

American Boulevard

Hydrant to be maintained and accessible or be relocated.

# Site Plan

LUTHER KIA  
Bloomington, MN

08.14.2024

Total area: 5.78 acres  
 Total bldg area: 53,412 s.f.  
 F.A.R. existing 0.09  
 F.A.R. proposed 0.22

West 81st Street:

Street Frontage 495 l.f.  
 Bldg Frontage 191 l.f.

Knox Ave:

Street Frontage 513 l.f.  
 Bldg Frontage 117 l.f.

Parking Stalls

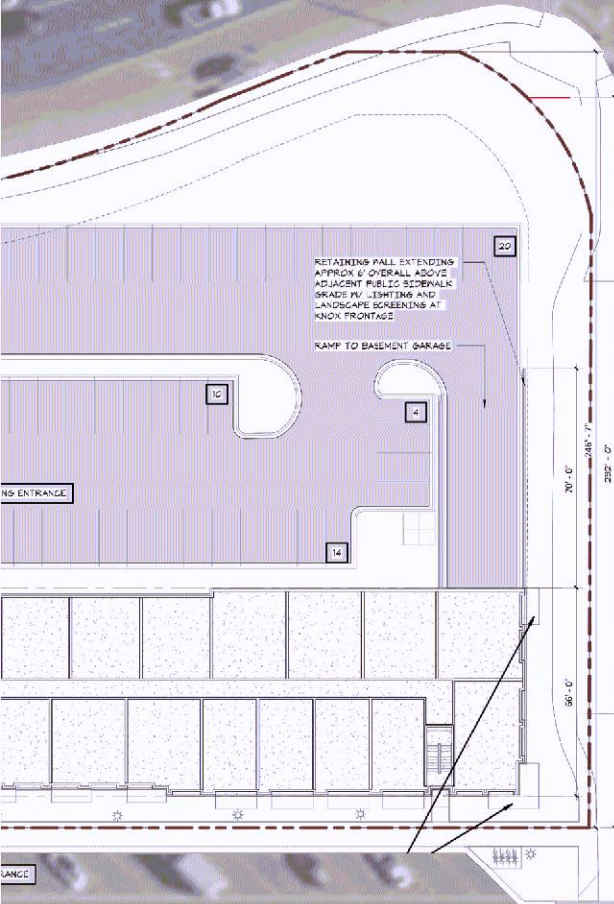
9' x 18' 343  
 Accessible 6  
 Total 349

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Knox Avenue South



West 81st Street

American Boulevard

# Public Elements

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Bike racks at bldg entrance

Public benches along  
public walkway

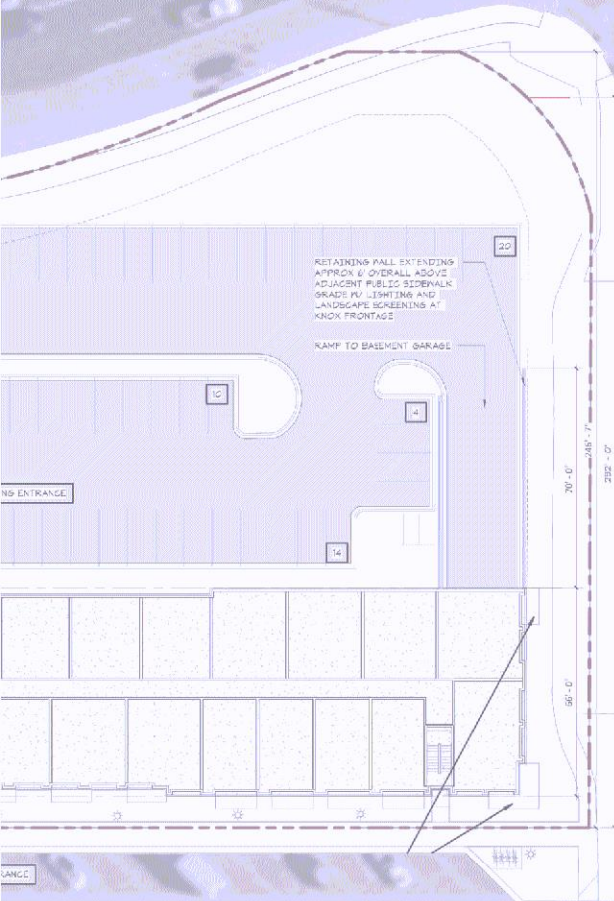
8" walkway on Knox Ave

6" walkway on 81st St.

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- Accessible walkway
- Public Benches
- Public Sidewalk
- Public Bike Racks
- Stairway

Public benches are outside of swk/bky easement. Are they public? Who maintains?

Knox Avenue South

West 81st Street

**Building/property shall be adequately signed for emergency response.**

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

**Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.**

## Theft Prevention

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Theft prevention blocks of same material as public benches

These blocks are to be installed in the parking lot and along the perimeter of the building to prevent theft of vehicles and property. The blocks shall be made of a material that is similar to the material used for public benches. The blocks shall be spaced at intervals of 10 feet. The blocks shall be installed in a way that does not interfere with the normal operation of the building or the parking lot. The blocks shall be installed in a way that does not create a tripping hazard. The blocks shall be installed in a way that does not interfere with the normal operation of the building or the parking lot.

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Knox Avenue South

West 81st Street

No structures/benches within public easements.

Theft Prevention Blocks

Theft Prevention Blocks

All emergency vehicle access shall support a minimum 40 tons and support the turning radius for Ladder 3.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

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# Public Plaza

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Pergolas are over 200 square feet and qualify as accessory structures, which limits detached structures between the building and the street. Also, pergolas are not allowed within the 20 foot landscape yard. A deviation may be requested for both items.

Public seating areas with pergolas

234 sq ft  
234 sq ft

No structures within public easements.

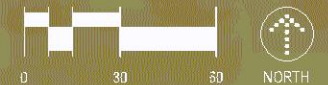
Public seating area with pergolas as vertical elements in the streetscape

*[Faint, illegible text]*

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Knox Avenue South

West 81st Street



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American Boulevard

Native Grasses,  
Perennials, Shrubs

# Native Plantings

LUTHER KIA  
Bloomington, MN

08.14.2024

Native grasses, shrubs  
and perennials for  
screening of parking lot  
and added diversity to  
Penn American District

Native grasses, shrubs and perennials for screening of parking lot and added diversity to Penn American District. The planting palette includes a variety of species that are native to the region and provide habitat for local wildlife. The plants are selected for their ability to thrive in the site's soil conditions and provide year-round interest. The planting is designed to be low-maintenance and drought-tolerant. The plants are to be installed in a grid pattern along the perimeter of the parking lot. The plants are to be installed in a grid pattern along the perimeter of the parking lot.

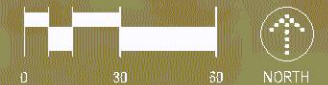
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Native Grasses,  
Perennials, Shrubs

Native Grasses,  
Perennials, Shrubs

West 81st Street

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Street Trees

No trees within easement area.

Street Trees

Street Trees

West 81st Street

Knox Avenue South

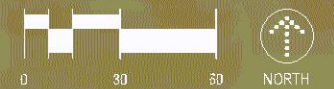
# Street Trees

LUTHER KIA  
Bloomington, MN

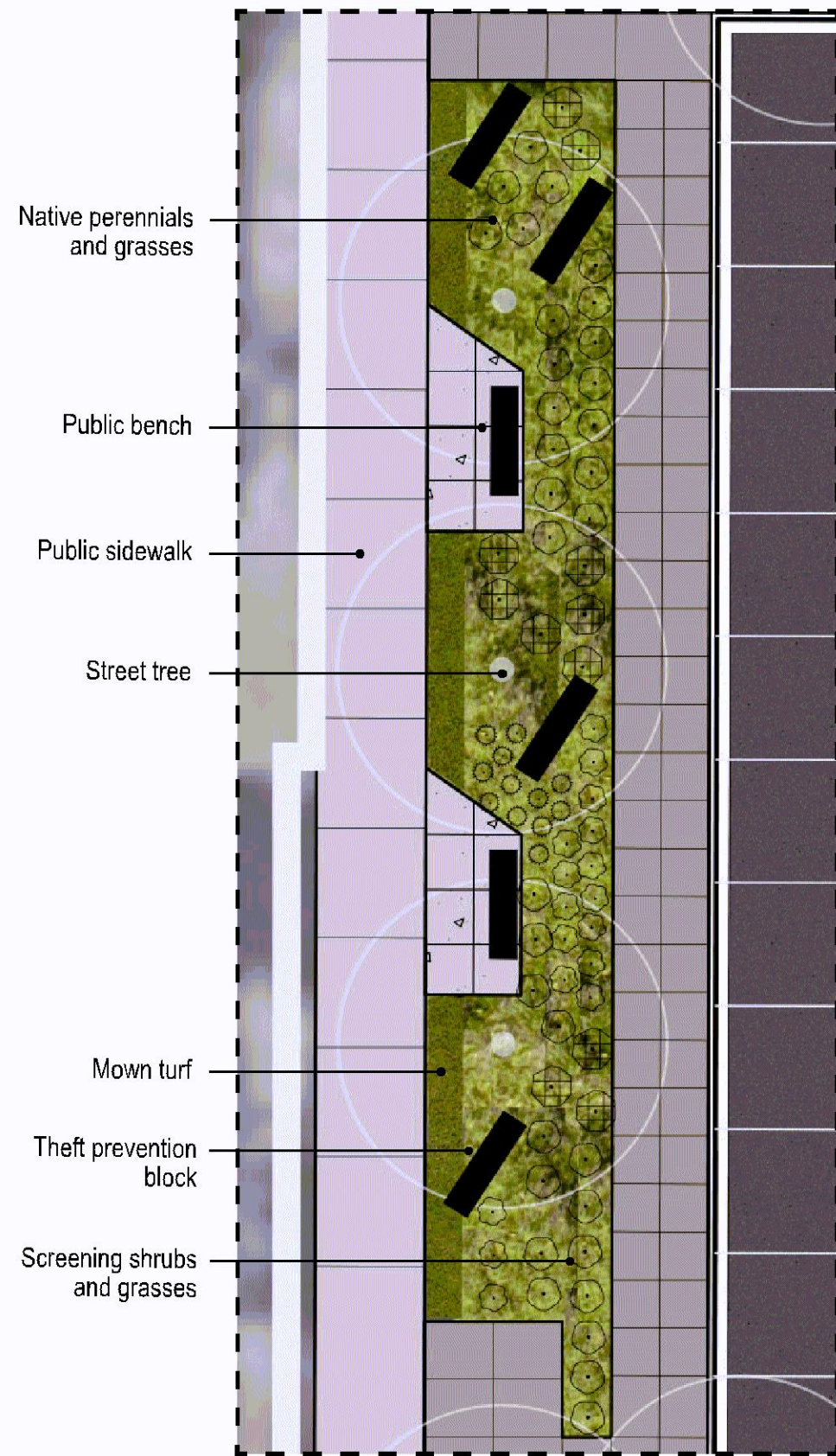
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Street trees approximately 30' on center as vertical elements of the street, shade for public benches and added biodiversity

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Enlarged Plan View



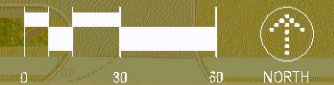
# Complete Streetscape

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The resulting inviting streetscape enhances public domain, adds biodiversity and satisfies dealership security needs

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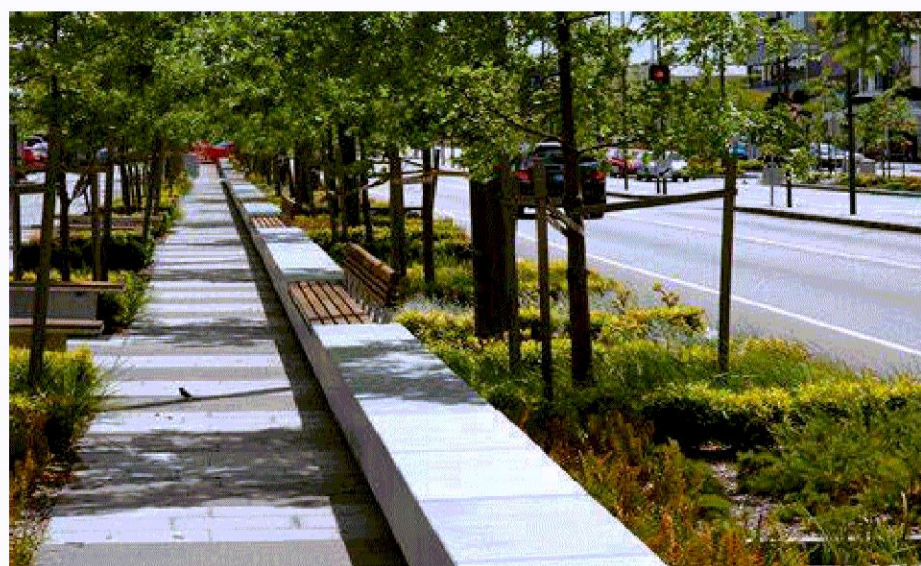
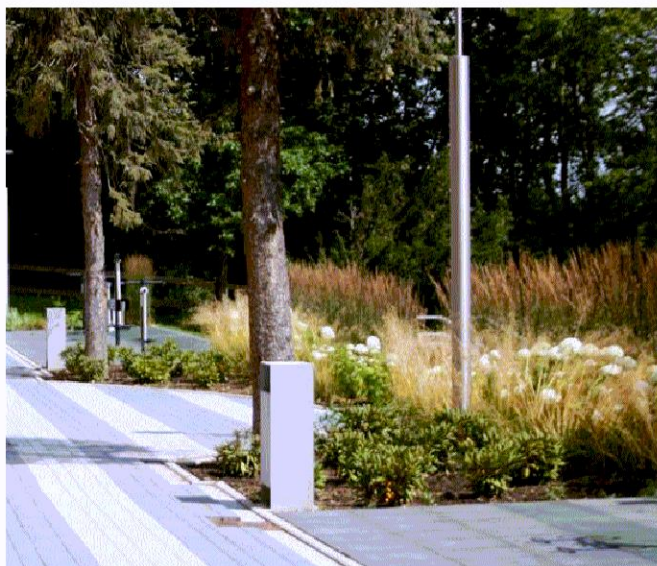
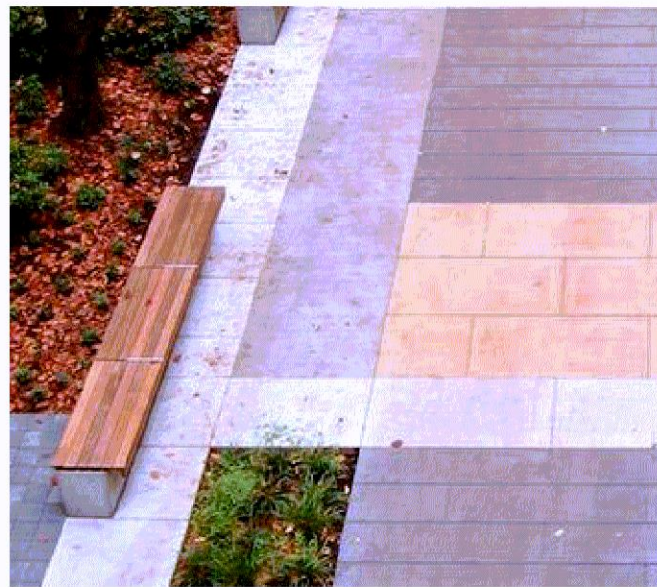
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# Materials

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A NEW AUTOMOTIVE BUILDING FOR:  
**LUTHER BLOOMINGTON KIA**  
BLOOMINGTON, MINNESOTA

REVISION HISTORY

NO.	DESCRIPTION	DATE

date: 09-09-2024  
job: 23-131  
d. by: KJF

A-4.4