



# Comment Summary

**Application #:** PL202200168

**Address:** 3701 AMERICAN BLVD E, BLOOMINGTON, MN 55425

**Request:** Minor revision to final development plans to adjust the site plan and reduce the unit count to 235 for the Ardor apartment building located at 3701 American Blvd. E.

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

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

- 1) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 2) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 3) Provide adequate turning radius for all emergency vehicle access lanes.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Access shall be provided to/from all stairwells on all floors and parking levels.
- 6) 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
- 7) 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.
- 8) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 9) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 10) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 11) Building/property shall be adequately signed for emergency response.
- 12) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 13) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 14) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 15) Parking, landscaping etc. shall not block truck access to the FDC.

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

- 1) Engineering Staff will continue to work with applicant to finalize an approvable curb line and trail alignment along American Blvd E as part of the permitting process.