

- EXISTING CONDITIONS**
- Background information shown is from survey by Landform, Minnesota, Inc. The user shall be responsible for the project. The user shall verify the accuracy of the information provided by others. Existing project 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, St. Louis, MO, on June 18, 2011.
- DEMOLITION AND CLEARING NOTES**
- 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 C3.1 for erosion prevention and sediment control measures that must be in place prior to disturbance to site.
  - Review demolition notes with owner that building has been cleared of regulated materials requiring special handling or disposal. Remove structure, columns, concrete, footings, foundations, 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.
  - Placement of demolition materials shall be coordinated with the nearest existing job beyond construction limits.
  - Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority 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, stored 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 walk and remove on site signage facilities prior to any other demolition in accordance with requirements of regulatory authority.
  - 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 retained with the protection fencing per Detail CT.15.
  - Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, retaining walls, screen walls, signs, lighting, related foundations, signs, bollards, landscaping, and slabs within the construction limits unless noted otherwise.
  - Coordinate removal, relocation, termination, and reuse of existing utility services and appearance with the utility companies. Preserve electric hand trucks, pallets, power poles, poles, and structures disclosed by construction in accordance with utility owner requirements.
  - Excavating and retaining walls shall be identified to allow a filter with sand and steel location of proposed building, or in conflict with proposed utilities or structures. Terminate existing services at the supply side in accordance with provider's standards.
  - Have demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
  - Remove and salvage light pole for re-use. Refer to sheet C2.1 for proposed relocations.

**LEGEND**

	Tree Removal
	Soil Boring
	Curb Removal
	Utility Line Removal
	Tree Protection per Detail CT.15.

**DEVELOPER**  
**THE LUTHER COMPANY, LLLP**  
 3701 ALABAMA AVENUE SOUTH  
 ST. LOUIS PARK, MN  
 TEL: (612) 555-4400 • FAX: (612) 555-8500



**PROJECT**  
**LUTHER HYUNDAI**  
**BLOOMINGTON, MN**

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	BY
12/10/2011	DRG. SUBMITTAL CITY SUBMITTAL	DES
12/14/2011	DRG. SUBMITTAL CITY SUBMITTAL	DES

**CERTIFICATION**

**PRELIMINARY NOT FOR CONSTRUCTION**

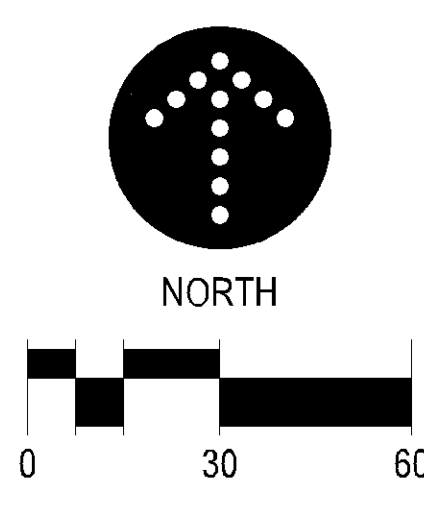
IF THE SERVICE OF THIS ENGINEER HAS BEEN REVOKED OR SUSPENDED, THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

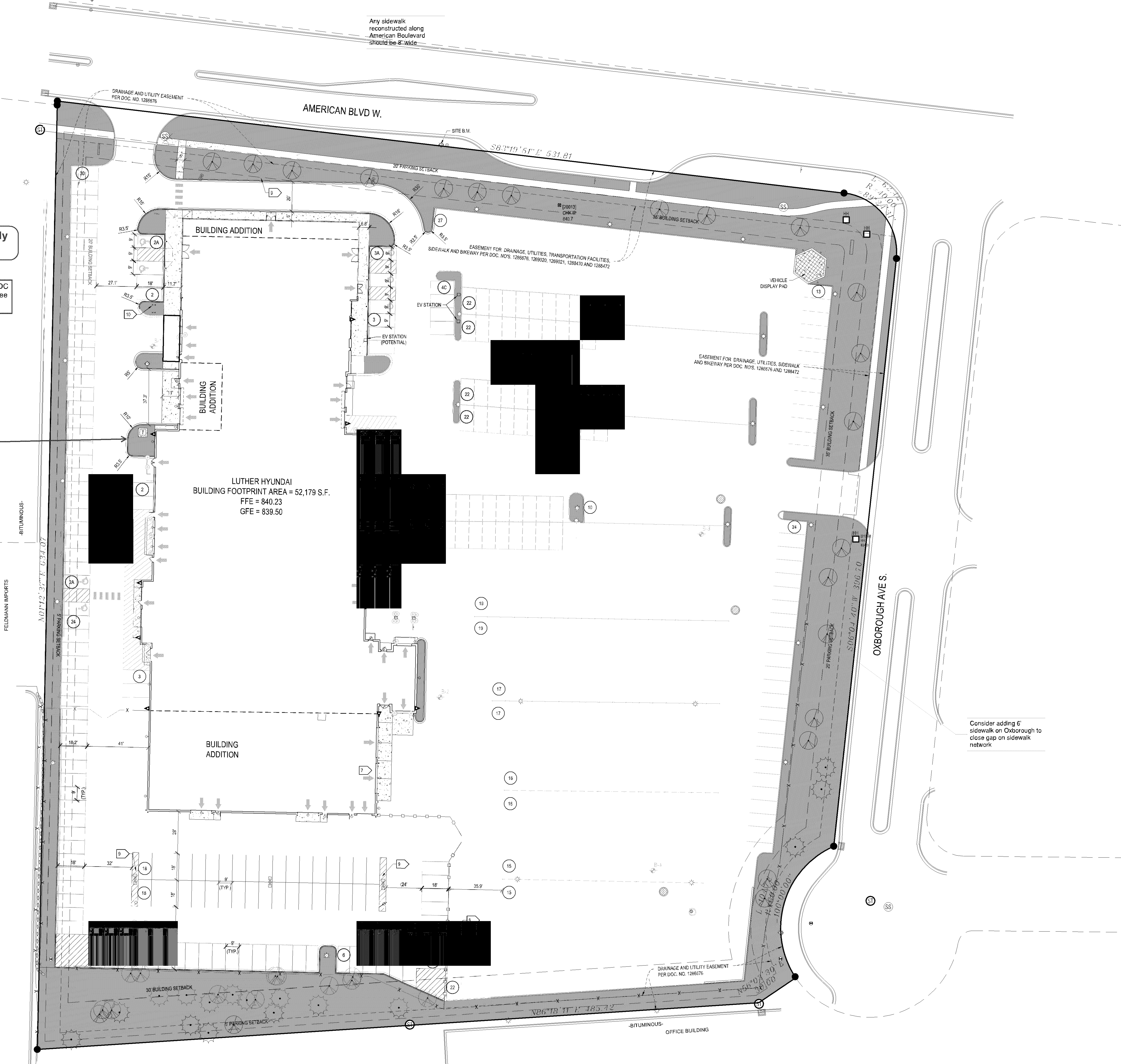
**CITY SUBMITTAL**  
 JANUARY 11, 2013

**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 C111LUT22054.DWG  
 PROJECT NO. LUT22054

**EXISTING CONDITIONS & DEMOLITION**  
**C1.1**





Building/property shall be adequately signed for emergency response.

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

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

Concrete pad to be installed to and around FDC.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Gates to be accessible by emergency responders

- GENERAL NOTES:**
- For construction staking and surveying services contact the engineer of record.
  - Clear 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.
  - Reserved.
  - Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
  - Delimited parking stalls with 4-inch wide white painted stripes. Delimitate access aisles with 4-inch wide white painted stripes 18 inches on center and at 85 degree angle to direction of travel.
  - Trash Enclosures. Refer to Architectural plans for details.
  - Removal salvaged items.
  - Reinstall salvaged light poles.
  - 4-space bike rack. See sheet L2.1 for detail.

**PROPOSED ZONING AND SETBACK SUMMARY**

The Existing Property is Currently Zoned: Commercial Service (CS-0.5)  
 Proposed Zoning: Freeway Office and Service (F-1)  
 Building Setback Information is as follows:  
 Front Yard = 30' ft.  
 Rear = 0' ft.  
 Side = 20' ft.  
 Side (street) = 10' ft.

Parking Setback Information is as follows:  
 Front Yard = 20' ft.  
 Rear = 5' ft.  
 Side (between) = 5' ft.  
 Side (street) = 10' ft.

**AREA SUMMARY**

Category	Existing	Proposed	Total
Pavement	58,143 sq ft	1,33 sq ft	16.2%
Impervious	258,620 sq ft	5,36 sq ft	61.7%
<b>Total</b>	<b>316,763 sq ft</b>	<b>6,69 sq ft</b>	<b>100.0%</b>
Proposed			
Pavement	58,978 sq ft	1,33 sq ft	17.0%
Impervious	260,790 sq ft	5,39 sq ft	82.1%
<b>Total</b>	<b>319,768 sq ft</b>	<b>6,72 sq ft</b>	<b>100.0%</b>
Building expansion:			
Existing	42,960 sq ft		
Additions	8,215 sq ft		
<b>Total</b>	<b>51,175 sq ft</b>		

**PARKING SUMMARY**

Category	Quantity	Area
Required Parking		
Service Area	Three stalls for each enclosed "major service" bay	24
	Two stalls for each enclosed "minor service" bay	27
	One stall per 100 SF of GFA excluding service bays	9,071 SF Service Area
Car Wash	One stall per 375 SF of GFA	775 SF Car Wash
Office	One stall per 285 SF of office GFA	8,834 SF Office Area
Large Retail	One stall per 220 SF of retail GFA	3,298 SF Grocery Area
Warehouse	One stall per 1,000 SF of warehouse GFA	7,292 SF Warehouse Area
<b>Total Parking Stalls Required</b>		<b>211 Stalls</b>
Proposed Parking		
Inventory Stalls	(B)(1)	291 ea.
Customer/Employee/Service Stalls	(B)(2)	230 ea.
Accessible Stalls	(B)(3)	7 ea.
Comped Stalls	(B)(4)	4 ea.
<b>Total Parking Stalls Proposed</b>		<b>532 ea.</b>

**LEGEND**

- Green Space (Landscaping Area)
- Customer/Employee/Service parking (remainder of stalls are sales / inventory)

Add parking stall and access aisle dimension to site plan or striping plan sheet.

**DEVELOPER**  
 THE LUTHER COMPANY, LLLP  
 3701 ALABAMA AVENUE SOUTH  
 ST. LOUIS PARK, MN  
 TEL: (612) 555-4400 • FAX: (612) 258-9500



**PROJECT**  
 LUTHER HYUNDAI  
 BLOOMINGTON, MN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	BY
10/20/2022	DRG. SUBMITTAL CITY SUBMITTAL	DES
11/14/2022	DRG. SUBMITTAL CITY SUBMITTAL	DES

**CERTIFICATION**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

IF THE DEVELOPER, OWNER, ARCHITECT OR ENGINEER HAS NOT ADVISED THE USER THAT THIS DRAWING IS APPROVED, IT IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER'S PROFESSIONAL LIABILITY INSURANCE COVERAGE DOES NOT COVER THIS DRAWING.

**CITY SUBMITTAL**  
 JANUARY 11, 2023

**LANDFORM**  
 From Site to Finish

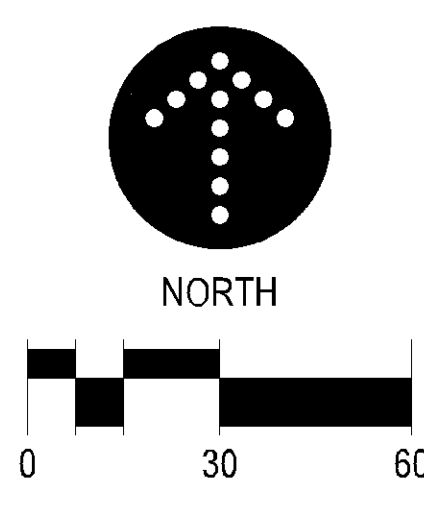
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 PROJECT NO.: LUT22054

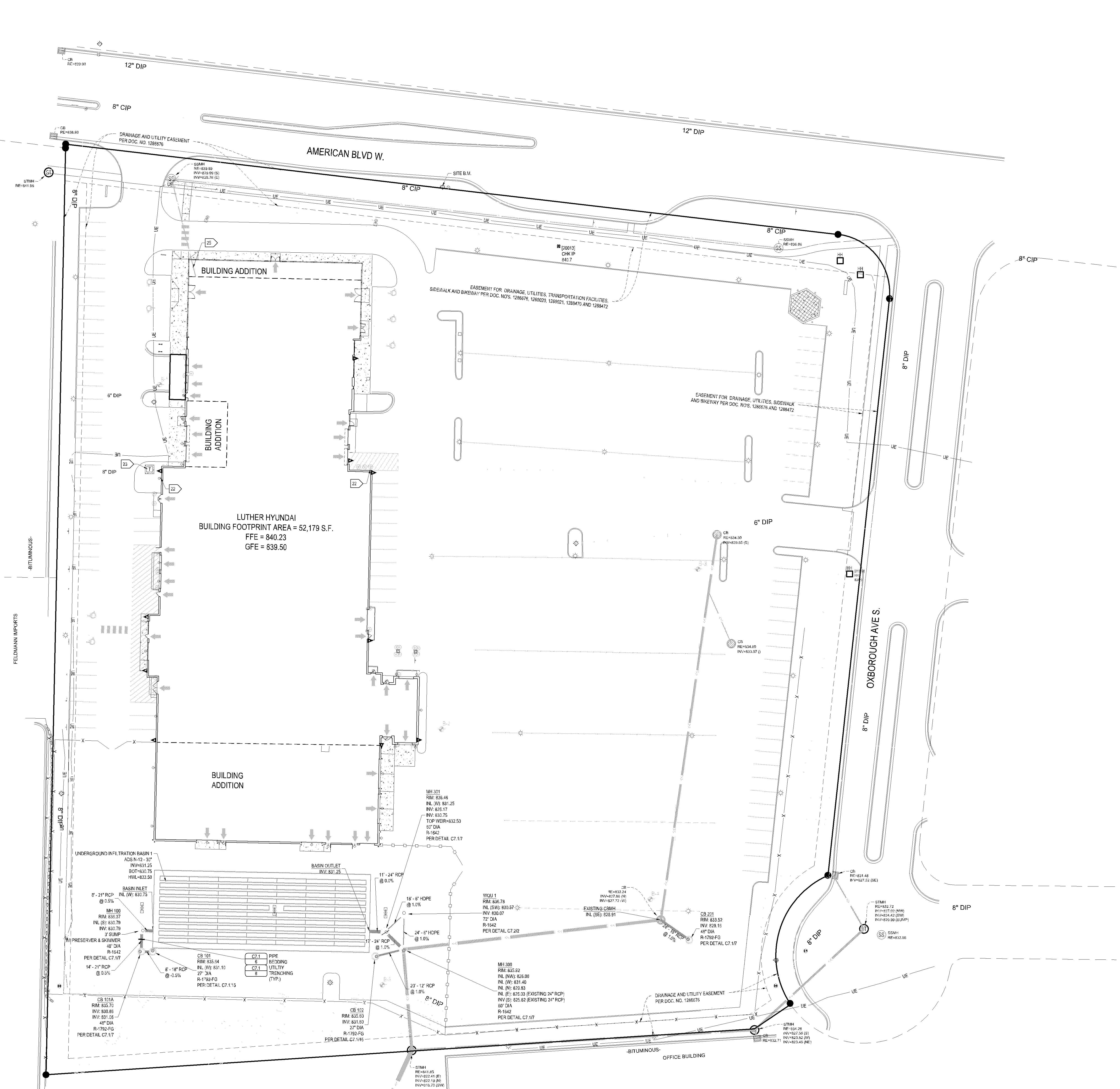
**SITE PLAN**  
**C2.1**



know what's Below.  
 Call before you dig.







**GENERAL NOTES**

- For construction staking and surveying services contact LUT200000.
- Pipe Materials:  
Storm Sewer: PVC (Schedule 40) (ASTM D4216, D4216C, FTM, & F184)  
RCP: 12" (18" Class 3 ASTM C76)  
Drain Tile: HDPE - Conspicuous & Permeable (ASTM F443 & F987)
- Contact utility service providers for field location of service 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 drawings 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.
- MDFPE pipe connections into all concrete structures must be made with water tight materials, utilizing an A-1 or WaterStop gasket or foot, cast in-place rubber foot, or approved equal. Where the approved water tight methods, Contact City Waterworks Section, or approved equal, will only be allowed as approved by the Engineer.
- Utility permits are required for connection to the public storm, sanitary, and water system. Contact Utilities (952-565-8777) for permit information.
- Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
- Contact City of Bloomington Utilities Department Department, at 952-565-8777 for flushing and pressure test inspections.
- Reserved.
- Reserved.
- Reserved.
- All portions of the storm sewer system, located within 12 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 6114.
- All joints and connections in the storm sewer system shall be gasketed and installed by hand. Approved rubber gaskets must be used to make watertight connections to manholes, catch basins, and other structures.
- Catch basins in curb and gutter are sumped 2 inches below the gutter grade.
- Rock media in infiltration or filtration systems shall be angular, non-calcareous rock.
- Infiltration devices to be 4 inch Schedule 40 PVC located 24" below grade. Extend sleeves 3 feet beyond the edge of pavement. Mark each end of sleeves with 24-inch valve 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 electric load, transformer, and meter are provided and installed by Xcel Energy. The transformer pad design is provided by the utility and construction is by the Contractor. Contact Utility for pad mark. The secondary electric and controls shall be installed by the Electrical Contractor.
- See site lighting plan for additional information.
- Prized sanitary service line. Contractor to inspect line after construction to ensure it has not been damaged.
- Reserved.
- Provide conduit for cable television and other electronic communication.
- Coordinate with Mechanical, Plumbing, and Electrical Drawings for locations of service connections and confirmation of services within building.
- Compact cohesive soils in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D1558) except the top 3 feet which shall be compacted to 98% - compared to 95% density when 60-cubic yards or less. The soils shall be within 2% 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 backing in paved areas.

**INFILTRATION / FILTRATION BASIN REQUIREMENTS**

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

**DEVELOPER**  
**THE LUTHER COMPANY, LLLP**  
 3701 ALABAMA AVENUE SOUTH  
 ST. LOUIS PARK, MN  
 TEL: (612) 555-4400 - FAX: (612) 258-9000



**PROJECT**  
**LUTHER HYUNDAI**  
**BLOOMINGTON, MN**

**ISSUE / REVISION HISTORY**

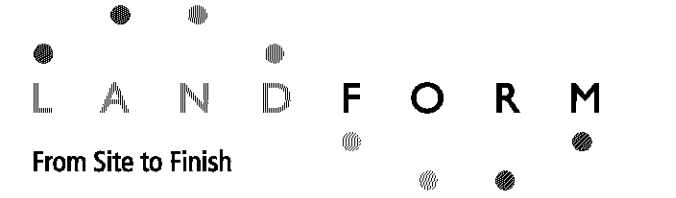
DATE	ISSUE / REVISION	BY
12/10/2022	DRG SUBMITTAL	DES
12/14/2022	REVISED	DES

**CERTIFICATION**

**PRELIMINARY NOT FOR CONSTRUCTION**

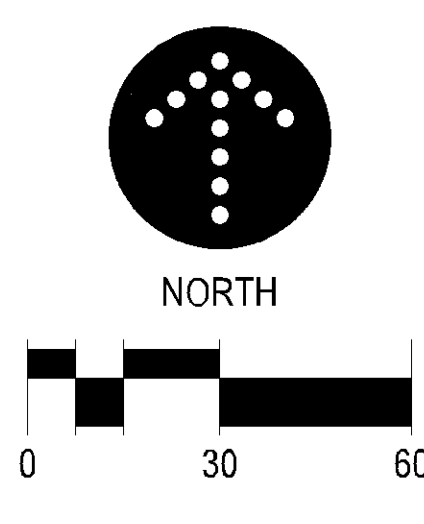
IF THE SEWERAGE, WATER, OR GAS SERVICE LINES ARE NOT SHOWN, THE USER HAS BEEN INFORMED BY THE ENGINEER THAT THE LINES ARE NOT SHOWN AND THE USER SHOULD CONTACT THE ENGINEER TO VERIFY THE LOCATION OF THE LINES.

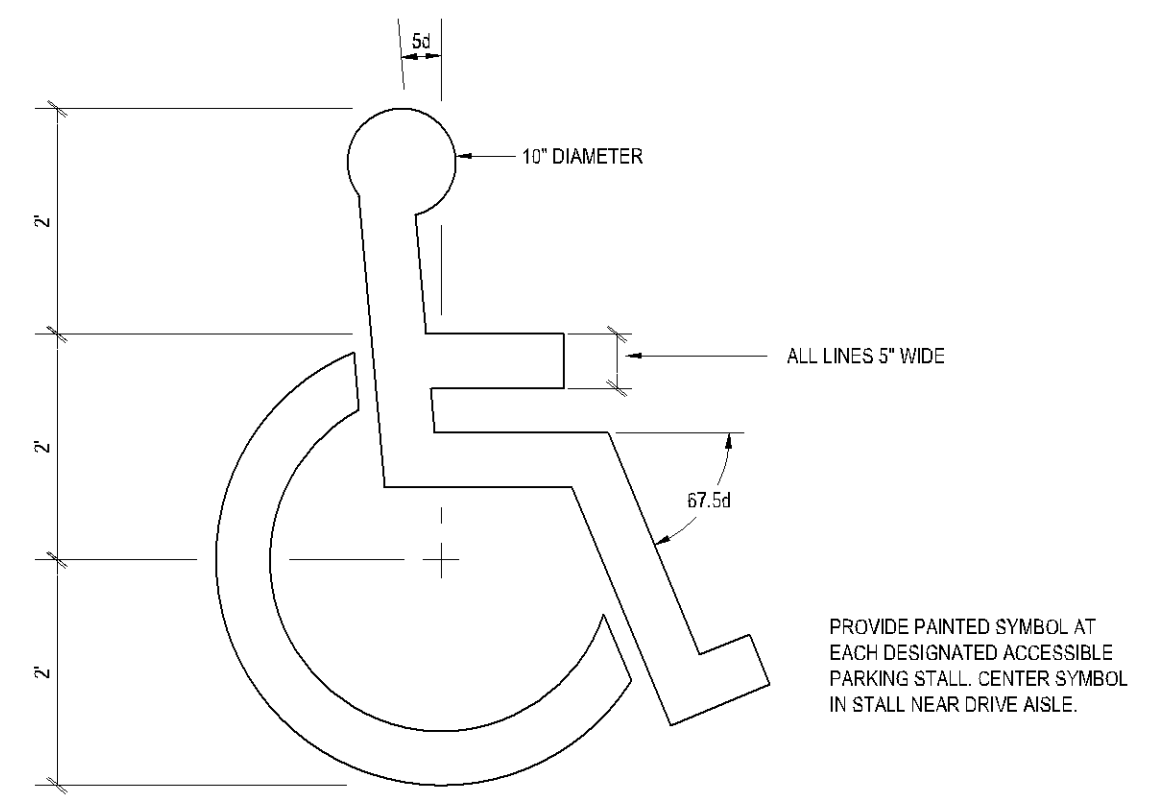
**CITY SUBMITTAL**  
 JANUARY 11, 2023



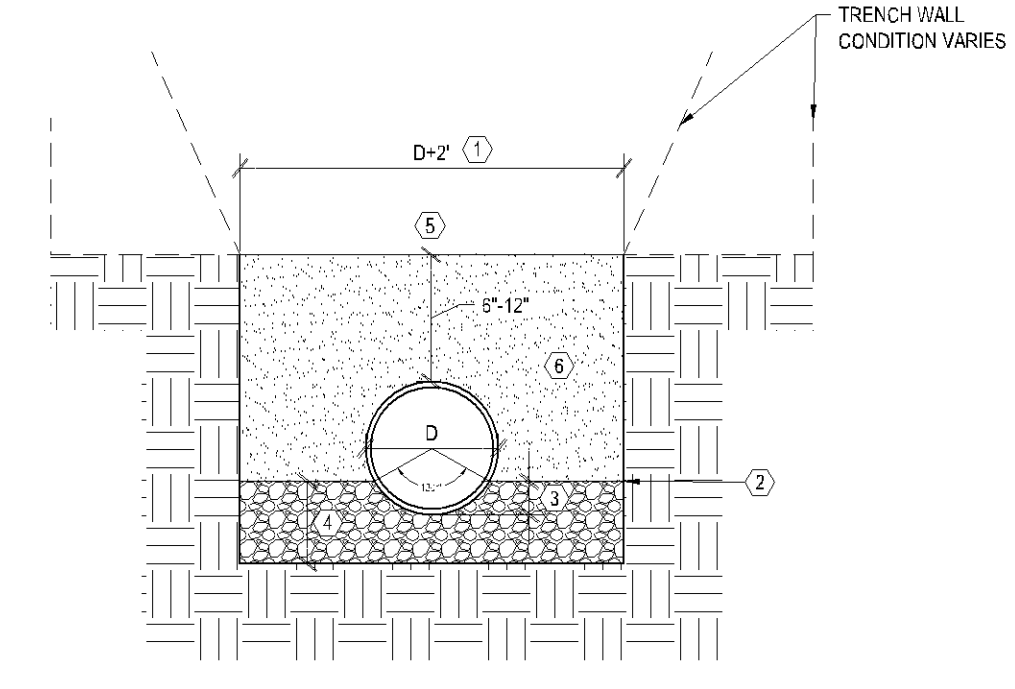
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**UTILITIES**  
**C4.1**

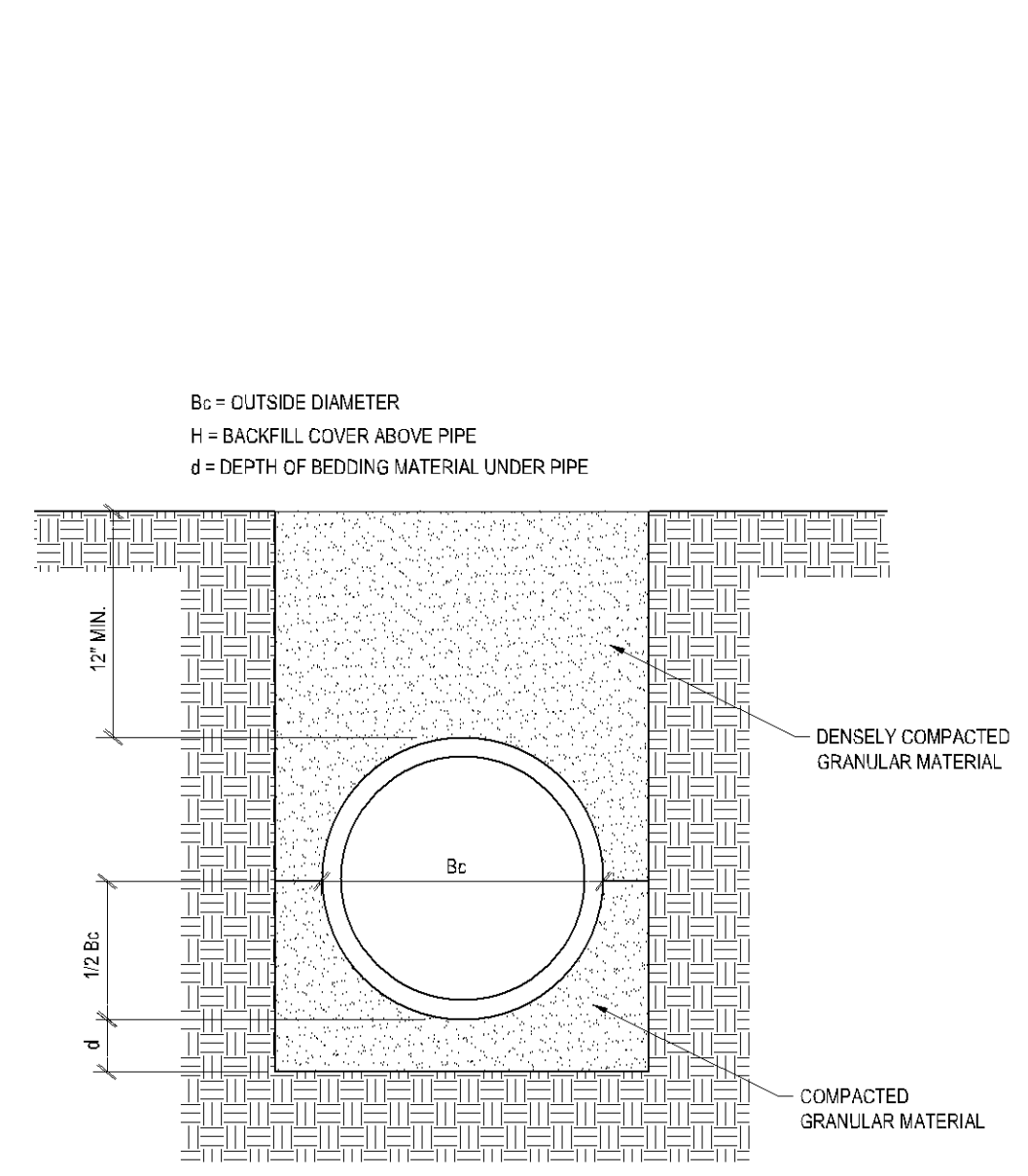




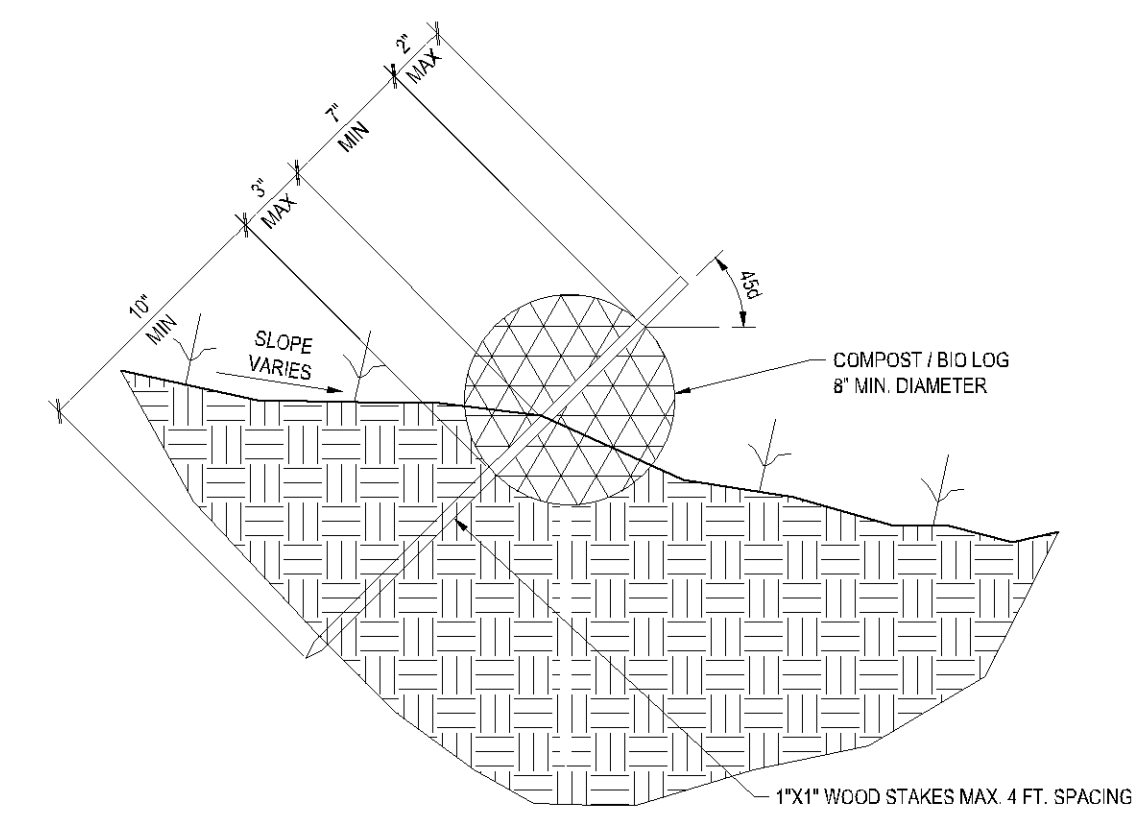
12 INTERNATIONAL SYMBOL OF ACCESS NO SCALE



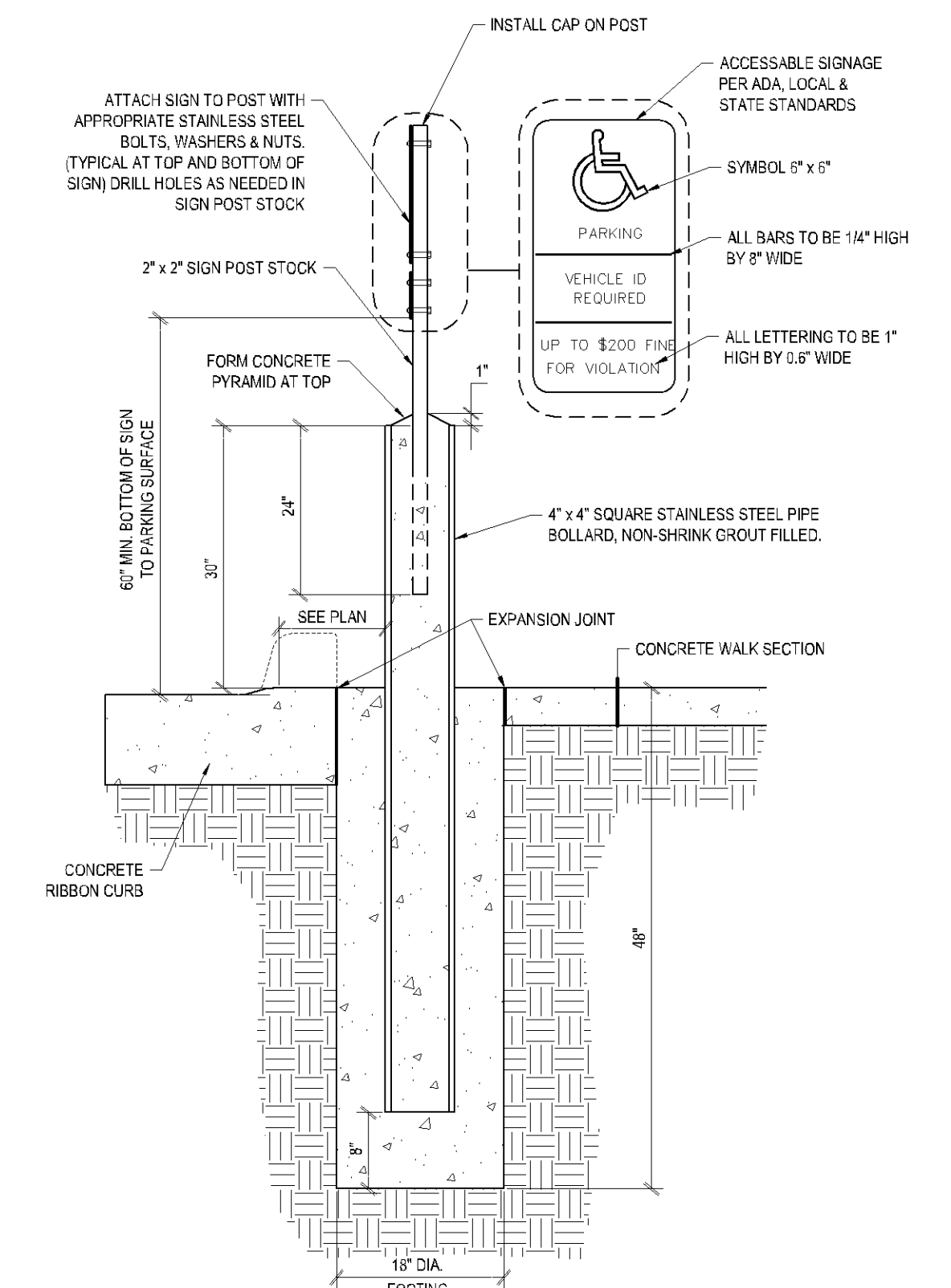
8 UTILITY TRENCHING NO SCALE



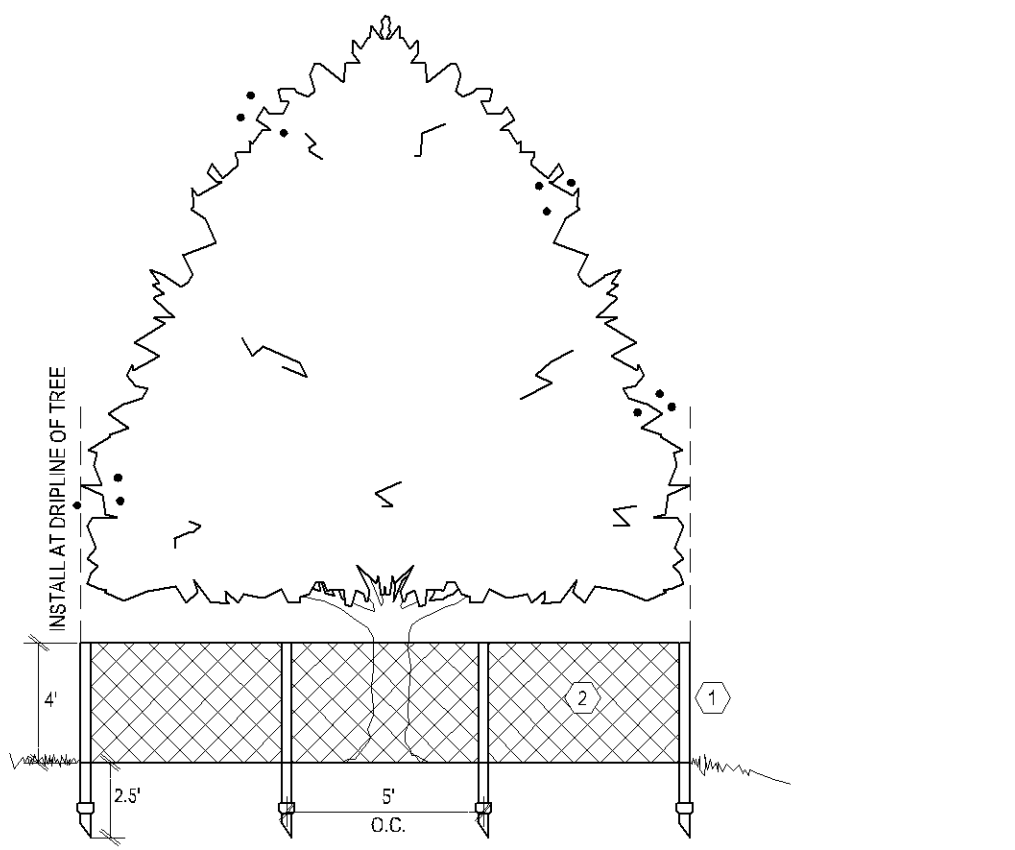
1 TEMPORARY COMPOST/BIO LOG NO SCALE



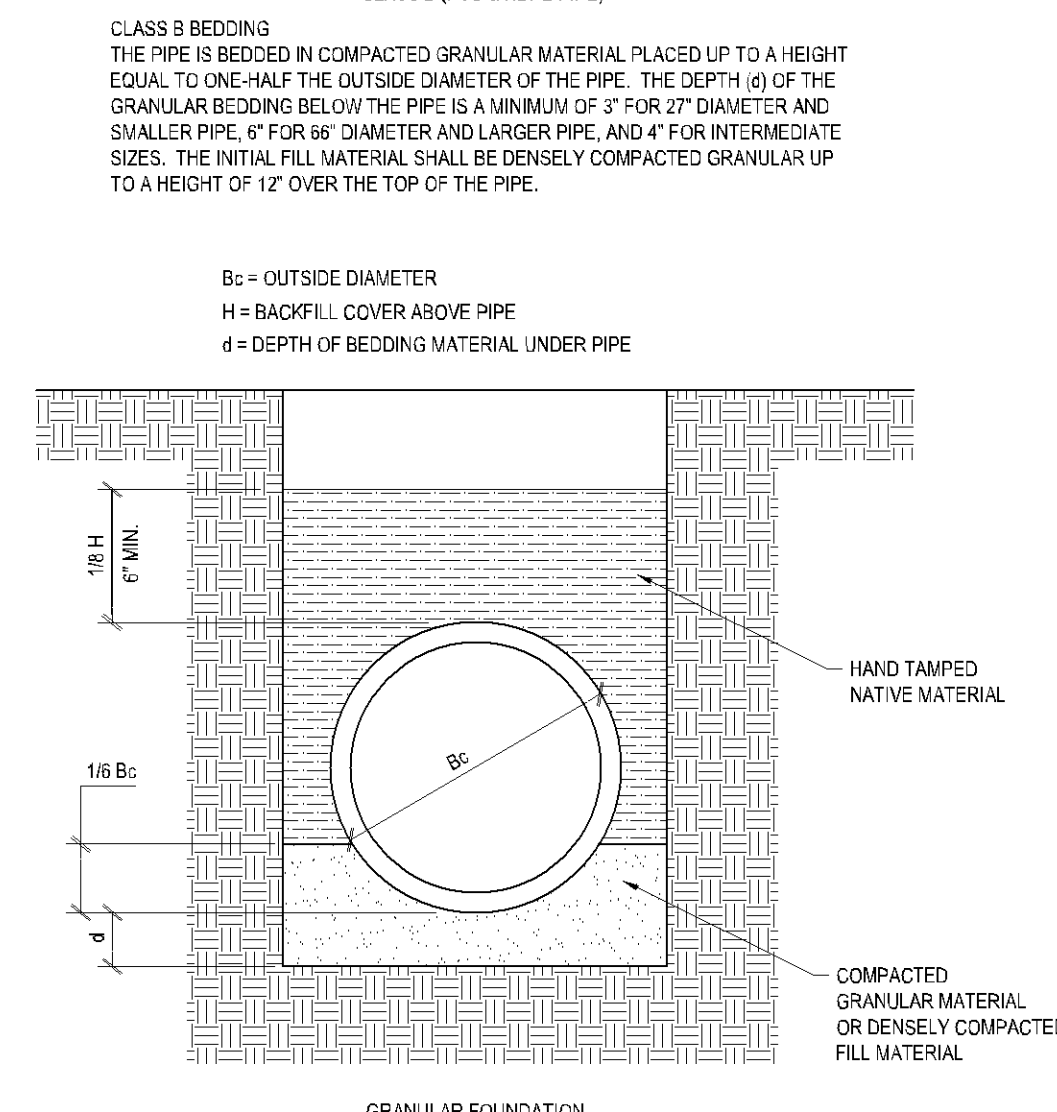
2 VEHICLE TRACKING PAD NO SCALE



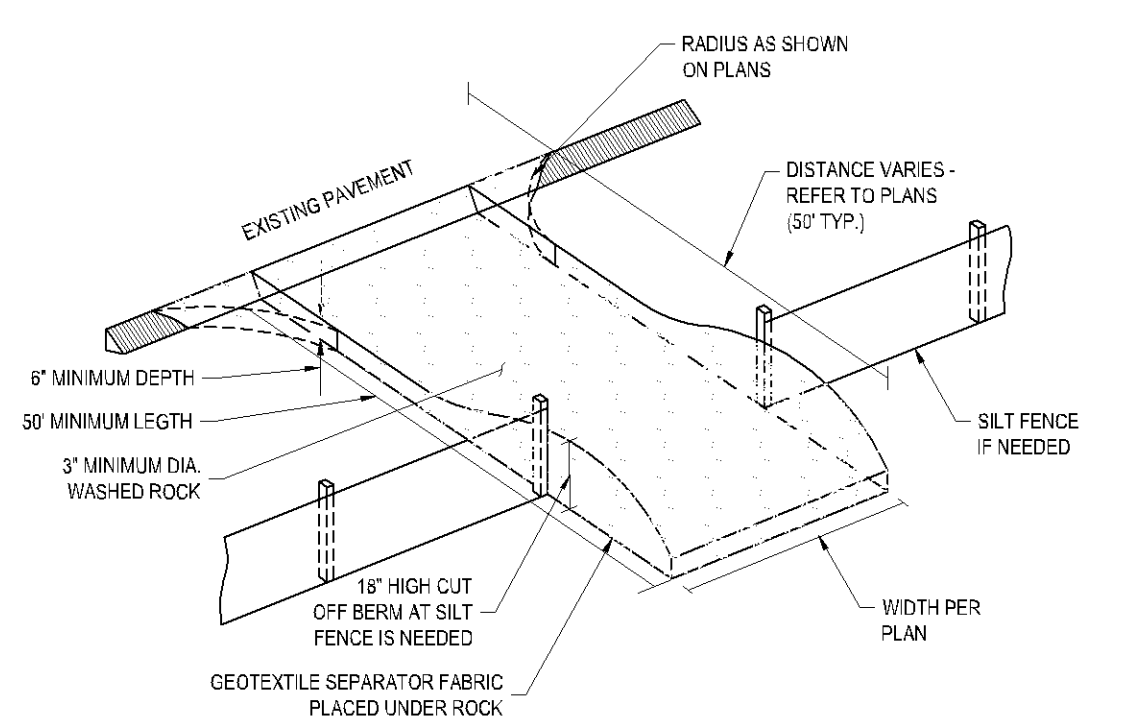
13 SQUARE BOLLARD WITH ACCESSIBLE SIGNAGE NO SCALE



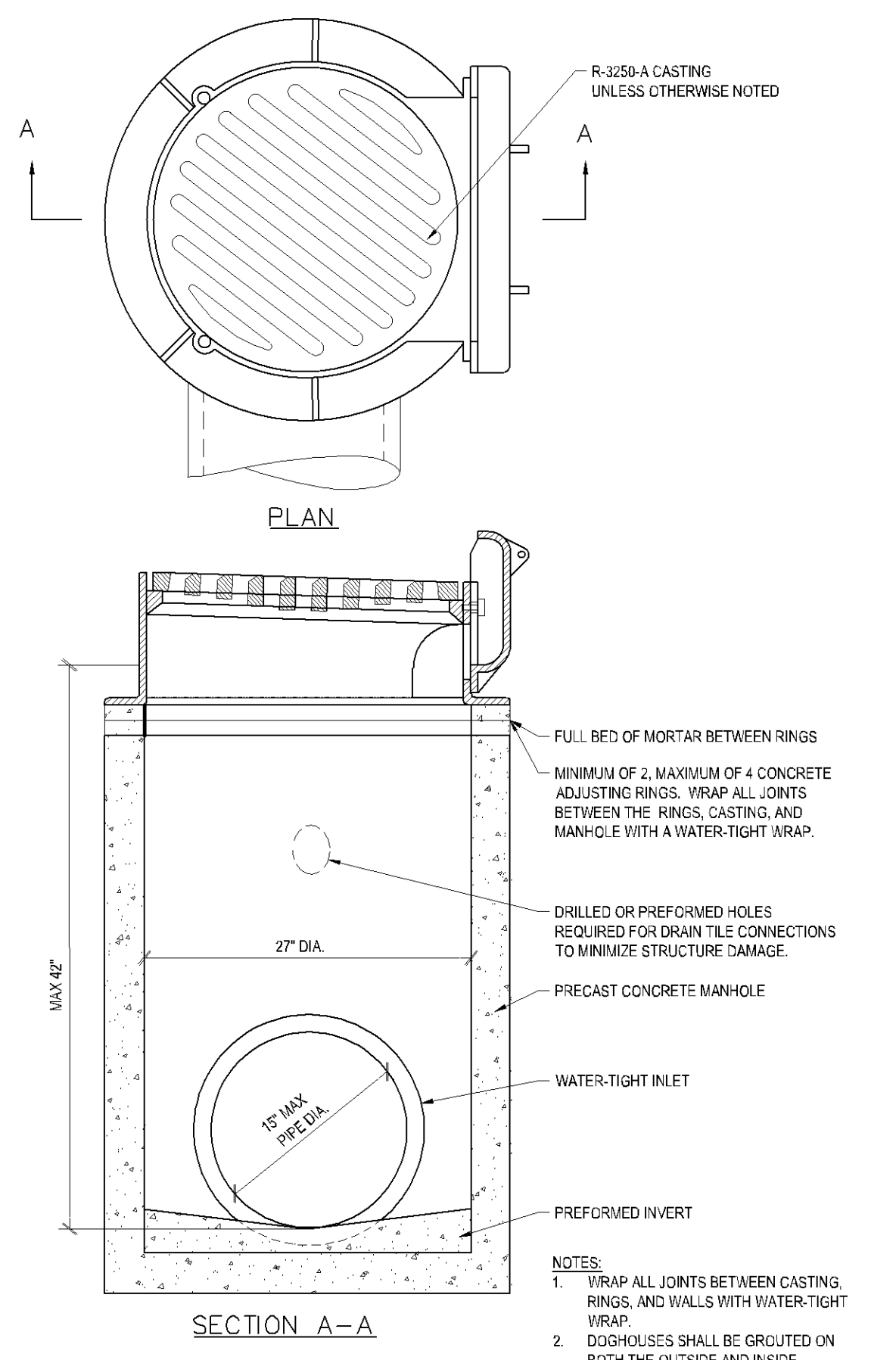
9 TREE PROTECTION NO SCALE



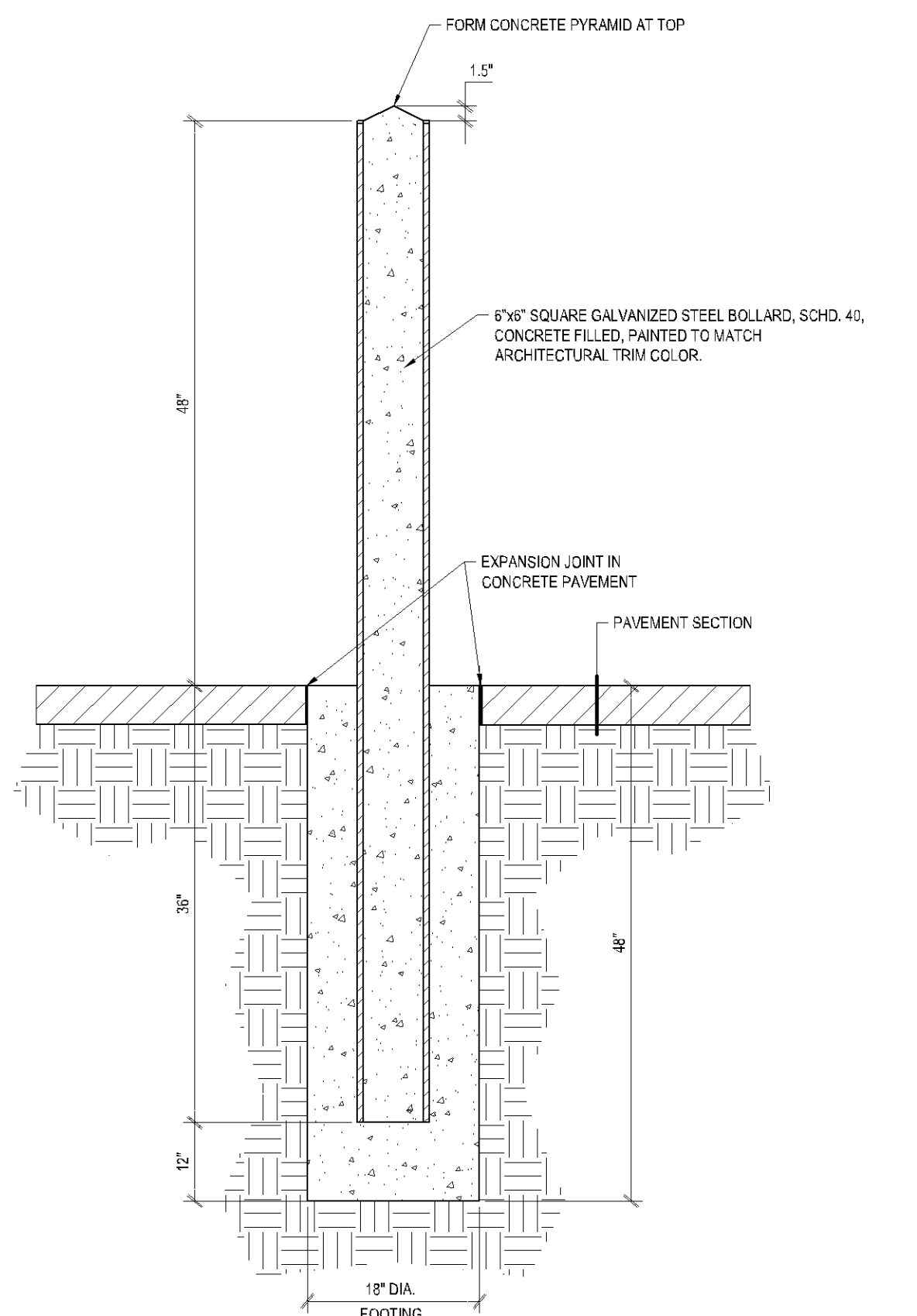
6 PIPE BEDDING NO SCALE



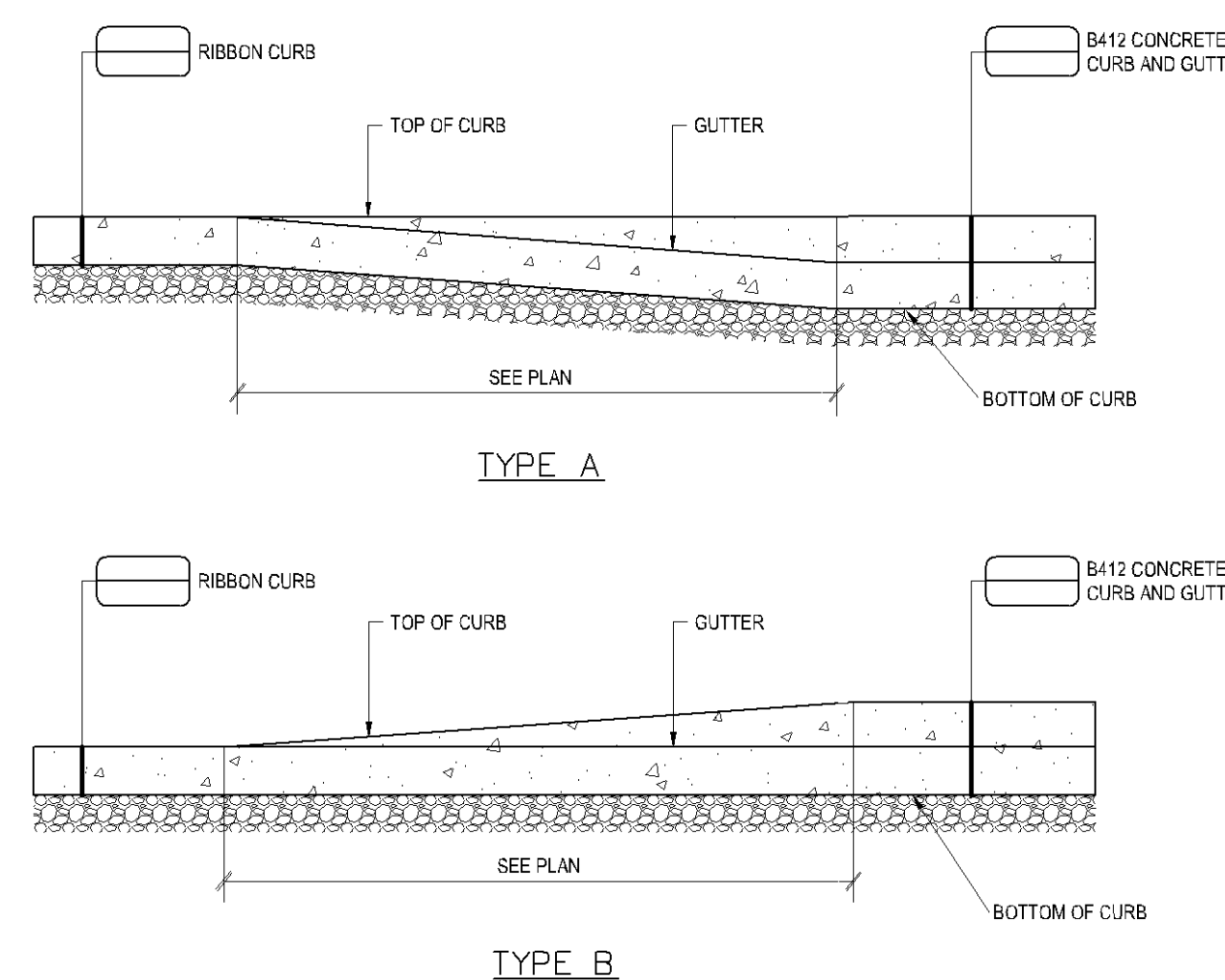
3 B412 CONCRETE CURB AND GUTTER NO SCALE



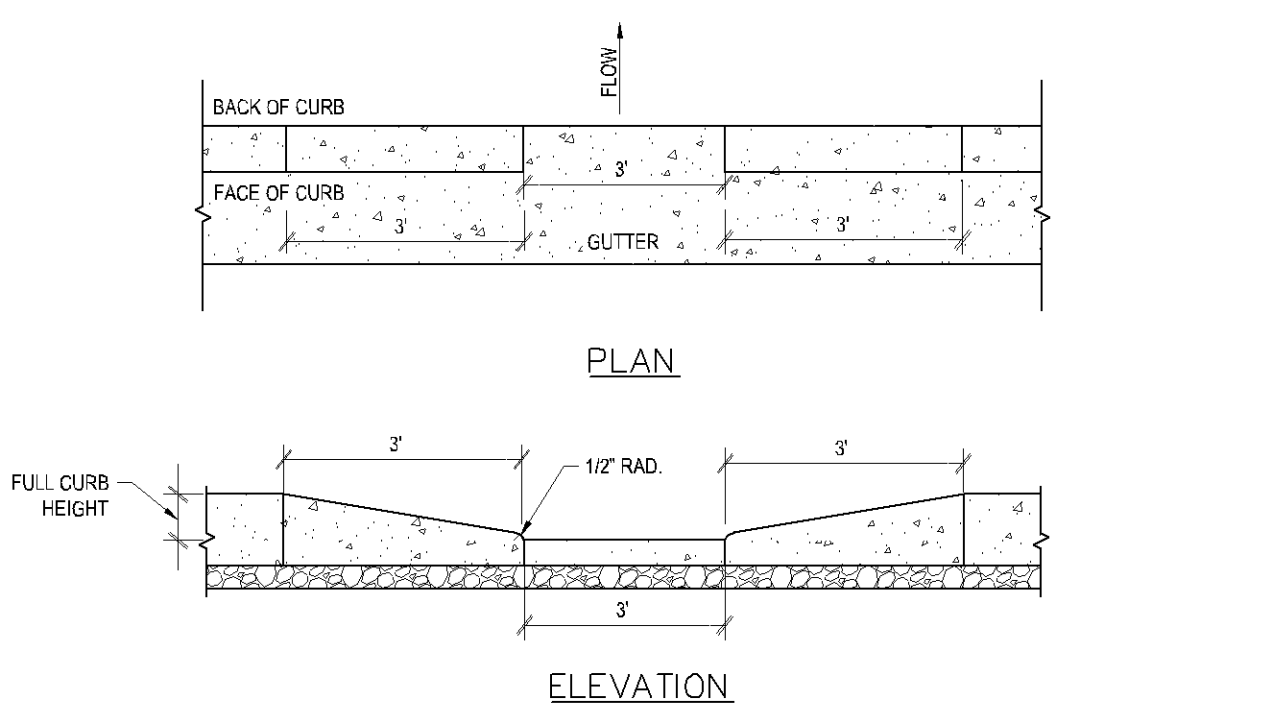
15 27" STORM SEWER CATCH BASIN NO SCALE



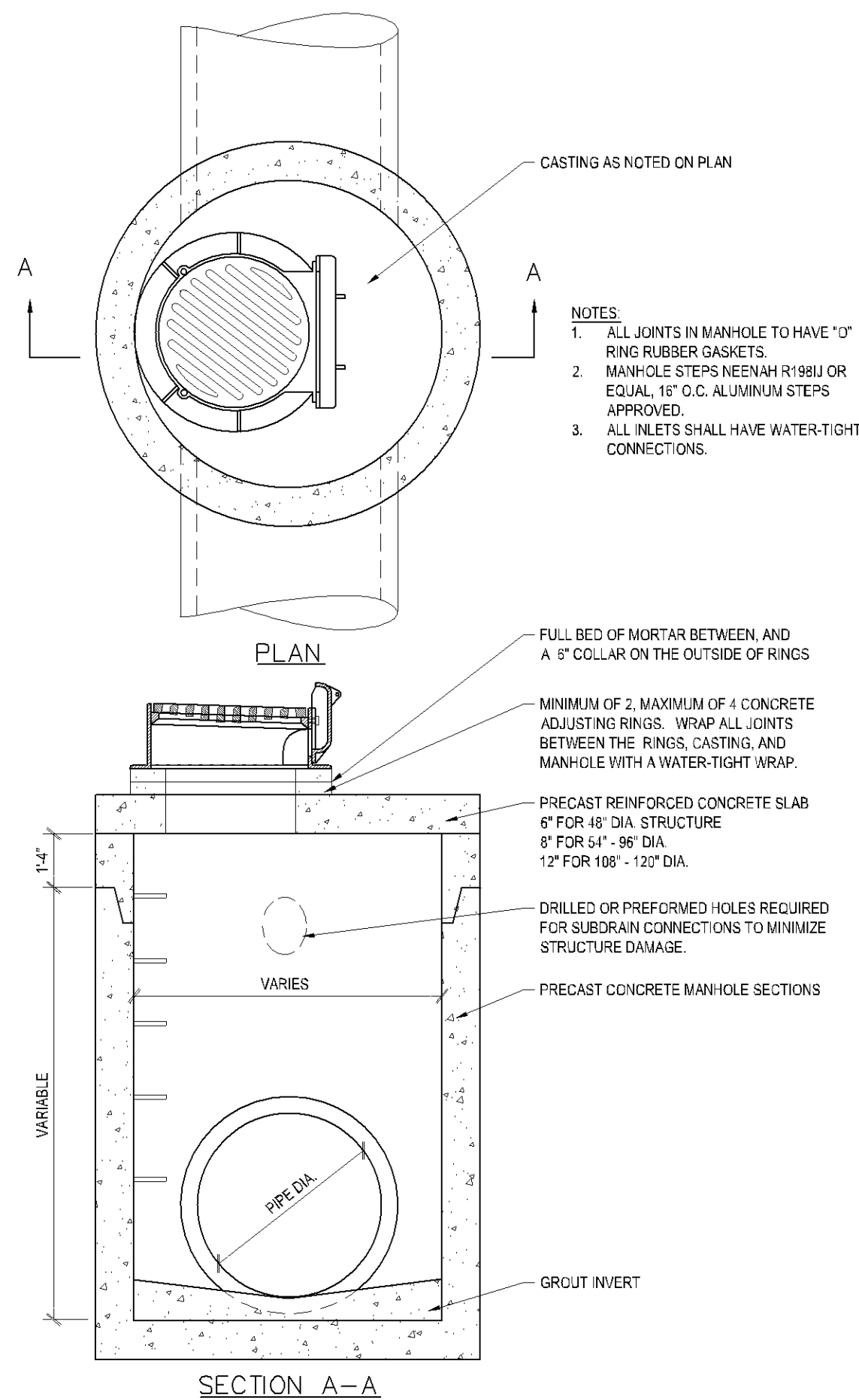
14 SQUARE BOLLARD NO SCALE



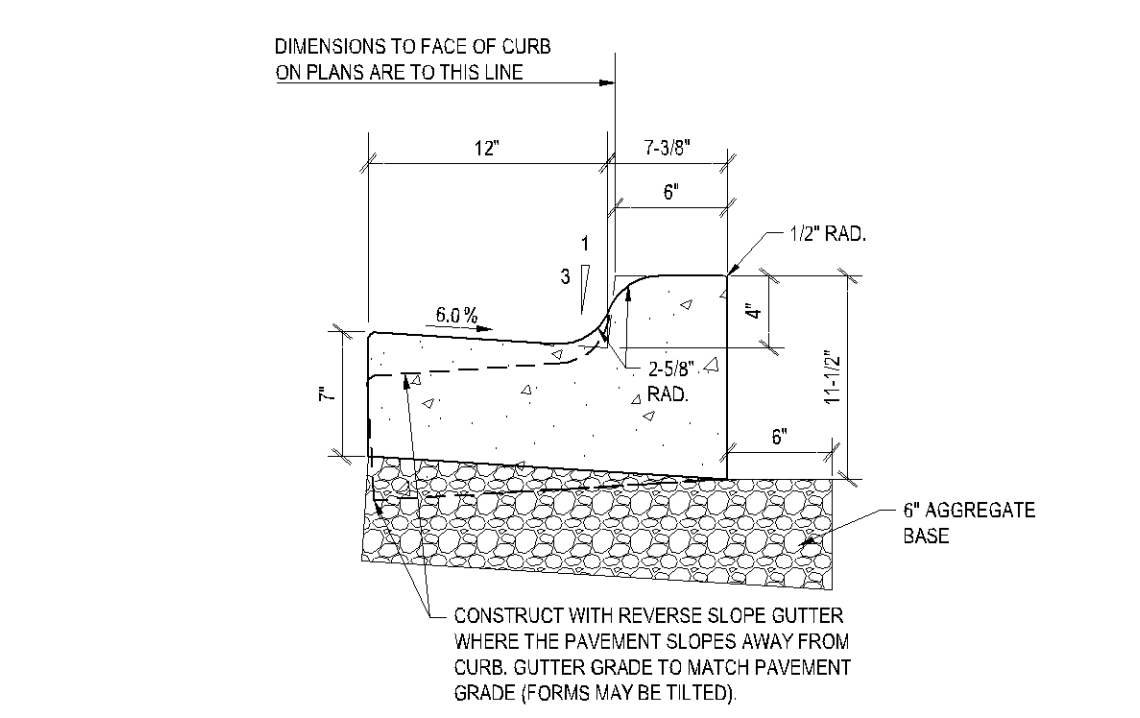
10 CONCRETE CURB TRANSITION NO SCALE



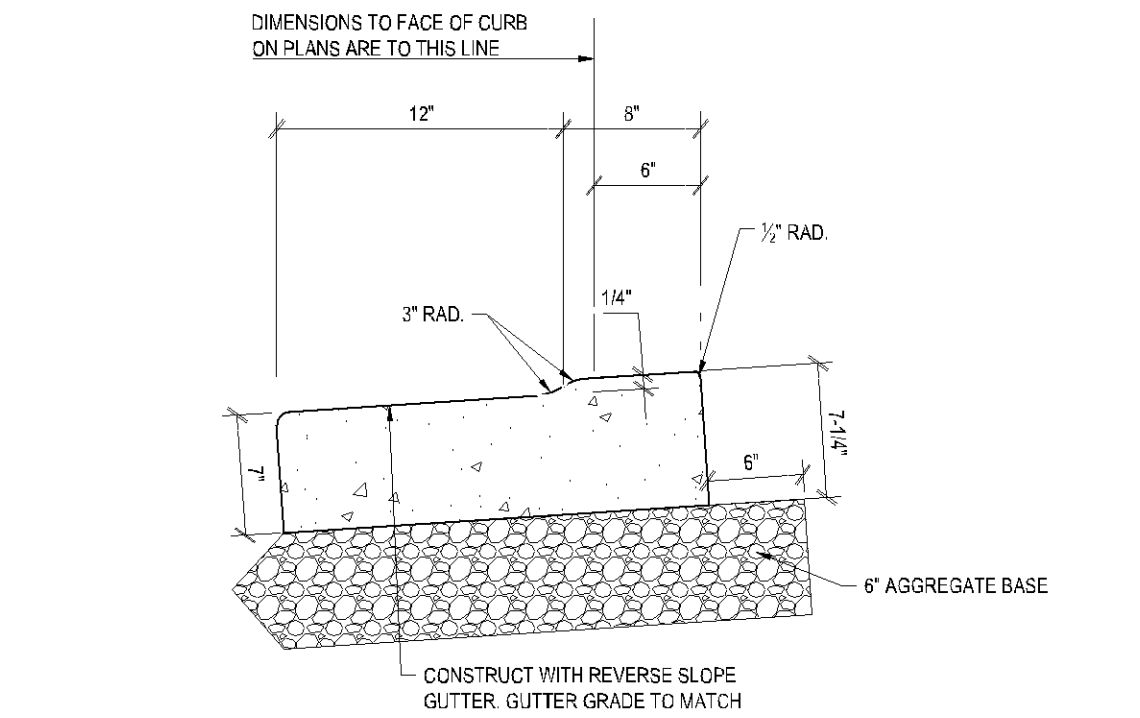
11 CURB CUT OUTLET NO SCALE



7 STORM SEWER CATCH BASIN MANHOLE NO SCALE



4 12" CONCRETE RIBBON CURB NO SCALE



5 ASPHALT PAVEMENT TRANSITION NO SCALE

PRELIMINARY  
NOT FOR  
CONSTRUCTION



know what's Below.  
Call before you dig.

PL202300003

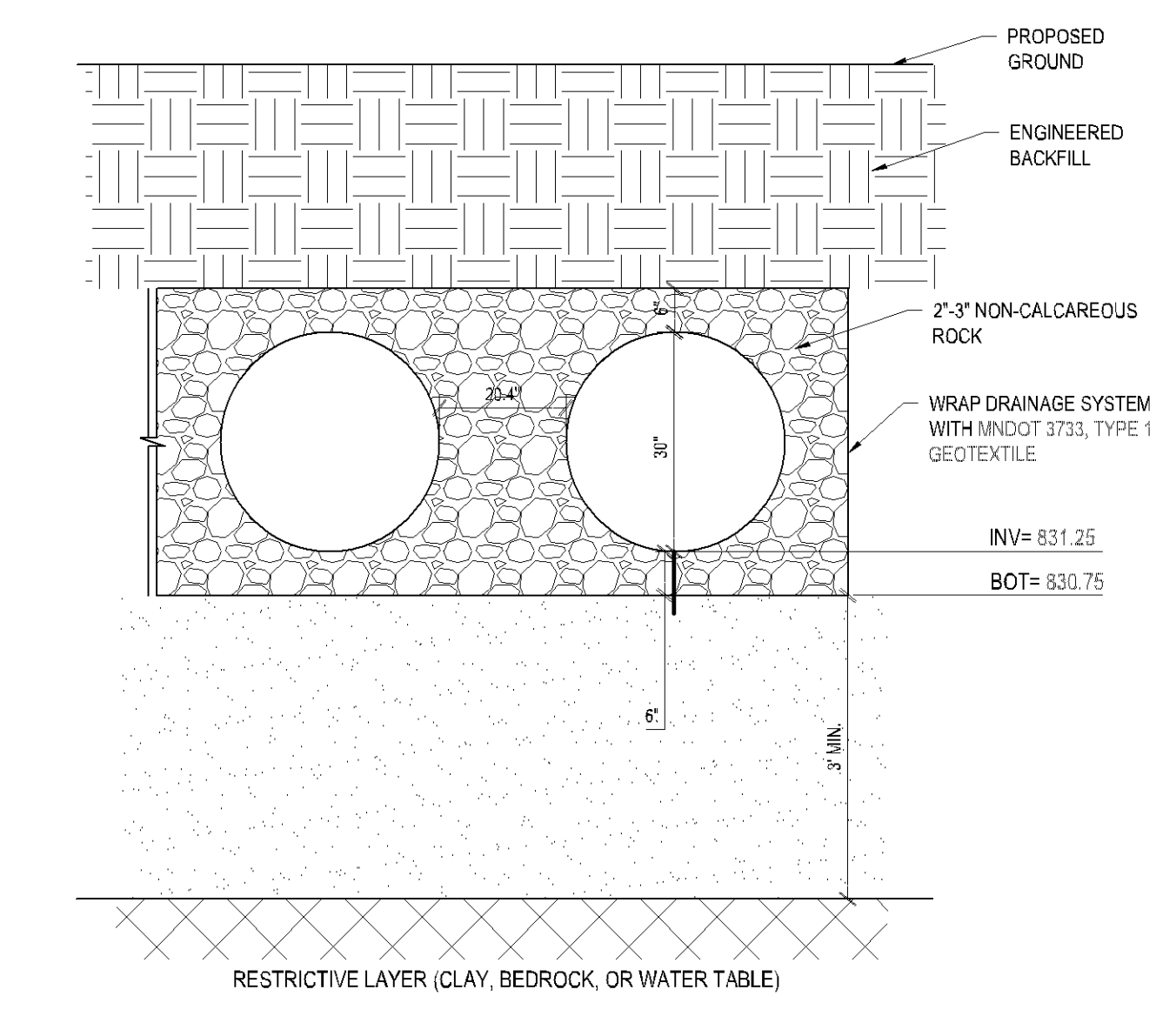
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**MUNICIPALITY**  
  
**BLOOMINGTON**

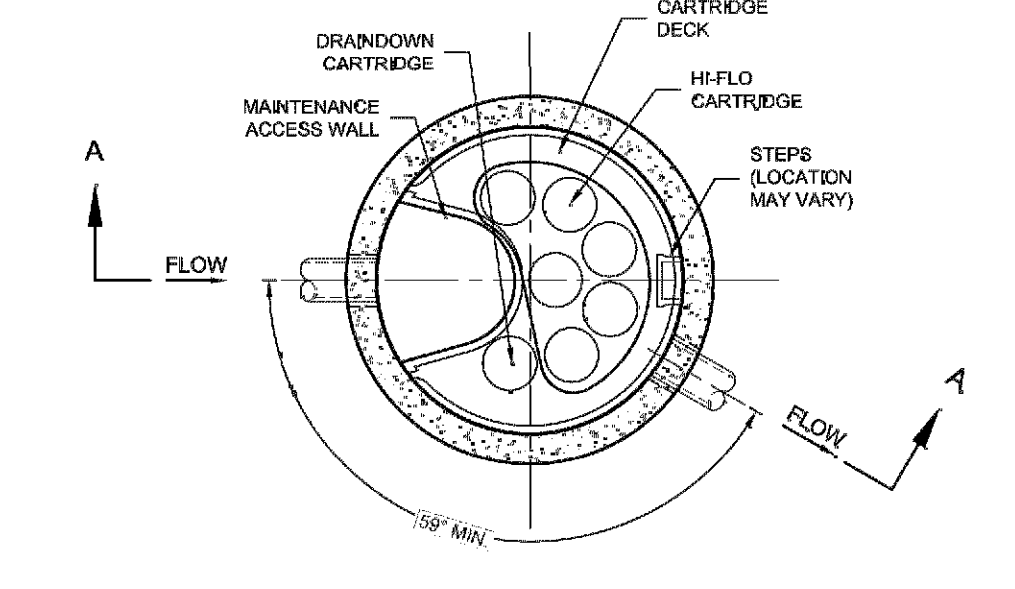
**PROJECT**  
**LUTHER HYUNDAI**  
**BLOOMINGTON, MN**

**ISSUE / REVISION HISTORY**

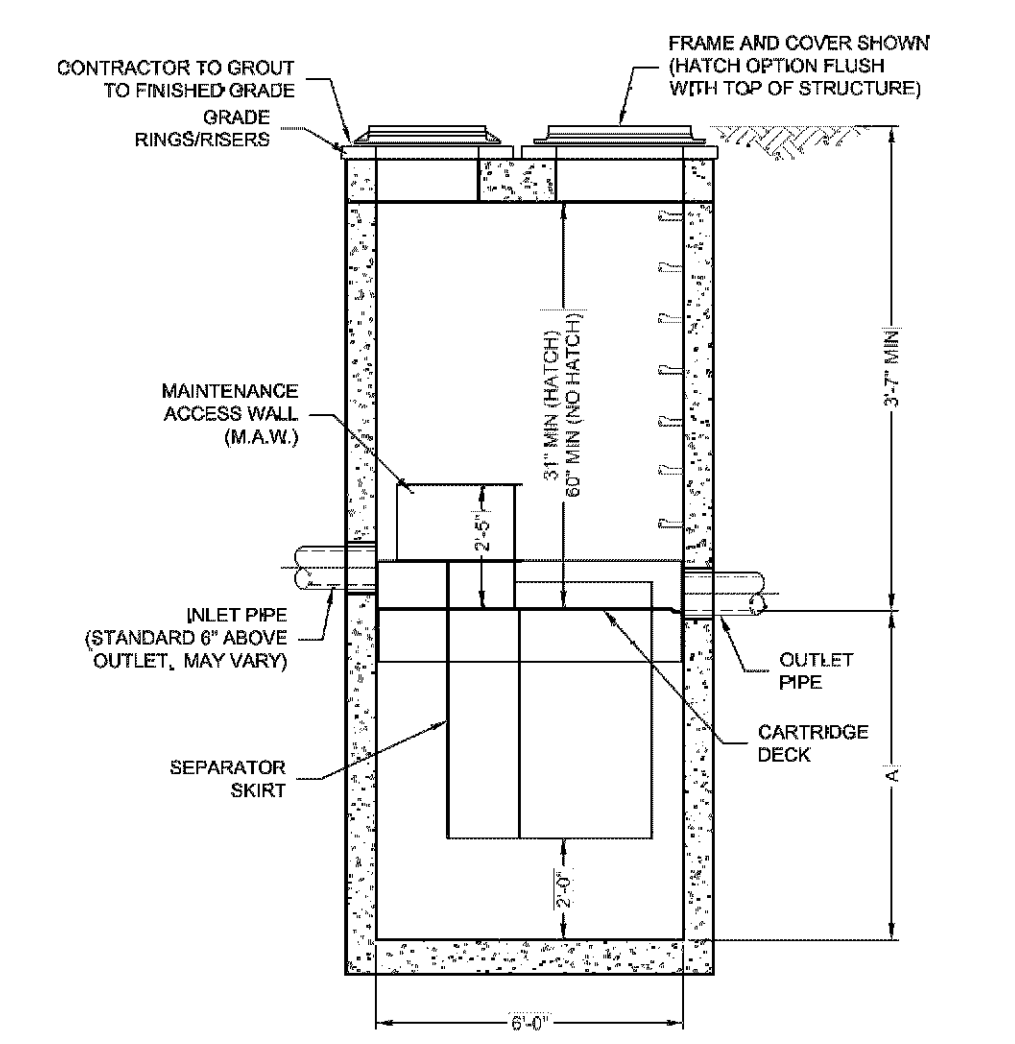
DATE	ISSUE / REVISION	BY
12/10/2022	DRG. SUBMITTAL	DES
01/10/2023	REVISED	DES



**1 UNDERGROUND INFILTRATION SYSTEM**  
 NO SCALE



**PLAN VIEW**



**SECTION A-A**

**Jellyfish Filter**

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CONTECH ENGINEERED SOLUTIONS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF CONTECH ENGINEERED SOLUTIONS LLC IS STRICTLY PROHIBITED.

**JELLYFISH DESIGN NOTES**

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 80\"/>

CARTRIDGE SELECTION	24"	40"	37"	14"
CARTRIDGE DEPTH	54"	40"	37"	14"
OUTLET INVERT TO STRUCTURE INVERT (A)	0'-0"	0'-0"	4'-0"	3'-0"
FLOW RATE (GAL/D) (DRAINDOWN) (100' WPC)	0.33 (0.50)	0.33 (0.50)	0.50 (0.50)	0.50 (0.50)
MAX. CARTRIDGE DEPTH (DRAINDOWN)	6'-1"	6'-1"	6'-1"	6'-1"

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	*
INFILTRATION RATE (GPD)	*
PEAK FLOW RATE (GPD)	*
RETURN PERIOD OF PEAK FLOW RATE	*
# OF CARTRIDGES REQUIRED (W/ LDD)	**
CARTRIDGE SIZE	*

PIPE SIZE	IS	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
OUTLET PIPE	*	*	*

PIPE ELEVATION	WIDTH	HEIGHT
INLET PIPE ELEVATION	*	*

NOTES/SPECIAL REQUIREMENTS:  
 \* PER ENGINEER OF RECORD

**FRAME AND COVER**  
 (DIAMETER VARIES)  
 N.T.S.

**HATCH**  
 (48" x 48" CAST INTO SLAB)  
 N.T.S.

**GENERAL NOTES:**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAINAGE WITH DETAILS STRUCTURAL DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WHEN DIMENSIONS DIFFER, ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET ALL APPLICABLE JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSEMBLING EARTH COVER OF 2'-0" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CONTRACTOR SHALL MEET ALL APPLICABLE LOAD REQUIREMENTS AND CARE WITH THE COVER LOAD.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-476 AND ASHRAE LOAD FACTOR DESIGN METHOD.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 15 DAYS PRIOR TO PROJECT START DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES:**

- FOR SITE SPECIFIC DESIGN, LIFTING AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CAPACITY PROVIDED).
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATER STOP ON FEASIBLE BOOT).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION PLUNGE.
- CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE INFILTRATION UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-5378.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 3055 Cedar Point Dr., Suite 400, West Chester, OH 45380  
 513-336-1122 • 513-336-7000 • 513-336-7007 FAX

**JELLYFISH JF6**  
**STANDARD DETAIL**  
**OFFLINE CONFIGURATION**

**2 JELLYFISH JF6**  
 NO SCALE

**CERTIFICATION**

PRELIMINARY  
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**CITY SUBMITTAL**  
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**LANDFORM**  
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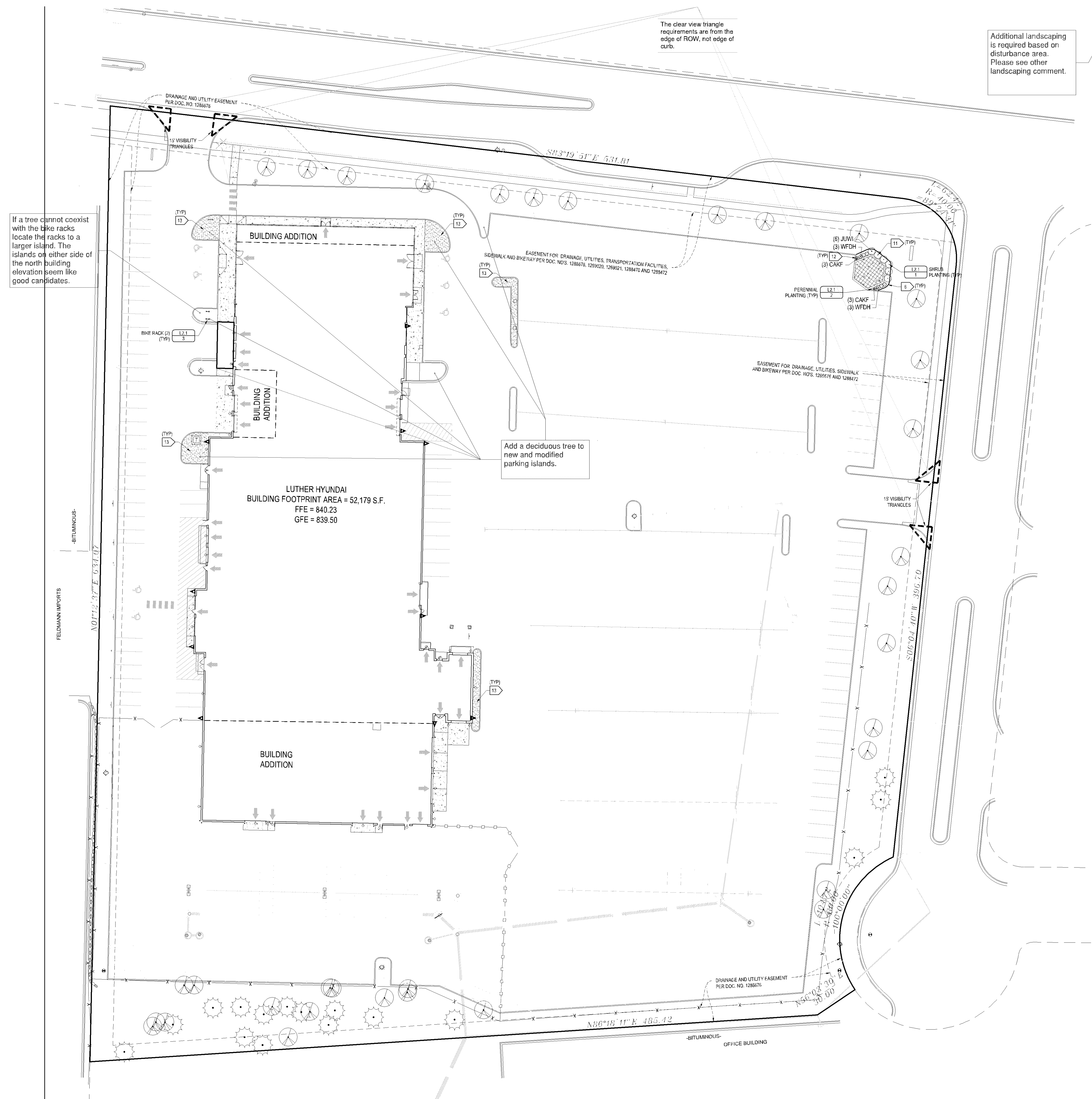
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 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C71\LUT22054.DWG  
 PROJECT NO.: LUT22054

**CIVIL CONSTRUCTION  
 DETAILS**

**C7.2**

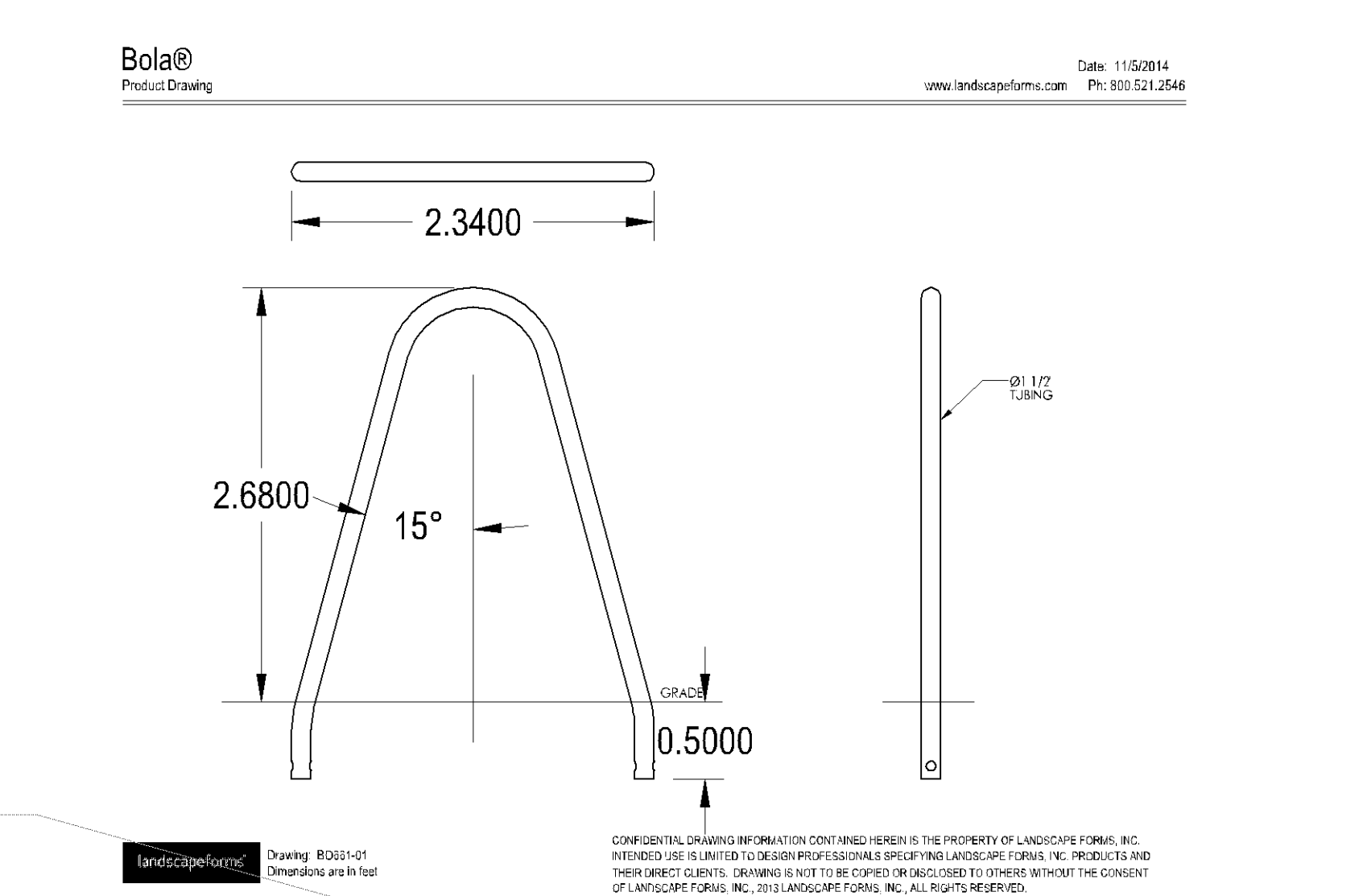
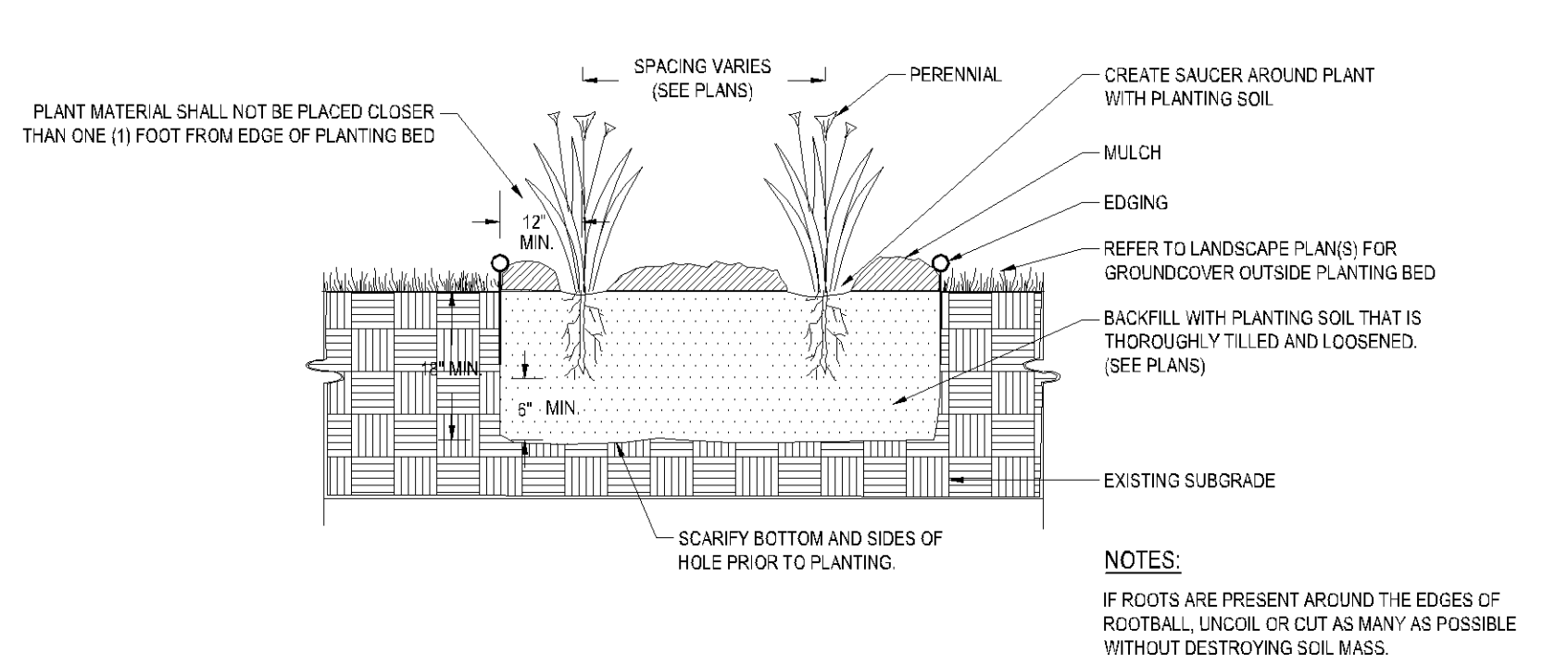
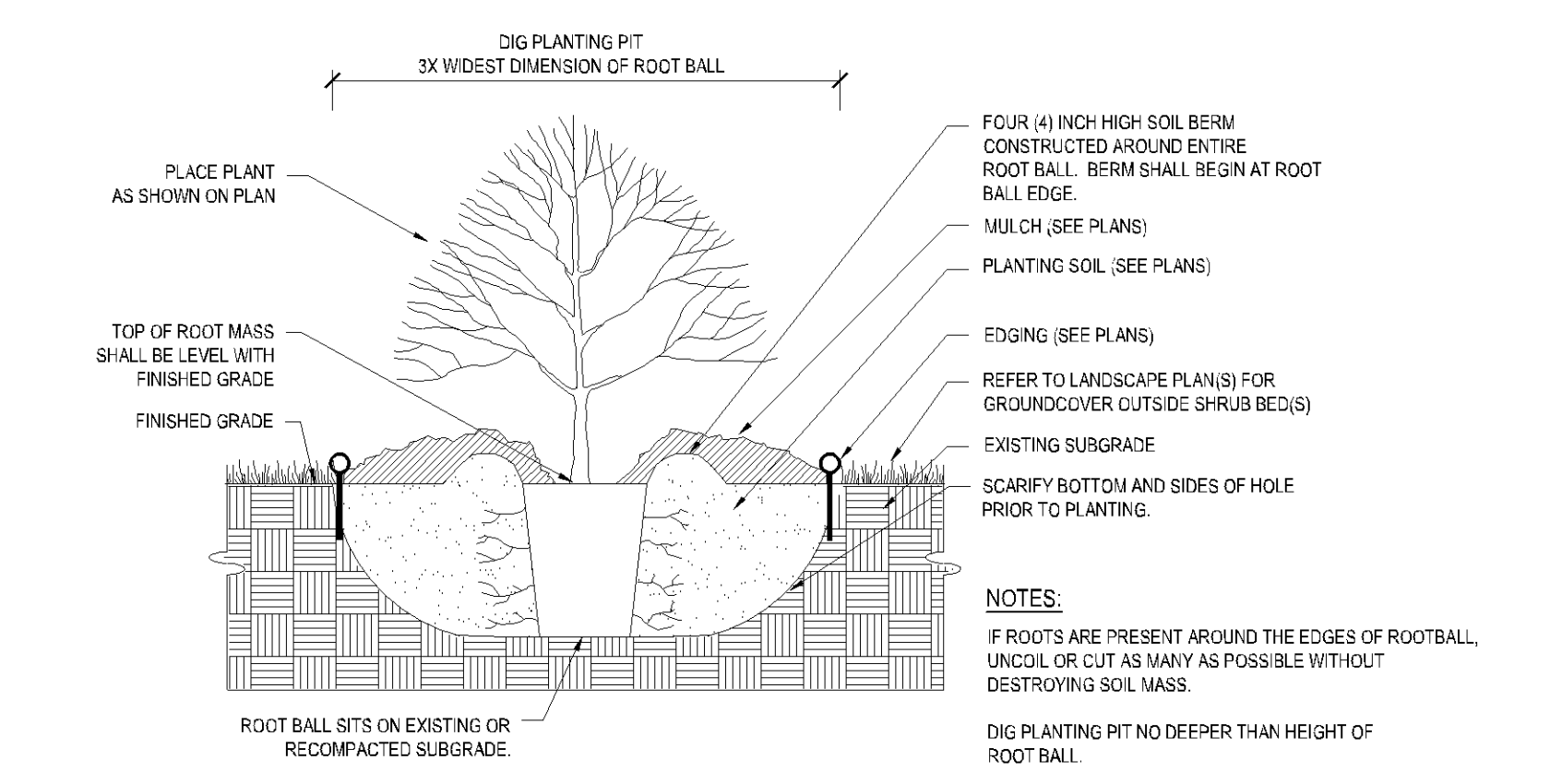




PLANT SCHEDULE						
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE
○	JUNI	6	Juniperus horizontalis 'Wilton' Blue Rug Juniper	Blue Rug Juniper	6.5 H x 2' W	3 GAL
○	WFDH	6	Weigela florida 'Dark Horse'	Weigela	3 H x 3' W	5 GAL
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE
○	CAF	12	Calamagrostis x quadrifida 'Karl Foerster'	Feather Reed Grass	4 H x 2' W	2 GAL



- GENERAL NOTES:**
- For construction taking and surveying services contact a professional engineer.
  - Contact USFS Service providers for field location of samples 72 hours prior to beginning.
  - Coordinate installation with Contractors performing related work.
  - Plant material shall conform to the American Association of Nurserymen Standards and be of heavy stock, free from disease, infestation, damage, and old growth.
  - All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
  - Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
  - Spread a minimum of 4 inches of topsoil and soil at all turf areas disturbed by Construction.
  - Edge planting beds with 6-inch Black Vinyl Edging, Black Diamond or approved equal located where adjacent to parking, walk or building.
  - Place plants according to layout with proper spacing. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
  - See Details for depth of planting soil.
  - Install 4 inch depth of triple-washed horticultural mulch in Shrub Bed Areas.
  - Install 2 to 3 inch depth of triple-washed horticultural mulch in Perennial Bed Areas.
  - Install rock mulch to match existing. Landscape fabric shall be installed under all areas of rock mulch. Source of fabric and source of rock shall be approved by the Designer.
  - Irrigation is not required. Irrigation shall be designed by irrigation contractor. Contractor shall submit design plan and all shop drawings and system components to Landscape Architect for review prior to purchase and installation. Contractor shall follow all applicable codes and obtain all necessary permits from local jurisdiction.
  - All plant material shall have a 2-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for making any and all plant material that dies during the warranty period. Landscape contractor shall remove all dead plants to any replacement. All replacements shall be same species and sizes and shall or better than original installation.



**DEVELOPER**  
THE LUTHER COMPANY, LLLP  
3701 ALABAMA AVENUE SOUTH  
ST. LOUIS PARK, MN  
TEL: (952)555-4400 • FAX: (952) 258-9900

**MUNICIPALITY**  
BLOOMINGTON

**PROJECT**  
LUTHER HYUNDAI  
BLOOMINGTON, MN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	BY	CHK
15/NOV/2022	DRG. CONCEPT	DRG. CONCEPT	DRG. CONCEPT
17/NOV/2022	DRG. CONCEPT	DRG. CONCEPT	DRG. CONCEPT

**CERTIFICATION**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**CITY SUBMITTAL**  
JANUARY 11, 2023

**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

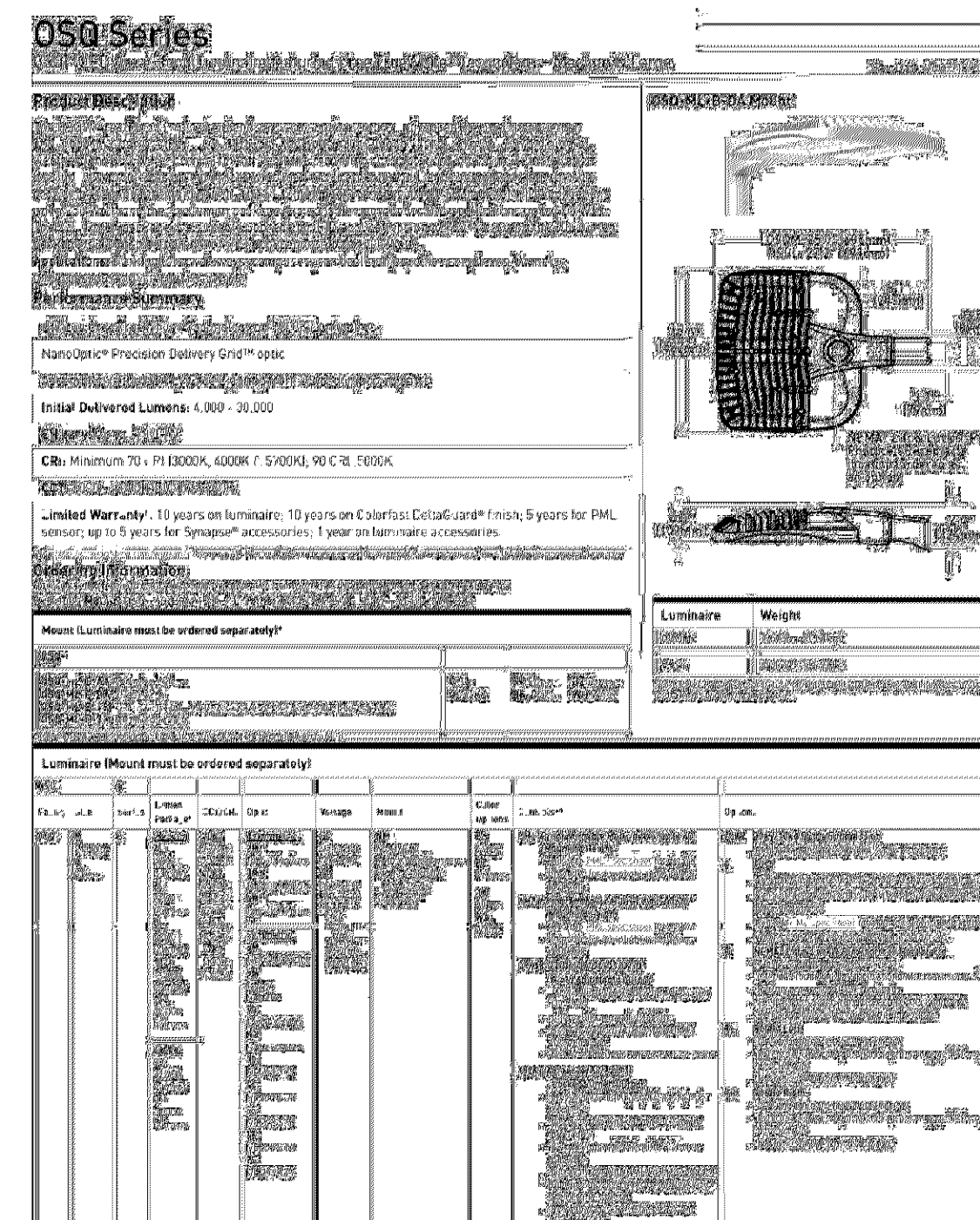
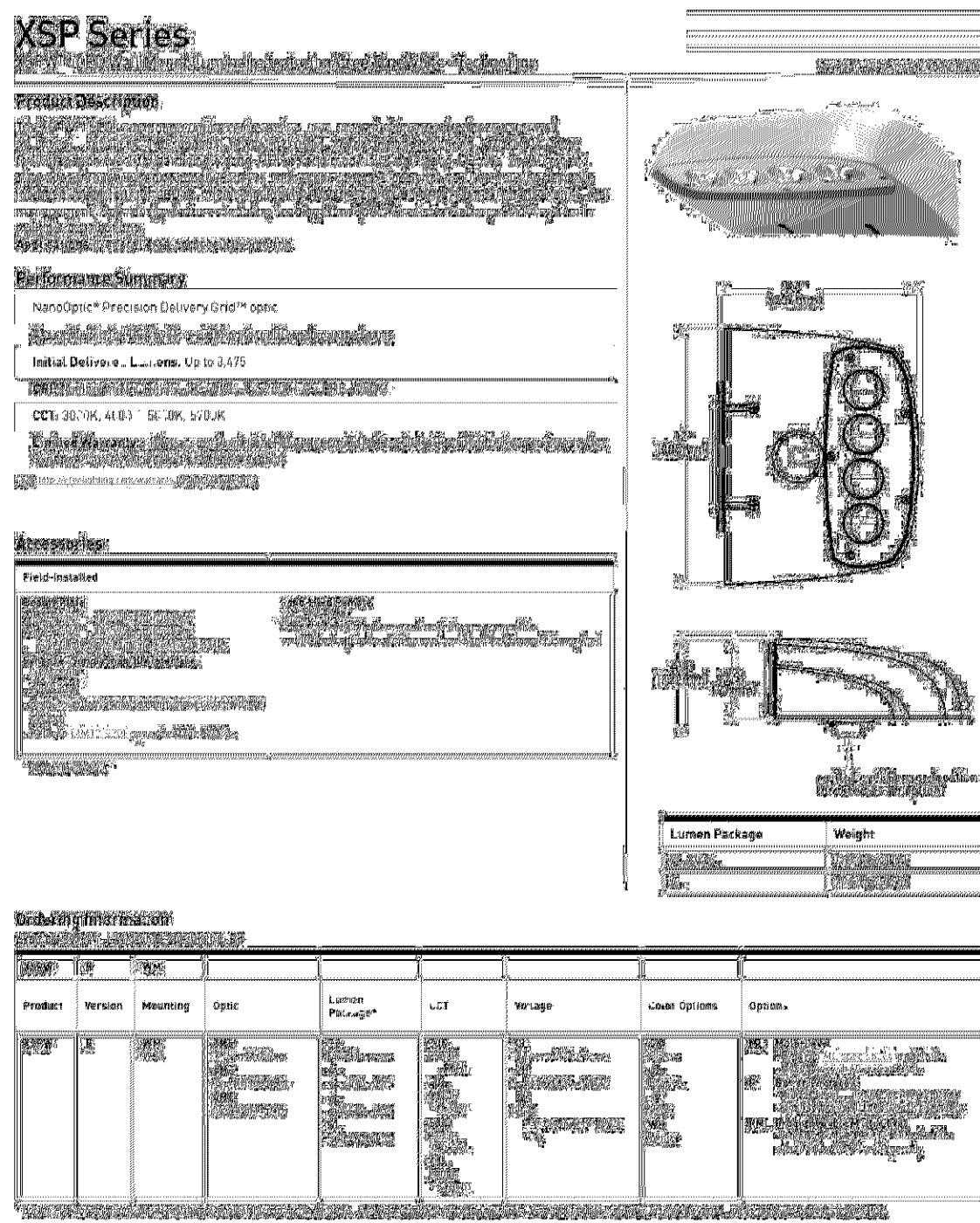
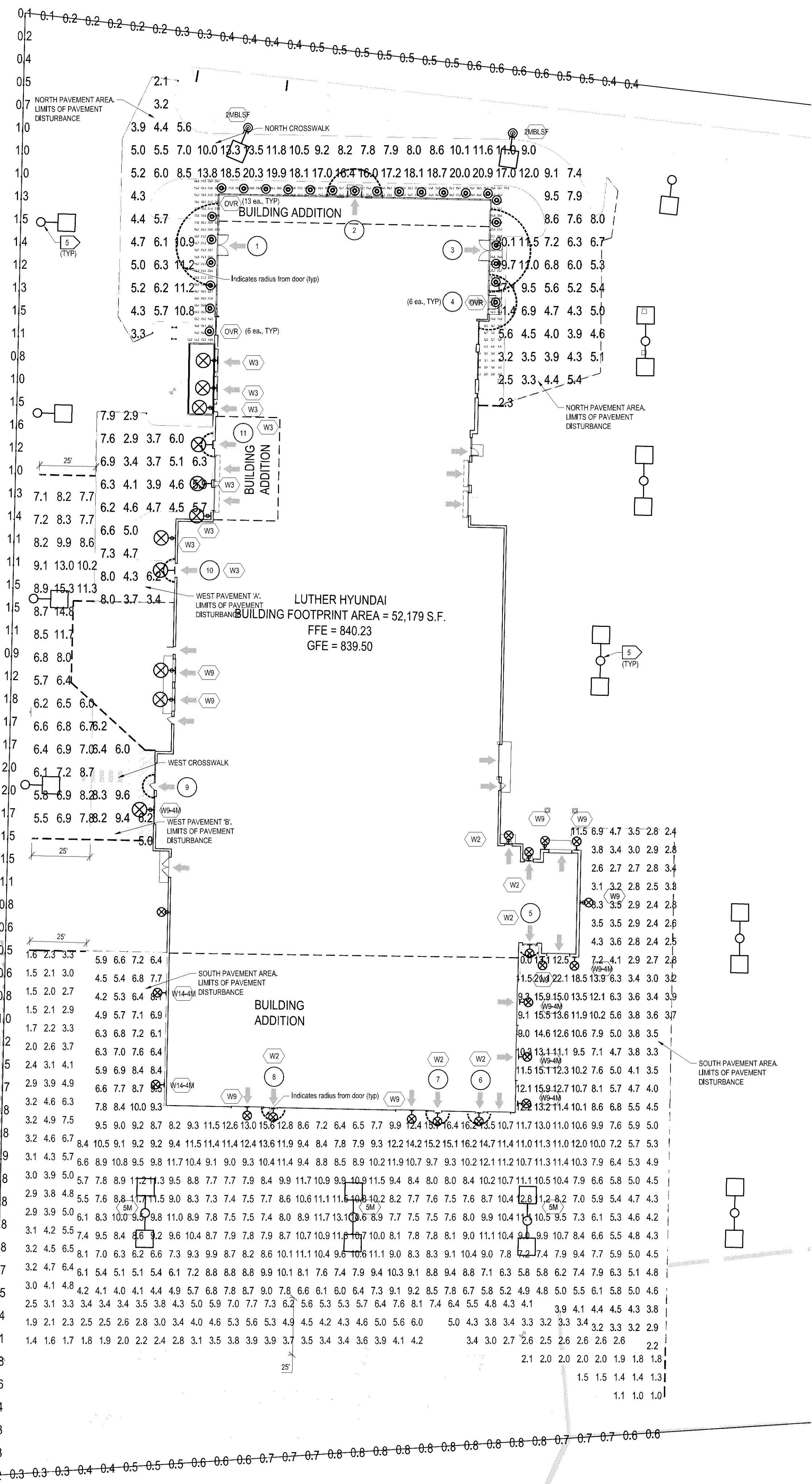
FILE NAME: L201LUT054.DWG  
PROJECT NO.: LUT2054

**LANDSCAPE PLAN**  
**L2.1**

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

**NORTH**

0 30 60



- GENERAL NOTE:**
- Coordinate with electrical contractor to provide conduits for the primary.
  - Light pole base shall be designed and provided by others. All bases in green space shall be eight (8) inch height. All bases in pavement shall be thirty (30) inch height.
  - Mounting height based on luminaire schedule. Includes height of the pole base.
  - Calculations based on crew lighting fixtures. Any substitutions need to meet city code requirements.
  - Existing light pole and luminaire.
  - Quantities shown on this sheet are total quantities for design.

**BLOOMINGTON CODE REQUIREMENTS**

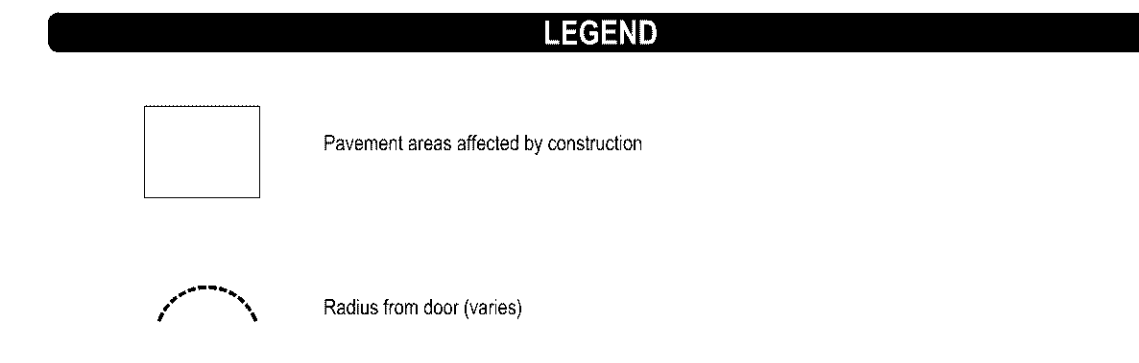
- 30' - maximum pole height
- 10:1 - maximum uniformity ratio (50% reduction for perimeter 25')
- 2.0 fc - minimum foot candles (government surface)
- 2.0 fc - minimum foot candles (sidewalk)
- 10.0 fc - minimum foot candles (primary building entrance, radius of 2x door opening)
- 2.0 fc - minimum foot candles (secondary building entrance, 2' radius)
- 3.0 fc - minimum foot candles (pedestrian access surface from primary building entrance, within 30')
- 2.0 fc - minimum foot candles (pedestrian access surface to primary building entrance, beyond 30')
- 4.0 fc - minimum foot candles (pedestrian crosswalk, 2x ft level of pavement)
- 50,000 maximum lumens (per single the source, solar luminaire)

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	QUANTITY	MOUNTING	MODEL	LUMENS / LAMP	MOUNTING HEIGHT
ZMBSLF		2	POLE	Cree Lighting OSO-B-30L-40X7-2M-UL-xx-xx-xx-xx-xx-OSO-B-30L	28000	25'
SM		3	POLE	Cree Lighting OSO-B-30L-40X7-2M-UL-xx-xx-xx-xx-xx-OSO-B-30L	28000	25'
OVR		25	RECESSED	C-Lite C-CP-B49D-5L-SCCT-xx (HKO)	0	18"
W2		6	WALL	Cree Inc XSPV-B-2M-2L-40K-UL-CONFIGURED FROM XSPV-B-2M-2L-40K-UL	0	9'7"
W3		8	WALL	Cree Inc XSPV-B-1M-3M-2L-40K-UL-W9	0	9'
W9		8	WALL	Cree Inc XSPV-B-2M-2L-40K-UL-CONFIGURED FROM XSPV-B-2M-2L-40K-UL	8475	9'
W9-4M		5	WALL	Cree Lighting XSPV-B-1M-4M-2L-40K-UL-xxxx	8475	9'
W14-4M		2	WALL	Cree Lighting XSPV-B-1M-4M-2L-40K-UL-xxxx	8475	10'

**FOOT CANDLE CALCULATIONS**

Area	Average Foot-Candles	Maximum Foot-Candles	Minimum Foot-Candles	Minimum to Maximum FC Ratio	Maximum to Minimum FC Ratio	Average to Minimum FC Ratio
<b>SOUTH PAVEMENT</b>	8.99	22.1	2.2	0.1	10.12	3.71
<b>NORTH PAVEMENT</b>	6.79	20.9	2.1	0.1	10.17	4.29
<b>WEST PAVEMENT 'A'</b>	9.36	8	2.9	0.35	2.82	1.88
<b>WEST PAVEMENT 'B'</b>	7.13	8.6	5	0.51	1.94	1.44
<b>NORTH CROSSWALK</b>	15.2	21	10.8	0.51	1.96	1.41
<b>WALKWAY</b>	22.34	42.8	2.3	0.06	17.42	9.52
<b>25' ZONE - SOUTH</b>	3.63	8.1	1	0.12	8.16	3.67
<b>25' ZONE - WEST</b>	8.14	15.3	5.5	0.36	2.77	1.47
<b>WEST CROSSWALK</b>	8.18	9.8	5.8	0.67	1.5	1.4
<b>Door 1</b>	18.75	23.9	10.7	0.45	2.24	1.76
<b>Door 2</b>	24.04	18.3	0.7	1.43	1.37	
<b>Door 3</b>	22.8	31.3	15.4	0.49	2.03	1.48
<b>Door 7</b>	11.01	11.2	10.8	0.95	1.06	1.03
<b>Door 8</b>	8.62	9	8.1	0.9	1.17	1.06
<b>Door 9</b>	4.88	9.2	4.5	0.87	1.15	1.09
<b>Door 4</b>	16.71	24.6	8.8	0.4	2.51	1.7
<b>Door 5</b>	5.84	6.2	5.4	0.88	1.14	1.08
<b>Door 6</b>	9.29	10	6.6	0.66	1.16	1.06
<b>Door 10</b>	3.87	4.3	3.4	0.79	1.27	1.14
<b>Door 11</b>	4.15	4.3	4	0.92	1.06	1.05
<b>Property line - North</b>	0.27	0.6	0	0.03	37.87	16.21
<b>Property line - SOUTH</b>	0.47	0.8	0	0.06	17.27	10.31
<b>Property line - WEST</b>	1.19	2	0.1	0.05	18.31	11.36



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**PROJECT**  
**LUTHER HYUNDAI**  
 BLOOMINGTON, MN

**ISSUE REVISION HISTORY**

DATE	ISSUE REVISION	REVISION
11/01/2022	DRG SUBMITTED FOR PERMIT	ISS
11/01/2022	DRG SUBMITTED FOR PERMIT	ISS

**CONTACT ENGINEER FOR ANY PROJECT HISTORY**

DATE	ISSUE REVISION	REVISION
11/01/2022	DRG SUBMITTED FOR PERMIT	ISS
11/01/2022	DRG SUBMITTED FOR PERMIT	ISS

**CERTIFICATION**  
 PRELIMINARY  
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**CITY SUBMITTAL**  
 JANUARY 11, 2023

**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: L401LUT04.DWG  
 PROJECT NO.: LUT20254

**PHOTOMETRICS PLAN - INSTALLED VALUES**  
**L4.1**



Landform's Plan to Final™ software requires access to the Landform Professional Services, LLC.





