

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

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	SHADEMASTER LOCUST *	GLEDEA TRACANTHOS 'SHADEMASTER'	2 1/2" BB
11	TECHNY ARBOVITAE * (6'-0" O.C.)	THUJA OCCIDENTALIS 'TECHNY'	4" BB
9	MONTANA MUGHO PINE	PIRUS MUGO	(24" H.)
14	MANEY JUNIPER (2'-0" O.C.)	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

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

SITE DATA ZONED I-3

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

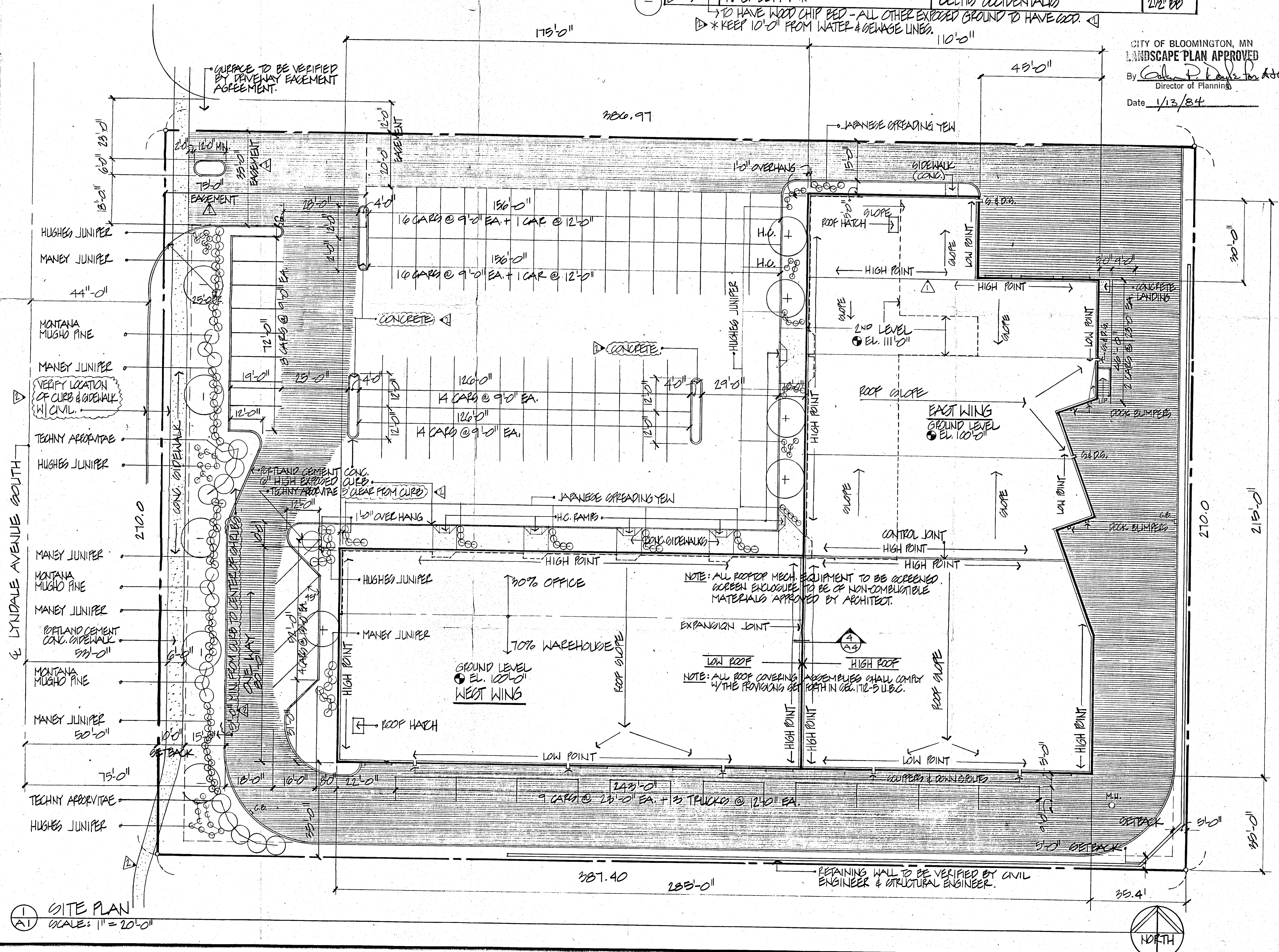
TOTAL REQUIRED 83.74 CARS
TOTAL PROVIDED 85 CARS

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 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.



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. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]

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.

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