

PL202000047 PL2020-47
U-Haul
8845 Lyndale 8901 Lyndale 515 Halsey Lane

Include the 10 foot
bikeway/sidewalk
easement overlayed
on the drainage and
utility easement
along Lyndale Ave &
Halsey Ln

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EXISTING LEGAL DESCRIPTION:
(per client)

Lot 2, Block 1, A T AND T ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
AND

Lot 2, Block 1, A T AND T 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

OWNER:
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

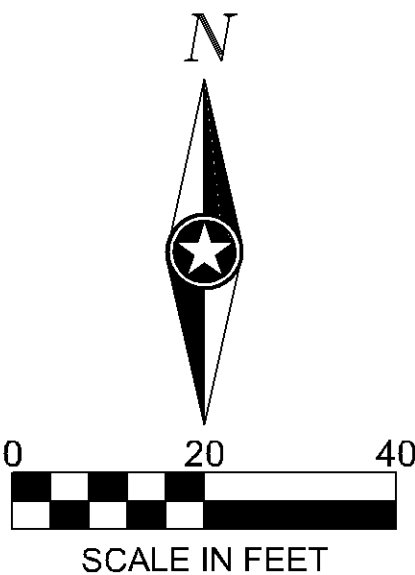
SURVEYOR:
ISG
7900 International Drive
Suite 550
Minneapolis, MN 55425
952-426-0699

BENCHMARK:
ON-SITE: Tap nut of fire hydrant on west side of Lyndale Avenue, 1st hydrant north of 90th Street.
Elevation = 829.63 [NAVD88]

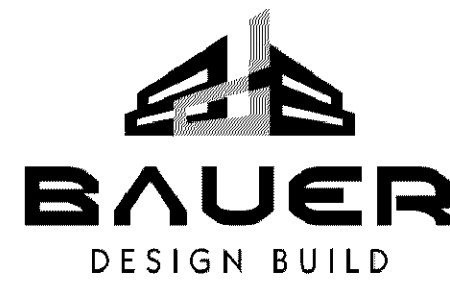
FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (areas determine to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27053CD458F, published by the Federal Emergency Management Agency, effective date November 4, 2016.

PROPOSED SITE SUMMARY

MUNICIPALITY: CITY OF BLOOMINGTON		
PROJECT ADDRESS: 8901 LYNDALE AVE S		
LOT SIZE:	LOT #	PARCEL # AREA
	LOT 2	PARCEL 1 48,729 SF/1.12 AC
	LOT 2	PARCEL 2 32,432 SF/0.74 AC
		TOTAL AREA: 81,161 SF/1.86 AC
IMPERVIOUS AREA: 66,636 SQ. FT / 1.53 AC. (82%)		
GREENSPACE PROVIDED: 14,525 SQ. FT / 0.33 AC. (18%)		
ZONE: I-3 (GENERAL INDUSTRY)		
ADJACENT ZONING: I-3 (NORTH) I-3 (EAST) I-3 (SOUTH) B-2/RM-24 (WEST)		
PROPOSED USES: SELF-STORAGE (CUP) RETAIL (PERMITTED) *RV/VEHICLE STORAGE: MUST BE A REQUIRED COMPONENT OF SELF-STORAGE FACILITIES IN THE AMOUNT EQUAL TO AT LEAST 10% OF LAND AREA AVAILABLE FOR DEVELOPMENT (AREA IS PARKING SPACES ONLY, NOT DRIVE AISLES) 81,161 +/- 10 +/- 8,116 SF MIN. REQUIRED FOR RV/VEHICLE STG 8,160 SF RV/STORAGE PROPOSED		
SETBACKS:	REQUIRED	PROVIDED
	FRONT YARD	30'-0"
	SIDE YARD	10'-0"
FAR:	MIN. REQUIRED=	1.25 OR 101,451 SF
	MAX. ALLOWED=	2.00 OR 162,322 SF
PROPOSED FAR= 1.27 OR 102,912 SF		
HEIGHT LIMIT: 4 STORIES / 60 FT		
PARKING: SELF-STORAGE = 3 SP / 100 STORAGE UNITS 888/100 STORAGE UNITS = 26 UNITS REQUIRED 26 SPACES PROPOSED (4 ARE INSIDE BUILDING) RETAIL = 1 SP / 180 S.F. GFA 2,763 S.F. / 180 = 16 16 SPACES PROPOSED		
LANDSCAPING: 20 FT BUFFER ON STREET AND 5 FT BUFFER ON ALL OTHER PROPERTY SIDES		



BEARING NOTE:
The orientation of this bearing system is based on the south line of Lot 2, Block 1, A T AND T 2ND ADDITION which bears N89°56'23"W.



B.M. ELEVATION=829.63
T.N.F.H. ON WEST SIDE OF LYNDALE AVE.
1ST HYDRANT NORTH OF 90TH STREET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
RYAN ANDERSON

DATE: XX/XX/XXXX L/C. NO. 55938

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT

PROJECT

U-HAUL

SELF STORAGE

BLOOMINGTON

MINNESOTA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
02/11/20	CITY SUBMITTAL	PJH

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22540

FILE NAME 22540 PRELIM

DRAWN BY MAS

DESIGNED BY

REVIEWED BY MAS

ORIGINAL ISSUE DATE --/--/--

CLIENT PROJECT NO. --

TITLE

**PRELIMINARY
PLAT
U-HAUL 2ND
ADDITION**

SHEET

1

R.T. DOC. NO. _____

Lot 2, Block 1, A T And T 2nd Addition, Hennepin County, Minnesota

In witness whereof said Amerco Real Estate Company, a Nevada corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: _____ as _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by _____
_____ of Amerco Real Estate Company, a Nevada corporation, on behalf of the corporation.

(signature) _____
(print) _____
Notary Public _____
My Commission expires _____

I, Mark A. Schwanz 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 this 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____.

Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark A. Schwanz.

(signature) _____

(print) _____

Notary Public, _____

My Commission expires _____

This plat of **U-HAUL 2ND ADDITION**, was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

By: _____
Mayor

By: _____
City Manager

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_____.

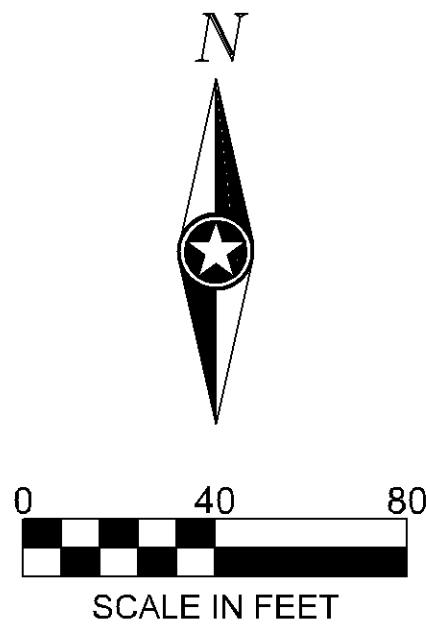
Mark V. Chapin, County Auditor By: _____ Deputy

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor

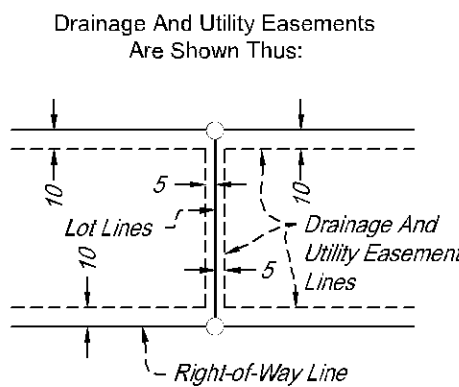
I hereby certify that the within plat of **U-HAUL 2ND ADDITION** was filed in this office this _____ day of _____, 20____, at _____ o'clock ____M.

Martin McCormick, Registrar of Title By: _____ Deputy



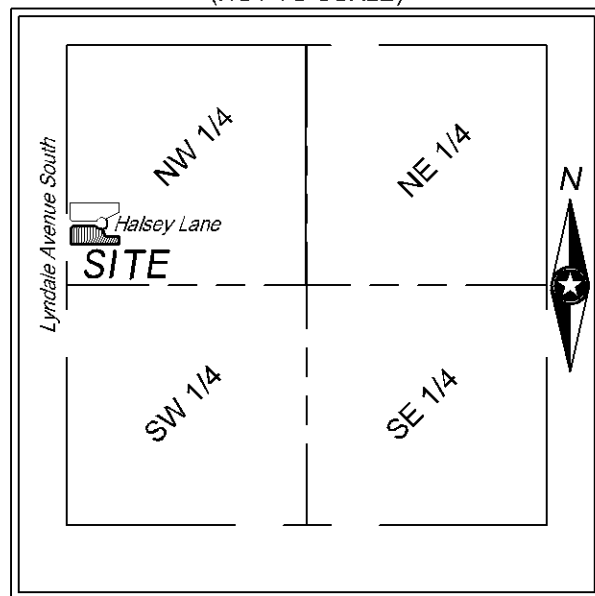
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●	Iron Monument Found
⊗	Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 To Be Set Set Before Time Of Recording.
○	Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 To Be Set Within One Year Of Recording.



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

VICINITY MAP
(NOT TO SCALE)



SEC. 10, TWP. 27, RGE. 24
Hennepin County, Minnesota

ISG