

Site Address: 7901 & 7951 Computer Ave S

OATI SOUTH CAMPUS

Plat name: OATI SOUTH CAMPUS

Proposal: Standard Platting

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information

Computer Avenue, LLC
Mary Brown
3660 Technology Dr. NE
763-201-2000

Computer Avenue, LLC
David Heim
3660 Technology Dr. NE
Mpls., MN 55418
David.Heim@oati.net
612-360-1668

Case No: 3761DE-14

Tom Hodorff
Harry S Johnson Inc.
hsjinfo@hsjsurveyors.com

Permit No:

Scheduled for: Informal DRC: Formal DRC: n/r

Planning Commission: City Council:

Table with 5 columns: Date Received (7/17/14), Return to (Michael Centinario), Due Date (7/23/14), and three empty columns.

Table with 5 columns: Plan Reviewer, Date, Date, Date, Date. Rows include sections like Development/Services, Traffic, Street Design & Construction, Water Resources, Utilities, Maintenance, and Administration.

Email 7/23/14 Tom Hodorff, Harry S Johnson (hsjinfo@hsjsurveyors.com); David Heim, OATI (david.heim@oati.net); Mike Centinario

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

Code Requirements

- Property must be platted per Chapter 22 of the City Code
- The approved Final Plat shall be filed with Hennepin County (Chapter 22)
- 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See list of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE ATTACHED COMMENTS ON PRELIMINARY AND FINAL PLAT sheets.	7/18/14 BCB	
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)	7/18/14 SKJ	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent to Plat form is needed from any mortgage companies with property interest.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" 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.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Right-of-way to <u>40</u> feet along <u>north property line</u> shall be dedicated on the final plat, for future W. 78 th St.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" 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.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing roadway easement along Computer Ave and W 78 th St. shall be dedicated on the final plat.	7/18/14 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE ATTACHED COMMENTS ON PRELIMINARY AND FINAL PLAT sheets.	7/18/14 BCB	
Easements & Agreements					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>10</u> -foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.	7/18/14 SKJ	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assure that easement rights of private utilities (Xcel, US West, NW Bell) are intact, specifically any grading around Electrical Tower.	7/18/14 SKJ	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed Conditional Approval for Encroachment into Public Easements with the City of Bloomington shall be provided. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for a copy of the Encroachment Agreement Application. Application fee = \$200 per application. Developer/owner to provide legal description and Engineering staff will prepare and file the encroachment agreement document. (If trees are planted in ROW)	7/23/14 JCD BCB	
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2. Traffic Section & Street Design / Construction Section

No comment on plat.

3. Water Resources Section

No comment on Plat. Comments will be included on Site Plan.

4. Utilities Division

No comment on Plat.

5. Maintenance Section

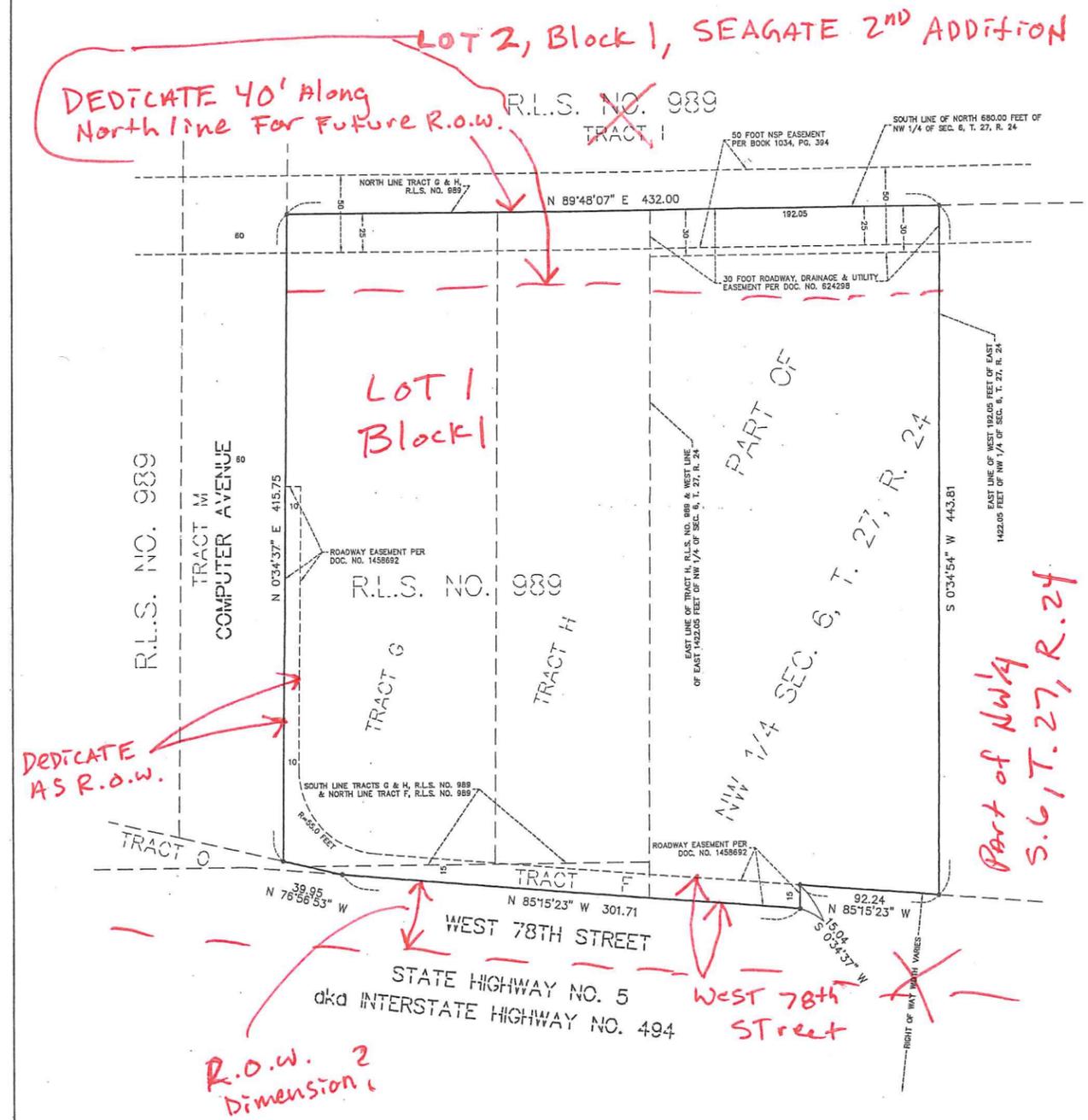
No comment.

1. SCALE NEEDED
2. North Arrow
3. Identify the SIZE and TYPE of found/SET monuments
4. BEARING ORIENTATION

5. Dedicated DRAINAGE & UTILITY EASEMENTS must be shown

OATI SOUTH CAMPUS

R.T. DOC. NO.



KNOW ALL PERSONS BY THESE PRESENTS: That Computer Avenue, LLC, a Minnesota limited liability company fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Tracts F, G and H, Registered Land Survey No. 989, Hennepin County, Minnesota.

The West 192.05 feet of the East 1422.05 feet as measured along a line parallel with the North line thereof of that part of the Northwest Quarter of Section 6, Township 27, Range 24 lying South of the North 680 feet thereof and lying North of State Highway No. 5 as now laid out and traveled, according to the United States Government Survey thereof, Hennepin County, Minnesota

Has caused the same to be surveyed and plotted as OATI SOUTH CAMPUS and does hereby dedicate and donate to the public, for public use forever, the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Computer Avenue, LLC, has caused these presents to be signed by its proper officer this ____ day of ____ 20__

Computer Avenue, LLC

By _____ Its _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by _____ its _____ of Computer Avenue, LLC, a Minnesota limited liability company, on behalf of said limited liability company.

My Commission Expires: _____ Printed Name _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of ____ 20__

Thomas E. Hodorff, Licensed Land Surveyor,
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of ____ 20__ By Thomas E. Hodorff.

My Commission Expires: _____ Printed Name _____

CITY COUNCIL, City of Bloomington, Minnesota → **BLOOMINGTON, MINNESOTA**

This plat of OATI SOUTH CAMPUS was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this ____ day of ____ 20__ If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, City of Bloomington, Minnesota

By: _____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20__ and prior years have been paid for land described on this plat, dated this ____ day of ____ 20__

By: Mark V. Chapin, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 363B.565 (1969), this plat has been approved this ____ day of ____ 20__

____ County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of OATI SOUTH CAMPUS was filed in this office this ____ day of ____ 20__ at ____ o'clock ____ M.

Martin McCormick, Registrar of Titles By: _____ Deputy

HARRY S. JOHNSON
LAND SURVEYORS