



Comment Summary

Application #: PL202400203

Address: 2401 E 86TH ST, BLOOMINGTON, MN 55425

Request: Minor revision to Final Development Plans for entrance changes at Skywater Technology

Meeting: Pre-Application DRC - October 29, 2024

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

Planning Review - Pre-App Contact: Elizabeth O'Day at ecoday@BloomingtonMN.gov, (952) 563-8919

- 1) scale appears to be wrong here. Please adjust.
- 2) Lighting plans must be signed by an electrical engineer or lighting professional.
- 3) Parking lot spaces must be screened from public streets.
- 4) Landscape surety required for landscape material and be provided prior to issuance of a permit. Amount is equal to 50 cents per square feet of site disturbance area.
- 5) The gate house must meet a 30 foot setback from the front property line and must have compliant building materials as mentioned in City Code Section 19.63.08.
- 6) Freestanding signs must meet a 15 foot setback from the front property line. Separate sign permit and foundation permit are required.
- 7) The site modifications would create a loss of five parking spaces. There is currently adequate parking on-site to accommodate the loss in five parking spaces.
- 8) If plans are Code complying, this review can be done administratively.
- 9) For portions of the fence within 20 feet of the property line, fence must be maximum 6 feet tall and 50% opaque.

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

- 1) Separate Parking Lot permit required for any modifications to parking lot.
- 2) Must meet 2020 MN State Building Code
- 3) Fences over 7' in height require a Building permit. Provide Structural Engineer drawings for design.
- 4) Must meet 2020 MN Accessibility Code.
- 5) A building permit is required for this scope of work.

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

- 1) Provide adequate turning radius for all emergency vehicle access lanes.
- 2) Provide a secondary means for responding emergency vehicles to open the gate(s) should the opticom system be inoperable.
- 3) Quick access for all gates without the use of special equipment and/or tools for emergency response through the campus shall be provided.

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

- 1) Match existing B618 Curb and Gutter in the cul-de-sac
- 2) Use City detail for Non-Residential Concrete Entrance and include in plans
- 3) E. 86TH STREET CIRCLE
"RED STREET" ON 2023-102 PMP OVERLAY PROJECT

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

- 1) Erosion control plan must also include:
 1. Construction entrance to limit tracking to paved surfaces
 2. Maintenance schedule for erosion control devices, such as sweeping of paved surfaces
 3. Downstream perimeter control
 4. Temporary stabilization required for disturbed areas where construction activity as been completed or temporarily ceased fro a period of 7 days or more.
 5. No storage of materials in street allowed
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) Show erosion control BMP locations on the plan.
- 5) List erosion control maintenance notes on the plan.
- 6) An erosion control bond is required.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Locate and protect private watermains, valves, and hydrants. Most of the plans show the site prior to the recent addition. There is a water system valve missing on the plan that may need to be adjusted to grade with the new street work.
- 2) Missing a water system valve in this area.

Traffic Review - Pre-App 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) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Show 10' Sidewalk/bikeway and drainage/utility easement
- 2) License plate readers are within easement. Not sure what they are or if they are allowed in easement area.