

**NOTES:**

- No fixture, lamp or ballast change permitted without approval.
- Lighting Circuit plans identify the lights that shall remain on during nighttime hours for security purposes. All other lights (other than approved architectural lighting) shall be extinguished one (1) hour after close of business and not illuminated prior to one (1) hour before the start of business.
- Any exterior lighting not on this plan shall not be installed without prior approval.

Prior to the installation of outdoor lighting, an inspection to verify delivery of the approved lamp, fixture, and pole heights must be completed.

Before a Certificate of Occupancy may be issued, a post-installation inspection by the Issuing Authority must verify compliance with the approved plan regarding the initial foot-candle levels.

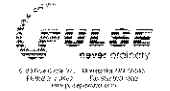
Individual points may not vary more than 20 percent, with the average of all points within 10 percent of the initial foot-candle level on the approved plans.

Any deviation beyond these criteria must be remedied prior to the issuance of a Certificate of Occupancy.

CALL 952-863-8926 to schedule inspections.

LumNo	Label	X	Y	Z	Orient
1	P	198.75	151.625	9	270
2	P	201.75	151.625	9	270
3	P	210.125	147	9	270
4	P	213.375	147	9	270
5	P	219.25	147	9	270
6	P	222.5	147	9	270
7	P	228.25	142	9	180
8	P	228.25	138.75	9	180
9	P	227.25	131.375	9	0
10	P	227.25	128	9	0
11	P	228.25	120.5	9	180
12	P	228.25	117.25	9	180
13	P	222.5	112.25	9	90
14	P	219.375	112.25	9	90
15	P	213.375	112.25	9	90
16	P	210.125	112.25	9	90
17	P	191.625	110.875	9	90
18	P	188.625	110.875	9	90
19	P	184.625	110.875	9	90
20	P	181.625	110.875	9	90
21	C	277	99.625	33	180
22	A2	118.625	148.125	33	90
23	A2	230	153.5	33	90
24	A2	127.875	114.875	33	270
25	A	83.125	139.375	33	180
26	A	233.125	114.125	33	270

**DQ Bloomington**  
Initial FC



Arch D-Size  
1" = 16'-0"

Contact: Jill Otterson  
Date: Sep. 12, 2011  
Revised: Sep. 21, 2011  
Oct. 4, 2011

This photometric printout is a prediction of the light levels that will be provided by the listed equipment. These calculations use IES formatted data supplied by an Independent Testing Facility. Any deviation to design conditions and ANSI standards for electrical components will have an effect on these predictions. This would include, but is not limited to, lamp lumen output, line voltage variations, ballast tolerances, fixture location or interference of any device or object which would cause an obstruction to the optical performance of this lighting equipment. These variables will affect the total light levels and uniformity ratios.

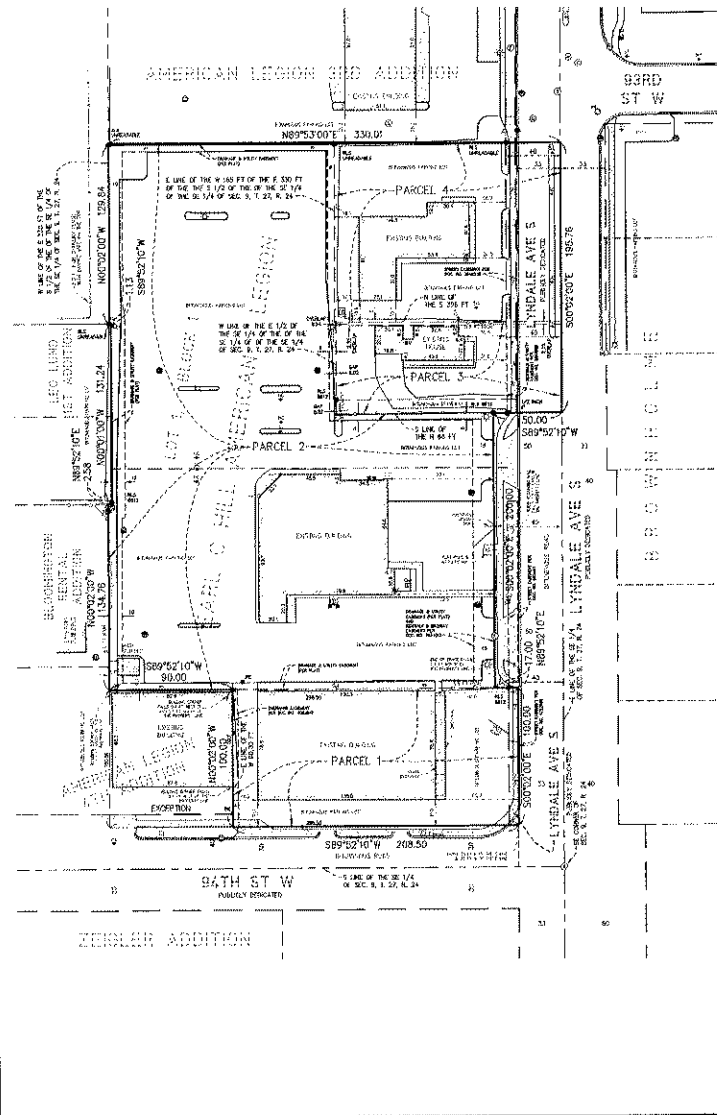
Ron Hammer LC Sep. 12, 2011

Building Permit #1103961

Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
2	A	SINGLE	40000	1.000	Lumark Tribute MPTR-3S-400 1-400W MH PS Type III single
3	A2	TWIN	40000	1.000	Lumark Tribute MPTR-3S-400 1-400W MH PS Type III 2@parallel
1	C	SINGLE	40000	1.000	Lumark Tribute MPTR-5S-400 1-400W MH PS Type V single
20	P	SINGLE	N.A.	1.000	Progress P5674 1 PI3823 TCP CFL (used 90W PAR 38 WFL for calc)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Site	Illuminance	Fc	2.49	24.3	0.0	N.A.	N.A.	Horiz FC at grade
Main Stat Area	Illuminance	Fc	7.26	23.8	3.6	2.02	6.61	Horiz FC at grade in main stat area

PL2020-67  
PL202000067



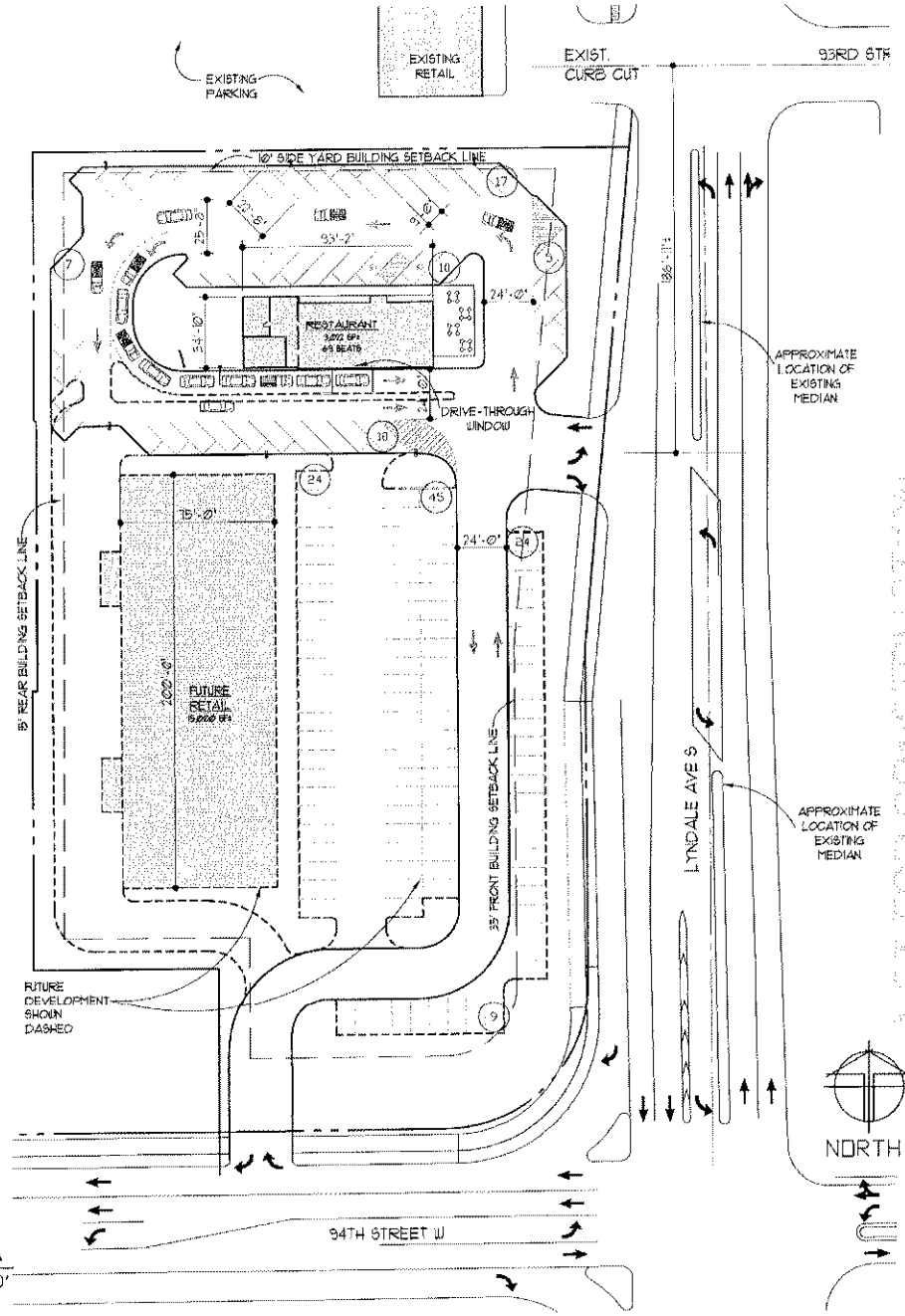
**GENERAL NOTES:**

- Bearing system shown is based on the plat of EARL C HILL AMERICAN LEGION.
  - The surveyor makes no guarantee that the underground utilities shown comprise of such utilities in the area, either in service or abandoned. Utility Information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey fieldwork. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not previously located the underground utilities. Please call to MS 2160 contact Daphne State One Call at (651-454-0007) prior to any excavation.
  - Buildings as shown are located and dimensioned at the outside of the walls at ground level. They may not be the foundation walls.
  - There is no observable evidence of earth moving work, building construction or building additions within recent months.
  - The surveyor is unaware of any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction and there is no observable evidence of recent street or sidewalk construction or repairs.
  - There is no observable evidence of the use as a solid waste dump, slump or swampy landfill.
  - The subject property contained parking stalls that were in use during the field survey that restricted the visual observation of above ground utilities. The surveyor makes no guarantee that all of the above ground utilities (Manholes, castings, boxes or grates) situated in a parking stall are shown.
  - There appears to be an overlap of Parcels 2 & 3 and Parcel 3 & 4 and a gap between Parcels 2 & 3, as shown on the survey.
- PARCEL 1**
- This survey and the easements shown thereon, if any, are based on First American Title Insurance Company commitment to insure: Commitment No. NCS-278608-MPLS dated January 28, 2007. Schedule B, Section Two items that the property is subject to are as follows:
    - Item 10 Terms and conditions of easement for roof overhang and pedestrian ingress and egress over the West 4 feet of subject property as set out in Easement Agreement dated June 19, 1973, recorded May 20, 1974, as Document No. 4082847. (Shown on survey)
    - Item 11 Easement for street purposes in favor of the City of Bloomington as set out in quiet claim deed dated April 15, 1982, recorded June 16, 1982, as Document No. 4722588. (Shown on survey)
  - Property Identification Number: 09-027-24-44-0007.
  - Address: 9336 Lyndale Avenue S, Bloomington, MN 55470.
- PARCEL 2**
- This survey and the easements shown thereon, if any, are based on First American Title Insurance Company commitment to insure: Commitment No. NCS-278608-MPLS dated January 14, 2007. Schedule B, Section Two items that the property is subject to are as follows:
    - Item 10 Easements for drainage and utility purposes as shown on the recorded plat of EARL C HILL AMERICAN LEGION. (Shown on survey)
    - Item 11 Easement for street purposes together with any incidental rights in favor of the City of Bloomington as contained in the quiet claim deed, dated August 19, 1970, recorded November 24, 1970, as Document No. 393467 (Torrens). (Shown on survey but does not affect the property)
    - Item 12 Easements for sidewalk and highway purposes together with any incidental rights in favor of the City of Bloomington as contained in the Foreclosure, dated October 6, 1908, recorded March 9, 1908, as Document No. 9129501 (Torrens) and recorded January 6, 1959 as Document No. 7034016 (Abstract). (Shown on survey)
  - Property Identification Number: 09-027-24-44-0069.
  - Address: 9320 Lyndale Avenue S, Bloomington, MN 55470.
- PARCEL 3**
- This survey and the easements shown thereon, if any, are based on First American Title Insurance Company commitment to insure: Commitment No. NCS-278608-MPLS dated January 28, 2007. Schedule B, Section Two items that the property is subject to are as follows:
    - Item 10 Easement for sidewalk and utility purposes together with any incidental rights in favor of the City of Bloomington as contained in the Sidewalk and Utility Easement, dated October 16, 1970, recorded November 2, 1970, as Document No. 3353895 (Shown on survey)
    - Item 12 Subject to Lyndale Avenue South as currently located and traveled. (Shown on survey)
  - Property Identification Number: 09-027-24-44-0066.
  - Address: 9308 Lyndale Avenue S, Bloomington, MN 55470.

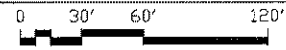
**LEGEND**

- REINFORCED CONCRETE
- SET BACK
- CAST-IN-PLACE CONCRETE
- △ PLASTER FINISH
- ▽ STUCCO FINISH
- ◇ BRICK FINISH
- GATE VALVE
- RESERVOIR
- ELECTRIC TRANSMISSION
- TELEPHONE
- AIR CONDITIONER
- GAS METER
- FULL-PORT BACKFLOW PREVENTER
- UTILITY POLE
- SIGN
- ISLAND POST
- CONCRETE SEWER
- STORM SEWER
- EXISTING MANHOLE
- UNDERGROUND SERVICE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- POSITIVE LINE
- HOLDING COMPANY
- RIGHT OF ACCESSION
- CONCRETE CURB
- GRADE LINE
- 2" W/ 1" TYPED
- 4" W/ 2" TYPED
- 6" W/ 3" TYPED
- 8" W/ 4" TYPED
- 10" W/ 5" TYPED
- 12" W/ 6" TYPED
- 14" W/ 7" TYPED
- 16" W/ 8" TYPED
- 18" W/ 9" TYPED
- 20" W/ 10" TYPED
- 24" W/ 12" TYPED
- 30" W/ 15" TYPED
- 36" W/ 18" TYPED
- 42" W/ 21" TYPED
- 48" W/ 24" TYPED
- 54" W/ 27" TYPED
- 60" W/ 30" TYPED
- 66" W/ 33" TYPED
- 72" W/ 36" TYPED
- 78" W/ 39" TYPED
- 84" W/ 42" TYPED
- 90" W/ 45" TYPED
- 96" W/ 48" TYPED
- 102" W/ 51" TYPED
- 108" W/ 54" TYPED
- 114" W/ 57" TYPED
- 120" W/ 60" TYPED
- 126" W/ 63" TYPED
- 132" W/ 66" TYPED
- 138" W/ 69" TYPED
- 144" W/ 72" TYPED
- 150" W/ 75" TYPED
- 156" W/ 78" TYPED
- 162" W/ 81" TYPED
- 168" W/ 84" TYPED
- 174" W/ 87" TYPED
- 180" W/ 90" TYPED
- 186" W/ 93" TYPED
- 192" W/ 96" TYPED
- 198" W/ 99" TYPED
- 204" W/ 102" TYPED
- 210" W/ 105" TYPED
- 216" W/ 108" TYPED
- 222" W/ 111" TYPED
- 228" W/ 114" TYPED
- 234" W/ 117" TYPED
- 240" W/ 120" TYPED
- 246" W/ 123" TYPED
- 252" W/ 126" TYPED
- 258" W/ 129" TYPED
- 264" W/ 132" TYPED
- 270" W/ 135" TYPED
- 276" W/ 138" TYPED
- 282" W/ 141" TYPED
- 288" W/ 144" TYPED
- 294" W/ 147" TYPED
- 300" W/ 150" TYPED
- 306" W/ 153" TYPED
- 312" W/ 156" TYPED
- 318" W/ 159" TYPED
- 324" W/ 162" TYPED
- 330" W/ 165" TYPED
- 336" W/ 168" TYPED
- 342" W/ 171" TYPED
- 348" W/ 174" TYPED
- 354" W/ 177" TYPED
- 360" W/ 180" TYPED
- 366" W/ 183" TYPED
- 372" W/ 186" TYPED
- 378" W/ 189" TYPED
- 384" W/ 192" TYPED
- 390" W/ 195" TYPED
- 396" W/ 198" TYPED
- 402" W/ 201" TYPED
- 408" W/ 204" TYPED
- 414" W/ 207" TYPED
- 420" W/ 210" TYPED
- 426" W/ 213" TYPED
- 432" W/ 216" TYPED
- 438" W/ 219" TYPED
- 444" W/ 222" TYPED
- 450" W/ 225" TYPED
- 456" W/ 228" TYPED
- 462" W/ 231" TYPED
- 468" W/ 234" TYPED
- 474" W/ 237" TYPED
- 480" W/ 240" TYPED
- 486" W/ 243" TYPED
- 492" W/ 246" TYPED
- 498" W/ 249" TYPED
- 504" W/ 252" TYPED
- 510" W/ 255" TYPED
- 516" W/ 258" TYPED
- 522" W/ 261" TYPED
- 528" W/ 264" TYPED
- 534" W/ 267" TYPED
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- 546" W/ 273" TYPED
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- 606" W/ 303" TYPED
- 612" W/ 306" TYPED
- 618" W/ 309" TYPED
- 624" W/ 312" TYPED
- 630" W/ 315" TYPED
- 636" W/ 318" TYPED
- 642" W/ 321" TYPED
- 648" W/ 324" TYPED
- 654" W/ 327" TYPED
- 660" W/ 330" TYPED
- 666" W/ 333" TYPED
- 672" W/ 336" TYPED
- 678" W/ 339" TYPED
- 684" W/ 342" TYPED
- 690" W/ 345" TYPED
- 696" W/ 348" TYPED
- 702" W/ 351" TYPED
- 708" W/ 354" TYPED
- 714" W/ 357" TYPED
- 720" W/ 360" TYPED
- 726" W/ 363" TYPED
- 732" W/ 366" TYPED
- 738" W/ 369" TYPED
- 744" W/ 372" TYPED
- 750" W/ 375" TYPED
- 756" W/ 378" TYPED
- 762" W/ 381" TYPED
- 768" W/ 384" TYPED
- 774" W/ 387" TYPED
- 780" W/ 390" TYPED
- 786" W/ 393" TYPED
- 792" W/ 396" TYPED
- 798" W/ 399" TYPED
- 804" W/ 402" TYPED
- 810" W/ 405" TYPED
- 816" W/ 408" TYPED
- 822" W/ 411" TYPED
- 828" W/ 414" TYPED
- 834" W/ 417" TYPED
- 840" W/ 420" TYPED
- 846" W/ 423" TYPED
- 852" W/ 426" TYPED
- 858" W/ 429" TYPED
- 864" W/ 432" TYPED
- 870" W/ 435" TYPED
- 876" W/ 438" TYPED
- 882" W/ 441" TYPED
- 888" W/ 444" TYPED
- 894" W/ 447" TYPED
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- 1776" W/ 888" TYPED
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- 1788" W/ 894" TYPED
- 1794" W/ 897" TYPED
- 1800" W/ 900" TYPED
- 1806" W/ 903" TYPED
- 1812" W/ 906" TYPED
- 1818" W/ 909" TYPED
- 1824" W/ 912" TYPED
- 1830" W/ 915" TYPED
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- 1842" W/ 921" TYPED
- 1848" W/ 924" TYPED
- 1854" W/ 927" TYPED
- 1860" W/ 930" TYPED
- 1866" W/ 933" TYPED
- 1872" W/ 936" TYPED
- 1878" W/ 939" TYPED
- 1884" W/ 942" TYPED
- 1890" W/ 945" TYPED
- 1896" W/ 948" TYPED
- 1902" W/ 951" TYPED
- 1908" W/ 954" TYPED
- 1914" W/ 957" TYPED
- 1920" W/ 960" TYPED
- 1926" W/ 963" TYPED
- 1932" W/ 966" TYPED
- 1938" W/ 969" TYPED
- 1944" W/ 972" TYPED
- 1950" W/ 975" TYPED
- 1956" W/ 978" TYPED
- 1962" W/ 981" TYPED
- 1968" W/ 984" TYPED
- 1974" W/ 987" TYPED
- 1980" W/ 990" TYPED
- 1986" W/ 993" TYPED
- 1992" W/ 996" TYPED
- 1998" W/ 999" TYPED
- 2004" W/ 1002" TYPED
- 2010" W/ 1005" TYPED
- 2016" W/ 1008" TYPED
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- 2028" W/ 1014" TYPED
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- 2052" W/ 1026" TYPED
- 2058" W/ 1029" TYPED
- 2064" W/ 1032" TYPED
- 2070" W/ 1035" TYPED
- 2076" W/ 1038" TYPED
- 2082" W/ 1041" TYPED
- 2088" W/ 1044" TYPED
- 2094" W/ 1047" TYPED
- 2100" W/ 1050" TYPED
- 2106" W/ 1053" TYPED
- 2112" W/ 1056" TYPED
- 2118" W/ 1059" TYPED
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- 2208" W/ 1104" TYPED
- 2214" W/ 1107" TYPED
- 2220" W/ 1110" TYPED
- 2226" W/ 1113" TYPED
- 2232" W/ 1116" TYPED
- 2238" W/ 1119" TYPED
- 2244" W/ 1122" TYPED
- 2250" W/ 1125" TYPED
- 2256" W/ 1128" TYPED
- 2262" W/ 1131" TYPED
- 2268" W/ 1134" TYPED
- 2274" W/ 1137" TYPED
- 2280" W/ 1140" TYPED
- 2286" W/ 1143" TYPED
- 2292" W/ 1146" TYPED
- 2298" W/ 1149" TYPED
- 2304" W/ 1152" TYPED
- 2310" W/ 1155" TYPED
- 2316" W/ 1158" TYPED
- 2322" W/ 1161" TYPED
- 2328" W/ 1164" TYPED
- 2334" W/ 1167" TYPED
- 2340" W/ 1170" TYPED
- 2346" W/ 1173" TYPED
- 2352" W/ 1176" TYPED
- 2358" W/ 1179" TYPED
- 2364" W/ 1182" TYPED
- 2370" W/ 1185" TYPED
- 2376" W/ 1188" TYPED
- 2382" W/ 1191" TYPED
- 2388" W/ 1194" TYPED
- 2394" W/ 1197" TYPED
- 2400" W/ 1200" TYPED
- 2406" W/ 1203" TYPED
- 2412" W/ 1206" TYPED
- 2418" W/ 1209" TYPED
- 2424" W/ 1212" TYPED
- 2430" W/ 1215" TYPED
- 2436" W/ 1218" TYPED
- 2442" W/ 1221" TYPED
- 2448" W/ 1224" TYPED
- 2454" W/ 1227" TYPED
- 2460" W/ 1230" TYPED
- 2466" W/ 1233" TYPED
- 2472" W/ 1236" TYPED
- 2478" W/ 1239" TYPED
- 2484" W/ 1242" TYPED
- 2490" W/ 1245" TYPED
- 2496" W/ 1248" TYPED
- 2502" W/ 1251" TYPED
- 2508" W/ 1254" TYPED
- 2514" W/ 1257" TYPED
- 2520" W/ 1260" TYPED
- 2526" W/ 1263" TYPED
- 2532" W/ 1266" TYPED
- 2538" W/ 1269" TYPED
- 2544" W/ 1272" TYPED
- 2550" W/ 1275" TYPED
- 2556" W/ 1278" TYPED
- 2562" W/ 1281" TYPED
- 2568" W/ 1284" TYPED
- 2574" W/ 1287" TYPED
- 2580" W/ 1290" TYPED
- 2586" W/ 1293" TYPED
- 2592" W/ 1296" TYPED
- 2598" W/ 1299" TYPED
- 2604" W/ 1302" TYPED
- 2610" W/ 1305" TYPED
- 2616" W/ 1308" TYPED
- 2622" W/ 1311" TYPED
- 2628" W/ 1314" TYPED
- 2634" W/ 1317" TYPED
- 2640" W/ 1320" TYPED
- 2646" W/ 1323" TYPED
- 2652" W/ 1326" TYPED
- 2658" W/ 1329" TYPED
- 2664" W/ 1332" TYPED
- 2670" W/ 1335" TYPED
- 2676" W/ 1338" TYPED
- 2682" W/ 1341" TYPED

PARKING INFORMATION:	
PROPOSED RESTAURANT: 3,000 SF (63 SEATS)	
PARKING REQUIRED (1 SPACE PER 25 SEATS)	28
PARKING PROVIDED	49
FUTURE RETAIL BUILDING: 15,000 SF RETAIL	
PARKING REQUIRED (55 PLUS 1 SPACE PER 225 SF OVER 10,000 SF)	18
PARKING PROVIDED	102



1 PROPOSED SITE PLAN - OPTION A  
 A1a 1" = 60'-0"



POPE ASSOCIATES INC.  
 1255 ENERGY PARK DRIVE  
 ST. PAUL, MN 55108-5118  
 Ph. (651) 642-9200  
 FAX (651) 642-1101

Wellington  
 MANAGEMENT, INC.

94th and  
 Lyndale  
 SITE STUDY

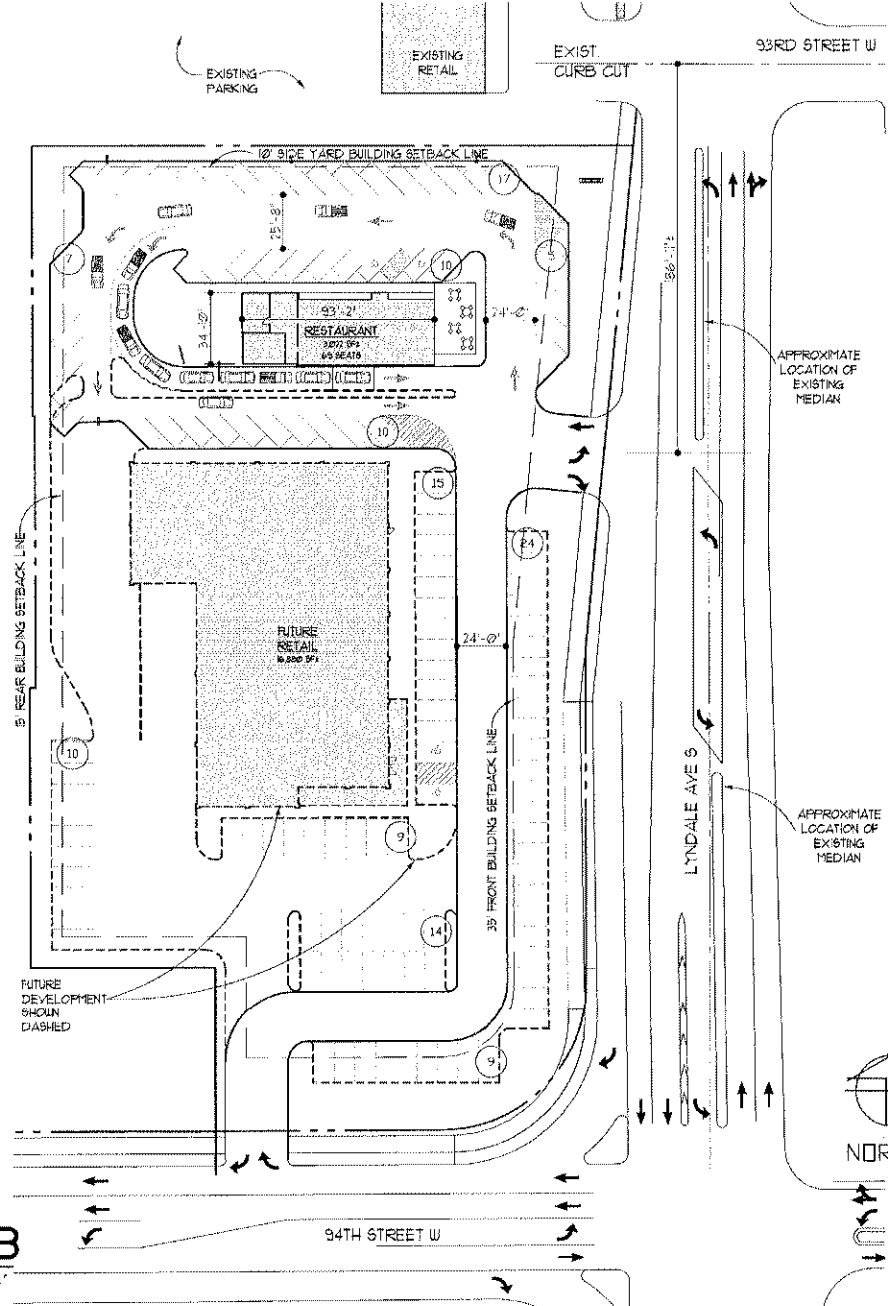
SITE PLAN

Issues and Revisions:  
 DRG SUBMITTAL  
 10-14-2010

Consultation No. 82443-10105  
 Drawn by DD  
 Checked by GW

SHEET  
 Ala

PARKING INFORMATION:	
PROPOSED RESTAURANT: 3,200 SF. (68 SEATS)	
PARKING REQUIRED (1 SPACE PER 25 SEATS)	28
PARKING PROVIDED	49
FUTURE RETAIL BUILDING: 16,000 SF. RETAIL	
PARKING REQUIRED (55 PLUS 1 SPACE PER 225 SF OVER 10,000 SF)	86
PARKING PROVIDED:	81



POPE ASSOCIATES INC.  
 1255 ENERGY PARK DRIVE  
 ST. PAUL, MN 55108-5118  
 PH. (651) 642-9200  
 FAX (651) 642-1101



94th and  
 Lyndale  
 SITE STUDY

NOT FOR CONSTRUCTION

SITE PLAN

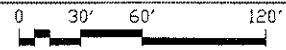
Issues and Revisions:  
 DRC SUBMITTAL  
 10-14-2010

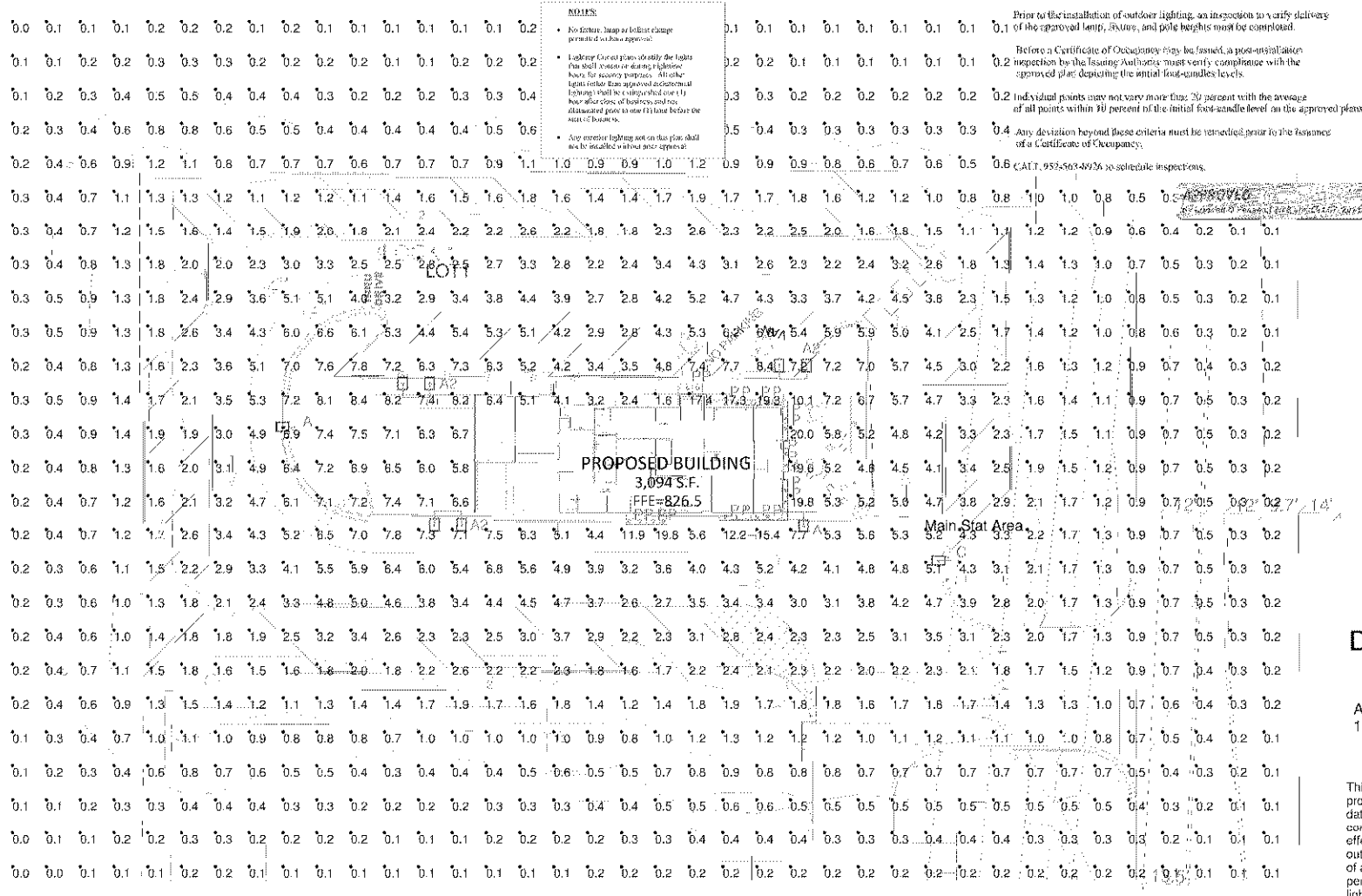
Drawn by: 82443-10105  
 Check by: DD  
 Design by: GV

SHEET

A1b

1 PROPOSED SITE PLAN - OPTION B  
 A1b 1" = 60'-0"





Prior to the installation of outdoor lighting, an inspection to verify delivery of the approved luminaire, fixture, and pole heights must be completed.

Before a Certificate of Occupancy may be issued, a post-installation inspection by the Issuing Authority must verify compliance with the approved plan depicting the initial foot-candle levels.

Individual points may not vary more than 20 percent with the average of all points within 10 percent of the initial foot-candle level as the approved plans.

Any deviation beyond these criteria must be remedied prior to the issuance of a Certificate of Occupancy.

CAIT, 932-563-4626, to schedule inspections.

LumNo	Label	X	Y	Z	Orient
1	P	198.75	151.625	9	270
2	P	201.75	151.625	9	270
3	P	210.125	147	9	270
4	P	213.375	147	9	270
5	P	219.25	147	9	270
6	P	222.5	147	9	270
7	P	228.25	142	9	180
8	P	228.25	138.75	9	180
9	P	227.25	131.375	9	0
10	P	227.25	128	9	0
11	P	228.25	120.5	9	180
12	P	228.25	117.25	9	180
13	P	222.5	112.25	9	90
14	P	219.375	112.25	9	90
15	P	213.375	112.25	9	90
16	P	210.125	112.25	9	90
17	P	191.625	110.875	9	90
18	P	188.625	110.875	9	90
19	P	184.625	110.875	9	90
20	P	181.625	110.875	9	90
21	C	277	99.625	33	180
22	A2	118.625	148.125	33	90
23	A2	230	153.5	33	90
24	A2	128	114.5	33	270
25	A	83.125	139.375	33	180
26	A	233.125	114.125	33	270

DQ Bloomington  
Maintained FC



Arch D-Size  
1" = 16'-0"

Contact: Jill Otterson  
Date: Sep. 12, 2011  
Revised: Sep. 21, 2011  
Oct. 4, 2011

This photometric printout is a prediction of the light levels that will be provided by the listed equipment. These calculations use IES formatted data supplied by an independent Testing Facility. Any deviation to design conditions and ANSI standards for electrical components will have an effect on these predictions. This would include, but is not limited to, lamp lumen output, line voltage variations, ballast tolerances, fixture location or interference of any device or object which would cause an obstruction to the optical performance of this lighting equipment. These variables will affect the total light levels and uniformity ratios.

Building Permit #1103961

Ron Hammer LC Sep. 12, 2011

Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
	2	A	SINGLE	40000	0.750 Lumark Tribute MPTR-3S-400 1-400W MH PS Type III single
	3	A2	TWIN	40000	0.750 Lumark Tribute MPTR-3S-400 1-400W MH PS Type III 2@parallel
	1	C	SINGLE	40000	0.750 Lumark Tribute MPTR-5S-400 1-400W MH PS Type V single
	20	P	SINGLE	N.A.	0.850 Progress P5674 1-P13823 TCP CFL (used 90W PAR 38 WFL for calc)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Site	illuminance	Fc	1.89	20.0	0.0	N.A.	N.A.	Horiz FC at grade
Main Stat Area	illuminance	Fc	5.52	19.8	2.7	2.04	7.33	Horiz FC at grade in main stat area



April 19, 2011

John Patterson  
Fendler Patterson Construction  
4839 West 124<sup>th</sup> Street  
Savage, MN 55378

Charles Anderson  
Anderson Franchise Investments  
dba DQ Grill and Chill  
15853 50<sup>th</sup> Avenue North  
Plymouth, MN 55446

Judd Fenlon  
94 Lyndale LLC  
1625 Energy Park Drive  
St. Paul, MN 55108

RE: Case 10872AB-11  
9304, 9308, 9320 and 9336 Lyndale Avenue

Gentlemen:

At its regular meeting of April 18, 2011, the City Council adopted a resolution approving a conditional use permit for a freestanding restaurant with a drive-through at 9304, 9308, 9320 and 9336 Lyndale Avenue (Case 10872A-11) subject to the following conditions:

- 1) The restaurant must be consistent in size, character, and orientation with that shown on and described in the documents in Case 10872A-11; and
- 2) Final Site Plans and Building Plans must be approved for the restaurant;

and subject to the following Code requirement:

- 1) The Conditional Use Permit will expire one year from the date of City Council approval unless utilized in accordance with Section 21.504.04(g) of the City Code.
- 2) Property shall be platted in accordance with the requirements of Chapter 21 of the City Code.

**10782AB 11**

Also, at its regular meeting of April 18, 2011, the City Council approved the final site plans and building plans for a freestanding restaurant with a drive through at 9304, 9308, 9320 and 9336 Lyndale Avenue (Case 10872B-11) subject to the following conditions being satisfied prior to the issuance of any grading, foundation or structural permits:

- 1) The approval shall be valid only for the restaurant on proposed Lot 1 and the temporary drive on the proposed outlot as shown on the plans approved in Case10872B-11;
- 2) Exterior finish materials shall be as approved by the Planning Manager;
- 3) Restaurant seating must not exceed 69 inside seats and 16 patio seats;
- 4) The Grading, Drainage, Utility, Erosion Control, and Traffic Control plans shall be revised for approval by the City Engineer;
- 5) Access, circulation and parking plans be approved by the City Engineer;
- 6) Connection charges shall be determined and satisfied;
- 7) Sewer Availability Charge (SAC) be determined and be satisfied as required;
- 8) An external grease interceptor shall be constructed on the site and a grease interceptor maintenance agreement filed with the Utilities Division;
- 9) An erosion control surety shall be provided to the Manager of Building and Inspection Division;
- 10) Approved erosion control measures shall be in place prior to issuance of grading permits;
- 11) A Storm Water Management Plan shall be provided and approved by the City Engineer, which includes a maintenance plan to be signed by the property owner and filed of record with Hennepin County;
- 12) A Nine Mile Creek Watershed District permit shall be obtained;
- 13) A common driveway/access/parking/circulation and utility agreement or easement be provided by document in recordable form for the proposed lot and outlot as approved by the City Engineer with proof of filing to be provided to the Manager of Building and Inspection;
- 14) Building Permit plans must show sidewalk of conforming width along north side of building as approved by the Planning Manager;
- 15) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained and submitted prior to issuance of any City permits;
- 16) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) shall be provided if greater than one acre is disturbed;

and subject to the following conditions:

- 17) All customer parking shall occur on-site and off of the adjacent public street(s);

John Patterson  
Charles Anderson  
Judd Fenlon  
April 19, 2011

- 18) All construction related parking, loading and unloading, staging, and material storage shall occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.
- 19) The site and development shall be maintained in a neat and orderly manner;
- 20) Alterations to utilities be at the developer's expense;
- 21) Approved and installed erosion control barriers shall be maintained in an effective and functional condition throughout the construction period and shall not be removed until all disturbed areas are stabilized in an approved manner and removal is authorized by the Issuing Authority;
- 22) All pickup and drop-off occur on site and off of public streets; and
- 23) All inventory or stock loading and unloading shall occur on site and off of public streets;

and subject to the following Code requirements

- 1) Three foot high solid screening be provided along Lyndale Avenue as approved by the Planning Manager (Sec. 19.52);
- 2) Landscape plan shall be approved by the Planning Manager (Sec 19.52);
- 3) A landscaping surety shall be provided to the Manager of Building and Inspection Division in accordance with Sec. 19.52(h)(5) City Code;
- 4) All rooftop equipment shall be fully screened (Sec. 19.52.01);
- 5) Property shall be platted in accordance with the requirements of Chapter 22 of the City Code;
- 6) Unused water services shall be properly abandoned (Sec. 11.15, City Code);
- 7) The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy;
- 8) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903.1, MN Rules Chapter 1306; MN State Fire Code Sec. 903.1);
- 9) Fire lanes shall be posted as approved by the Fire Marshal (Sec. 8.73 City Code; MN State Fire Code Sec 503.3);
- 10) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN Fire Code Sec. 508);
- 11) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 12) Parking lot and site security lighting shall satisfy the requirements of Sec. 21.301.07 of the City Code; and
- 13) Signage shall comply with the requirements of Chapter 19, Article X of the City Code;

John Patterson  
Charles Anderson  
Judd Fenlon  
April 19, 2011

Page 4

PL2020-67  
PL202000067

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at (952) 563-8930 to discuss the requirements for a building permit application.

Sincerely,



Glen Markegard, Acting Manager  
Division of Planning and  
Economic Development

planning\submit11/10872AB-11

PLANNING AND ECONOMIC DEVELOPMENT



April 25, 2011

94 Lyndale, LLC  
1625 Energy Park Drive  
St. Paul, MN 55108

Re: The Standard Plat of 94<sup>th</sup> AND LYNDALE COMMERCE CENTER  
Case No.: 10872CD-11  
Site Address: 9304, 9308, 9320, 9336 Lyndale Ave S

On April 18, 2011 the City Council approved the preliminary and final plat of 94<sup>th</sup> AND LYNDALE COMMERCE CENTER with the following conditions:

1. A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within the past 6 months, shall be provided.
2. A signed consent to plat from any mortgage companies with property interest shall be provided.
3. Right-of-way on Lyndale Avenue and West 94<sup>th</sup> Street shall be dedicated on the final plat as needed per the preliminary intersection layout provided by staff.
4. Standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot lines shall be dedicated on the final plat.
5. A 10-foot sidewalk/bikeway easement shall be provided along all street frontages.
6. A signed copy of a private common driveway/parking/access easement agreement shall be provided.
7. A signed copy of a private common utility easement agreement shall be provided.

Code Requirements:

1. The approved final plat shall be filed with Hennepin County (Section 22.06).

Sincerely,

DEPARTMENT OF PUBLIC WORKS

Jennifer C. Desrude, PE  
Development Coordinator

cc: Fendler Patterson Construction  
MFRA  
Plat in Process File  
Case File

## Request for Planning Commission Action

Originator <b>Community Development</b>	Item <b>Conditional Use Permit and Final Site Plans &amp; Building Plans</b>	#
Agenda Section <b>HEARING/PUBLIC INPUT</b>  <b>Development Business</b>	By <b>GPD</b>	Approved  Date April 7, 2011

Item 1

Cases 10872A-11 and 10872B-11

### GENERAL INFORMATION

**Applicant:** 94 Lyndale LLC (owner)  
Anderson Franchise Investments /dba DQ Grill & Chill (user)

**Location:** 9304, 9308, 9320 and 9336 Lyndale Avenue

**Request:**

- 1) Conditional Use Permit for a freestanding restaurant with a drive-through (Case 10872A-11)
- 2) Final Site Plans and Building Plans for a freestanding restaurant with a drive-through (Case 10872B-11)

**Existing Land Use and Zoning:** Vacant and undeveloped; zoned B-2

**Surrounding Land Use and Zoning:** North, East and South – retail, commercial and office, zoned B-2  
West – Industrial and office; zoned I-3

**Comprehensive Plan:** The Comprehensive Land Use Plan recommends General Business land use for the property.

### HISTORY

**City Staff Action:** 12/11/07 – Issued demolition permits for 9304, 9308, 9320 and 9336 Lyndale Avenue which were utilized and subsequently finaled out.

**Council Action**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PL2020-67  
PL202000067

## CHRONOLOGY

Planning Commission Agenda: 04/07/11 – Public hearing scheduled.

## DEADLINE FOR AGENCY ACTION

Application Date:	03/02/11
60 Days:	04/29/11
Extension Letter Mailed:	No
120 Days:	06/28/11

## STAFF CONTACT

Galen Doyle, Planner  
(952) 563-8924  
[gdoyle@ci.bloomington.mn.us](mailto:gdoyle@ci.bloomington.mn.us)

## APPLICABLE REGULATIONS

- 1) Sections 21.204.02 and 21.209 (Case 10872A-11)
- 2) Sections 21.301.01, 21.301.02, 21.301.03 and 21.301.05

## PROPOSAL

The redevelopment proposal consists of combining the four-parcel 3.24 acre site package into one lot and one outlot via a Type II plat for the development of proposed Lot 1 with a 3,094 square-foot freestanding Dairy Queen restaurant and drive-through which requires Conditional Use Permit (CUP) and Final Site Plans and Building Plans (FSPs&BPs) approval.

As submitted, the proposed Preliminary and Final Plat (Case 10872CD-11) will combine and divide the site package into a 1.04 acre lot with frontage on Lyndale Avenue for the restaurant on the northerly third of the site, a 1.76 acre outlot with frontage on both Lyndale and West 94<sup>th</sup> Street for future development, and dedicate 0.45 acres for right-of-way for Lyndale and 94<sup>th</sup> Street. No park dedication is required for proposed Lot 1 at this time due to the existence of credits from the previous development and any future dedication for the outlot would be anticipated to be in cash. As a Type II plat, the application is going directly to the City Council and is being scheduled for concurrent consideration with the subject CUP and FSPs&BPs on April 18, 2011.

The restaurant will be roughly centered on the proposed Lot 1 with setbacks of about 82 feet from the new right-of-way on Lyndale, 70 feet from the north lot line, 100 feet from the west lot line, and 52 feet from the south lot line. It will have 69 interior seats and 16 seats at four tables on a patio area on the east side for a total of 85 seats. An indoor trash/recyclable collection and storage area is provided on the west side with an overhead door to the north, the order boards and pick-up window are located on the southwest and south sides respectively, public entries are on the north and east sides, and a sidewalk connects the patio to the public

sidewalk on Lyndale. A bike rack will be provided in that area. Exterior finish and materials include face brick, stucco, Hardi Board panels and stone – all with integral color. Wall signage is currently being considered for the east elevation but no freestanding signage is shown. Basic hours of operation are to be 10:00 a.m. to 10:00 p.m. seven days a week. There would be a total of 50 employees with a maximum shift load of 10 employees.

Site access is via a full movement driveway onto Lyndale that is shared with the outlot and a temporary auxiliary driveway southerly across the outlot to a right in/right out curb cut onto 94<sup>th</sup> Street. On-site circulation is one-way counter-clockwise around the building with 49 angled spaces predominantly on the outside of the drive and the drive-through lane starting in the northwest corner of the loop. Parking setbacks of 21 feet from the new front property line and five feet from the north, west and south lines are shown. Required screening along Lyndale is provided by evergreen and deciduous shrubs. Permeable pavement and below-pavement infiltration areas will be used in the perimeter parking spaces for storm water treatment. Parking lot lighting will consist of 25-foot standards on three-foot bases with 315 watt full-cutoff luminaires and building lighting will consist of a mix of 100 and 70 watt wall-mounted or recessed luminaires. A new eight-foot wide sidewalk would be constructed inside the new property line within the new sidewalk/bikeway easement along Lyndale Avenue from the north property line to just south of the new driveway onto Lyndale.

A schematic shows a potential future development option for the outlot consisting of a 14,000 square-foot office/retail building with attendant parking and how it could relate to the restaurant site and make use of the temporary drive to 94<sup>th</sup> Street.

Finished landscaping will be confined to the restaurant lot with surface stabilizing for the outlot via seeding of grass cover.

## ANALYSIS

The proposed land use of a freestanding fast food restaurant with a drive-through lane is one that is and has historically been common throughout the commercially zoned areas along Lyndale Avenue – from old CB and B-3 Zoning Districts to the more current expanded B-2 District. It is the type of use that over the past 40 years has experienced a significant level of multiple occupant turnover on many sites and ultimately the redevelopment of many others as existence for more than a decade was more uncommon than common. Such development that has a minimum building footprint and comparable level of supporting site does not offer the opportunity for many alternative land uses. However, a number of the national chains have shown the ability to survive and even flourish over an extended period of time.

Perhaps, the “phased” aspect of the total site development that has the smallest interior parcel being developed first without any real sense of use or timing for the remaining parcel development results in the greatest uncertainty. However, this is not a Planned Development and, while a complete development package with established linkages and relationships between the respective parcels could result in more efficient use of the land and service features, there is not a clear need to do so. While the proposal does retain limited possibilities for that increased level of integration to happen, there is no question that the two parcels can adequately function as freestanding development sharing accesses and some services with little in the way of any supporting use relationship.

The division of the modest site into two parcels and the development of the smallest parcel with this category of use are consistent with both the Comprehensive Land Use Guide Plan and the recently established B-2 Zoning District. The major drawback is that pattern and the particular use are basically a continuation of the existing older commercial development pattern of small parcels and small freestanding developments that may be less than the potential optimum benefit of the area and the community. Nonetheless, the use can fit the site, function independently, and will be consistent and compatible with the area development.

The proposed Preliminary and Final Plat will create two conforming parcels for development purposes with the larger in outlot form and having no established time for or specific manner of development at this time. However, it should be noted that the proposed configuration and areas of the lot, outlot and right-of-way dedication are still being adjusted and refined, particularly for right-of-way, so those of an approved final plat might vary slightly.

The underlying schematic on the site plan does show that the outlot can be reasonably developed in the future, at least under current regulations, and function with an existing restaurant as proposed. The platting will establish the required internal drainage and utility easements typically found on final plats and delay park dedication for the outlot until brought into developable form at some point in the future. It is expected that such dedication will be in cash.

As proposed, the freestanding restaurant proposal is capable of functioning as a "stand alone" land use, with excess parking that might be used in common with the outlot development in the future. The form of that future outlot development might well involve some revisions to the south portion of the restaurant development with regard to parking spaces and circulation drives. Those types of issues will have to be addressed at that point in the future and on the basis of regulations in effect at that time. The owner/applicant has been advised that the inclusion of the schematic for the outlot, as requested by the City, on the plans submitted for the restaurant lot serves only to show that the outlot can support a reasonable level of development consistent with current development regulations. It is not for the purpose of and does not constitute any form of approval or commitment to any level of development on that outlot except for the provision of the temporary driveway to 94<sup>th</sup> Street.

Staff review of the submitted plans has identified a number of minor errors and information omissions ranging from incorrect plan scales to engineering details that must be corrected and/or added prior to any permit application. These issues have been identified to the applicant and, at this time, those identified are basically technical in nature and do not affect or alter the character, scale, design, function, or fit of the project on the site.

While the provided 49 parking spaces exceed the required 34 spaces for the 69 interior seats and the 16 outdoor seats, the additional parking spaces may squeeze the north/south dimension of the lot sufficiently to prevent provision of an adequate sidewalk depth on the north side of the building. The proposed sidewalk is only 4.5 feet wide and will be substantially reduced by vehicle overhang. This depth is particularly critical at the west end of the building, at the north entrance, and from accessible spaces to the north entrance, creating an unsafe situation for all customers using the north entrance, particularly those needing accessible access. Section 21.301.04(d)(1)(B) requires a minimum *clear* width of five feet for private sidewalks. This situation must be corrected at the two structural pinch points and provide adequate accessible access from the assigned spaces and resolution might require a minor increase in the width of the lot.

Exterior materials for the building have been revised from the original submittal to those previously noted and are all conforming. The new public sidewalk along Lyndale will actually be 8 feet in width rather than 10 feet and be constructed to south of the proposed Lyndale driveway as part of the project. The applicant has been advised of the need to properly abandon all existing and unusable utility services, close existing wells, complete a SAC determination, obtain a Nine Mile Creek Watershed District permit, satisfy connection charges, submit electronic utility as-builts, submit a Transportation Demand Management Plan, resolve details of the proposed storm water management system and provide Storm water Management Plan and Maintenance Schedule, NPDES permit, provide for a grease interceptor, plan for looping the waterline with development of the outlot in the future, and that Lyndale Avenue will not be fully closed for any utility work.

Planning staff has advised the applicant that the surface of the outlot will need to be stabilized and maintained in a reasonable fashion as part of the overall landscaping, particularly that area adjacent to the temporary driveway and the new boulevard area. As little stabilization was done following the site demolitions, this may involve modest grading to establish runoff controls, mulch or matrix based seeding of longer turf type grasses, maintenance of erosion controls for an extended period. No permanent landscaping will be required as to the uncertainty of the future development pattern and the existing sidewalk relocation from the boulevard area. Therefore the landscape plan will need to address the entire property package and the bond will have to be based on both the finished landscaping and include an amount for the stabilization of the remaining site. Some minor revisions in the form of additional plant material will be required to meet screening requirements along Lyndale Avenue.

**Stormwater Management:** Stormwater will be managed to meet the City's and Nine Mile Creek Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume, primarily by using porous pavers in the parking stall areas of the site with perforated drain tile under the surface. The drain tile overflows to a storm manhole located in the southwest corner of the Dairy Queen site which connects, via storm sewer, to an existing public storm sewer pipe located on the lot line between this site and the site to the west. The public storm sewer flows south into the storm sewer located under West 94<sup>th</sup> Street. The temporary access drive through Outlot A will be treated by using a rock trench running along the drive.

The Stormwater Management Plan calculations and narrative have been reviewed and approved by the Water Resources Engineer. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

**Utilities:** Sanitary sewer and watermain pipes are located under the street in both Lyndale Avenue and West 94<sup>th</sup> Street. Adjacent to the Dairy Queen site, there are three existing water services which will be required to be abandoned, since none of the services are large enough to be reused. When the rest of the site is redeveloped, the remaining unused water services adjacent to the site (2 in Lyndale and 1 in W. 94<sup>th</sup>) will need to be properly abandoned. The applicant is proposing an 8-inch service to the Dairy Queen site and proposes to stub 8-inch watermain to the site to the south, in preparation to complete the loop when the southern site is redeveloped.

There are four sanitary sewer services that will need to be abandoned or reused as part of the Dairy Queen project. The applicant is proposing to televise one of the existing services and reuse it if the condition is acceptable. When the rest of the site is redeveloped, the remaining unused sanitary sewer services adjacent to the site (3 in Lyndale and 1 in W. 94<sup>th</sup>) will need to be properly abandoned or reused. Since the proposed use is a fast-food restaurant, an exterior grease interceptor will be required. The grease interceptor must meet the City

of Bloomington's standards and the owner must commit to maintaining the grease interceptor by signing an agreement to be filed with the City of Bloomington Utilities Division.

**Traffic Analysis:** The existing roadway network should adequately accommodate the new trips generated by the Dairy Queen site without a negative effect on operations. No new safety issues are expected to occur, nor any existing issues exacerbated by the expected trip generation.

**Access and Circulation:** The primary access to the site will occur from the proposed full movement access to Lyndale Avenue. A secondary right-in/right-out access is proposed to West 94<sup>th</sup> Street. Both accesses cross over the property line with proposed Outlot A, requiring a private cross access/circulation agreement or easement to be filed with Hennepin County. Preliminary layouts for future reconstruction of the Lyndale Avenue South / West 94<sup>th</sup> Street intersection provided to the applicant depict extension of the center-median along Lyndale Avenue South past the proposed full access, limiting the access to only right-in/right-out movements. Future construction of this center median by the City will be based upon operational and safety considerations along the corridor.

The Dairy Queen site circulation is one-way counterclockwise with angled parking. Per the City Code, angled parking dimensions and aisle dimensions are based on the most current edition of the Institute of Transportation Engineers (ITE) manual. The applicant proposes 45° angled parking. The proposed stall dimensions are 18.5-foot deep by 9-foot wide and the proposed drive aisle dimension is 24.5-foot wide on the east, 24-foot wide on the north and splitting into two painted lanes of 12.5-foot and 12-foot to separate the drive-thru traffic. This traffic is divided by pavement markings, and not a physical barrier, which will allow emergency vehicles room for full circulation around the site. The proposed drive aisle and parking stall dimensions meet or exceed the minimums provided for by ITE except for parking stall depth (18.5 feet proposed versus 18.9 feet ITE). Staff recommends a minimum parking stall depth (perpendicular to drive aisle) of 19 feet instead of the 18.9 feet from ITE for ease of field installation. A minimum drive aisle of 20 feet is required for emergency vehicle access and circulation. The applicant may reduce the drive aisle dimension to satisfy the code requirement for their internal sidewalk, as noted above. A new 8-foot public sidewalk will be constructed in the new public sidewalk/bikeway easement along Lyndale Avenue from the northern property line through the driveway and then connected to the existing sidewalk after the sidewalk is through the driveway. The 8-foot sidewalk will be continued along Lyndale and West 94<sup>th</sup> Street with the next phase of development. In addition, a sidewalk connection from the public sidewalk to the Dairy Queen is proposed in the northeast corner of the site.

**Transit and Transportation Demand Management (TDM):** Transit service is available on Lyndale Avenue via Route 535, with service to South Bloomington Transit Center (located at 98<sup>th</sup> Street and Aldrich Avenue), Normandale Community College, Southtown Shopping Center, and Downtown Minneapolis. The South Bloomington Transit Center is located approximately 4 blocks from this site and the bus stops adjacent to the site at 94<sup>th</sup> and Lyndale (southbound) and across the street between 93<sup>rd</sup> and 94<sup>th</sup> and Lyndale (northbound).

This development plan will require a Tier 2 TDM plan, which allows the property owner to choose from a menu of TDM options. The owner has committed to installing a bike rack on the site. Additional TDM measures have not yet been determined.

**Easements and Right-of-Way:** On the final plat, additional right-of-way will be provided for future Lyndale and W. 94<sup>th</sup> Street improvement projects. Staff continues to fine-tune this requirement with the applicant. In addition, the plat will show drainage and utility easements along the street frontages and interior lot lines. A

number of easements/agreements will be required by document to include those for sidewalks along both Lyndale Avenue and West 94<sup>th</sup> Street, cross access and circulation (and possibly parking depending on the applicant's desire for future flexibility), utility, and grading and construction for the temporary driveway.

## SUMMARY

While the scope and scale of the proposed development may not be of the potential optimum from a land use perspective, it does work both for the freestanding restaurant and reasonable future development capabilities for the outlot. Other than through utilities and access features, there are no requirements or guarantees requiring or promising any strong use or even physical relationship between the two sites, although that is something to be worked towards in the future. Site access and circulation are acceptable, parking exceeds Code requirements, necessary easements will provide for future options, the "temporary" form of the driveway to 94<sup>th</sup> Street is appropriate in that it will not hinder a development pattern for the outlot (although the curb cut is set), and the restaurant can stand alone successfully as a land use. Again, it is noted that the submitted plans require a great number of detail revisions/corrections/additions, particularly with regard to the engineering aspects, in order to have plans acceptable for permit purposes. The applicant has been advised to work with City staff on these items during the course of the application process in order to minimize undue delays during the permitting process.

## FINDINGS

### Section 21.501.04(e) – Conditional Use Permit

... The following findings must be made prior to the approval of a conditional use permit:

**(1) The proposed use is not in conflict with the Comprehensive Plan;**

- \* The proposed restaurant is a conditional use within the General Commercial B-2 Zoning District that is not in conflict with the Comprehensive Plan for the property and neighborhood.

**(2) The proposed use is not in conflict with any adopted District Plan for the area;**

- \* The subject property and proposed development are not subject to any adopted District Plan.

**(3) The proposed use is not in conflict with City Code provisions;**

- \* The proposed restaurant use is not in conflict with applicable City Code development regulations and provisions.

**(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and**

- \* The proposed restaurant use is consistent and in scale with the property and expected level of development anticipated by available streets, utilities and public facilities. The use will not create any additional burden on parks or schools in and of itself.

**(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.**

- \* The proposed restaurant with drive-through is comparable in character, scale, and intensity of use to six other existing restaurants within three blocks either side along Lyndale Avenue that have not shown themselves to be either injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare over many years. As such, the restaurant cannot be anticipated to be injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare.

**Section 21.501.01(d) – Final Site Plans and Building Plans**

**... The following findings must be made prior to the approval of final site and building plans or revisions to final site and building plans:**

**(1) The proposed development is not in conflict with the Comprehensive Plan;**

- \* The proposed restaurant development is not in conflict with the Comprehensive Plan as a restaurant is a Conditional Use in a General Commercial B-2 Zoning District that is consistent with the Guided Land Use designation of General Business.

**(2) The proposed development is not in conflict with any adopted District Plan for the area;**

- \* The property is not included in any adopted District Plan.

**(3) The proposed development is not in conflict with the City Code provisions; and**

- \* The proposed restaurant use is not in conflict with applicable City Code development regulations and provisions.

**(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.**

- \* The proposed restaurant with drive-through is comparable in character, scale, and intensity of use to six other existing restaurants within three blocks either side along Lyndale Avenue that have not shown themselves to be either injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare over many years. As such, the restaurant cannot be anticipated to be injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare.

The proposed outlot is shown to be developable in a reasonable manner under current applicable development regulations and cannot be anticipated to be injurious to the surrounding neighborhood or otherwise harmful to the public health, safety and welfare at this time.

## RECOMMENDATION

In Case 10872 A-11, staff recommends approval of a conditional use permit for a freestanding restaurant with a drive-through at 9304, 9308, 9320 and 9336 Lyndale Avenue subject to the following conditions:

- 1) The restaurant must be consistent in size, character, and orientation with that shown on and described in the documents in Case 10872A-11; and
- 2) Final Site Plans and Building Plans must be approved for the restaurant;

and subject to the following Code requirement:

- 1) The Conditional Use Permit will expire one year from the date of City Council approval unless utilized in accordance with Section 21.504.04(g) of the City Code.
- 2) Property shall be platted in accordance with the requirements of Chapter 21 of the City Code;

In Case 10872B-11, staff recommends approval of the Final Site Plans and Building Plans for a freestanding restaurant with a drive through at 9304, 9308, 9320 and 9336 Lyndale Avenue subject to the following conditions being satisfied prior to the issuance of any grading, foundation or structural permits:

- 1) The approval shall be valid only for the restaurant on proposed Lot 1 and the temporary drive on the proposed outlot as shown on the plans approved in Case10872B-11;
- 2) Exterior finish materials shall be as approved by the Planning Manager;
- 3) Restaurant seating must not exceed 69 inside seats and 16 patio seats;
- 4) The Grading, Drainage, Utility, Erosion Control, and Traffic Control plans shall be revised for approval by the City Engineer;
- 5) Access, circulation and parking plans be approved by the City Engineer;
- 6) Connection charges shall be determined and satisfied;
- 7) Sewer Availability Charge (SAC) be determined and be satisfied as required;
- 8) An external grease interceptor shall be constructed on the site and a grease interceptor maintenance agreement filed with the Utilities Division;
- 9) An erosion control surety shall be provided to the Manager of Building and Inspection Division;
- 10) Approved erosion control measures shall be in place prior to issuance of grading permits;
- 11) A Storm Water Management Plan shall be provided and approved by the City Engineer, which includes a maintenance plan to be signed by the property owner and filed of record with Hennepin County;
- 12) A Nine Mile Creek Watershed District permit shall be obtained;
- 13) A common driveway/access/parking/circulation and utility agreement or easement be provided by document in recordable form for the proposed lot and outlot as approved by the City Engineer with proof of filing to be provided to the Manager of Building and Inspection;
- 14) Building Permit plans must show sidewalk of conforming width along north side of building as approved by the Planning Manager;

- 15) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained and submitted prior to issuance of any City permits;
- 16) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) shall be provided if greater than one acre is disturbed;

and subject to the following conditions:

- 17) All customer parking shall occur on-site and off of the adjacent public street(s);
- 18) All construction related parking, loading and unloading, staging, and material storage shall occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.
- 19) The site and development shall be maintained in a neat and orderly manner;
- 20) Alterations to utilities be at the developer's expense;
- 21) Approved and installed erosion control barriers shall be maintained in an effective and functional condition throughout the construction period and shall not be removed until all disturbed areas are stabilized in an approved manner and removal is authorized by the Issuing Authority;
- 22) All pickup and drop-off occur on site and off of public streets; and
- 23) All inventory or stock loading and unloading shall occur on site and off of public streets;

and subject to the following Code requirements

- 1) Three foot high solid screening be provided along Lyndale Avenue as approved by the Planning Manager (Sec. 19.52);
- 2) Landscape plan shall be approved by the Planning Manager (Sec 19.52);
- 3) A landscaping surety shall be provided to the Manager of Building and Inspection Division in accordance with Sec. 19.52(h)(5) City Code;
- 4) All rooftop equipment shall be fully screened (Sec. 19.52.01);
- 5) Property shall be platted in accordance with the requirements of Chapter 22 of the City Code;
- 6) Unused water services shall be properly abandoned (Sec. 11.15, City Code);
- 7) The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy;
- 8) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903.1, MN Rules Chapter 1306; MN State Fire Code Sec. 903.1);
- 9) Fire lanes shall be posted as approved by the Fire Marshal (Sec. 8.73 City Code; MN State Fire Code Sec 503.3);
- 10) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN Fire Code Sec. 508);
- 11) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 12) Parking lot and site security lighting shall satisfy the requirements of Sec. 21.301.07 of the City Code; and
- 13) Signage shall comply with the requirements of Chapter 19, Article X of the City Code;

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(763) 478-8032  
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**Client**  
FENDLER  
PATTERSON  
CONSTRUCTION

**Project**  
DAIRY QUEEN  
BLOOMINGTON

**Location**  
BLOOMINGTON, MN

**Certification**

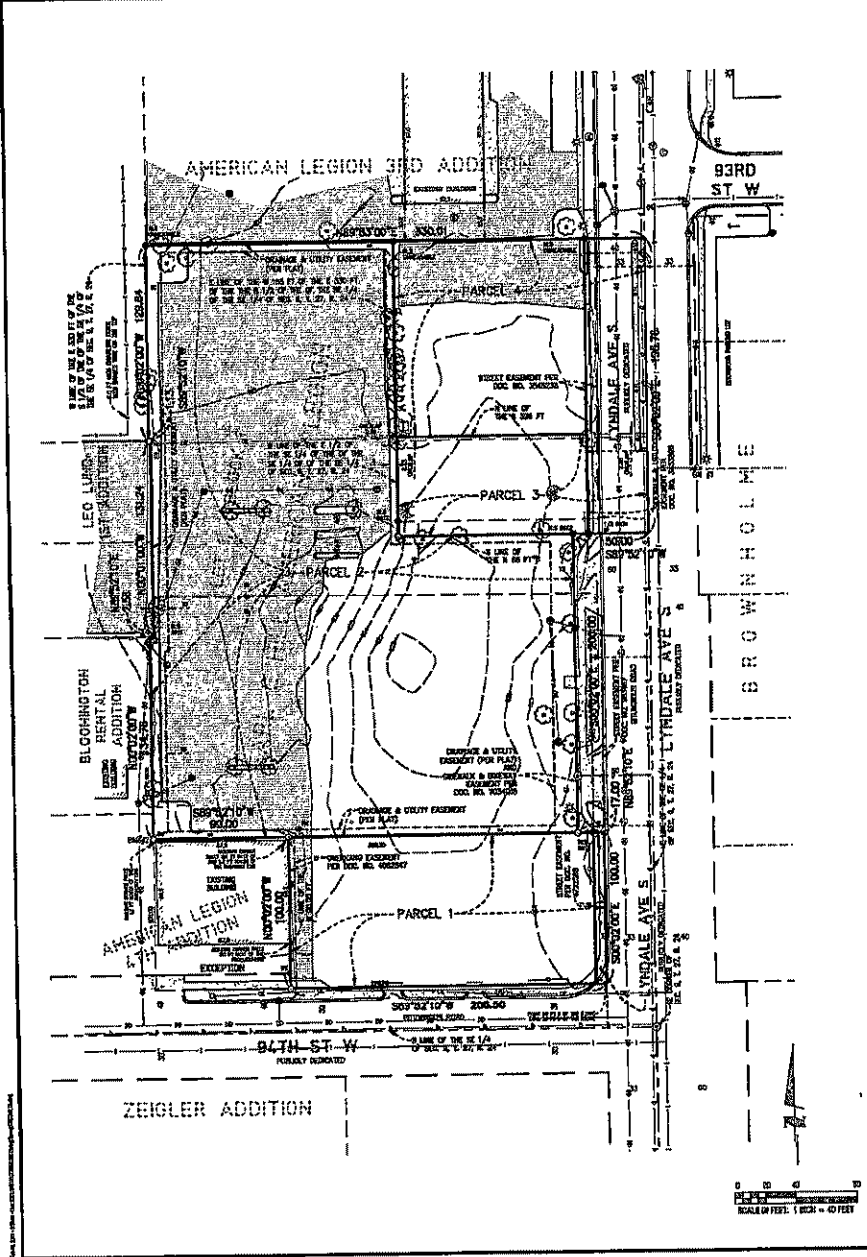
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**Revision History**  
No. Date By  
Submittal / Revisions

**Sheet Title**  
ALTA/ACSM LAND  
TITLE SURVEY

**Sheet Number Revision**  
1 / 1

**Project No.** FEN18832

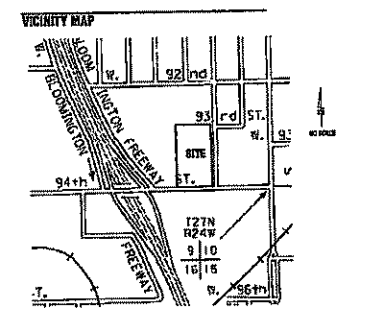


**LEGEND**

○ FENCED ENCLOSURE	— POLYURETHANE	--- EASEMENT LINE
○ SET BACKMENT	○ SURVEY CENTER	--- CENTERLINE
○ MARKED IN 4741	○ IRON NAIL	--- FRONT OF ACCESS
○ ELECTRIC METER	○ PLATED IRON DISK	--- EGRESS CURB
○ LIGHT	○ ELECTRIC TRANSFORMER	--- SIDE WALK LINE
○ AIR CONDITIONER	○ TELEPHONE PEG	--- SIDEWALK CURB
○ DAY ARCHER	○ GAS METER	--- BELONGERS SURFACE
○ HANDSAW SIGNAL	○ OVERHEAD WIRE	--- PROPERTY SURFACE
○ UTILITY POLE	○ COACH LINE FENCE	--- LANDSCAPE SURFACE
○ GROUND POST	○ FENCE	--- LANDSCAPE SURFACE
○ RAILROAD	○ WIRE FENCE	--- BELONGERS TREE
○ ROAD	○ WOOD FENCE	--- CONFLICTS TREE

- SURVEY NOTES**
- The bearing system is based on the north line of Block 1, EARL S. HILL, AMERICAN LEGION being an assumed bearing of 285° 00' 00".
  - The vertical datum is based on NAVD83.
  - ENCUMBRANCE #1**  
Top of iron nail marked on westerly property line as shown. Dist. = 624.05
  - ENCUMBRANCE #2**  
Top of iron nail marked on westerly property line as shown. Dist. = 624.05
  - Subject property is owned by 1227N Lyndale Ave. S. Its property identification number is 04-027-04-44-0227, 1227 Lyndale Ave. S. Its property identification number is 04-027-04-44-0228, 1228 Lyndale Ave. S. Its property identification number is 04-027-04-44-0229.
  - Field work was completed on 12/29/21.
  - This survey was conducted under the cover of a significant amount of snow. The surveyor makes no guarantee that all visible improvements are shown.

- TABLE A NOTES**
- The subject property lies within Flood Plain Zone X, per FEMA, Flood Map No. 220200000E dated 06/04.
  - The gross area of the subject property is 8,427.32 Acres or 41,146 Square Feet.
  - The subject property is zoned B-2, per City of Bloomington Zoning Map.
  - There are no buildings located on the subject property.
  - There are no parking spaces and no other improvements on the subject property.
  - There is no indication that the subject property has public access to 14th Street West and Lyndale Avenue South.
  - Underground utilities are per a combination of the following:  
a. Grounded utilities:  
i. As located for use by Superior State One-Call, Ticket No. 20060900, dated 12/21/21.  
ii. As located for use by Superior State One-Call, Ticket No. 20060900, dated 12/21/21.  
b. Other State One-Call (SOSOC) signals were placed on 12/21/21 by the utility locater on the site. The underground utility locations, where known, if any, are based upon location data from utility agencies that actively participated in a search of this project. SOSOC supplies other data regarding the location of these utilities and they provide end-points, signs, and markings in line of physical location. The surveyor makes no guarantee that the underground utilities shown completely or accurately in the map, unless so indicated. Utility information shown herein, if any, is a compilation of the map information and those within the site that were located during the survey. The surveyor further does not warrant that the underground utilities shown herein, if any, are in the exact location as indicated, although the shown utility locations are based on the available ground information. State One-Call at (507-434-8000) prior to any excavation.
  - The names of adjoining owners of platted lands are shown on the survey.
  - There is no observable evidence of earth moving work, there is no observable evidence of building construction or building additions within recent months.
  - No changes to street right of ways are proposed per the City of Bloomington. There is no observable evidence of recent street or sidewalk construction work.
  - There is no observable evidence of site use as a solid waste dump, scrap or recycling facility.



**SUBJECT PROPERTY**

That part of the Southeast Quarter of Section 8, Township 27 North, Range 24 West of the 4th Principal Meridian Township 27 North.

That part of a parcel which is 50 feet South of the South line of said Southeast Quarter and 63 feet West of the East line of said Southeast Quarter. Corner West parcel with the South line of said Southeast Quarter a distance of 100 feet. Corner North parcel with the East line of said Southeast Quarter a distance of 100 feet. Corner East parcel with the South line of said Southeast Quarter a distance of 100 feet in a point which is 70 feet West of the East line of said Southeast Quarter. Corner South parcel with the East line of said Southeast Quarter a distance of 100 feet to the point of beginning. EXCEPT the West 60 feet base, Hennepin County, Minnesota.

Abstract Property

Parcel 1:  
Lot 1, Block 1, East 1/2 1st American Legion, Hennepin County, Minnesota

A portion of the above described property is included and described as follows: That part of Lot 1, Block 1 of 1st American Legion, southeast 1/4 of Lot 1, Block 1, American Legion East Addition, Hennepin County, Minnesota.

Abstract and Town Property, Section 8 of T17N R24W

Parcel 2:  
The East 1/2 of the North 1/2 of the South 288 feet of the East 1/2 of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27 North, Range 24 West, Hennepin County, Minnesota.

Abstract Property

Parcel 3:  
That part of the north 1/2 of the north 1/4 of the north 1/2 of the north 1/2 of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27 North, Range 24 West, Hennepin County, Minnesota, being west of the West 1/2 of the East 1/2.

Abstract Property

Defining: The Forest Practice Use Exemption No. 002-072025-14-0016, dated date and time of recording, that Part American Title Insurance Company has provided as, the following amounts on statements etc., and the property is subject to the conditions of the same including expenses to said Section 8.

1. Payment for road cutting and pedestrian bridge and agreement over the West 1/2 of subject property as set out in Assessor's Agreement dated June 12, 1978, recorded May 20, 1974, as Amended No. 420207, and the balance of the same as amended, (Parcel 1) (Encumbrance) are shown on survey.

2. Assessor's record proceeds in favor of the City of Bloomington as set out in Oak City Deed dated April 13, 1982, recorded June 12, 1982, as Encumbrance No. 472254, (Parcel 1) (Encumbrance) are shown on survey.

3. Encumbrance for bridge and utility easement as shown on the attached plat of Part 1 of 1st American Legion, (Parcel 1) (Encumbrance) are shown on survey.

4. Encumbrance for sidewalk and utility easement together with any included rights in favor of the City of Bloomington as contained in the Encumbrance (Dairy Easement), dated October 15, 1978, recorded November 24, 1978, as Encumbrance No. 322020 (Parcel 1) (Encumbrance) are shown on survey.

5. Encumbrance for sidewalk and utility easement together with any included rights in favor of the City of Bloomington as contained in the Encumbrance (Dairy Easement), dated October 15, 1978, recorded November 24, 1978, as Encumbrance No. 322020, (Parcel 1) (Encumbrance) are shown on survey.

6. Encumbrance for sidewalk and utility easement together with any included rights in favor of the City of Bloomington as contained in the Encumbrance (Dairy Easement), dated October 15, 1978, recorded November 24, 1978, as Encumbrance No. 322020, (Parcel 1) (Encumbrance) are shown on survey.

7. Subject to Lyndale Avenue South as correctly located and traveled and as shown on the survey prepared by McCoskie Park Horse Association, Inc., dated July 8, 2017, but not dated July 8, 2017, File No. 110544 (the "survey"), (Encumbrance) are shown on survey.

8. Right of way for Lyndale Avenue South as contained in the Oak City Deed dated September 14, 1970, recorded September 25, 1970, as Dec. No. 8446228, (Parcel 4) (Encumbrance) are shown on survey.

9. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

10. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

11. Right of way for Lyndale Avenue South as contained in the Oak City Deed dated September 14, 1970, recorded September 25, 1970, as Dec. No. 8446228, (Parcel 4) (Encumbrance) are shown on survey.

12. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

13. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

14. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

15. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

16. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

17. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.

18. The following encumbrances are shown on the survey:  
a) Deed to Southeast corner of Parcel 2 recorded under the drainage and utility easements contained on the plat of East 1/2 1st American Legion.  
b) State Land lease agreement over the land along the four-westerly boundary of Parcel 1, (Parcel 1) (Encumbrance) are shown on survey.





Project  
**DAIRY QUEEN**

Location  
**BLOOMINGTON MINNESOTA**

Certification  
I hereby certify that this survey 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.

Survey of  
Reference: 18-47493 Date: 03/16/2024  
This plat is a true and correct copy of the original survey as filed in the office of the State of Minnesota and is subject to the provisions of the laws of the State of Minnesota relating to the same.

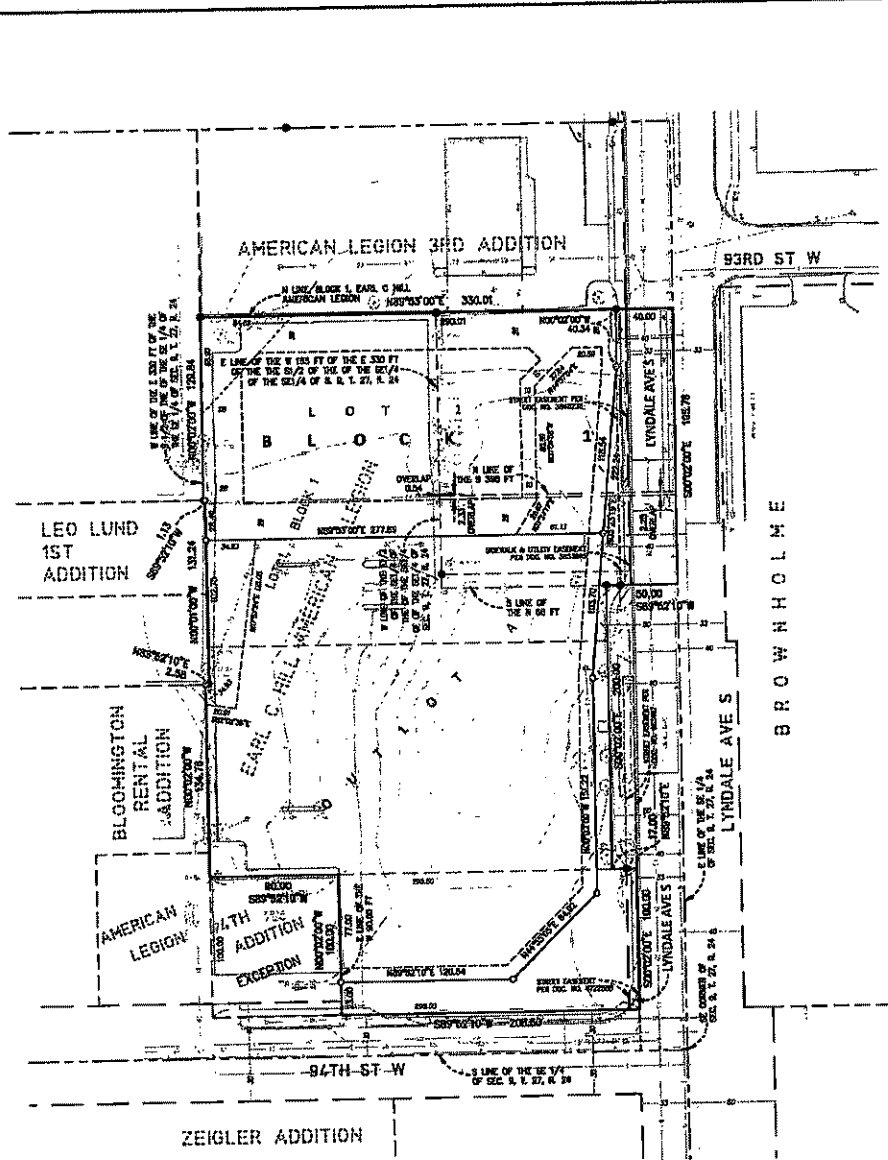
Summary  
Designed by: [Name] Date: [Date]  
Approved by: [Name] Date: [Date]  
Plotted by: [Name] Date: [Date]

Revision History  
No. Date By Description / Revision

Sheet Title  
**PRELIMINARY PLAT**

Sheet No. Revision  
**C2.02**

Project No. FEN18832



**LEGEND**

FOUNDED OF THIS DISTRICT	WATER MAIN	EASEMENT LINE
LIKES MARKED	SEWER MAIN	RIGHT OF ACCESS
SETBACK	STORM SEWER	RIGHT OF WAY
MARKED IN 1948	STAKED END SECTION	CONCRETE CURB
ELECTRIC METER	ELECTRIC TRANSFORMER	BUILDING LINE
LINE	TELEPHONE FEEDER	CONCRETE SURFACE
ALL CONDUITS	4" GAS PIPING	LANDSCAPE SURFACE
4" GAS PIPING	OVERHEAD WIRE	DECEADUOUS TREE
MANHOLES	CHAIN LINK FENCE	CONTIGUOUS TREE
UTILITY POLE	SIGN FENCE	
WOODLAND	WIRE FENCE	
AS PLOTTED	WOOD FENCE	

**DESCRIPTION**

That part of the Southeast Quarter of Section 8, Township 27 North, Range 24 West of the 4th Principal Meridian (as shown on the attached plan) beginning at a point which is 30 feet North of the South line of said Southeast Quarter and 33 feet West of the East line of said Southeast Quarter (as shown on the attached plan) and extending East a distance of 288.8 feet (more or less) parallel with the East line of said Southeast Quarter a distance of 120 feet (more or less) parallel with the South line of said Southeast Quarter a distance of 288.8 feet to a point which is 88 feet West of the East line of said Southeast Quarter a distance South parallel with the East line of said Southeast Quarter a distance of 120 feet to the point of beginning, EXCEPT the West 80 Feet thereof, Hennepin County, Minnesota.

AND

Lot 1, Block 1, East of 1st American Legion, Hennepin County, Minnesota

A portion of the above described property is registered land described as follows: That part of Lot 1, Block 1, East of 1st American Legion, as shown within Lot 1, Block 1, American Legion East Addition, Hennepin County, Minnesota.

AND

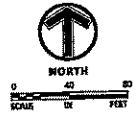
The East Half of the North 88 feet of the South 288 feet of the East Half of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 24, Hennepin County, Minnesota.

AND

That part of the North 120 feet of the North 88 feet of the East 120 feet of the South Half of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 24, Hennepin County, Minnesota, being east of the West 120 feet thereof.

**PROPERTY SUMMARY**

TOTAL SITE AREA:	341,140 S.F. (GROSS)
LESS OUTLET A:	76,574 S.F.
LESS OUTLET B:	70,753 S.F.
LOT 1, BLOCK 1:	43,225 S.F. (NET)





Project  
**DAIRY QUEEN**

Location  
**BLOOMINGTON MINNESOTA**

Certification  
The City certifies that this plan, specification and contract documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
*[Signature]*  
Michael J. Stenzel  
Professional Engineer No. 22801 Date: 02/24/2011

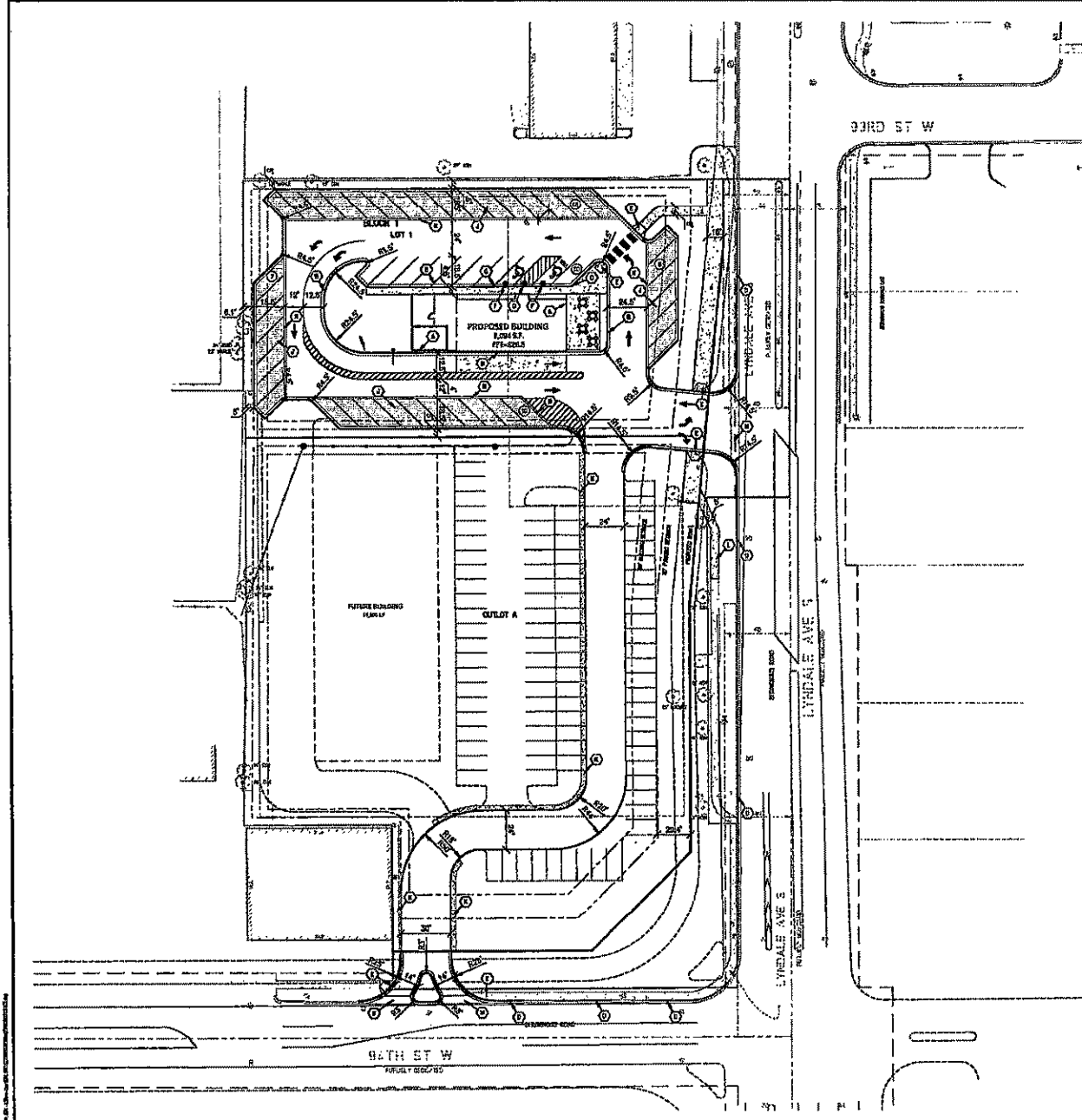
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Approved: [Signature] Book / Page: - / -  
Plotted: [Signature] Initial: [Signature]

Revision History  
No. Date By Submitted / Revision

Sheet Title  
**SITE PLAN**

Sheet No. Revision  
**C3.01**

Project No. FEN18832



**LEGEND**

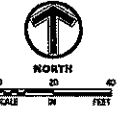
PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT		
CURB & GUTTER		
TIGHTLY CURB & GUTTER		
BASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMIT		
TRENCH		
SIOR		
PPR BOLLARD		
NUMBER OF PARKING STALLS PER ROW		
KEY NOTE		
		CONCRETE PAVES
		CONCRETE PAVING

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	2.24 AC
LOT 1 AREA	1.03 AC
LOT 2 AREA	1.21 AC
REAR SETBACK	0.46 AC
<b>BUILDING FOOTPRINT</b>	
FRONT YARD	25 FEET
REAR YARD	15 FEET
SIDE YARD	10 FEET
<b>PARKING REQUIREMENTS</b>	
FRONT YARD	20 FEET
REAR YARD	5 FEET
SIDE YARD	5 FEET
<b>PARKING REQUIREMENTS</b>	
MINIMUM PER 2.5 SEATS / 50 SEATS	20 STALLS
PARKING STALLS PROPOSED	42 STALLS
<b>PERCENT</b>	
EXISTING EXISTING	0-2
PROPOSED EXISTING	0-2
<b>MINIMUM LOT SIZE</b>	10,000 SF
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	20.00 FT
MINIMUM LOT DEPTH	75.00 FT

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 8' IN WIDTH AND 24.5' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY PORCHES, RAMPS, PRECAST BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SEE ARCHITECTURAL PLANS FOR PAVEMENT DETAILS.
  - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLES.
  - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT DIMENSIONS, LOT AREAS, AND LOT DIMENSIONS.
  - ALL CONDITIONS ON SCHEDULES ALONG THE ADA ROUTE ARE TO BE MAINTAINED. A MINIMUM CORRELATION SLOPE OF ONE (1%) EXCEPT AT CURB RAMP (S) AND A MAXIMUM CROSS SLOPE OF 2.0% (1:50). THE MAXIMUM SLOPE IN ANY DIRECTION ON ANY ADA PARKING STALL OR ACCESSIBLE SPACE IS 1:50. THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTE PRIOR TO PLACING CONCRETE OR OTHER MATERIALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD AND THE DESIGN GRADIENT.
  - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
  - SECRET NUMBERS ARE SUBJECT TO APPROVAL BY THE CITY.
  - DRAINAGE AND UTILITY BASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY BASEMENTS SHALL BE PROVIDED OVER ALL PARKING UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.
  - ALL CURB AND GUTTER SHALL BE 18" UNLESS OTHERWISE NOTED.

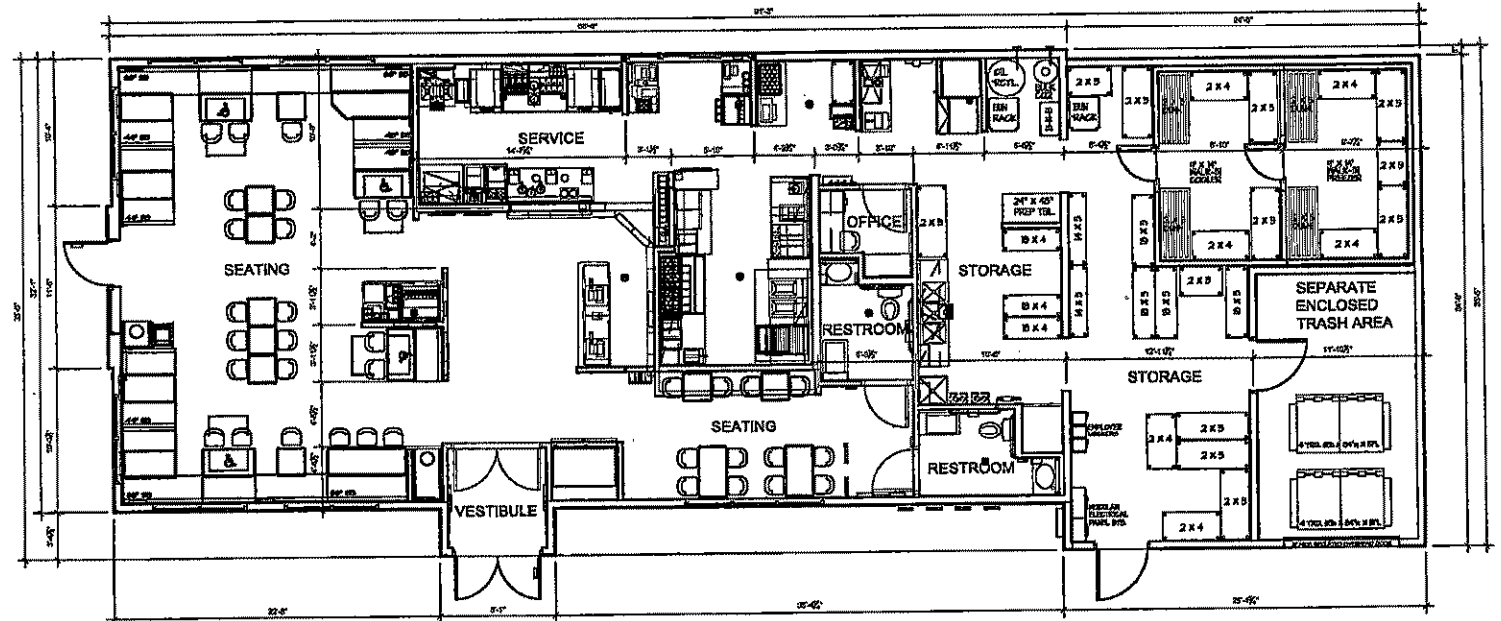
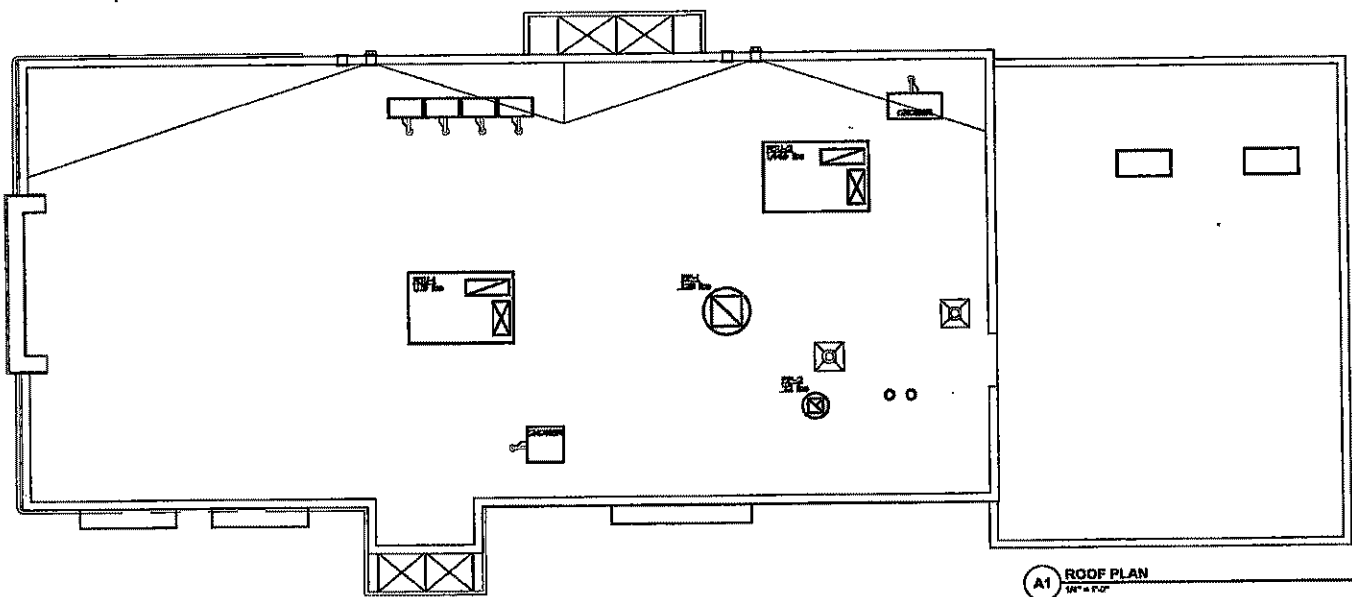
- KEY NOTES**
- BUILDING, STAIRS, STAIRS SEE ARCHITECTURAL PLANS.
  - TIP OUT CURB SECTION
  - FLAT CURB SECTION
  - REMOVE AND REPLACE EXISTING CURB
  - ACCESSIBLE RAMP
  - MC PARKING SIGN
  - BOLLARD
  - STANDARD DUTY PARKING
  - CONCRETE PARKING
  - POKES PAVED
  - FILTRATION STRIP
  - CONNECT TO EXISTING SIDEWALK
  - COMMERCIAL DRIVEWAY
  - 32" FLAT CURB SECTION



10872B

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**DJR**  
ARCHITECTURE, INC.  
1000 WEST 22ND STREET  
BLOOMINGTON, IN 47403  
TEL: 317-344-1111  
WWW.DJRARCHITECTURE.COM



**Fendler  
Patterson  
CONSTRUCTION**

1000 WEST 22ND STREET  
BLOOMINGTON, IN 47403

317-339-4300 FAX  
317-339-2733 TDD

Project Name	Dairy Queen - Bloomington
Project No.	2020-00067
Client	Dairy Queen
Architect	DJR Architecture, Inc.
Contractor	Fendler Patterson Construction
Scale	1/4" = 1'-0"
Date	2/20/21
Drawn by	CF
Checked by	ES

Dairy Queen - Bloomington

Floor Plan & Roof Plan

**A100**

**DJR**  
ARCHITECTURE, INC.  
1000 W. 10TH STREET  
DESIGNATED ARCHITECT



**Fendler  
Patterson  
CONSTRUCTION**

600 WEST 10TH STREET  
DESIGN, MN 55425  
612-425-4241  
612-425-2400

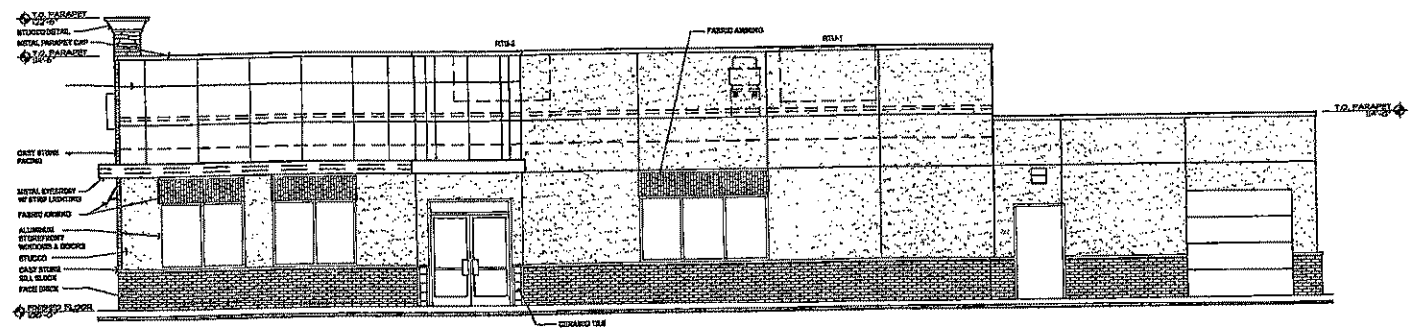
PROJECT: Dairy Queen - Bloomington  
DATE: 08/20/20  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/20/20	[Name]	[Name]
2	FOR CONSTRUCTION	08/20/20	[Name]	[Name]

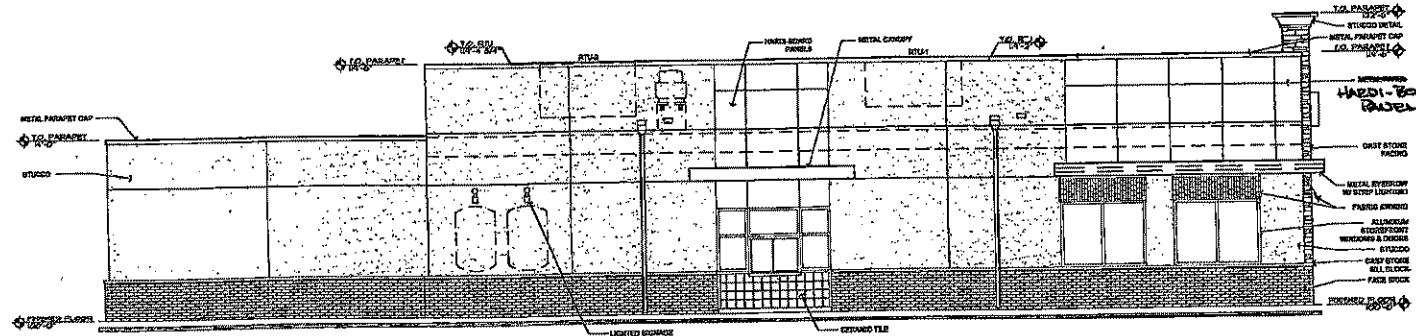
Dairy Queen - Bloomington  
1000 W. 10TH STREET, MN 55425

Exterior Elevations

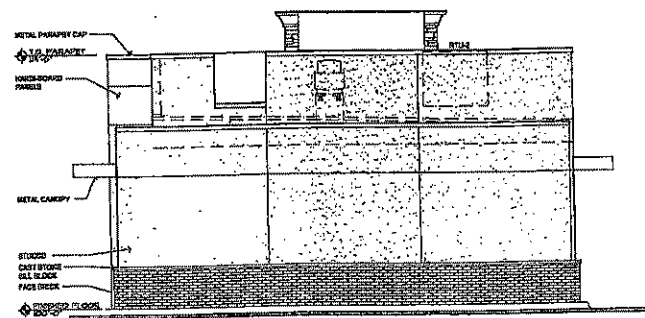
**A200**



**A1 SIDE ELEVATION**  
1/4" = 1'-0"



**A1 SIDE ELEVATION**  
1/4" = 1'-0"



**A1 REAR ELEVATION**  
1/4" = 1'-0"



**A1 FRONT ELEVATION**  
1/4" = 1'-0"