

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
 - 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.
 - Reserved.
 - Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
 - Delimitate parking stalls with a 4-inch wide white painted stripe. Delimitate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- 1 Trash Enclosure. Refer to Architectural plans for details.
 - 2 Rental salvaged fence.
 - 3 Rental salvaged light pole.
 - 4 4-space bike rack. See sheet L2.1 for detail.

PROPOSED ZONING AND SETBACK SUMMARY

The Existing Property is Currently Zoned: Commercial Service (C-S-0.5)
 Proposed Zoning: Freeway Office and Service (C-1)
 Building Setback Information is as follows:
 Front Yard = 35 ft.
 Rear = 30 ft.
 Side = 25 ft.
 Parking Setback Information is as follows:
 Front Yard = 20 ft.
 Rear = 5 ft.
 Side (Street) = 5 ft.
 Side (Street) = 20 ft.

AREA SUMMARY

Category	Area (sq. ft.)	Area (sq. ft.)	Percentage
Existing			
Permitted	58,149	1.33	18.3%
Improvised	259,822	5.96	81.7%
Total	317,971	7.29	100.0%
Proposed			
Permitted	55,900	1.31	17.3%
Improvised	262,029	5.98	82.7%
Total	317,929	7.29	100.0%
Building expansion:			
Existing	42,969		
Additions	3,210		
Total	52,179		

PARKING SUMMARY

Service Area	Description	Area (sq. ft.)	Stalls
Required Parking	Three stalls for each enclosed "major service" bay	24	72 Stalls
	Two stalls for each enclosed "minor service" bay	27	54 Stalls
Provided Parking	One stall per 300 SF of GFA excluding service bays	9,070 SF Service Area	30 Stalls
	Car Wash	One stall per 375 SF of GFA	776 SF Car Wash
Office	One stall per 285 SF of office GFA	8,824 SF Office Area	31 Stalls
	Large Item Retail	One stall per 220 SF of retail GFA	3,208 SF Showroom Area
Warehouse	One stall per 1,000 SF of warehouse GFA	7,232 of Warehouse Area	7 Stalls
	Total Parking Stalls Provided		211 Stalls
Inventory Stalls			291 sq. ft.
Customer / Employee / Service stalls			289 sq. ft.
Accessible Stalls			7 sq. ft.
Contract Stalls			4 sq. ft.
Total Parking Stalls Provided			502 sq. ft.

Total parking requirement is: 214 stalls

LEGEND

- Green Space (Landscape Area)
- Customer / Employee / Service parking (percentage of stalls are sales / Inventory)

DEVELOPER

THE LUTHER COMPANY, LLLP
 3701 ALABAMA AVENUE SOUTH
 ST. LOUIS PARK, MN
 TEL: (612)252-9800 - FAX: (612) 252-9800

MUNICIPALITY



PROJECT

LUTHER HYUNDAI
BLOOMINGTON, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
10/20/2022	DISC SUBMITTAL	RES
11/30/2022	CITY SUBMITTAL	RES
18/MAR/2023	PERMIT SET	RES

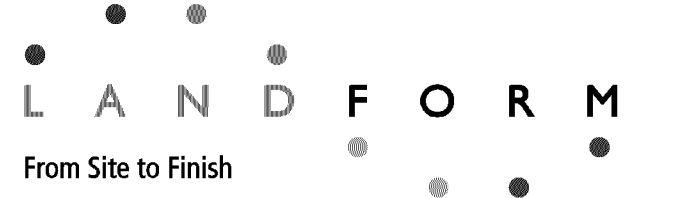
CERTIFICATION

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.

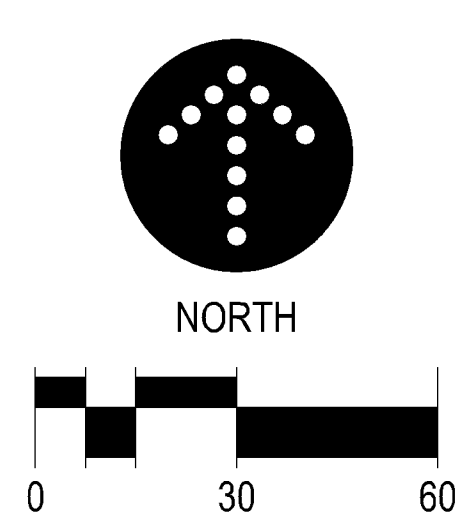
S.P. Selver
 Selver E. Selver
 License No. 471153 Date: 03/02/2023

IF THE SIGNATURE, SEAL OR EXPIRES DIRECTLY ABOVE ARE NOT VALID, THIS SHEET HAS BEEN APPROVED BY THE ARCHITECT. REVISIONS AND NO CHANGES TO THIS DOCUMENT TO BE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PERMIT SET
 MARCH 08, 2023



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 FILE NAME: C201LUT22054.DWG
 PROJECT NO.: LUT22054



SITE PLAN
C2.1

APPROVED - ZONING REVIEW
 M. Centinario
 07/13/2023

PL202300003
 PL2023-3