



Comment Summary

Application #: PL201800143

Address: 8100 Knox Avenue South, Bloomington, MN 55431

Request: **Type III Preliminary and Final Plat to subdivide one lot into two lots for future multiple-family residential development.**

Meeting: Pre-Application DRC - March 27, 2018
Planning Commission - May 24, 2018
City Council (projected) - June 04, 2018

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) A 30-foot outlot along the northern boundary of the subject property must be provided for the future extension of West 81st 1/2 Street per the Penn American District Plan.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Center grass areas width maximum 3 ft
- 2) 20 ft wide fire lane acceptable.
- 3) Hydrant coverage shall be provided within 50' of the FDC(s) and within 150' of all portions of the structure.
- 4) Provide adequate turning radius to accommodate BFD Ladder 1
- 5) Access shall be provided to/from all stairwells on all floors and parking levels.
- 6) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 7) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures (including existing tower).

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Vacate 60' reservoir easement and dedicate a 50' drainage easement along the west property line.

Construction/Infrastructure Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) There appears to be proposed permanent structure in this easement, does the document allow that?
- 1) Is this a fire lane? The configuration is odd and there is nothing to prevent unauthorized people from driving through if that's its purpose.
- 2) See comments on site plan for issues related to easement impacts
- 2) Add a bar scale
- 3) Add parking lot dimensions
- 4) Move pond out of sidewalk, bikeway and utility easement
- 5) Move parking out of sidewalk, bikeway and utility easement
- 6) Do not build structures like retaining walls, signs, ponds etc. in the drainage & utility easement
- 7) What does the proposed grading look like in this area?
- 8) Does the easement document for water reservoir and slope purposes permit a permanent structure like a building?
- 9) Move pond out of easement area

PW Admin Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) 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.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer. Do not include D/U along the new property line as there will be a building over it. Do not include D/U along the west line as there will be a storm sewer easement along that line.
- 6) Private common utility easement/agreement must be provided.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) Existing drainage/utility and sidewalk/bikeway easements may be vacated and new ones dedicated or granted. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. 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.

- 9) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) A 20-foot sidewalk/bikeway easement shall be provided along all street frontages if existing is vacated. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

The existing 60-foot easement along the west line is being vacated and replaced with a 50-foot storm sewer easement.

- 11) See Document Markups

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) See Document Markups

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Sloped area may require retaining wall for a pond
- 2) Plat shows D&U easement under building
- 3) Future 50' easement for stormwater is under consideration