



Comment Summary

Application #: PL202500048

Address: 11208 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438 1140 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

Request: Review site plans for proposed single-family villas.

Meeting: Pre-Application DRC - April 29, 2025

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

Planning Review - Pre-App Contact: Emily Hestbech at ehestbech@BloomingtonMN.gov, (952) 563-4507

- 1) The rear and front setbacks are not met for single-family homes.
- 2) Tree preservation would apply to these plans. No more than 50 percent of the significant trees may be removed.
- 3) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 4) Several of the retaining walls do not meet required setbacks.
- 5) Driveways must either be less than 10 ft or more than 20 ft long.
- 6) This plan would not currently be permitted under our existing code and flexibility cannot be granted per our Planned Development Overlay standards as follows: (c) Flexibility in standards. Within the Planned Development Overlay District, the City Council may grant flexibility on development standards through the approval of preliminary and final development plans, subject to the following limitations and when such flexibility provides public benefit and meets the intent of the overlay district. Flexibility may not be granted that:
 - (3) Reduces minimum lot area and lot width by more than 25% of the applicable district provision;
- 7) Side yard setback is not met

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

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

- 1) An approved emergency vehicle access road from Virginia or Wyoming road to Bloomington Ferry Road through the new construction area is required.
- 2) A looped water supply supporting the hydrant system will be required.
- 3) If more than two units are connected, they will require sprinkler protection.

Environmental Health Review - Pre-App Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) 1. There is an unsealed well at 11140 Bloomington Ferry Rd that must be sealed by a licensed well contractor before a demo permit can be issued.
2. There is an unsealed well at 11208 Bloomington Ferry Rd that must be sealed by a licensed well contractor before a demo permit can be issued.

Construction/Infrastructure Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Ret Walls greater than 4' in height need to be designed by MN licensed Engineer

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

- 1) Public drainage and utility easements must be provided on the plat as approved by the City Engineer.
- 2) Private common utility easement/agreement must be provided.
- 3) Private common driveway/access easement/agreement must be provided.
- 4) A 10-foot sidewalk and bikeway easement shall be provided along the street frontage of Bloomington Ferry Road. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 5) 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.
- 6) Consent to plat form is needed from any mortgage companies with property interest.
- 7) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) Property must be platted per Chapter 22 of the City Code and the approved final plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 9) A \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) Right-of-way dedication is required on the final plat as approved by the City Engineer.
- 11) An existing retaining wall easement 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.

Water Resources Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) An erosion control bond is required.
- 2) Show erosion control BMP locations on the plan.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) List erosion control maintenance notes on the plan.
- 5) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan, include water quality calculations showing 90%TSS and 60% TP removal. Volume retention BMPs can be used to meet water quality standards.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Grading needs to be contained within the site. This proposed basin overflow location is not allowable due to impacts to downstream properties as well as City and LMRWD Steep Slope Standards

- 10) Basement elevation of this adjacent structure is shown as 808.2-ft. Low floor will be subject to water intrusion from proposed infiltration basin. 2-ft of separation from 100-yr pond elevation and low floor elevation recommended

Traffic Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) There is a note that this project is attempting to avoid an HOA. Consider how you will coordinate snow removal responsibilities on this private drive (won't be plowed by the City). Also consider how retaining wall ownership and responsibilities will be handled (private property item).
- 2) No visitor parking shown on site - parking is not allowed on Bloomington Ferry Road.
- 3) I think the private drive and driveway configuration shown will make it difficult for on-site circulation. Garbage, emergency services, even access/egress from the driveways.
- 4) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 5) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

Utility Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
- 4) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 5) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 6) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 7) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 8) Use standard short cone manholes without steps.
- 9) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 10) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 11) Install interior chimney seals on all sanitary sewer manholes.

Assessing Review Contact: Shonte Brown at sbrown@BloomingtonMN.gov, (952) 563-4844

- 1) We calculated a park dedication fee of \$41,200 for this plat with 10 new units. Both parcels have a current structure present and did receive credit for those. Please contact Jen Blumers in Assessing for questions.