



PL201700056

Comment Summary

Application #: PL2017-56

Address: 3500 American Blvd. E. & 7901 34th Ave. S., Bloomington, MN 55425

Request: **Preliminary and Final Plat of INTERNATIONAL AIRPORT PARK 6TH ADDITION for the combination of two separate parcels to one parcel to allow for the expansion of the parking area at the Embassy Suites hotel**

Meeting: City Council - June 05, 2017

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

- 1) Hennepin County doesn't want sidewalk and bikeway easements on final plat.
- 2) Private common driveway/access easement/agreement must be provided.
- 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.
- 5) Consent to plat form is needed from any mortgage companies with property interest.
- 7) Private common utility easement/agreement must be provided.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 10) Public drainage and utility and easements must be provided on the plat.
- 11) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 12) Existing sidewalk, bikeway, drainage and utility easements need to 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.