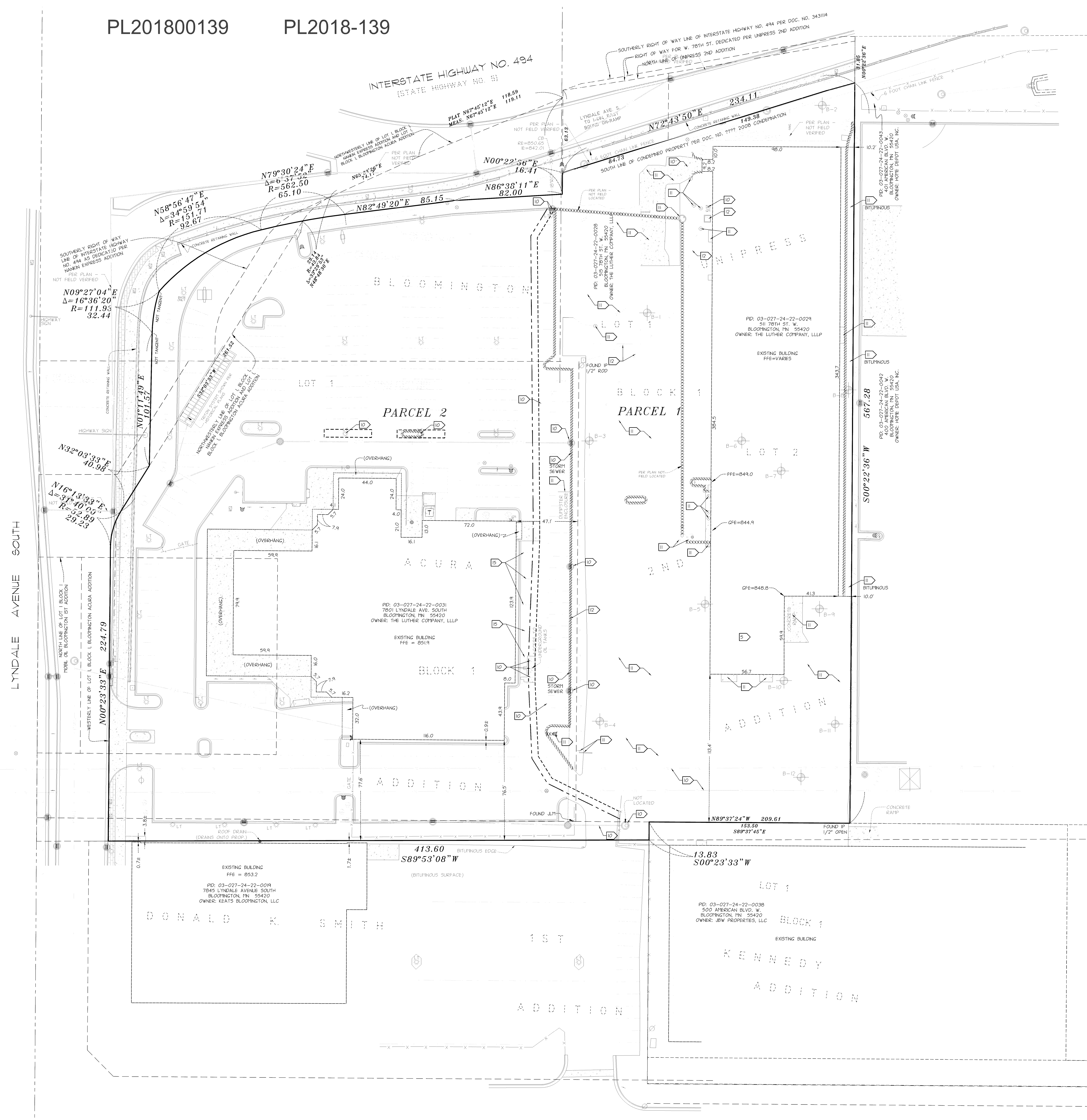


PL201800139

PL2018-139



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
 - SEE SHEET C31 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
 - BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF ISOLATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL.
 - OPERATIONS SHOWN FOR REMOVAL ARE APPROPRIATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
 - REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
 - COMPLETE DISPOSITION WITH FINAL DISPOSITION OF TRAFFIC. PROVIDE ADVANCE NOTIFICATION TO AFFECTED RESPONSE PROVIDERS.
 - PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
 - REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APERONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STARWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
 - COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, OUTLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
 - EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
 - HAIL DEMOLITION DESIRS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
 - REMOVE PAVEMENT MARKINGS.

- LEGEND**
- ⊕-x SOIL BORING
 - CURB REMOVAL
 - XXXXXXXXXXXXXXXXXXXXX UTILITY LINE REMOVAL
 - CONSTRUCTION LIMITS
 - PAVEMENT SAWCUT

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



PROJECT
LUTHER ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C01	PLAN AND LANDSCAPE TIE-IN SHEET
C02	EXISTING CONDITIONS
C03	DEMOLITION
C04	SITE PLAN
C05	DEMOLITION - INITIAL VALUES
C06	DEMOLITION - FINAL VALUES
C07	DEMOLITION - OVERALL
C08	DEMOLITION - OVERALL
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C49	DEMOLITION - OVERALL
C50	DEMOLITION - OVERALL

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
04 APR 2018	CITY RESUBMITTAL	08

PROJECT MANAGER REVIEW
 BY: [Signature] DATE: 04/18/2018

CERTIFICATION
 I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 License No.: 00000
 Signature: [Signature]
 Title: [Title]
 Date: [Date]

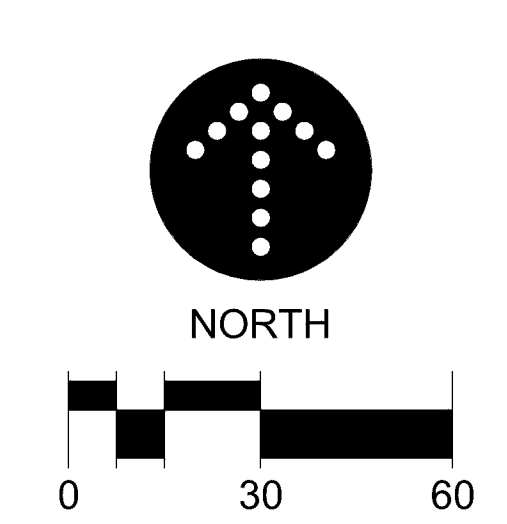
CITY RESUBMITTAL
 APRIL 18, 2018

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

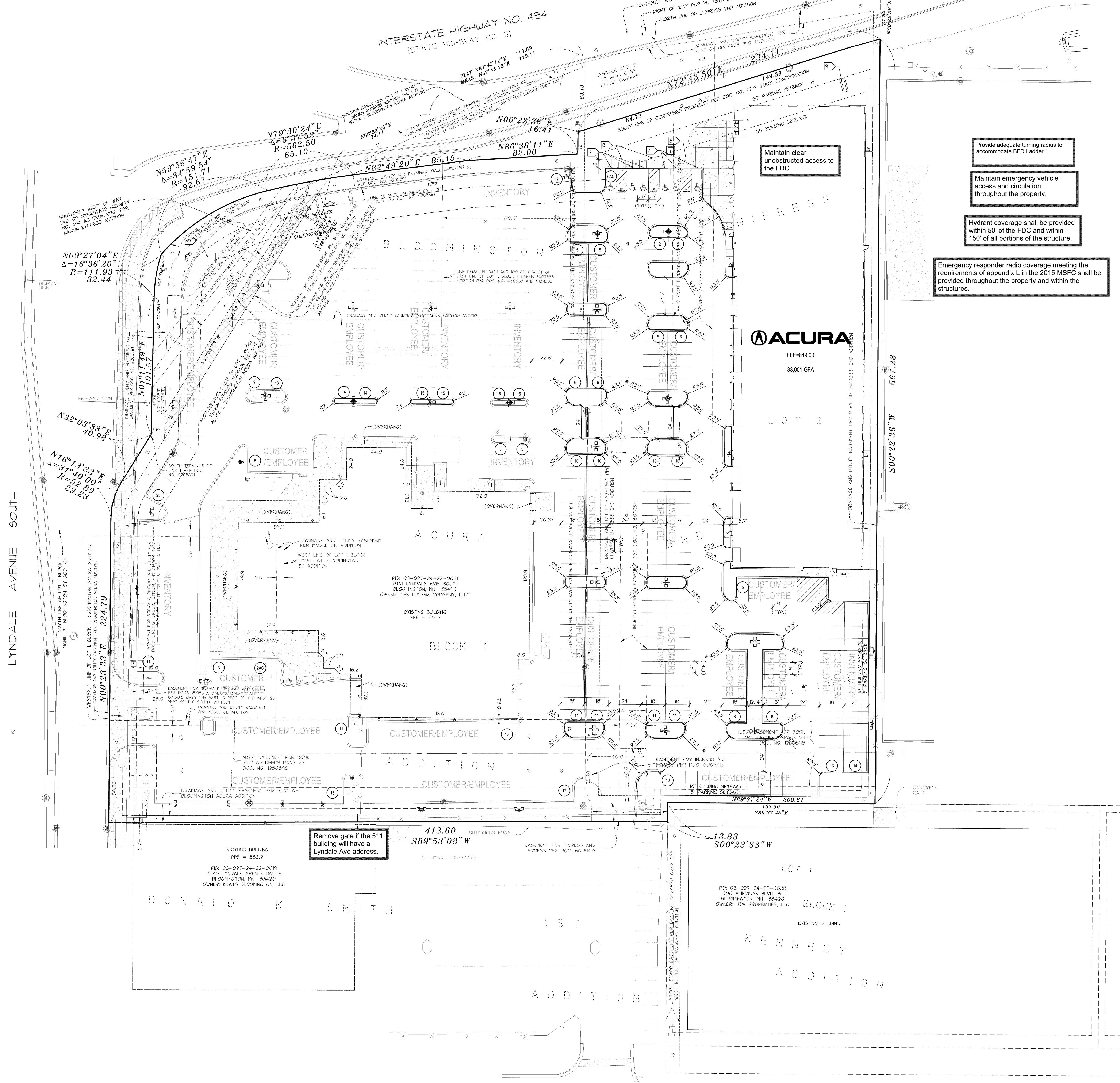
FILE NAME: C102BAA041.DWG
 PROJECT NO.: BAA14041

DEMOLITION
C1.2



PL201800139

PL2018-139



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- SITE PLAN NOTES**
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
 - 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.
 - BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
 - DEPRESSION SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - 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.
 - STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARD PER DETAIL C7.2/1.
 - STATE AND ADA APPROVED ACCESSIBLE SIGN PER DETAIL C7.2/2.
 - PROPOSED 20' TALL ACURA SIGN.
 - PROPOSED 30' TALL SUBARU SIGN.

- 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/UNLOADING 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

SERVICE AREA	STALLS	AREA
REQUIRED ACURA PARKING:		
THREE STALLS FOR EACH ENCLOSED 'MAJOR SERVICE' BAY	9	27 STALLS
TWO STALLS FOR EACH ENCLOSED 'TROR SERVICE' BAY	4	18 STALLS
ONE STALL PER 300 SF OF GFA INCLUDING SERVICE BAYS	18,725 SF	62 STALLS
CAR WASH	1,683 SF OF GFA	5 STALLS
OFFICE	9,415 SF OF OFFICE GFA	33 STALLS
RETAIL	2,487 SF SHOWROOM AREA	14 STALLS
TOTAL PARKING STALLS REQUIRED		124 STALLS*
* TOTAL STALLS USED TO CALCULATE REQUIRED AMOUNT OF ACCESSIBLE STALLS		
PROVIDED ACURA PARKING:		
CUSTOMER/EMPLOYEE STALLS (%B)	162 EA.	
SALES STALLS (%B)	5 EA.	
ACCESSIBLE STALLS (%B)	6 EA.	
TOTAL PARKING STALLS PROVIDED		173 EA.

REQUIRED SUBARU PARKING (PER APPROVED PLANS DATED 08/19/2009):

SERVICE AREA	STALLS	AREA
ONE STALL PER 300 SF OF GFA EXCLUDING SERVICE BAYS	13,814 SF	46 STALLS
TWO SPACES PER SERVICE BAY	18 BAYS	36 STALLS
OFFICE	3,783 SF OF OFFICE GFA	14 STALLS
RETAIL	8,091 SF SHOWROOM GFA	45 STALLS
WAREHOUSE	4,534 SF WAREHOUSE GFA	10 STALLS
TOTAL PARKING STALLS REQUIRED		151 STALLS
PROVIDED SUBARU PARKING:		
CUSTOMER/EMPLOYEE STALLS (%B)	150 EA.	
SALES STALLS (%B)	70 EA.	
ACCESSIBLE STALLS (%B)	2 EA.	
TOTAL PARKING STALLS PROVIDED		222 EA.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED GENERAL INDUSTRY ZONE (I-3)

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 35 FT.
 REAR = 25 FT.
 SIDE (INTERIOR) = 10 FT.
 SIDE (STREET) = 35 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 FRAGMENT = 100 FT.

AREA SUMMARY

EXISTING	PREVIOUS	PERVIOUS	TOTAL (6.34 AC)
31898 SF.	244,479 SF.	276,377 SF.	100.0%
39,119 SF.	231,264 SF.	270,383 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 ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C11	EXISTING CONDITIONS
C12	DEVELOPMENT
C13	SITE PLAN
C14	DEVELOPMENT - FINISHED VALUES
C15	DEVELOPMENT - OVERALL
C16	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C17	LANDSCAPE PLAN
C18	LANDSCAPE PLAN
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C30	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
06 APR 2018	CITY RESUBMITTAL	08

PROJECT MANAGER REVIEW
 BY: [Signature] DATE: 04/18/2018

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Signature: [Signature]
 License No.: [Number]

This plan was prepared by a duly licensed professional engineer under the laws of the State of Minnesota. I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

CITY RESUBMITTAL
 APRIL 18, 2018

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: C2018A041.DWG
 PROJECT NO.: BAA14041

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

NORTH

0 30 60

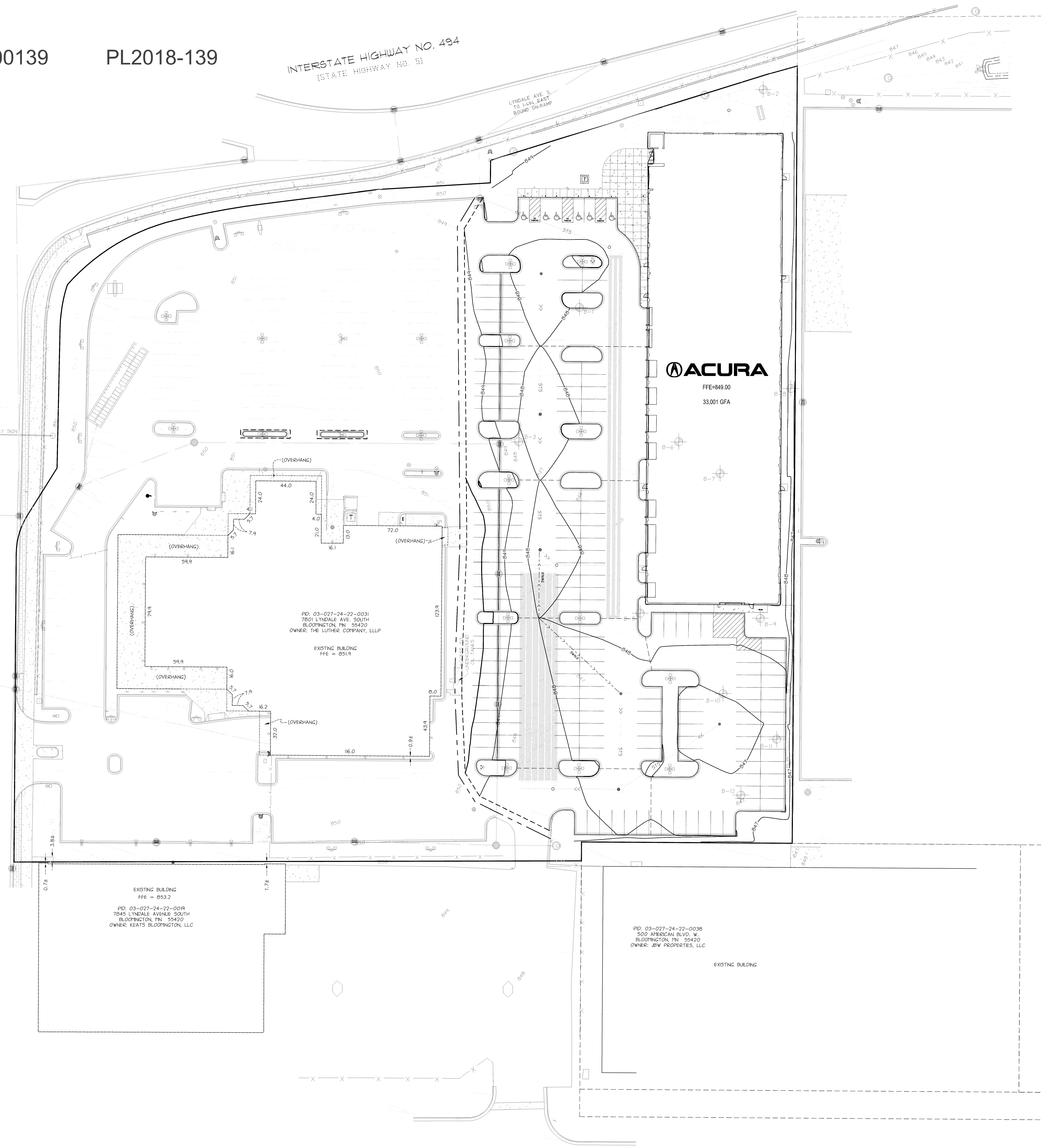
SITE PLAN
C2.1

PL201800139

PL2018-139

INTERSTATE HIGHWAY NO. 494
(STATE HIGHWAY NO. 51)

LYNDALE AVENUE SOUTH



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - REFER TO SHEET C3.2 FOR MORE INFORMATION.

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (952)258-8800 - FAX: (952)258-8900

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
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C3.1	EXISTING CONDITIONS
C3.2	CONSTRUCTION
C3.3	SITE PLAN
C3.4	SITE INTERFERENCES - INITIAL VALUES
C3.5	SITE INTERFERENCES - FINISHED VALUES
C3.6	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C3.7	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C3.8	SWATH POINTS
C3.9	UTILITIES
C3.10	CIVIL CONSTRUCTION DETAILS
C3.11	LANDSCAPE PLAN
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C3.13	LANDSCAPE PLAN
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C3.98	LANDSCAPE PLAN
C3.99	LANDSCAPE PLAN
C3.100	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 APR 2018	CITY RESUBMITAL	RES

PROJECT MANAGER REVIEW
BY: RES DATE: 04/18/2018

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

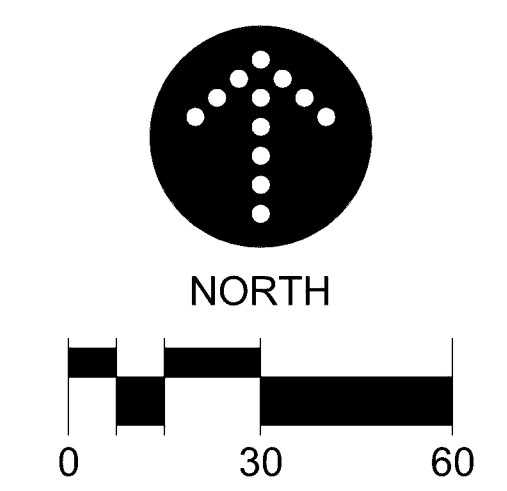
CITY RESUBMITAL
APRIL 18, 2018

LANDFORM
From Site to Finish

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Suite 513 Fax: 612-252-9077
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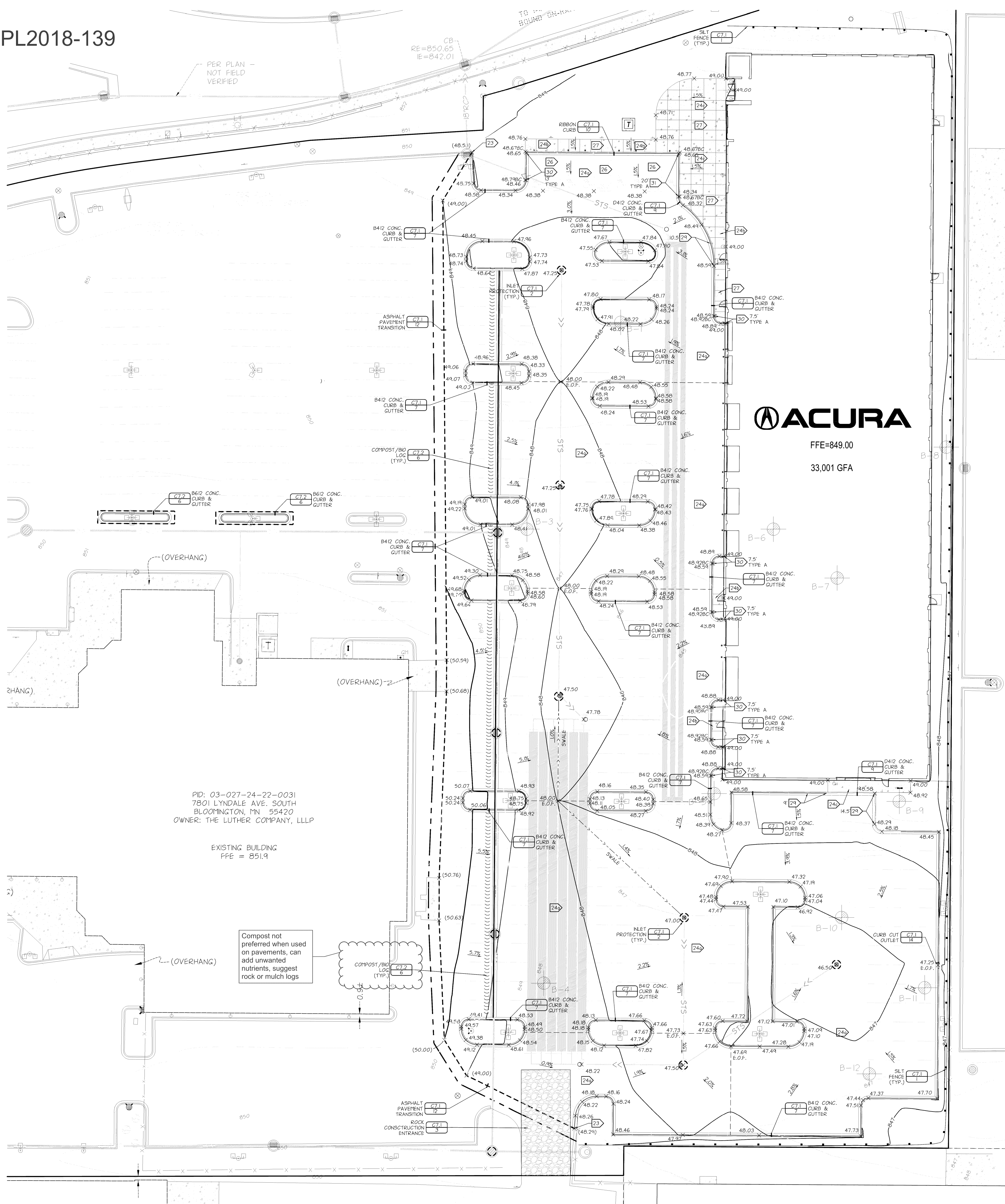
FILE NAME: C3018A041.DWG
PROJECT NO.: BAA14041

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



PL201800139

PL2018-139



ACURA

FFE=849.00
33,001 GFA

PID: 03-027-24-22-0031
7801 LYNDALE AVE. SOUTH
BLOOMINGTON, MN 55420
OWNER: THE LUTHER COMPANY, LLLP

EXISTING BUILDING
FFE = 851.9

Compost not preferred when used on pavements, can add unwanted nutrients, suggest rock or mulch logs

- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - 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.
 - LIMIT SOIL DISTURBANCE TO THE GRADING LINES SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
 - 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.
 - REFER TO SWPPP NOTES ON SHEET C3.3 FOR ADDITIONAL REQUIREMENTS.
 - CONTRACTOR SHALL PREVENT SEWAGE LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
 - ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
 - SEED, SOIL, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:
- | ITEM | SPECIFICATION NUMBER |
|-------------------|----------------------|
| SEED | INDOT 3076 |
| SOIL | INDOT 3076 |
| MULCH | INDOT 3082 |
| FERTILIZER | INDOT 3081 |
| GENERAL PLACEMENT | INDOT 2575 |
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
 - SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

- GRADING NOTES**
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
 - REFER TO THE GEOTECHNICAL REPORT PREPARED BY LANDMARK ENVIRONMENTAL LLC, DATED NOVEMBER 2008, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
 - REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE FINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
 - REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
 - REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
 - AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSTABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE TESTING REPORTS TO THE OWNER.
 - PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
 - CONTACT COHESIVE SOILS IN PAVED AREAS TO 90% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D998) 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 2% OF OPTIMAL MOISTURE CONTENT IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 90% OF TYPICAL PROCTOR DENSITY (ASTM D998).
 - COORDINATE WITH ARCHITECTURAL FOR BUILDING SToop LOCATIONS. SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENTS SHOULD CONTINUE OVER STOPS.
 - AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SMALL SCALED AND TRACKED.

- PAVING NOTES**
- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RM ELEVATIONS OF CATCH BASINS.
 - GRADES BETWEEN PROPOSED SPOT ELEVATIONS SHALL BE CONTINUOUS AND NONVARIABLE. SPOT ELEVATIONS SHALL COVER OVER CONTOUR LINES.
 - REFER AND MATCH EXISTING CURB. TRANSITION AS NEEDED.
 - PAVING SECTIONS (WHEELPAVEMENT)
 - BITUMINOUS PAVING (LIGHT DUTY)
 - 1.5-INCH BITUMINOUS WEAR (INDOT 2360, SPW824008)
 - TACK COAT (INDOT 2357)
 - 1.5-INCH BITUMINOUS BASE (INDOT 2360, SPW823008)
 - 6-INCH AGGREGATE BASE (INDOT 3108, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE WALKWAYS
 - 4-INCH CONCRETE WALK, 4000 PSL 5K-8K AIR ENTRAINED, MAX. 4" SLUMP (INDOT 2301)
 - 4-INCH AGGREGATE BASE (INDOT 3108, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
 - 6-INCH CONCRETE, 4000 PSL 5K-8K AIR ENTRAINED, MAX. 4" SLUMP (INDOT 2301)
 - 8-INCH AGGREGATE BASE (INDOT 3108, CLASS 5)
 - 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:
 - TOOLED JOINTS: DIVIDE PANELS INTO NORMALLY EQUAL AREAS UNLESS SHOWN OTHERWISE.
 - EXPANSION JOINTS: SIDEWALKS - 40 FEET MAX.; CURBS - 60 FEET MAX.; PAVEMENT 80 FEET MAX. ADJACENT TO BUILDING FOUNDATIONS AND STOODPS.
 - CONTRACTION JOINTS: SIDEWALKS - 8 TO 10 FEET; CURBS AND APRONS - 12 TO 10 FEET.
 - ACCESSIBLE PARKING STALLS AND ADJACENT ACCESS AISLES SHALL NOT EXCEED A 2.00% SLOPE IN ANY DIRECTION.
 - ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM RUNNING SLOPE OF 5.00%.
 - ADJUST ALL STRUCTURE KEYS TO MATCH PAVEMENT ELEVATIONS.
 - TRANSITION FROM 8412 CONCRETE CURB AND GUTTER TO 8412 CONCRETE CURB AND GUTTER.
 - TRANSITION FROM 8412 CONCRETE CURB AND GUTTER TO CONCRETE RIBBON CURB. SEE DETAIL C7.1/II.
 - TRANSITION FROM 8412 CONCRETE CURB AND GUTTER TO CONCRETE RIBBON CURB. SEE DETAIL C7.1/II.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
(Symbol: Inlet Protection)	INLET PROTECTION	10 EACH
(Symbol: Post Fence)	POST FENCE	800 FEET
(Symbol: Compost/Bio Digestion Log)	COMPOST/BIO DIGESTION LOG	300 FEET
(Symbol: Tire-Tracking Pad)	TIRE-TRACKING PAD	1 EACH
(Symbol: Tip Out Curb)	TIP OUT CURB	
(Symbol: Pavement Sawcut)	PAVEMENT SAWCUT	
(Symbol: Construction Limits)	CONSTRUCTION LIMITS	

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (952)558-8800 - FAX: (952)558-8800

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

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C3.3	GRADE, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C3.4	GRADE, DRAINAGE, PAVING & EROSION CONTROL - ENLARGED
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C3.100	LANDSCAPE

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
8 APR 2009	CITY SUBMITTAL	RS

PROJECT MANAGER REVIEW
BY: [Signature] DATE: 04/18/2018

CERTIFICATION
I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Signature: [Signature] License No.: [Number]
I declare that this is a true and correct copy of the original copy of this plan as filed with the State of Minnesota. I, the undersigned, certify that this is a true and correct copy of the original copy of this plan as filed with the State of Minnesota. I, the undersigned, certify that this is a true and correct copy of the original copy of this plan as filed with the State of Minnesota.

CITY RESUBMITTAL
APRIL 18, 2018

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

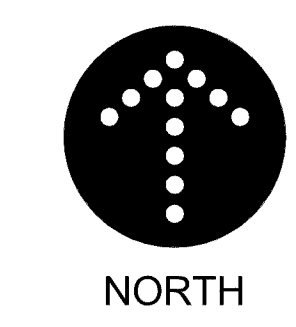
FILE NAME: C302BA041.DWG
PROJECT NO.: BAA14041

GRADING, DRAINAGE, PAVING & EROSION CONTROL - ENLARGED

C3.2



Know what's Below.
Call before you dig.



NORTH





SHEET	TITLE
C001	PLAN AND LANDSCAPE TITLE SHEET
C11	EROSION CONTROL
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C13	FINAL STABILIZATION
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PL201800139

PL2018-139

NPDES PERMIT AND SWPPP COMPONENTS

- THE CURRENT NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.
- THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
 - CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
 - STORMWATER MANAGEMENT PLAN/NARRATIVE PREPARED BY LANDFORM
 - MAINTENANCE PLAN FOR PERMANENT STORMWATER BMPs

SITE EVALUATION/ASSESSMENT/PLANNING

- CONTACT INFORMATION/RESPONSIBLE PARTIES**
 THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
 - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
 - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
 - IMPLEMENTING PROPER AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
 - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WASTE ARE DISCHARGED IN QUANTITIES WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
 - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
 - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
 - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES. EXISTING GOOD HOUSEKEEPING BMPs MUST FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
- THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
- BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
- CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
 - PORTABLE TOILETS
 - NATURAL STORAGE AREAS
 - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
 - CONCRETE WASHOUTS
 - PAINT AND STUCCO WASHOUTS
 - DEBRIS OR OTHER TRASH AND DEBRIS CONTAINERS
 - SOIL KITS
 - STOCKPILES
 - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
 - ANY TEMPORARILY REMOVED STRUCTURAL BMPs
 - ANY CHANGES TO THE STRUCTURAL BMPs
- SOLID WASTE:** COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH PERCA DISPOSAL REQUIREMENTS.
- HAZARDOUS WASTE:** OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT UNAUTHORIZED STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH PERCA, R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
- CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH PERCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT SECURES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
- EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. SLURFAGE MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGRASSING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:**
 THE LUTHER COMPANY LLLP
 ATTN: LINDA TOCOTY
 3701 ALABAMA AVE S
 ST. LOUIS PARK, MN 55416
 PHONE: 952-258-8600
 LINDA.TOCOTY@LUTHERAUTO.COM
- OPERATOR:**
 TO BE DETERMINED, CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:**
 THE LUTHER COMPANY LLLP
 ATTN: LINDA TOCOTY
 3701 ALABAMA AVE S
 ST. LOUIS PARK, MN 55416
 952-258-8600
 LINDA.TOCOTY@LUTHERAUTO.COM
- SWPPP DESIGNER:**
 STEVE SABRASKE, P.E.
 LANDFORM PROFESSIONAL SERVICES
 102 SOUTH FIFTH AVENUE, SUITE 513
 MINNEAPOLIS, MN 55401
 612-292-8070
 SSABRASKE@LANDFORM.NET
 CERTIFICATION: U OF MN DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2018
- SWPPP INSPECTOR/MANAGER:**
 TO BE DETERMINED, CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.
- BMP INSTALLATION AND REPAIR:**
 TO BE DETERMINED, CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.

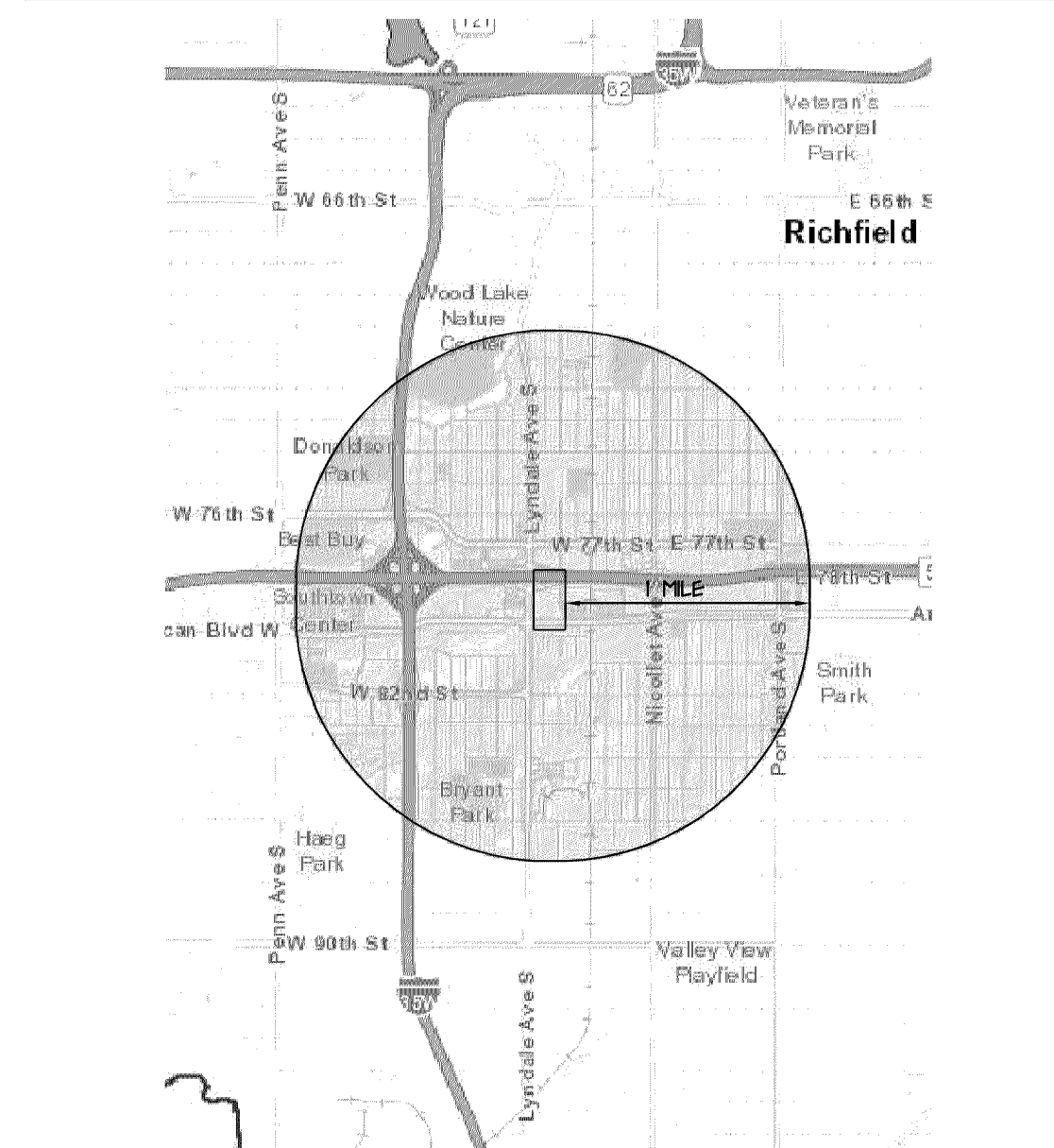
DESCRIPTION OF CONSTRUCTION ACTIVITY

- CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPs INSTALLATION, CLEANING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- INSTALL PERIMETER SEDIMENT CONTROL BMPs PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS(S) FOR INITIAL LOCATIONS OF BMPs.
- PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING.
- PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
- STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPs. PROVIDE STABILIZATION F LEFT LONGER THAN 14 DAYS.
- ROUGH GRADE SITE.
- IMPLEMENTING ALL NON-STORM WATER MANAGEMENT AND GOOD HOUSEKEEPING BMPs.
- INSTALL SMALL UTILITIES (GAS, ELECTRIC, COMMUNICATIONS).
- FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
- LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
- INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
- CONSTRUCT SITE FEATURES.
- CONSTRUCT SITE WALKS AND PATIOS.
- PROVIDE FINAL STABILIZATION.
- CONNECT INFILTRATION PRACTICES TO STORM SEWER INLETS.
- REMOVE TEMPORARY BMPs.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

- THERE ARE NO PREPARED WATER BODIES WITHIN 1 MILE OF THIS SITE.

TEMPORARY SEDIMENTATION BASIN(S)

- THIS PROJECT DOES NOT HAVE MORE THAN 10 ACRES DRAINING TO A COMMON LOCATION AND THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED.

EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.**
 APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
 OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.
 TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
- PHASE CONSTRUCTION ACTIVITY.**
 SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.
 THE TIME OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ONLY "SHORT-TERM" ACTIVITIES MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT.**
 THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY BOUNDARY WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
 STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
 TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH TEMPORARILY DESIGNED SLOOT, DITCH CHECKS, BIG ROLLERS, SILT DRES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

RECORDKEEPING/RECORD RETENTION

- THE SWPPP (ORIGINAL OR COPIES) INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER/OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.
- ALL OWNERS MUST KEEP THE SWPPP ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.
 - COPY OF THE SWPPP, WITH ANY MODIFICATIONS
 - INSPECTION AND MAINTENANCE RECORDS
 - PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
 - CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
 - ANY OTHER PERMITS REQUIRED FOR THE PROJECT
 - RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
 - ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL SIGN OR WAY, CONTRACTS, COVENANTS AND OTHER BONDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
 - ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.
- THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:
 - COPY OF THE SWPPP, WITH ANY MODIFICATIONS
 - INSPECTION AND MAINTENANCE RECORDS
 - PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
 - CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
 - ANY OTHER PERMITS REQUIRED FOR THE PROJECT
 - RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
 - ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL SIGN OR WAY, CONTRACTS, COVENANTS AND OTHER BONDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
 - ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.

LOG OF CHANGES TO THE SWPPP/AMENDMENTS

- THE OWNER/OPERATOR(S) MUST ATTEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS AS DETAILED IN THE PERMIT.

FINAL STABILIZATION

- THE OWNER/OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION AS DEFINED IN THE PERMIT.

TERMINATION OF COVERAGE

- OWNER/OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE PERCA. COMPLIANCE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. REFER TO THE PERMIT FOR DETAILS.

POST CONSTRUCTION BMPs

- SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPs.

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 APR 2018	CITY SUBMITTAL	RS

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 04/18/2018

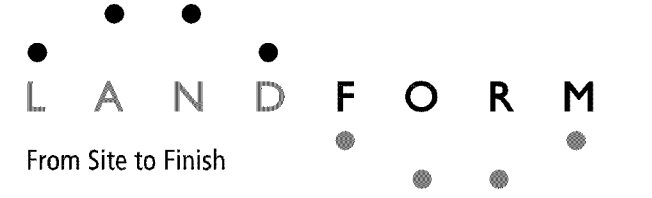
CERTIFICATION

I hereby certify that this plan was prepared by me or my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BY OTHER MEANS. REPRODUCED SHEETS UNDER ANY CIRCUMSTANCES MUST CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY RESUBMITTAL
 APRIL 18, 2018



105 South Fifth Avenue Tel: 612-252-8070
 Suite 513 Fax: 612-252-8077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C303BA041.DWG
 PROJECT NO.: BAA14041

SWPPP
 NOTES
C3.3

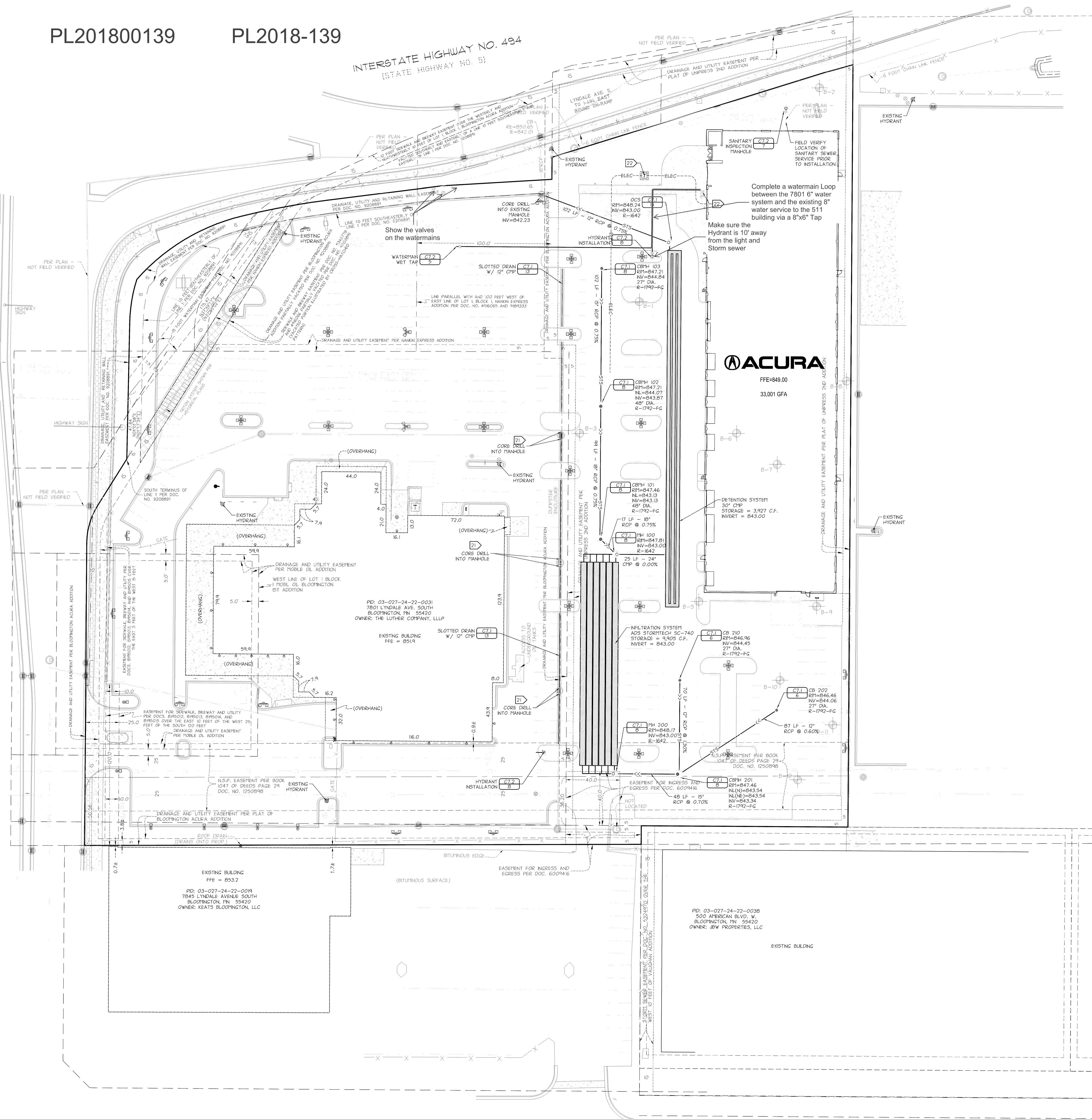


PL201800139

PL2018-139

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

LYNDALE AVENUE SOUTH



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
 - PIPE MATERIALS
STORM SEWER
PVC SCHEDULE 40 (ASTM D785, D3034, D2665, & F490)
RCP 24" BY CLASS 5 (ASTM C76)
RCP ALUMINIZED STEEL, TYPE 2, 24"-20" (AASHTO M158, M274; ASTM A291, A760, A780)
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
 - CONTRACTOR TO POT-HOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
 - PROTECT MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
 - PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
 - INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
 - CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF BLOOMINGTON STANDARDS.
 - DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
 - 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.
 - ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE CAST-IRON OR WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER-TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
 - ROCK MEDIA IN INFILTRATION OR FILTRATION SYSTEMS SHALL BE ANGULAR, NON-CALCAREOUS ROCK.
 - IRRIGATION SLEEVES TO BE 4" SCHEDULE 80 PVC BURIED 24" BELOW GRADE. EXTEND SLEEVES 3' BEYOND THE EDGE OF PAVEMENT. (COORDINATE WITH IRRIGATION CONTRACTOR.)
 - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
 - SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
 - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTRADICTION OF SERVICES WITHIN BUILDING.
 - COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY. STANDARD PROCTOR (ASTM D998) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FALL 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).
 - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADS IN PAVED AREAS.
 - REPLACE EXISTING CURB INLETS WITH NEENAH R-1792-FG CASTING OR APPROVED EQUAL.
 - THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY THE UTILITY. 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.
 - RELOCATE GAS MAIN FROM DETRUSORED WALL TO BUILDING WALL.

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (952)258-8800 FAX: (952)258-8900

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C1.1	PLAN AND LANDSCAPE INDEX SHEET
C1.2	EXISTING CONDITIONS
C1.3	PROPOSED
C1.4	CONSTRUCTION DETAILS
C1.5	LANDSCAPE PLAN
C1.6	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 APR 2018	CITY SUBMITTAL	RS

PROJECT MANAGER REVIEW
BY: [Signature] DATE: 04/18/2018

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Signature: [Signature]
License No.: [Number]

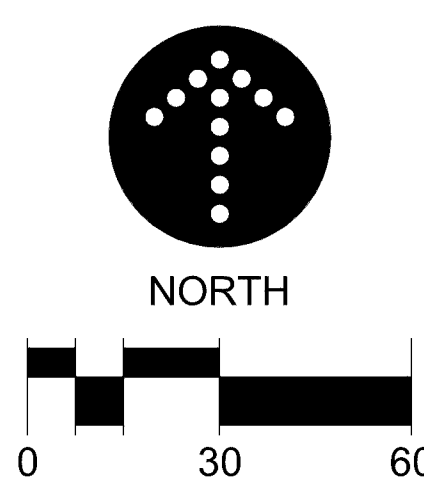
This plan is a preliminary design. It is not intended for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of Landform.

CITY RESUBMITTAL
APRIL 18, 2018

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

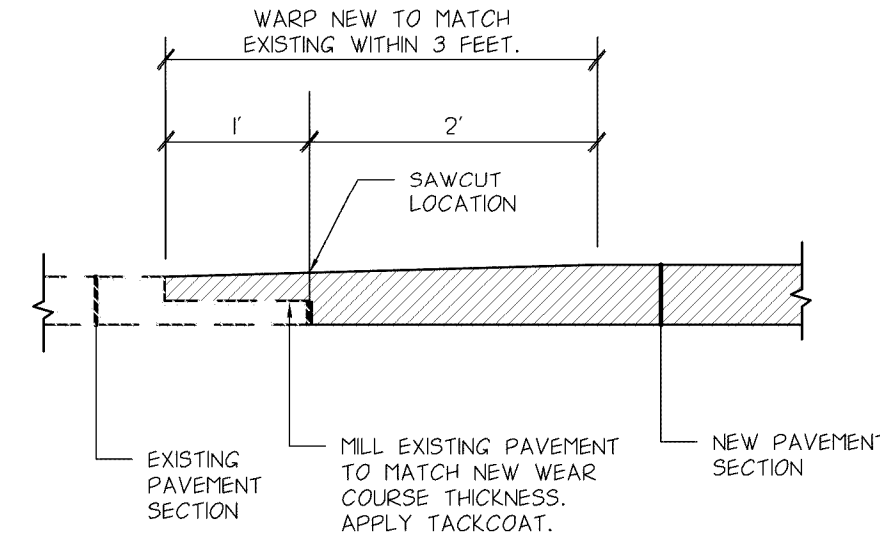
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PROJECT NO.: BAA14041



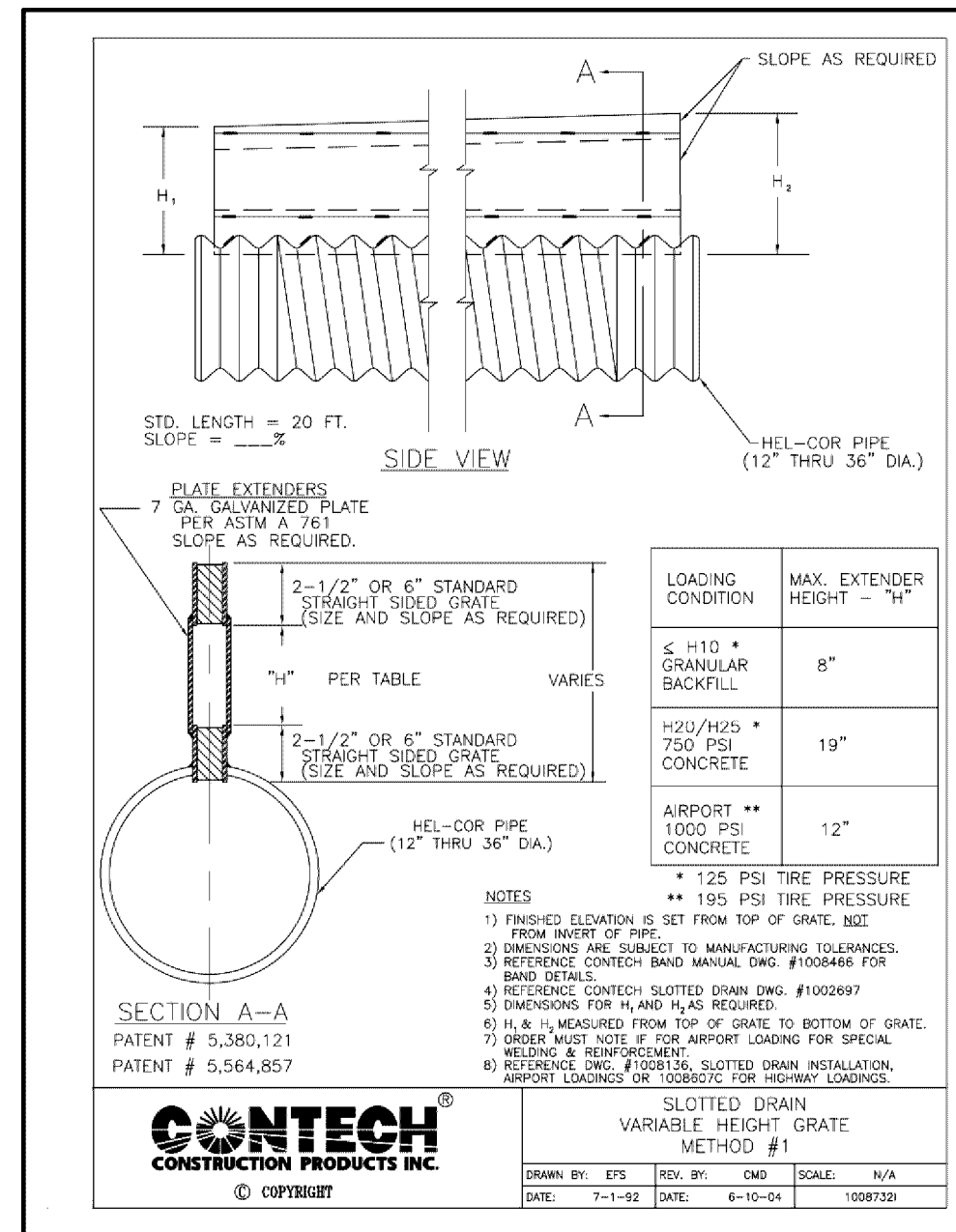
UTILITIES
C4.1

PL201800139

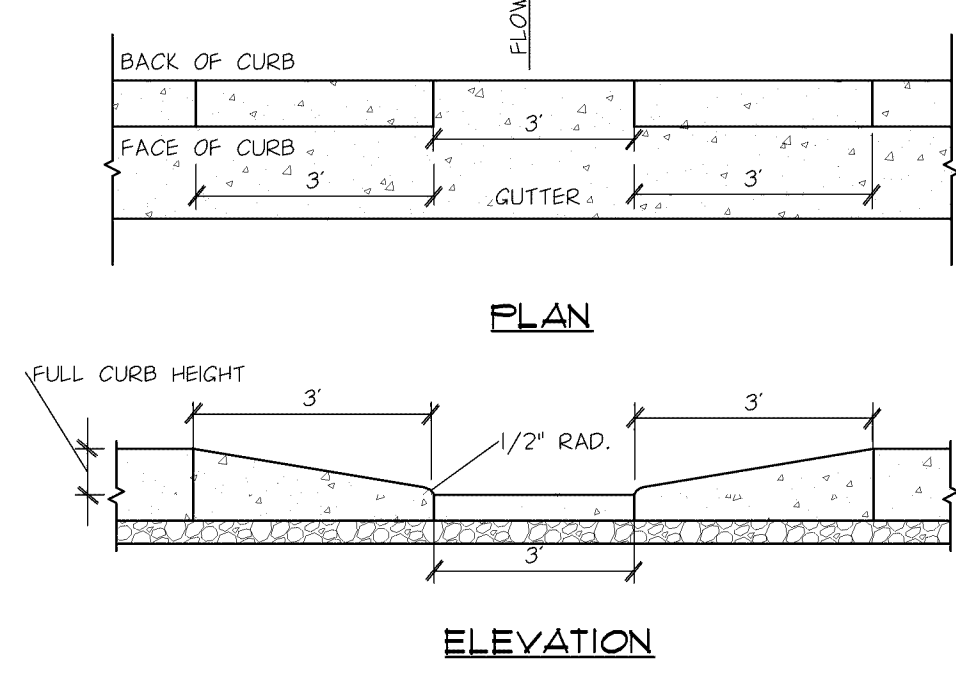
PL2018-139



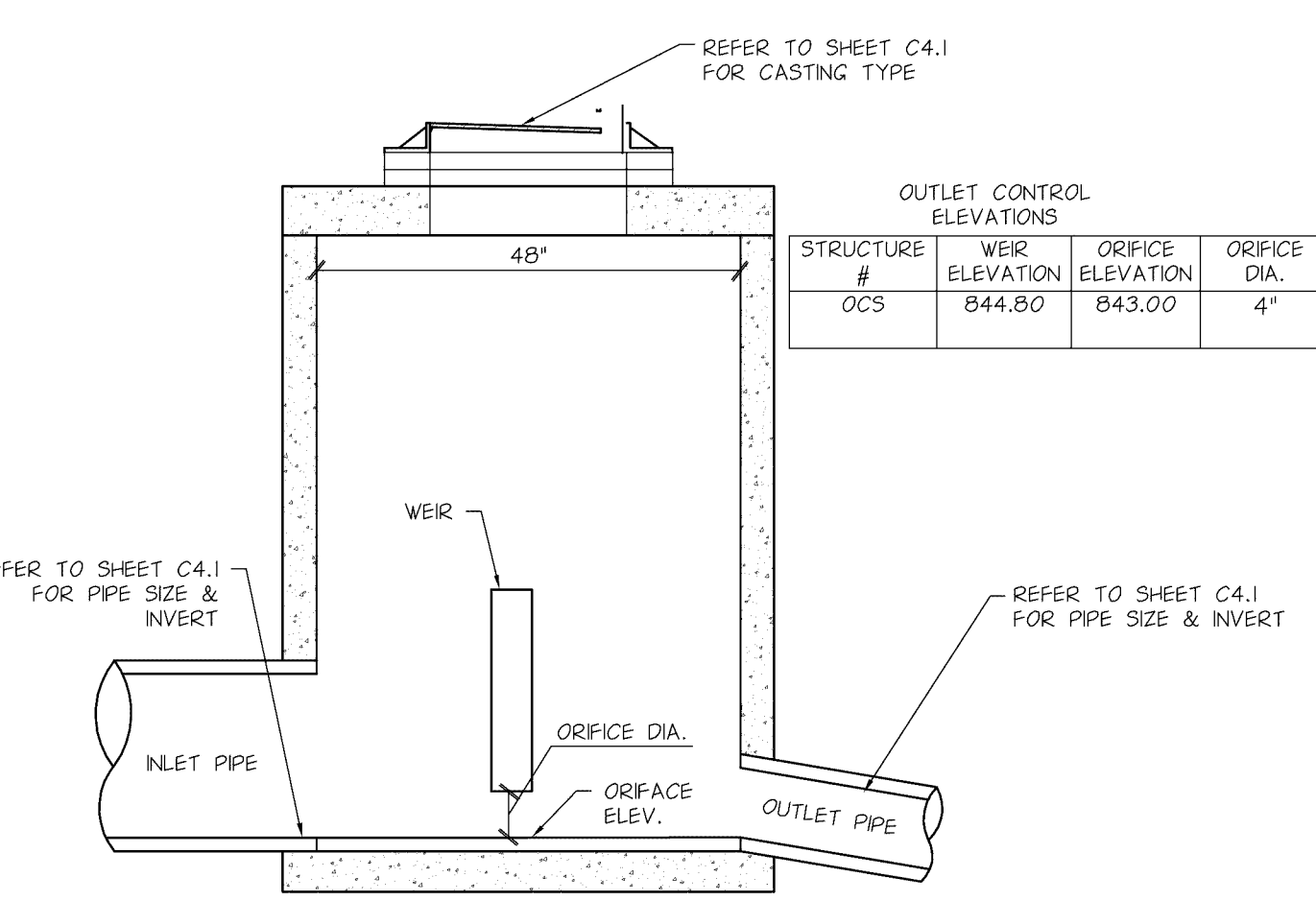
12 ASPHALT PAVEMENT TRANSITION NO SCALE



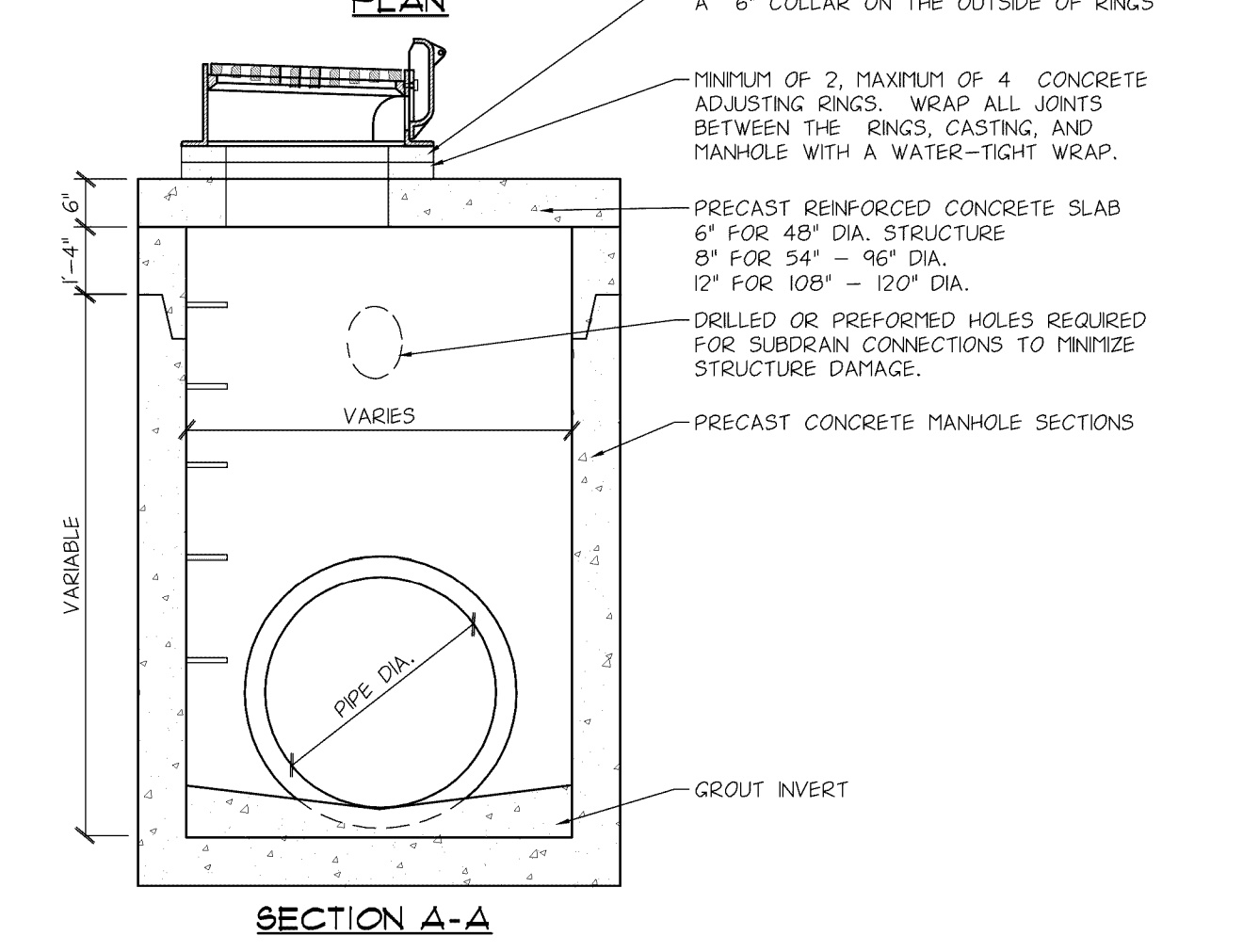
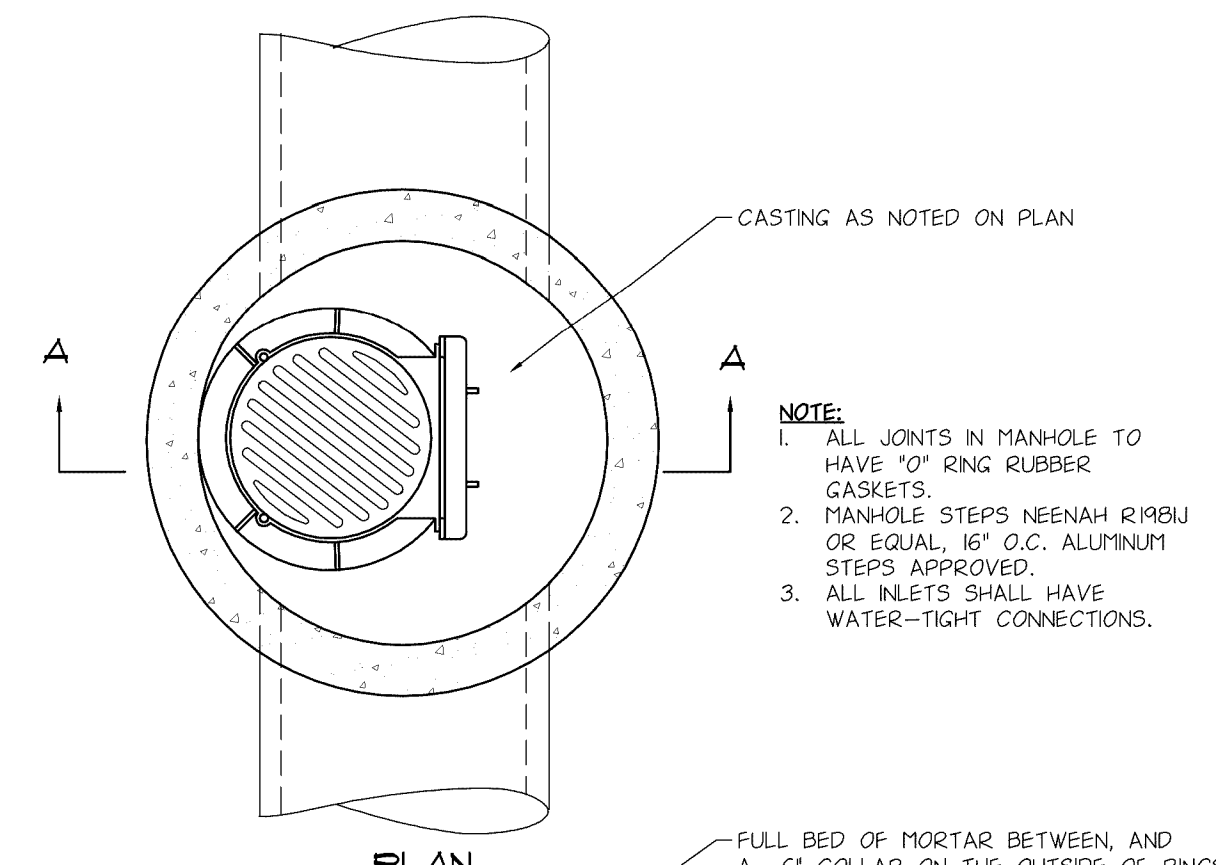
13 SLOTTED DRAIN NO SCALE



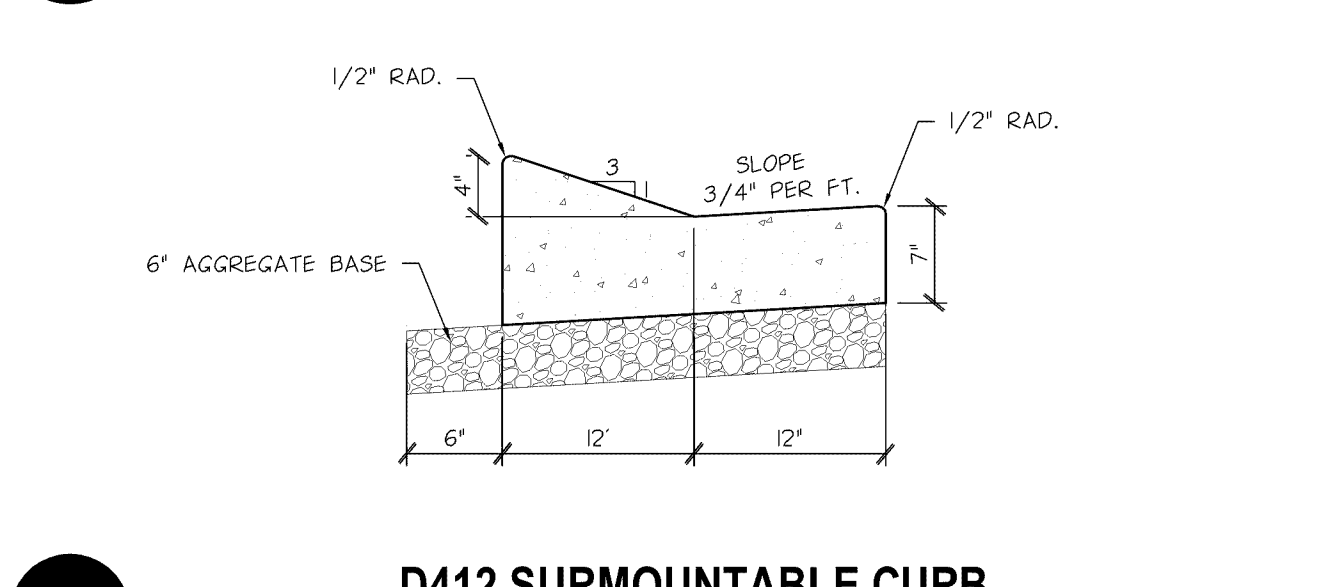
14 CURB CUT OUTLET NO SCALE



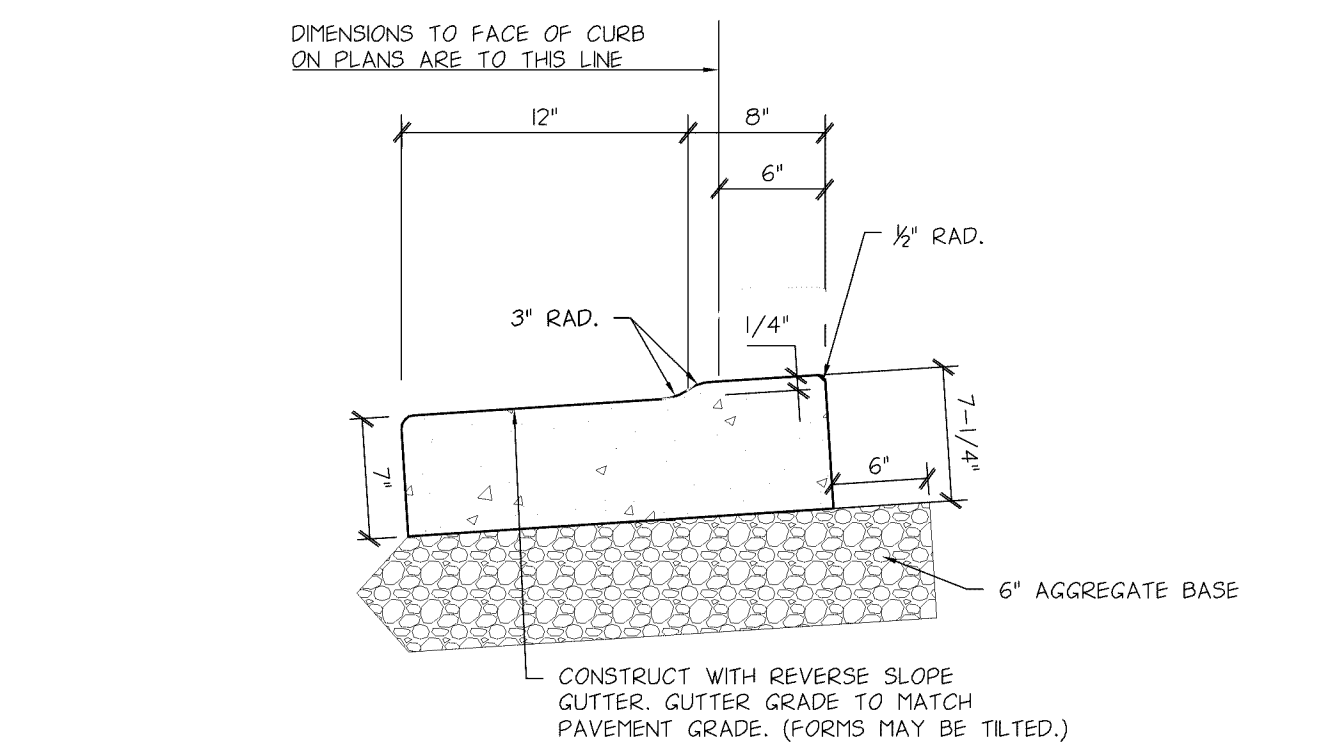
15 OUTLET CONTROL STRUCTURE NO SCALE



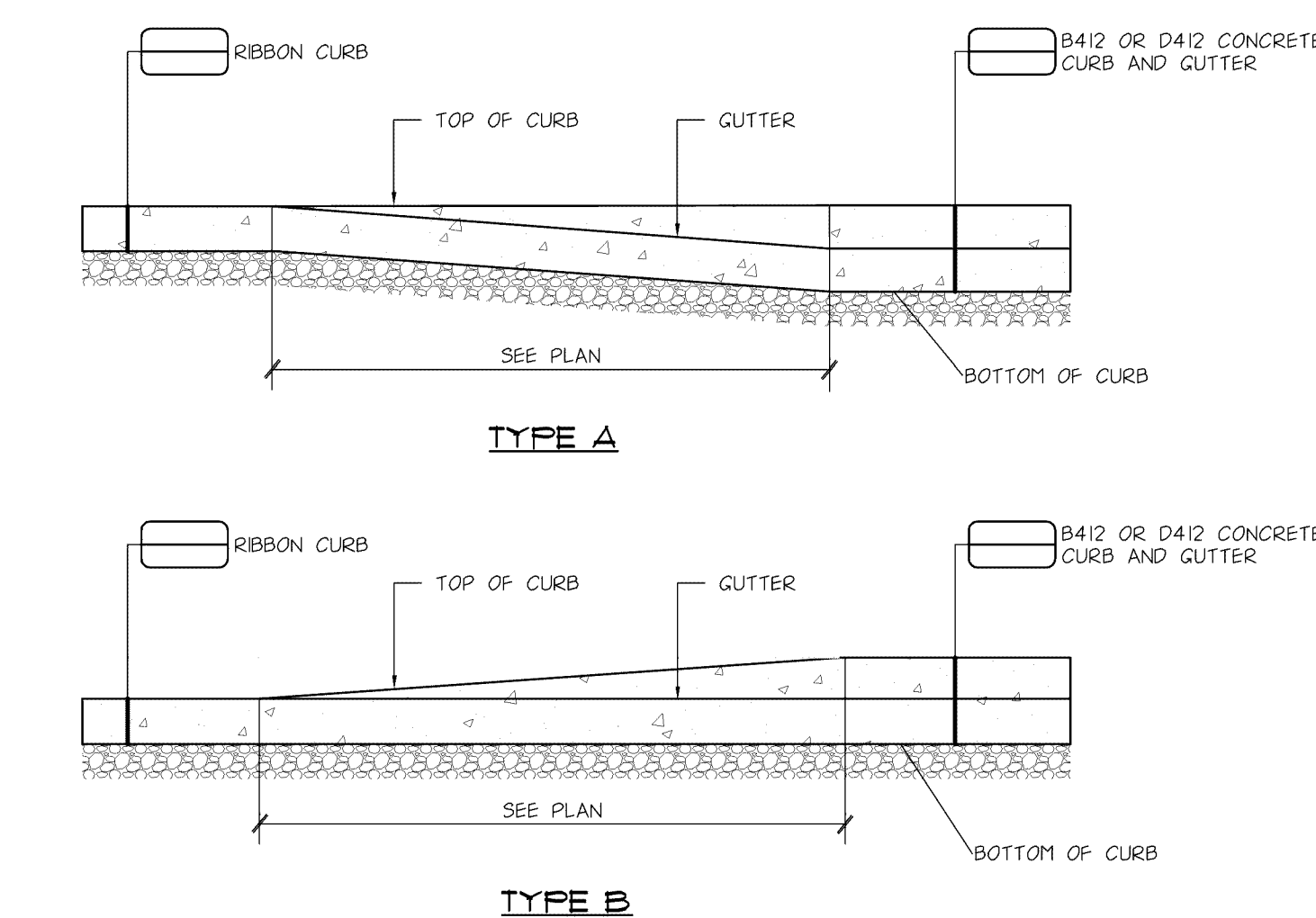
8 STORM SEWER CATCH BASIN MANHOLE NO SCALE



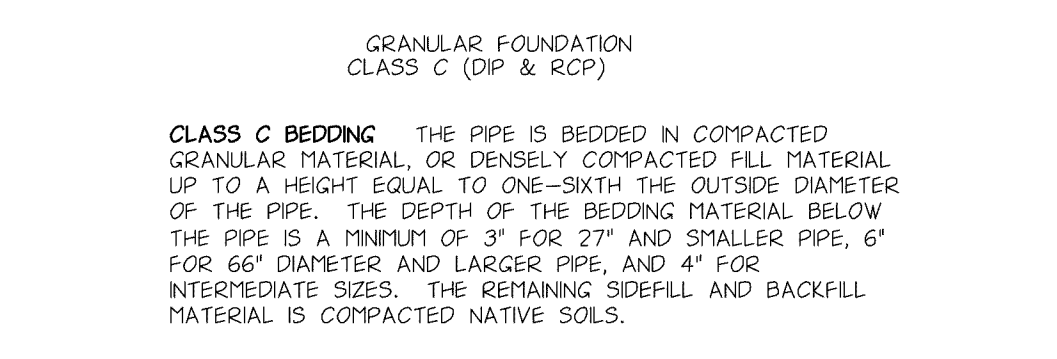
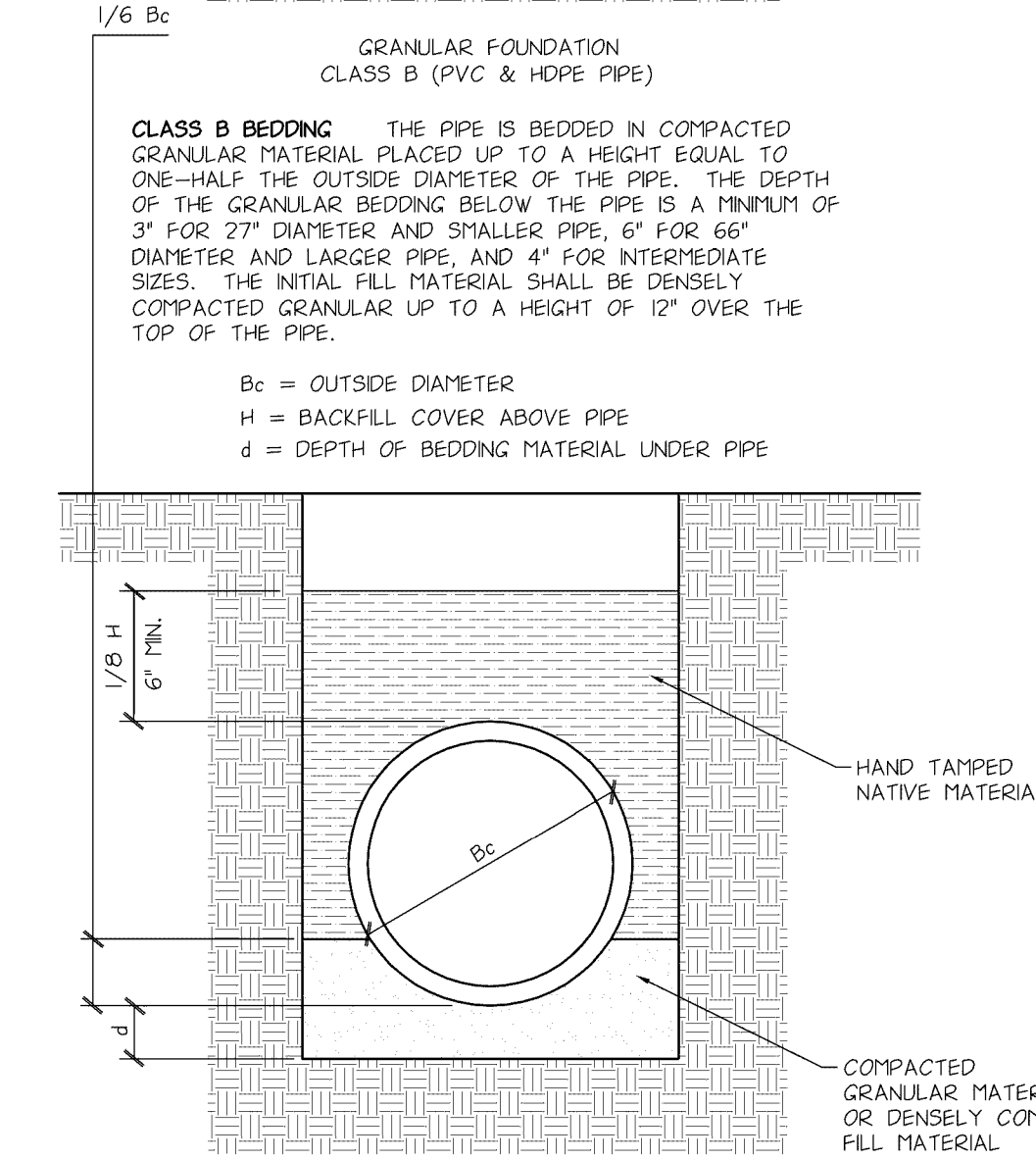
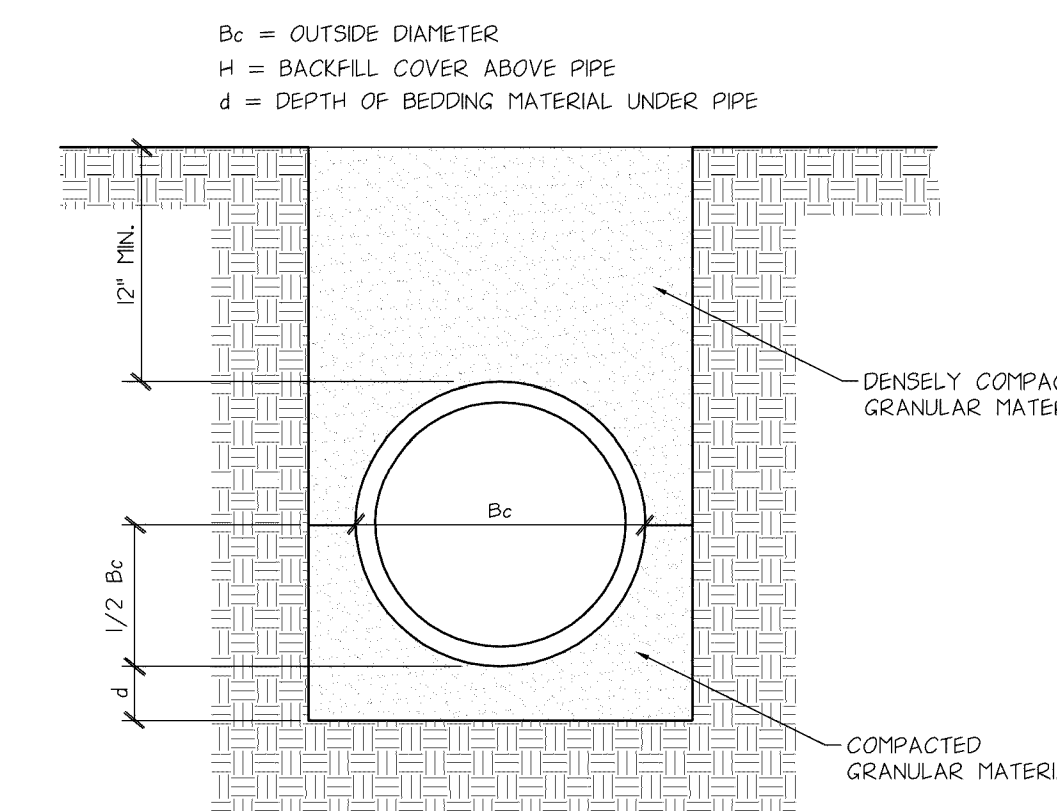
9 D412 SURMOUNTABLE CURB AND GUTTER NO SCALE



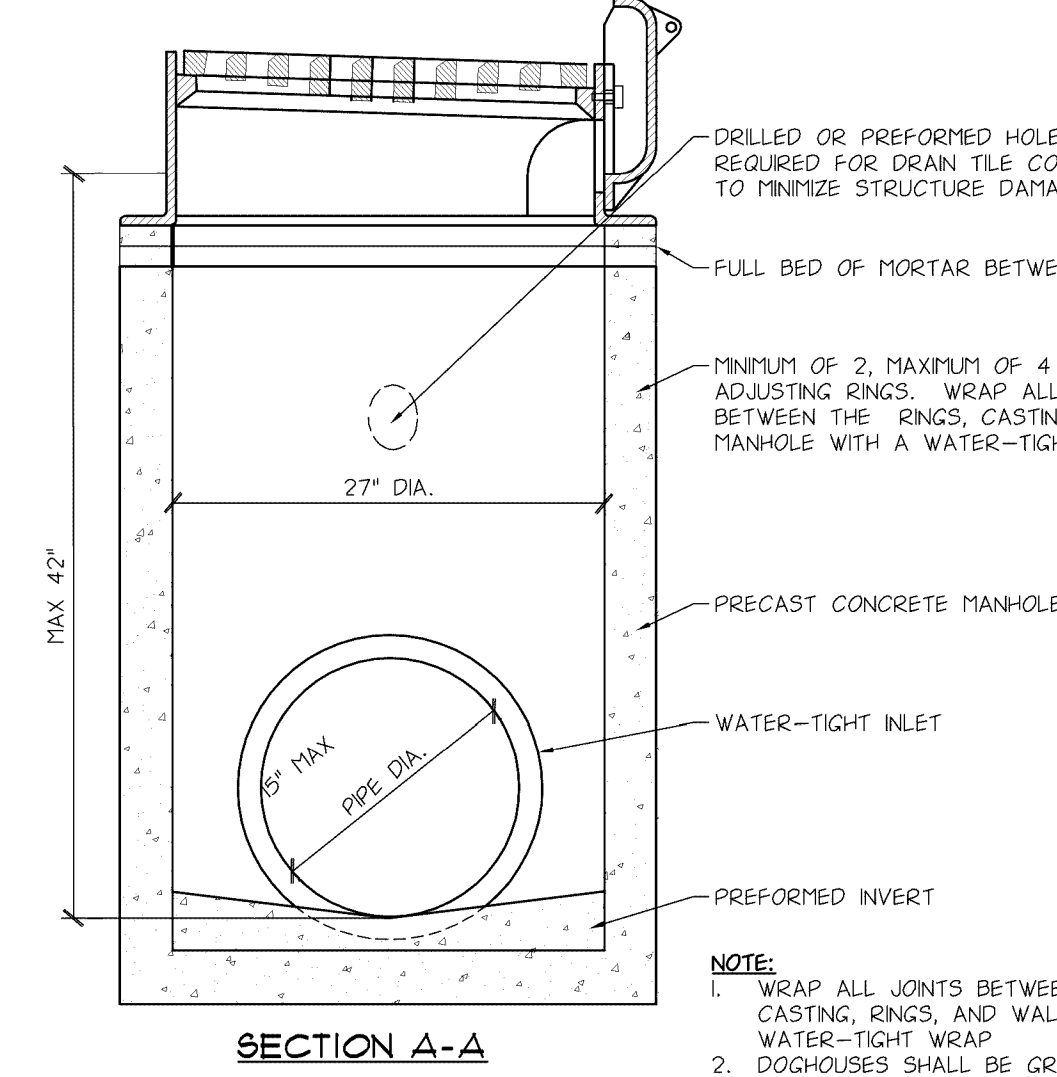
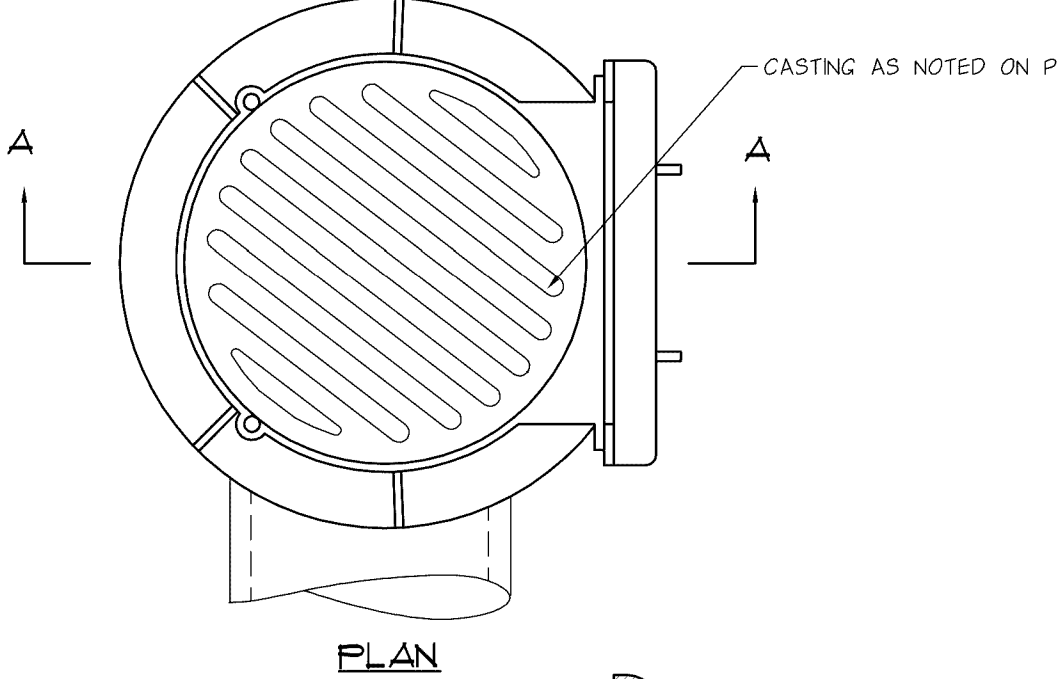
10 12" CONCRETE RIBBON CURB NO SCALE



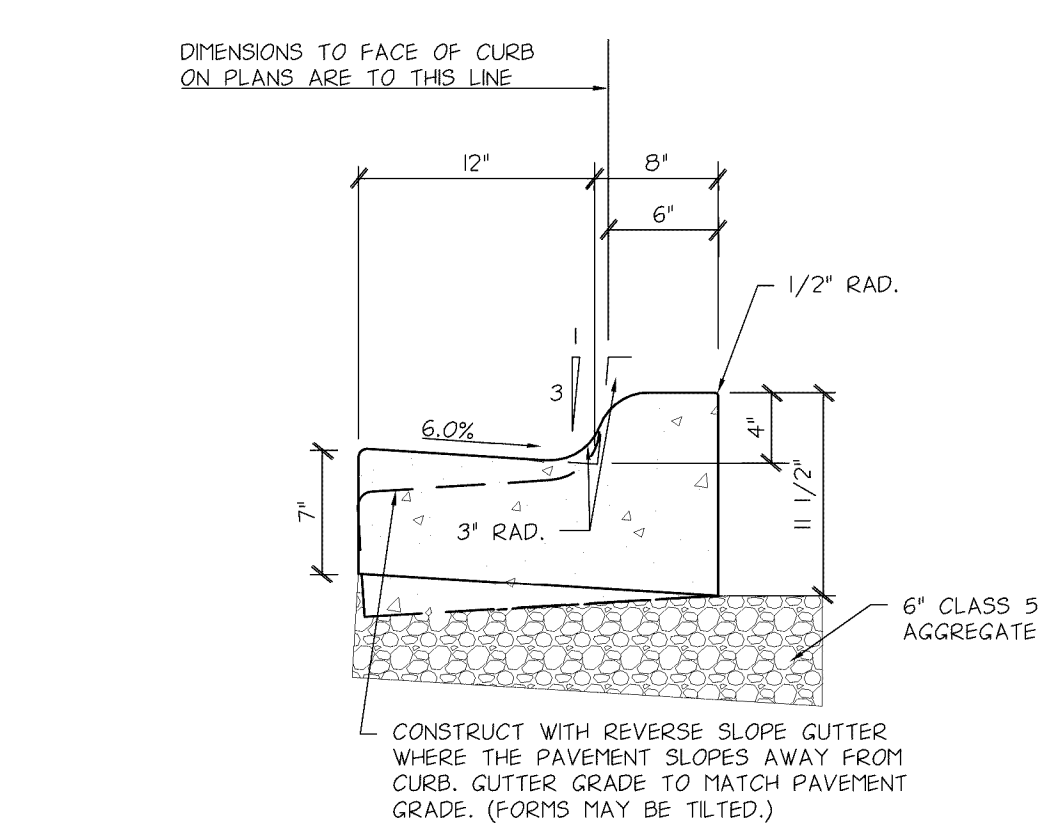
11 CONCRETE CURB TRANSITION NO SCALE



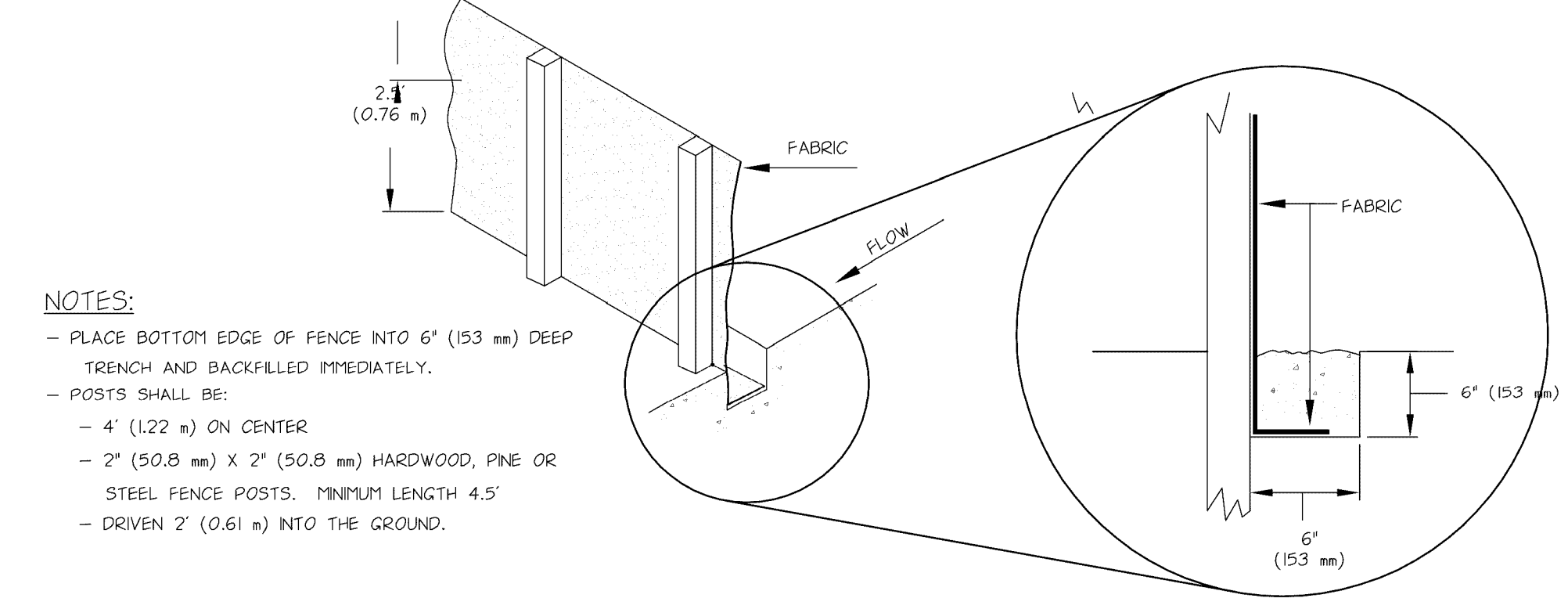
5 PIPE BEDDING NO SCALE



6 27" STORM SEWER CATCH BASIN NO SCALE

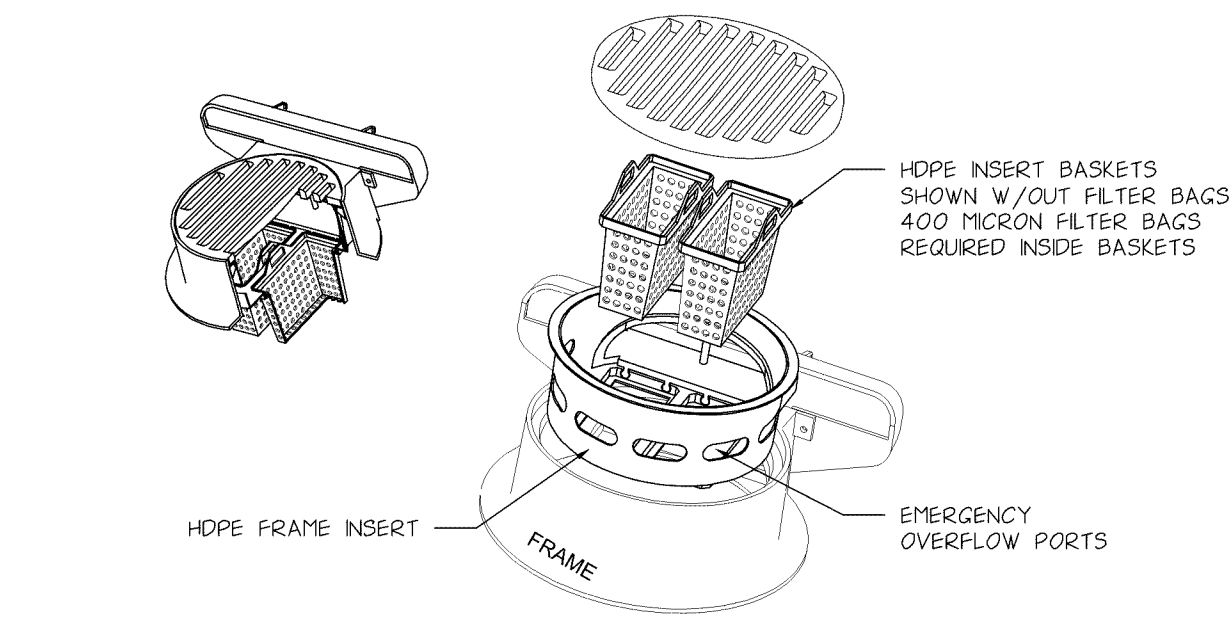


7 B412 CONCRETE CURB AND GUTTER SECTION NO SCALE



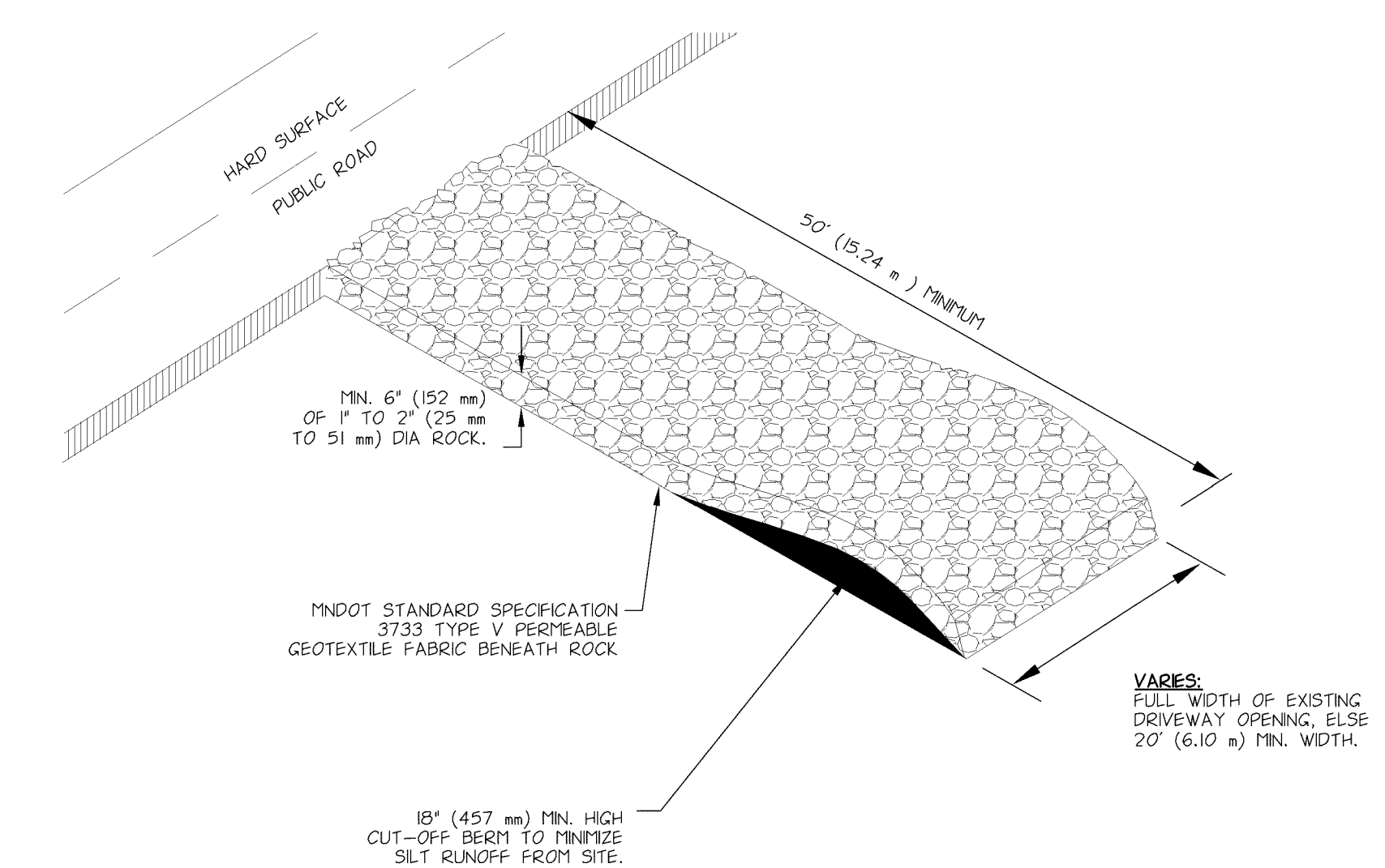
NOTES:
 - PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILL PROPERLY.
 - POSTS SHALL BE:
 - 4" (122 mm) ON CENTER
 - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
 - DRIVEN 2" (50.8 mm) INTO THE GROUND.

1 SILT FENCE CITY OF BLOOMINGTON NO SCALE

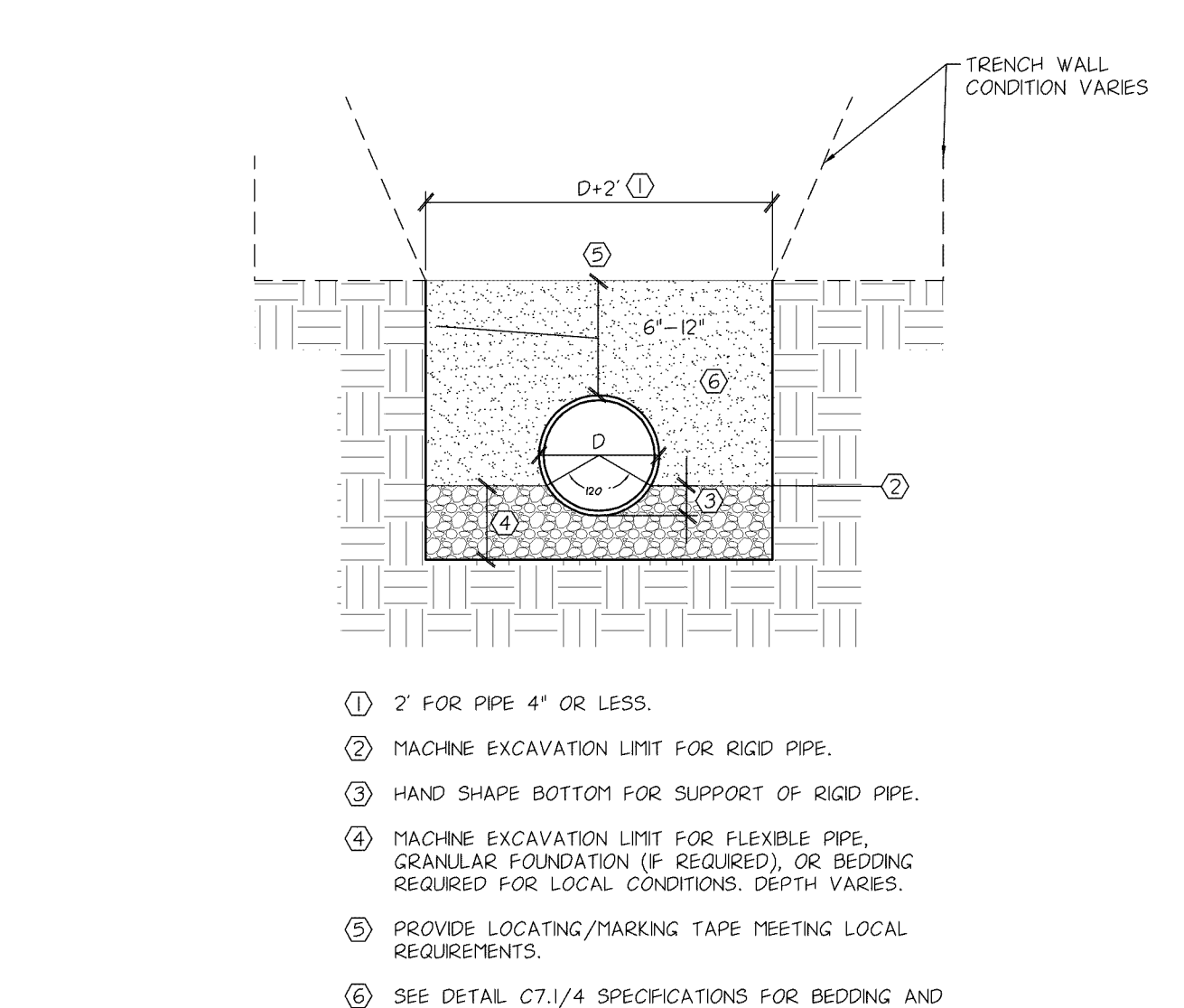


- MEETS IN/OUT SPECIFICATION 3891F 'STORM DRAIN INLET PROTECTION - FILTER BAG INSERT'
 - DESIGNED FOR RENOIR R-3250-A OR R-3250-I (IN/OUT 800) FRAME CASTING
 INFRASAFE - 27" DEBRIS COLLECTION DEVICE
 AS MANUFACTURED BY RENOIR MANUFACTURING SYSTEMS
 ALTERNATIVE ALLOWED AS APPROVED BY PERMITTING AUTHORITIES

2 INLET PROTECTION NO SCALE



3 ROCK CONSTRUCTION ENTRANCE CITY OF BLOOMINGTON NO SCALE



4 UTILITY TRENCHING NO SCALE

DEVELOPER
MOTORS MANAGEMENT CORPORATION
 3701 ALABAMA AVENUE SOUTH
 ST. LOUIS, MO 63116
 TEL: (636) 258-8800 FAX: (636) 258-8800

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER BLOOMINGTON ACURA BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C01	PLAN AND LANDSCAPE TITLE SHEET
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C21	CONSTRUCTION
C22	SITE PLAN
C23	SEE INTERSECTIONS - INITIAL VALUES
C24	SEE INTERSECTIONS - FINISHED VALUES
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C32	GRADING, DRAINAGE, PAVING & EROSION CONTROL - ENHANCED
C33	SWATH POINT
C41	UTILITIES
C51	SOIL CONSTRUCTION DETAILS
C71	LANDSCAPE PLAN
L71	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 APR 2018	CITY SUBMITTAL	RS

PROJECT MANAGER REVIEW
 BY: [Signature] DATE: 04/18/2018

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

CITY RESUBMITTAL
 APRIL 18, 2018

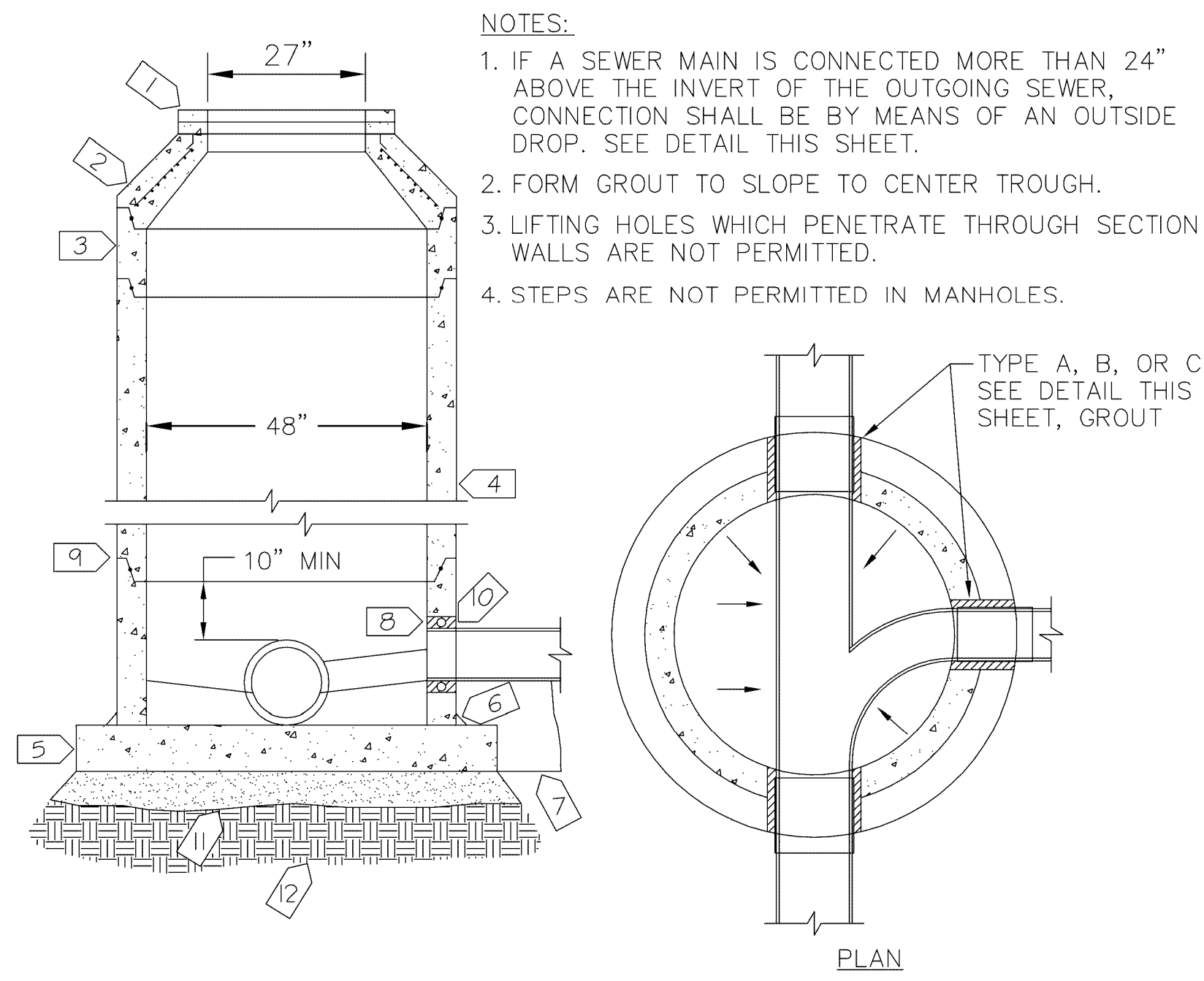
LANDFORM
 From Site to Finish

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

FILE NAME: C701BAA041.DWG
 PROJECT NO.: BAA14041

CIVIL CONSTRUCTION DETAILS
C7.1

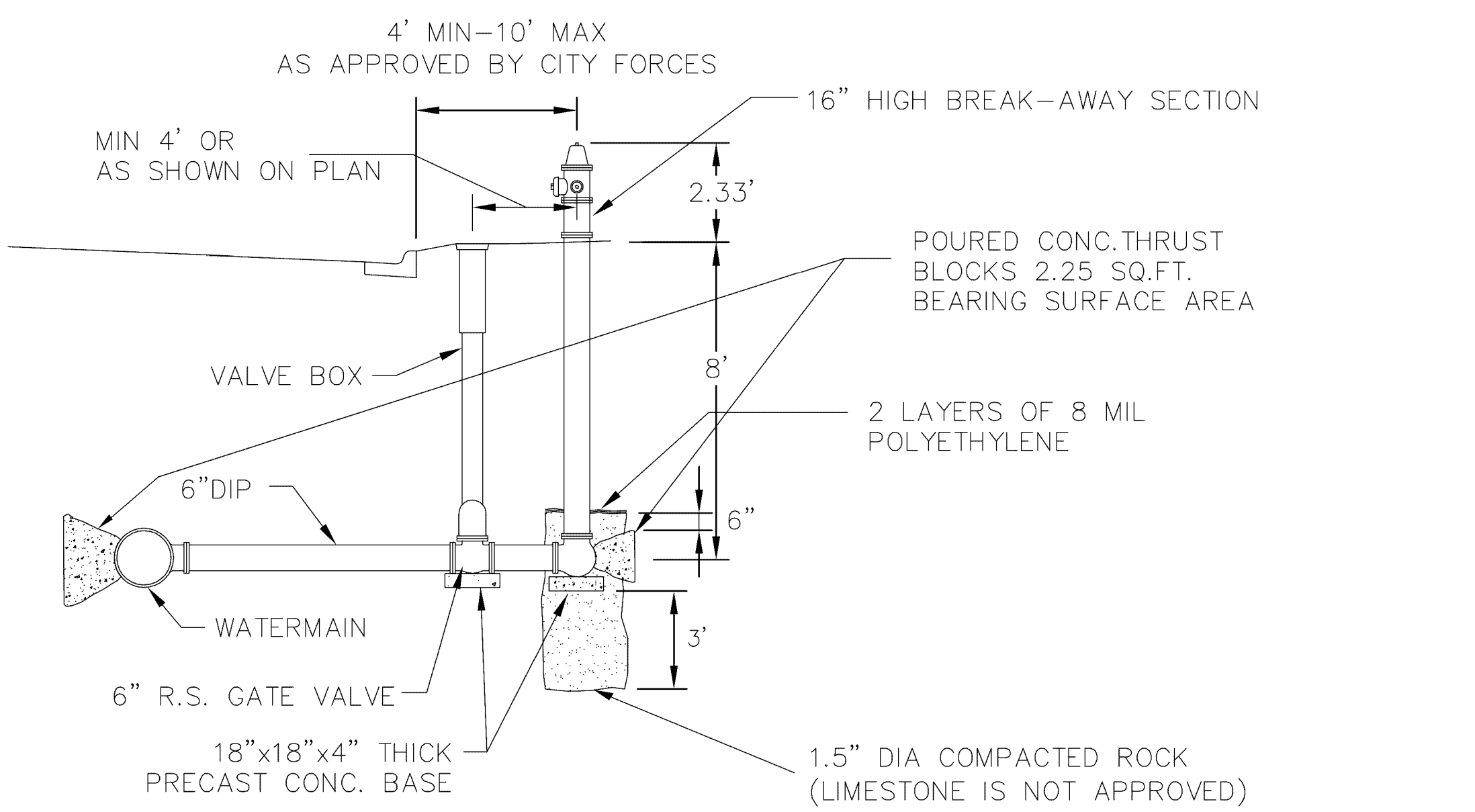
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7 STANDARD SANITARY SEWER MH
CITY OF BLOOMINGTON
NO SCALE

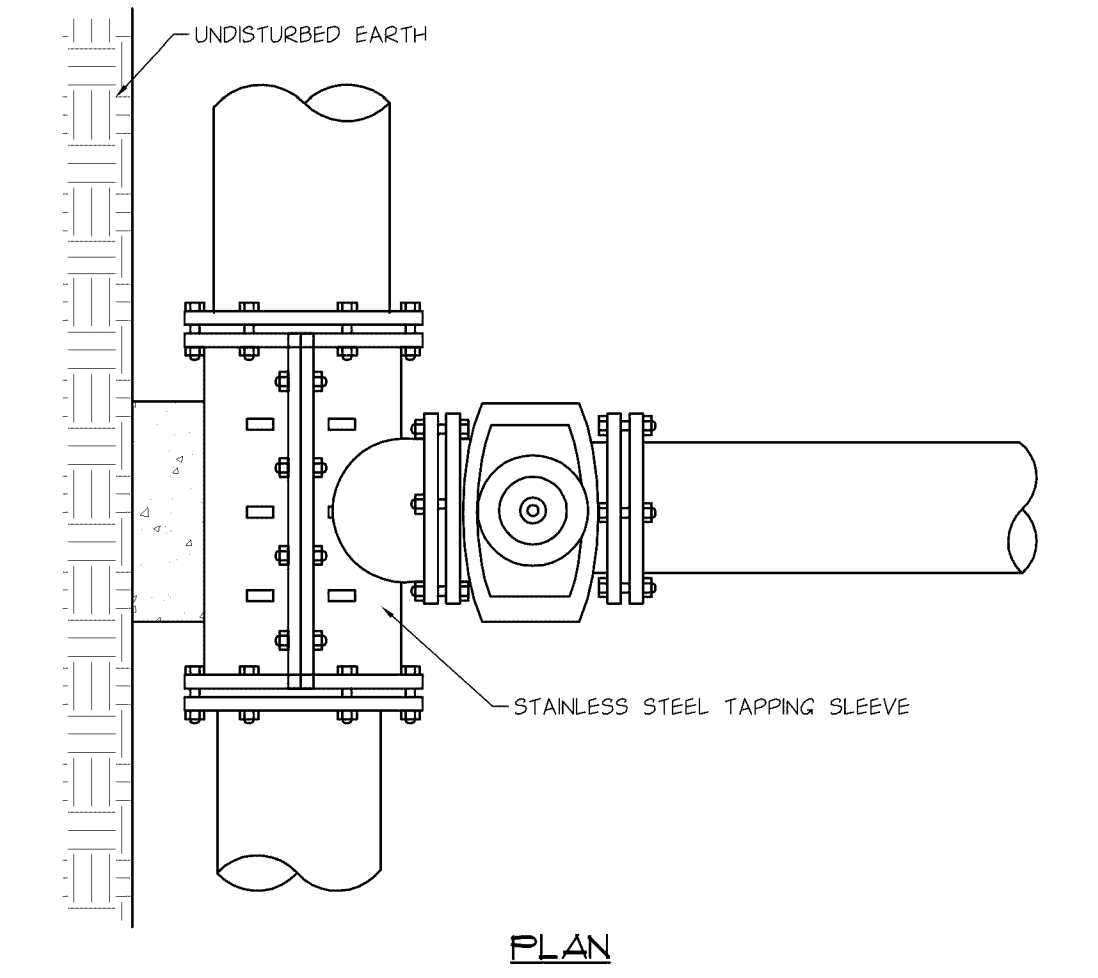
- NOTES:**
- IF A SEWER MAIN IS CONNECTED MORE THAN 24" ABOVE THE INVERT OF THE OUTGOING SEWER, CONNECTION SHALL BE BY MEANS OF AN OUTSIDE DROP. SEE DETAIL THIS SHEET.
 - FORM GROUT TO SLOPE TO CENTER TROUGH.
 - LIFTING HOLES WHICH PENETRATE THROUGH SECTION WALLS ARE NOT PERMITTED.
 - STEPS ARE NOT PERMITTED IN MANHOLES.
- KEY NOTES:**
- MN/DOT S.P.4010 2" ADJUSTING RINGS AS NEEDED [6" MIN. TO 12" MAX.]. SET EACH RING IN FULL BED OF MORTAR.
 - MN/DOT S.P.4010 STD. SHORT CONE SECTION.
 - 12" TOP SECTION REQUIRED.
 - USE ONLY PRECAST SECTIONS. NO BRICK OR BLOCK
 - 8" CAST-IN-PLACE CONCRETE OR 6" PRECAST REINFORCED CONCRETE (64" MINIMUM OD)
 - CEMENT MORTAR ALL AROUND
 - LEAN CONCRETE TO BEAR AGAINST FIRM UNDISTURBED SOIL
 - PROVIDE WATER TIGHT PIPE CONNECTIONS SEE DETAIL THIS SHEET
 - O-RING GASKET
 - FOR CONNECTION TO EXISTING MH'S, CORE DRILL OPENING AND PROVIDE TYPE B WATER TIGHT CONNECTOR
 - 6" SAND OR FOUNDATION MATERIAL
 - UNDISTURBED SOIL OR COMPACTED SUBGRADE

- HYDRANT TO BE:
 - WATEROUS PACER CLASSIC.
 - MUELLER SUPERCENTURION 250 MODEL A-423.
 - OR APPROVED EQUAL.
- EQUIP WITH THREE HOSE NOZZLES/CONNECTIONS AS FOLLOWS:
 - ONE - FACTORY INSTALLED 5 INCH STORZ PUMPER NOZZLE/CONNECTOR, INCLUDING A MANUFACTURER SUPPLIED AND INSTALLED ANODIZED ALUMINUM NOZZLE CAP WITH A 1.5 INCH PENTAGON NUT AND NO ROCKER LUG.
 - TWO - 2.5 INCH HOSE NOZZLES/CONNECTIONS (WITH NATIONAL STANDARD THREADS) AND STANDARD NOZZLE CAPS WITH 1.5 INCH PENTAGON NUTS, AND NO ROCKER LUGS.
- USE SS NUTS AND BOLTS AS APPROVED BY THE ENGINEER.
- ALL EXPOSED WATERMAIN SHALL BE WRAPPED WITH POLYETHYLENE IN ACCORDANCE WITH AWWA C-105.
- BARREL TO BE BRIGHT RED.
- ALL VALVES TO OPEN COUNTER-CLOCKWISE.
- SEE TYPICAL VALVE INSTALLATION DETAIL FOR VALVE DETAILS.
- WATEROUS PACER CLASSIC HYDRANTS SHALL INCLUDE INSTALLATION OF THE MANUFACTURERS MOST CURRENT ANTI-CHATTER BRASS UPPER VALVE WASHER.

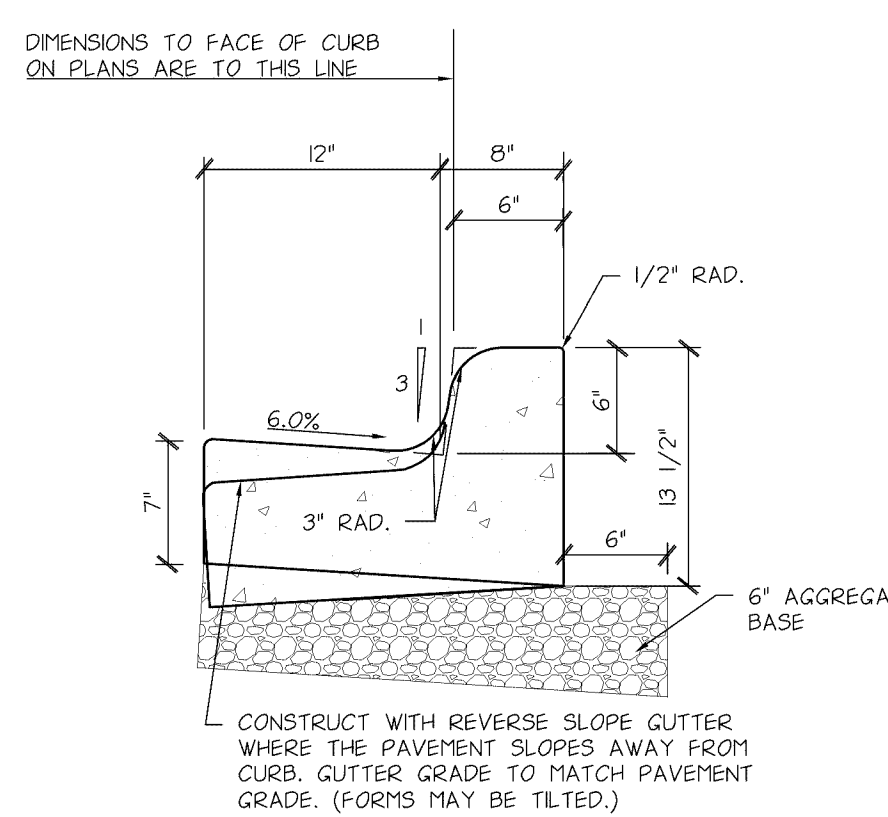


8 TYPICAL HYDRANT INSTALLATION
CITY OF BLOOMINGTON
NO SCALE

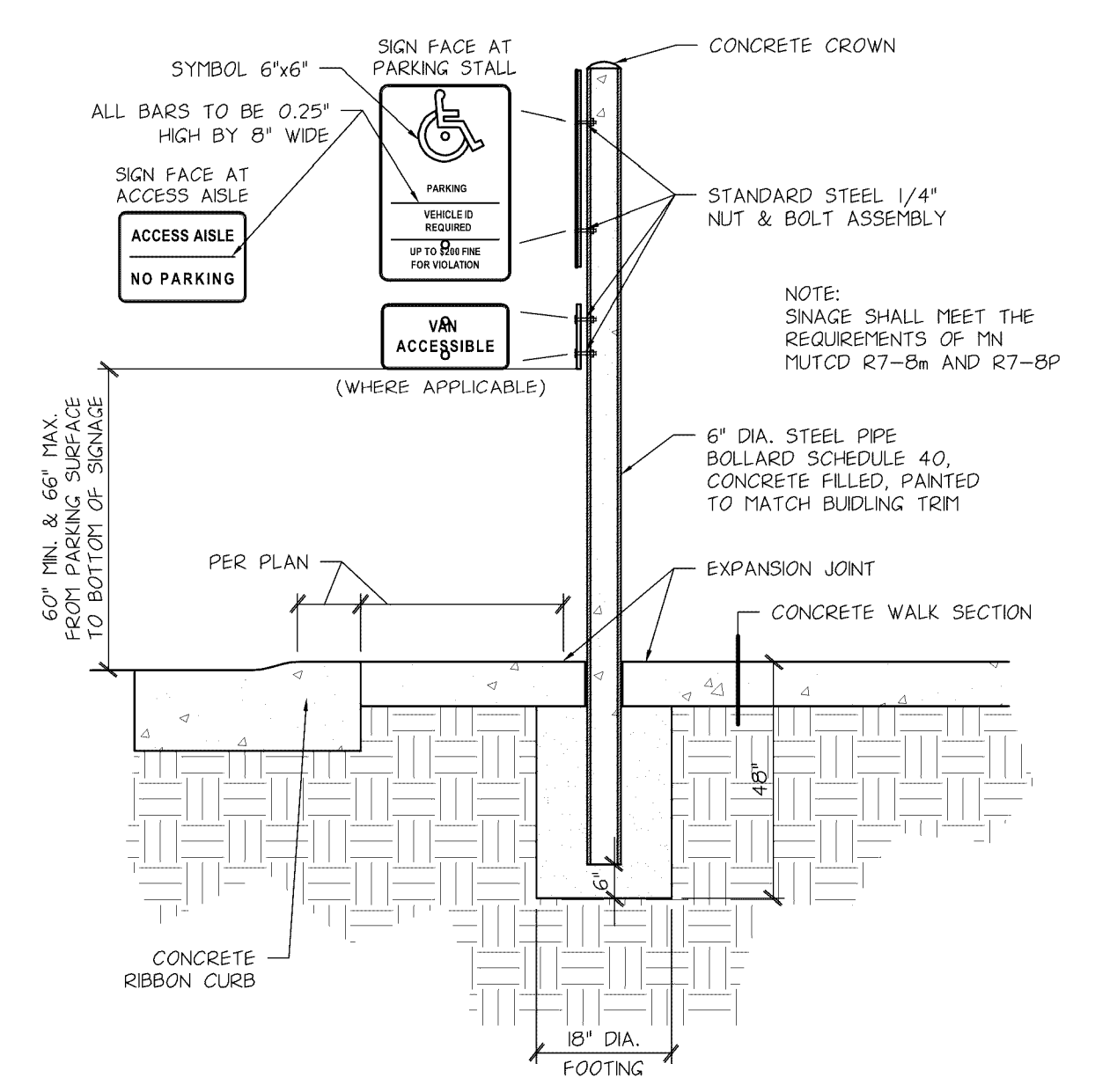
PL201800139 PL2018-139



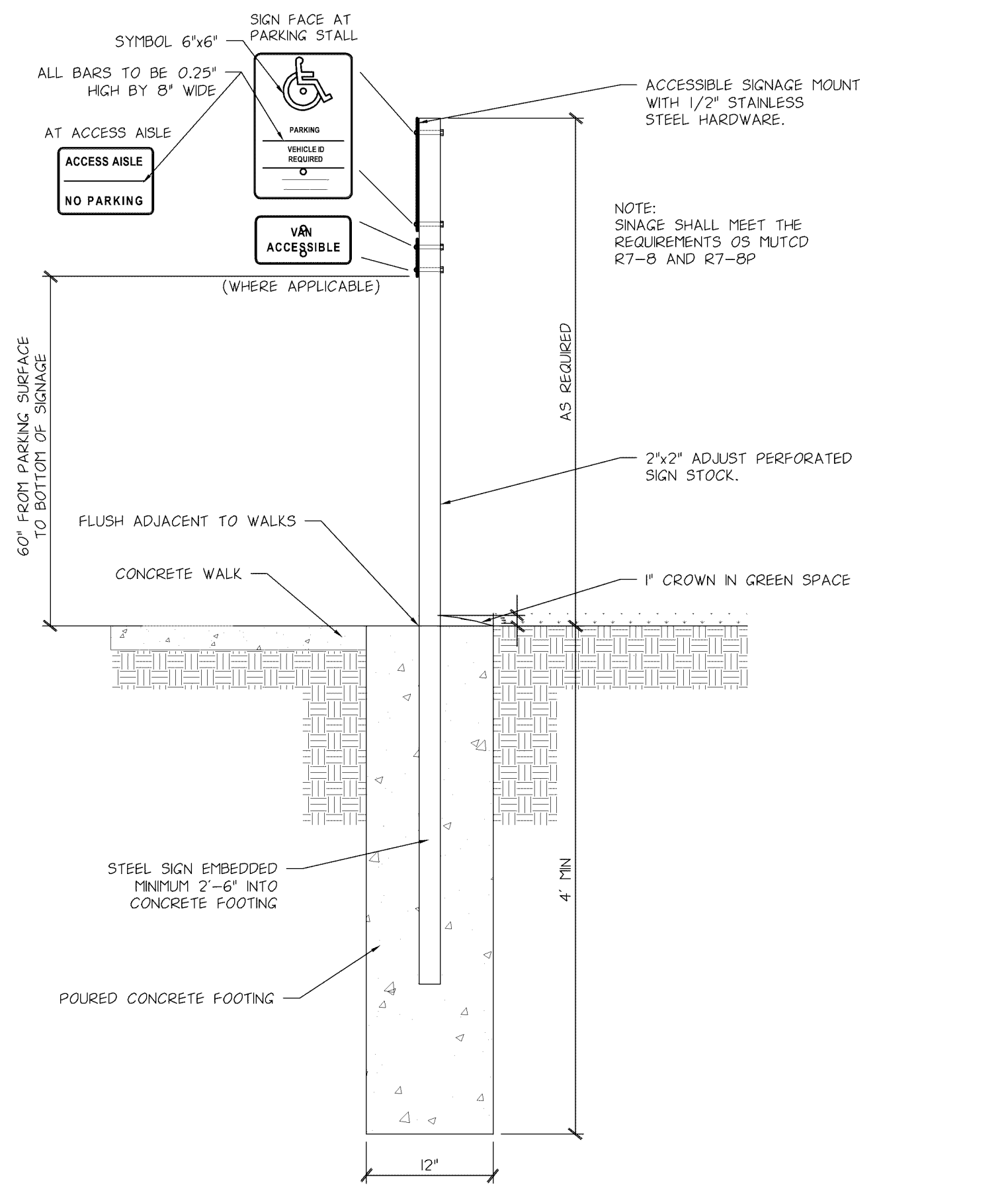
5 WATERMAIN WET TAP
NO SCALE



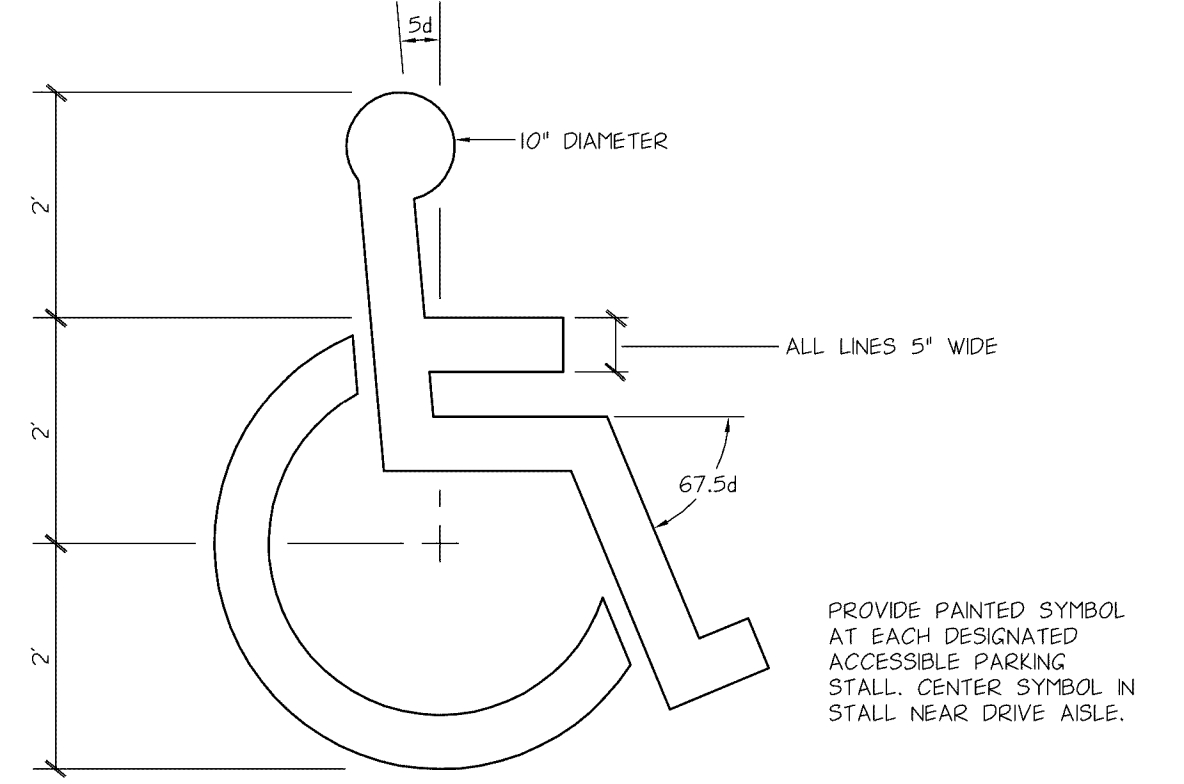
6 B612 CONCRETE CURB AND GUTTER
NO SCALE



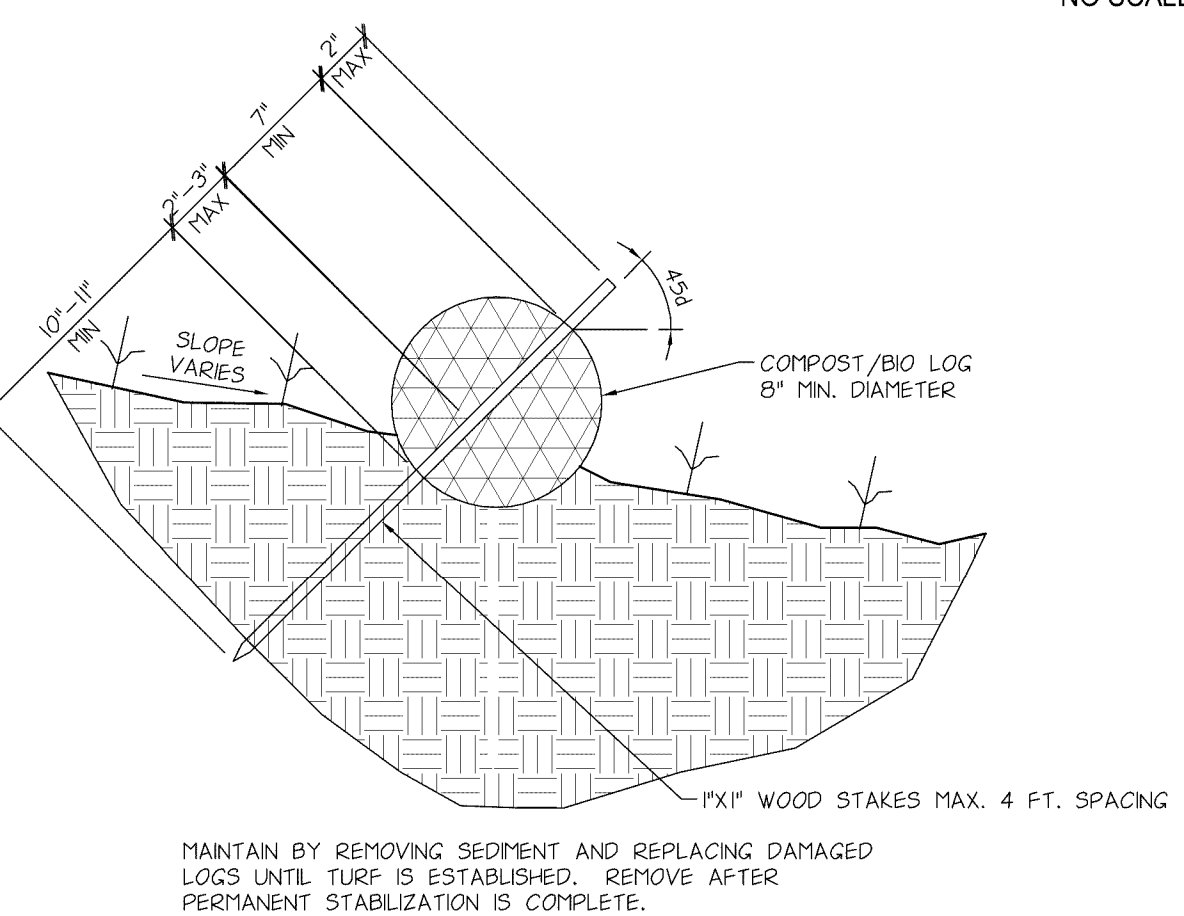
1 PIPE BOLLARD/ACCESSIBLE SIGN - MN
NO SCALE



2 STEEL SIGN POST W/ ACCESSIBLE SIGNAGE
NO SCALE



3 INTERNATIONAL SYMBOL OF ACCESS
NO SCALE



4 TEMPORARY COMPOST/BIO LOG
NO SCALE

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (952)264-8800 FAX: (952)264-8800

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C007	CIVIL AND LANDSCAPE TITLE SHEET
C008	EXISTING CONDITIONS
C009	CONVERSION
C010	SITE PLAN
C011	SEE INTERFERENCES - INITIAL VALUES
C012	SEE INTERFERENCES - FINISHED VALUES
C013	GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL
C014	GRADING, DRAINAGE, PAVING & EROSION CONTROL - IN-MAJOR
C015	SWATH REPORT
C016	UTILITIES
C017	CIVIL CONSTRUCTION DETAILS
C018	LANDSCAPE PLAN
L011	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
01 APR 2009	CITY SUBMITTAL	RS

PROJECT MANAGER REVIEW
BY: [Signature] DATE: 04/18/2018

CERTIFICATION
I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Signature: [Signature] License No.: [License No.]
Seal: [Seal]

CITY RESUBMITTAL
APRIL 18, 2018

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: C702BAA041.DWG PROJECT NO.: BAA14041

CIVIL CONSTRUCTION DETAILS
C7.2

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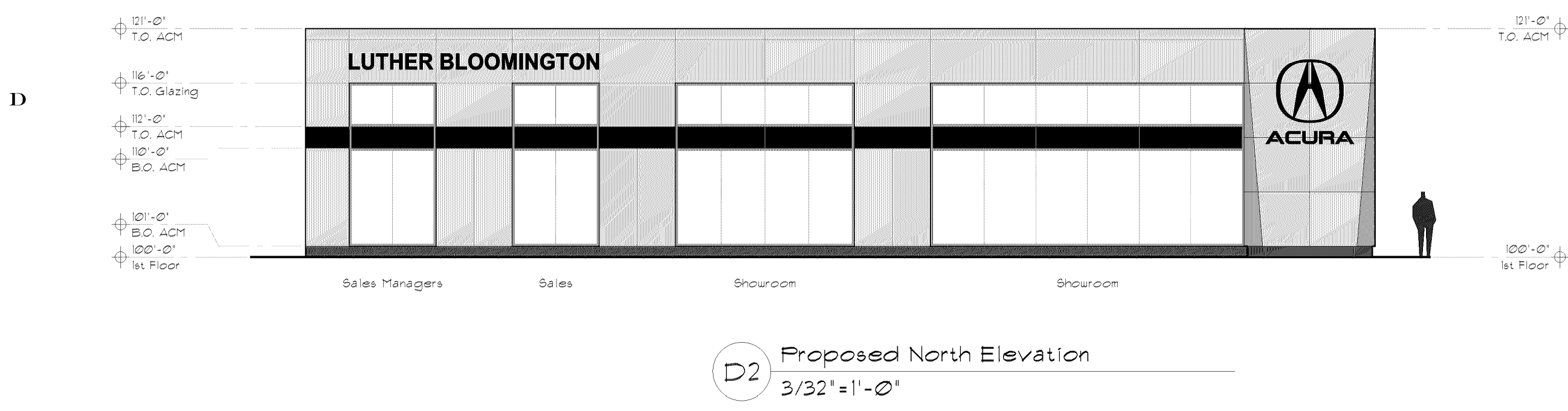
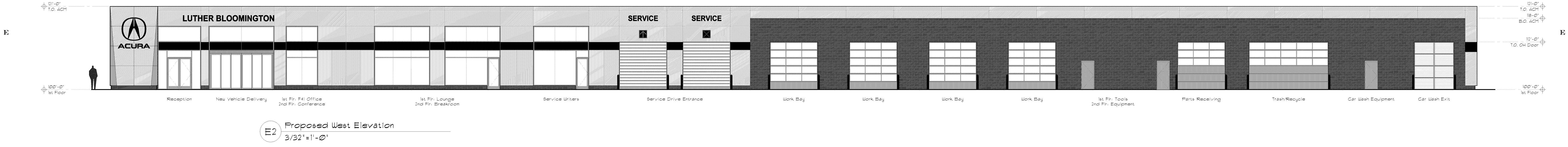
PL201800139 PL2018-139

BA
BAKER ASSOCIATES, INC.
ARCHITECTS

150 SOUTH FIFTH STREET
SUITE 1425
MINNEAPOLIS, MN 55402-1200
TELEPHONE: 612.209.8601
FAX: 612.339.5668

Bloomington Acura
7811 Lyndale Avenue South
Bloomington, MN 55420

Remodel
Issued:
City Submittal 30 March 2018
City Resubmittal 18 April 2018



EXTERIOR FINISH KEY

[Symbol]	Clear, Low-E, insulated glazing
[Symbol]	Silver Aluminum Composite Material (ACM-1)
[Symbol]	Blue Aluminum Composite Material (ACM-2)
[Symbol]	Gray Painted existing CMU

GENERAL NOTES

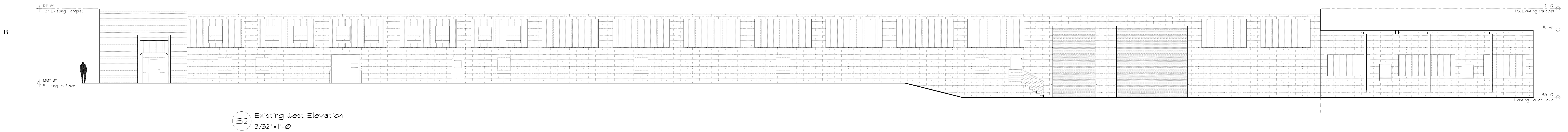
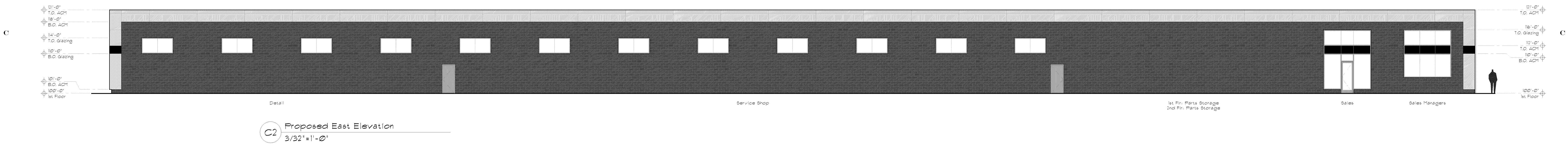
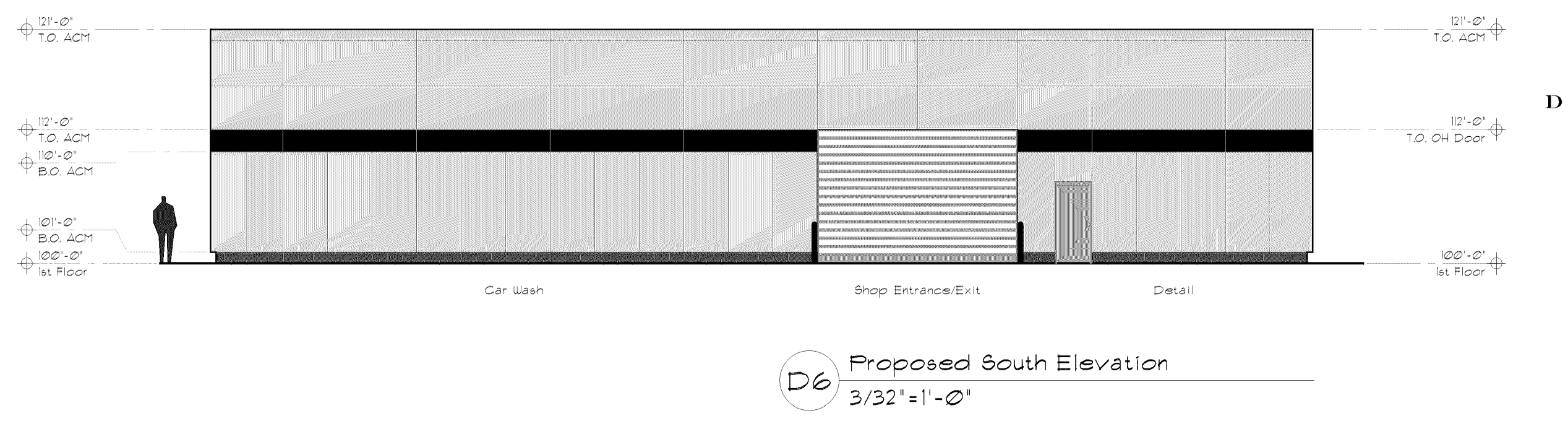
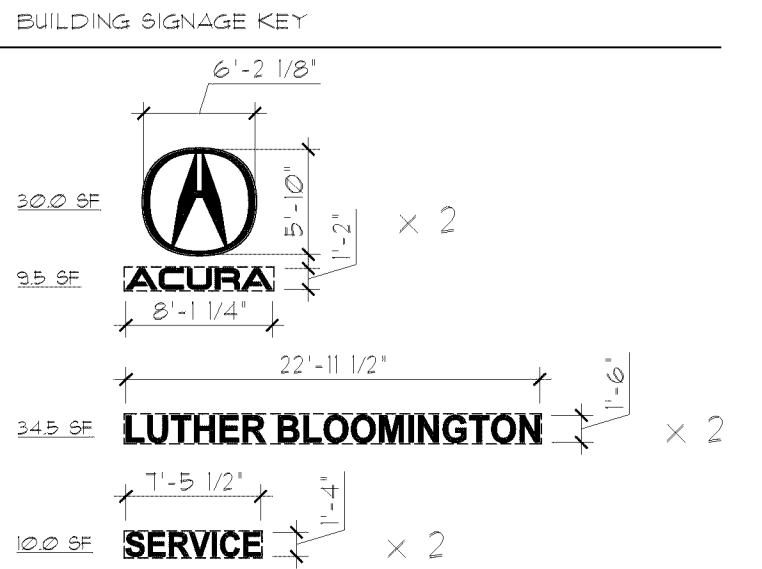
All Aluminum Composite Material (ACM) shall meet the following requirements:

- 1) Minimum 30 year manufacturer's finish warranty
- 2) Minimum 40 year fire rating
- 3) Minimum 0.020" (0.0008") minimum aluminum face

The following are acceptable products and manufacturers:

- 1) Alucobond PE
- 2) Alucobond USA
- 3) Alpella PE
- 4) Alucobond Products America, Inc.
- 5) Raychem PE
- 6) Anodic Architectural Products, LLC

All Existing and new rooftop mechanical units to be screened according to Bloomington City Ordinance and City Code 15.02 Screening of Rooftop-mounted Equipment.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed ARCHITECT under the laws of the state of MINNESOTA.

Nguyen T. Hoang

Date: 3/30/18 Reg No: 50034

Sheet Title: Exterior Elevations

Scale: 3/32" = 1'-0" Sheet Number: A-201
Date: 04/18/2018
Comm No: 15-6-1
© 2018

PL201800139

PL2018-139

INTERSTATE HIGHWAY NO. 494
(STATE HIGHWAY NO. 51)

LYNDALE AVENUE SOUTH

LYNDALE AVE.
TO I-494 EAST
BOUND ON-RAMP

L-6 FOOT CHAIN LINK FENCE

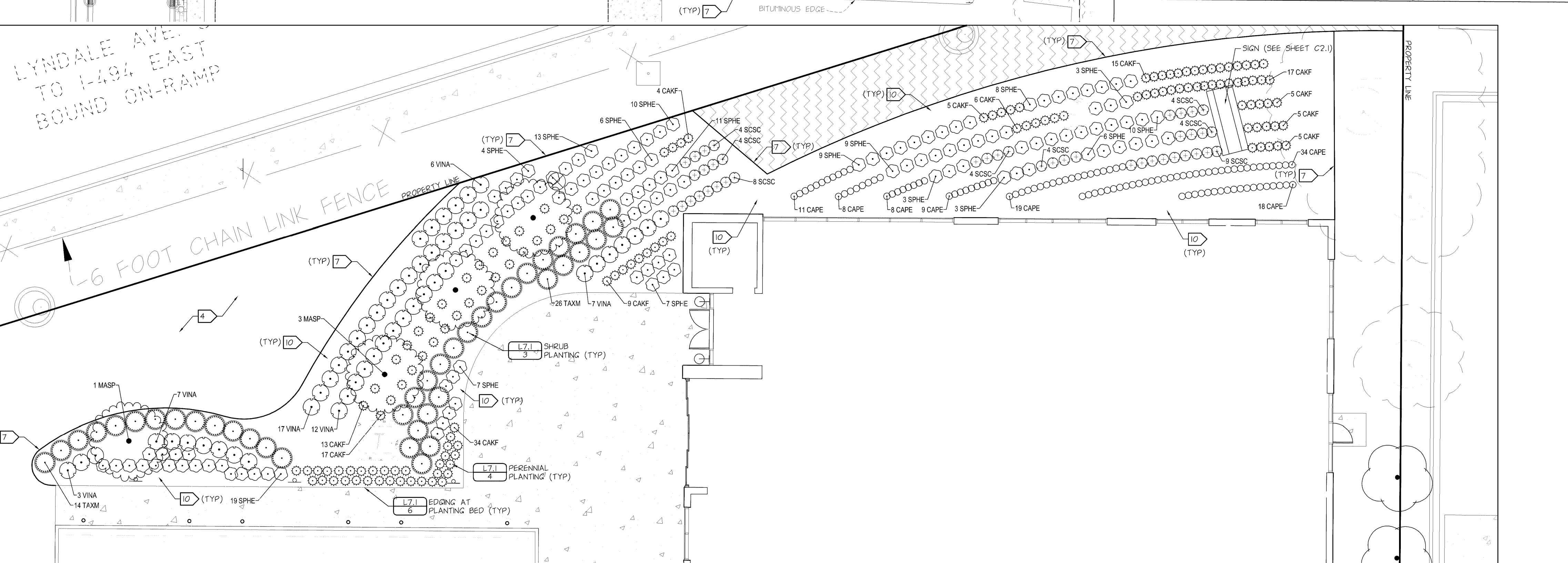
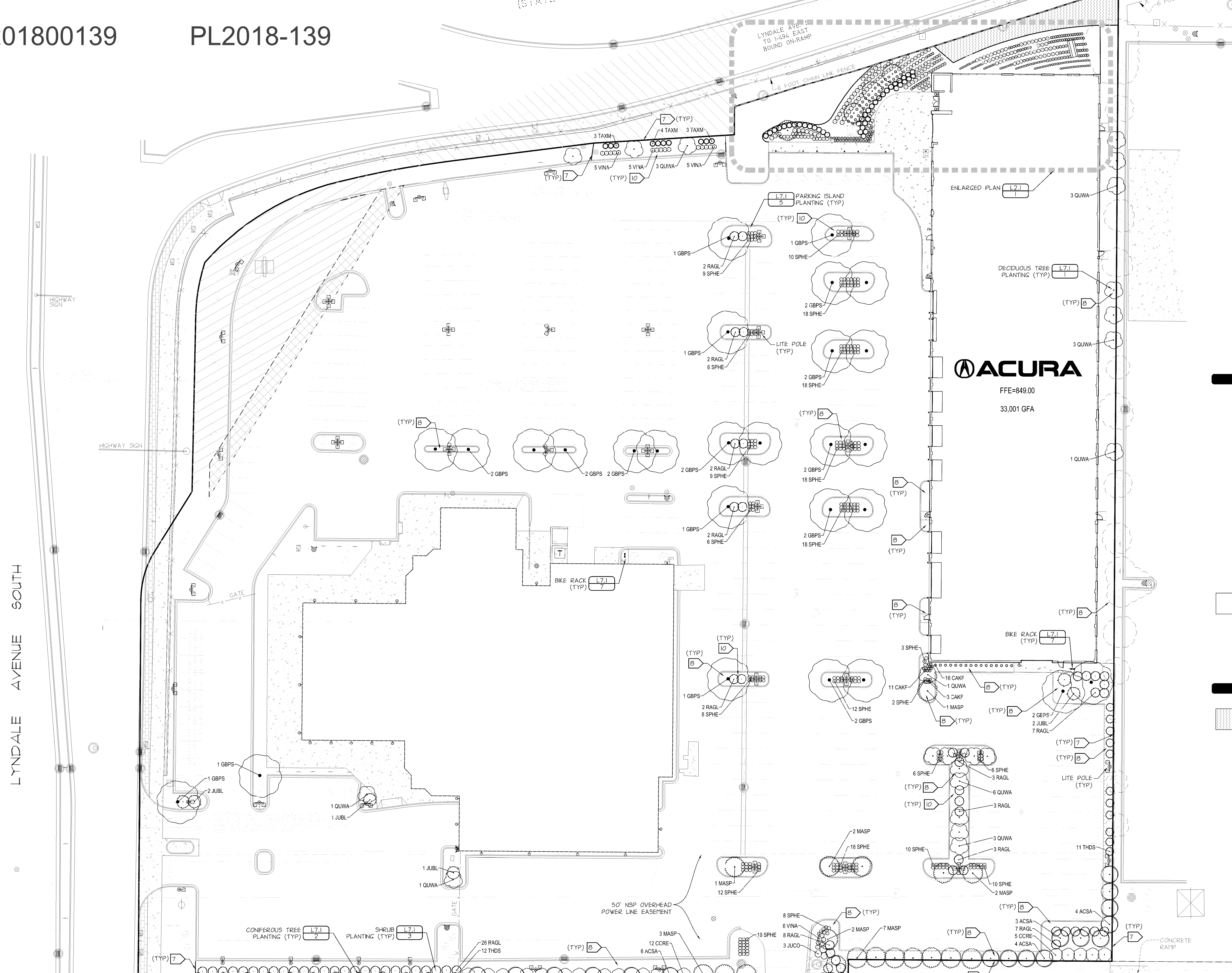
EDGING AT
PLANTING BED (TYP)

ENLARGED PLAN

1

1"

6/1



- LANDSCAPE NOTES**
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
 - CONTRACTOR IS RESPONSIBLE FOR VISITING SITE TO FAMILIARIZE WITH SITE CONDITIONS AND CONSTRAINTS.
 - SOIL MIXTURE IN STATE SEED MIX 25-31 PROVIDE VERIFYING DOCUMENTATION TO THE LANDSCAPE ARCHITECT 30 DAYS IN-ADVANCE PRIOR TO INSTALLATION. SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SOO ALL TROP AREAS DISTURBED BY CONSTRUCTION.
 - ALL PLANT MATERIALS SHALL CONFORM WITH THE MOST CURRENT ADDITION OR THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM INFESTATION, DISEASE, DAMAGE AND DISCOLORATION. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
 - PLANTING SOIL FOR PERENNIALS, SHRUBS AND TREES SHALL CONSIST OF 1/2ND SELECT TOPSOIL, 1/4ND BUNNOR UNLESS OTHERWISE NOTED. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
 - EDGE PLANTING BEDS AND SEPARATE MULCH TYPES WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
 - INSTALL 4-INCH DEPTH 2"-3" (NOMINAL SIZE) GREY TRAP ROCK IN ALL PLANTING BEDS UNLESS OTHERWISE NOTED. LANDSCAPE FABRIC SHALL BE INSTALLED UNDER ALL AREAS OF ROCK MULCH.
 - AUTOMATIC DRIP IRRIGATION SYSTEM TO BE USED TO IRRIGATE ALL LANDSCAPE BEDS. DIRECTIONAL SPRAY IRRIGATION TO BE USED FOR TURF AND TREES IN TURF AREAS. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING SOIL FOR PARKING LOT ISLANDS SHALL BE A 1:1:1 MIX OF SOIL, COMPOST AND SAND.
 - SEED, SOO, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:

TEST	SPECIFICATION NUMBER
SEED	INDOT 3876
BUNNOR	BUNNOR SEED MIX 35-22; TN SEED MIX 25-31
MULCH	INDOT 3881
FERTILIZER	INDOT 3882
GENERAL PLACEMENT	INDOT 2935

PLANT SCHEDULE

TREE	QTY	BOTANICAL NAME / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.	NOTES
ACSA	17	ACER SACCHARINUM SUGAR CONE / SUGAR MAPLE	25 H X 12 W	2.5CAL	B & B	
GBPS	27	QUERCUS BLANDA PRINCE OF WELLES / PRINCE OF WELLES OAK	50 H X 30 W	3CAL	B & B	THALE ONLY
QUVA	22	QUERCUS X WAREI REGAL PRINCE / REGAL PRINCE OAK	25 H X 12 W	2.5CAL	B & B	
THOS	23	THALIA OCCIDENTALIS DEERWOOD 3 SPINE / DEERWOOD 3 SPINE ARBORVITAE	30 H X 6 W	6 HEIGHT	B & B	

SHRUBS

QTY	BOTANICAL NAME / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
17	CORNUS SERICEA / RED TWIG DOGWOOD	10 H X 10 W	3 CAL	POT
6	JUNIPERUS HORIZONTALIS BLUE CHIEF / BLUE CHIEF JUNIPER	15 H X 5 W	3 CAL	POT
3	JUNIPERUS HORIZONTALIS COMPACTA / ANDROMEDA COMPACT JUNIPER	15 H X 5 W	3 CAL	POT
6	RAPIS RHODIATA GIGI-LOW / GIGI-LOW FRAGRANT SUPAC	4 H X 6 W	2 CAL	POT
50	TAXUS X MEDIA TAUNTONI / TAUNTON YEW	4 H X 6 W	3 CAL	POT
73	VEBURNUM OPULUS NANUM / DWARF EUROPEAN VEBURNUM	2 H X 3 W	3 CAL	POT

GRASSES

QTY	BOTANICAL NAME / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
85	CALAMAGROSTIS X SCOTTELODA EARL FORESTER / FEATHER BEED GRASS	4 H X 2 W	2 CAL	POT
107	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	1 H X 1 W	1 CAL	POT
41	SCORCHGRASS / LITTLE BLUESTEM GRASS	4 H X 2 W	2 CAL	POT
353	SPOROBOLUS HETEROLEPS / PRARIE DROPSEED	2 H X 2 W	2 CAL	POT

SEEDING

SEEDING TURF
TN STATE SEED MIX 25-31, LOW-MAINTENANCE TURF
SEEDING AT RATE OF 220.00 LBS/ACRE, LIVE SEED.

SEED MIX SPECIES -
RED FESCUE
CHEWING'S FESCUE
LOW MAINTENANCE KENTUCKY BLUEGRASS
HARD FESCUE
SWEET FESCUE
PERENNIAL RYEGRASS

NATIVE SEED MIX

BUNNOR SEED MIX 35-22
(INCLUDES DATE OR WINTER WHEAT COVER CROP, PLANTING SEASON DEPENDENT)
SEEDING AT RATE OF 36.50 LBS/ACRE, LIVE SEED.

SEED MIX SPECIES (LEGUMES):
BLUE GRASS
LEAD PLANT
BUTTERFLY MILKWEED
CANADA PEAS VETCH
BIRD'S FOOT COCKSPOUR
WHITE PRARIE CLOVER
PURPLE PRARIE CLOVER
CANADA TOC TREFOIL
STIFF SUNFLOWER
ROBIN BLAUENSTRAE
WILD BEGGONIA
STIFF GOLDENROD
LARGE-FLOWERED BEARD TONGUE
BLACK-HEED SUSAN
GRAY GOLDENROD
HEATH ASTER
SMOOTH ASTER
HOARY VERVAIN

SEED MIX SPECIES (GRASSES):
BIG BLUESTEM
SEAS OATS GRAMA
BLUE GRAMA
RAILS BRODE
NOONING WILD RYE
ANDROMEDA
LITTLE BLUESTEM
NEWMAN GRASS
PRARIE DROPSEED

LANDSCAPE CALCULATIONS

PER CITY CODE SEC. 1452 :

TOTAL DEVELOPABLE LANDSCAPING AREA	TOTAL TREES	TOTAL SHRUBS
276,396 SF / 2,500 = 110 TREES	277 (216 SHRUBS + 244 PERENNIALS (EQUIV. TO 61 SHRUBS))	277 (216 SHRUBS + 244 PERENNIALS (EQUIV. TO 61 SHRUBS))
276,396 SF / 1,000 = 277 SHRUBS		

LEGEND

APPROXIMATE CANOPY OF EXISTING TREE

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: (952)258-8800 FAX: (952)258-8800

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
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C04	SEE INTERFERENCES - FINAL VALUES
C05	SEE INTERFERENCES - OVERALL
C06	SEE INTERFERENCES - FINANCIAL & BIDDING
C07	SEE INTERFERENCES - FINANCIAL & BIDDING
C08	SEE INTERFERENCES - FINANCIAL & BIDDING
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C13	SEE INTERFERENCES - FINANCIAL & BIDDING
C14	SEE INTERFERENCES - FINANCIAL & BIDDING
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C100	SEE INTERFERENCES - FINANCIAL & BIDDING

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
6 APR 2018	ISSUE / REVISION	98
	ISSUE / REVISION	99

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 04/18/2018

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL, OR FILING NUMBER IS NOT APPLICABLE, THIS SHEET HAS BEEN PREPARED BY AN UNLICENSED PERSON AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE ENGINEER'S SIGNATURE AND SEAL.

CITY RESUBMITTAL
APRIL 18, 2018

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: L2018AA041.DWG
PROJECT NO.: BAA14041

LANDSCAPE PLAN
L2.1

Landform and Site to Final Plan registered under name of Landform Professional Services, LLC

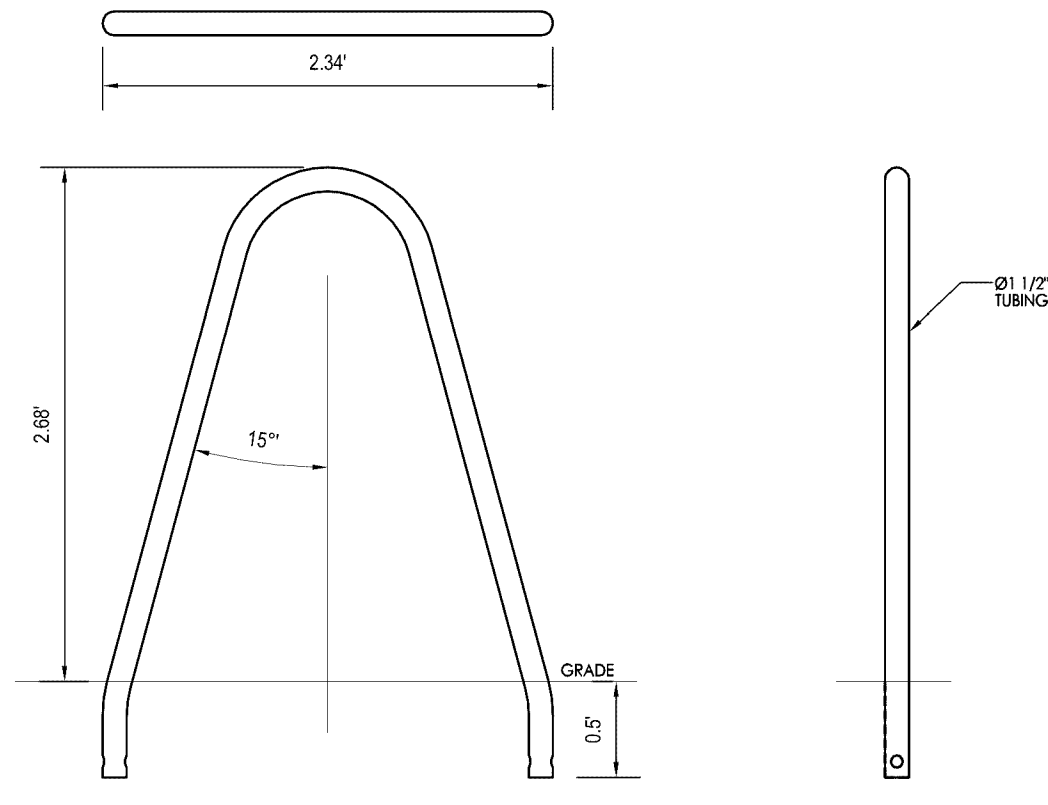
811
Know what's Below.
Call before you dig.

NORTH

0 30 60

PL201800139 PL2018-139

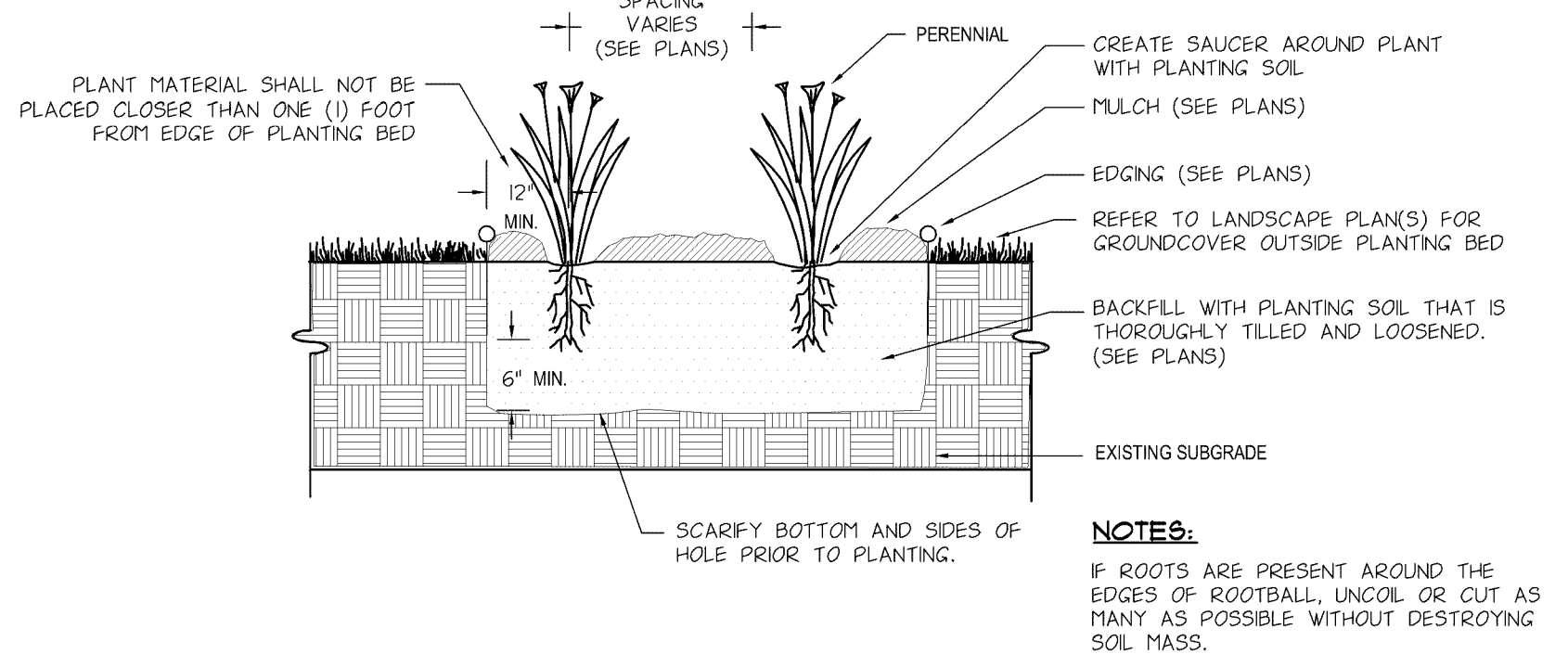
Bola@landform, et al. Product Drawings Date: 11/2/2014 PL: 8005512546



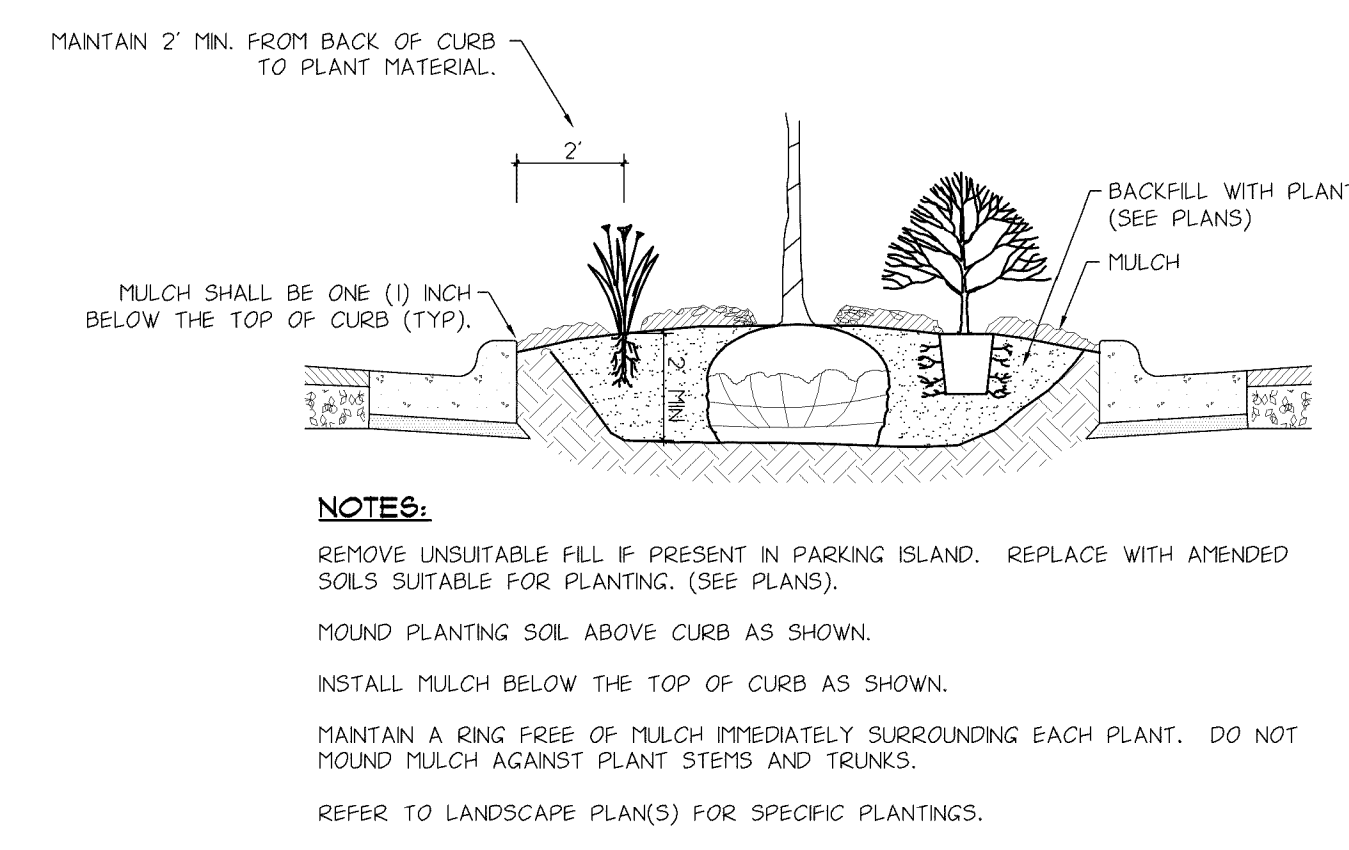
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7 BIKE RACK NO SCALE

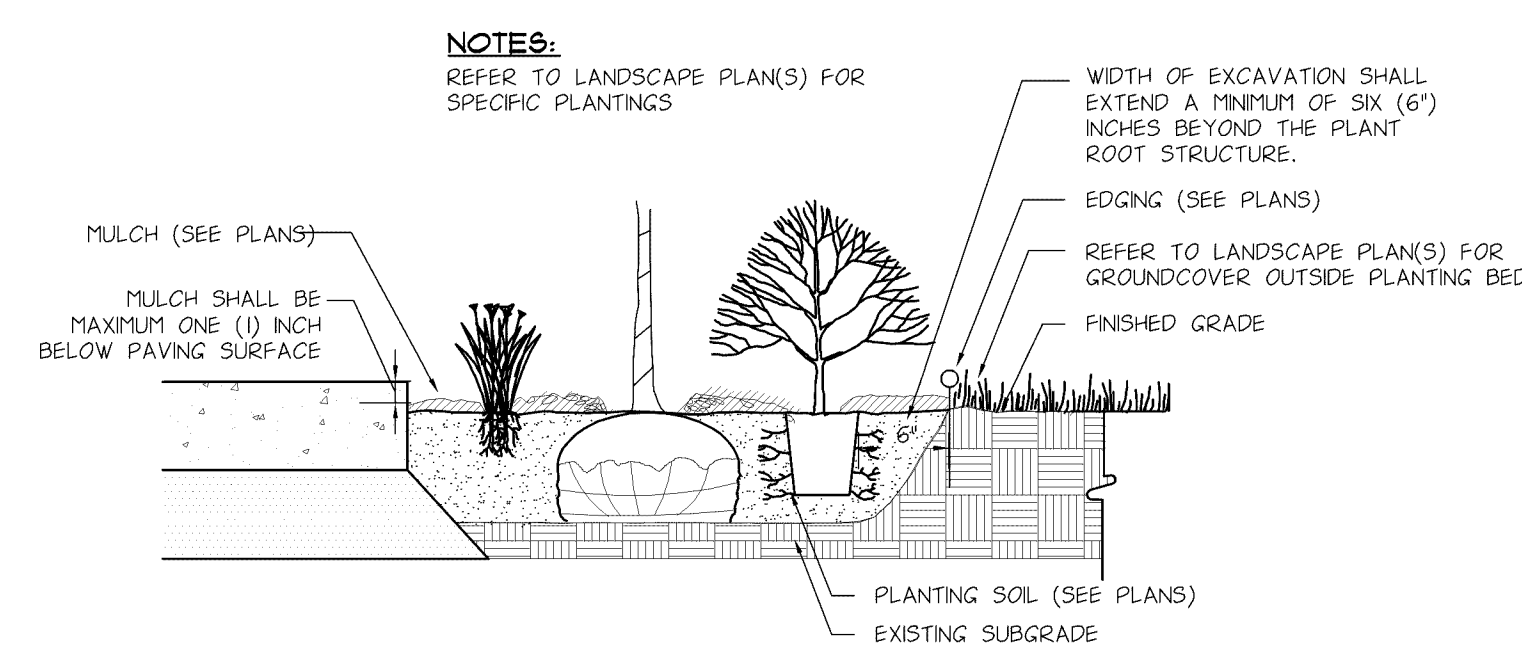
The bike rack detail should include a placement detail that shows the minimum clearances needed from the building or adjacent landscaping for it to be placed in a way that is usable. This is typically provided by the manufacturer. Include in this detail.



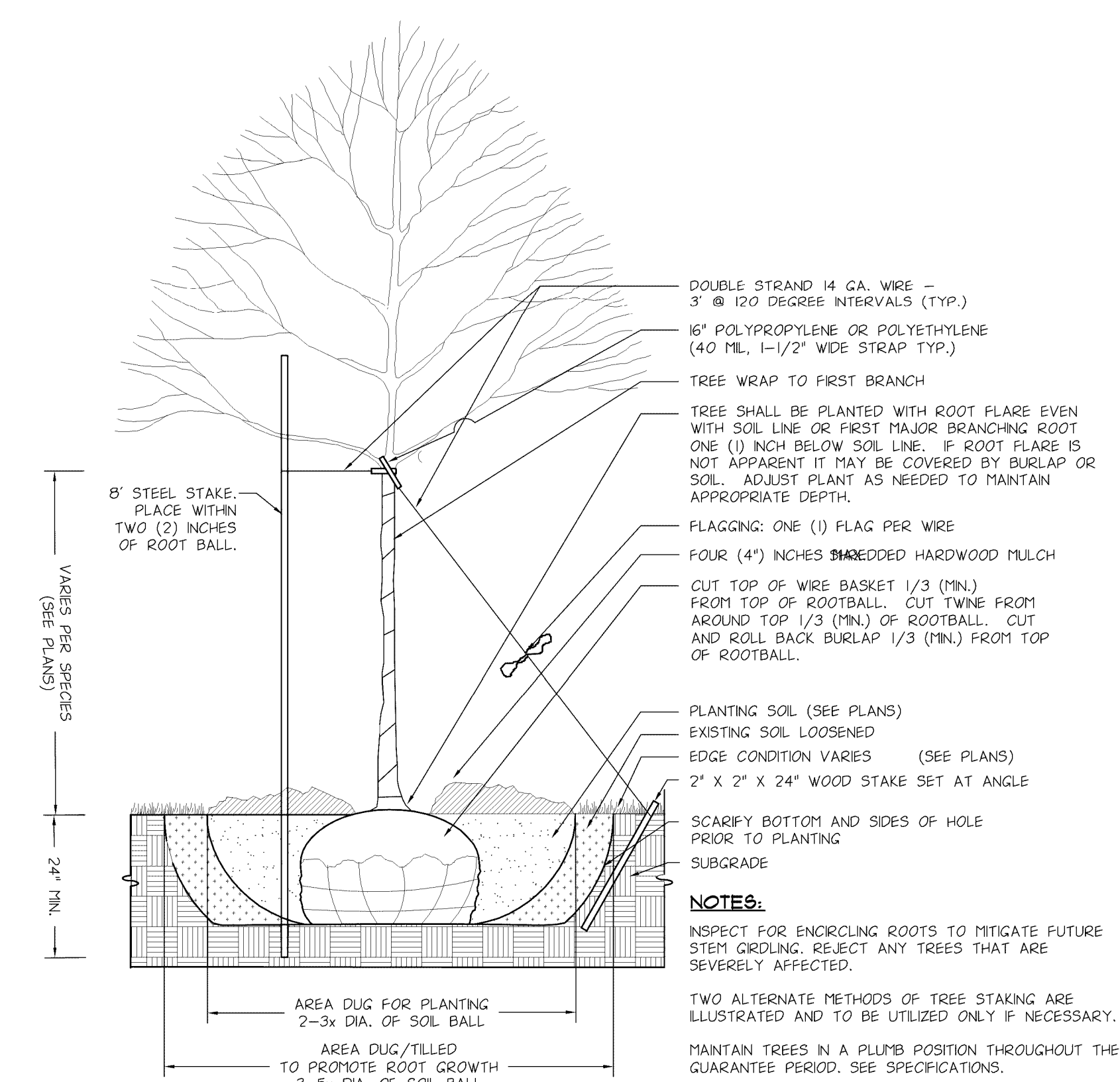
4 PERENNIAL PLANTING NO SCALE



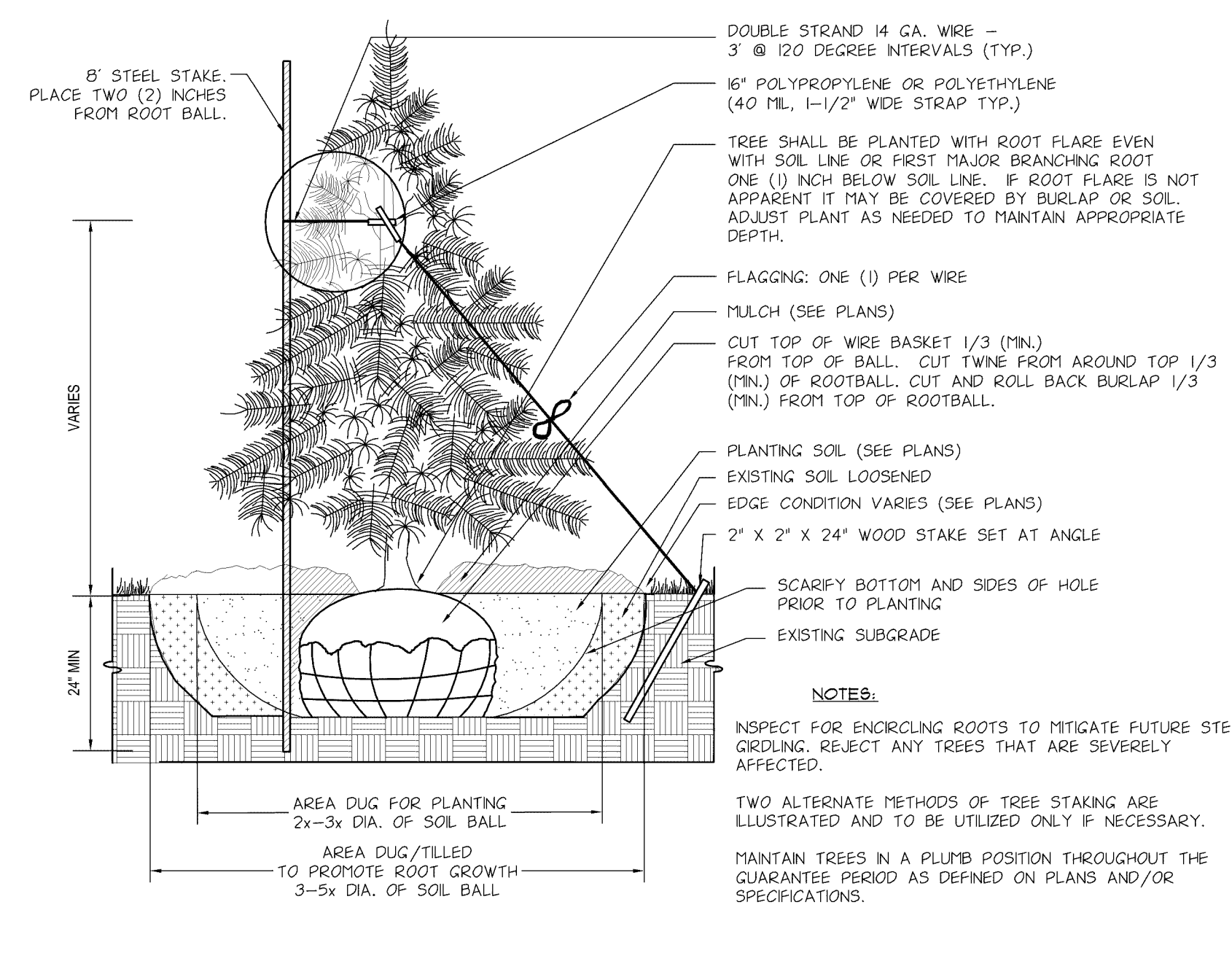
5 PLANTED PARKING ISLAND NO SCALE



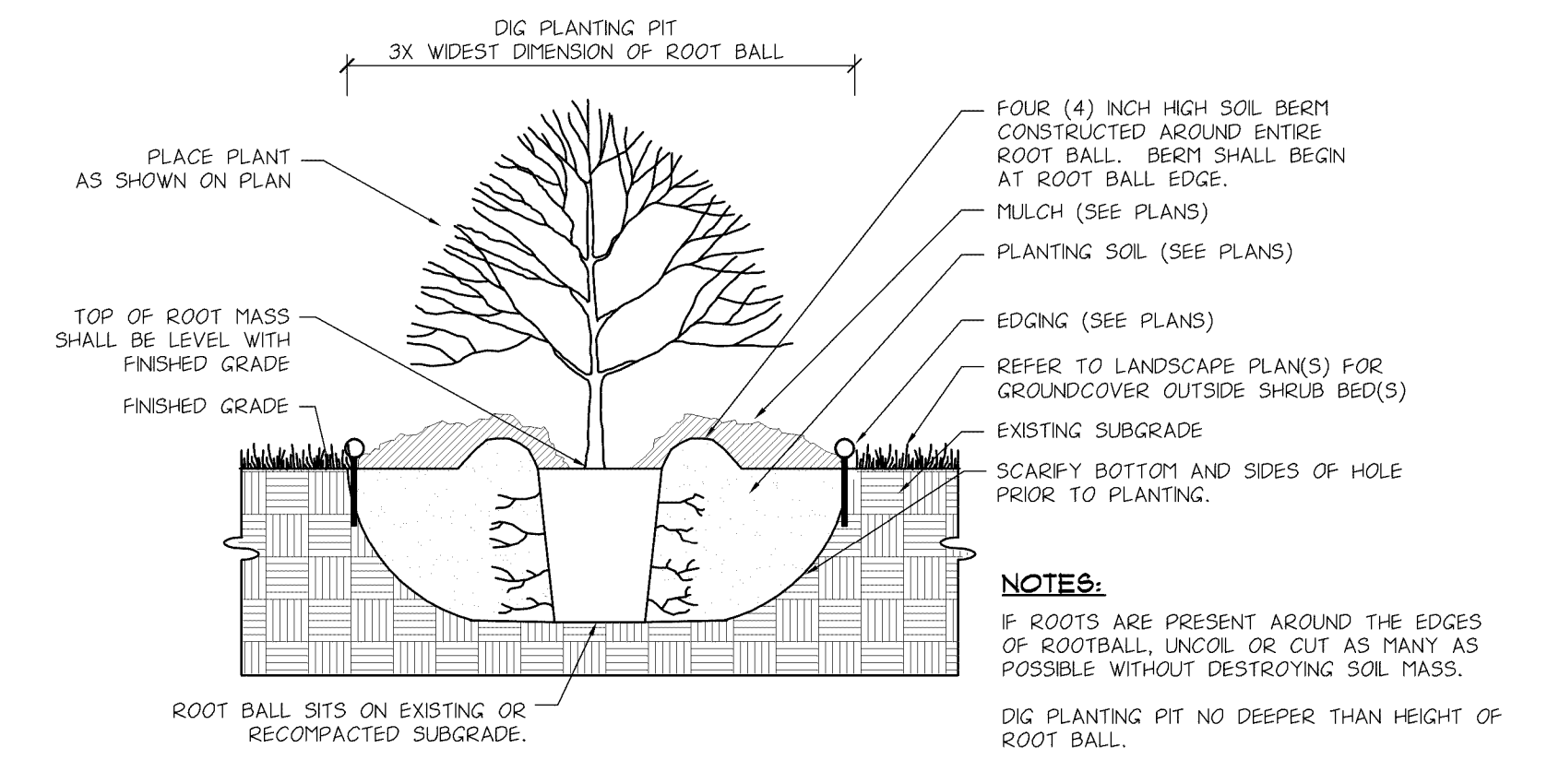
6 EDGING AT PLANTING BED NO SCALE



1 DECIDUOUS TREE PLANTING NO SCALE



2 CONIFEROUS TREE PLANTING NO SCALE



3 SHRUB PLANTING NO SCALE

DEVELOPER
MOTORS MANAGEMENT CORPORATION
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL: 952-258-8800 - FAX: 952-258-8900

MUNICIPALITY
BLOOMINGTON

PROJECT
LUTHER
BLOOMINGTON ACURA
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
001	FINAL LANDSCAPE TITLE SHEET
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021	DESIGN
031	SITE PLAN
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051	SEE NOTES/REVISIONS - FINISHED VALUES
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071	SEE NOTES/REVISIONS - FINISH & EROSION CONTROL - OVERALL
081	SEE NOTES/REVISIONS - FINISH & EROSION CONTROL - OVERALL
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ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
8 APR 2018	CITY SUBMITTAL	88

PROJECT MANAGER REVIEW
BY: [Signature] DATE: 04/18/2018

CERTIFICATION
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

CITY RESUBMITTAL
APRIL 18, 2018

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: L701BA041.DWG
PROJECT NO.: BAA14041

LANDSCAPE DETAILS
L7.1



PL201800139

PL2018-139

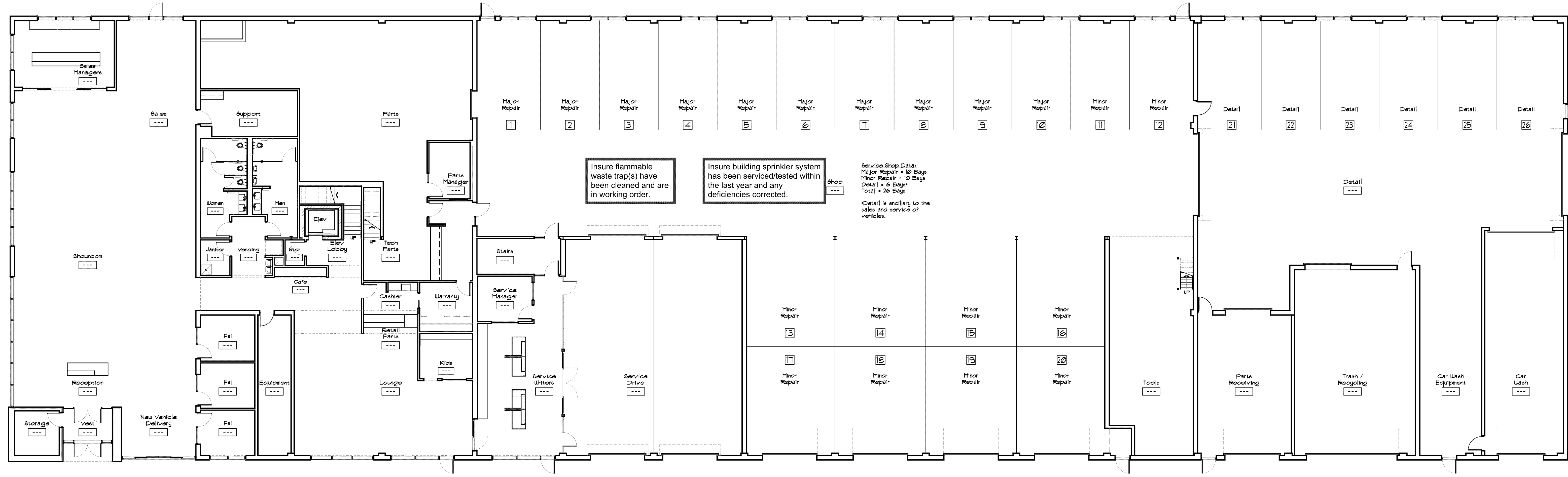
BA
BAKER ASSOCIATES, INC.
ARCHITECTS

150 SOUTH FIFTH STREET
SUITE 1425
MINNEAPOLIS, MN 55402-1200
TELEPHONE: 612.339.8601
FAX: 612.339.5668

Luther
Bloomington Acura
7811 Lyndale Avenue South
Bloomington, MN 55420

Remodel

Issued:
City Resubmittal 10 April 2018



C6 First Floor Plan
3/32" = 1'-0" NORTH

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed ARCHITECT under the laws of the state of MINNESOTA.
Nguyen T. Hoang

Date: XX/XX/XXXX Reg No: 50034
Sheet Title

First Floor Plan

Scale: 3/32" = 1'-0" Sheet Number
Date: 04/02/18 A-101
Comm No: 2564
© 2018

PL201800139

PL2018-139

BA
BAKER ASSOCIATES, INC.
ARCHITECTS

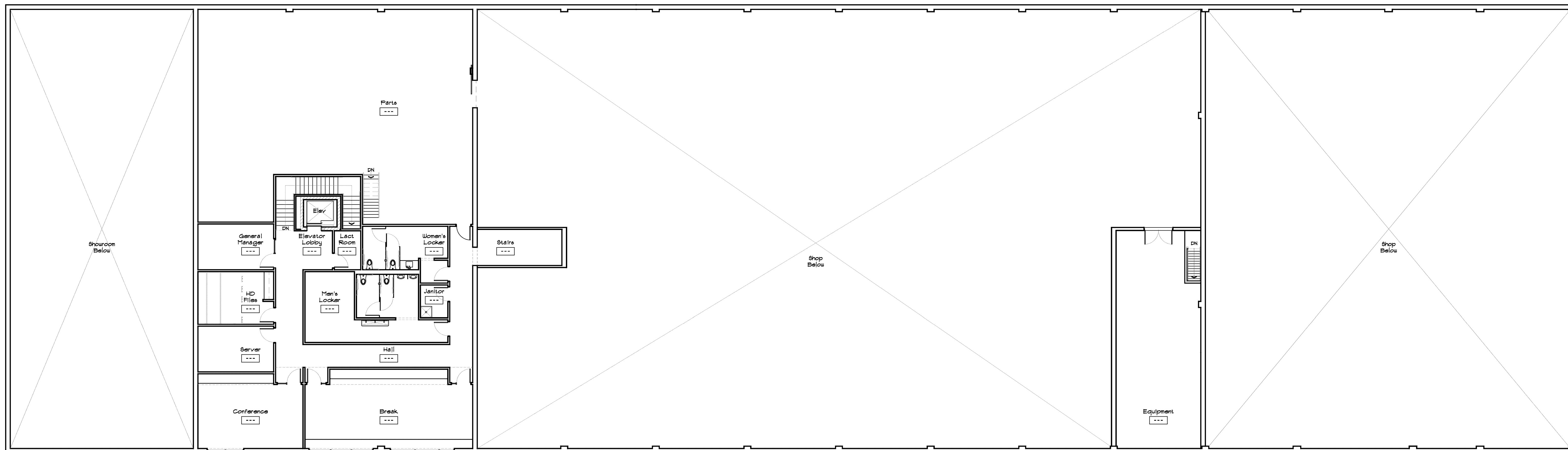
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Bloomington Acura
7811 Lyndale Avenue South
Bloomington, MN 55420

Remodel

Issued:
City Resubmittal 10 April 2018



C6 Second Floor Plan
3/32"=1'-0" NORTH

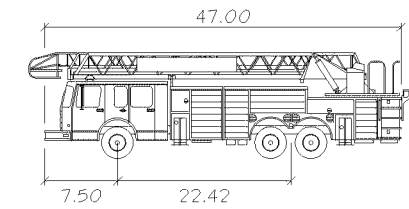
I hereby certify that this plan, specification or report, was prepared by me or under my direct supervision and that I am a duly licensed ARCHITECT under the laws of the state of MINNESOTA.
Nguyen T. Hoang

Date: XX/XX/XXXX Reg No: 50034
Sheet Title

Second Floor Plan

Scale: 3/32"=1'-0" Sheet Number
Date: 04/08/2018 A-201
Comm No: 2564
© 2018

PL201800139
 PL2018-139



Bloomington Ladder I

	feet
Width	: 8.42
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 33.0

ACURA

FFE=849.00
 33,001 GFA

LYNDALE AVENUE SOUTH

