

K.K. DESIGN

6112 EXCELSIOR BLVD.
ST. LOUIS PARK, MN
952-922-3228 55416

2/8/17 173

1 North

PRELIMINARY SITE DATA

1" = 20'

VIOC - 8602 LYNDALE AVE.

S/A Bldg & P.I.

S89°49'58"E
38.00

Requires 2 sets
signed plans with
complete details.

Provide Inlet Protection at
Catchbasin in driveway at W.
86th St.

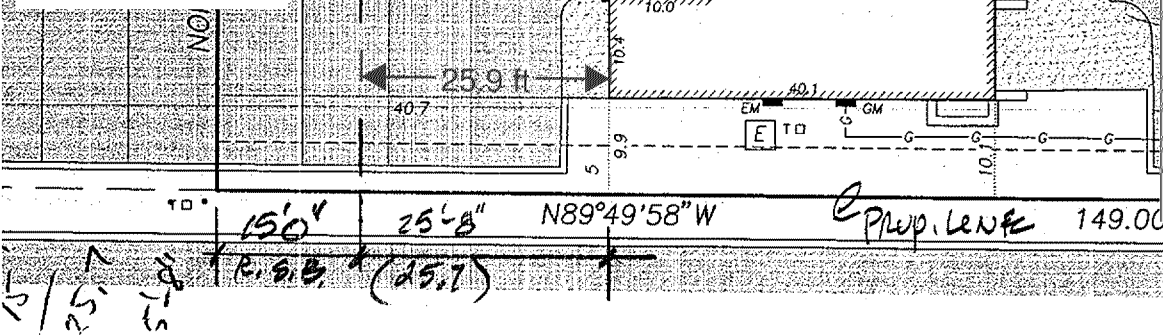
VIOC
EXISTING
BUILDING

Three parking stalls
would be removed to
accommodate the trash
room. Provided shared
parking is incorporated
into a recorded
agreement, there should
be sufficient parking for
the Valvoline and gas
station site. In the project
description, include the
gross floor areas of the
service bays, storage,
and customer lobby.

With the addition, the
building is > 2,000 sq
ft. This would require
the building to be
sprinklered if the
space is/will be used
for anything other
than a trash room.

VENUE SOUTH

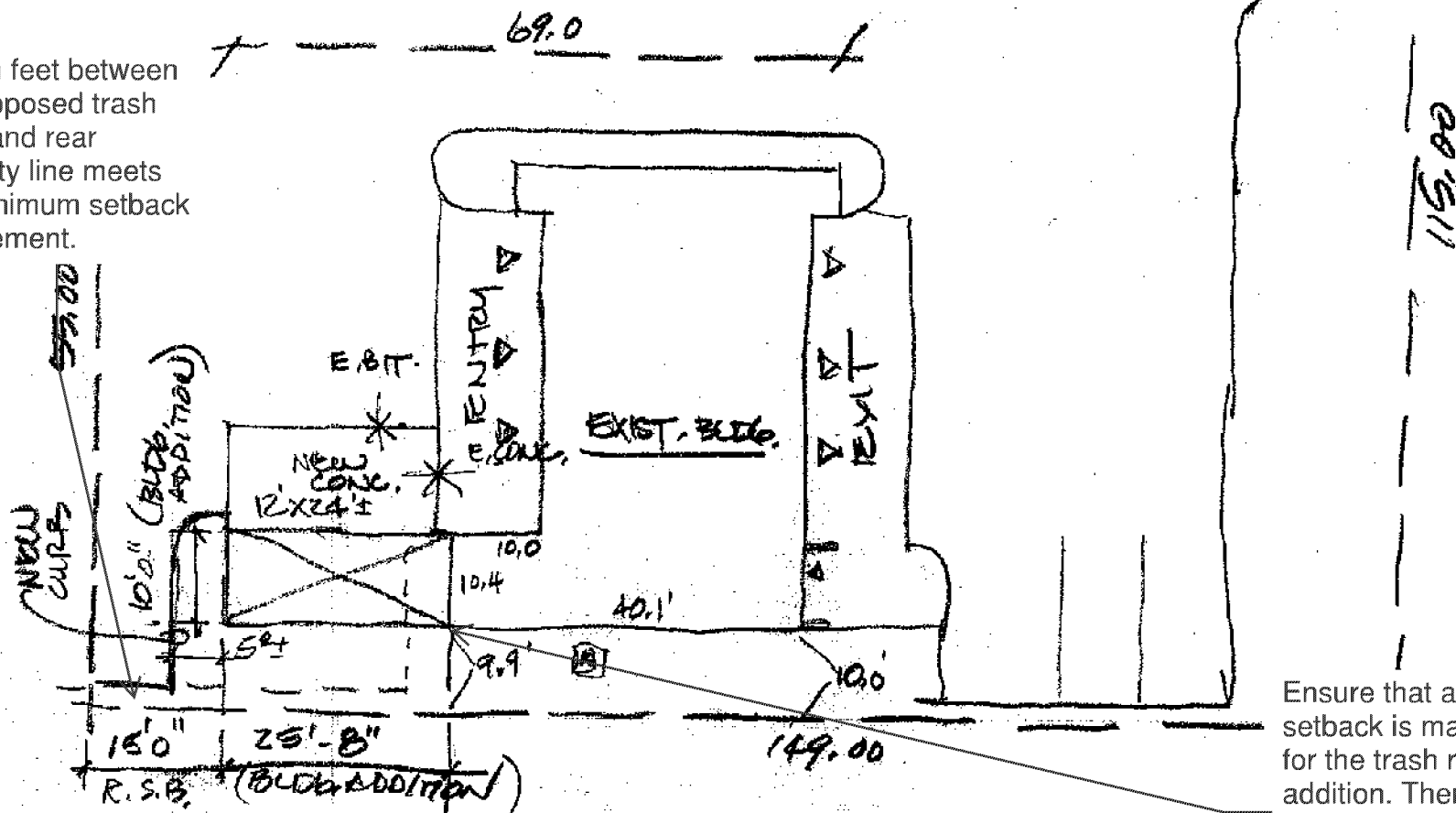
Confirm there is
a joint access
agreement
recorded with
both properties.
Depict all parking
areas on the site
plan.



4/9/17
2013

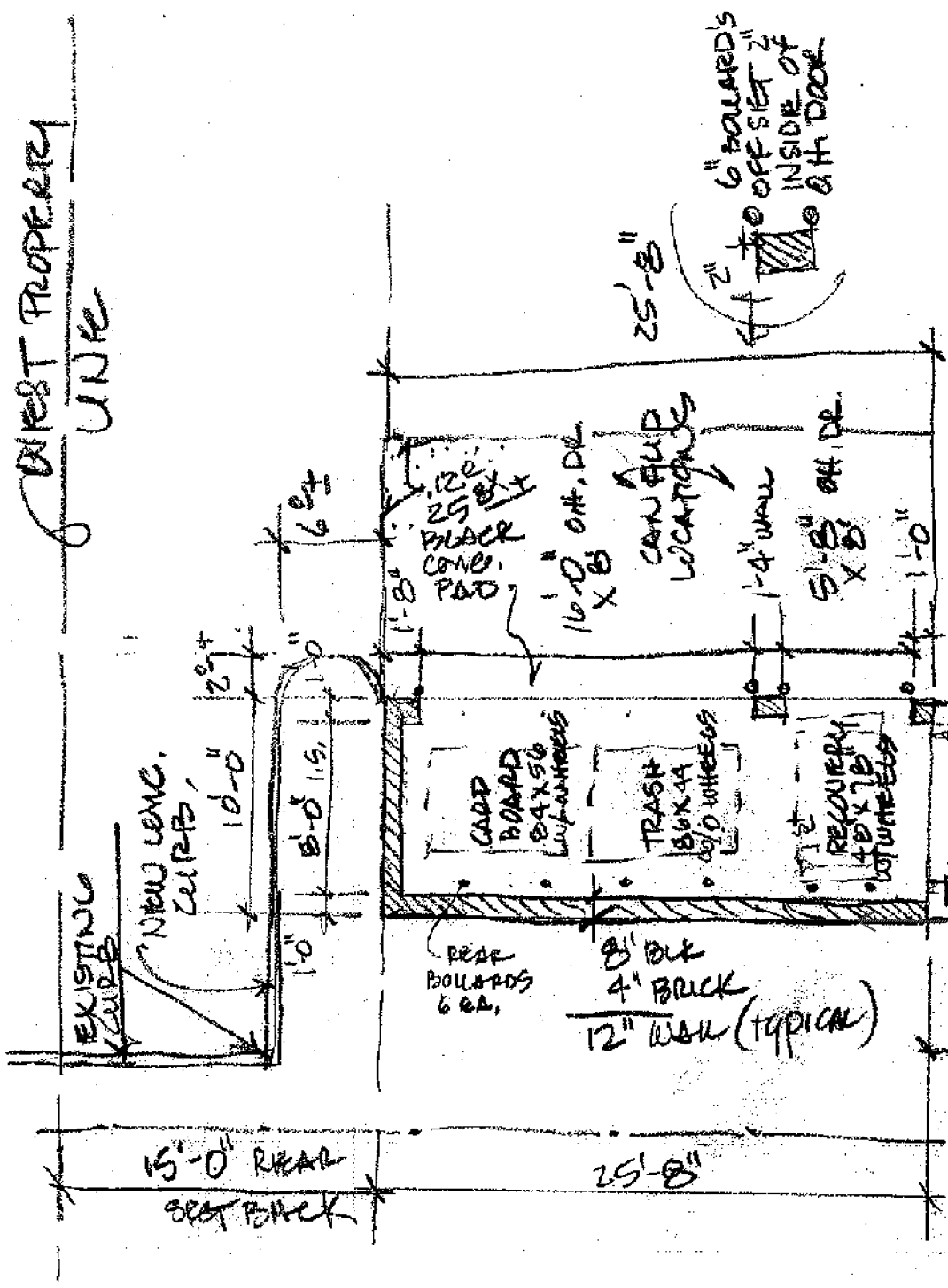
S/A. & P.I.

Fifteen feet between the proposed trash room and rear property line meets the minimum setback requirement.



Ensure that a 10 foot setback is maintained for the trash room addition. There is a slight encroachment at the southwest corner of the existing building.

WEST PROPERTY
LINE



The original approval (via Planned Development) required interior access. The City Code requires interior access. How is this accommodated?

For the formal development application, include elevation drawings of the trash room to demonstrate materials would be coordinated with existing building.

SOUTH PROPERTY LINE

BLDG. ADDITION PLAN

1/8" = 1'-0"

2/9/17

3033