



Comment Summary

Application #: PL202200181

Address: 415 and 431 East 78th Street, Bloomington, MN 55420

Request: Type I Preliminary and Final Plat of LAS CUATRO MILPAS

Meeting: City Council – November 14, 2022

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) Expand utility easement to cover the existing sanitary sewer.
- 2) Does the drainage and utility easement need to be 10' rather than 5'?
- 3) Encroachment agreement is needed for walls and sign that are in easements. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Encroachment Agreement Application.
- 4) Existing public drainage, utility, and sidewalk 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.
- 5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 6) Public drainage and utility and easements must be provided as approved by the City Engineer.
- 7) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principal structure must be provided.
- 8) \$15 fee for a certified copy of the final plat is needed. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 9) A executed private common driveway/access easement/agreement must be provided.
- 10) A 10-foot public sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 11) Encroachment agreement application must be submitted for any encroachment in the public right-of-way or easements.
- 12) 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.
- 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.
- 14) An executed consent to plat form is needed from any mortgage companies with property interest.
- 15) Right-of-way dedication is required on the final plat as approved by the City Engineer.

Planning Review Contact: Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The patio shown may not be used for outdoor dining without a Conditional Use Permit.

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Park dedication fee in the amount of \$8,892 is due for this plat.