

PRELIMINARY PLAT OF: PENN LAKE CITYHOMES

PL202400135
PL2024-135

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0456F, effective date November 4, 2016.
- Zoning = Presently R-1 (Single-Family Residential) per City of Bloomington.
- Setback requirements per City of Bloomington.
Adjoining street = 30 feet; Rear = 30 feet; Side = 10 feet
- The zoning and setback information shown on this survey are per Bloomington's webpage, on July 21, 2020. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.
- Site Area = 102,902 square feet = 2.362 acres, including road right of way.
= 81,887 square feet = 1.880 acres, excluding road right of way.
- There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap and 0 located in garages.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 824.81
- Existing Impervious Area details.
Total Site Area: 81,887 s.f.
Total Impervious Area: 3,579 s.f.
House Area: 1,619 s.f.
Driveway/Paved Areas: 1,525+369= 1,897 s.f.
Other Area: 66 s.f.
Percent of Impervious Area: 4.37%
- Verify dimensions and elevations per latest plan set prior to construction, this survey relied upon plans from CivilSite Group, Penn Ave Townhomes, last revision date 5-29-24.

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LEGEND

- Property Corner
- Found Hennepin Co. Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Building Setback Line
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Sanitary Manhole
- Existing Contour

SCALE IN FEET

SITE ADDRESS

8525 and 8545 Penn Avenue South
Bloomington, Minnesota 55431

OWNER

Bloomington Redevelopment
CONTACT

Steve Furlong (952) 314-6087
8201 Normandale Center Drive
Bloomington, Minnesota 55437

SURVEYOR

Harry S. Johnson Co., Inc.
CONTACT

Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

EXISTING PROPERTY DESCRIPTION:

Parcel A:
That part of the South One-third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota, described as follows:
Commencing at a point in the West line of said Section 4, distant 145.2 feet South of the Northwest corner of said South One-third of Southwest Quarter of Southwest Quarter of Section 4; thence East, parallel with the North line of said South One-third of Southwest Quarter of Southwest Quarter, 300 feet; thence South, parallel with the West line of said Section 4, a distance of 176.7 feet more or less, to the center line of West 86th Street; thence Southwesterly along the center line of West 86th Street to its intersection with the West line of said Section 4; thence North along the West line of said Section 4 to the point of beginning.

Parcel B:
The North 145.2 feet of the West 300 feet of the South One-third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota.

Abstract property.

TO BE PLATTED AS:

Lots 1 through 16, PENN LAKE CITYHOMES, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 16. The total area is 81,887 square feet.

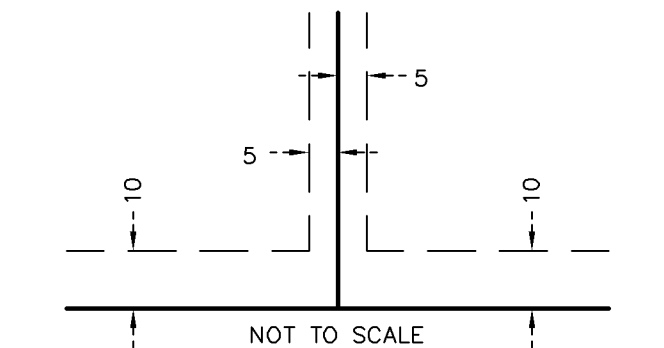
PROPOSED AREAS:

Site Area Lot 1, PENN LAKE CITYHOMES equals 2,558 square feet = 0.059 acres.
Site Area Lot 2, PENN LAKE CITYHOMES equals 2,341 square feet = 0.054 acres.
Site Area Lot 3, PENN LAKE CITYHOMES equals 2,406 square feet = 0.055 acres.
Site Area Lot 4, PENN LAKE CITYHOMES equals 2,589 square feet = 0.059 acres.
Site Area Lot 5, PENN LAKE CITYHOMES equals 1,763 square feet = 0.040 acres.
Site Area Lot 6, PENN LAKE CITYHOMES equals 1,730 square feet = 0.040 acres.
Site Area Lot 7, PENN LAKE CITYHOMES equals 1,730 square feet = 0.040 acres.
Site Area Lot 8, PENN LAKE CITYHOMES equals 1,737 square feet = 0.040 acres.
Site Area Lot 9, PENN LAKE CITYHOMES equals 1,740 square feet = 0.040 acres.
Site Area Lot 10, PENN LAKE CITYHOMES equals 1,777 square feet = 0.041 acres.
Site Area Lot 11, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres.
Site Area Lot 12, PENN LAKE CITYHOMES equals 1,752 square feet = 0.040 acres.
Site Area Lot 13, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres.
Site Area Lot 14, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres.
Site Area Lot 15, PENN LAKE CITYHOMES equals 1,770 square feet = 0.041 acres.
Site Area Lot 16, PENN LAKE CITYHOMES equals 52,735 square feet = 1.221 acres.

PROPOSED 10 FOOT SIDEWALK & BIKEWAY EASEMENT

PROPOSED DRAINAGE & UTILITY EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	
4-1-24	change lot sizes
6-13-24	update improvements and lot info.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: July 14, 2020

PRELIMINARY PLAT OF PENN LAKE CITYHOMES

For:

McDONNELL CLEMENS LLC

SITE:

8525-8545 PENN AVENUE SOUTH

BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

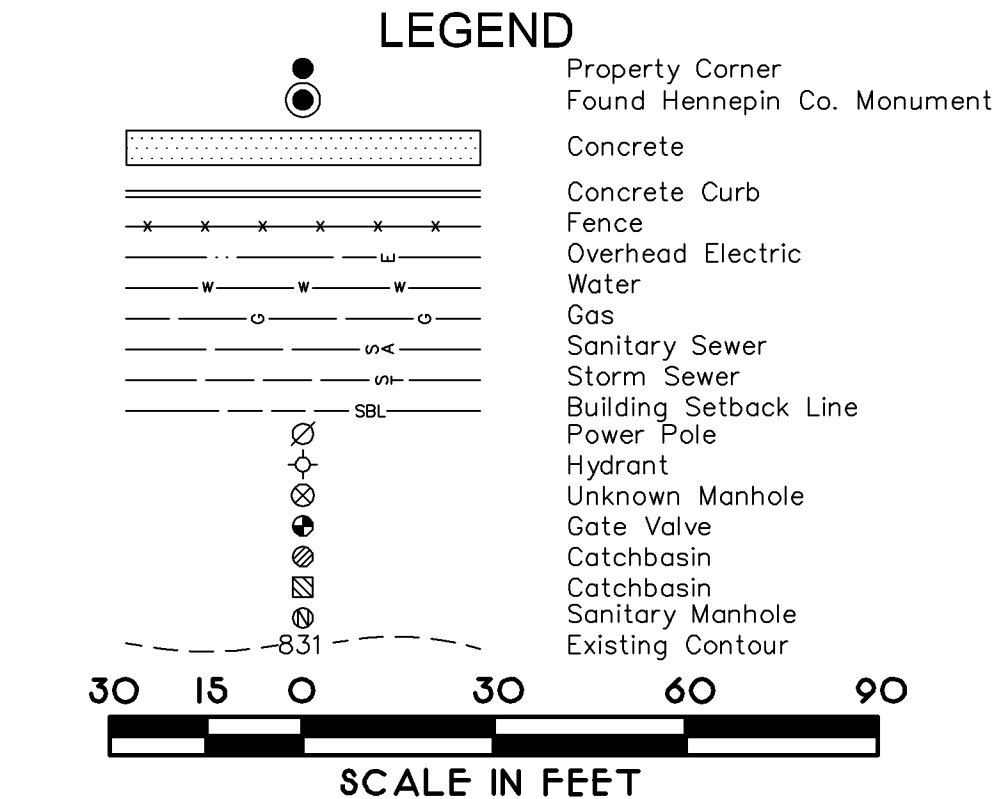
www.hsjsurveyors.com

Book 662	File No. 1-3-10288PP
Page 10	W.O. Number 2019348
CAD Technician CT	
Sheet No.	1 OF 1

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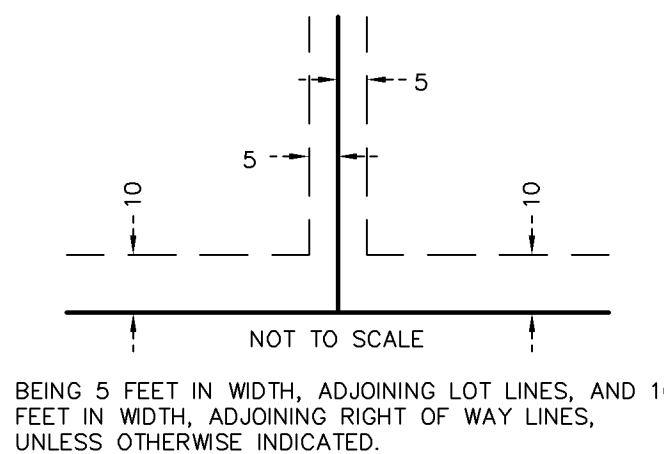
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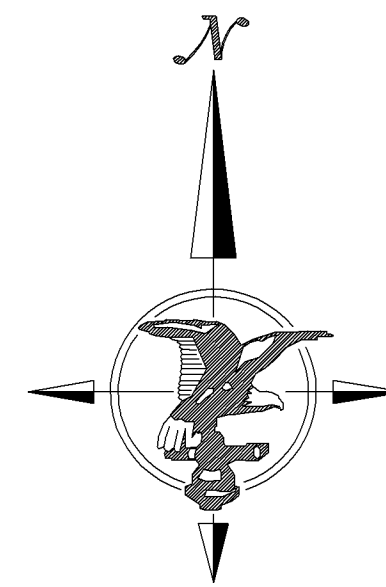
PROPOSED DRAINAGE & UTILITY EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



HOUSE DETAILS:

8545 PENN AVENUE SOUTH
1-STORY HOUSE
FOOTPRINT AREA = 1,619 SQ. FT.
(HOUSE HAS BEEN DEMOLISHED)



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	
4-1-24	change lot sizes
6-13-24	update improvements and lot info.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff
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Book 662	File No. 1-3-10288PP
Page 10	W.O. Number 2019348
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C.R. DOC. NO.

Has caused the same to be surveyed and platted as PENN LAKE CITYHOMES and does hereby dedicate to the public, for public use forever, the public ways and easements as shown on this plat for drainage and utility purposes only.

