

Must meet 2020 MN
State Building Code

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Accessibility Code.

Provide a detailed code
analysis with the plans.

SAC review by MET
council will be required.

Building plans must be
signed by a MN
licensed architect.

PL202100191

Revise sheet 1 of the
preliminary development plan
so the grocery building
footprint, parking lot design,
and pedestrian connection for
the grocery are consistent with
civil plans.

The square footages
in the preliminary
development plan are
inconsistent with the
rest of the plan set.
Amend accordingly

GROCERY
24,000 SQFT

RETAIL
2,000 SQFT

6 STALLS

RAMP TO
UNDER-
GROUND
PARKING

AT GRADE
PARKING/
LOADING

FITNESS
STUDIO
2,100 SQFT

HOUSING
LOBBY
5,500 SQFT

RETAIL
1,825 SQFT

RETAIL
1,825 SQFT

RETAIL
1,825 SQFT

RETAIL
1,825 SQFT

RETAIL
2,250 SQFT

10 STALLS

DROP OFF

110 STALLS

18 STALLS

12 STALLS

RETAIL
4,000 SQFT

PATIO

DROP OFF

RETAIL
2,400 SQFT

PATIO

8 STALLS

Provide an Environmental Health Plan Review
application with plan submittal for each
proposed food facility.

Neither of the future retail
buildings in the southeast
corner of the site meet the
minimum 4,000 square foot
size requirement. Adjust the
building size to 4,000 square
feet. Alternatively, request a
deviation for the future
phase and detail how the
corner and the two buildings
could be designed to have a
unified street presence.

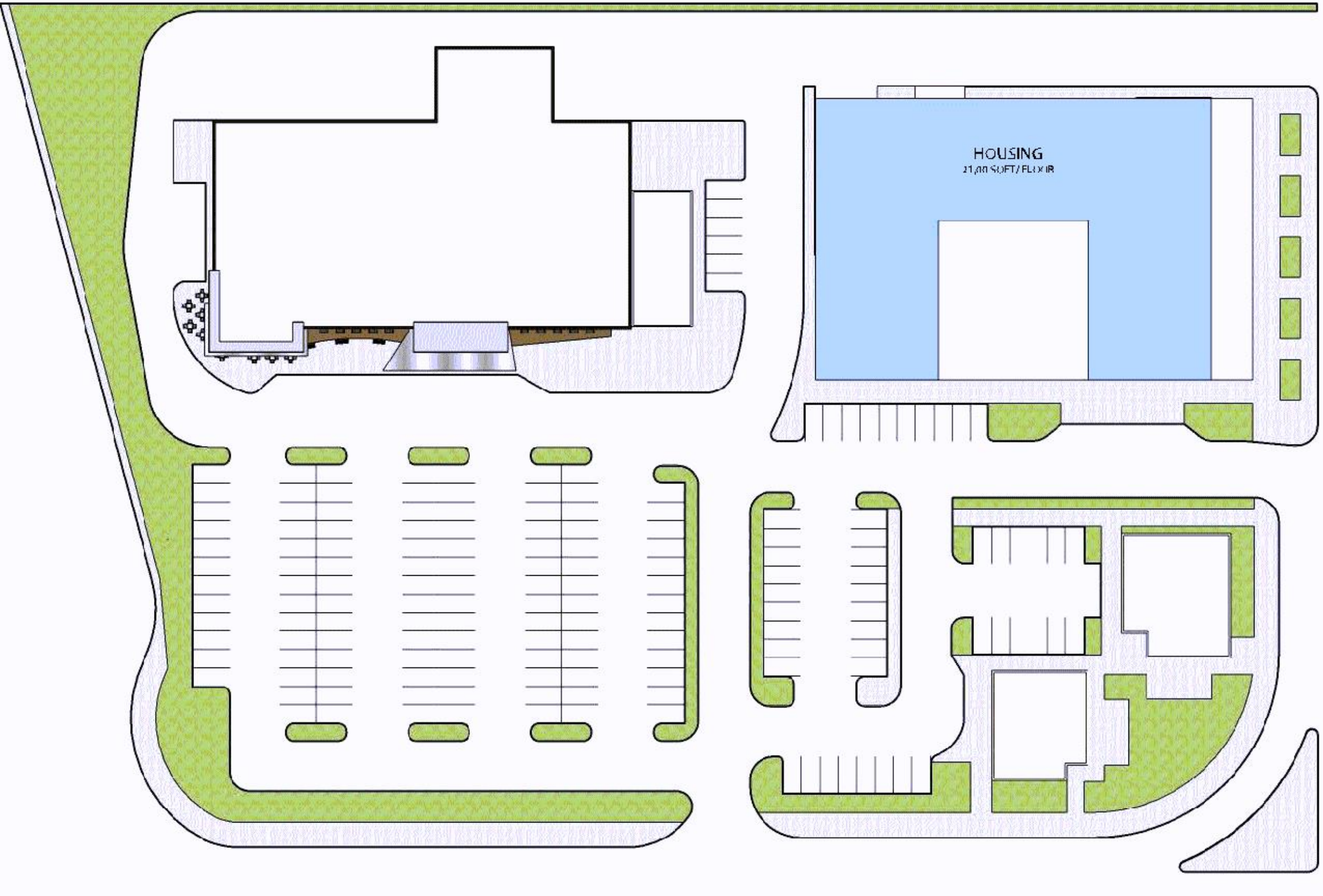


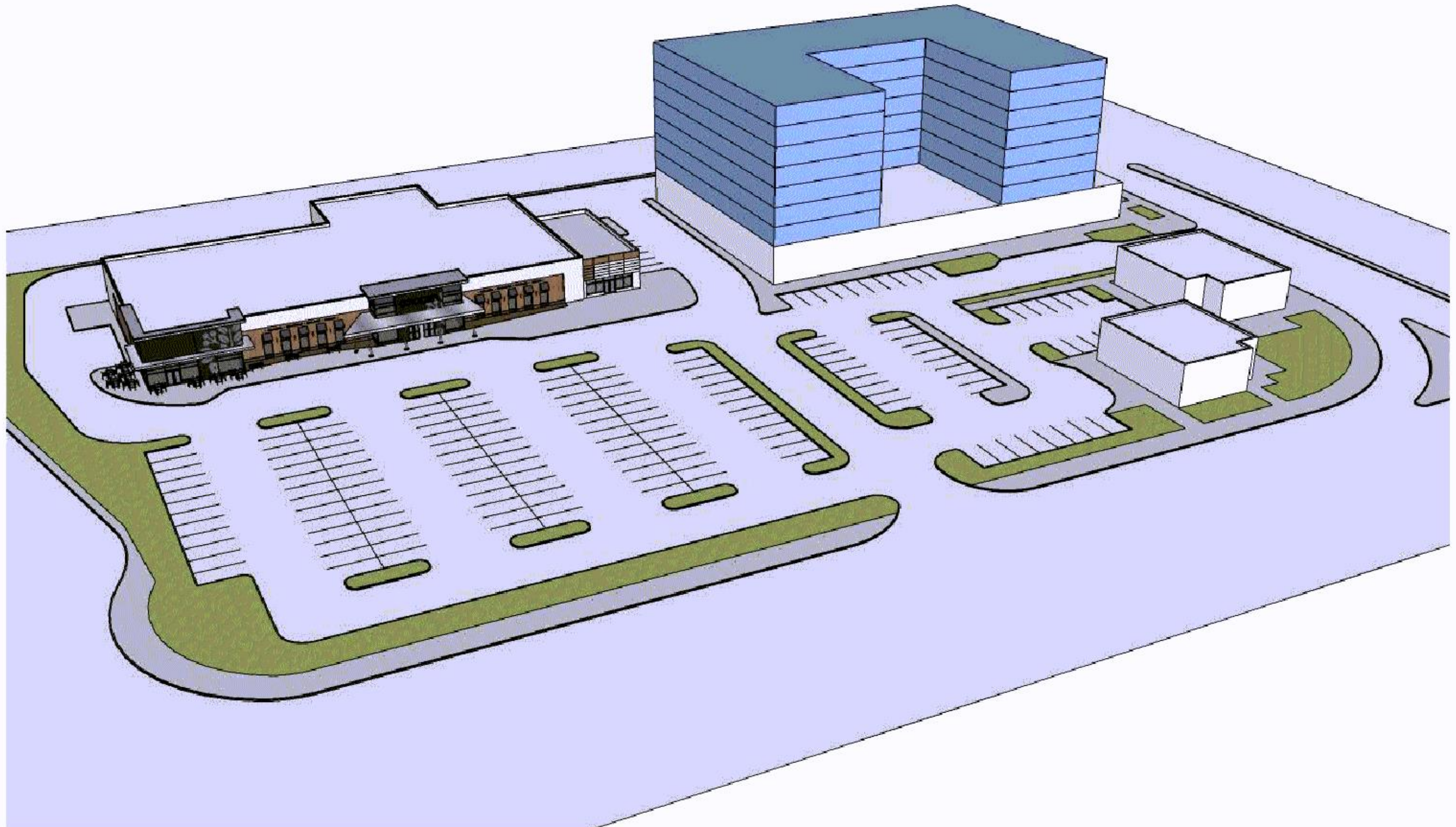
CLOVER MALL
BLOOMINGTON, MN

RETAIL

20 JULY 2021

1





Summary

B-4 neighborhood commercial

FAR = 1

Grocery = 23,000 sqft

Please adjust this page in the preliminary development plan. There are some minor inconsistencies.

Retail / F&B = 14,930 sqft

Housing: 21,000 sqft/ floor

7 floors

units per floor = 17

total units = 119

Provide adequate turning radius for all emergency vehicle access lanes.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

