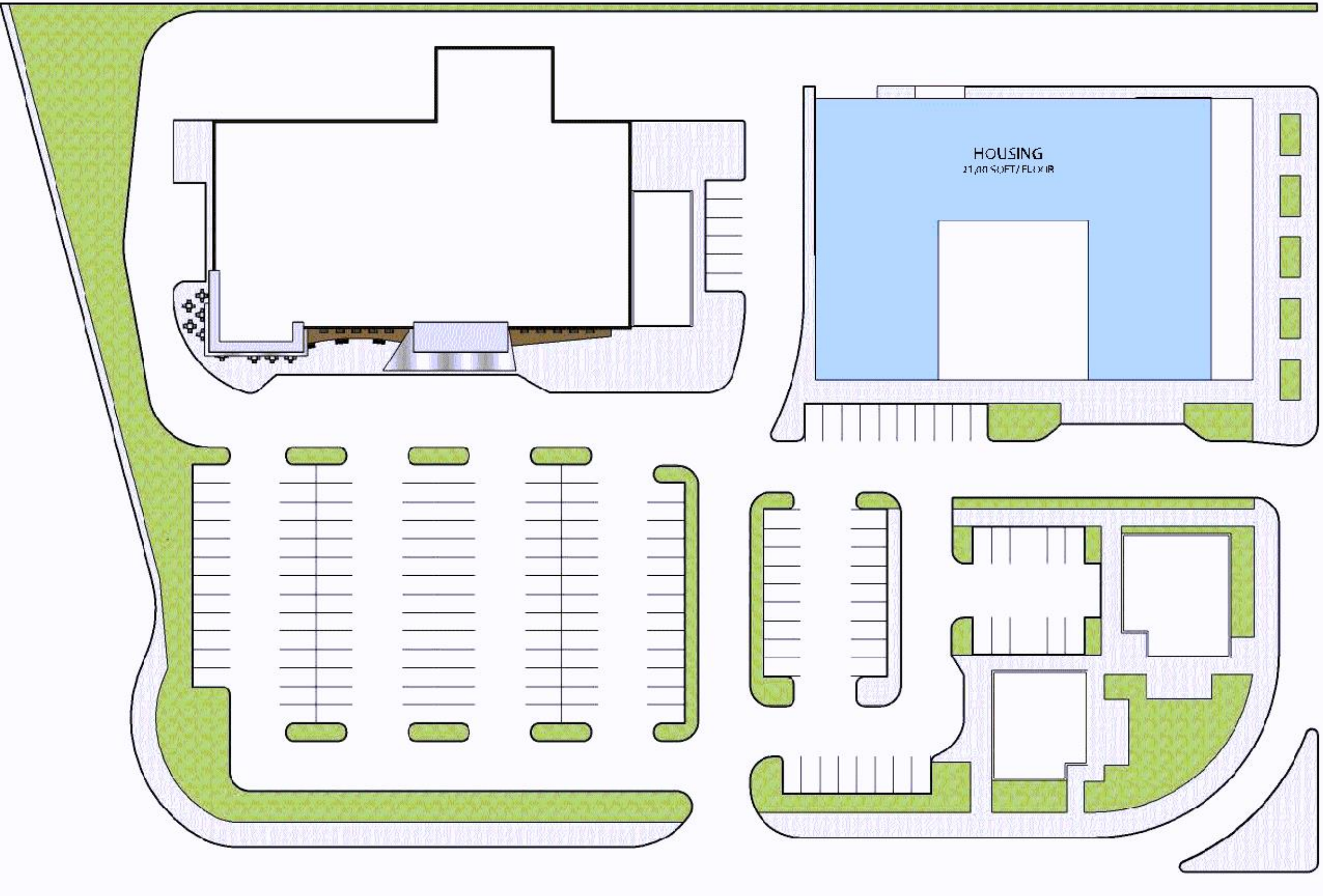


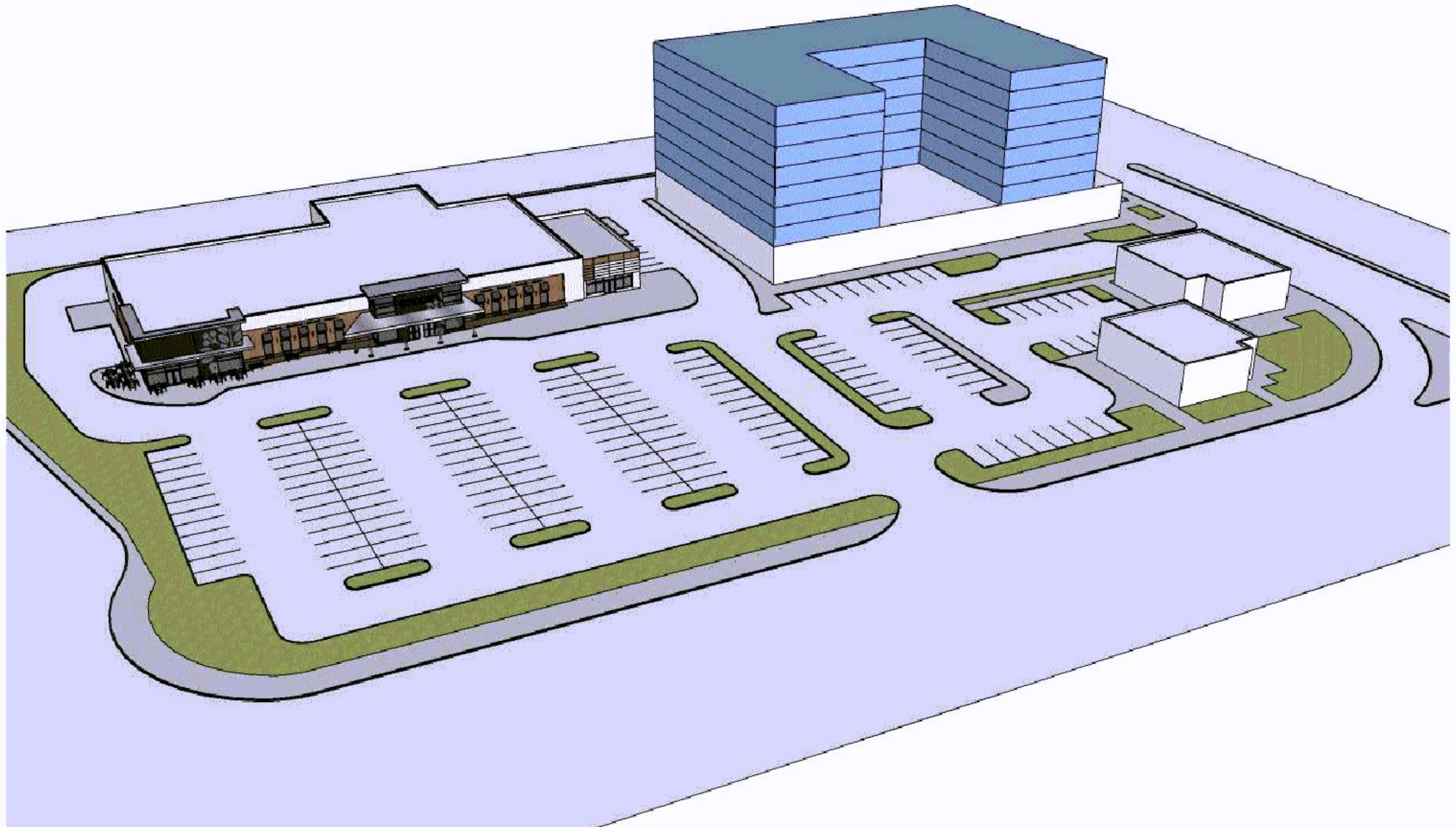
CLOVER MALL  
BLOOMINGTON, MN

RETAIL

20 JULY 2021

1





## Summary

B-4 neighborhood commercial

FAR = 1

Grocery = 23,000 sqft

Please adjust this page in the preliminary development plan. There are some minor inconsistencies.

Retail / F&B = 14,930 sqft

Housing: 21,000 sqft/ floor

7 floors

units per floor = 17

total units = 119

Provide adequate turning radius for all emergency vehicle access lanes.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

**Building/property shall be adequately signed for emergency response.**