

LYNDALE BUSINESS CENTER

Bloomington, Minnesota
Keenan 1st Addition
Block 1, Lot 2

Hoyt Development Inc.

RECEIVED
CITY OF BLOOMINGTON
JAN 13 1983
CITY OF BLOOMINGTON
MINNESOTA

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

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	SHADEMASTER LOCUST *	GLIEDERIA TRIACANTHOS 'SHADEMASTER'	2 1/2" BB
11	TECHNY ARDOVITAE * (6'-0" O.G.)	THUJA OCCIDENTALIS 'TECHNY'	4" BB
9	MONTANA MUGHO PINE	PIRUS MUGO	24" H
30	MANEY JUNIPER (3'-0" O.G.)	JUNIPERUS CHINENSIS 'MANEY'	24" H
67	JAPANESE SPREADING YEW	TAXUS CUSPIDATA	18" BT
2	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

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

SITE DATA ZONED I-3

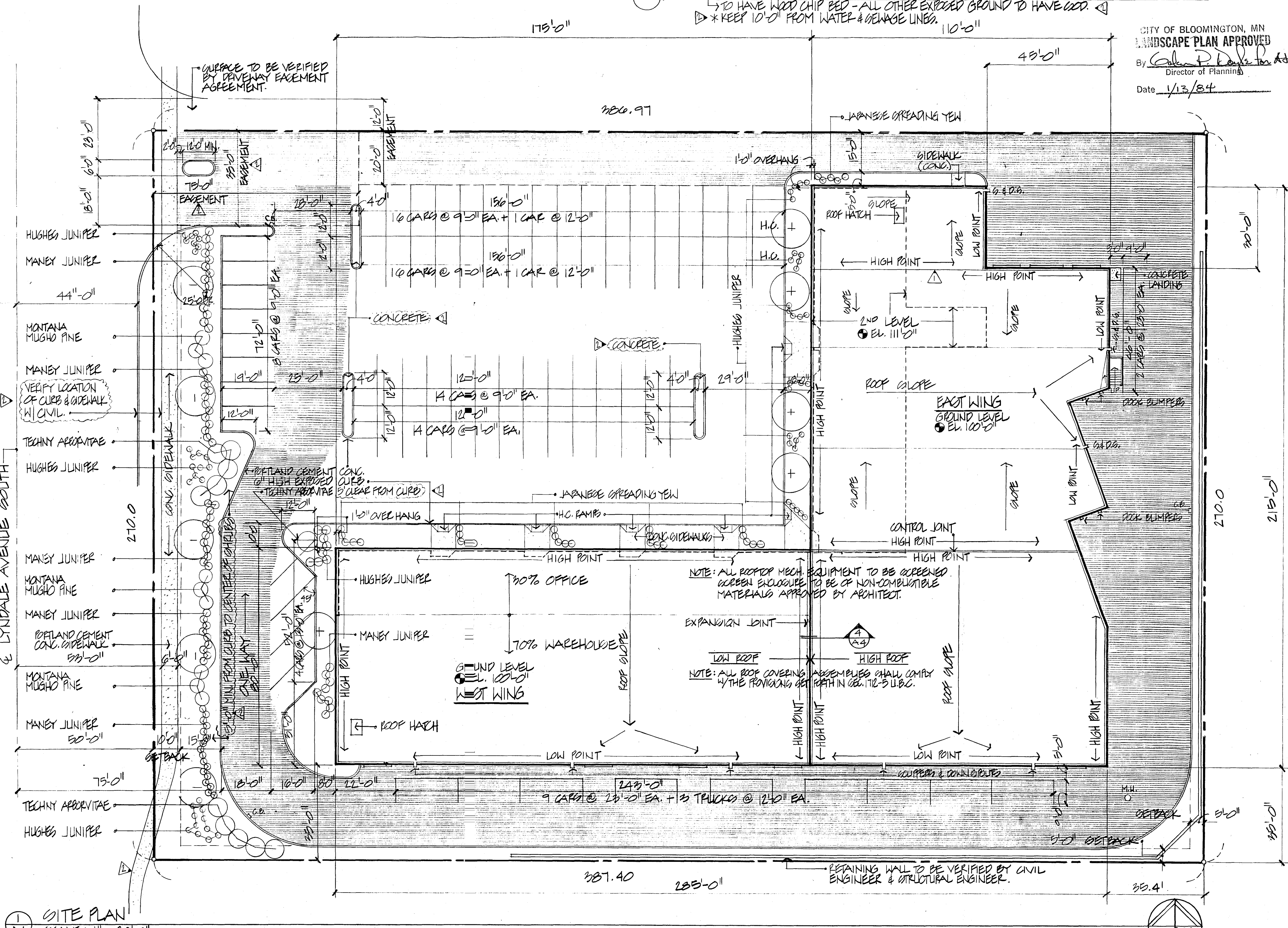
SITE AREA: 104,539.95 G.F. = 2.4 ACRES
BUILDING AREA: 40,598.5 G.F.
SITE COVERAGE: 38.83%
SETBACKS:
FRONT = 35'-0"
SIDE = 10'-0"
REAR = 20'-0"
PARKING REQUIREMENTS FOR 37,628.5 GROSS RENTABLE G.F.
OFFICE (TENANT): 4,981.0 G.F. @ 1/100 = 25
W.HOE. (TENANT): 21,131.5 G.F. @ 1/100 = 20.5
OFFICE (SPEC.): 4,114.0 G.F. @ 1/100 = 20.5
W.HOE. (SPEC.): 9,287.1 G.F. @ 1/100 = 11.74
TOTAL REQUIRED 85.74 CARS
TOTAL PROVIDED 85 CARS

SHEET INDEX

A-1 SITE PLAN
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 ROCK SEE CIVIL.
* ALL CURB HEIGHTS AND RADII TO BE VERIFIED BY CIVIL ENGINEER.
* SLOPE MUST BE TRUCKED OFF SITE
* CONTACT GALEN ROYLE OF THE CITY OF BLOOMINGTON PLANNING DEPARTMENT BEFORE PLANTING. 887-9636
* ALL CHANGES TO LANDSCAPE LAYOUT, SHOES, MATERIALS, ETC. TO BE APPROVED BY DIRECTOR OF PLANNING OF THE CITY OF BLOOMINGTON.



CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By: [Signature]
Director of Planning
Date: 1/13/84

Hoyt Development Inc.
Lyndale Business Center
Bloomington, Minnesota

REVISIONS
1. 1/13/84
2. 1/13/84
3. 1/13/84
4. 1/13/84
5. 1/13/84
6. 1/13/84
7. 1/13/84
8. 1/13/84
9. 1/13/84
10. 1/13/84

SHEET TITLE

1. 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.

RUSSELL J. SAULON
ARCHITECTS PROFESSIONAL ASSOCIATION
10125 Grostown Circle - Minneapolis, Minnesota 55344 - 612-944-2020

DRAWN: D.L.P.
CHECKED: [Signature]
DATE: 11-10-83