



Comment Summary

Application #: PL202400178

Address: 724 W 98TH ST, BLOOMINGTON, MN 55420

Request: **Administrative Final Site and Building Plans for exterior modifications at Clover Shopping Center, 704-855 West 98th St.**

**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) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) All awnings/canopies attached to building require MN Licensed Engineer drawings.

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

- 1) Attached canopies may require sprinkler protection depending on dimensions and material.
- 2) Addresses to be displayed on the front and rear doors of each tenant space.

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

- 1) This is an unplatted lot. Platting is required for building permit, but I believe this meets the exception 22.03(2)(E) Interior remodeling or improvements where no work is done that removes, relocates or adds an exterior wall of an existing building.

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) Provide a sidewalk connection from the building to public sidewalk or street.
- 3) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Show erosion control BMP locations on the plan.
- 2) This project appears to be cosmetic improvements; however, if more than 5,000 SF is fully reconstructed, stormwater management requirements must be followed.

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

- 1) Locate and protect the Water and Sewer services for the building. They come into the building on the south side. The fire hydrant protection for the Clover Center building is poor. Currently there is only one hydrant on the

site that can protect the SW quarter of the building. Also the water system is configured such that if that hydrant is used it will starve the internal fire system. Suggest adding additional hydrants and looping the water system.