



May 23, 2017

Chad Goedderz
11449 Welters Way
Eden Prairie, MN 55347

RE: Case # PL2017-47
510 Halsey Lane
Bloomington, MN 55420

Dear Mr. Goedderz:

At its regular meeting of May 22, 2017, the City Council approved the Type II Preliminary and Final Plat of A T AND T 2ND ADDITION for subdividing the property into two separate lots. (Case # PL2017-47).

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. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, must be provided.
2. A consent to plat form from any mortgage company with property interest must be provided.
3. Public drainage and utility easements must be provided as approved by the City Engineer.
4. A public 10-foot sidewalk and bikeway easement must be provided along all street frontages.
5. A private common driveway and access easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer.
6. A private common utility easement agreement must be provided and recorded with Hennepin County as approved by the City Engineer
7. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).

Should you have any questions regarding this action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,

Jennifer C. Desrude, PE
Development Coordinator