



# Comment Summary

**Application #:** PL2019-104

**Address:** 10820 Bloomington Ferry Road, Bloomington, MN 55438

**Request:** **Final Site and Building Plans for a new 1,775 square foot concessions building and other associated improvements at Dred Scott Playfields to replace the existing concessions building.**

**Meeting:** Pre-Application DRC - June 18, 2019  
Planning Commission - August 08, 2019

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

**Building Department Review Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Must meet MN Accessibility Code
- 2) SAC review by MET council will be required.
- 3) Must meet current MN State Building Code

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

- 1) Provide screened in pass through area that meets insect/fly control for all operable windows in facility.
- 2) Provide an Environmental Health Plan Review Application
- 3) Provide self closers on all doors leading into kitchen area

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

- 1) These project limits on C2.0 don't match what is shown on A0.1 Site Plan - path connection to parking lot and bike rack with pad.
- 2) 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.

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

- 1) Civil plans need to be coordinated with mechanical plans. Provide more detail on water piping related to the well piping and back flow prevention.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 5) Provide peak hour and average day water demand and wastewater flow estimates.
- 6) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

- 7) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 8) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 10) An inspection manhole is required on all commercial sewer services.
- 11) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Provide worksheet showing fixtures connected and sizing calculations, all internal grease waste piping.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 13) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 14) 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.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. Underground stormwater systems must have as-built certified by Licensed Professional Engineer.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) An erosion control bond is required.
- 4) Show erosion control BMP locations on the plan
- 5) List erosion control maintenance notes on the plan.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. SWPPP received.