



## Comment Summary

**Application #:** PL201700125

**Address:** 305 American Boulevard West, Bloomington, MN 55420

**Request:** **Conditional Use Permits and Final Site and Building Plans for an approximately 1,800 square-foot truck and automobile rental facility.**

**Meeting:** Post Application DRC - July 18, 2017  
Planning Commission - August 10, 2017

---

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

- 1) Required quantity of parking on-site is 9 parking stalls per Sec. 21.301.06 of the City Code.
- 2) Any use of acrylic finish over portland cement stucco must comply with Section 19.63.08(h) of the City Code.
- 3) Interior trash consistent with Section 19.51 of the City Code and the MN State Building Code must be provided.
- 4) A sidewalk connection to the public sidewalk network must be provided per Sec. 21.301.04 of the City Code.
- 5) Private sidewalks must be a minimum of 5 feet.
- 6) Exterior site lighting must comply with Section 21.301.07 of the City Code. An initial lighting plan and maintained lighting plan with a light loss factor (LLF) of 0.81 must be provided.
- 7) Based on a Developable Landscaping Area of 32,418 square feet, City Code requires the site to have 13 trees and 32 shrubs. The quantity of plant material proposed is Code-compliant.
- 8) The Landscaping and Screening Policies and Procedures requires that at least 50% of the frontage of a building facing a public street should be landscaped with foundation plantings. Planting beds along the foundation of the building are required.
- 9) The Landscaping and Screening Policies and Procedures recommends that the perimeter of sites have visual interest and large paving areas be broken up by landscaping. The majority of the trees proposed are located along the southern and southwestern boundary of the site. The perimeter trees should be better dispersed along the perimeter in order to add visual interest along Grand Avenue and American Boulevard West and better break up the areas of pavement.
- 10) Signs must comply with Chapter 19, Article X Sign Regulations. When utilizing cabinet wall signage, you are limited to one sign per building elevation. The maximum amount of wall signage utilizing cabinets is 35.2 square feet for the western elevation and 65.2 square

feet for the northern elevation. Signs must not extend above the roof-line. Separate sign permits must be obtained.

**Building Department Review Contact:** Sandy Harvey at sharvey@BloomingtonMN.gov, (952) 563-8958

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

- 1) Provide a hydrant on the site.
- 2) Provide emergency vehicle access

**Construction/Infrastructure Review Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) No steel allowed within City ROW. Use Bloomington Non-Residential Driveway Detail.
- 2) Replace with City of Bloomington Non- Residential Driveway Detail.
- 3) Add a sidewalk connection from concrete sidewalk to parking lot
- 4) Fiber Mesh not permitted within city ROW ie sidewalk

**PW Admin Review Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

**Traffic Review Contact:** Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Try to move the driveway as far south on Grand Avenue as your internal site circulation allows. This will make it easier for drivers to enter and exit your site without crossing the solid white line on Grand Avenue.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide. Show dimensions on the plan sheet.
- 6) 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.

- 7) Show location of a bike rack and bike rack detail on the plan. Minimum requirement of 2 bike storage spaces, can be located near employee entrance.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) See Document Markups
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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.
- 4) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) All unused water services must be properly abandoned at the main. There is a 3/4" water service in W 80th St. All unused sanitary sewer services must be properly abandoned at the property line.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a hydrant within 50' of the Fire Department connection.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 14) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 15) An inspection manhole is required on all commercial sewer services.
- 16) Use standard short cone manholes without steps.
- 17) Install interior chimney seals on all sanitary sewer manholes.

- 18) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 19) 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.
- 20) Use schedule 40, SDR 26, or better for PVC sewer services.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) 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.
- 23) Use shielded coupling per City Spec
- 24) Abandon unused 3/4" Water Service
- 25) Lines must be tested into the building See Review Comments
- 26) Use SDR 26 or Sch 40
- 27) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Suggest connecting at the point where the 3/4" water service will be abandoned. As an alternative a hydrant could be installed as long as it is served off of 80th St and located where Bloomington Fire would have access within 50' of the FDC.

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

- 1) May need additional erosion protection at east and west curblines extended
- 2) If not using any plantings why use compost in the soil mix?
- 3) See note about waterstop with HDPE
- 4) Has environmental review been done? Phase I ESA? Confirm previous use as fuel station would support stormwater infiltration practices. Soil boring information?
- 5) An erosion control bond is required.
- 6) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))