



January 27, 2021

Katherine McGah
Morrison Hershfield
1455 Lincoln Parkway, Suite 500
Atlanta, GA 30346

RE: Case # PL2020-166
10801 BUSH LAKE RD

Ms. McGah:

At its regular meeting of January 25, 2021, the City Council adopted a resolution approving a major revision to final site and building plans for an expansion of the existing Verizon Wireless office/warehouse facility at 10801 Bush Lake Road (Case # PL202000166).

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 Access, circulation and parking plans must be approved by the City Engineer. Parking plans must be revised to meet 40 foot landscape yard between parking stalls and public right-of-way.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. 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.
4. Prior to Permit Approval by the Lower Minnesota Watershed District must be provided.
5. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
6. 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.
7. 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).
8. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
9. Prior to Permit An erosion control surety must be provided (16.08(b)).
10. Prior to Permit A Proof of Parking Agreement must be approved and filed with Hennepin County.
11. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
12. Prior to Permit The noise testing must include the sites outlined in Figure 2 of the Engineering Report plus Daisy Circle.

13. Prior to C/O Eight-foot concrete sidewalk or 10-foot bituminous trail must be installed along W. Old Shakopee and Bush Lake Road (Section 21.301.04(b)(1)).
14. Prior to C/O Noise source shall not exceed MPCA limits established in Minnesota Administrative Rules Chapter 7030 as they may be amended from time to time. Prior to the issuance of a Certificate of Occupancy, post installation noise inspections of operational air handling units, air condensers, and back-up generators is required to demonstrate conformance with MPCA requirements.
15. 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.
16. Prior to C/O Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
17. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
18. Prior to C/O Bicycle parking spaces must be provided and located on the site as approved by the City Engineer.
19. Prior to C/O Generator exhaust stack locations must be approved by the City Environmental Health Division. Environmental Health staff must inspect post-installation generator testing to confirm exhaust is directed away from residential properties.
20. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
21. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
22. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
23. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
24. Ongoing Three foot high parking lot screening must be provided street frontages as approved by the Planning Manager (Sec. 19.52).
25. Ongoing All loading and unloading must occur on site and off public streets.
26. Ongoing Alterations to utilities must be at the developer's expense.
27. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
28. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
29. Ongoing After occupancy, noise testing must be conducted once in the first year of occupancy during weather below zero degrees Fahrenheit.
30. Prior to Permit Air pollution control devices such as scrubbers must be permitted in accordance with City Code.

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