



# Comment Summary

**Application #:** PL202400020

**Address:** 333 W 86TH ST, BLOOMINGTON, MN 55420

**Request:** Final Site and Building Plans for a Parking Lot Expansion at 333 W. 86th Street

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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 [eaday@BloomingtonMN.gov](mailto:eaday@BloomingtonMN.gov), (952) 563-8919

- 1) Landscaping plan table must be updated with the additional material. Also submit a landscape surety for the additional material.
- 2) Parking lot permit required.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. An initial (1.0 LLF) and maintained (0.81 LLF) lighting plan must be submitted.

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

- 1) All accessible parking spaces for public use shall be 8'x18' and striped in white.  
Provide required accessible stalls per 2020 MN State Accessibility code.
- 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 Accessibility Code.

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

- 1) Maintain emergency vehicle access and circulation throughout the property and to all structures.
- 2) Maintain hydrant protection including emergency vehicle access to all hydrants protecting the structures.

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

- 1) Provide a sidewalk connection from the building to public sidewalk or street.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 3) 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.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.

- 4) For sites that disturb one acre or more a National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) 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))
- 6) Provide a turf establishment plan.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan with permit application. Provided stormwater management plan appears to meet City and NMCWD stormwater standards.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.