



Comment Summary

Application #: PL202300150

Address: 300 W 83RD ST, BLOOMINGTON, MN 55420

Request: FS&BP for parking lot improvements and other exterior modifications.

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

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Per 502.7 of 2020 MN Accessibility Code: Signs shall be centered at the head end of the parking space a maximum of 96 inches from the head of the parking space, and be mounted 60 inches minimum and 66 inches maximum above the floor of the parking space, measured to the bottom of the sign.
- 2) For every 6 or fraction of 6 accessible spaces, at least one shall be a van-accessible parking space.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.
- 5) Parking Lot permit required for any work done in parking lot.
- 6) 1106.6 Location.

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Hydrant coverage shall be provided within 150' of all portions of the structure and clearly visible/unobstructed from the emergency vehicle access lane.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Current enforcement action taking place regarding this property. They need to park all of their work and employee vehicles on their property and not on Toro property.

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

- 1) Handicap parking area should also must be max. 2% grade

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

- 1) 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.

- 2) Show & Verify minimum drive aisle width meets City Code 21.301.06. Vehicles currently park on south side of this roadway

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

- 1) Show location of inlet protection on grading plan.
- 2) Provide HydroCAD modeling results for 100-yr rainfall.
- 3) Provide specifications and supplier information for tire derived aggregate.

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

- 1) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 4) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 5) Use Zinc Coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-BIO encasement is required on all DIP.
- 6) 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

Planning Review Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8961

- 1) A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided to the Engineering Division.
- 2) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot. Provide photometric plans prepared by a registered electrical engineer or a lighting-certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions.
- 4) Landscaping must be added based on site disturbance at a rate of one tree per 2,500 square feet and one shrub per 1,000 square feet of disturbance. Based on a site disturbance value of 10,823 square feet, the project must include a minimum of 4 trees and 11 shrubs. Perennial grasses count towards the shrub requirement at a rate of four perennials equals one shrub. According to the City's supplemental landscaping policy, ornamental trees should only account for 25% of trees installed.
- 5) Provide building elevations for all elevations where a change is proposed. Painting uncoated exterior materials is prohibited