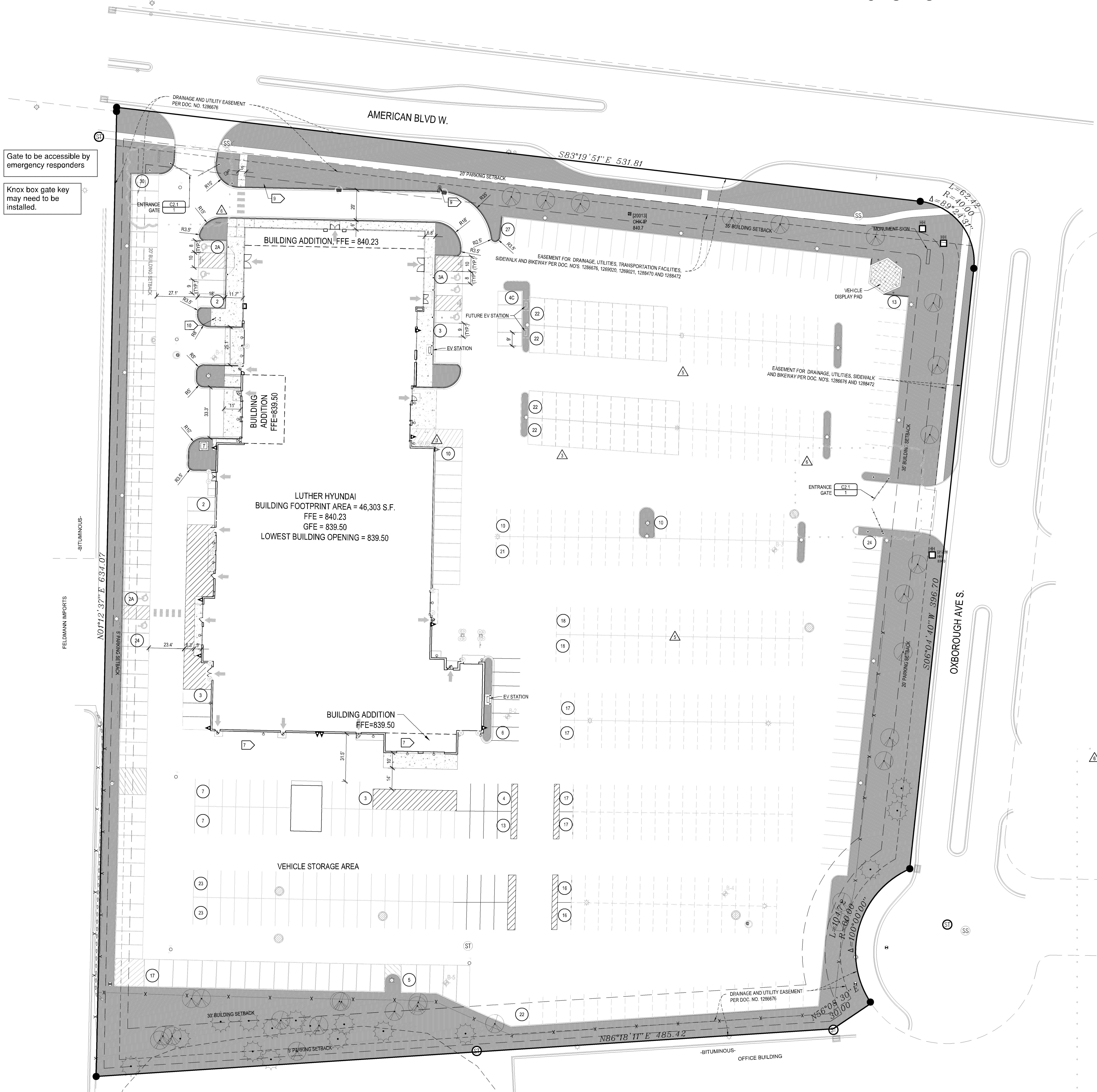


PL202300187  
PL2023-187



Gate to be accessible by emergency responders  
Knox box gate key may need to be installed.

- 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 4-inch wide white painted stripes. Delimitate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- SITE PLAN NOTES**
- Trash Enclosure: Refer to Architectural plans for details.
  - Remobil salvaged fence.
  - Remobil salvaged light pole.
  - 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 (C-1.1)

Building Setback Information is as follows:  
Front Yard = 35 ft.  
Rear = 5 ft.  
Side (Street) = 5 ft.

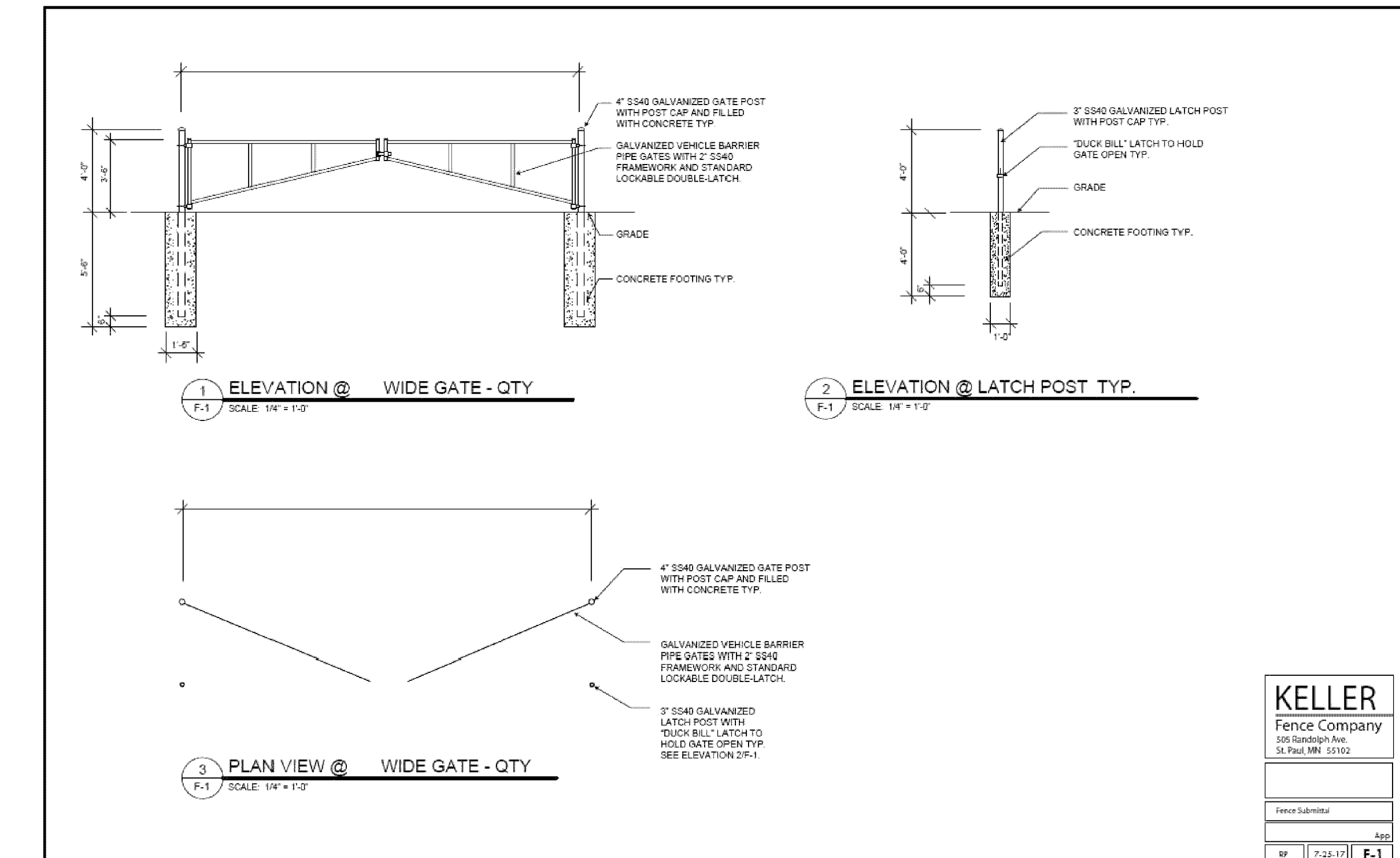
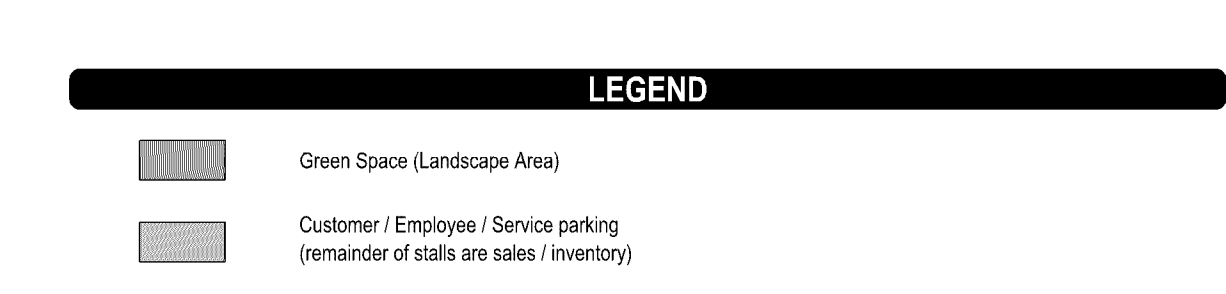
Parking Setback Information is as follows:  
Front Yard = 20 ft.  
Rear = 5 ft.  
Side (Street) = 5 ft.

**AREA SUMMARY**

Category	Area (sq. ft.)	Area (sq. ac.)	Percentage
Existing:			
Permitted	58,149	1.33	18.3%
Improvements	259,820	5.96	81.7%
<b>Total</b>	<b>317,969</b>	<b>7.29</b>	<b>100.0%</b>
Proposed:			
Permitted	57,766	1.32	18.2%
Improvements	260,203	5.97	81.8%
<b>Total</b>	<b>317,969</b>	<b>7.29</b>	<b>100.0%</b>
Building expansion:			
Existing	42,969	s.f.	
Additions	3,334	s.f.	
<b>Total</b>	<b>46,303</b>	<b>s.f.</b>	

**PARKING SUMMARY**

Service Area	Stalls	Area (sq. ft.)	Area (sq. ft.)
Three stalls for each enclosed "major service" bay	24		72 Stalls
Two stalls for each enclosed "minor service" bay	9		18 Stalls
One stall per 300 SF of GFA excluding service bays		9,070 SF of GFA	35 Stalls
Car Wash	One stall per 375 SF of GFA	776 SF Car Wash	2 Stalls
Office	One stall per 285 SF of office GFA	8,824 SF Office Area	31 Stalls
Large Item Retail	One stall per 180 SF of retail GFA	3,208 SF Showroom Area	18 Stalls
Warehouse	One stall per 1,000 SF of warehouse GFA	6,848 sf Warehouse Area	7 Stalls
<b>Total Parking Stalls Required</b>			<b>175 Stalls</b>
Provided Parking:			
Inventory Stalls (Bx15)	358	sq.	
Customer / Employee / Service stalls (Bx15)	175	sq.	
Accessible Stalls (Bx15)	7	sq.	
Contact Stalls (Bx15)	8	sq.	
<b>Total Parking Stalls Provided</b>	<b>548</b>	<b>sq.</b>	



**ENTRANCE GATE**  
NO SCALE

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

**MUNICIPALITY**  
BLOOMINGTON

**PROJECT**  
LUTHER HYUNDAI  
BLOOMINGTON, MN

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
10/20/2022	DISC SUBMITTAL	SES
11/09/2022	CDT SUBMITTAL	SES
16/MAR/2023	PERMITS	SES
20/MAR/2023	CDT REVISIONS/RESUBMITTAL	SES
26/JUN/2023	CDT REVISIONS/RESUBMITTAL	SES
11/24/2023	BULLETIN 06	SES
02/07/2024	BULLETIN 06	SES
02/NOV/2023	BULLETIN 06	SES
07/05/2023	BULLETIN 06	SES

**CERTIFICATION**

I hereby certify that the 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. Schulz*  
Steven E. Schulz  
License No. 47163 Date: 10/17/2022

**KELLER**  
Petrick Company  
100 Exchange Ave.  
St. Paul, MN 55102

IF THE SIGNATURE, SEAL OR FOUR-LINE DIRECTLY ABOVE ARE NOT  
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**BULLETIN 06**  
DECEMBER 21, 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: C201LUT2054.DWG  
PROJECT NO: LUT2054

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

