



Comment Summary

PL201600130

Application #: PL201600130

Address: 7103 W 86TH ST, BLOOMINGTON, MN 554387101 W 86TH ST,
BLOOMINGTON, MN 554388600 E BUSH LAKE RD, BLOOMINGTON,
MN 55438.

Request: **CUP Amendment and Final Site and Building Plans for a 2,774 square foot addition to an existing place of assembly and parking lot improvements**

Meeting: Pre-Application DRC - August 02, 2016
Post Application DRC -
Planning Commission -
City Council -

Planning Review - Pre-App Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Total use of the facility would require approximately 175 parking spaces. 115 parking stalls are proposed to be constructed, with 21 proof of parking stalls proposed, resulting in a total of 136 stalls. The applicant must work with Planning Staff to clarify and sharpen required amount of parking and concurrent use scenarios.
- 2) Parking stalls must be 9 feet in width.
- 3) All parking islands must be 8 feet in internal width.
- 4) All parking islands must have 1 deciduous tree.
- 5) A Landscaping Plan is required. The applicant must demonstrate compliance with Section 19.52 of the City Code. 143 total shrubs are required on site.
- 6) A three foot high landscaping screen for the parking lot adjacent to the public street is required.
- 7) 5-foot year-round screen required per 19.52.
- 8) Primary exterior building materials must not be coated per Section 19.63.08(b) of the City Code.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot - 25 feet).
- 10) Private sidewalks must be a minimum width of 5 feet.

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

- 1) Minimum 20' wide emergency vehicle access lane with turning radius to accommodate BFD ladder 1 throughout the parking areas. Access road shall support the heaviest emergency vehicle - 40 tons.
- 2) Entire building is required to be sprinklered with a fire alarm system for an assembly and group E occupancies.
- 3) Maintain hydrant coverage within 150 feet of all parts of the building.

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Private common utility easement/agreement must be provided.
- 2) A signed copy of private common parking/access easement agreement shall be provided.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) A Tier 2 Transportation Demand Management (TDM) checklist is required.
- 5) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Brian Hansen (952-563-4543, bhansen@BloomingtonMN.gov) for permit information.
- 6) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 7) Existing drainage and utility easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Public Rights-of-Way Vacation Application. Application fee = \$300 per application, no matter the number of easements. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 8) Temporary street signs, lighting, and addresses shall be provided during construction.
- 9) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.
- 10) Connection charges shall be due prior to the issuance of utility permits - dollar amount to be determined.

Traffic Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Dimension the drive aisles on the new upper parking.
- 2) The keyed note calls it heavy duty pavement but the reference detail calls it light duty. Please clarify.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

- 4) A MN licensed Civil Engineer must design and sign all retaining walls 4-foot high and higher.
- 5) 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.
- 6) Show and label all property lines and easements on all plan sheets.
- 7) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 8) Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer. Show location onsite plan and rack, detail in C4.0 and C5.0
- 9) All public sidewalks shall not be obstructed.
- 10) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)
- 11) A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).
- 12) Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.
- 13) Use B618 curb and gutter in the right-of-way.
- 14) Discrepancy between note and plan dimensions

Utility Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) 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
- 2) Provide peak hour and average day water demand and wastewater flow estimates
- 3) Water meters should be located immediately after the water service enters the interior of the new addition.
- 4) Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
- 5) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduce head loss. This depends on water supply needs. Provide fire flow testing.
- 7) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 8) Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius). New hydrant location exceeds 240'.

- 9) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 11) Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to:
 - o Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet.
 - o Provide a copy of the MDH approval letter for the project to the City of Bloomington.Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website:
www.health.state.mn.us/divs/eh/water/planreview/index.html. No permits will be issued before the City has received the MDH Plan Approval Letter. Please note that MDH review may take up to 6 weeks.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 13) Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing. Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.
- 14) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 15) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.

Water Resources Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide soil boring data.
- 2) A Stormwater Management Plan/Report shall be provided which includes:
 - o Stormwater Rate Control – No net increase in runoff.
 - o Storm Water Volume Control – no increase in volume.
 - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)
<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>
 - o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed

District for review and comment.
Provide modeling/Hydro CAD calculations.

3) An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.

Review SWPPP, project narrative incomplete, quantities.

4) Erosion Control Bond required prior to issuance of permits – dollar amount based on the table below. Contractor to provide bid prices to install, maintain and remove EC devices.

Disturbed Area (acres)

Surety amount

0.00-0.50

\$5,000

0.51-0.75

\$8,000

0.76-1.00

\$11,000

Greater than one acre

\$0.25 per square foot of disturbed area rounded
to the nearest \$1,000 (maximum \$25,000)

5) An Erosion Control Plan shall be provided which includes:

- o Erosion Control BMP locations shown on the plan.
- o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
- o Use of updated City of Bloomington Standard Details from the City of Bloomington website: <http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>
- o No bales allowed for inlet protection and/or ditch checks.
- o All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/apprprod.asp
- o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
- o Include turf establishment plan.

See notes on plan.

6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) Silt fence needed.
- 9) Inlet protection needed
- 10) Spelling,
Infiltration
- 11)
- 12) Nine Mile Creek Watershed District

Environmental Health Review - Pre-App Contact: Erik Solie at
esolie@BloomingtonMN.gov, (952) 563-8978

- 1) If they are using the kitchen for any licensed activity, such as school, preschool or daycare not related to church activity, they must comply with current food code requirements.