



November 17, 2016

Chad Goedderz
S&T Landscaping
8901 Lyndale Avenue South
Bloomington, MN 55420

RE: Case #PL2016-206, Final Site and Building Plans for exterior modifications
510 Halsey Lane

Dear Mr. Goedderz:

As set forth in City Code Section 21.501.01(c), I have approved a Final Site and Building Plans for parking lot modifications and to add screening for exterior storage as part of a warehouse use at 510 Halsey Lane. 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 Permit | Access, circulation and parking plans must be approved by the City Engineer. |
| 2. Prior to Permit | Any fence or storage in the access easement must not be installed without modifying the easement. |
| 3. Prior to Permit | Exterior storage of landscape materials must provide stormwater protection as approved by the City Engineer. |
| 4. Prior to Permit | Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). |
| 5. 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. |
| 6. Prior to Permit | The access gate be approved by the Fire Marshal. |
| 7. Ongoing | Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3). |

Should you have any questions regarding this action, please contact Londell Pease, Senior Planner, at (952) 563-8926 or lpease@BloomingtonMN.gov.

Sincerely,

Glen Markegard, AICP
Planning Manager