



Comment Summary

Application #: PL202400022

Address: 8945 LYNDAL AVE S, BLOOMINGTON, MN 55420

Request: **Minor revision to Final Site and Building Plans for site modifications to an existing single tenant building**

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

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

- 1) Parking islands must be 8 feet wide - measured from the middle of the island. Also, the island must be three feet shorter than the adjacent stall.
- 2) Curb around islands must be B6/12 curb.
- 3) Although not required, staff suggests a tree in the island to break up the pavement and heat island effect.
- 4) Parking requirement is five spaces. No on-site retail sales may be conducted unless more parking is added.
- 5) Existing shed that is located here must be removed. It does not meet Code.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot. A wall pack may be sufficient to meet the lighting standards.
- 7) Interior trash and recycling must be provided (see City Code Section 21.301.17) and continue to be kept inside.
- 8) A sign permit is required for any new signage.

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

- 1) Building plans must be signed by a MN licensed architect.
- 2) Must meet 2020 MN State Building Code
- 3) Must meet 2020 MN Accessibility Code.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Provide details as to what is being manufactured in this area.
- 7) If any storage racking is to be installed and over 7' in height - engineered plans are required.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Any water wells must be sealed by a license contractor prior to any construction.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.

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

- 1) If food products are involved: - Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 2) If Bloomington Fire requires the addition of a fire service: - A Combination fire and domestic service must be used.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 3) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 4) 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.
- 5) Some concerns that the site circulation doesn't work without driving onto other property. Are the easements referenced filed with the plats? This site (parking and access aisles) does not work if there are changes made to adjacent property(ies) with different owners.
- 6) 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) Provide civil plans for the project if proposed project disturbs over 5,000 SF. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) List erosion control maintenance notes on the plan. At a minimum, inlet protection will be required at storm sewer inlets.
- 4) 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.
- 5) If project requires, submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 6) If project requires, provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) If stormwater management is required, a maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Show erosion control BMP locations on the plan.
- 9) If project involves construction of new utility lines, as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) Show existing storm sewer. Provide inlet protection.

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

- 1) This is not a platted lot but meets city code exception 22.03(a)(2)(E) for platting for issuance of a building permit.
- 2) Private common driveway/access easement/agreement must be provided.