



Comment Summary

Application #: PL202200033

Address: 7800 PICTURE DR, BLOOMINGTON, MN 55439

Request: Minor revision to final site and building plans for the Schmitt Music company headquarters at 7800 Picture Drive.

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

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

- 1) Two main entrances are depicted on the west elevation. City Code has minimum exterior lighting requirements for entrances/exits. Light fixture information must be reviewed by Planning staff as part of an electrical permit.

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

- 1) Wood shop required to have proper ventilation, dust management and tool/exhaust interlocks.
- 2) The exiting structure has significant exiting, egress and travel distance concerns
- 3) All suppression, fire alarm and other life safety systems to be fully tested and certified in working order by licensed contractors.
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 6) Maintain emergency vehicle access and circulation throughout the property.
- 7) Paint Booths will require proper sprinkler protection and interlocks.

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

- 1) Any walls greater than 4' in height need to be designed by an Engineer licensed in MN

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) List erosion control maintenance notes on the plan.
- 3) For site proposing to disturb 1 acre or more a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

- 5) For sites proposing to disturb an area equal to or greater than 5,000 sq-ft and/or 50 cubic yards of earth material provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Show erosion control BMP locations on the plan.
- 9) For sites proposing to disturb an area equal to or greater than 5,000 sq-ft and/or 50 cubic yards of earth material submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) An erosion control bond is required.

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

- 1) Install interior chimney seals on all sanitary sewer manholes.
- 2) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Existing sewer should be video inspected and condition verified it meets new demands, and existing water service is substandard for fire protection requirements.
- 4) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. A hydrant is required within 50' of the FDC.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) 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.
- 9) An inspection manhole is required on all commercial sewer services.
- 10) Use standard short cone manholes without steps.
- 11) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 14) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Meter must be within 10' of entering the building/exterior wall.
- 15) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 16) Use schedule 40, SDR 26, or better for PVC sewer services.
- 17) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 18) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 19) 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
- 20) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 21) A Minnesota licensed civil engineer must design and sign all civil plans.
- 23) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.

- 24) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 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.
- 3) Show the drive aisle and parking stall dimension and ensure they meet the City Code requirements (21.301.06).
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.