



Comment Summary

PL202400143
PL2024-143

Application #: PL2024-143

Address: 3400 and 3600 W 98th Street, Bloomington, MN 55431

Request: **Administrative final site and building plans for site improvements at the Bloomington Ice Garden located at 3400 W 98th St.**

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

Planning Review Contact: Dakota Crowell at dcrowell@BloomingtonMN.gov, (952) 563-8926

- 1) Landscaping is based on the area of disturbance (Parking lot plus building addition square footage). 1 tree per 2,500 sf and 1 shrub per 1,000 sf of disturbance. New landscaping can be planted anywhere on site.
- 2) All light fixtures must be 90-degree cut-off with a flat lens design. No upward lighting permitted.
- 3) A light source must be located at each building entrance and exit.
- 4) See planning comments on lighting plan document
- 5) Original landscape plan showed shrubs here. Shrubs should be provided.
- 6) Need to show where the existing trees and shrubs are that you want to credit to the minimum landscaping requirements for the property.

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

- 1) Must meet 2020 MN State Building Code
- 2) SAC review by MET council will be required.
- 3) Provide a detailed code analysis with the plans.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 4) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 5) Building/property shall be adequately signed for emergency response.

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

- 1) Ensure that accessible path from handicap parking spaces to building has a grade of 2% or less

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

- 1) Prepare and include a sign plan
- 2) Identify that this will be white paint (add color to notes)
- 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) Show location and space count of existing bike rack. If none existing, add and show the location and bike rack detail on the plan.

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

- 1) Provide detail showing how SAFL baffle works with multiple storm sewer inlets to structure.
- 2) Is this drain tile? If so, label as such or indicate in legend
- 3) Remove steps from MH
- 4) Show SAFL in details
- 5) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Majority of the utility comments from previous review (PL202400081) have not been incorporated. Revise per last round of comments. -JSV
- 2) Call out force main material on plan and profile.
- 3) Plan must be signed by licensed civil. Existing signature and certification is illegible
- 4) Ensure sizing of lift station components complies with Ten States Standards.

If ANY possibility of LS being driven on, H-20 rated hatches should be used.