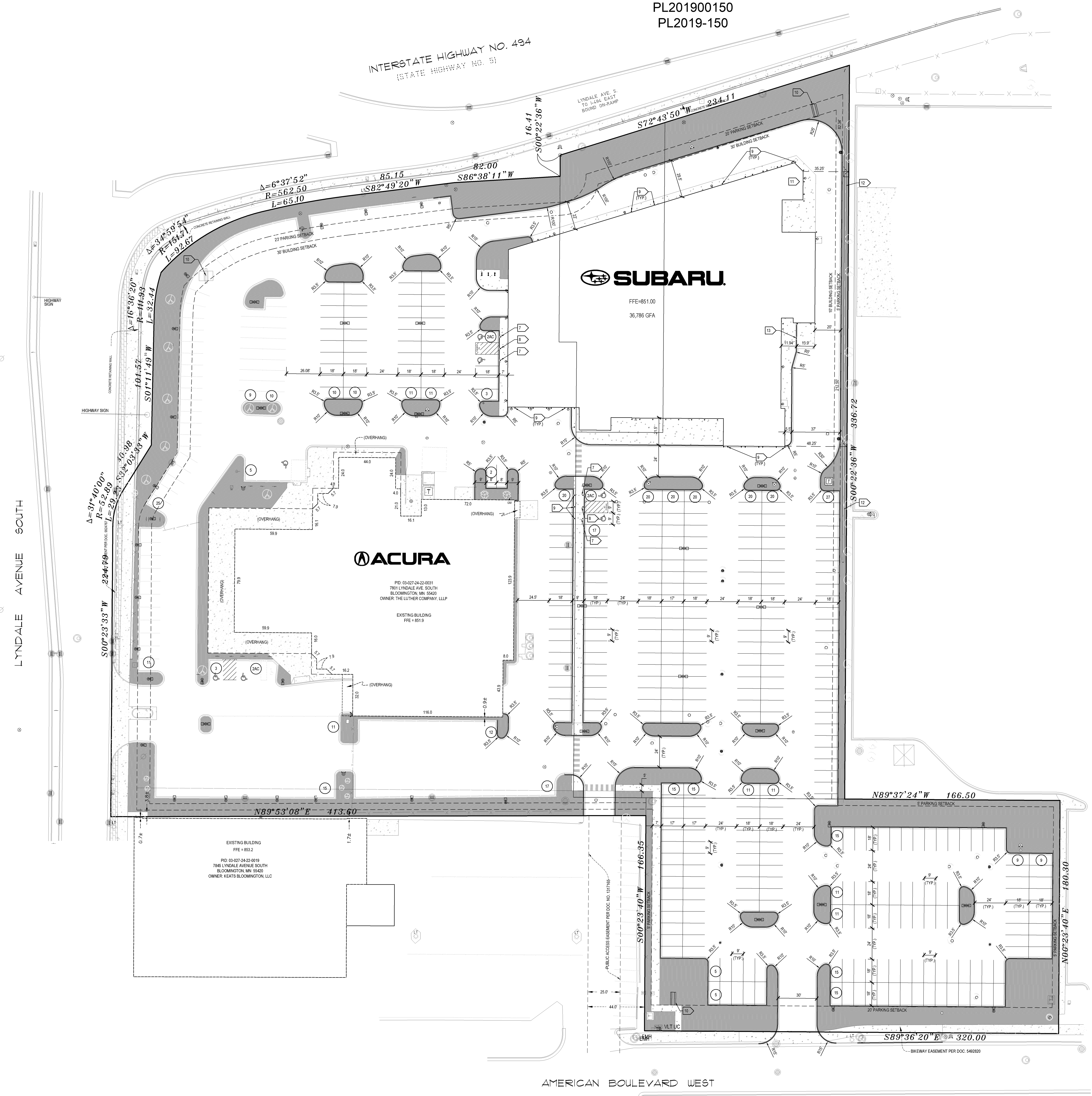


PL201900150  
PL2019-150



- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
  - 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.
  - DIMENSIONS SHOW 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 PER DETAIL C7.21.
  - STATE AND ADA APPROVED ACCESSIBLE SIGN PER DETAIL C7.21.
  - ROUND PIPE BOLLARD PER DETAIL C7.28.
  - PLYCON SIGN
  - TRASH
  - PROPOSED RETAINING WALL REFER TO SHEET C3.1.
  - FOR READER REFER TO ARCHITECTURAL
- GREEN SPACE (LANDSCAPE AREA)

- 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.

**ZONING AND SETBACK SUMMARY**

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

BUILDING SETBACK INFORMATION IS AS FOLLOWS:  
FRONT YARD = 30 FT.  
REAR = 20 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.

**AREA SUMMARY**

| EXISTING:        | PERVIOUS    | IMPERVIOUS   | TOTAL        |
|------------------|-------------|--------------|--------------|
|                  | 35,924 S.F. | 297,133 S.F. | 334,057 S.F. |
|                  | 11.1%       | 88.9%        | 100.0%       |
| <b>PROPOSED:</b> | 50,596 S.F. | 200,461 S.F. | 334,057 S.F. |
|                  | 15.1%       | 64.9%        | 100.0%       |

**PARKING SUMMARY**

| SERVICE AREA                                       | REQUIRED SUBARU PARKING | REQUIRED ACURA PARKING (PER APPROVED PLANS DATED 08/19/2009) |
|--|-------------------------|--|
| THREE STALLS FOR EACH ENCLOSED "MAJOR SERVICE BAY" | 25                      | 13,814 SF SERVICE AREA                                       |
| TWO STALLS FOR EACH ENCLOSED "MINOR SERVICE BAY"   | 13                      | 18 BAYS  |
| ONE STALL PER 300 SF OF GFA EXCLUDING SERVICE BAYS | 13,036 SF SERVICE AREA  | 3,783 SF OFFICE GFA  |
| CAR WASH   | 1,003 SF CAR WASH       | 8,001 SF SHOWROOM GFA  |
| OFFICE   | 19,304 SF OFFICE AREA   | 9,334 SF WAREHOUSE GFA                                       |
| LARGE ITEM RETAIL                                  | 5,036 SF SHOWROOM AREA  |  |
| WAREHOUSE  | 9,855 SF WAREHOUSE AREA |  |
| <b>TOTAL PARKING STALLS REQUIRED</b>               | <b>250 STALLS</b>       | <b>151 STALLS</b>  |

**ISSUE / REVISION HISTORY**

| DATE        | ISSUE / REVISION | REVIEW |
|-------------|------------------|--------|
| 10 JAN 2020 | ACQUINIA 1       | DES    |
| 16 JAN 2020 | ACQUINIA 2       | DES    |
| 22 JAN 2020 | FINAL SUBMITTAL  | DES    |
| 03 FEB 2020 | REVISION 02      | DES    |

**PROJECT MANAGER REVIEW**

BY: DES DATE: 02-03-2020

**CERTIFICATION**

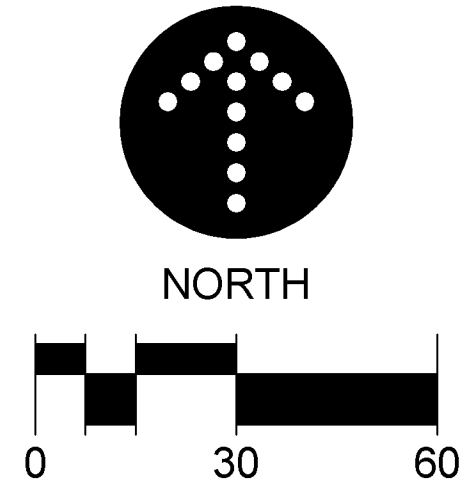
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer with the State of Minnesota.

**SR SLL**

License No. 47165 Date: 02/03/2020

Signature when in digital reproduction of original. This signed copy of this plan on file at Landform Professional Services, LLC offers the same legal protection.

**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
03/23/2020 8:13:12 AM



**DEVELOPER**  
MOTORS MANAGEMENT CORPORATION  
3701 ALABAMA AVENUE SOUTH  
ST. LOUIS PARK, MN 55416  
TEL: (612)252-9800 - FAX: (612)252-9800

**MUNICIPALITY**  
BLOOMINGTON

**PROJECT**  
LUTHER BLOOMINGTON  
ACURA SUBARU  
BLOOMINGTON, MN

**SHEET INDEX**

| NO. | TITLE   |
|-----|---|
| C01 | DATE SHEET  |
| C02 | EXISTING CONDITIONS                                   |
| C03 | DEVELOPMENT   |
| C04 | 30' BUFFER ZONING, PUBLIC ASSOCIATION                 |
| C05 | CONTROL - OVERALL                                     |
| C06 | GRADING, DRAINAGE, PAVING & EROSION CONTROL - OVERALL |
| C07 | UTILITIES   |
| C08 | CONSTRUCTION DETAILS                                  |
| C09 | CONSTRUCTION DETAILS                                  |
| C10 | CONSTRUCTION DETAILS                                  |
| C11 | LANDSCAPE PLAN  |
| C12 | ENLARGED LANDSCAPE PLAN                               |
| C13 | LANDSCAPE DETAILS                                     |

**PROJECT MANAGER REVIEW**

BY: DES DATE: 02-03-2020

**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 with the State of Minnesota.

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**BULLETIN S02**  
FEBRUARY 05, 2020

**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: C2019BA041.DWG  
PROJECT NO.: BAA14041

**SITE PLAN**  
**C2.1**

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