



Comment Summary

Application #: PL202400026

Address: 6701 W 78TH ST, BLOOMINGTON, MN 55439

Request: Preliminary and Final Plat to subdivide one lot into two lots

Meeting: Planning Commission - April 04, 2024
City Council - April 15, 2024

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

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 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 checklist 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 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Existing drainage, utility, sidewalk, boulevard, floodage and maintenance 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.
- 6) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
- 7) 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.
- 8) Right-of-way dedication is required on the final plat as approved by the City Engineer.
- 9) Private common utility easement/agreement must be provided for the private storm sewer.
- 10) Private common driveway/access easement/agreement must be provided.
- 11) \$15 fee for certified copy of final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.

Utility Review Contact: Jordan Vennes at jvennes@BloomingtonMN.gov,

- 1) Property served by Edina water and sewer.