



# Comment Summary

**Application #:** PL202400096

**Address:** 11140 BLOOMINGTON FERRY RD, BLOOMINGTON, MN 55438

**Request:** Pre-application DRC for a new townhome development located at 11140 Bloomington Ferry Rd

**Meeting:** Pre-Application DRC - June 18, 2024

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**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](mailto:ehestbech@BloomingtonMN.gov),

- 1) For townhomes, please see townhouse standards, code section 21.302.08.
- 2) This property will need to be rezoned to R-3, Townhouse Residential District. Proposed density is 5.66 units per acre. This density is within the density ranges for this zoning district--the maximum density is 8 units per acre.
- 3) 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.
- 4) If development is planned for 11216 Bloomington Ferry Rd, an archaeological study is necessary. This area is known to have Indigenous Burial Mounds.
- 5) The steep slopes provisions of 19.57.01 apply to this property.
- 6) Height standards are listed in section 21.301.10 of the code.
- 7) A landscaping plan is required, please see section 21.301.15
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 9) 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.

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

- 1) Must meet 2020 MN State Building Code
- 2) A SAC fee shall be paid for any new City sewer connections.

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

- 1) Provide emergency vehicle access lanes throughout the development with adequate turning radius for ladder 3. This will include extending Wyoming Road to Bloomington Ferry Road and for the new south property addition.
- 2) Additional hydrant protection will be required.
- 3) Structures with 3 or more units shall have sprinkler protection.
- 4) Building/property shall be adequately signed for emergency response.

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

- 1) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 3) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 4) Private common driveway/access easement/agreement must be provided.
- 5) 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.
- 6) 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.
- 7) Consent to plat form is needed from any mortgage companies with property interest.
- 8) 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.
- 9) Private common utility easement/agreement must be provided.
- 10) Right-of-way dedication is required on the final plat. Planned widened ROW is 80' for Bloomington Ferry Road which would require an additional 7' of dedicated ROW.

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

- 1) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping, retaining walls or signage and that sight lines are adequate with existing Bloomington Ferry Road and Hyland Trail grades and alignment.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Bluff Protection overlay and steep slope requirements will apply to 11216 Bloomington Ferry site. Site likely not permissible as shown.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) Show erosion control BMP locations on the plan.
- 5) An erosion control bond is required.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.
- 9) Provide a turf establishment plan.
- 10) List erosion control maintenance notes on the plan.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

**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) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 4) 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.
- 5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)

- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 8) 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.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.