



Comment Summary

Application #: PL202200253

Address: 8925 LYNDALE AVE S, BLOOMINGTON, MN 55420

Request: Minor revision to Final Site and Building Plans for parking lot improvements for an auto repair use.

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

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Separate permit required for Parking Lot - parking lot must meet 2020 MN Accessibility Code for number of accessible spaces and van access aisles.
- 2) Provide list of any hazardous materials being stored in this area that exceed the quantities in Tables 307.1(1) or 307.1(2) of MN State Building Code.
- 3) Must meet 2020 MN State Building Code
- 4) Building plans must be signed by a MN licensed architect.
- 5) Must meet 2020 MN Accessibility Code.
- 6) SAC review by MET council will be required.
- 7) Provide a detailed code analysis with the plans.
- 8) Restroom fixture count shall meet requirements of Chapter 29 of MN State Building Code.
- 9) Any storage racking over 7 feet in height requires MN licensed Engineer plans.

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

- 1) It appears the elevations are mixed up. Please verify and revise plans with the correct facing elevations.
- 2) All parking lot and exterior security lighting (including the existing stalls in the front) must meet Section 21.301.07 due to the change in use. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to .75 foot-candles for the outer perimeter of the parking lot. A maintained (0.81 LLF) and initial (1.0 LLF) photometric plan must be provided and signed by a licensed electrical engineer or professional.
- 3) Parking island must be three feet shorter than adjacent parking stall
- 4) Islands must be 8 feet wide from inside curb to curb at mid-point of island
- 5) Interior trash and recycling must be maintained. (see City Code Section 21.301.17).
- 6) Provide information on plant species type
- 7) Landscaping plan is required. A bond/surety must be provided for the new materials. The surety amount must be equal to 50 cents per square foot of disturbed area.
- 8) Parking island with tree is required at the end of the parking row
- 9) 1,985 square feet (total of 7 required parking spaces) is the office and other areas in front. 1,113 square feet (total of 1 required parking space) for the warehouse (parts, mechanical, trash). 8,000 square feet (total of 27 required parking spaces) for area outside bays. 6 major repair bays (total of 18 required parking spaces). Total required parking: 53 parking spaces where 60 has been provided. The required parking EXCLUDES access and circulation areas.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) A permit required for paint booths and mechanical permit
- 2) All vehicles waiting for repair must be currently licensed
- 3) Vehicles waiting for repair must be stored in designated area in parking lot
- 4) No exterior repair of vehicles

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

- 1) 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.
- 2) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 3) Maintain emergency vehicle access and circulation throughout the property.
- 4) Provide adequate turning radius for all emergency vehicle access lanes.
- 5) Ensure the FDC and hydrants are free and clear of obstructions.
- 6) Provide flammable waste trap.
- 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) Entire space(s) must have fully Code complying sprinkler protection.
- 10) Building/property shall be adequately signed for emergency response.

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

- 1) Private common driveway/access easement/agreement must be provided.
- 2) Private common utility easement/agreement must be provided.

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

- 1) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

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

- 1) Verify storm sewer location and elevation. It may interfere with proposed tree locations.
- 2) List erosion control maintenance notes on the plan.
- 3) If exterior work disturbs more than 5,000 SF a stormwater management plan will be required, as well as NMCWD permit.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org) IF NEEDED.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.