



Comment Summary

Application #: PL202100114

Address: 4501 West 102nd Street, Bloomington, MN 55437

Request: Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION

Meeting: City Council - August 09, 2021

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

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

- 1) 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.
- 2) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
- 3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) 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.
- 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) Right-of-way dedication is required on the final plat as approved by the City Engineer.
- 9) 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.
- 10) Change Lot 1, Block 2 on the proposed plat to an Outlot.
- 11) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. The water pipes crossing Johnson Avenue South.