



May 17, 2017

SRF Consulting Group  
ATTN: Michael C. Aaron  
One Carlson Parkway North, Suite 150  
Minneapolis, MN 55447-4443

RE: Case #PL2017-70 – Parking lot modifications at the Doubletree Hotel  
7730, 7750, 7800, 7816, and 7835 Normandale Boulevard

Dear Mr. Aaron:

As set forth in City Code Section 21.501.01(c), I have administratively approved a minor revision to the Final Site and Building Plans for parking upgrades for the Doubletree located at 7730, 7750, 7800, 7816, and 7835 Normandale Boulevard.

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading or Parking Lot 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. The parking lot improvements must be as shown on the plans in Case File #PL2017-70.
2. Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Access, circulation and parking plans must be approved by the City Engineer.
4. Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
5. Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
6. Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
7. Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
8. Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
9. A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10. All loading and unloading must occur on site and off public streets.
11. The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.

**PLANNING DIVISION**

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12. An erosion control surety must be provided (16.05(b)).
13. 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).
14. A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided to the Engineering Division.

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

Sincerely,



Glen Markegard, AICP  
Planning Manager