



Comment Summary

Application #: PL202300157

Address: 9701 NICOLLET AVE S, BLOOMINGTON, MN 55420

Request: Final site and building plans for stadium and site improvements at Kennedy High School located at 9701 Nicollet Avenue S.

Meeting: Planning Commission - November 02, 2023

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) Bleachers shall meet the 2020 Mn Accessibility Code.
- 2) Bleacher drawings shall be signed by a MN licensed Engineer.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.
- 5) Building plans must be signed by a MN licensed architect.
- 6) SAC review by MET council will be required.
- 7) Provide a detailed code analysis with the plans.

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

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

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

- 1) New structures 2,000 square feet and greater will require sprinkler protection.
- 2) Maintain emergency vehicle access and circulation throughout the property.

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

- 1) A noise source shall not exceed an L50 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L50 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured at or within the applicable noise area classification at the point of human activity which is nearest the noise source. Noise must meet the city noise code standards. (Section 10.29.02) L10 of 65 dBA in the daytime and L10 of 55dBA in the nighttime. No speakers will be placed on visitor bleachers.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.

- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) 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.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) Provide a turf establishment plan.

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

- 1) Live Taps to be made by City Forces - Contractor to pay for this Tap with Permits and provide OSHA safe excavation for City Crews.
- 2) Use Bloomington's Standard Utility Details available on the City's Website
- 3) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the Plan.
- 4) This site has very poor hydrant coverage / protection. Each hydrant covers 150-foot radius. Suggest adding a water loop and more hydrants. Check with Bloomington Fire to see if this will be required. See also the Water loop notes.
- 5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 6) Suggest taking this opportunity to install a needed water system loop (supply from two points) to provide increased flow/reliability of water service and reduction of head loss. Since there is already a trench being dug for the new sewer service between the Rec Building and the tennis court, a water main could be installed in that same area and extended under the parking lot to a tap in 3rd Ave. This would also benefit the Wilson Pond Building (by installing a new hydrant up to that building) off this new water system loop. The Pond building has no hydrant coverage now. If the loop is not installed please provide a detailed evaluation or set of calculations showing how the single 6" water service off of 98th St can provide enough capacity to simultaneously serve: The existing lone fire hydrant at the SE side of the building. The existing Fire and domestic water service to the school. The Existing Fire and Domestic service for the Existing Rec building. The Existing irrigation system. And this proposed new fire and domestic service to the Concession and possibly press box areas.
- 7) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 8) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.- Please add this note to the Plan.
- 9) Taps of live water mains are done by City forces and paid for and coordinated by the Contractor.
- 10) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the Plan.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) Use Class 52 DIP Zinc Coated water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-Bio polywrap is required on all DIP.
- 13) Show where the new water service will be metered. This may require a meter MH or a heated building. The meter must be installed within 10' of where it enters the building.
- 14) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

- 15) Any new or substantial remodel of a food service facility must provide grease interceptor equipment and a grease interceptor maintenance agreement. Work with Utilities staff to see if an interior Hydro Mechanical grease interceptor is necessary.
- 16) Install interior chimney seals on all sanitary sewer manholes.

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

- 1) Identify vehicle drop off area and circulation
- 2) Include Bike rack detail. Bike rack cannot obstruct pedestrian route
- 3) Include location of ticket booth and anticipated pedestrian queuing locations and lengths
- 4) Show ADA parking spaces and ADA route to sidewalk/stadium
- 5) 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.
- 6) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 7) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 8) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 9) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD