



## Comment Summary

**Application #:** PL2017-55

**Address:** 3500 AMERICAN BLVD E, AND 7901 34TH AVE S, BLOOMINGTON, MN 55425

**Request:** **Parking lot modification and expansion at the Embassy Suites hotel**

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**Planning Review Contact:** Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Two stalls on the east side of the hotel are depicted as accessible stalls on the as-built survey. Are they intended to remain accessible stalls? If so, show them as such on the site plan.
- 2) Landscaping is not correctly identified in several locations on the landscape plan. Please correct annotations.
- 3) Also identify the number of plantings for each on the plant listing.
- 4) How are the parking requirements being calculated? Either remove Table C from the plan and just identify the provided spaces or provide the data used to complete the calculation.
- 5) A photometric plan was not provided in the application submittal, but ultimately provided to staff. City staff have corresponded with the lighting designer and lighting plan revisions are underway. We have not received a revised lighting plan.
- 6) Existing dumpster enclosure must be converted to a fully enclosed trash room. The dumpster enclosure is a violation of an original condition of approval.
- 7) New parking islands in the southeast area of parking lot do not quite meet the 8 foot inside curb to inside curb requirement. Adjust to at least 8 feet.
- 8) A tree is required in every parking lot island. Add at least one deciduous tree at the south parking lot island along 34th Avenue South.
- 9) Trees shown along new sidewalk must maintain at least a two foot clearance between the trunk and sidewalk edge. A suggestion is to shift trees closer to the sidewalk in gaps in the shrub screen.

**Building Department Review Contact:** Sandy Harvey at sharvey@BloomingtonMN.gov, (952) 563-8958

- 1) Accessible parking aisles must be revised to meet current accessibility code. Install signs at front of aisle spaces to direct No Parking. Access aisles are now 8 feet wide minimum vs 5 feet.

- 2) Note: Amount of accessible parking spaces must meet MN Accessibility Code Table 1106.1
- 3) If there is more than 1 accessible entrance see MN 1106.6 for dispersion directives or exceptions given.

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

**Public Works Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

**Construction/Infrastructure Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Clarify large vehicle traffic flow. This area looks very tight for a large vehicle to maneuver. Suggest sending them west instead of north.
- 2) Fix over plotting.
- 3) Install a standard City driveway approach here.
- 4) With the hatch, this makes sense. Suggest removing it from earlier sheet.
- 5) Need driveway apron.
- 6) Add pavement hatch to legend.
- 7) Need more than a landscape demolition plan. Need to show what curbs and pavement and other entities are being removed.
- 8) Use City detail for driveway apron.
- 9) Currently a concrete sidewalk.
- 10) Currently a concrete sidewalk.
- 11) Also need Grading Plan and Utility Plan.
- 12) Move fire hydrant so not in trail. Needs 2' clearance to trail.
- 13) This can't be a 3' berm and be maintainable. There is only 13' from curb to trail and the trail needs 2' clear to be fairly flat, i.e. 10% ok 33% not ok. At a 3:1 slope the most this can be is a 2' berm.
- 14) 1'-10 1/4"
- 15) Trees cannot be planted in the 2' trail clear space. Suggest centering them in the remaining space.
- 16) Check sight distance for bicycles around the corner.
- 17) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

- 18) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 19) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.
- 20) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division).
- 21) Specify concrete or bituminous.
- 22) Potential Curb cut and ramp location for access to trail (sidewalk).
- 23) Need to include detail sheets using City Standard Details.
- 24) One tree type? Identify all tree species on landscaping plan.
- 25) Where does this go? Need Utility Plan.

**Traffic Review Contact:** Tom Bowlin at [tbowlin@BloomingtonMN.gov](mailto:tbowlin@BloomingtonMN.gov), (952) 563-4914

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.
- 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) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 6) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 7) Install crosswalk pavement markings in accordance with MMUTCD.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Provide Civil/Utility plan for proposed utility alterations. (Hydrant and flag poles.)
- 2) Move Hydrant out of drive aisle.
- 3) Flag poles too close to watermain.

**Water Resources Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) An erosion control bond is required.
- 5) Show erosion control BMP locations on the plan
- 6) List erosion control maintenance notes on the plan.
- 7) 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.
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 9) Provide Stormwater Management Plan.
- 10) Provide details, elevations, location on site, conveyance system and report supporting sizing, provide filed maintenance agreement.
- 10) See Document Markups.