

PRELIMINARY PLAT: LYNDALE FLATS

EXHIBIT C

PL2021-21
PL202100021



PRELIMINARY PLAT GENERAL NOTES

LEGAL DESCRIPTION:
Outlot A, LYNDALE & 94TH COMMERCE CENTER.
(Abstract and Torrens Property-Certificate of Title No. 341137)

OWNER/DEVELOPER
MWF Properties LLC
7645 Lyndale Avenue South
Minneapolis, MN 55423

DATE OF PREPARATION:
8-5-2019

BENCHMARKS:
Site Benchmark is the top of fire hydrant located in the Northeast quadrant of W 94th St and Lyndale Ave S, having an elevation of 828.43 feet

EXISTING ZONING:
B-2 General Commercial

PROPOSED ZONING:
RM-50 Multi-Family Residential
Planned Development Overlay Zone

Zoning Restrictions:
Existing Restrictions (B-2 General Commercial)

Proposed Restrictions (RM-50 Multi-family)

Setbacks

Along Streets: 35
Side: 10
Rear: 15

Setbacks

Along Streets: 40
Side: 10 plus 0.25 foot for each foot in height over 30 foot
Rear: 30 (10 for garages and accessory buildings not connected to water or san. sewer)

Note: Specific Planned Development Overlay Zone restrictions were not provided to us and may differ from proposed restrictions shown above.

AREAS:

The Gross land area is 76,443 +/- square feet or 1.75 +/- acres.

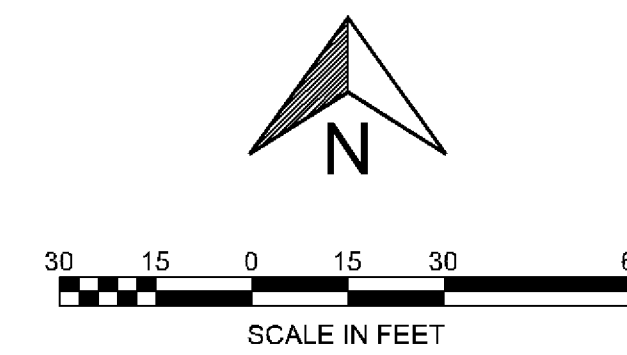
IMPERVIOUS SURFACES:

Existing Condition	12,697 SF	16.6%
Proposed Condition	59,437 SF	77.8%

FLOOD ZONE DESIGNATION:

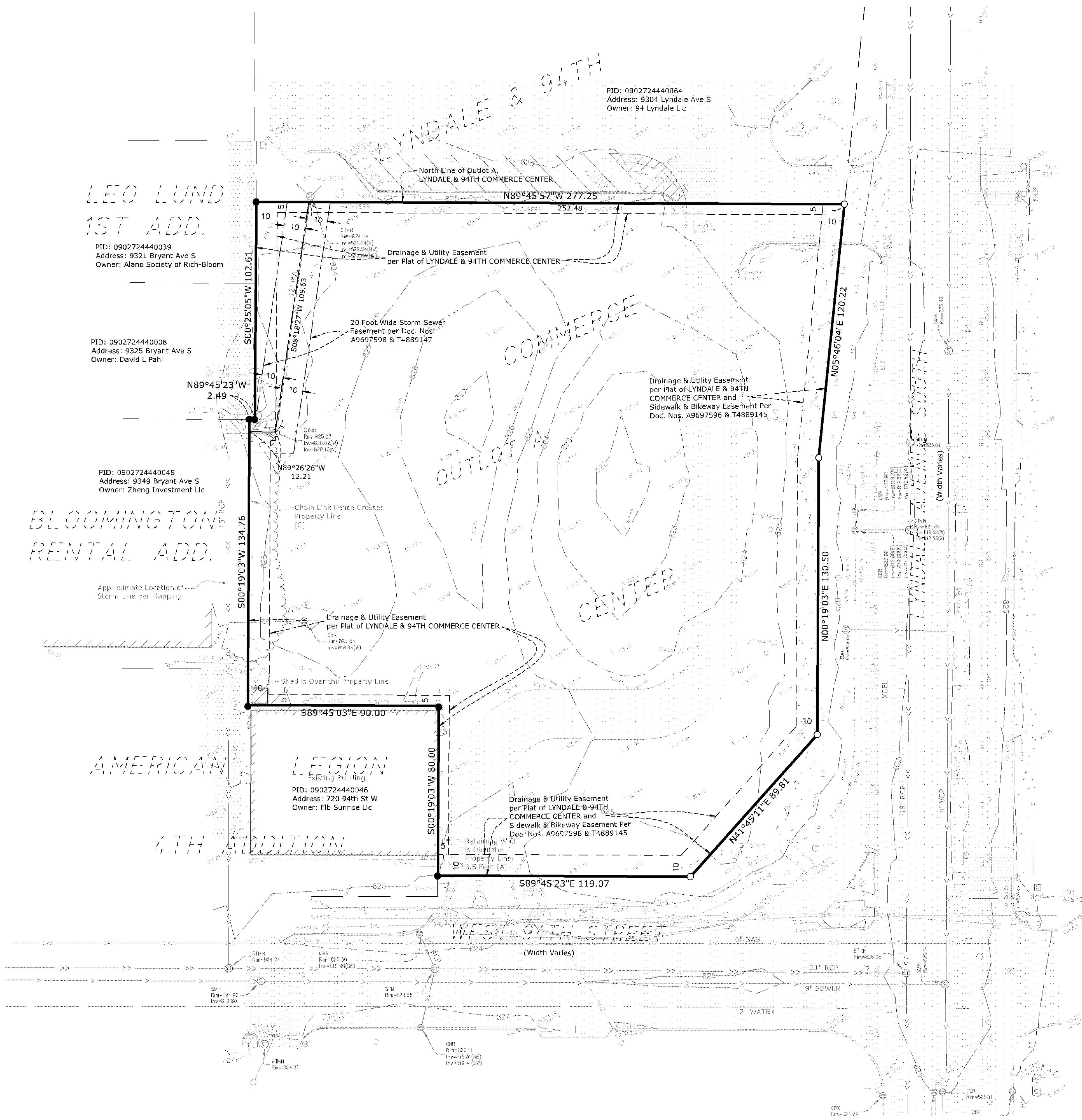
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0458F, effective date of November 4, 2016.

Rory L. Synstelien
Minnesota License No. 44565
rory@civilsitegroup.com



Linetype & Symbol Legend

FO	FIBER OPTIC	—	SIGN	□	AIR CONDITIONER
GAS	GASMAIN	⊙	UTILITY MANHOLE	⊙	BOLLARD
—	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
—	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
—	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
OHU	OVERHEAD UTILITIES	□	ROOF DRAIN	⊙	GAS VALVE
TEL	TELEPHONE LINE	□	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELE	ELECTRIC LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
CTV	CABLE LINE	⊙	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
x	CHAINLINK FENCELINE	⊙	TRAFFIC SIGNAL	⊙	WATER VALVE
—	WOODEN FENCELINE	⊙	CABLE TV BOX	⊙	POWER POLE
—	GUARDRAIL	⊙	ELECTRICAL METER	⊙	GUY WIRE
—	CONCRETE SURFACE	⊙	GAS METER	⊙	CONIFEROUS TREE
—	PAVER SURFACE	●	FOUND IRON MONUMENT	⊙	DECIDUOUS TREE
—	BITUMINOUS SURFACE	○	SET IRON MONUMENT	⊙	
—	GRAVEL/LANDSCAPE SURFACE	⊙	CAST IRON MONUMENT	⊙	



LEO LUND
1ST ADD.

PID: 0902724440339
Address: 9321 Bryant Ave S
Owner: Alano Society of Rich-Bloom

PID: 0902724440308
Address: 9325 Bryant Ave S
Owner: David L Pahl

PID: 0902724440048
Address: 9349 Bryant Ave S
Owner: Zheng Investment Llc

BLOOMINGTON
RENTAL ADD.

AMERICAN
LEGION
Existing Building

PID: 0902724440346
Address: 720 94th St W
Owner: Fib Sunrise Llc

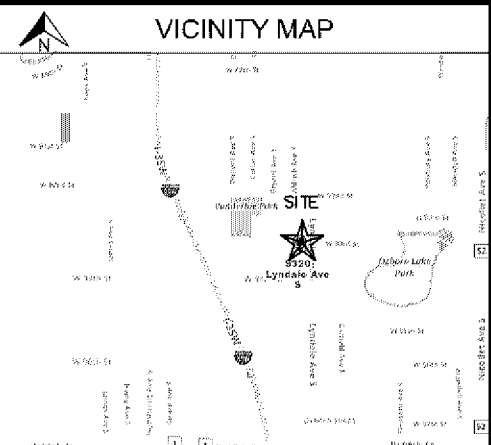
4TH ADDITIONAL

PROJECT
9320 Lyndale Ave S
Minneapolis, Hennepin County, MN 55420

CLIENT
MWF Properties, LLC
7645 Lyndale Ave S, Minneapolis, MN 55423

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 8-5-2019 LICENSE NO. 44565



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 19169
PRELIMINARY PLAT

V1.1
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