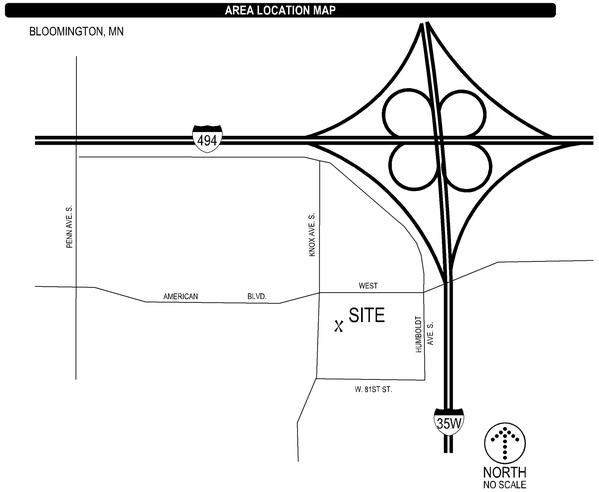
LUTHER BLOOMINGTON KIA

BLOOMINGTON, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	WTR.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
720	MAJOR CONTOUR	720	MAJOR CONTOUR
723	MINOR CONTOUR	723	MINOR CONTOUR
723.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE		POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00%	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	FES STS RIPRAP	STORM SEWER
	RETAINING WALL	SAN	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM	FORCE MAIN
	IRON MONUMENT FOUND	RD	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR	WATERMAIN
	POWERPOLE	HYD	
	GUY WIRE	FIRE	FIRE LINE (IF SEPARATE)
	GUARD POST	BLDG.	FIRE DEPT. CONNECTION
	GAS METER	C.O. X"SSD	SOIL SUBDRAIN
	TRANSFORMER	GAS	GAS LINE-UNDERGROUND
	WATER SHUT-OFF VALVE	ELEC	ELECTRIC-UNDERGROUND
	TRAFFIC SIGN	TELE	TELEPHONE-UNDERGROUND
	FLAG POLE	CATV	UNDERGROUND CABLE/TV
	LIGHT POLE	LSS	LAWN SPRINKLER SLEEVE
	TREES		
	TREE LINE		
	STORM MANHOLE		
	SANITARY MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B#	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

PARCEL 2:
LOT 1, BLOCK 1, INFINITI SATURN ADDITION, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF THE SOUTH 858 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27, RANGE 24.

(ABSTRACT PROPERTY)

THAT PART OF LOT 1, BLOCK 1, INFINITI SATURN ADDITION, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 858 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27, RANGE 24.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1343783)

PARCEL 3:
LOT 2, BLOCK 1 PANNEKOEKEN HUIS ADDITION, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF THE SOUTH 858 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27, RANGE 24.

(ABSTRACT PROPERTY)

THAT PART OF LOT 2, BLOCK 1, PANNEKOEKEN HUIS ADDITION, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 858 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27, RANGE 24.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1343783)

PARCEL 4:
LOT 1, BLOCK 1, HYUNDAI ADDITION.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1343783)

PARCEL 5:
ALL OF LOT 3, BLOCK 1, INFINITI SATURN ADDITION.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1341795)

DEVELOPER

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3701 ALABAMA AVENUE SOUTH
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MUNICIPALITY

BLOOMINGTON

PROJECT

LUTHER BLOOMINGTON KIA
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
07 FEB 2024	DRC SUBMITTAL	SES

OWNER

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3701 ALABAMA AVE SOUTH
ST. LOUIS PARK, MN, 55416
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FAX 952-258-8900
CONTACT: LINDA MCGINTY

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TEL 612-252-9070
CONTACT: STEVE SABRASKI

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
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CONTACT: JOSH POPEHN

ARCHITECT
GRIES ARCHITECTURAL GROUP INC.
500 NORTH COMMERCIAL STREET
NEENAH, WI, 54956
TEL 920-722-2445
CONTACT: BRANNIN GRIES

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE		02.07.24
SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C1.1	EXISTING CONDITIONS - BOUNDARY	X
C1.2	EXISTING CONDITIONS - SITE	X
C2.1	SITE PLAN	X
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL	X
C4.1	UTILITIES	X

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

DRC SUBMITTAL
02.07.2024

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105 South Fifth Avenue
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FILE NAME C001LUT061.DWG
PROJECT NO. LUT23061

CIVIL
TITLE SHEET
C0.1

811 Know what's Below. Call before you dig.

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on November, 30, 2023, expressly for this project; City of Bloomington, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared at a later date

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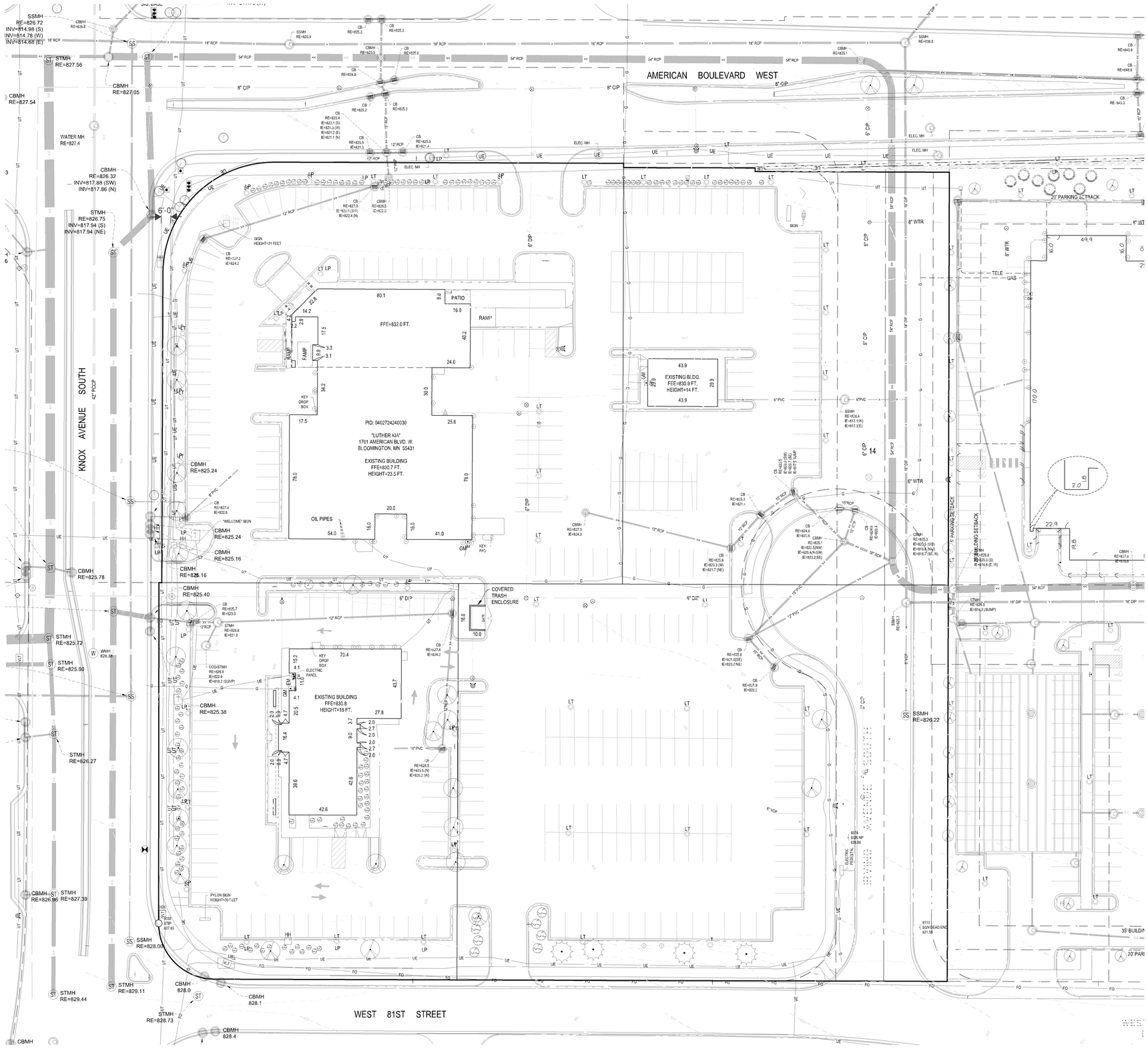
FILE NAME	C101LUT061.DWG
PROJECT NO.	LUT23061

EXISTING CONDITIONS BOUNDARY
C1.1

Know what's Below. Call before you dig.

NORTH
0 30 60



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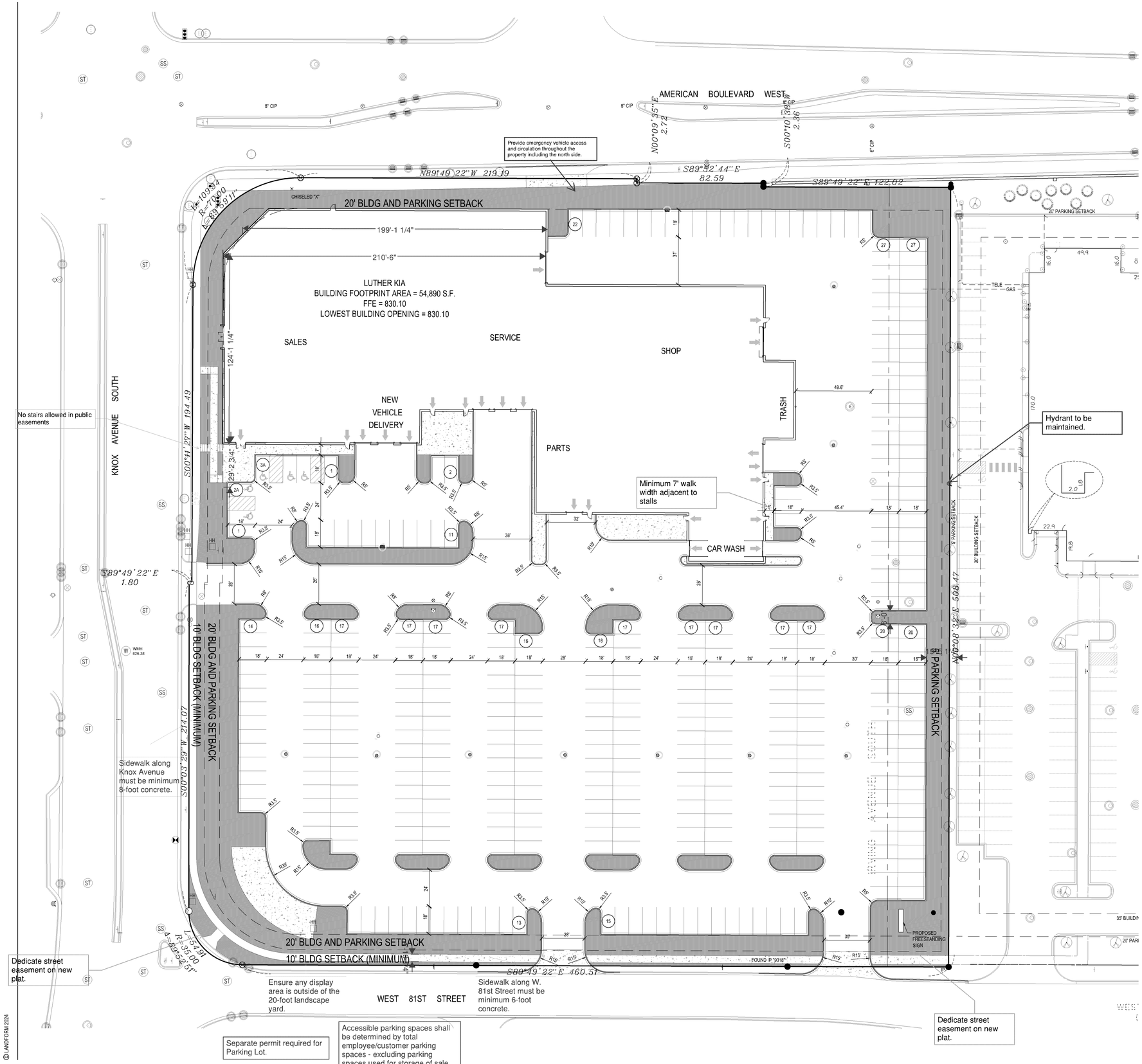
FILE NAME	C102LUT061.DWG
PROJECT NO.	LUT23061

EXISTING CONDITIONS SITE

C1.2

Know what's Below. Call before you dig.

NORTH
0 30 60



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Building layout angles are parallel with or perpendicular to the property line at the location indicated.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Delineate parking stalls with a 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
7. Trash / Recycling areas: See Architectural drawings.

ZONING AND SETBACK SUMMARY

The Property is Zoned Freeway Mixed Use Zone (C-5)

Building Setback Information is as follows:
50% of bldg facade must be located at bldg setback on primary street .

American Blvd frontage = 485 l.f.
Effective: 424 l.f. (Less Irving Right of Way Easement)
50% = 212 l.f. required
212 l.f. proposed

30% of bldg facade must be located at bldg setback on secondary street.

Knox Ave frontage = 513 l.f.
30% = 154 l.f. required
154 l.f. proposed

The street frontage numbers identified on the plan cannot both be correct. It appears building facade along the corner is "counted" towards both the American Blvd. W. and Knox Avenue frontages.

Parking Setback Information is as follows:
Front Yard / Street = 20 ft.
Side = 5 ft.

Existing F.A.R. : 0.09
Proposed F.A.R. : 0.22

AREA SUMMARY

Existing:

Pervious	54,829	s.f.	1.26	ac.	21.8%
Impervious	197,054	s.f.	4.52	ac.	78.2%
Total	251,883	s.f.	5.78	ac.	100.0%

Proposed:

Pervious	39,869	s.f.	0.92	ac.	15.8%
Impervious	212,014	s.f.	4.86	ac.	84.2%
Total	251,883	s.f	5.78	ac.	100.0%

PARKING SUMMARY

Provided Parking:

Standard Stalls	(9x18)	377	ea.
Accessible Stalls	(9x18)	5	ea.
Total Parking Stalls Provided		382	ea.

LEGEND

Green Space (Landscape Area)

EV battery storage will require a rated room separated from the main building.

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

Solenoid valves are not approved to meet the sprinkler damage.

Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.

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

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

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.

DEVELOPER

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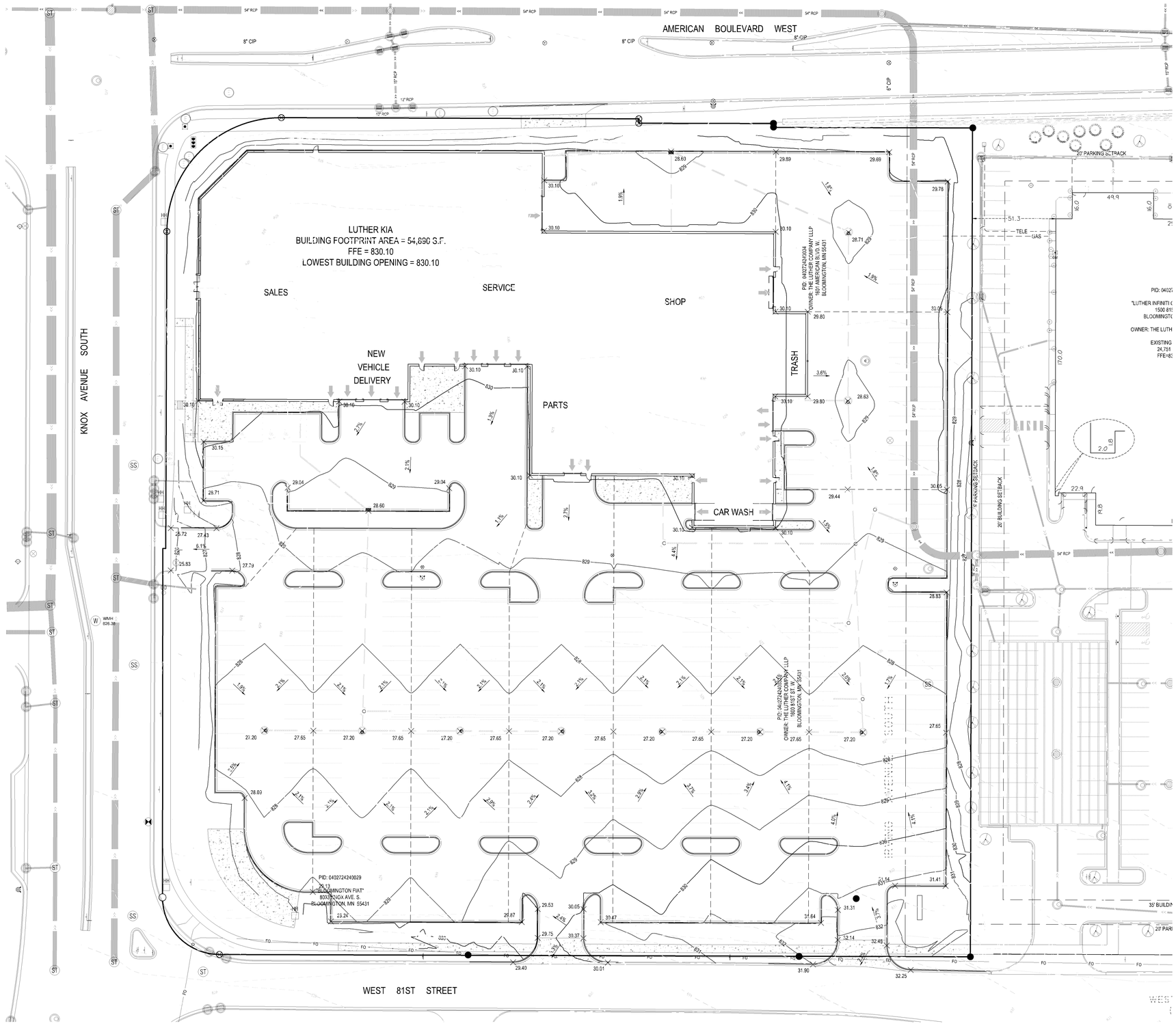
SITE PLAN
C2.1

Know what's Below. Call before you dig.

NORTH
0 30 60



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Install inlet protection: Wimco RD or CG models as appropriate, or approved equal. Maintain protection until project is stabilized.
4. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
5. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
6. Refer to SWPPP Notes on Sheet C3.2 for additional requirements.
7. Reserved.
8. Contractor shall prevent sediment laden water from entering the filtration / infiltration system until the site is completely stabilized.
9. Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days.
10. Seed, Sod, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified. Seeded areas without erosion control blanket shall be disc mulched.

Item	Specification Number
Sod	MNDOT 3876
Seed	MNDOT 3876
	MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31
	MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31
	MN Type (25-141 @ 59 lbs./ac. for General Roadside, 25-151 @ 120 lb./ac. for Residential Turf) - Permanent Turf
Mulch	MNDOT 3882
	(MNDOT Type 1 @ 2 ton/ac., Disc Anchored)
Erosion Control Blanket	MNDOT 3885
	(MNDOT Type 3N (for 12 mo.) 4N (for 24 mo.))
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

11. See Landscape Sheets for permanent turf and landscape establishment.
12. Scrape adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

12. Contact utility service providers for field location of services 72 hours prior to beginning grading.
13. Refer to the Geotechnical Report prepared at later date, for additional information on backfill material and groundwater conditions.
14. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
15. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
16. Rough grade Building Pad to 12 Inches below Finished Floor Elevation (FFE).
17. Refer to Structural Specifications for earthwork requirements for building pads.
18. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
19. Place and compact fill using lift thicknesses matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
20. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
21. Coordinate with Architectural for building stoop locations. Slopes shown on adjacent walks and pavements should continue over stoops.

PAVING NOTES

23. Spot Elevations at curblines indicate flowlines unless noted otherwise. See Sheet C4.1 for rim elevations of catch basins.
24. Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.
25. Meet and Match existing curb. Transition as needed.
26. Paving Sections
    a. Bituminous Paving (Light Duty)
       Bituminous Wear (MNDOT 2360)
       Tack Coat (MNDOT 2357)
       Bituminous Base (MNDOT 2360)
       Aggregate Base (MNDOT 3138, Class 5)
       Compacted Subsoil

    b. Bituminous Paving (Heavy Duty)
       Bituminous Wear (MNDOT 2360)
       Tack Coat (MNDOT 2357)
       Bituminous Base (MNDOT 2360)
       Aggregate Base (MNDOT 3138, Class 5)
       Compacted Subsoil

    c. Concrete Walkways
       4-inch Concrete Walk, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
       4-inch Aggregate Base (MNDOT 3138, CLASS 5)
       Compacted Subsoil

    d. Concrete Drives, Aprons, and Exterior Slabs
       Concrete, 4000 PSI, 5%-8% Air Entrained, Max. 4" Slump (MNDOT 2301)
       Aggregate Base (MNDOT 3138, CLASS 5)
       Compacted Subsoil

27. Concrete Joints
    Install joints as shown and align across sidewalks, curbs, and pavement, paying attention to spacing of expansion joints. Joint spacing shall be as follows:
    a. Tooled joints: Divide panels into nominally equal areas unless shown otherwise.
    b. Expansion Joints: Sidewalks - 40 feet max.; Curbs - 60 feet max.; Pavement: 80 feet max.; Adjacent to building foundations and stoops.
    c. Contraction Joints: Sidewalks - 8 to 10 feet; Curbs and Aprons - 12 to 15 feet.
28. Accessible Parking Stalls and adjacent access aisles shall not exceed a 2.00% slope in any direction.
29. Accessible Routes shall have a maximum cross slope of 2.00% and a maximum running slope of 5.00%.
30. Adjust all structure rims to match pavement elevations.

LEGEND

SYMBOL	DESCRIPTION
	:Inlet Protection
	:Silt Fence
	:Compost or Bio Log
	:Vehicle Tracking Pad
	:Pavement Sawcut

Know what's Below. Call before you dig.

NORTH

0 30 60

DEVELOPER

COMPANY NAME
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN
TEL (952)258-8800 - FAX (952) 258-8900

MUNICIPALITY

BLOOMINGTON

PROJECT

LUTHER BLOOMINGTON KIA
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
07 FEB 2024	DRC SUBMITTAL	SES

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

DRC SUBMITTAL
02.07.2024

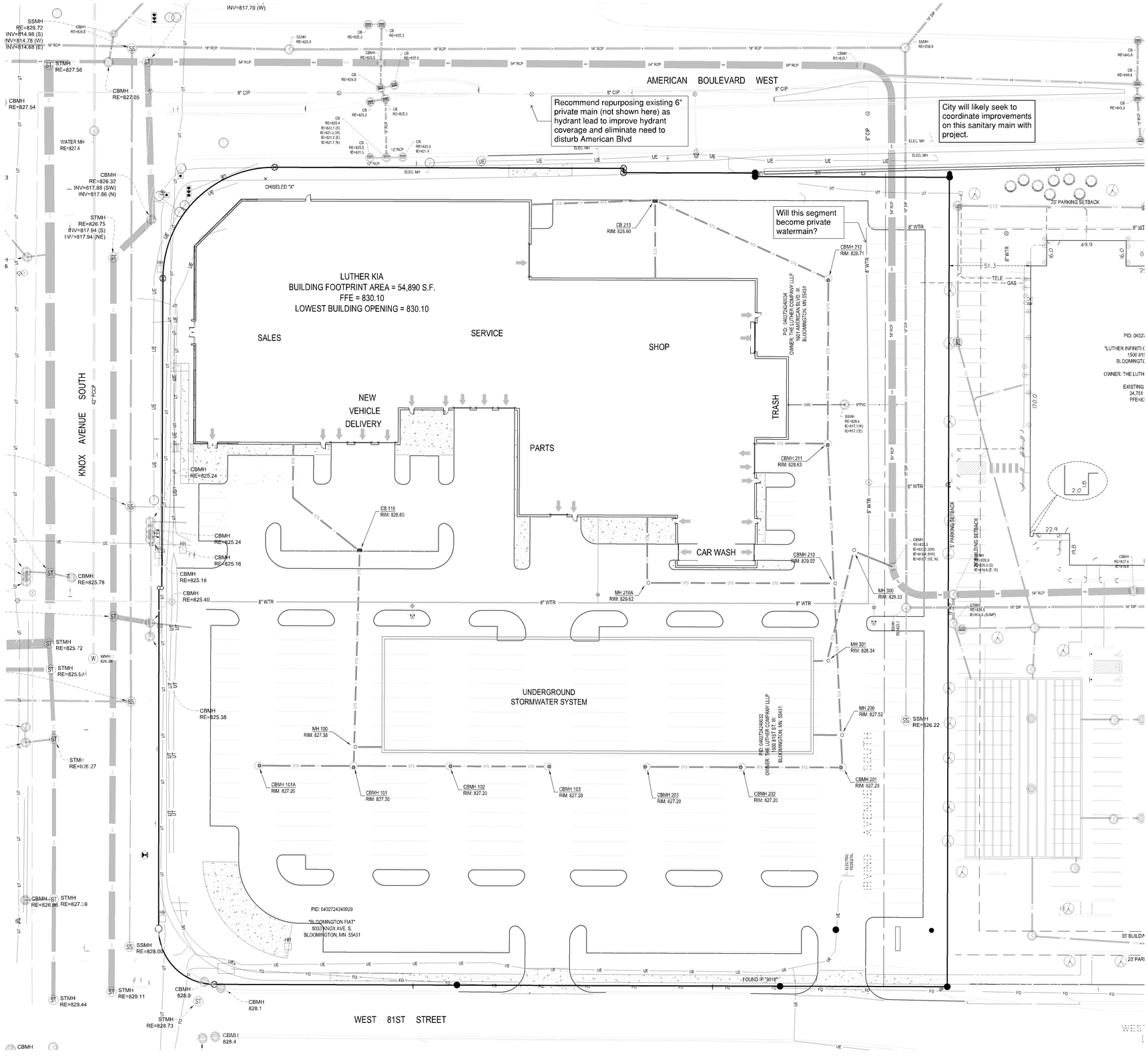
LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C301LUT061.DWG
PROJECT NO.	LUT23061

GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C3.1



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

UTILITY NOTES

2. Pipe Materials
   - Water Service: Copper Type K (ASTM B88)
   - Private Sanitary Sewer: PVC Schedule 40 (ASTM D1785, D2665, F891, F1488 & F1760)
   - Storm Sewer: PVC Schedule 40 (ASTM D1785, D2665, F891, F1488 & F1760); RCP 12"-18" Class 5 (ASTM C76); RCP 24"-48" Class 3 (ASTM C76); HDPE - Corrugated, Smooth Interior, Water Tight (ASTM D3350, ASTM D4976, ASTM F2306, AASHTO M252)
   - Drain Tile: HDPE - Corrugated & Perforated (ASTM F405 & F667).
3. Contact utility service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities.
5. Contractor to notify Engineer immediately if there is any discrepancy.
6. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
7. Provide means and measures to protect adjacent property from damage during utility installation.
8. Pipe lengths shown are from center of structure to center of structure or end of end section.
9. Install tracer wire with all non-conductive utilities in accordance with City of Bloomington Standards.
10. Connect to City utilities in accordance with City of Bloomington Standards.
11. Contact Xxx at ###.###.#### for wet tap inspection.
12. Maintain X.X feet of cover on water.
13. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
14. Contact City of Bloomington Utilities Department, at 952.563.8777 for flushing and pressure test inspections.
15. The water distribution system shall be disinfected per Minnesota Rules, Part 4714.
16. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 6 feet deep.
17. Reserved.
18. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 4714.
19. All joints and connections in the storm sewer system shall be gastight or water tight. Approved resilient rubber joints must be used to make watertight connections to manholes, catch basins, and other structures.
20. Catch basins in curb and gutter are sumped 2 inches below the gutter grade.
21. Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
22. Irrigation sleeve to be 4 inch Schedule 80 PVC buried 24" below grade. Extend sleeves 3-feet beyond the edge of pavement. Mark each end of sleeve with 3/4-inch rebar 12 inches below finish grade. (Coordinate with irrigation contractor.)
23. Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
24. The primary electric feed, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduits shall be installed by the Electrical Contractor.
25. See site lighting plan for additional information.
26. Xcel Energy will furnish and install gas service piping from the mainline to the meter and the meter. Gas service from the meter shall be installed by the Mechanical Contractor.
27. Provide one X-inch PVC conduit with pull-string from existing telephone service to building.
28. Provide conduits for cable television and other electronic communication.
29. Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and continuation of services within building.
30. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
31. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.

INFILTRATION / FILTRATION BASIN REQUIREMENTS

32. Refer to the C3.1 sheet notes for requirements.

DEVELOPER

COMPANY NAME
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN
TEL (952)258-8600 - FAX (952) 258-8600

MUNICIPALITY

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FILE NAME	C401LUT061.DWG
PROJECT NO.	LUT23061

UTILITIES

C4.1

Know what's Below. Call before you dig.

NORTH
0 30 60

Must meet 2020 MN State Building Code

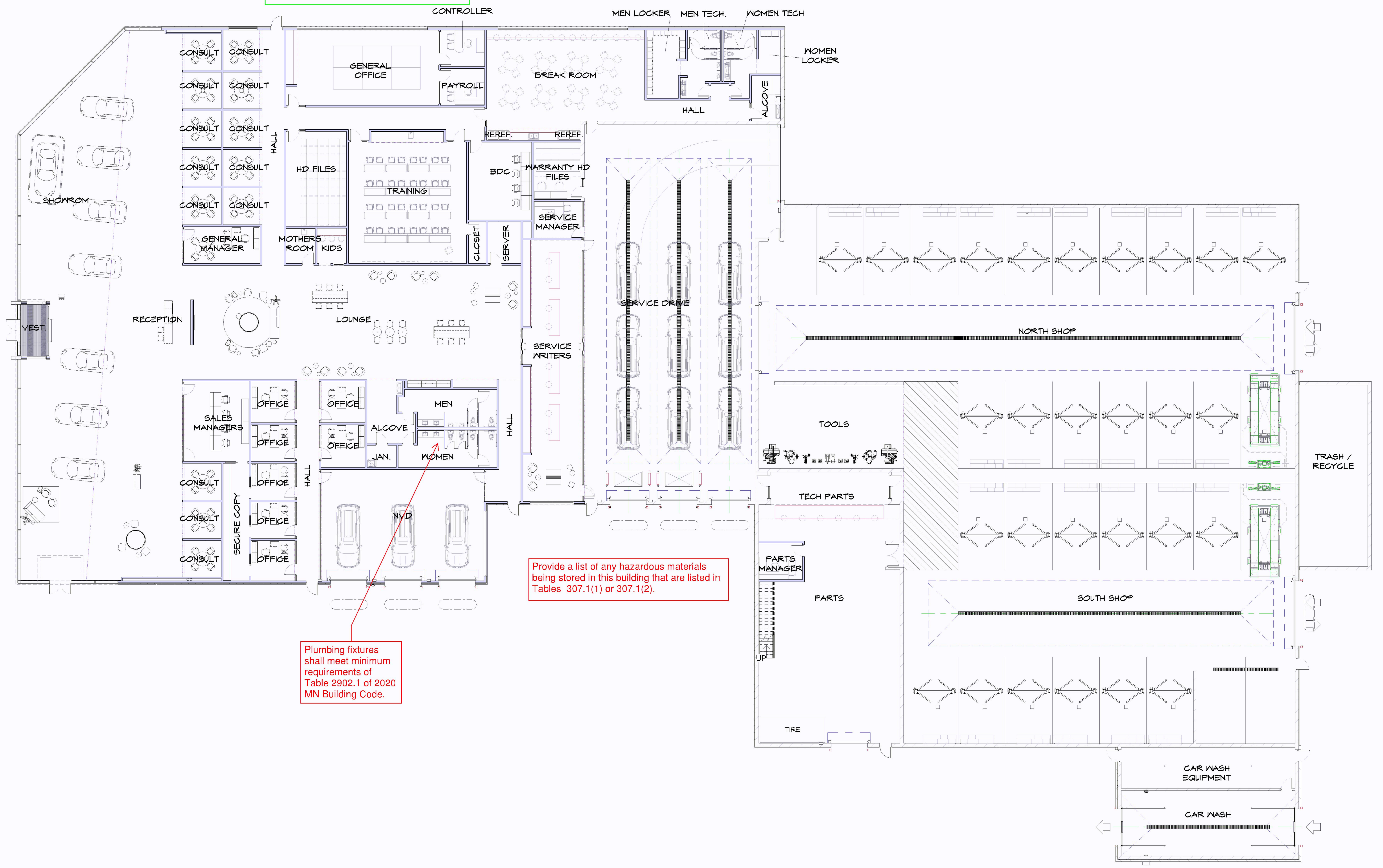
Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

SAC review by MET council will be required.

Provide a detailed code analysis with the plans.

Please review Section 21.301.03 Structure Design. Mixed use districts include additional architectural requirements related to facade transparency. The minimum building height is also 25 feet.



Provide a list of any hazardous materials being stored in this building that are listed in Tables 307.1(1) or 307.1(2).

Plumbing fixtures shall meet minimum requirements of Table 2902.1 of 2020 MN Building Code.

1 A-1.1 FIRST FLOOR PLAN
1/16" = 1'-0" OPTION 2

N

Z:\2023\23-131 Luther KIA Bloomington\23-131 Luther KIA Bloomington Option 2.rvt

2/2/2024 11:04:52 AM

Gries Architectural Group Inc.

NEENAH OFFICE:
500 North Commercial Street
Neenah Wisconsin 54956
Phone: 920-722-2445
www.gries.design

HUDSON OFFICE:
400 South 2nd Street, Suite #135
Hudson Wisconsin 54016
Phone: 920-722-2445
www.gries.design

A NEW BUILDING FOR:
LUTHER KIA
BLOOMINGTON, WISCONSIN

date: 01/31/24
job: 23-131
d. by: ZTS
rev.:

A-1.1