



July 11, 2017

Mr. J. Michael Noonan
Hennepin County
701 Fourth Ave. S. #400
Minneapolis, MN 55415

RE: Case # PL2017-84
1800 W. Old Shakopee Road

Mr. Noonan:

At its regular meeting of July 10, 2017, the City Council approved a major revision to final site and building plans for an approximately 36,000 square foot Hennepin County Courthouse addition to the City of Bloomington Civic Plaza (Case # PL2017-84).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
5. Prior to Permit Bicycle parking spaces must be provided and located as approved by the City Engineer.
6. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec 19.52).
7. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
8. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
9. Prior to Permit Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
10. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management

- Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
11. Prior to Permit A Construction Management Parking, Security and Access Plan must be submitted for review and approval by the City.
 12. Prior to C/O A Parking Management Plan must be drafted in coordination with, and approved by, the City.
 13. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 14. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
 15. Ongoing All loading and unloading must occur on site and off public streets.
 16. Ongoing Three foot high parking lot screening must be provided along Logan Avenue as approved by the Planning Manager (Sec. 19.52).
 17. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
 18. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 19. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
 20. Ongoing Alterations to utilities must be at the developer's expense.
 21. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
 22. Prior to Permit An erosion control surety must be provided (16.05(b)).
 23. Prior to C/O Tier (1 or 2) Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
 24. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
 25. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
 26. Prior to Permit A Hennepin County permit for work within the right-of-way must be obtained and a copy submitted to the Engineering Division prior to work beginning in the West Old Shakopee Road right-of-way.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager