



April 14, 2020

Mr. Griffin Jameson
Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

RE: Case # PL2020-59
5601 AMERICAN BLVD W

Mr. Jameson:

As set forth in Section 21.501.03(c) of the City Code, I have approved minor revisions to final development plans reducing the dwelling unit count from 148 to 133 units and adding 9 Proof of Parking stalls for The Pointe senior housing apartment building located at 5601 American Blvd. W. (Case # PL2020-59).

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 Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
5. Prior to Permit An erosion control surety must be provided (16.08(b)).
6. 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.
7. 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).
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).

9. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
10. 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.
11. Prior to C/O A Proof of Parking Agreement for 9 parking spaces must be approved and filed with Hennepin County.
12. 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.
13. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
14. Prior to C/O A minimum 8-foot concrete sidewalk must be installed along American Blvd. W. A minimum 6-foot concrete sidewalk must be installed along Normandale Lake Blvd. Sidewalk adjacent to parking stalls must account for a minimum 2-foot vehicle overhang. All private sidewalks must maintain 5-foot clear width. Sidewalk must be installed at the developer's expense (Section 21.301.04(b)(1)).
15. Ongoing All loading and unloading must occur on site and off public streets.
16. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
17. Ongoing Alterations to utilities must be at the developer's expense.

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