

LYNDALE BUSINESS CENTER

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

Hoyt Development Inc.

PL2020-118
PL202000118

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

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 39,618.5 GROSS PAVABLE G.F.
OFFICE (TENANT): 4,181.0 G.F. @ 1/100 = 25
W.HOE. (TENANT): 2,131.5 G.F. @ 1/100 = 26.5
OFFICE (SPEC.): 4,114.8 G.F. @ 1/100 = 20.5
W.HOE. (SPEC.): 9,189.7 G.F. @ 1/100 = 11.74
TOTAL REQUIRED 83.74 CARS
TOTAL PROVIDED 85 CARS

2020 Parking Calculations

Unit	Office	Warehouse	Total
9051	3,650	11,774	15,424
9053	957	600	1,557
9055	904		904
9057	2,435	5,330	7,765
9058	2,230	1,107	3,337
9061			
9063	950	1,027	1,977
9065 (Vacant)	1,530	4,618	6,148
TOTAL	12,656	24,456	37,112
Required parking	44	24	68 spaces
Parking for athletic training			14 spaces
TOTAL PARKING REQUIRED			82 spaces
Parking provided			83 spaces

INDICATES:
TRUCKING SURFACE

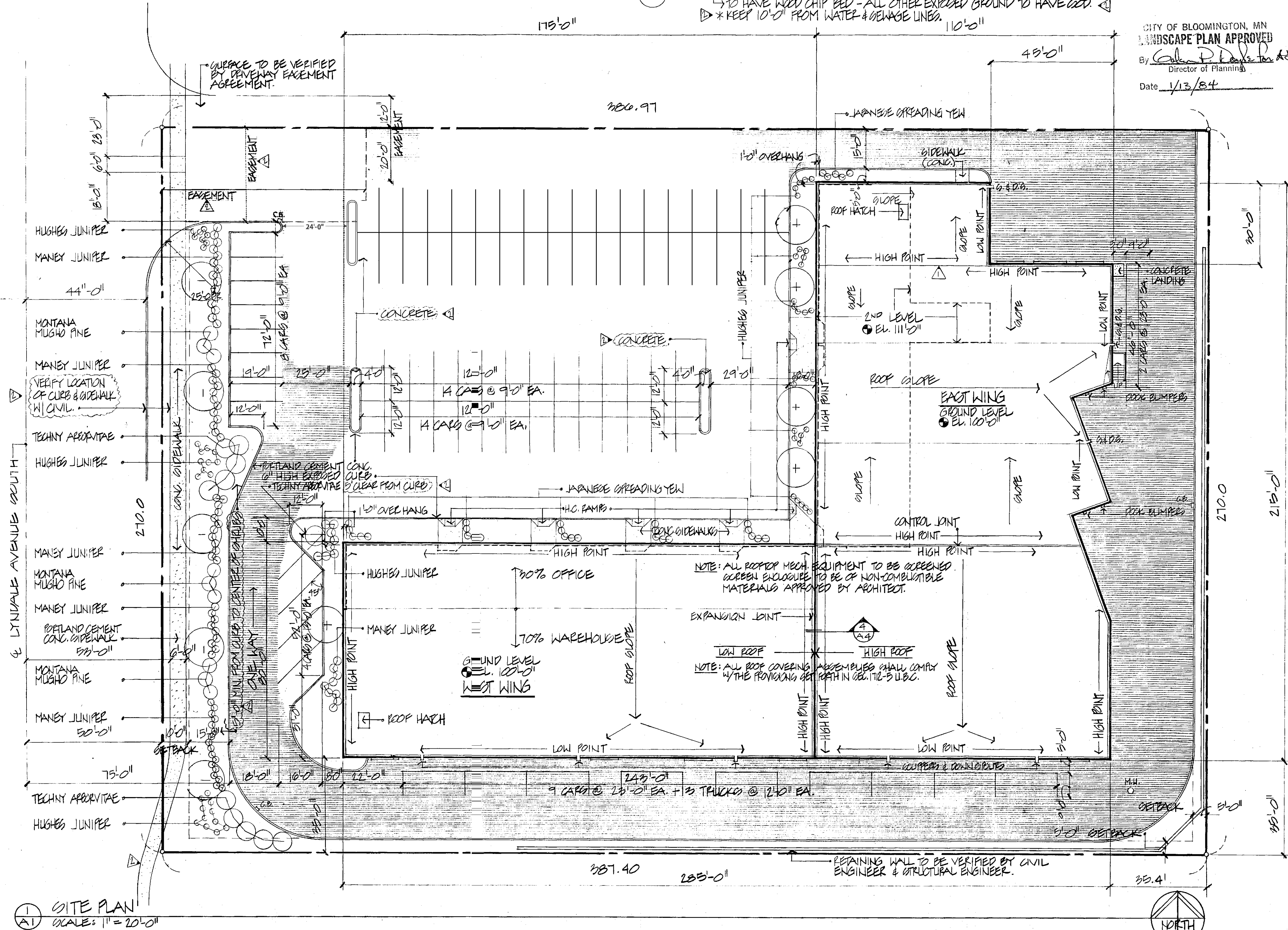
- NOTE:
- REMOVE EXISTING BITUMINOUS & LOADING ROCK SEE CIVIL.
 - ALL CURB HEIGHTS AND RADII TO BE VERIFIED BY CIVIL ENGINEER.
 - SNOW MUST BE TRUCKED OFF SITE.
 - CONTACT GLEN DOYLE OF THE CITY OF BLOOMINGTON PLANNING DEPARTMENT BEFORE PLANTING. 887-9636.
 - ALL CHANGES TO LANDSCAPE LAYOUT, CURBS, MATERIALS,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

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

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	SHADEMASTER LOCUST *	GLIEDERIA TRICANTHOS 'SHADEMASTER'	2 1/2" BB
11	TECHNY ARBOVITAE * (6'-0" @ 20')	THUJA OCCIDENTALIS 'TECHNY'	4" BB
9	MONTANA MUGHO PINE	PIRUS MUGO	24" H
14	MANEY JUNIPER (3'-0" @ 20')	JUNIPERUS CHINENSIS 'MANEY'	24" H
30	JAPANESE SPREADING YEW	TAXUS CUSPIDATA	18" BT
107	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 & SEWAGE LINES.

CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By *Calvin P. Davis* for *Atty*
Director of Planning
Date 1/13/84



SITE PLAN 1" = 20'-0"

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

DRAWN
CHECKED
DATE

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.