



Comment Summary

Application #: PL201800194

Address: 6925, 7001, and 7101 West 78th Street

Request: **Type II Preliminary and Final Plat of Frauenshuh 2nd Addition**

Meeting: Post Application DRC - June 05, 2018
City Council - June 25, 2018

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) See Document Markups.
- 2) 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Right-of-way dedication is required on the final plat. There is discrepancy between City/County records and preliminary plat that needs to be investigated.
- 6) Public drainage and utility and easements must be dedicated on the final plat as approved by City Engineer.
- 7) Is the 18 foot driveway easement shown on preliminary plat public or private and is it needed?
- 8) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. Retaining wall in right of way: was it constructed?
- 9) Existing 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.
- 10) \$15 fee for a certified copy of the final plat. Engineering staff will obtain from Hennepin County.

- 11) A public sidewalk and bikeway easement must be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

- 1) These properties are served water and sewer via Edina's utility systems. If any utility work is planned permits and meters from Edina will be necessary.
- 2) There are 4 unused copper water services to these lots that will need to be abandoned at the main in the street whenever these lots are fully developed. Suggest abandoning some or all of them now if there will be any curb and pavement work being done at this time.