

LYNDALE BUSINESS CENTER

Bloomington, Minnesota

Keenan 1st Addition

Block 1, Lot 2

Hoyt Development Inc.

RECEIVED
DIVISION OF CITY PLANNING
JAN 17 1983
CITY OF BLOOMINGTON
MINNESOTA

NOTES:
1) 8'-10' SEPARATION FROM UTILITY LINES REQUIRED ONLY FOR OVERSTORY TREES.
2) QUANTITIES OF EVERGREEN SHRUBS USED FOR 3' SCREENING SUBJECT TO ADJUSTMENT IN FIELD IN ORDER TO PROVIDE REQUIRED SOLID SCREEN

PL201900097
PL2019-97

OCCUPANCY CLASSIFICATION B-1, B-2
CONSTRUCTION TYPE II-N

SITE DATA ZONED I-3

SITE AREA:
104,539.95 G.F. = 2.4 ACRES
BUILDING AREA:
40,598.5 G.F.
SITE COVERAGE:
38.85%
SETBACKS:
FRONT = 35'-0"
SIDE = 10'-0"
REAR = 25'-0"
PARKING REQUIREMENTS FOR 14,625.5 GROSS RENTABLE G.F.
OFFICE (TENANT): 4,781.0 G.F. @ 1/200 = 23
W.HOE. (TENANT): 2,151.5 G.F. @ 1/800 = 26.5
OFFICE (SPEC.): 4,114.3 G.F. @ 1/200 = 20.5
W.HOE. (SPEC.): 9,389.7 G.F. @ 1/800 = 11.74

TOTAL REQUIRED 83.74 CARS
TOTAL PROVIDED 85 CARS

SHEET INDEX

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- A-2 1ST & 2ND LEVEL FLOOR PLAN
- A-3 ELEVATIONS
- A-4 WALL SECTIONS, DETAILS & STAIR SECTIONS
- A-5 SCHEDULES, TOILET & ENTRANCE PLANS, INTERIOR ELEVATIONS

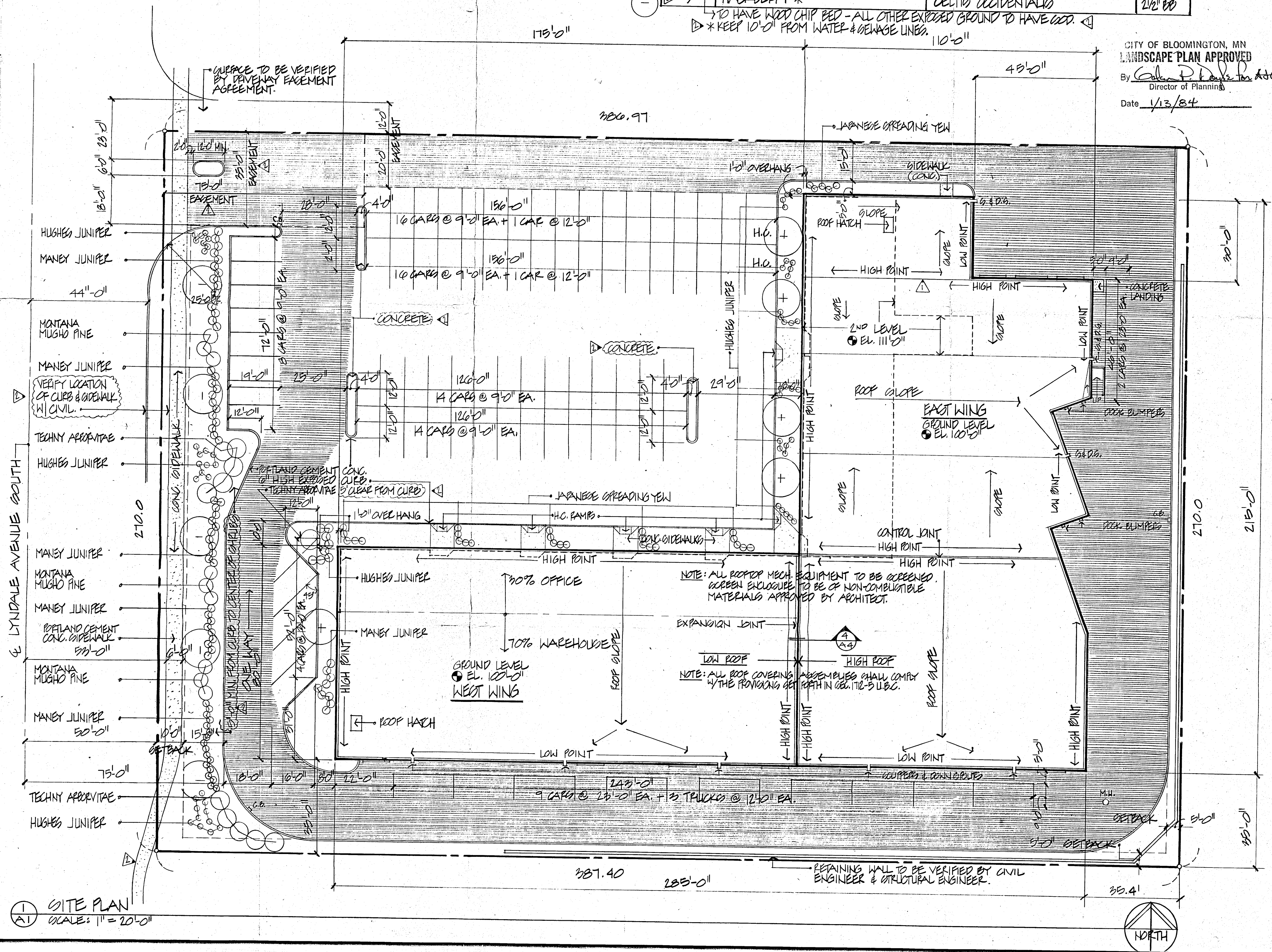
INDICATES:
TRUCKING SURFACE

- NOTE:
* REMOVE EXISTING BITUMINOUS & LOADING DOCK SEE CIVIL.
* ALL CURB HEIGHTS AND RADII TO BE VERIFIED BY CIVIL ENGINEER.
* CROWN MUST BE TRUCKED OFF SITE.
* CONTACT GALEN DOYLE OF THE CITY OF BLOOMINGTON PLANNING DEPARTMENT BEFORE PLANTING. 887-9636
* ALL CHANGES TO LANDSCAPE LAYOUT, SHRUBS, MATERIALS, ETC. TO BE APPROVED BY DIRECTOR OF PLANNING OF THE CITY OF BLOOMINGTON.

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	SHADEMASTER LOCUST *	GLEDTZIA TRACANTHOS 'SHADEMASTER'	2 1/2" BB
11	TECHNY ARBOVITAE * (6'-0" @ 2.0)	THUJA OCCIDENTALIS 'TECHNY'	4" BB
9	MONTANA MUGHO PINE	PINUS MUGO	(24" H.)
14	MANEY JUNIPER (2'-0" @ 2.0)	JUNIPERUS CHINENSIS 'MANEY'	(24" H.)
30	JAPANESE SPREADING YEW	TAXUS CUSPIDATA	18" BT
67	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	18" BT
2	GREEN ASH *	FRAXINUS PENNSYLVANICA LANCEOLATA	2 1/2" BB
3	HACKBERRY *	CELTIS OCCIDENTALIS	2 1/2" BB

* TO HAVE WOOD CHIP BED - ALL OTHER EXPOSED GROUND TO HAVE GRASS.
* KEEP 10'-0" FROM WATER & DRAINAGE LINES.

CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By Colin D. Papp
Director of Planning
Date 1/13/84



① SITE PLAN
SCALE: 1" = 20'-0"

Hoyt Development Inc.
Lyndale Business Center
Bloomington, Minnesota

REVISIONS
1. 1/13/84
2. 1/13/84
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SITE PLAN 1" = 20'-0"

SHEET TITLE

I hereby certify that this plan Specification Or Report Was Prepared By Me Or Under My Direct Supervision And That I Am A duly Registered Professional Engineer Under The Laws Of The State Of Minnesota.

DRAWN D.L.P.

CHECKED J.L.P.

DATE 11-18-83

ARCHITECTS PROFESSIONAL ASSOCIATION
10125 Crossstown Circle Minneapolis, Minnesota 55444 612-944-2920

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