

Site Address: 6601 Auto Club Road

**IZAAK WALTON PROPERTY**

Plat name: **UNPLATTED**

Proposal: **Subdivide**

**PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW**

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant Information** Stan Danielson  
[standdaniel@comcast.net](mailto:standdaniel@comcast.net)  
952-854-6839

**Case No:**

**Permit No:**

**Scheduled for:** Informal DRC: 2/24/15 Item #3  
Formal DRC:

Planning Commission:  
City Council:

<b>Date Received:</b>	<b>2/19/15</b>			
<b>Return to:</b>	<b>Londell Pease</b>			
<b>Due Date:</b>	<b>2/23/15</b>			

<b>Plan Reviewer</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>
<b>Development/Services Section – 952-563-4862</b>				
Jen Desrude (JCD), Civil Engineer	2/23/15			
<b>Traffic Section</b>				
Amy Marohn (ALM), Civil Engineer	2/23/15			
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer	2/23/15			
<b>Street Design &amp; Construction Section</b>				
Steve Jorschumb (SKJ), RLS	2/23/15			
Julie Long (JML), Senior Civil Engineer	2/23/15			
Bob Simons (BPS), Civil Engineer				
<b>Water Resources Section</b>				
Bryan Gruidl (BRG), Sr. Water Resources Manager	2/23/15			
Steve Segar (SWS), Civil Engineer				
<b>Utilities Division</b>				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	2/23/15			
<b>Maintenance Section</b>				
Dave Hanson (DLH), Assist. Maint. Superintendent	2/23/15			
<b>Administration</b>				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer				

Email  
Fax  
Other

1. Development/Services Section (Plats, Easements, Agreements, Misc.)					
Code Requirements					
<input checked="" type="checkbox"/>				Property must be platted per Chapter 22 of the City Code	
<input checked="" type="checkbox"/>				The approved Final Plat shall be filed with Hennepin County (Chapter 22)	
<input checked="" type="checkbox"/>				All development setbacks shall be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42).	
CC = Council Condition of Approval					
PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits					
S/R = Suggestion/Recommendation					
CC	PR	S/R	Comment	Date & Initial	Date Complete
Preliminary Plat					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.	2/23/15 SKJ	
Final Plat					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided. (Due prior to Mayor and City Manager signatures on final plat)	2/23/15 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consent to Plat form is needed from any mortgage companies with property interest.	2/23/15 SKJ	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.	2/23/15 SKJ	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way to <u>40</u> feet from centerline along Auto Club Road shall be dedicated on the final plat.	2/23/15 SKJ	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot lines shall be dedicated on the final plat.	2/23/15 SKJ	
Easements & Agreements					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A <u>10-foot</u> sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.	2/23/15 SKJ	

## 2. Traffic Section & Street Design / Construction Section

<input checked="" type="checkbox"/>	No comment
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## 3. Water Resources Section

<input checked="" type="checkbox"/>	No comment.
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## 4. Utilities Division

<input checked="" type="checkbox"/>	No comment.
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## 5. Maintenance Section

<input checked="" type="checkbox"/>	No comment.
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