

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

SAC review by MET council will be required.

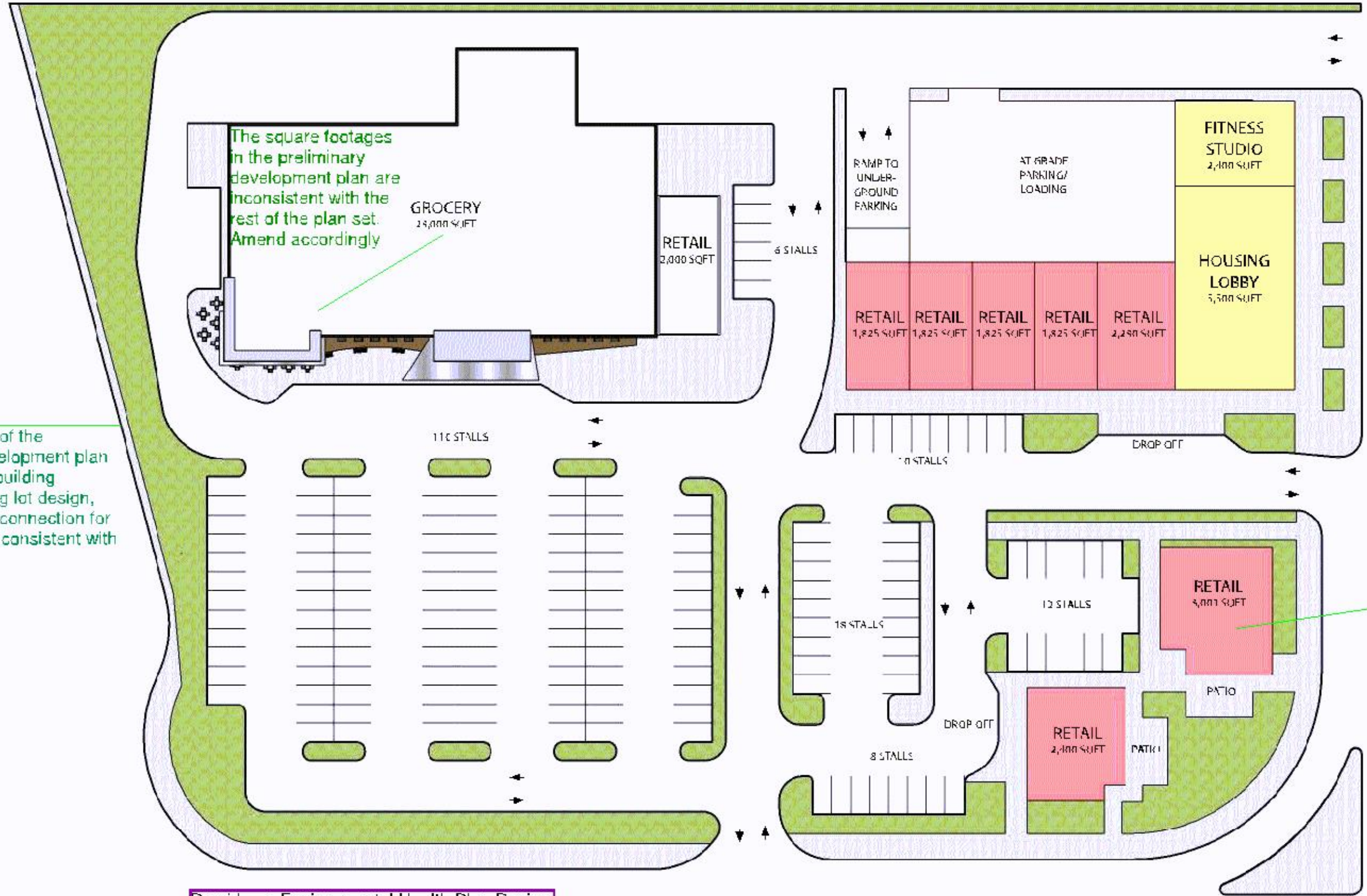
Building plans must be signed by a MN licensed architect.

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

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.

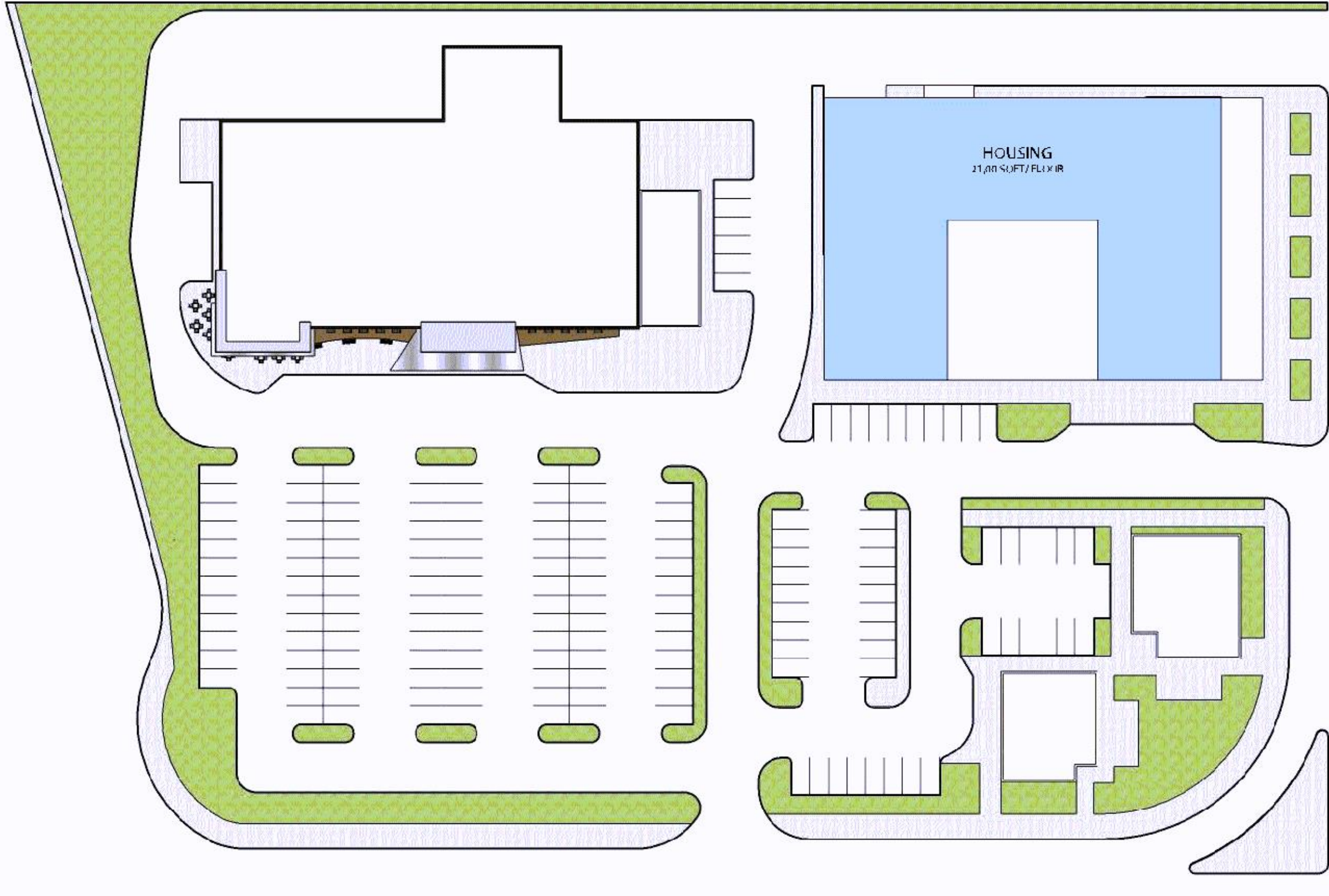
Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.



**CLOVER MALL**  
BLOOMINGTON, MN

RETAIL

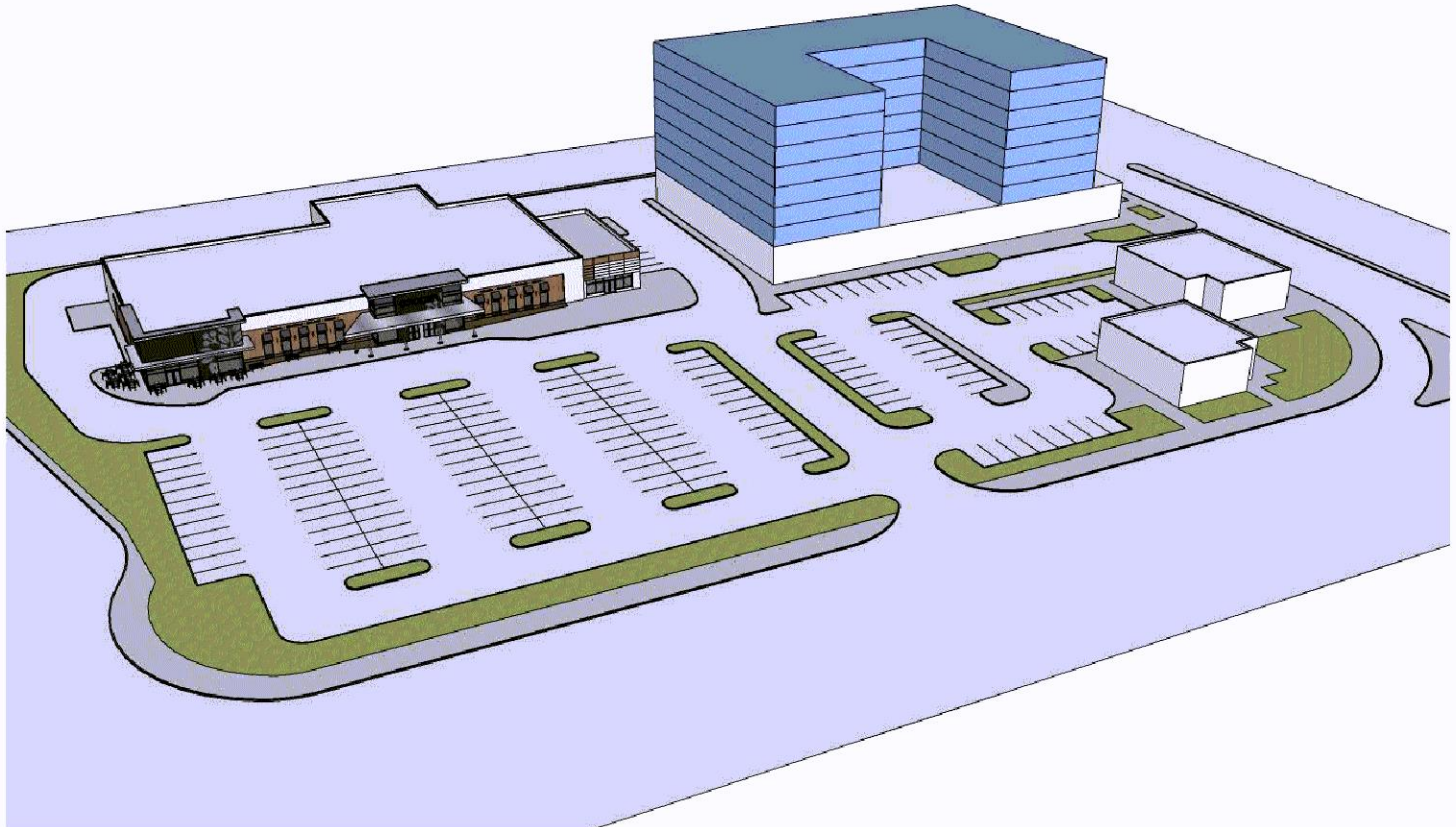
20 JULY 2021



**CLOVER MALL**  
BLOOMINGTON, MN

HOUSING

20 JULY 2021



# 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.

