

Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.

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

Case PL20190022 PL2019-22

INTERSTATE HIGHWAY NO. 494
(STATE HIGHWAY NO. 5)

A deviation is required for to have less than 20-foot setback along north property line due to right-of-way "notch."

As plans are further refined, the Code required customer and employee parking stalls must be identified on the site plan and ultimately on site.

Has an autoturn analysis been completed for Subaru's northeast corner? It appears to be a pretty tight turn for a fire truck.

The two 3-foot parking islands must be reconstructed to meet City Code requirements. Add islands on the north end of the parking rows to meet Code requirements.

Sidewalk adjacent to parking stalls must be 7 feet wide to account for vehicle overhang. Sidewalk on west side of Subaru building is only 5 feet.

Parking along Lyndale does not meet the 20-foot minimum setback.

Include Bloomington detail for Non-Residential Driveway Approach with boulevard sidewalk if any entrances are impacted

Add landscape island at southeast corner of Acura building.

Close this access with the new driveway on American Boulevard. Luther representatives indicated traffic cuts through this location to go NB on Lyndale. Would also eliminate the conflicts between Goodwill traffic and Luther traffic resulting in a safety improvement. Could terminate the cross access agreement if closed.

Establishing an attractive streetscape along American Blvd. will be key given no building is proposed along the street

This island is only 7.9 wide. Widen to 8.0 feet.

There is a catch basin where this driveway is shown

Reconstruct sidewalk and stamped boulevard from this point to the west to located in the sidewalk/bikeway easement. transition into the existing sidewalk at west property line. Include detail and specs for the red stamped soldier course boulevard.

Confirm 10' sidewalk/bikeway is in place.

CITY OF BLOOMINGTON NOTES

- ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/DUMPING ALLOWED.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.

PARKING SUMMARY

PROVIDED PARKING:	
STANDARD STALLS	519 EA.
ACCESSIBLE STALLS	9 EA.
TOTAL PARKING STALLS PROVIDED	524 EA.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED GENERAL INDUSTRY ZONE (I-3)
BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
REAR = 25 FT.
SIDE (INTERIOR) = 10 FT.
SIDE (STREET) = 30 FT.
PARKING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 20 FT.
REAR = 5 FT.
SIDE = 5 FT.
SIGN SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 5 FT.
LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT WIDTH MINIMUM = 100 FT.

Staff believes the property should be rezoned from General Industry to a commercial district - the C-1 district. Auto sales is not an industrial use. Continued discussions are necessary.

AREA SUMMARY

EXISTING		
PERVIOUS	36,924 SF.	11.6%
IMPERVIOUS	247,133 SF.	88.4%
TOTAL (7.66 AC)	334,057 SF.	100.0%
PROPOSED		
PERVIOUS	47,601 SF.	14.3%
IMPERVIOUS	286,456 SF.	85.7%
TOTAL (7.66 AC)	334,057 SF.	100.0%

DEVELOPER

MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (612) 252-8800 FAX: (612) 252-8800

MUNICIPALITY



BLOOMINGTON

PROJECT

LUTHER BLOOMINGTON
ACURA SUBARU
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C2.1	SITE PLAN
C2.2	GRADING, DRAINAGE, PAVING & GEOTECH
C2.3	CONTRIBUTOR
C2.4	UTILITIES

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
20 FEB 2019	DRC SUBMITTAL	SEB

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 10/20/19

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DRC SUBMITTAL

FEBRUARY 20, 2019



From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C2018AA041.DWG

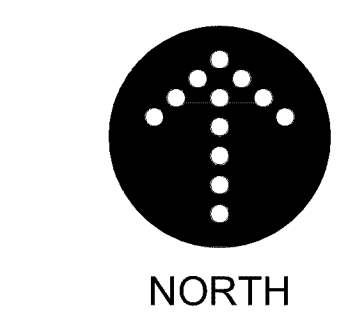
PROJECT NO.: BAA14041

SITE PLAN
C2.1

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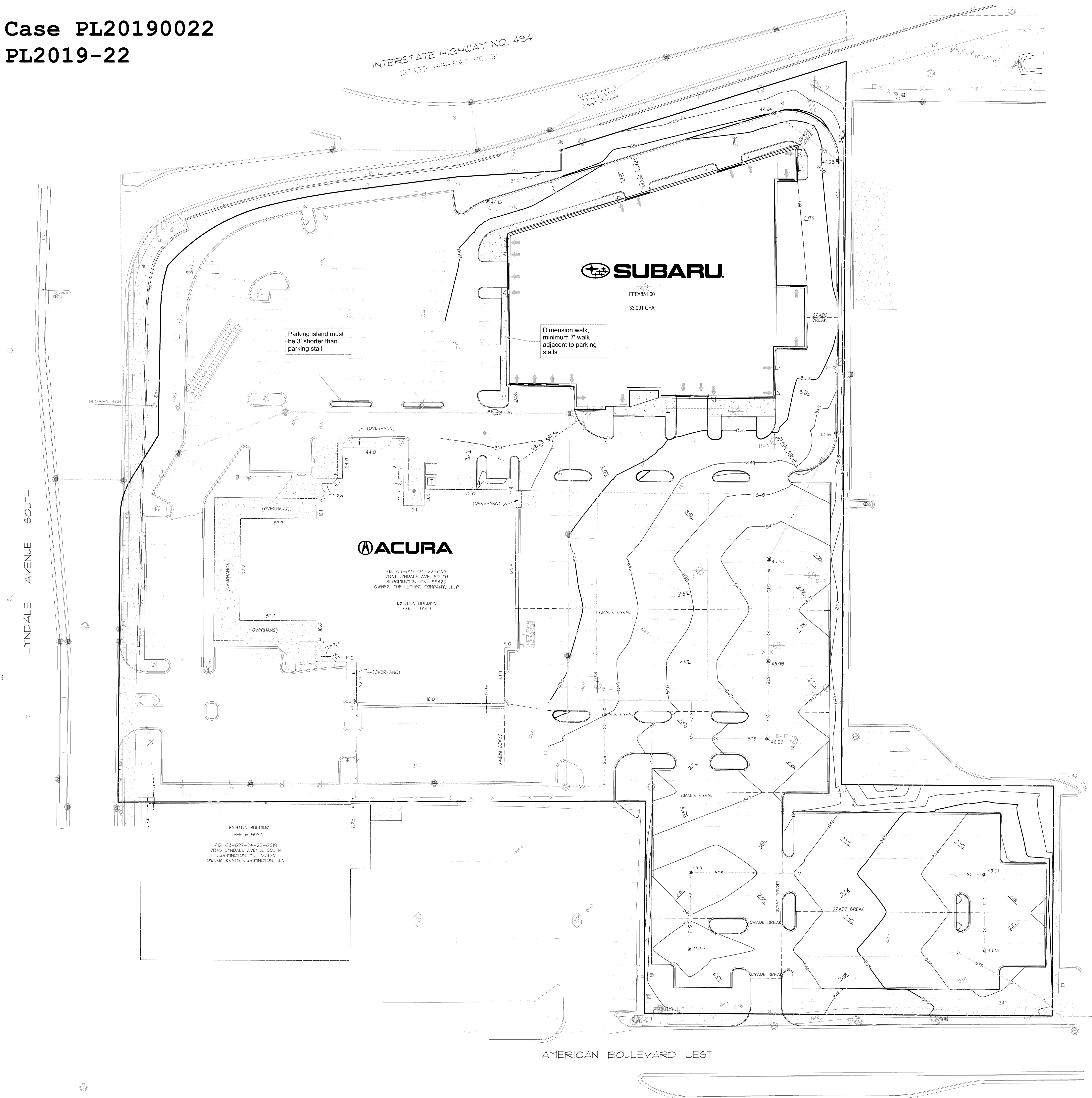


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Case PL20190022
PL2019-22



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MUNICIPALITY
BLOOMINGTON

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ACURA SUBARU
BLOOMINGTON, MN

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ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
20 FEB 2019	DRC SUBMITTAL	001

PROJECT MANAGER REVIEW
BY: [Signature] DATE: 10/20/19

CERTIFICATION

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FEBRUARY 20, 2019

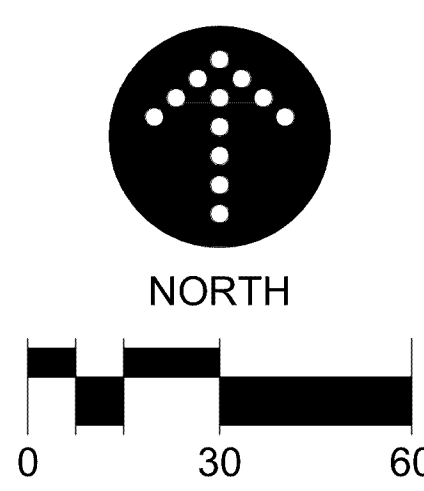
LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C301BA041.DWG
PROJECT NO.: BAA14041

GRADING, DRAINAGE, PAVING
& EROSION CONTROL - OVERALL

C3.1



Case PL20190022
PL2019-22

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MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER BLOOMINGTON
ACURA SUBARU
BLOOMINGTON, MN

SHEET INDEX

ISSUE / REVISION HISTORY

PROJECT MANAGER REVIEW

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FEBRUARY 20, 2019

LANDFORM
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FILE NAME: C401BA041.DWG
PROJECT NO.: BAA14041

UTILITIES
C4.1

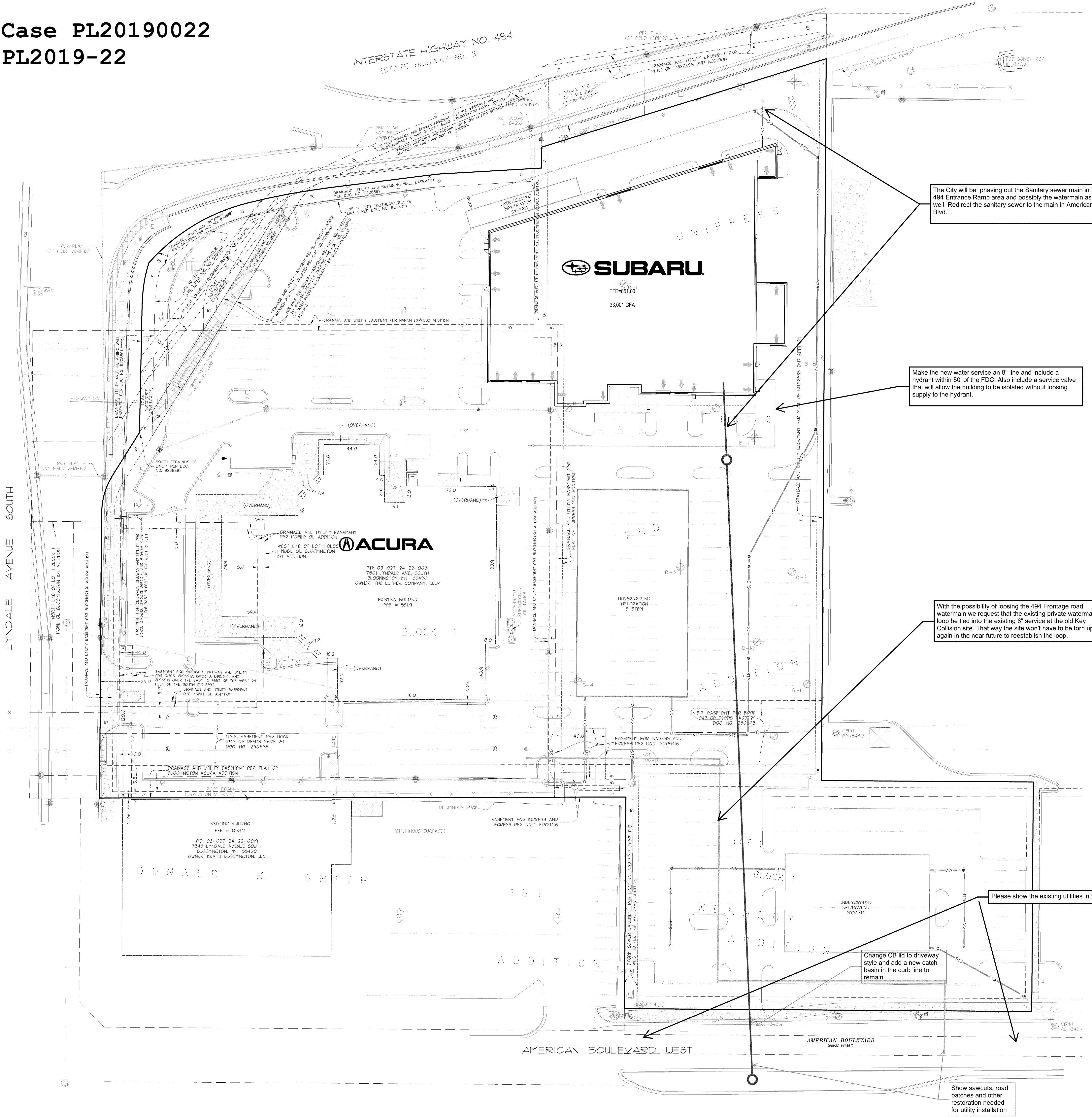
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NORTH

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PL2019-22

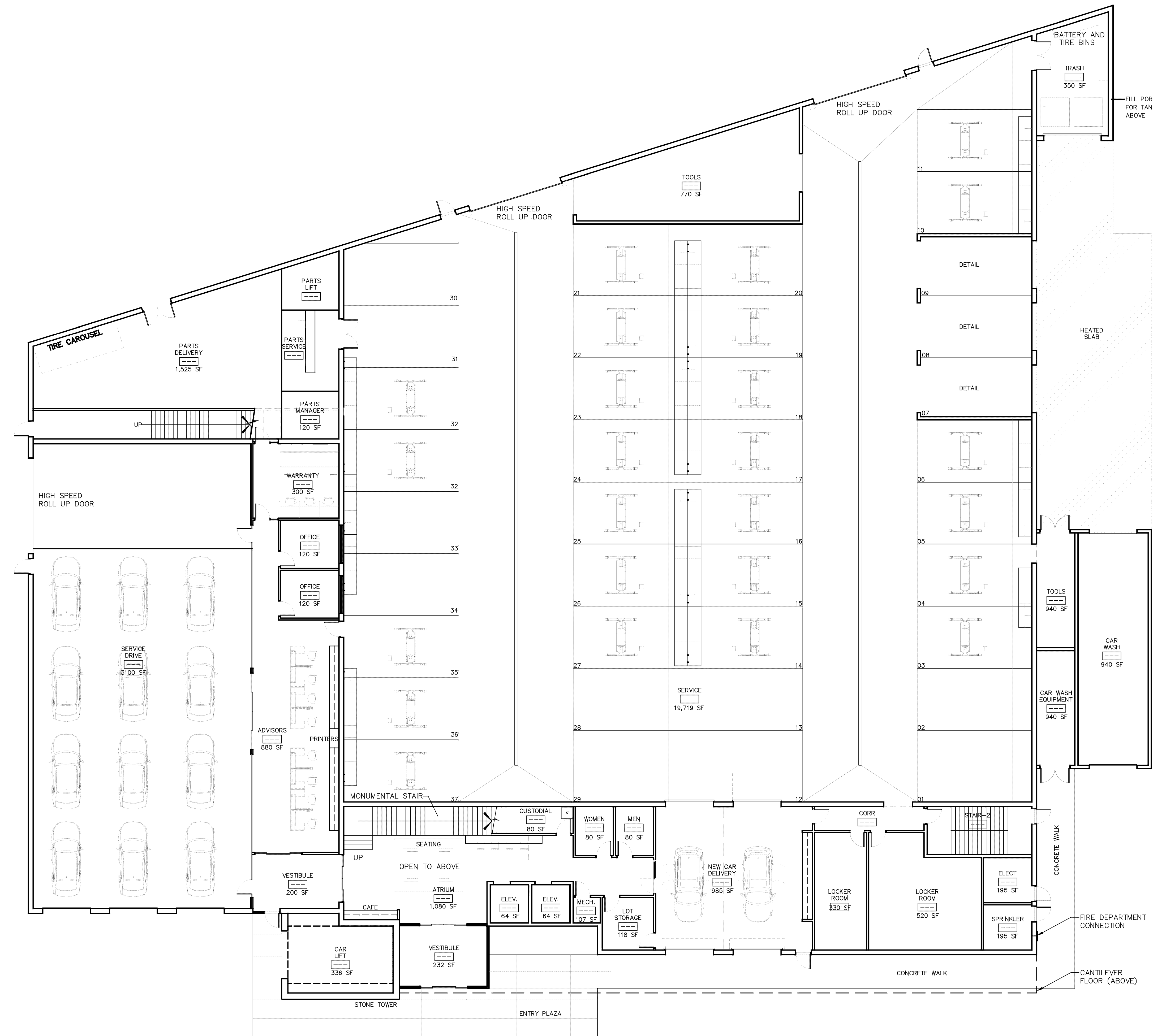
BA
BAKER ASSOCIATES, INC.
ARCHITECTS

150 SOUTH FIFTH STREET
SUITE 1425
MINNEAPOLIS, MN 55402-1200
TELEPHONE: 612.339.8901
FAX: 612.339.5668

Luther
Bloomington Subaru

Bloomington, MN

Issued:



FIRST LEVEL FLOOR PLAN

0 8' 16' 24' 32' 3/32"

Building SEI:		Shop Area:	
First Floor:	35,345 S.F.	Shop :	19,879 S.F.
Second Floor:	21,000 S.F.	Service Bays:	36
Total:	56,345 S.F.	Detail Bays:	3
Parts Area:		Vehicle Display:	
First Floor:	1,600 S.F.	Show Floor:	8
Second Floor:	6,000 S.F.	New Car Delivery:	2
Total :	7,600 S.F.		



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Sheet Title

FIRST FLOOR PLAN

Scale: 3/32"=1'-0" Sheet Number
Date: 01/24/2019 A-101
Comm. No.: 2571
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 PL2019-22

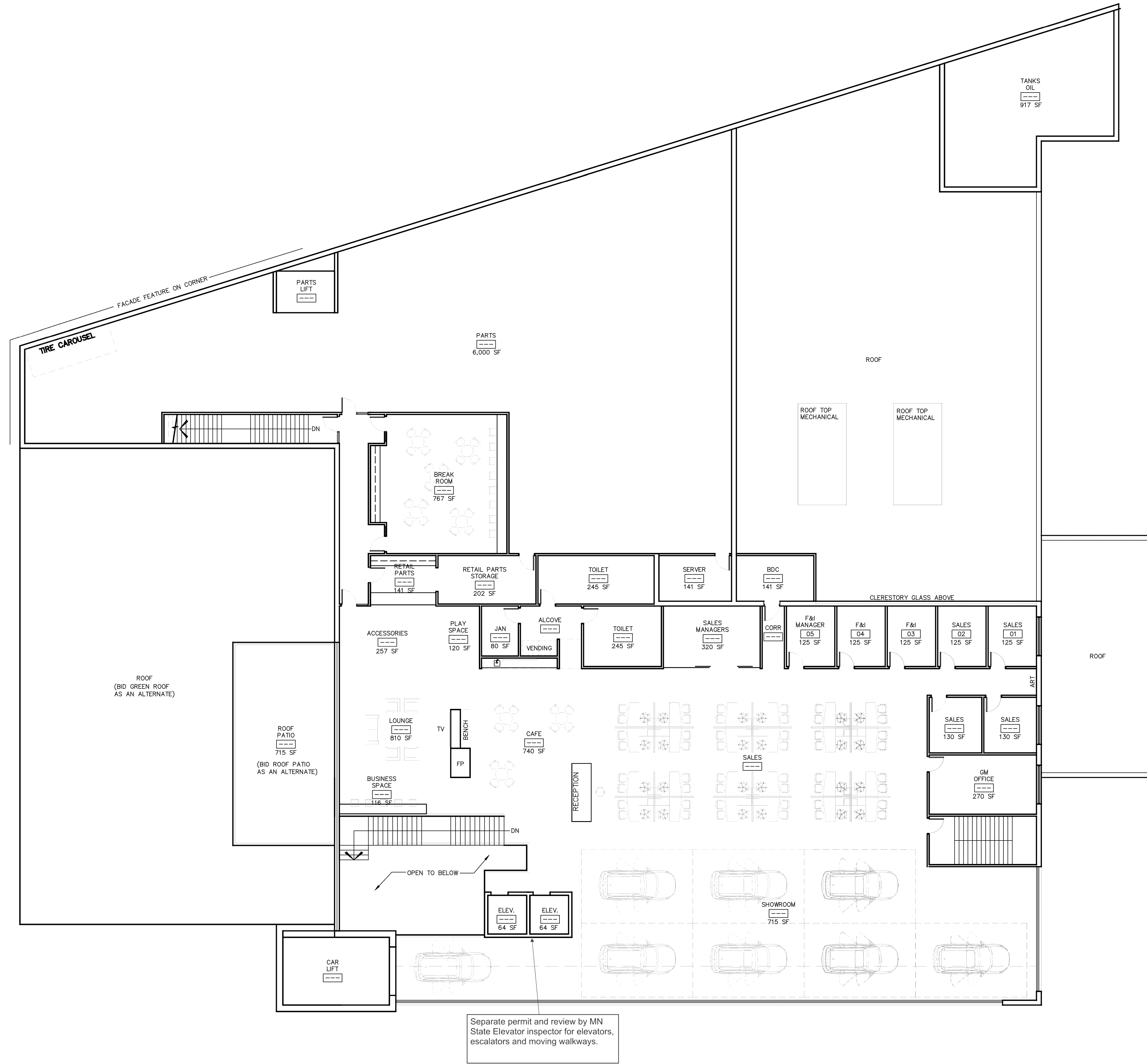
BA
 BAKER ASSOCIATES, INC.
 ARCHITECTS

150 SOUTH FIFTH STREET
 SUITE 1425
 MINNEAPOLIS, MN 55402-1200
 TELEPHONE: 612.339.8901
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Luther
Bloomington Subaru

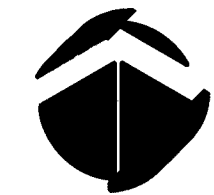
Bloomington, MN

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SECOND LEVEL FLOOR PLAN

0 8 16 24 32 3 / 32'



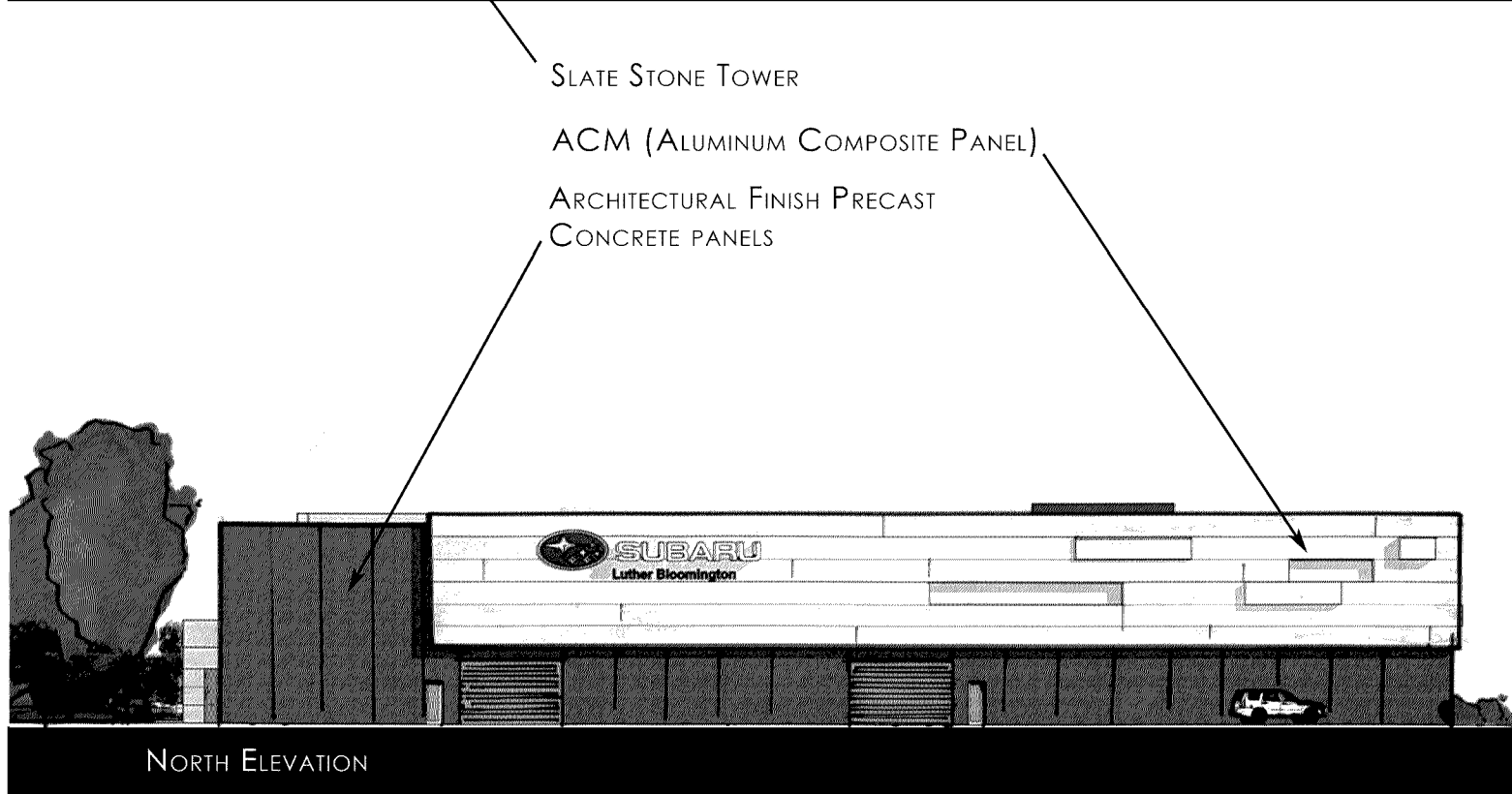
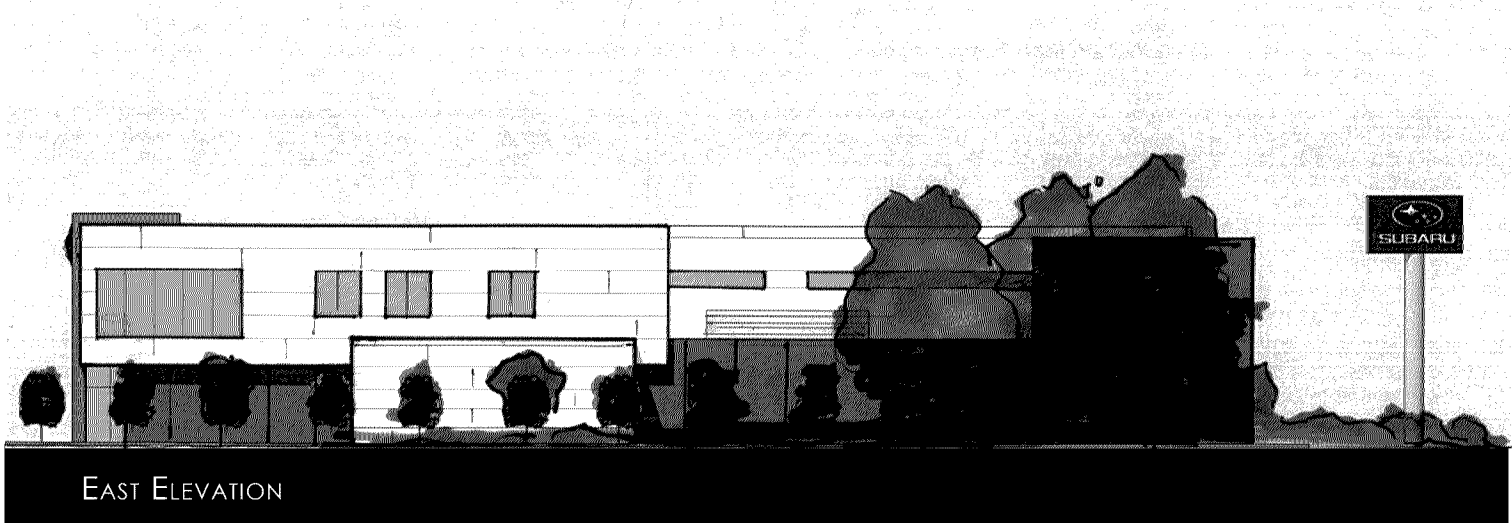
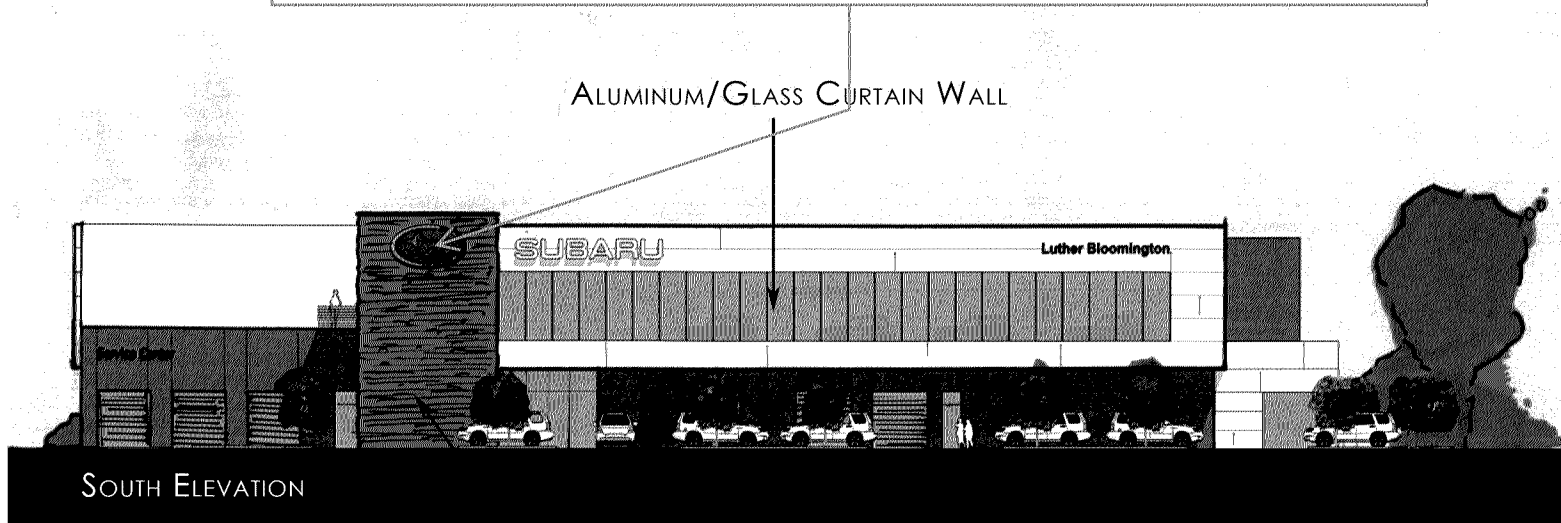
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Sheet Title
 SECOND FLOOR PLAN

Scale: 3/32"=1'-0"
 Date: 02/14/19
 Comm. No. 2571
 Sheet Number
A-102
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A uniform sign design will be needed for the two dealerships. If a combination cabinet and channel letter sign is proposed, the cabinet may not be greater than 25% of the total sign area. Adjustments will be needed for the Subaru cabinet sign.

Case PL20190022
PL2019-22



CONCEPT RENDERING - SUBARU DEALERSHIP
LUTHER BLOOMINGTON
02.19.19

Three freestanding signs will be permitted due to the three street frontages. Two of the three signs may be located along one street frontage. See Section 19.122 for sign requirements.

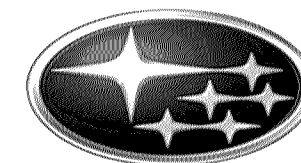


Case PL20190022
PL2019-22



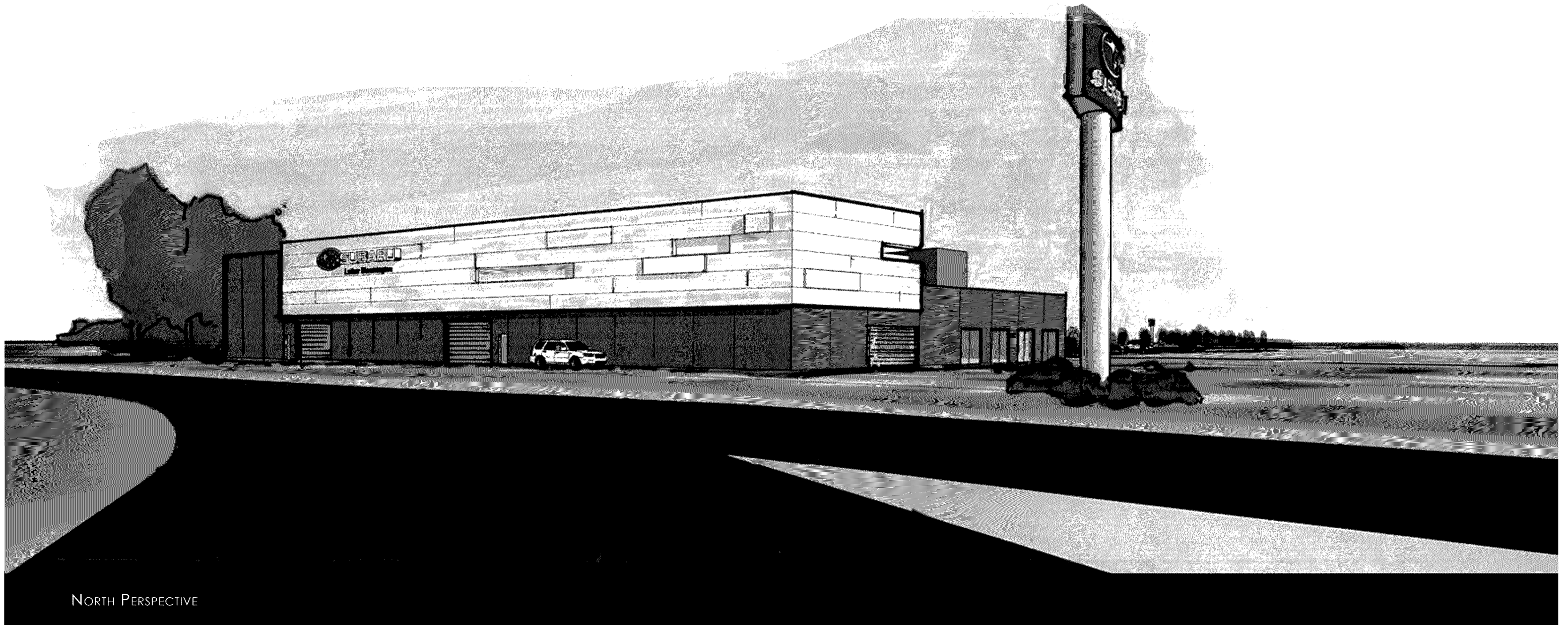
SOUTH PERSPECTIVE

CONCEPT RENDERING - SUBARU DEALERSHIP
LUTHER BLOOMINGTON
02.19.19



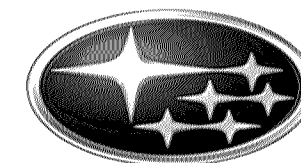
SUBARU

Case PL20190022
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NORTH PERSPECTIVE

CONCEPT RENDERING - SUBARU DEALERSHIP
LUTHER BLOOMINGTON
02.19.19



SUBARU