



# Comment Summary

**Application #:** PL202500022

**Address:** 8400 FRANCE AVE S, BLOOMINGTON, MN 55431

**Request:** **Minor revision to final site and building plans for parking lot modifications at an existing place of assembly**

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

- 1) 8 foot wide parking island required here
- 2) Ensure curb width is 8 feet from inside curb-to-curb.
- 3) 8 foot wide parking island required here
- 4) drive aisle width may not be less than 24 feet
- 5) Trees required in these islands
- 6) Trees required in these islands
- 7) Parking islands required here will also need a tree.
- 8) Some light levels drop below 1.0 FC. FYI - maintained light levels must be at 0.81 LLF. Plans must be signed by an electrical engineer or licensed lighting professional.
- 9) According to a 2019 parking review (PL2019-38), it appears there is enough parking to handle the daycare and place of assembly uses. While the daycare is in operation, concurrent use of the entire place of assembly use is not allowed. Code compliant parking must be maintained.

**Building Department Review Contact:** Nicole Kastern at [nkastern@BloomingtonMN.gov](mailto:nkastern@BloomingtonMN.gov), ( ) -

- 1) Electrical permit required
- 2) Work must comply with all requirements of the  
2020 MN Building Code
- 3) Work must comply with all requirements of the  
2020 MN Building Code &  
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.
- 2) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

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

- 1) Include City Standard details for Non-Residential Driveway Entrance, B618 C&G and Sidewalk. Details are noted in the Key Notes, but are not included in this set

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

- 1) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided for sites that disturb one acre or more.
- 2) List erosion control maintenance notes on the plan. Describe how the implemented erosion control measures will be maintained.
- 3) Provide an erosion control plan showing erosion control BMP locations on the plan.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) For sites that propose to disturb 5,000 sq-ft and/or 50 cubic yards of earth material a stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan is required. For infiltration BMP's soil information must be provided to ensure soil in proposed infiltration features will allow for infiltration.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County. Existing agreement can be amended to include new stormwater features.
- 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))
- 8) An erosion control bond is required.

**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.



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PL202500022  
PL2025-22

Date: March 19, 2025

To: Elizabeth O'Day at [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov)  
From: Benjamin Lucas, PE Solution Blue, Inc.

RE: Minor revision to final site and building plans for parking lot modifications at an existing place of assembly

Solution Blue received the preliminary plan review comments and stormwater review from the City of Bloomington in reference to the Application # PL202500022 including Plans and Stormwater Management Plan dated 02/14/2025. These comments were received by email on 02/22/2025 and are shown below with Solution Blue's responses in RED:

**Planning Review Contact:** Elizabeth O'Day at [eoday@BloomingtonMN.gov](mailto:eoday@BloomingtonMN.gov), (952) 563-8919

- 1) 8 foot wide parking island required here Site layout revisions are shown on sheet C300.
- 2) Ensure curb width is 8 feet from inside curb-to-curb. Site layout revisions are shown on sheet C300.
- 3) 8 foot wide parking island required here Site layout revisions are shown on sheet C300.
- 4) drive aisle width may not be less than 24 feet Site layout revisions are shown on sheet C300.
- 5) Trees required in these islands Additional trees are shown on sheet L300 & L301.
- 6) Trees required in these islands Additional trees are shown on sheet L300 & L301.
- 7) Parking islands required here will also need a tree. Additional trees are shown on sheet L300 & L301.
- 8) Some light levels drop below 1.0 FC. FYI - maintained light levels must be at 0.81 LLF. Plans must be signed by an electrical engineer or licensed lighting professional. Lighting Plans and photometric plans have been revised to meet lighting requirements and are signed by a licensed electrical engineer.
- 9) According to a 2019 parking review (PL2019-38), it appears there is enough parking to handle the daycare and place of assembly uses. While the daycare is in operation, concurrent use of the entire place of assembly use is not allowed. Code compliant parking must be maintained. Noted.

**Building Department Review Contact:** Nicole Kastern at [nkastern@BloomingtonMN.gov](mailto:nkastern@BloomingtonMN.gov), ( ) -

- 1) Electrical permit required Noted.
- 2) Work must comply with all requirements of the 2020 MN Building Code Noted.
- 3) Work must comply with all requirements of the 2020 MN Building Code & 2020 MN Accessibility Code Noted.

**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. Noted.
- 2) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC. Noted.

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

- 1) Include City Standard details for Non-Residential Driveway Entrance, B618 C&G and Sidewalk. Details are noted in the Key Notes, but are not included in this set City standard details are shown on sheet C902.

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

- 1) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided for sites that disturb one acre or more. Noted.
- 2) List erosion control maintenance notes on the plan. Describe how the implemented erosion control measures will be maintained. Erosion control notes are included on sheet C001, details are shown on C200, and site layout with erosion control measures are shown on C210 & C211.
- 3) Provide an erosion control plan showing erosion control BMP locations on the plan. ESC plans and details are included in C200, C210 & C211 and notes are included on sheet C001.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. Noted.
- 5) For sites that propose to disturb 5,000 sq-ft and/or 50 cubic yards of earth material a stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan is required. For infiltration BMP's soil information must be provided to ensure soil in proposed infiltration features will allow for infiltration. Additional soil borings have been ordered but are not available at the time of this submittal, documents will be updated as soon as information is available.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County. Existing agreement can be amended to include new stormwater features. Noted.
- 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)) Review is in progress.
- 8) An erosion control bond is required. Noted.

**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. Note added to general notes on C000.

The comment responses have been reflected in the revised plan sheets and report attachments that are included with this resubmittal. Please do not hesitate to contact Benjamin Lucas (651-289-5535, [blucas@solutionblue.com](mailto:blucas@solutionblue.com)) with any questions regarding this submittal or if additional information is needed.

Sincerely,



Benjamin Lucas, P.E.  
Senior Engineer  
Solution Blue, Inc.