



Comment Summary

Application #: PL2017-047
Address: 510 Halsey Lane, Bloomington, MN 55420
Request: Type II Preliminary and Final Plat approval for the subdivision of the property into two separate parcels
Meeting: City Council - May 22, 2017

Public Works Review Contact: Bruce Bunker at bbunker@BloomingtonMN.gov, (952) 563-4546

- 1) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 2) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signatures on final plat)
- 4) Consent to Plat form is needed from any mortgage companies with property interest.
- 5) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 6) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 7) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 8) A common driveway/access easement agreement must be provided as approved by the City Engineer, and proof of filing the agreement with Hennepin County must be provided. (Amend Document No. 3511671 to include new description/owner of Lot 1)
- 9) A common utility easement agreement must be provided as approved by the City Engineer, and proof of filing the agreement with Hennepin County must be provided.

- 10) A signed Conditional Approval for Encroachment into Public Easements with the City of Bloomington shall be provided. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Encroachment Agreement Application. Application fee = \$300 per application. Developer/owner to provide legal description and Engineering staff will prepare and file the encroachment agreement document. This is for the air conditioning equipment within the drainage & utility easement on the east side of proposed Lot 2.
- 11) Existing drainage, utility, sidewalk, and bikeway easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Public Rights-of-Way Vacation Application. Application fee = \$300 per application, no matter the number of easements. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 12) Move concrete walls along south property line from adjoining property and out of drainage and utility easement.