

PL202200236

EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on August 02, 2022, expressly for the project. City of Bloomington, MN, is not responsible for any errors or omissions. Landform offers no warranty, expressed or written, for information provided by others. Existing ground conditions shall be verified prior to beginning construction. Errors, omissions, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by NTL, Ramsey, MN, on June 05, 2021.

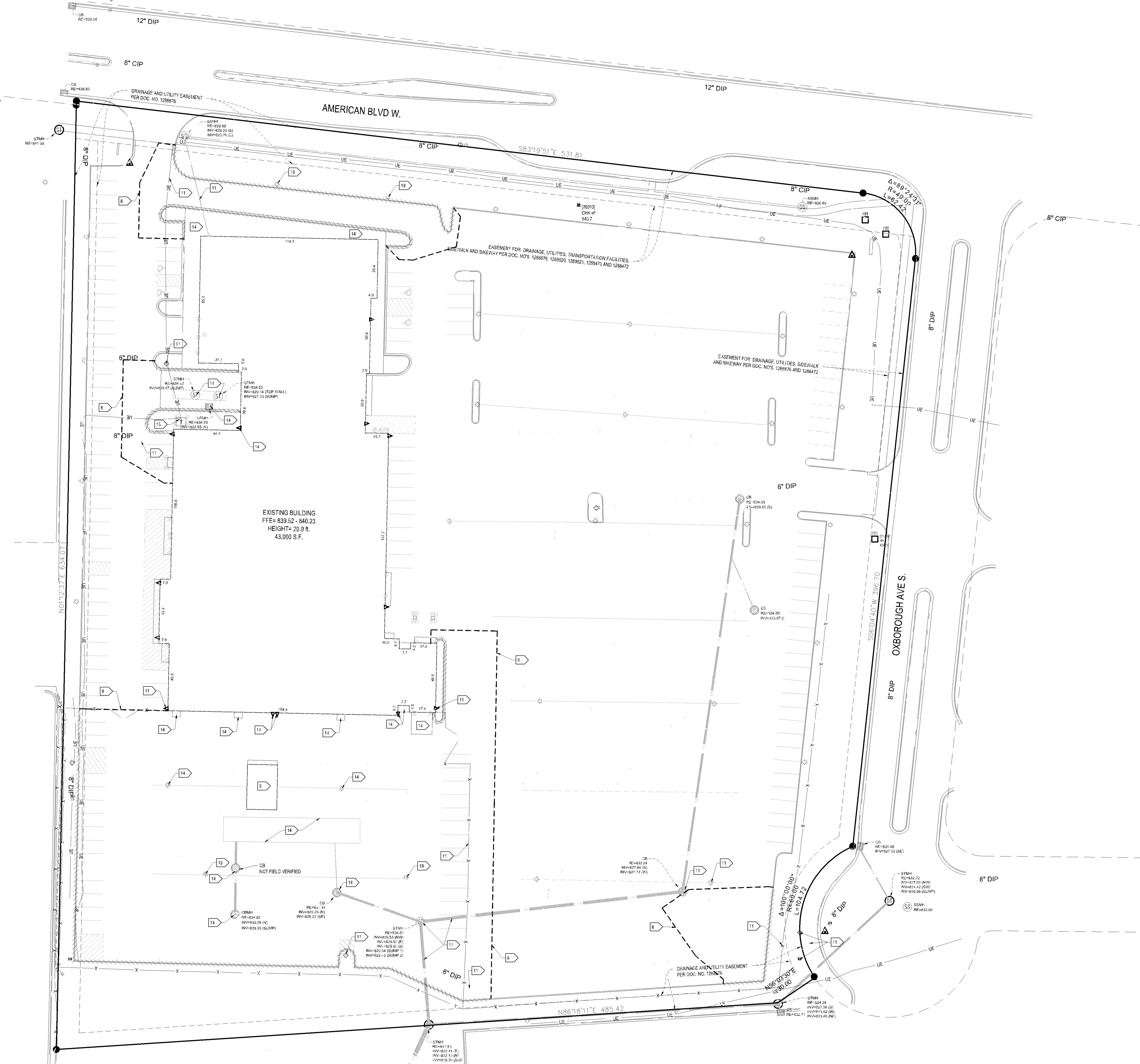
DEMOLITION AND CLEARING NOTES

- Clear 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 C3.1 for erosion prevention and sediment control measures that must be in place prior to disturbance to site.
- Building demolition verify with owner that building has been cleared of regulated materials requiring special handling or disposal. Remove asbestos, lead paint, mold, asbestos, lead, and any associated construction in its entirety. Refer to Architectural and Structural for removal levels.
- Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
- Remove concrete walls and curbing to the nearest existing joint beyond construction limits.
- Complete demolition with minimal disruption of traffic. Coordinate with adjacent utility and provide advance notification to affected emergency 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, adjacent 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.
- Abandon walls and remove on site salvage facilities prior to any other demolition in accordance with requirements of regulatory authorities.
- Remove trees noted, including root structures, from the site. Coordinate with owner to mark trees to be saved or transplanted prior to clearing. Protect trees associated with the contractor's landscape plan (Sheet C3.1).
- Remove existing site features including, but not limited to, underground utilities, paving, curbing, sidewalks, fencing, retaining walls, scissor lifts, signs, lighting, related foundations, signs, bollards, landscaping, and slabs within the construction limits unless noted otherwise.
- Coordinate removal, relocation, termination, and/or use of existing private utility services and appurtenances with the utility companies. Preserve electric handholes, pullboxes, enclosures, switches, and structures distributed by contractor in accordance with utility owner requirements.
- Grading, piling, and conduits may be abandoned in place if that will avoid and if that location of proposed building is in conflict with property utilities or structures. Terminate existing services at the ready site in accordance with provider's standards.
- Must demolish debris off site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
- Remove and salvage light poles for re-use. Refer to sheet C2.1 for proposed relocations.

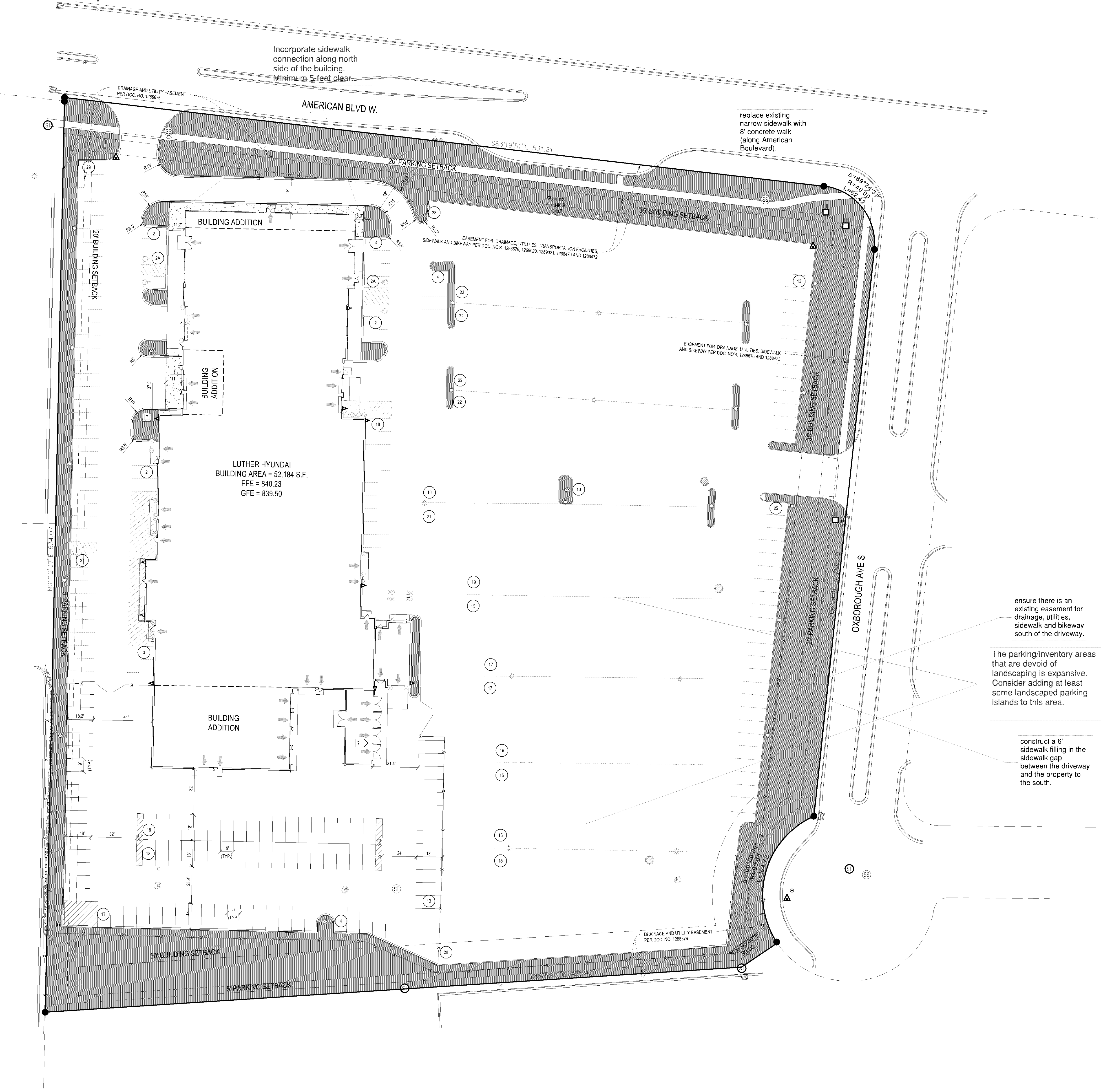
LEGEND

- Tree Removal
- Tree Protection
- Soil Boring
- Curb Removal
- Utility Line Removal

The scale of the expansion does not trigger "full" compliance with landscaping requirements. That said, landscaping requirements will be based on disturbance area. Parking lot screens and new parking islands must be Code compliant.



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



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GENERAL NOTES

- For construction staking and surveying services contact Landform at 612-252-9070.
- Clean all necessary permits for construction within or near all public right-of-way.
- The digital files, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital files shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital files, 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 shown are to face of curb and exterior face of building unless noted otherwise.
- Delineate parking stalls with 4-inch wide white painted stripes. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 60 degree angle to direction of travel.

SITE PLAN NOTES

- Replace existing narrow sidewalk with 8' concrete walk (along American Boulevard).
- Incorporate sidewalk connection along north side of the building. Minimum 5-foot clear.
- Ensure there is an existing easement for drainage, utilities, sidewalk and bikeway south of the driveway.
- The parking/inventory areas that are devoid of landscaping is expansive. Consider adding at least some landscaped parking islands to this area.
- Construct a 6' sidewalk filling in the sidewalk gap between the driveway and the property to the south.

PROPOSED ZONING AND SETBACK SUMMARY

The Existing Property is Currently Zoned: Commercial Service (C3-1.5)
 Proposed Zoning: Freeway Office and Service (C-1)

Building Setback Information is as follows:
 Front Yard = 30' S
 Rear = 30' S
 Side = 20' S

Parking Setback Information is as follows:
 Front Yard = 23' S
 Rear = 5' S
 Side (Street) = 5' S
 Side (Driveway) = 23' S

AREA SUMMARY

Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Existing	58,519	6.1	1.33	16.2%
Proposed	298,648	6.1	6.36	61.7%
Total	317,219	6.1	7.29	100.0%

PARKING SUMMARY

Required Parking:
 140 stalls, plus one stall per 1,000 s.f. of gross floor area over 50,000 s.f.
 52,184 s.f. Total
 21,684 s.f. / 1,000 s.f. = 142 = 142 Stalls
 Total Parking Stalls Required: 142 ea.

Provided Parking:
 Standard Stalls (24'x10') 507 ea.
 Accessible Stalls (24'x10') 4 ea.
 Total Parking Stalls Provided: 535 ea.

LEGEND

Green Space (Landscape Area)

DEVELOPER
 THE LUTHER COMPANY, LLLP
 3701 ALABAMA AVENUE SOUTH
 ST. LOUIS PARK, MN
 TEL: (952)554-4810 • FAX: (952) 258-9900

MUNICIPALITY

 BLOOMINGTON

PROJECT
 LUTHER HYUNDAI
 BLOOMINGTON, MN
ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	PREPARED BY
10/30/2022	DRG SUBMITTAL	DRG

CERTIFICATION

PRELIMINARY
 NOT FOR
 CONSTRUCTION

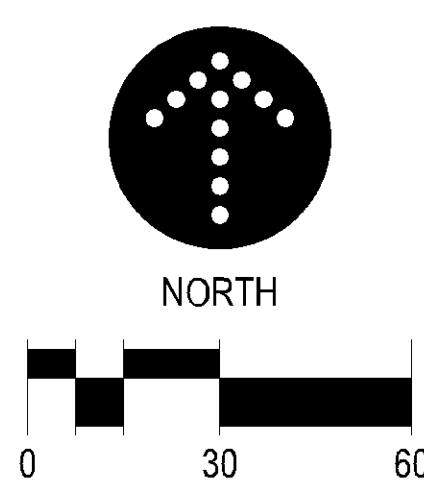
IF THE DEVELOPER, OWNER, ENGINEER, ARCHITECT, OR ANY OTHER PARTY HAS MADE ANY CHANGES TO THE ORIGINAL DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE DEVELOPER.

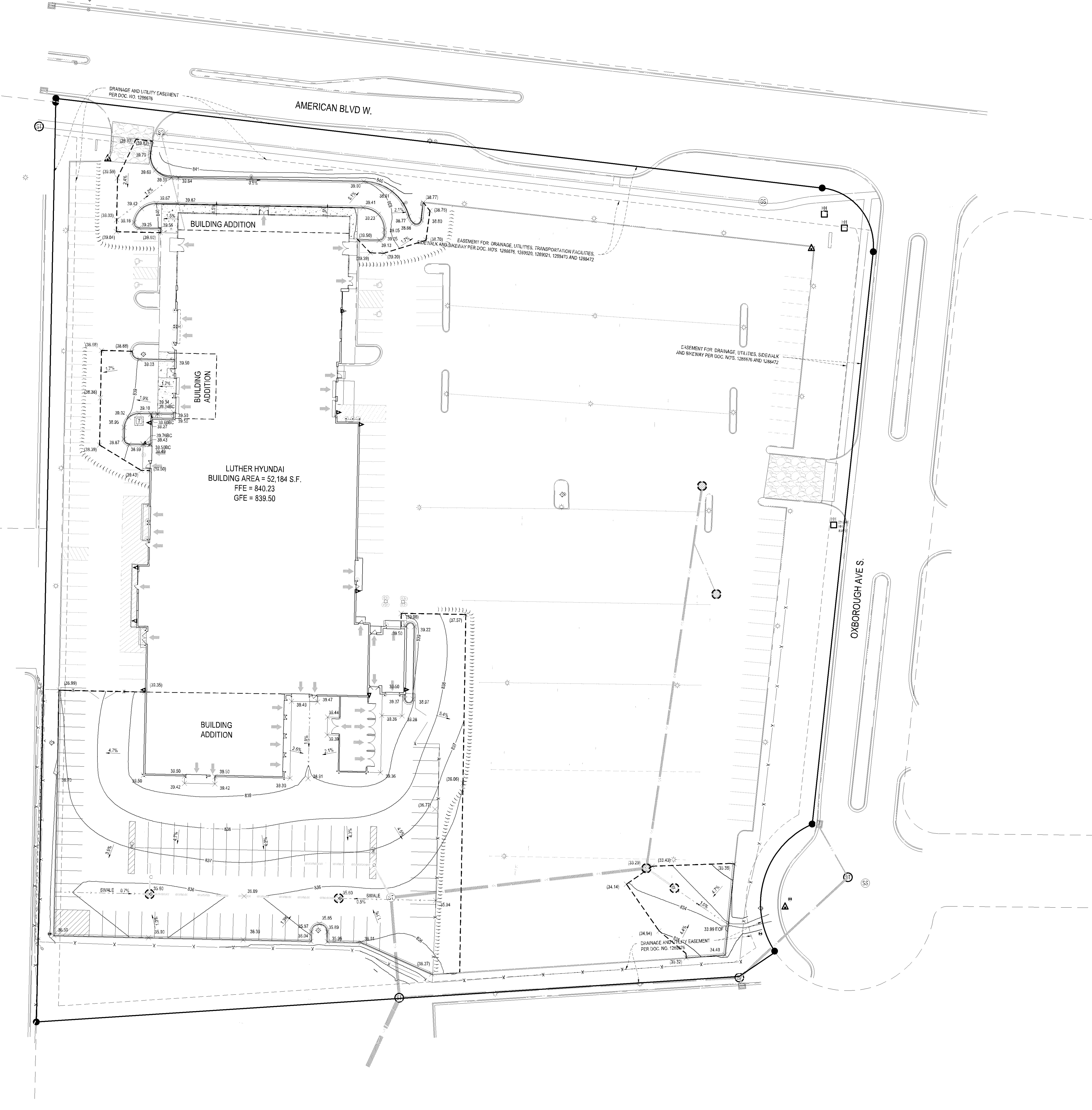
DRC SUBMITTAL
 NOVEMBER 15, 2022

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: C201LUT22054.DWG
 PROJECT NO.: LUT22054

SITE PLAN
C2.1





PL 202200236

GENERAL NOTES

- For construction staking and surveying services contact Landform 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 fill.
- Install silt protection: Winco PD or CO models as appropriate, or approved equal. Maintain protection until project is stabilized.
- Limit soil disturbance to the grading limits 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.
- Reserved.
- Reserved.
- Contractor shall prevent sediment laden water from entering the filtration / infiltration system until the site is completely stabilized.
- Stabilization must be initiated 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.
- Seed, Soil, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified:
 Item: Seed
 Specification: Minnesota
 MNDOT 2016
 MNDOT 2016
 MN Type 21-11 @ 100 lbs./ac. - Temporary Erosion Control, May 1 - Jul 31
 MN Type 21-12 @ 100 lbs./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31
 MN Type 25-14 @ 50 lbs./ac. for General Roadside, 25-15 @ 125 lbs./ac. for Residential Turf - Permanent Turf
 Mulch: MNDOT Type 1 @ 2 tons/ac. (See Attachment)
 Erosion Control Blanket: MNDOT 2045
 MNDOT Type 30 (See 12 and 14) for 24 hrs. MNDOT 2041
 Fertilizer: MNDOT 2016
 General Placement: MNDOT 2015
- Site Landscaping: Streets for permanent turf and landscape establishment.
- Stripes at/adjacent streets clean daily and sweep clean weekly.

GRADING NOTES

- Contact utility services providers for field location of services 72 hours prior to beginning grading.
- Refer to the Geotechnical Report prepared by NTL, Dated 09/18/2011, for additional information on backfill material and groundwater conditions.
- 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.
- Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
- Rough grade Building Pad to 11 inches below Finished Floor Elevation (FFE).
- Refer to Structural Specifications for workmanship requirements for building pads.
- Contractor shall verify the removal of organic and unstable soils, soil compaction, and compaction and provide geotech reports to the Owner.
- Place and compact 18" thick subgrade material to soil type and compaction equipment to obtain specified compaction throughout the lift.
- Compact cohesive soils in open areas to 95% of maximum dry density, Standard Proctor (ASTM D699) except the top 3 feet which shall be compacted to 98%. Compacted soils shall be placed in lifts not exceeding 10 feet. The lifts shall be within 3% of optimum moisture content, to greater soils as portion of the equipment shall be compacted to not less than 95% of Standard Proctor Density (ASTM D1557).
- Coordinate with Architectural for building above locations. Spaces shown on adjacent walks and pavements should continue over stone.

FILTRATION / INFILTRATION BASIN INFORMATION & TESTING

- Avoid soil compaction of filter practices. Any equipment used in filtration areas should be small tracked and treaded, install practices during as shown before work begins.
- The bottom of surface infiltration basins (not underground) shall be confined to a depth of 12" prior to placement of basal or planting media.
- DESIGN PERMEABILITY RATES:
 Filtration Basins was designed with a permeability of 0.8 inches/hour.
 TESTING:
 a. Filtration Basins: Once filtration basins have been placed, permeability testing shall be performed.
 b. Contractor shall engage a qualified testing firm to measure the permeability of the basin surface utilizing a Double Ring Infiltration Meter (Pring-Dunn (M&E)) or Infiltrator, or other method approved by the Civil Engineer or Geotechnical Engineer. Test results shall be greater than or equal to the following rates to meet long term rates required for design:
 Filtration Basins needs a permeability of 0.8 inches/hour.
 c. Contractor to contact the testing to schedule testing. Representative staff from each entity may wish to observe the tests. Contact shall be made 72 hours prior to testing.
- Civil Engineer: Steve Saberski, ssaberski@landform.net, 612-252-9070
 Geotechnical Engineer: Ted
 Hans Ma Creek, Wastewater TSD
 City of Bloomington, MN
- RATE OF TESTING: Contractor shall coordinate with the testing firm to provide permeability tests at the following rates:
 Filtration Infiltration Basin (D) Basin Area (sq. ft.) No. of Tests Required
 1 3,600 2
- Test results shall be provided to the Civil Engineer, Geotechnical Engineer, Wastewater, & City staff.

PAVING NOTES

- Spot Elevations at curbsides include finished unless noted otherwise. See Sheet CA-1 for rim elevations of catch basins.
- Grades between proposed spot elevations shall be continuous and reasonable. Spot Elevations shall govern over contour lines.
- Meet and Match existing curb, Transition as needed.
- Paving Sections (Refer to Geotechnical Report by NTL, Dated 11-09-2021)
 a. Blanket Paving (Light Duty)
 Blanket Base (MNDOT 2362)
 Top Coat (MNDOT 2337)
 Blanket Base (MNDOT 2362)
 Aggregate Base (MNDOT 3138, Class 5)
 Compacted Subsoil
 b. Blanket Paving (Heavy Duty)
 Blanket Base (MNDOT 2365)
 Top Coat (MNDOT 2337)
 Blanket Base (MNDOT 2365)
 Aggregate Base (MNDOT 3138, Class 5)
 Compacted Subsoil
 c. Concrete Walkways
 4 inch Concrete Walk, 1000 PSI, 3/8" Air Entrained, Max. 4" Slump (MNDOT 2201)
 4 inch Aggregate Base (MNDOT 3138, CLASS 5)
 Compacted Subsoil
 d. Concrete Drives, Aprons, and Entry Bases
 Concrete 4000 PSI, 1% Min. Air Entrained, Max. 4" Slump (MNDOT 2301)
 Aggregate Base (MNDOT 3138, CLASS 5)
 Compacted Subsoil
- 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. Tied Joints: Driveways shall be randomly equal areas unless shown otherwise.
 b. Expansion Joints: Sidewalks - 40 feet max.; Curb - 65 feet max.; Pavement 80 feet max.; Adjacent to building boundaries and streets.
 c. Construction Joints: Sidewalks - 8 to 10 feet; Curb and Aprons - 12 to 15 feet.
- Accessible Parking: Sidewalks and adjacent access aisles shall not exceed a 2.0% 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 rims to match pavement elevations.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Protection	6 ea.
	Comp or B/L Log	691 ft.
	Vehicle Tracking Pad	2 ea.
	Top Out Curb	
	Pavement Section	
	Construction Limits	

DEVELOPER
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MUNICIPALITY

BLOOMINGTON

PROJECT
LUTHER HYUNDAI
BLOOMINGTON, MN

ISSUE / REVISION HISTORY
 DATE ISSUE REVISION REVIEW

CERTIFICATION

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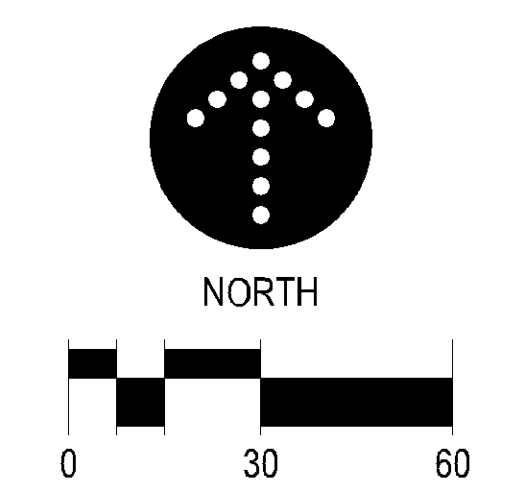
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LANDFORM
 From Site to Finish

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 Web: landform.net

FILE NAME: C381LUT22054.DWG
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GRADING, DRAINAGE, PAVING, & EROSION CONTROL
C3.1



PL 202200236

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612-252-9070.
- UTILITY NOTES**
 - Pipe Materials
 - Storm Sewer: PVC Schedule 40 (ASTM D1785, D2063, F794, & F1848)
 - RCP 15" 15' Class 5 (ASTM C76)
 - Open Top: Corrugated & Perforated (ASTM F443 & F967)
 - 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 provide all utility coverage prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
 - Provide 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 in accordance with City of Bloomington Standards.
 - Connect to City utilities in accordance with City of Bloomington Standards.
 - Reserved.
 - Reserved.
 - Reserved.
 - Reserved.
 - Reserved.
 - Reserved.
 - All portions of the storm sewer system, located within 10 feet of the building or water service line shall be installed in accordance with Minnesota Rules, Part 4714.
 - All joints and connections in the storm sewer system shall be gasketed or water tight. Approved neoprene rubber joints must be used to ensure watertight connections to manholes, catch basins, and other structures.
 - Catch basins in yards and gutters are required 2 inches below the gutter grade.
 - Floor drains in infiltration or filtration systems shall be angular, non-valveless rock.
 - Infiltration shall be 4-inch Schedule 40 PVC located 3" below grade. Extend elevators 3 feet beyond the edge of pavement. Mark each end of elevators with 24-inch rebar 12 inches below finish grade (Coordinate with irrigation contractor).
 - Coordinate with Private Utilities to provide electric, natural gas, and communications services to building.
 - The primary electrical load, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the City and contractor to be installed by the Contractor. Contact Utility for pad details. The secondary electrical and conduits shall be installed by the Electrical Contractor.
 - See site lighting plan for additional information.
 - Reserved.
 - Reserved.
 - Provide conduits for cable television and other electronic communication.
 - Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and coordination of services within building.
 - Compact cohesive soils in pond areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100% compared to 95% density where 10' depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In gravelly soils all sections of the embankment shall be compacted to not less than 90% of Modified Proctor Density (ASTM D1557).
 - Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic backing in paved areas.
- INFILTRATION / FILTRATION BASIN REQUIREMENTS**
 - Refer to the C3-1 sheet notes for requirements.

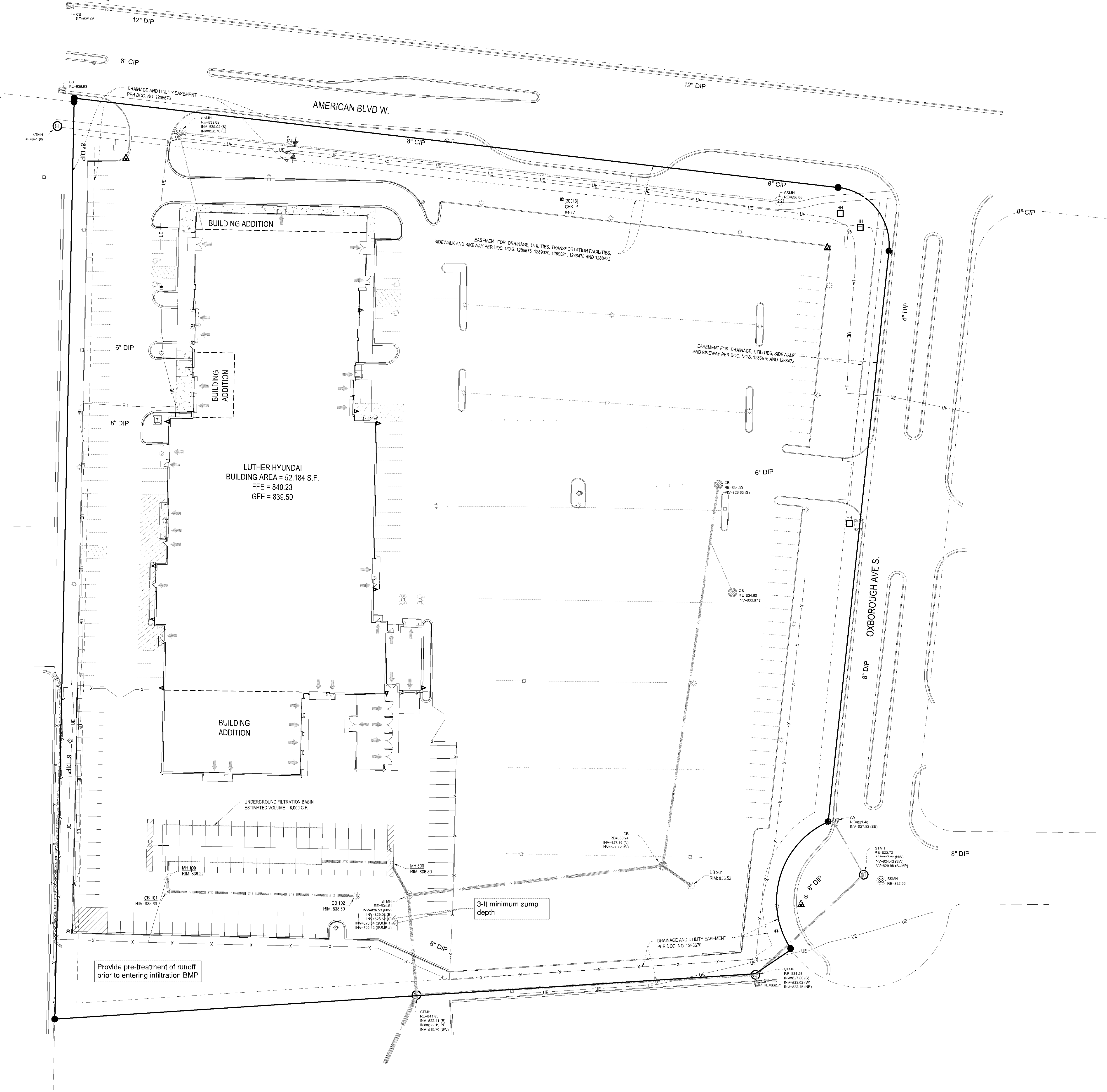
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PROJECT
LUTHER HYUNDAI
BLOOMINGTON, MN

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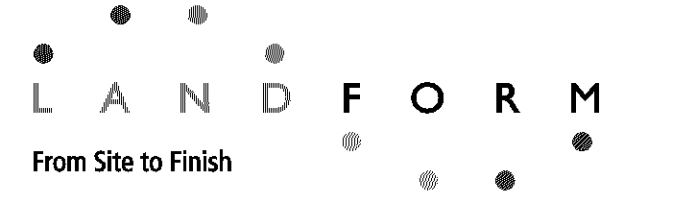
DATE	ISSUE / REVISION	REVIEW
10/20/2022	DRG SUBMITTAL	005



CERTIFICATION

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DRC SUBMITTAL
 NOVEMBER 15, 2022



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 Web: landform.net

FILE NAME: C481LUT2024.DWG
 PROJECT NO.: LUT2024
UTILITIES
C4.1

