



June 08, 2018

Kaas Wilson Architects
ATTN: Christian Borgan
1301 American Boulevard East
Bloomington, MN 55425

RE: Case # PL201800143 – Type III Preliminary and Final Plat for Knox Landing
8100 Knox Avenue South

Mr. Borgan:

At its regular meeting of June 4, 2018, the City Council approved a Type III Preliminary and Final Plat to subdivide one lot into two lots for future multiple-family residential development (Case # PL201800143). The approval is subject to conditions that must be satisfied prior to the recording of the plat. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

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| 1. Prior to Recording | Right-of-way on West 82nd Street and Knox Avenue South must be dedicated as approved by the City Engineer. |
| 2. Prior to Recording | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 3. Prior to Recording | A 10 foot sidewalk/bikeway easement must be provided by document along street frontages as approved by the City Engineer and proof of filing must be provided to the Manager of Building and Inspection. |
| 4. Prior to Recording | A 30-foot wide outlot parallel to the north boundary must be provided for the future extension of West 81st 1/2 Street per the Penn American District Plan. |
| 5. Prior to Recording | A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated with 6 months of requesting City signatures, must be provided. |
| 6. Prior to Recording | A consent to plat form from and mortgage company with property interest must be provided. |
| 7. Prior to Recording | Park dedication must be satisfied. |

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager