



Comment Summary

Application #: PL201700216

Address: 8041 and 8051 33rd Avenue South, Bloomington, MN 55425

Request: **Preliminary and Final Plat of Bloomington Central Station 6th Addition**

Meeting: City Council - December 04, 2017

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

- 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) 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.
- 3) Consent to plat form from any mortgage company with interest on the property must be provided.
- 4) \$15 fee for a certified copy of the final plat must be paid. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
- 5) Existing drainage, utility, sidewalk, and bikeway easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Easement 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 the vacation document.
- 6) Public drainage/utility and easements must be dedicated on the final plat.
- 7) A 10-foot sidewalk and bikeway easement shall be provided along the street frontage of 34th Avenue South. Developer/owner shall provide legal description and Engineering staff will prepare the easement document.

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

- 1) Park dedication must be satisfied.