



December 05, 2018

City of Bloomington  
ATTN: Deb Williams  
1800 West Old Shakopee Road  
Bloomington, MN 55431

RE: Case # PL201800344 – Final Site and Building Plans for Fire Station #3  
2255, 2263, 2271 and 2275 East Old Shakopee Road  
2305, 2313 and 2325 East 86<sup>th</sup> Street

Ms. Williams:

At its regular meeting of November 29, 2018, the Planning Commission approved Final Site and Building Plans for a six-bay, two-story fire station located at 2255, 2263, 2271 and 2275 East Old Shakopee Road and 2305, 2313 and 2325 East 86<sup>th</sup> Street (Case # PL201800344).

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 A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. 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.
6. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
7. Prior to Permit An erosion control surety must be provided (16.08(b)).
8. 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).
9. 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).
10. 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).
  11. 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 right-of-way.
  12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
  13. 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.
  14. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  15. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
  16. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
  17. 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.
  18. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2018-344.
  19. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
  20. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Sign Design (USD) Plan.
  21. Ongoing All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.
  22. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
  23. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
  24. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).

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

Sincerely,



Glen Markegard, AICP  
Planning Manager