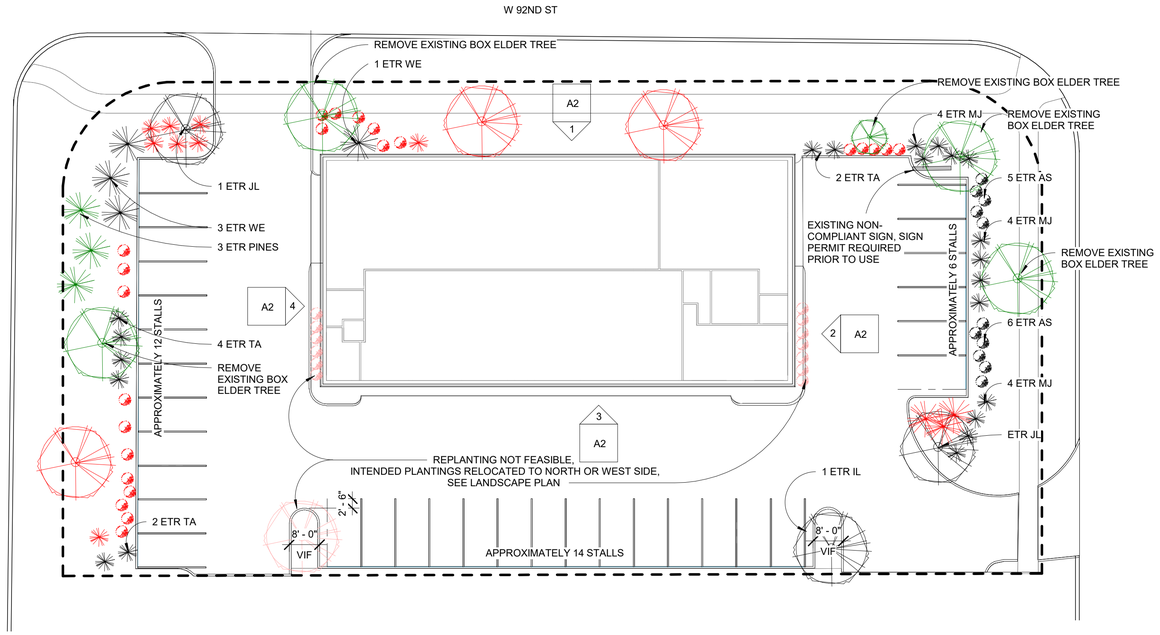
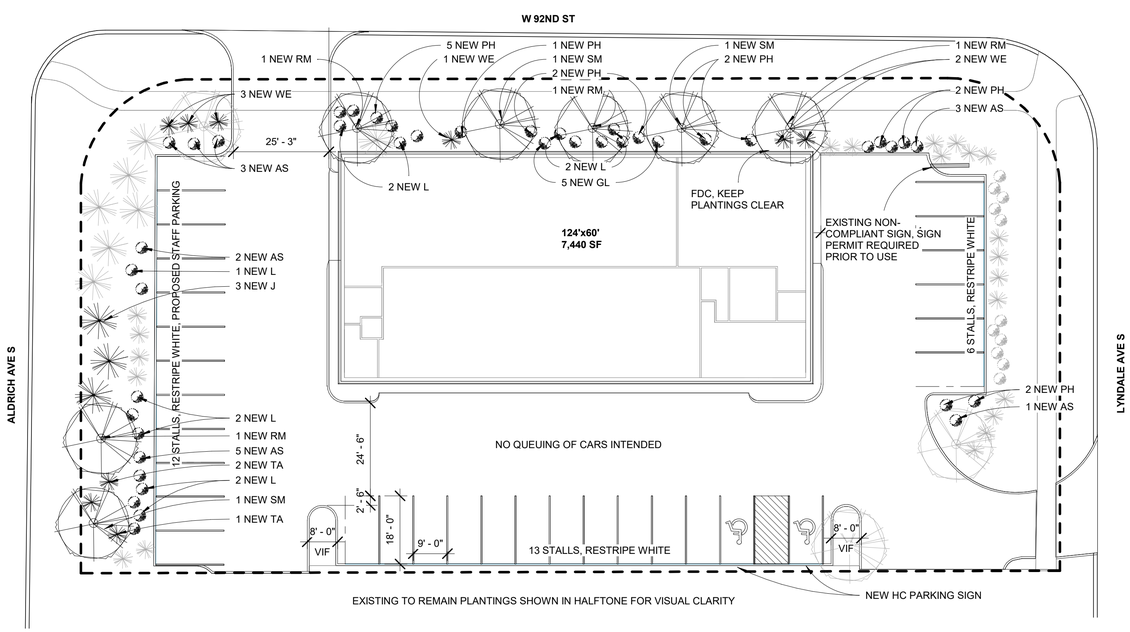
9200 LYNDALE AVE S CUP SUBMITTAL

BLOOMINGTON, MN 55420



1 / A1 EXISTING LANDSCAPE AND REMOVAL PLAN
1" = 20'-0"

NOT FOR CONSTRUCTION



4 / A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. HISTORICAL SURVEY: SITE CONDITIONS WERE VERIFIED IN SNOW COVERED, WINTER CONDITIONS. INFORM ARCHITECT IF CONDITIONS DIFFER.
2. SITE WORK: NO SITE WORK INTENDED OUTSIDE THAT OUTLINED IN THE DRAWINGS OR REQUIRED BY THE CITY OF BLOOMINGTON CONDITIONAL USE PERMIT.
3. UTILITIES: NO CHANGES TO EXISTING UTILITIES PROPOSED.
4. LANDSCAPING: REFER TO SITE PLAN FOR LANDSCAPING WORK: EXISTING LANDSCAPE ELEMENTS TO BE TRIMMED AND SHAPED WITH NEW PLANTINGS. KEEP PLANTINGS CLEAR OF FDC AND HYDRANTS ON SITE
5. STRUCTURAL: NO STRUCTURAL WORK PROPOSED
6. TIMELINE: WORK PROPOSED ON THESE DRAWINGS IS DEFERRED UNTIL WEATHER PERMITS WORK.

SHEET SCHEDULE

NUMBER	SHEET NAME
A1	GENERAL INFO & ARCHITECTURAL SITE PLANS
A2	FLOOR PLAN & EXTERIOR ELEVATIONS
E101	LIGHTING PHOTOMETRIC SITE PLAN - INTERNAL
E102	LIGHTING PHOTOMETRIC SITE PLAN - MAINTAINED
V1	HISTORICAL SURVEY

PROJECT INFORMATION

ARCHITECT	BAKER ASSOCIATES Holly Burley - holly@bakermn.com
OWNER	BIG O TIRES Suzanne Schefcik - suzanne.schefcik@colliers.com
PROPERTY ID	0902724440058
ZONING DISTRICT	B-2 - AUTO REPAIR CONDITIONAL USE
PROJECT GOAL	OBTAIN CONDITIONAL USE FOR EXISTING BUILDING TO MAINTAIN EXISTING USE AFTER EXPIRED, PREVIOUSLY OBTAINED CONDITIONAL USE PERMIT

LANDSCAPE SYMBOL LEGEND

OVERSTORY TREES

CONIFEROUS TREES

SHRUBS

ACCESSIBLE PARKING STALL

PLANTINGS SHOWN IN RED **WERE APPROVED** IN 1987 LANDSCAPE PLAN AND ARE **NOT CURRENTLY PRESENT**. REPLACEMENT SPECIES WERE UPDATED TO MEET CURRENT PLANTING STANDARDS, SEE LANDSCAPE PLAN

PLANTINGS SHOWN IN GREEN WERE **NOT APPROVED** IN 1987 LANDSCAPE PLAN AND ARE **CURRENTLY PRESENT**. REMOVAL OR INCORPORATION INTO PLAN CONTINGENT ON SPECIES, QUALITY, AND LOCATION

PLANT MATERIAL LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY.
JL	JAPANESE LILAC TREE	Syringa reticulata	ETR	DECIDUOUS TREE	2 ETR
IL	IMPERIAL LOCUST	Gleditsia triacanthos var. inermis 'Imperial'	ETR	DECIDUOUS TREE	1 ETR
PINE	PINE TREE	Unknown variety	ETR	CONIFEROUS TREE	3 ETR
TA	TECHNY ARBORVITAE	Thuja Occidentalis	ETR/6' TALL	CONIFEROUS TREE	4 ETR/3
AS	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	ETR/5 GAL	SHRUB	11 ETR/14
MJ	MANEY JUNIPER	Juniperus chinensis 'Maney'	ETR	SHRUB	12 ETR
WE	DWARF WINGED EUONYMUS	Euonymus Alatus 'Compactus'	ETR/5 GAL	SHRUB	4 ETR
RM	RED MAPLE	Acer rubrum	2-1/2" DIA.	DECIDUOUS TREE	4
SM	SUGAR MAPLE	Acer saccharum	2-1/2" DIA.	DECIDUOUS TREE	3
J	JUNIPER	Juniperus species	6' TALL	CONIFEROUS TREE	3
L	LILAC	Syringa vulgaris	5 GAL	SHRUB	9
PH	PANICLE HYDRANGEAS LIMELIGHT	Panicle Hydrangeas (H. paniculata)	5 GAL	SHRUB	14
GL	GRO-LOW FRAGRANT SUMAC	Rhus aromatica "gro-low"	5 GAL	SHRUB	5

ROOT CONDITION

- Overstory deciduous trees shall be at least two and one-half inches in diameter as measured four feet from the base at the time of planting, and trees must be balled and burlapped.
- Coniferous trees must have a minimum height of six feet
- Trees may be bare root in season, but shall be balled and burlapped if not in season.
- Any shrubs used to meet screening requirements set forth in this section shall be at least three feet in height at planting and have a minimum spread of 24 inches.
- Any potted shrubs used to meet landscaping requirements shall be in a five gallon pot or larger.

LANDSCAPING NOTES

1. **TREE PRESERVATION -** EXISTING TREES OTHER THAN THOSE PROHIBITTED BY THE CITY OF BLOOMINGTON, MN SHALL BE PROTECTED.

ZONING AND CITY REQUIREMENTS

CITY OF **BLOOMINGTON** REQUIREMENTS (CITY CODE)

21.301.06 PARKING AND LOADING.
Minimum drive aisle width of 24 feet for 90-degree angle parking areas.
Where a parking island is immediately adjacent to one or more parking stalls, the island length must be three feet shorter than the adjacent stall to promote ingress and egress into the stall.
A minimum of one deciduous tree must be provided per parking lot island, with exceptions as set forth in § 21.301.15 of this code.
Where one or more trees are present in a parking island, the minimum island width must be eight feet measured from the inside edges of curb to curb (see Figure 21.301.06(c)(3) below). Where no trees are present in a parking island, the minimum island width is four feet measured from the inside edges of curb to curb.
(C) No trees are required in parking lots with 50 or fewer spaces.
Minimum Off Street Parking Spots
Automobile Service/Gas Stations Vehicle repair Minor (oil, muffler, glass, tires, brakes, batteries)
1 space per 300 square feet of gross floor area excluding service bays, plus 2 spaces per service bay
7,440 total - 2,437 Shop A - 1,017 Shop B - 2,569 Shop C) / 300 = 4.7
+ 20 (10 service bays x 2) = 25 spots required, 31 spots proposed
2 ADA spots required, 2 proposed

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CUP SUBMITTAL

12/17/2025

No.	Description	Date

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NOT FOR CONSTRUCTION

Holly Burley

Date 12/17/2025 Reg. No. 55239

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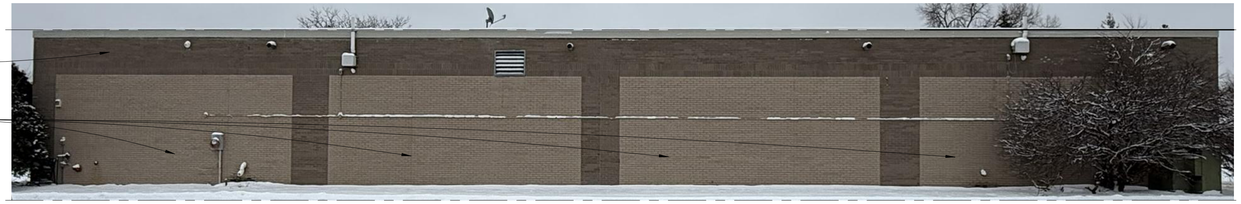
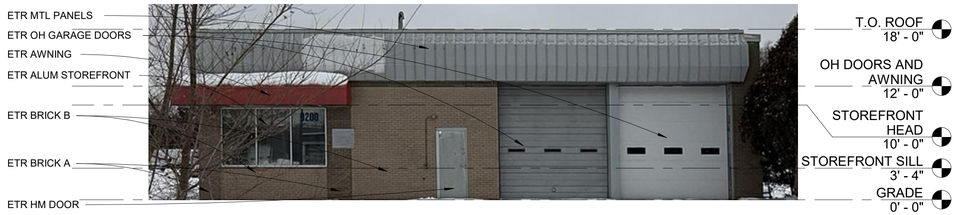
GENERAL INFO & ARCHITECTURAL SITE PLANS

Date	12/17/2025
Project Number	25-17

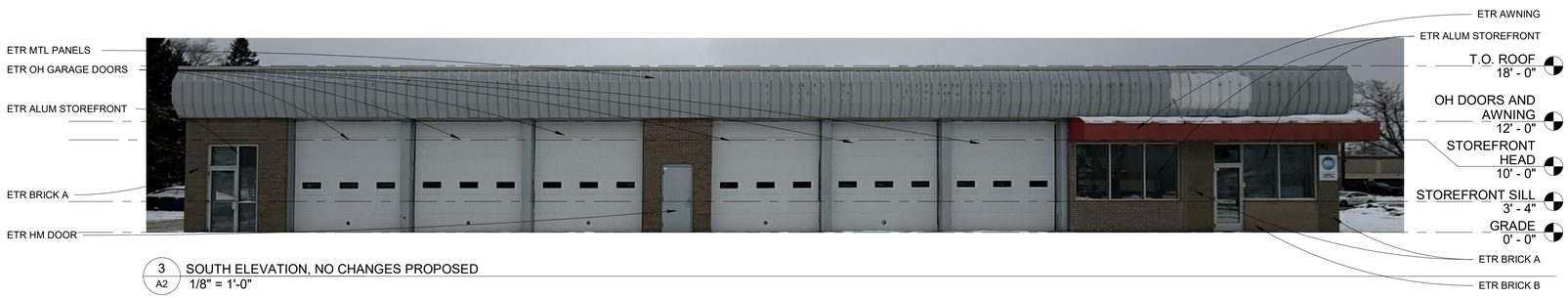
A1



1 / A2 NORTH ELEVATION, NO CHANGES PROPOSED
1/8" = 1'-0"

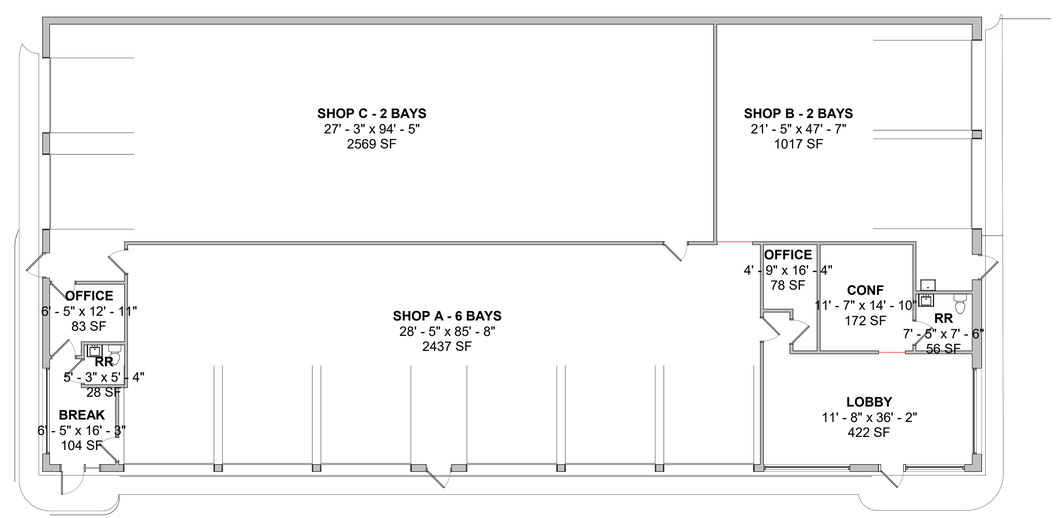


2 / A2 EAST ELEVATION, NO CHANGES PROPOSED
1/8" = 1'-0"



3 / A2 SOUTH ELEVATION, NO CHANGES PROPOSED
1/8" = 1'-0"

4 / A2 WEST ELEVATION, NO CHANGES PROPOSED
1/8" = 1'-0"



5 / A2 EXISTING FLOOR PLAN, NO CHANGES PROPOSED
1" = 10'-0"

NOT FOR CONSTRUCTION

GENERAL NOTE

ANY PROPOSED CHANGES TO BUILDING LAYOUT OR EXTERIOR MATERIALS WILL BE SUBMITTED IN SEPARATE APPLICATON. SEE E101 AND E102 FOR PROPOSED, CODE COMPLIANT LIGHTING UPDATES.

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Holly Burley
Date 12/17/2025 Reg. No. 55239

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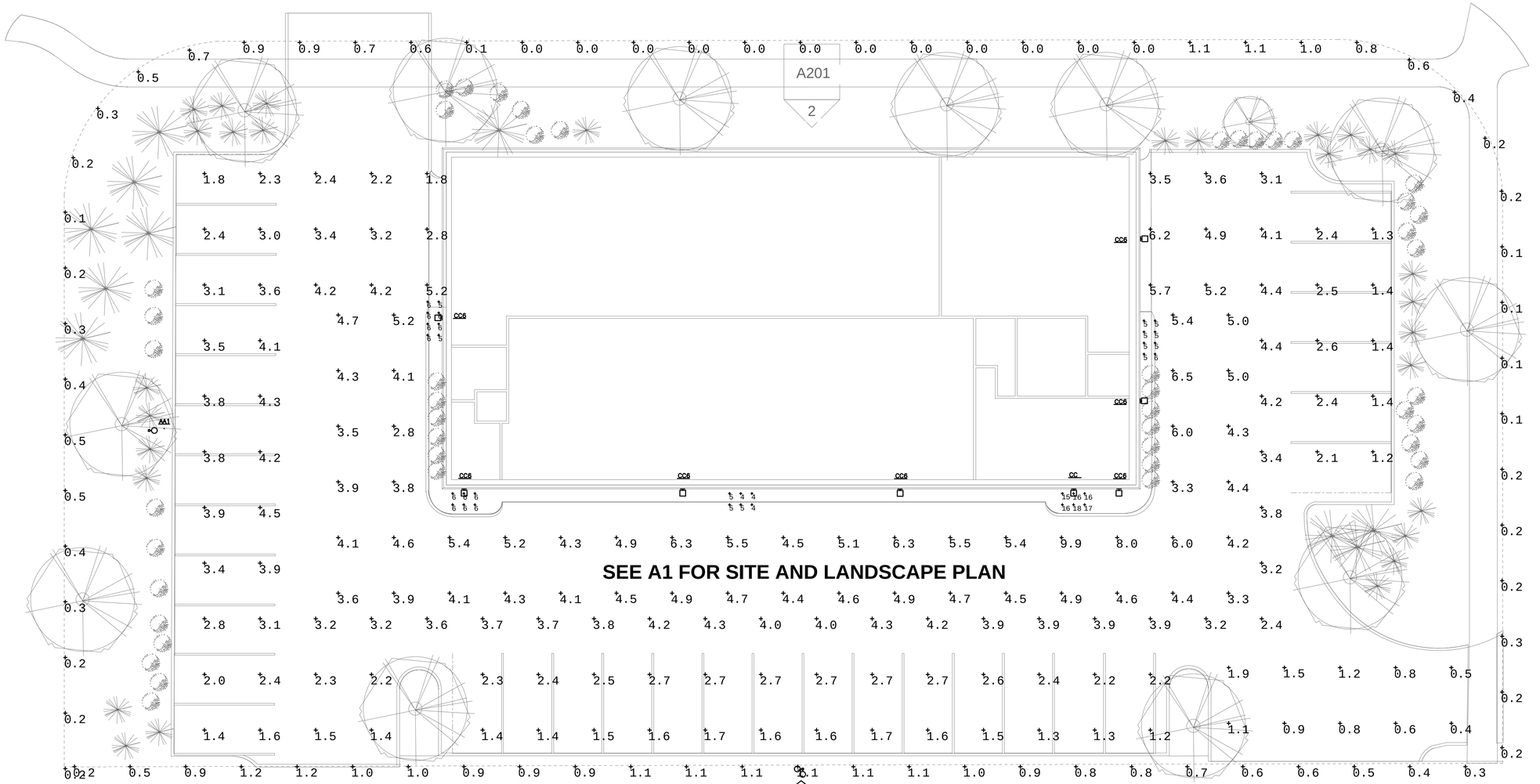
FLOOR PLAN & EXTERIOR ELEVATIONS

Date 12/17/2025
Project Number 25-17

A2



1 LIGHTING PHOTOMETRIC SITE PLAN – INITIAL
3/32" = 1'-0"
SEE A1 FOR SITE AND LANDSCAPE PLAN

NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE

LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE & BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AA1	SINGLE HEAD PARKING LOT AREA LIGHT	LED	REPLACEMENT HEAD ON EXISTING 18'-6" POLE AND 18" CONCRETE BASE	124W/ 3500K/ 12,000 LUMENS	DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE II MEDIUM DISTRIBUTION, HOUSE SIDE SHEILD	UNV	LITHONIA DSX1 SERIES, OR EQUAL	
CC	FULL CUT-OFF AREA LIGHT – LOW	LED	SURFACE – WALL	15W/ 3500K/ 2,000 LUMENS	FULL CUT-OFF, APPROX. 12" x 7" x 9", TRAPEZOIDAL SHAPE, MEETS LM79 AND LM80, UL WET LOCATION LISTED, VISUAL FORWARD DISTRIBUTION, 5 YEAR WARRANTY	UNV	LITHONIA WDGE2 SERIES, OR EQUAL	
CC6	FULL CUT-OFF AREA LIGHT – HIGH	LED	SURFACE – WALL	73W/ 3500K/ 9,000 LUMENS	FULL CUT-OFF, APPROX. 14" x 10" x 7", MEETS LM79 AND LM80, UL WET LOCATION LISTED, TYPE IV DISTRIBUTION, 5 YEAR WARRANTY	UNV	LITHONIA DSXW1 SERIES, OR EQUAL	

KEY NOTES

1. EXISTING POLE TO REMAIN BUT CONTRIBUTION NOT INCLUDED IN PHOTOMETRIC PLAN.

Luminaire Schedule

Label	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
DSX1 LED P4 35K 80CRI T2M HS	1.000	12369	123.9373	123.937	20
DSXW1 P7 35K 80CRI T4M	1.000	9230	72.52	507.64	15
WDGE2 LED P2 35K 80CRI VF	1.000	2015	14.53	14.53	8.5

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
25' Perimeter of Lot	Fc	2.95	6.2	1.2	2.46	5.17
Drive Entrance	Fc	0.97	1.9	0.4	2.43	4.75
East Secondary Exit	Fc	5.13	6	5	1.03	1.20
Parking Lot	Fc	4.84	9.9	2.8	1.73	3.54
Primary Entrance	Fc	16.33	18	15	1.09	1.20
Property Line	Fc	0.49	1.2	0.0	N.A.	N.A.
South Secondary Exit	Fc	6.00	6	6	1.00	1.00
South Secondary Exit – Center	Fc	4.50	5	4	1.13	1.25
West Secondary Exit	Fc	5.75	6	5	1.15	1.20

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333 South 7th Street, Suite 1200
Minneapolis, Minnesota 55402
Main: 612-339-4941
www.michaudcooley.com
Drawn by: SO Checked by: Lisa Chaput, LC

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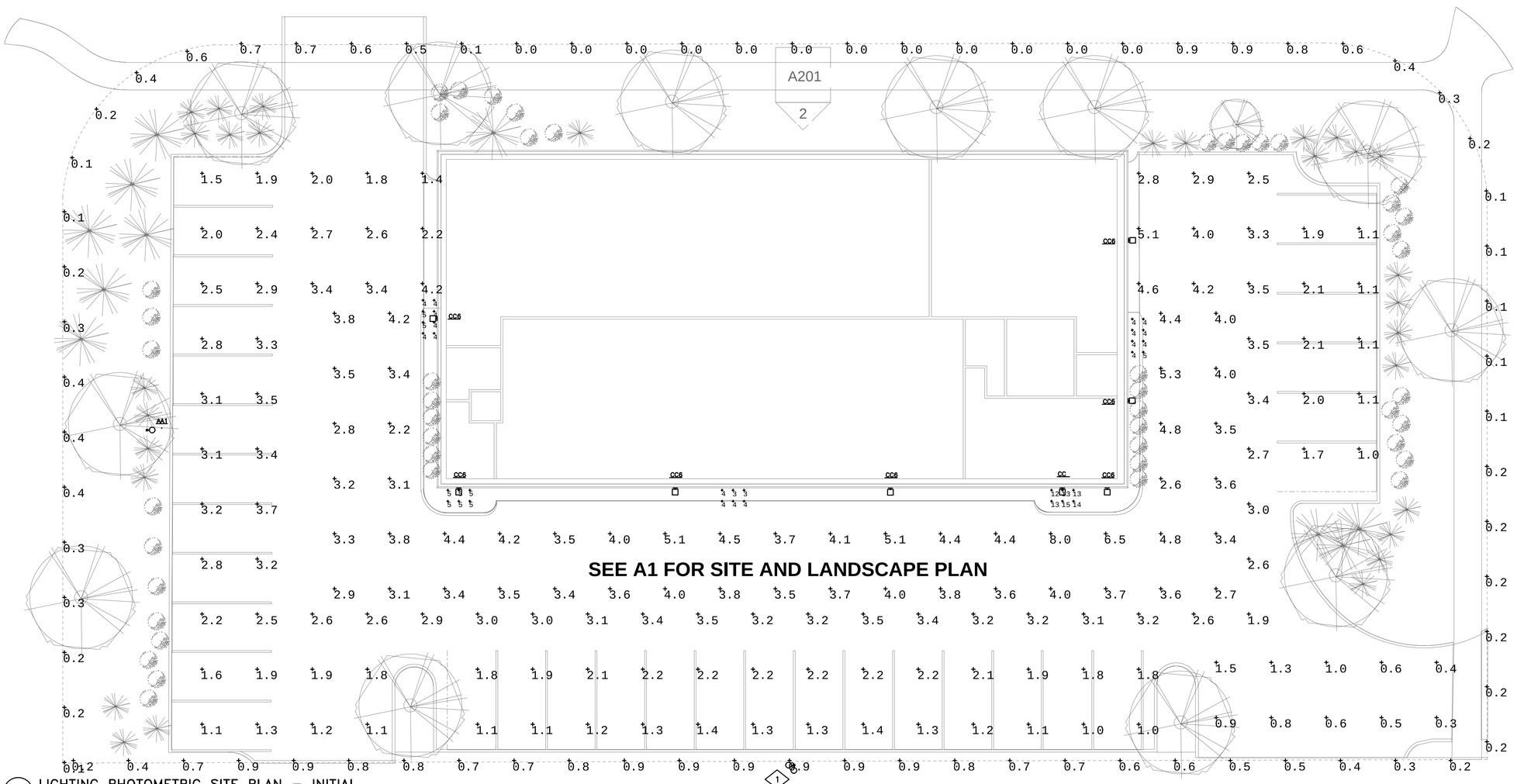
LIGHTING PHOTOMETRIC SITE PLAN - INITIAL

Date 12/17/2025
Project Number 25-17

E101



1 LIGHTING PHOTOMETRIC SITE PLAN – INITIAL
3/32" = 1'-0"
SEE A1 FOR SITE AND LANDSCAPE PLAN

NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE

LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE & BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AA1	SINGLE HEAD PARKING LOT AREA LIGHT	LED	REPLACEMENT HEAD ON EXISTING 18'–6" POLE AND 18" CONCRETE BASE	124W/ 3500K/ 12,000 LUMENS	DIE–CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE II MEDIUM DISTRIBUTION, HOUSE SIDE SHEILD	UNV	LITHONIA DSX1 SERIES, OR EQUAL	
CC	FULL CUT–OFF AREA LIGHT – LOW	LED	SURFACE – WALL	15W/ 3500K/ 2,000 LUMENS	FULL CUT–OFF, APPROX. 12" x 7" x 9", TRAPEZOIDAL SHAPE, MEETS LM79 AND LM80, UL WET LOCATION LISTED, VISUAL FORWARD DISTRIBUTION, 5 YEAR WARRANTY	UNV	LITHONIA WDGE2 SERIES, OR EQUAL	
CC6	FULL CUT–OFF AREA LIGHT – HIGH	LED	SURFACE – WALL	73W/ 3500K/ 9,000 LUMENS	FULL CUT–OFF, APPROX. 14" x 10" x 7", MEETS LM79 AND LM80, UL WET LOCATION LISTED, TYPE IV DISTRIBUTION, 5 YEAR WARRANTY	UNV	LITHONIA DSXW1 SERIES, OR EQUAL	

KEY NOTES

1. EXISTING POLE TO REMAIN BUT CONTRIBUTION NOT INCLUDED IN PHOTOMETRIC PLAN.

Luminaire Schedule

Label	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
DSX1 LED P4 35K 80CRI T2M HS	0.810	12369	123.9373	123.937	20
DSXW1 P7 35K 80CRI T4M	0.810	9230	72.52	507.64	15
WDGE2 LED P2 35K 80CRI VF	0.810	2015	14.53	14.53	8.5

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
25' Perimeter of Lot	Fc	2.39	5.1	1.0	2.39	5.10
Drive Entrance	Fc	0.79	1.5	0.3	2.63	5.00
East Secondary Exit	Fc	4.13	5	4	1.03	1.25
Parking Lot	Fc	3.92	8.0	2.2	1.78	3.64
Primary Entrance	Fc	13.33	15	12	1.11	1.25
Property Line	Fc	0.40	0.9	0.0	N.A.	N.A.
South Secondary Exit	Fc	5.00	5	5	1.00	1.00
South Secondary Exit – Center	Fc	3.67	4	3	1.22	1.33
West Secondary Exit	Fc	4.25	5	4	1.06	1.25

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Holly Burley
Date 12/17/2025 Reg. No. 55239

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LIGHTING PHOTOMETRIC SITE PLAN - MAINTAINED

Date 12/17/2025
Project Number 25-17

E102

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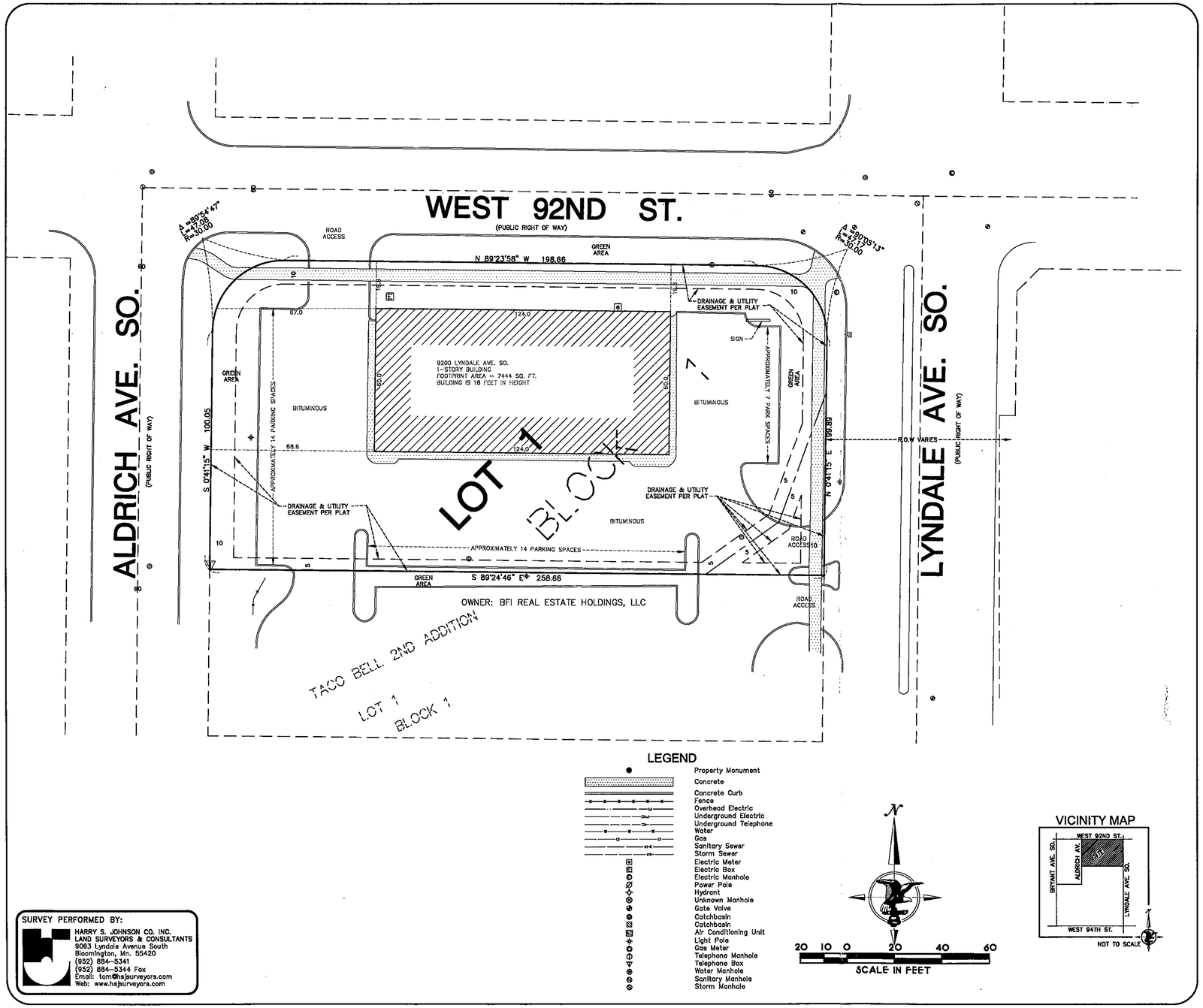

LEGAL DESCRIPTION

Lot 1, Block 1, Bennetts Lyndale Addition, Hennepin County, Minnesota.

Note: This legal description has been taken from County Tax Record.
No Copy of Title Commitment provided.

NOTES CORRESPONDING TO EASEMENTS:

Drainage and Utility easements as shown on the plat of Bennetts Lyndale Addition. (AS SHOWN ON SURVEY)
No title Commitment was provided.

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

GENERAL NOTES:

1. The bearing system used is based on the plat of Bennetts Lyndale Addition.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 27053C0458E, effective date September 2, 2004.

4. The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a or 6b.

5. Site area = 33231 square feet = 0.76 acres.

6. There are a total of approximately 35 parking spaces on said property, of which there are 0 designated as handicap.
Note: Parking stripes not visible.

7. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

8. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

9. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

10. There is no observable evidence of cemeteries in the field or of record.

11. All utilities serving the subject property enter and exit the subject property through public rights of way or through easements specifically dedicated to each utility's use.

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole

N

20 10 0 20 40 60
SCALE IN FEET

VICINITY MAP

SURVEY PERFORMED BY:
HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com

CAD File: 2011305.DWG
Path: Z:\2011305\DWG\

LAND TITLE SURVEY

ALTA/ACSM
for:
CONSTRUX

SITE: 9200 LYNDALE AVENUE SOUTH
BLOOMINGTON, MINNESOTA

CERTIFICATION:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: September 9, 2011

Thomas E. Hodorff
Minn. Reg. No. 23677

Revision History

Sheet No.	Book	Page
1 OF 1	623	74
File No. 1-3-8175	W.O. Number 2011305	CAD Filename ONI

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS CONSULTANTS
BLOOMINGTON, MINNESOTA
PHONE: 952-884-5341 FAX: 952-884-5344

1 / V1 HISTORICAL SURVEY - PROVIDED BY CITY OF BLOOMINGTON
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HISTORICAL SURVEY

Date	12/17/2025
Project Number	25-17

V1