



Comment Summary

Application #: PL202200199

Addresses: 3200 East 81st Street
2997 and 3107 American Blvd. East
8051 30th Avenue South
2998 East old Shakopee Road

Request: **Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 8TH ADDITION**

Meeting: City Council - December 05, 2022

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) Continued compliance with the approved Preliminary and Final Development Plans in Case #PL2021-57 is required.

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

- 1) Are sidewalk and bikeway easements shown on final plats?
- 2) Missing sheets 2 and 3?
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 5) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 6) Consent to plat form is needed from any mortgage companies with property interest.
- 7) 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.
- 8) Update private common driveway/access easement/agreement as needed.
- 9) Update private common utility easement/agreement as needed.
- 10) 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.
- 11) Right-of-way dedication is required on the final plat.
- 12) Existing easements may be vacated. 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.
- 13) 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.