LYNDALE BUSINESS CENTER

Hoyt Development Inc.

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

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

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	SHADEMASTER LOCUST *	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2½" BB
11	TECHNY ARBORVITAE * (6'-0" O.C.)	THUJA OCCIDENTALIS 'TECHNY'	4' BB
9	MONTANA MUGHO PINE	PINUS MUGO	24" H
GOOD 74	MANEY JUNIPER (3'-0" O.C.)	JUNIPERUS CHINENSIS 'MANEYI'	24" H
GOOD 30	JAPANESE SPREADING YEW	TAXUS CUSPIDATA	18" BOT
GOOD 67	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	18" BOT
2	GREEN ASH *	FRAXINUS PENNSYLVANICA LANCEOLATA	2½" BB
3	HACKBERRY *	CELTIS OCCIDENTALIS	2½" BB

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

RECEIVED
DIVISION OF CITY PLANNING
JAN 13 1983
CITY OF BLOOMINGTON
MINNESOTA

CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By Galen P. Doyle Jr. ATC
Director of Planning
Date 1/13/84

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 39,628.5 GROSS RENTABLE S.F.
OFFICE (TENANT): 4,987.0 S.F. @ 1/200 = 25
W.HSE. (TENANT): 21,187.5 S.F. @ 1/800 = 26.5
OFFICE (SPEC.): 4,114.5 S.F. @ 1/200 = 20.5
W.HSE. (SPEC.): 9,289.7 S.F. @ 1/800 = 11.74

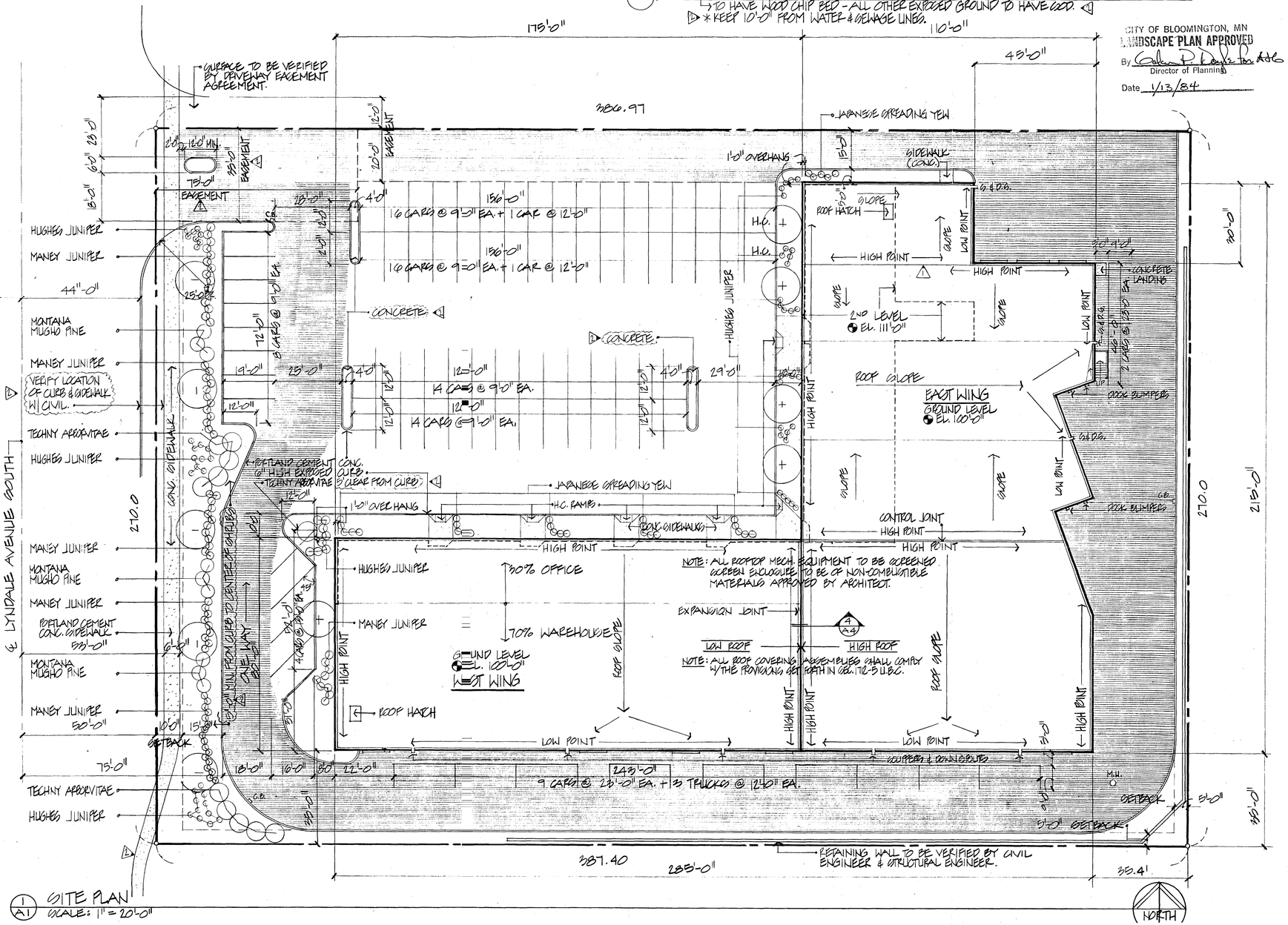
TOTAL REQUIRED 83.74 CARS
TOTAL PROVIDED 85 CARS

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.
- SNOW 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.



1 A1 SITE PLAN
SCALE: 1" = 20'-0"

HOYT DEVELOPMENT, INC.
LYNDALE BUSINESS CENTER
BLOOMINGTON, MINNESOTA

RUSSELL J. SAULON
ARCHITECTS PROFESSIONAL ASSOCIATION
10125 Crosstown Circle · Minneapolis, Minnesota 55344 · 612-944-2920

DRAWN D.L.P.
CHECKED
DATE 11-8-83

REVISIONS
1 JAN. 12, 1983 PARKING REQUIREMENTS
2 JAN. 13, 1983 PARKING REQUIREMENTS

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 Under The Laws Of The State Of Reg No

SHEET TITLE
SITE PLAN 1" = 20'-0"

A-1