



Comment Summary

Application #: PL201800241

Address: 6925, 7001 and 7101 West 78th Street, Bloomington, MN 55439

Request: **Minor Revision to Final Site and Building Plans to construct a seven stall parking area east of the existing office building.**

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

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Per Section 21.301.06(c)(2)(C) of the City Code, minimum parking stall size for 90 degree surface parking is 9' x 18'. Compact parking may be allowed per Section 21.301.06(c)(2)(C)(iii).
- 2) Shore Area Permit required for grading within the shore area per Section 19.87.04(b)(2) of the City Code.

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

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

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

- 1) Clarify is "WL" wetland or waterline by adding it to the legend. Also add HWL to legend
- 2) Will need an engineer to design the retaining wall design given the 4' height. Also should consider live loads and the likely poor soils given the proximity to the wetland
- 3) Missing the hatch type. Also missing the light duty bituminous pavement detail.

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

- 1) No Bloomington utilities appear affected by this project.

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

- 1) Add 10' Sidewalk/ Bikeway easement if it is not already in place
- 2) Parking stall minimum dimensions are 9' by 18'

- 3) Show parking stall dimensions at narrowest location
- 4) Signs should be placed on the private property and out of the public right-of-way. No sign should be located within the 2' clear zone along the sidewalk.
- 5) If this tree is no longer in place or is removed with this project, the sidewalk should be reconstructed and straightened out in this section.
- 6) 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 Lacey Kaare (952-563-4555, lkaare@BloomingtonMN.gov) for permit information.
- 7) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 8) 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.
- 9) The parking space dimension does not meet the City Code requirements (21.301.06)

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Upload all the civil plans for review.
- 2) 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
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under review. Show soil borings on plan sheet. How does daintile function?
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org) Thank you for the continued email communications and updates.
- 9) Shore area permit required for grading within the shore area.
- 10) Provide information on infiltration basin, daintile discharge, check elevations.

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

- 1) Show and label all property lines and easements on all plan sheets. Existing and proposed if plat is moving forward.