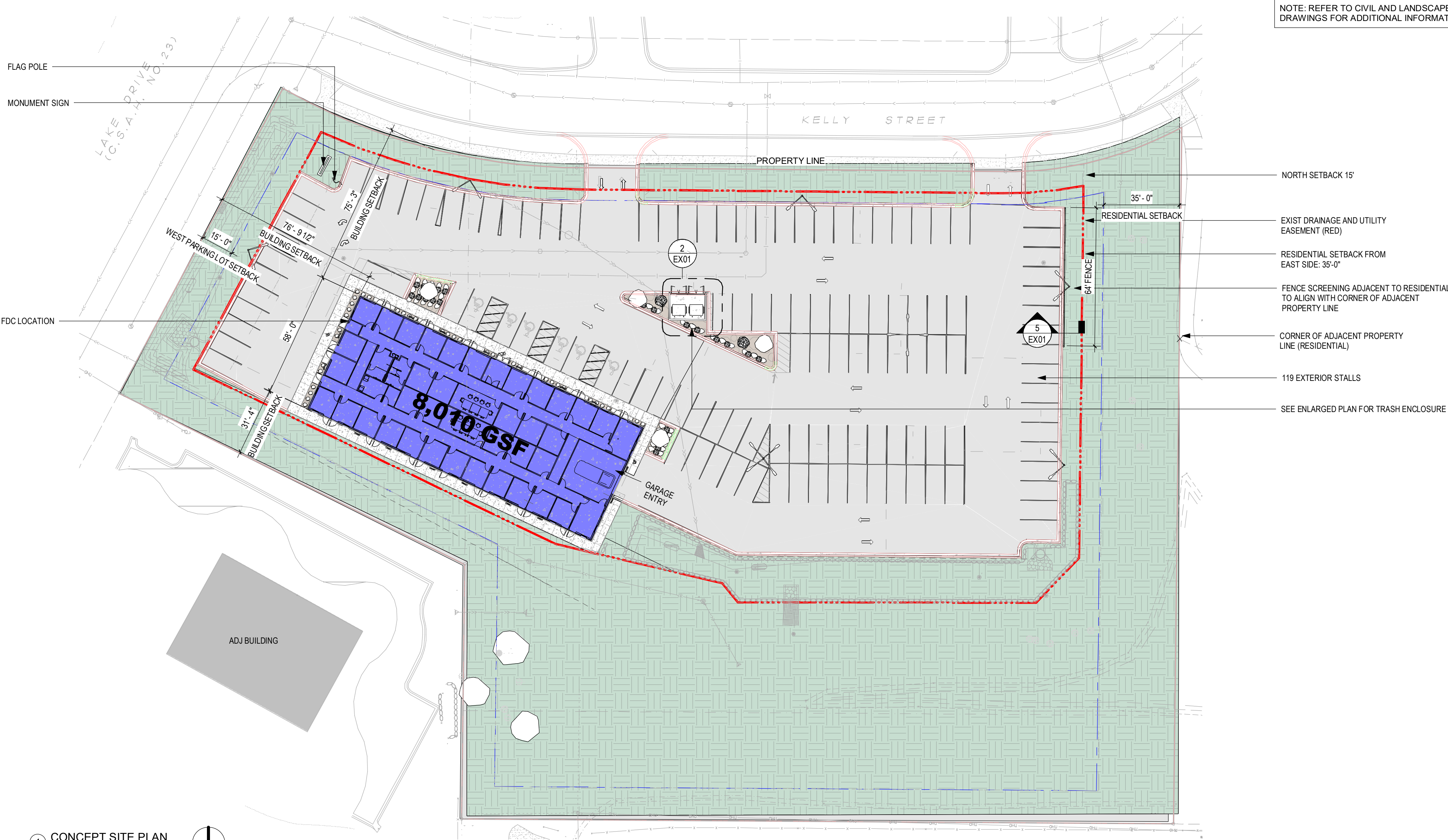




GENERAL SITE PLAN NOTES

- SUBMITTAL PROVIDED BY THE OWNER AS NEEDED; NOT IN CONTRACT
- PARCEL ID: 09-31-22-22-0030
 - ZONING: GB GENERAL BUSINESS
 - PARCEL SIZE: 2.79 ACRES (121,532.4 SF)
 - OFF-STREET PARKING:
 - OFFICE 1 PER 200 SF
 - 8,800 / 200 = 44 STALLS
 - MOTOR VEHICLE SALE 1 PER 250 SF + 1 PER 2,000 SF SITE
 - 151,532.4 / 2,000 = 61 STALLS

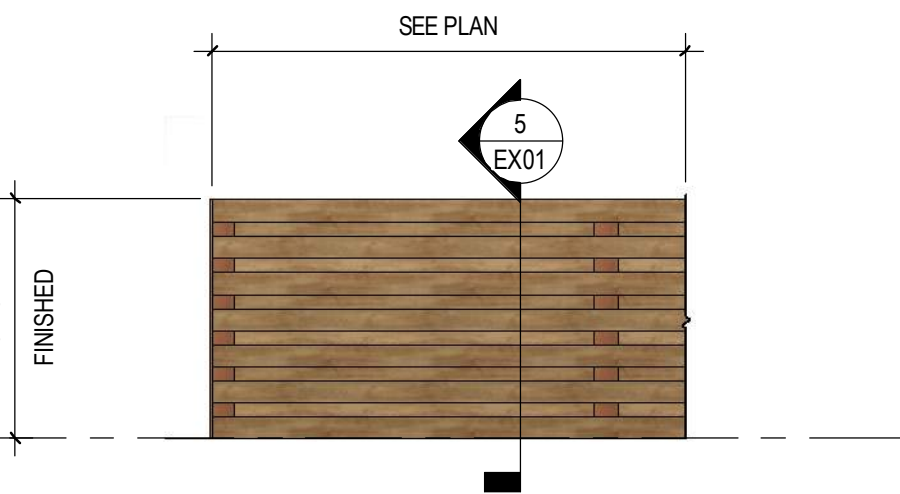
TOTAL STALLS NEEDED: 105 MINIMUM (120 PROVIDED)
 - LOT AND YARD REQUIREMENTS:
 - MINIMUM LOT SIZE:
 - SEWERED LOT: 20,000 SQUARE FEET.
 - UNSEWERED LOT: 10 ACRES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF § 1007.04(2)(B).
 - MINIMUM LOT WIDTH: 100 FEET.
 - SETBACKS:
 - FROM STREET RIGHT-OF-WAY.
 - LOCAL OR MINOR COLLECTOR STREET: 30 FEET.
 - MAJOR COLLECTOR OR ARTERIAL STREET: 40 FEET.
 - PARKING LOT: 15 FEET.
 - REAR LOT LINE:
 - PRINCIPAL BUILDING: 30 FEET.
 - ACCESSORY BUILDING: 5 FEET.
 - PARKING LOT: 10 FEET.
 - SIDE LOT LINE:
 - PRINCIPAL BUILDING: 10 FEET.
 - ACCESSORY BUILDING: 10 FEET.
 - PARKING LOT: 10 FEET.
 - FROM PROPERTY GUIDED BY THE COMPREHENSIVE PLAN FOR RESIDENTIAL USE: 35 FEET.
 - BETWEEN PRINCIPAL BUILDINGS: NOT LESS THAN ONE-HALF THE SUM OF THE BUILDING HEIGHTS OF THE TWO BUILDINGS.
 - MAXIMUM BUILDING HEIGHT: 45 FEET EXCEPT AS ALLOWED BY § 1007.04(3).
 - MAXIMUM IMPERVIOUS SURFACE COVERAGE: 75% OF THE LOT AREA.
 - BUILDING REQUIREMENTS. ALL NEWLY CONSTRUCTED BUILDINGS SHALL MEET

Table 1

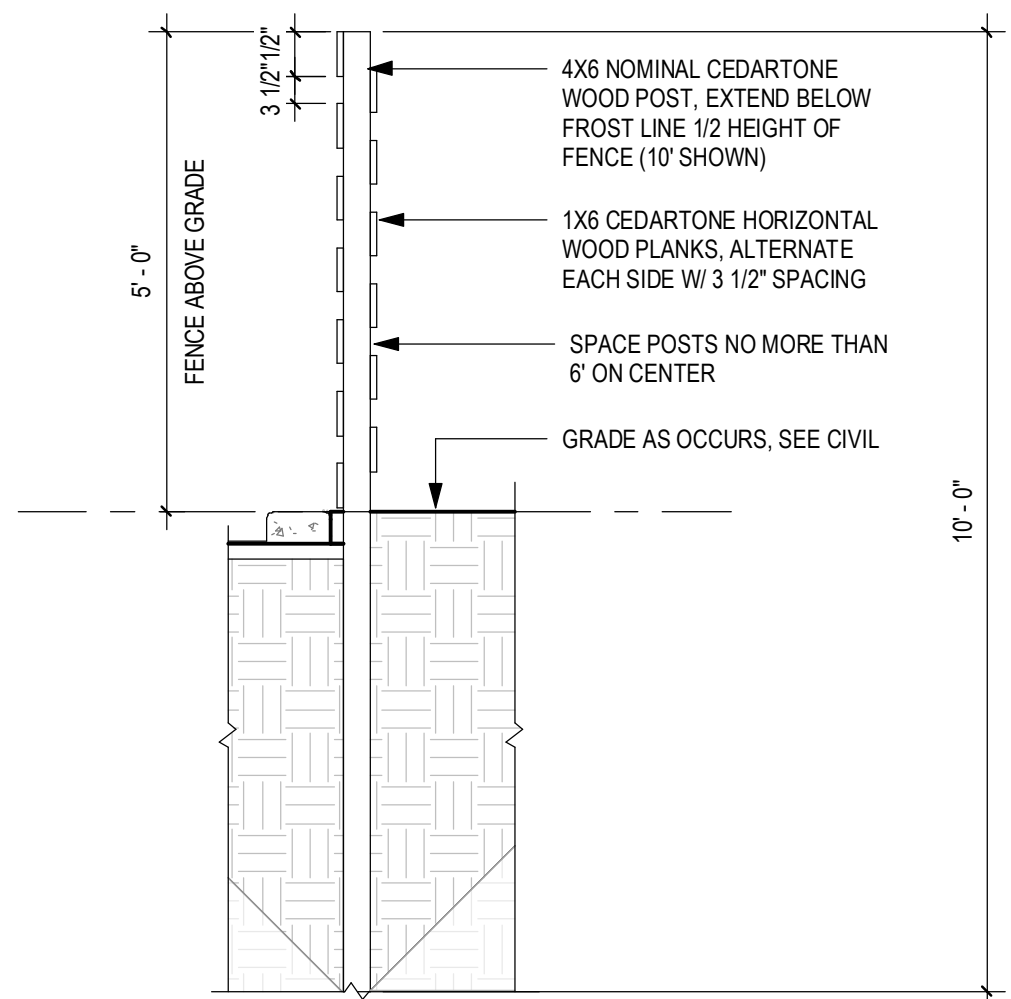
Angle of Parking	Space Width	Space Length	Aisle Width One Way	Aisle Width Two Way
90	9 feet	18 feet	24 feet	24 feet
75	9 feet	18 feet	22 feet	23 feet
60	9 feet	18 feet	18 feet	22 feet
45	9 feet	18 feet	15 feet	22 feet
0	9 feet	22 feet	12 feet	24 feet

Table 3

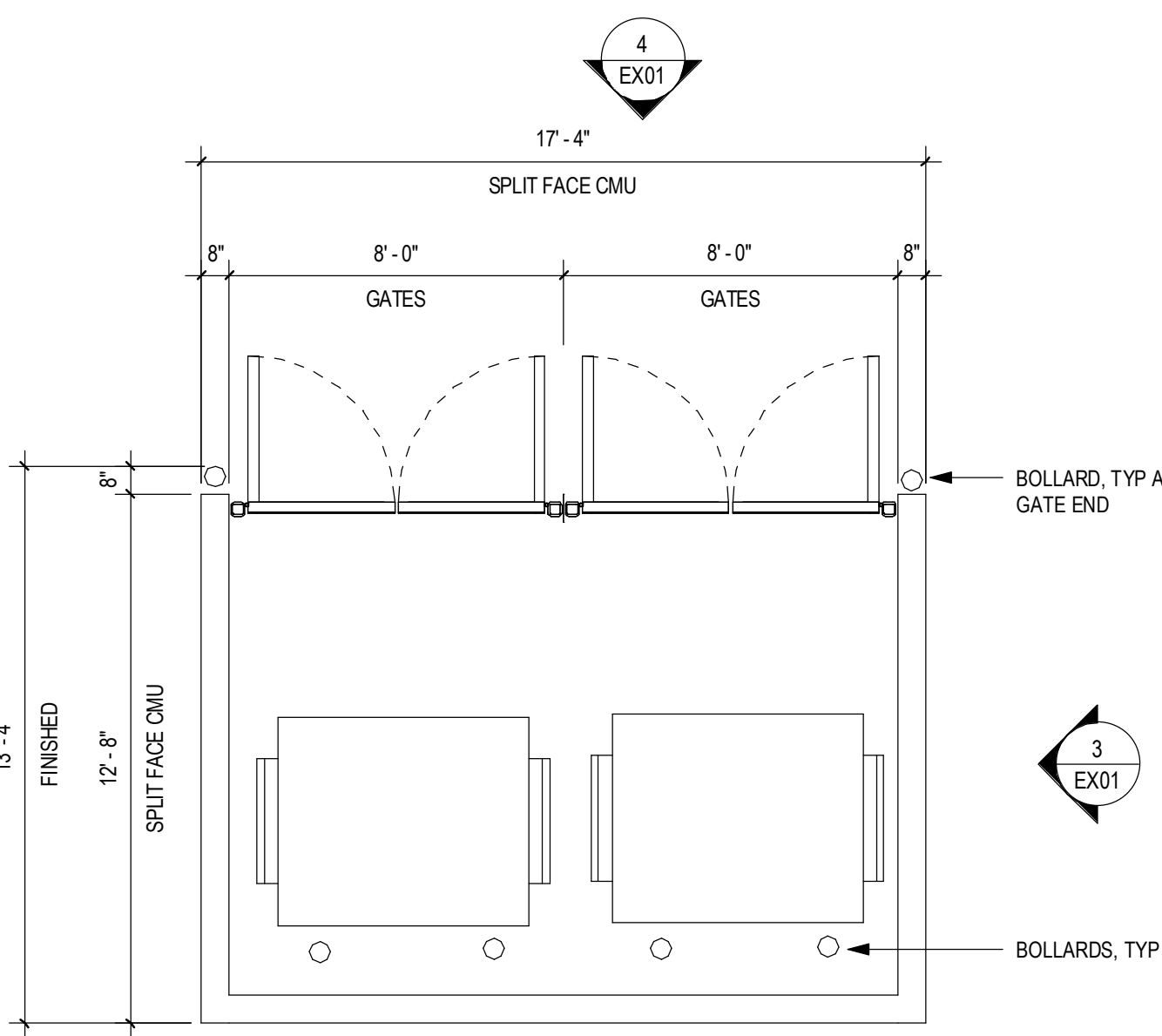
Use	Number of Parking Spaces Required
Office Buildings, Veterinary Hospitals, Professional Offices, and Medical Clinics	1 space for each 200 square feet of floor area
Financial Institutions, Banks, Savings and Loan	1 space for each 250 square feet of floor area
Health Club	1 space for each 300 square feet of floor area
Retail Store and Service Establishment	1 space for each 200 square feet of floor area
Shopping Centers	1 space for each 200 square feet of floor area (exclusive of common areas)
Retail Sales and Service Business with 50% or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry	At least 8 spaces or 1 space for each 200 square feet devoted to public sales or service, plus 1 space for each 500 square feet of storage area.
Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Negligibles	1 space for each 100 square feet of dining room, plus 1 space for each employee of the maximum work shift.
Motor Vehicle Sales Lot	1 space for each 250 square feet of floor area of the building plus 1 space per each 2,000 square feet of gross lot area.
Commercial Car Wash	1 space per employee plus: Drive-through: 10 stacking spaces. Self-service: 1 stacking space per wash bay. Motor fuel stations: None in addition to that required for the principal use.
Garden Supply Store, Building Material Sales in Structure	8 spaces, plus 1 space for 800 square feet of floor area over 1,000 square feet.
Private Racquetball, Handball and Tennis Courts	6 spaces per court.
Indoor Sports Arenas, Private Skating Rink, Dance Hall, or Public Auction House	20 spaces, plus 1 space for each 200 square feet of floor space over 2,000 square feet.
Golf Driving Range, Miniature Golf, Archery Range	10 spaces plus 1 space for each 100 square feet of floor space of building.



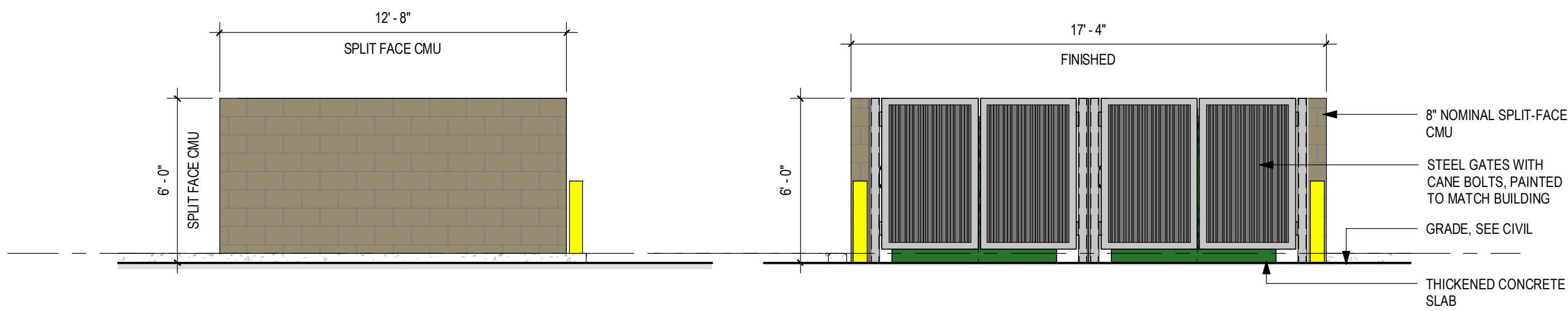
6 TYPICAL FENCE ELEV
1/4" = 1'-0"



5 SECTION @ FENCE
1/2" = 1'-0"



2 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE ELEV - SIDE
1/4" = 1'-0"

4 TRASH ENCLOSURE - FRONT
1/4" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

LINO LAKES
DEALERSHIP +
OFFICES

7920 LAKE DRIVE
LINO LAKES, MN 55014
PID 09-31-22-22-0030

ISSUE	DATE
EXHIBIT #1	06/23/2025
EXHIBIT #02	06/23/2025
P&Z SUBMITTAL	08/02/2025
UPDATED P&Z SUBMITTAL	09/03/2025

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL SITE PLAN

Project Number	653_2025
Date	06/23/2025
Drawn By	KMT
Checked By	KMT

EX01

Scale **As indicated**



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PRELIMINARY

NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL RENDERINGS	
Project Number	653_2025
Date	06/23/2025
Drawn By	KMT
Checked By	KMT
EX04	
Scale	