



# Comment Summary

**Application #:** PL202100160

**Address:** 6820 AUTO CLUB RD, BLOOMINGTON, MN 55438

**Request:** **Minor revision to Final Site and Building Plans for a 3,086 square foot addition onto an existing building**

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

**Planning Review Contact:** Elizabeth O'Day at [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov), (952) 563-8919

- 1) Exterior materials must comply with City Code Section 19.63.08.
- 2) Where is the indoor trash room? please locate it on the floor plans or elevation plans.
- 3) Signs must be reviewed and permit must be obtained prior to installation.
- 4) Landscaping quantity requirement is based on the amount disturbed. Based on the disturbance listed on the site plan, the Code requires 5 trees and 14 shrubs plus any trees that may have been removed as part of construction. A landscape surety is required.
- 5) Lighting plan meets City Code requirements. Any changes must be reviewed for compliance.

**Environmental Health Review Contact:** Erik Solie at [esolie@BloomingtonMN.gov](mailto: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](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Insure landscaping doesn't interfere with the emergency vehicle access road. It appears at least one of the river birch trees may be impeding the access.
- 2) Maintain all existing hydrants.
- 3) Comments are based on the applicant's proposal to sprinkler the entire building.
- 4) Fire alarm devices to comply with an assembly occupancy.

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

- 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 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) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Proposed building coverage is short 20', consider improving hydrant coverage under future project(s).

- 2) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Provide plumbing plan to check fixtures and review capacity. See Engineering Detail 412 for reference, and attached GI document.
- 3) This River Birch will interfere with fire truck access, consider moving to back of planting bed.
- 4) 150' radius hydrant coverage

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

- 1) An erosion control bond is required.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.