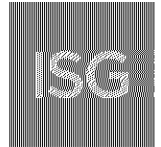


FEBRUARY 11, 2020

Londell Pease, Senior Planner
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
lpease@bloomingtonmn.gov

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



RE: PLATTING PROJECT NARRATIVE
APPLICATION #: PL202000047
PROJECT NAME: U-HAUL - 8901 LYNDAL AVE. S.
APPLICANT: U-HAUL
ADDRESS: 8901 LYNDAL AVENUE SOUTH AND 515 HALSEY LANE, BLOOMINGTON, MN 55420

Londell,

Thank you for reviewing the following project description for the proposed U-Haul project.

PROJECT OVERVIEW

U-Haul is proposing to redevelop the property located at 8901 Lyndale Avenue South in Bloomington, Minnesota to accommodate construction of a new, four-story self-storage building. The new self-storage building will be approximately 62,575 SF, housing approximately 868 individual self-storage units.

Prior to redevelopment, the existing building and parking area will be demolished. A CUP request was previously submitted in conjunction with a Final Site and Building Review package. Additional information regarding the site, stormwater, exterior building finishes, office hours and customer access hours, as well as security and management of the proposed facility are detailed in the previous related narrative specific to the CUP and final site and building plan review submittal.

PLATTING OVERVIEW

To facilitate the proposed redevelopment, platting will be required to combine two individual parcels:

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

The proposed plat will be called U-Haul 2nd Addition, and the total area of the new combined parcel (Lot 1, Block 1 of U-Haul 2nd Addition) will be 1.86 acres. One access point will be provided to the site from Lyndale Avenue South and three access points will be provided from Halsey Lane along with applicable dedications for public drainage and utility easements.

In preparation of the preliminary and final plat documents, survey work to facilitate Type II preliminary and final platting has been completed. Title Commitment information is also being provided as part of the preliminary and final plat submittal. In addition, all existing easements are proposed to be vacated and rededicated with this plat. Applications for the requested easement vacations will be submitted to the appropriate City Staff under separate cover.

Please contact me at 952.426.0699 with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Ryan Anderson". The signature is fluid and cursive, with a long, sweeping underline.

Ryan Anderson, PE
Civil Engineer
Ryan.Anderson@ISGInc.com