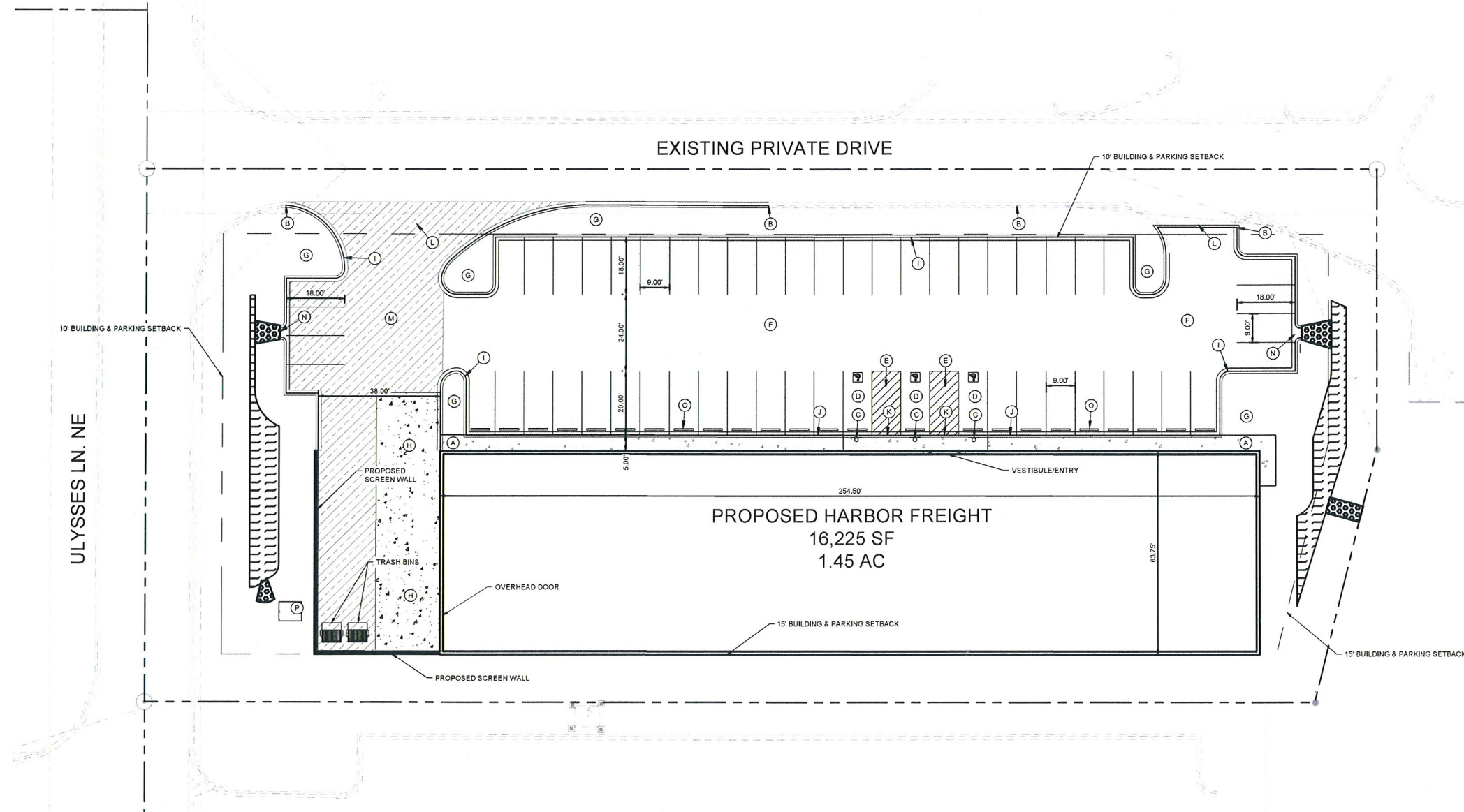


**Case File No. 18-0031  
Harbor Freight Tools**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180







**LEGEND**

	PROPERTY LINE
	SETBACK LINE
	SCREEN WALL (REF ARCH PLANS FOR DETAILS)
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	RIP-RAP
	PROPOSED STORMWATER MANAGEMENT AREA

**PROPERTY SUMMARY**

BLAINE - HARBOR FREIGHT	
TOTAL PROPERTY AREA	1.45 AC
PROPOSED NEW IMPERVIOUS AREA	0.89 AC (70.0%)
PROPOSED NEW PERVIOUS AREA	0.38 AC (30.0%)
TOTAL DISTURBED AREA	1.27 AC

**ZONING SUMMARY**

EXISTING ZONING	PLANNED BUSINESS DISTRICT
PROPOSED ZONING	PLANNED BUSINESS DISTRICT
PARKING SETBACKS	SIDE/REAR = 15' ROAD = 10'
BUILDING SETBACKS	FRONT = 10' SIDE/REAR = 15'

**BUILDING DATA SUMMARY**

AREAS	
PROPOSED PROPERTY	1.45 AC
BUILDING AREA	16,225 SF (25.7% OF TOTAL PROPERTY AREA)

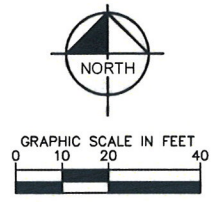
**PARKING**

REQUIRED PARKING	52 SPACES @ 3.21/1,000 SF
PROPOSED PARKING	54 SPACES @ 3.33 RATIO
ADA STALLS REQ'D / PROVIDED	3 STALLS / 3 STALLS

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SAMBATEK, DATED 11/23/2016.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
  - TOTAL LAND AREA IS 1.45 ACRES.
  - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
  - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
  - REFERENCE ARCHITECTURAL PLANS FOR SCREEN WALL DETAILS.
  - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

**KEYNOTE LEGEND**

(A)	CONCRETE SIDEWALK
(B)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(C)	ACCESSIBLE PARKING SIGN
(D)	ACCESSIBLE PARKING
(E)	AREA STRIPED WITH 4" SYSL @ 45' 2" O.C.
(F)	STANDARD DUTY ASPHALT PAVEMENT
(G)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(H)	HEAVY DUTY CONCRETE PAVEMENT
(I)	B612 CURB & GUTTER (TYP.)
(J)	TRANSITION CURB
(K)	FLUSH CURB
(L)	COMMERCIAL DRIVEWAY APRON
(M)	HEAVY DUTY ASPHALT PAVEMENT
(N)	3" CONCRETE FLUME W/ RIP-RAP
(O)	WHEEL STOP
(P)	ELECTRICAL TRANSFORMER



PRELIMINARY - NOT FOR CONSTRUCTION

BLAINE - HARBOR FREIGHT PREPARED FOR HJ DEVELOPMENT

BLAINE

SHEET NUMBER C400

KIMLEY-HORN AND ASSOCIATES, INC.  
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

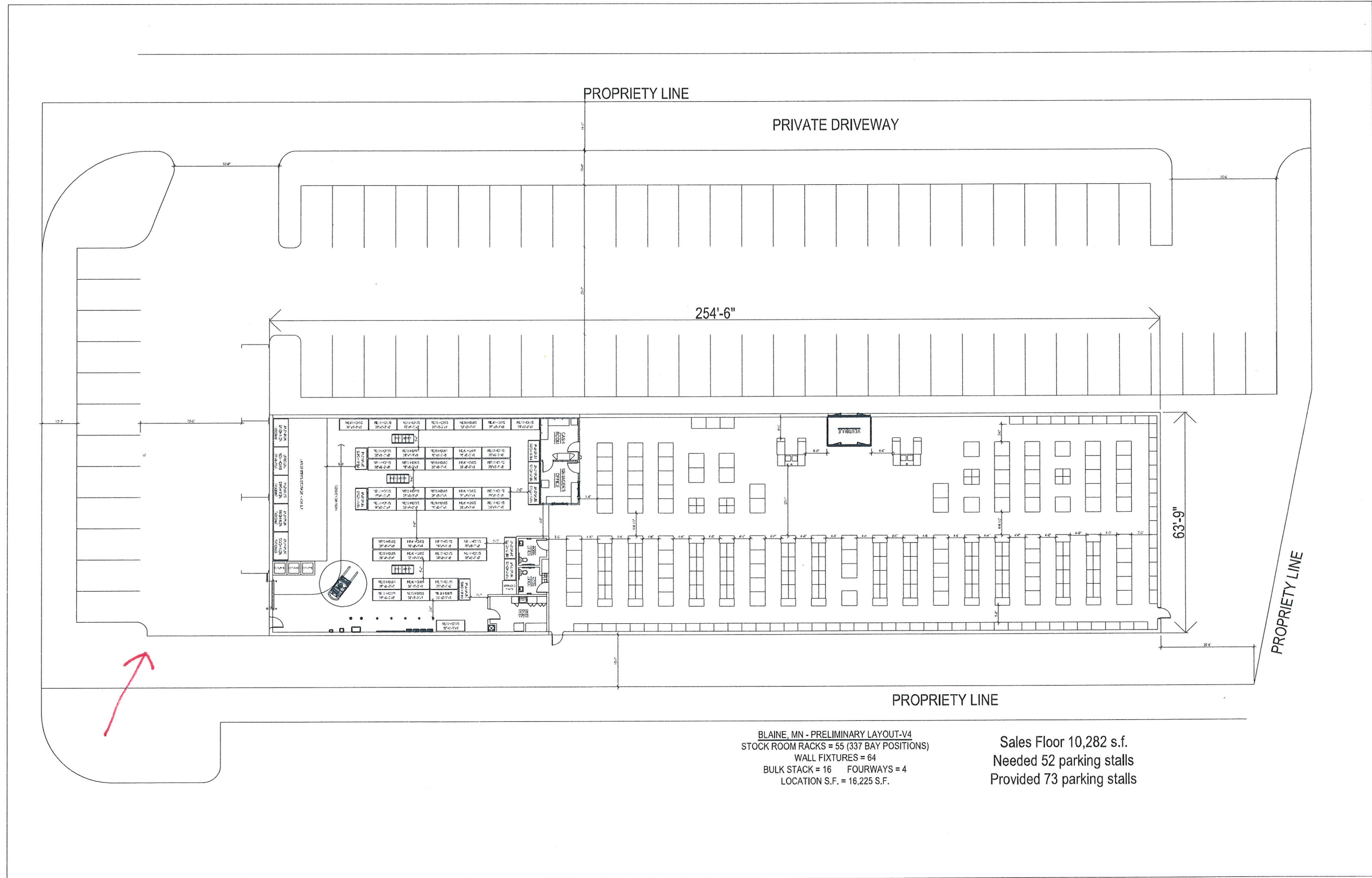
No.	REVISIONS	DATE	BY

KHA PROJECT: 160975000  
DATE: 04/06/2018  
SCALE: AS SHOWN  
DESIGNED BY: BMW  
DRAWN BY: ACL  
CHECKED BY: ATB

MINNESOTA  
I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS OR REPORT 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.  
ANDREW T. BERG P.E.  
DATE: 04/06/2018 LIC. NO.: 47896



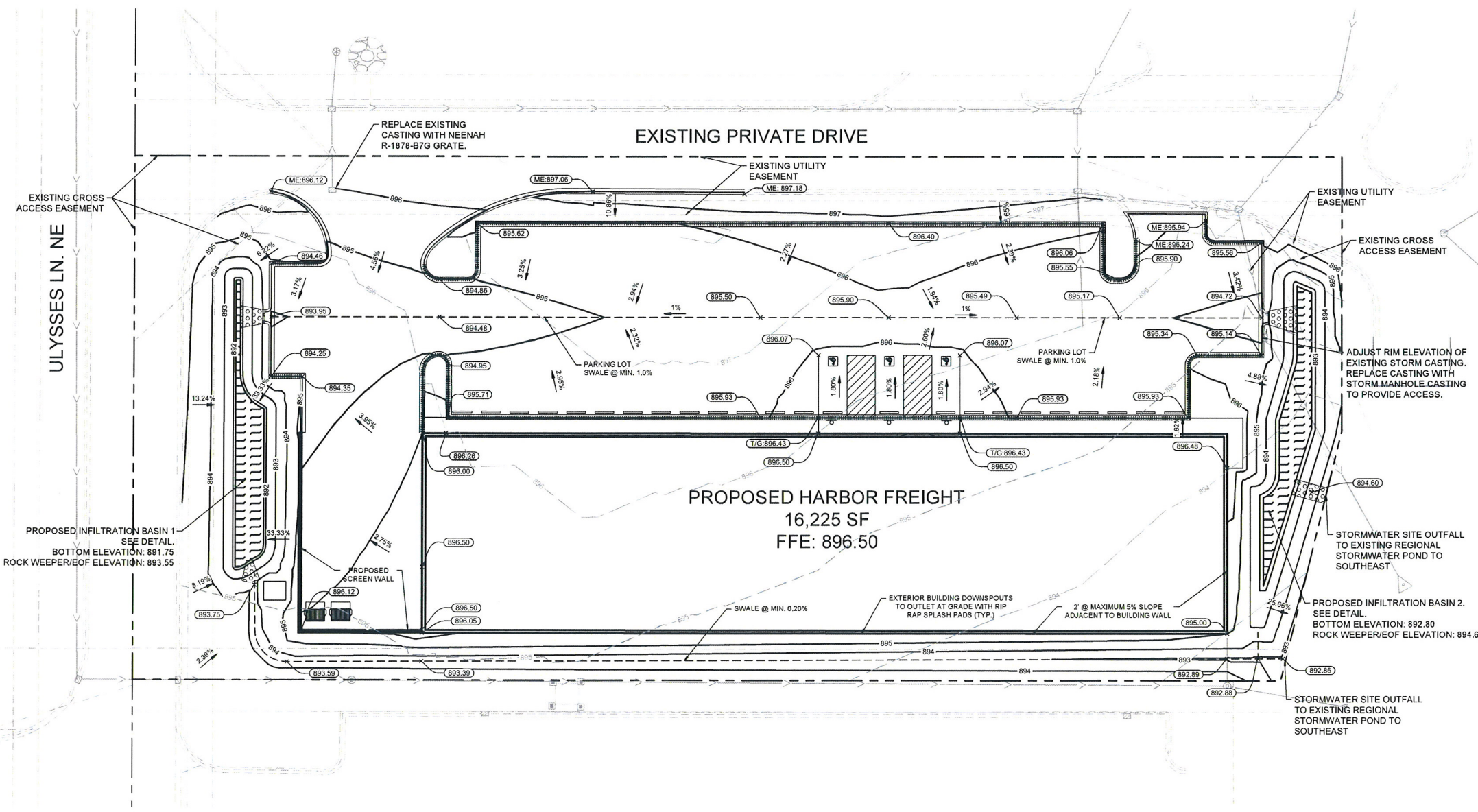
# Proof of Parking Plan



BLAINE, MN - PRELIMINARY LAYOUT-V4  
STOCK ROOM RACKS = 55 (337 BAY POSITIONS)  
WALL FIXTURES = 64  
BULK STACK = 16    FOURWAYS = 4  
LOCATION S.F. = 16,225 S.F.

Sales Floor 10,282 s.f.  
Needed 52 parking stalls  
Provided 73 parking stalls

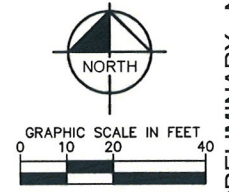




**LEGEND**

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPILL CURB
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAINE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
  - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
  - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
  - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
  - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED ALIGNMENTS.
  - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
  - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
  - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
  - INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
  - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
  - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
  - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
  - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
  - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
  - MAINTAIN A MINIMUM OF 1.20% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.



**PRELIMINARY - NOT FOR CONSTRUCTION**

**BLAINE - HARBOR FREIGHT**

PREPARED FOR

**HJ DEVELOPMENT**

BLAINE MN

**Kimley >>> Horn**

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PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

KHA PROJECT: 160975000

DATE: 04/06/2018

SCALE: AS SHOWN

DESIGNED BY: BMW

DRAWN BY: BMW

CHECKED BY: ATB

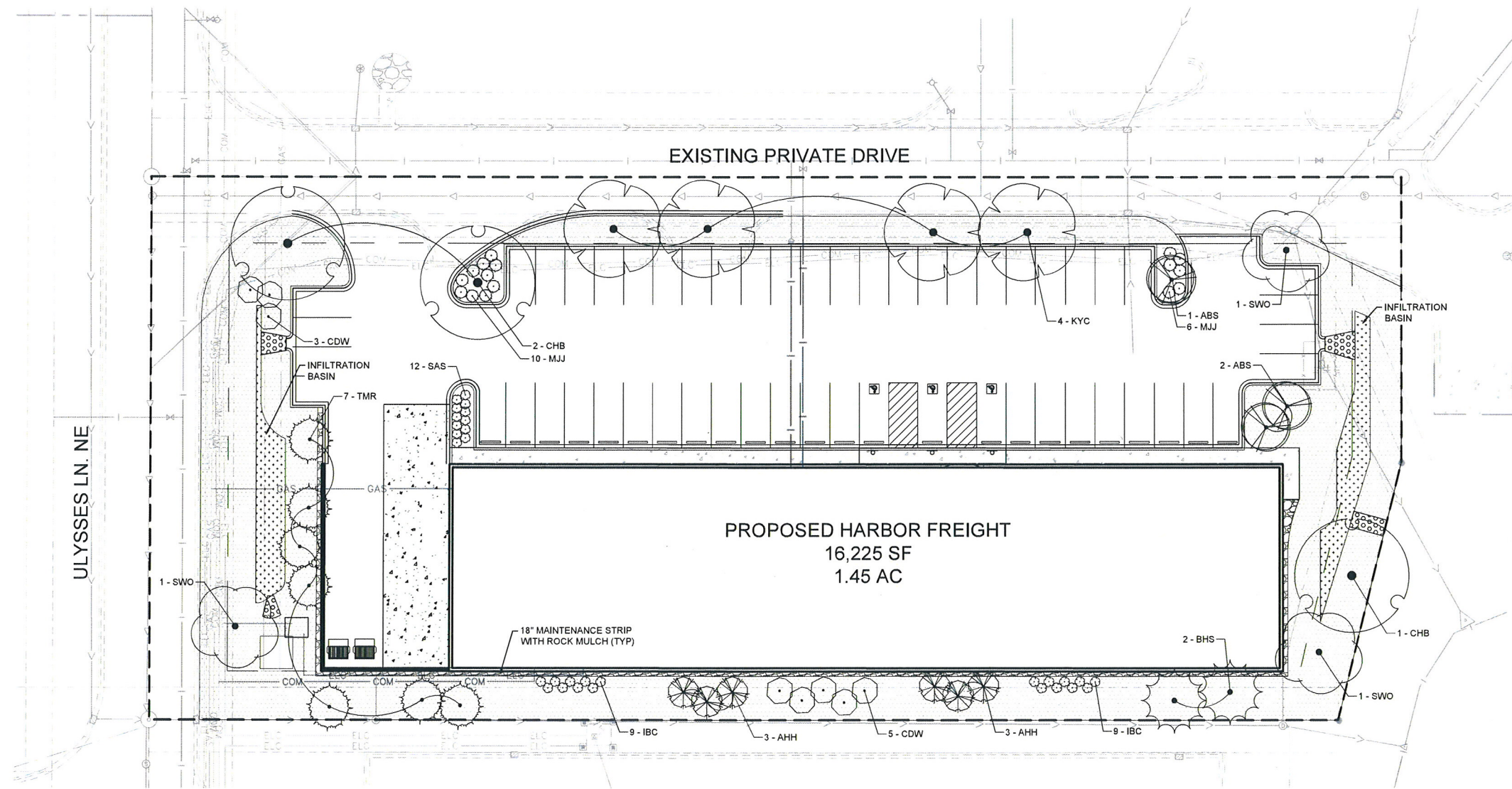
THIRTEEN (13) SHEETS OF THIS PLAN SET ARE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW T. BERG P.E.  
MN  
DATE: 04/06/2018 LIC. NO.: 47886

GRADING PLAN

SHEET NUMBER **C500**





- PLANTING NOTES**
1. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
  2. INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  3. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
  4. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
  5. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
  6. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
  7. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, PERENNIALS, & ANNUALS UNLESS OTHERWISE NOTED.
  8. TREE WRAPPING SHALL OCCUR IN THE FALL ON OCTOBER 15 AND REMOVE WRAPPING AFTER APRIL 15.
  9. APPLY PRE-EMERGENT HERBICIDE PREEN (OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
  10. INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
  11. INSTALL 3" DEEP ROCK MULCH AT ALL 18" MAINTENANCE STRIP LOCATIONS. SEE PLANS.
  12. INSTALL DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
  13. INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
  14. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
  15. WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

**LANDSCAPE REQUIREMENTS**

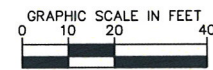
CITY CODE REQUIREMENT	REQUIRED	PROPOSED
33.08.d.1: ONE OVERSTORY DECIDUOUS SHADE TREES FOR EVERY 2,000 SF OF TOTAL BUILDING FLOOR AREA OR ONE TREE FOR EVERY 100 FEET OF SITE PERIMETER, WHICHEVER IS GREATER.	BUILDING AREA: 16,225 SF 16,225/2,000 = 9 TREES SITE PERIMETER: 1,082 SF 1,082/100 = 11 TREES <b>11 SHADE TREES REQUIRED</b>	11 SHADE TREES
33.08.d.2: ONE CONIFEROUS TREE FOR EVERY 2,000 SF OF BUILDING AREA OR ONE CONIFEROUS TREE FOR EVERY 200 FEET OF SITE PERIMETER, WHICHEVER IS GREATER.	BUILDING AREA: 16,225 SF 16,225/2,000 = 9 TREES SITE PERIMETER: 1,082 SF 1,082/200 = 6 TREES <b>9 SHADE TREES REQUIRED</b>	9 SHADE TREES
33.08.d.3: ONE UNDERSTORY SHRUB FOR EVERY 300 SF OF BUILDING AREA OR ONE SHRUB FOR EVERY 30 FEET OF SITE PERIMETER, WHICHEVER IS GREATER.	BUILDING AREA: 16,225 SF 16,225/300 = 54 SHRUBS SITE PERIMETER: 1,082 SF 1,082/30 = 36 SHRUBS <b>54 SHRUBS REQUIRED</b>	54 SHRUBS
33.08.d.4: ONE ORNAMENTAL TREE FOR EVERY 2,000 SF OF BUILDING OR ONE ORNAMENTAL TREE FOR EVERY 200 FEET OF SITE PERIMETER, WHICHEVER IS GREATER.	BUILDING AREA: 16,225 SF 16,225/2,000 = 9 TREES SITE PERIMETER: 1,082 SF 1,082/200 = 6 TREES <b>9 ORNAMENTAL TREES REQUIRED</b>	9 ORNAMENTAL TREES

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CHB	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
KYC	4	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
SWO	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BHS	2	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HT.
TMR	7	LARIX LARICINA	TAMARACK	B & B	6' HT.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ABS	3	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5" CAL.
AHH	6	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	1.5" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
CDW	8	CORNUS SERICEA 'CARDINAL'	'CARDINAL' DOGWOOD	#2 CONT.	PER PLAN
IBC	18	ARONIA MELANOCARPA 'MORTON'	IROQUIS BEAUTY BLACK CHOKEBERRY	#2 CONT.	PER PLAN
MJJ	16	JUNIPERUS CHINENSIS 'MONLEP'	MINT JULEP JUNIPER	#2 CONT.	PER PLAN
SAS	12	SORBARIA SORBIFOLIA 'SEM'	SEM ASH LEAF SPIREA	#2 CONT.	PER PLAN

**LEGEND**

- SOD
- MAINTENANCE EDGE - ROCK MULCH
- MNDOT SEED MIX 33-261 FOR STORMWATER INFILTRATION AREAS



PRELIMINARY - NOT FOR CONSTRUCTION

BLAINE - HARBOR FREIGHT  
PREPARED FOR  
HJ DEVELOPMENT  
BLAINE MN

**LANDSCAPE PLAN**

KHA PROJECT 160975000  
DATE 03/27/2018  
SCALE AS SHOWN  
DESIGNED BY KEH  
DRAWN BY KEH  
CHECKED BY CEF

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
CHAD E. FIEGUM, P.L.A.  
DATE: 03/27/2018 LIC. NO. 46838

**Kimley»Horn**

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2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
PHONE: 651-646-4197  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER  
**L100**



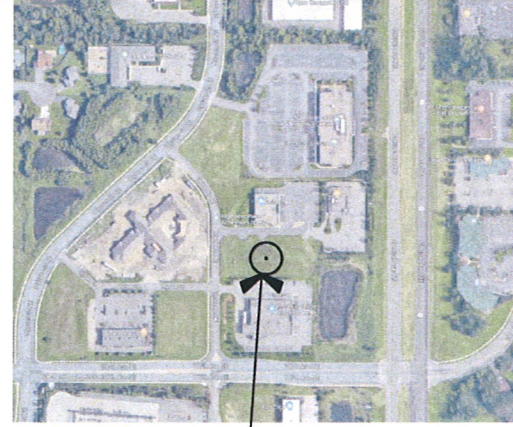
**Project Title & Description**

# HARBOR FREIGHT

## BLAINE, MN

PROJECT DESCRIPTION:  
 NEW GROUND UP 16,225 SF RETAIL BUILDING ON A CURRENTLY UNDEVELOPED SITE.  
 NEW UTILITIES AS NECESSARY TO SERVE THE NEW STRUCTURE AND ITS OCCUPANCY.  
 NEW SITE DEVELOPMENTS AS OUTLINED IN THE CIVIL DRAWINGS ACCOMPANYING THIS SUBMITTAL.

**Location Map**



PROJECT SITE:  
 11727 ULYSSES LANE NE



**Project Team**

ENGINEER  
 KIMLEY-HORN AND ASSOCIATES, INC.  
**Kimley»Horn**  
 PREPARED BY: ANDREW T. BERG P.E.  
 2550 UNIVERSITY AVE W, SUITE 238 N  
 ST. PAUL, MN 55114  
 TELEPHONE (651) 645-4197

OWNER / DEVELOPER  
 HJ DEVELOPMENT  
  
 15600 WAYZATA BLVD, SUITE 201  
 WAYZATA, MN 55391  
 TELEPHONE: 952-476-9400  
 FAX: 952-476-9401

LANDSCAPE ARCHITECT  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2550 UNIVERSITY AVE W, SUITE 238 N  
 TELEPHONE: (651) 645-4197  
 CONTACT: CHAD FEIGUM P.L.A.

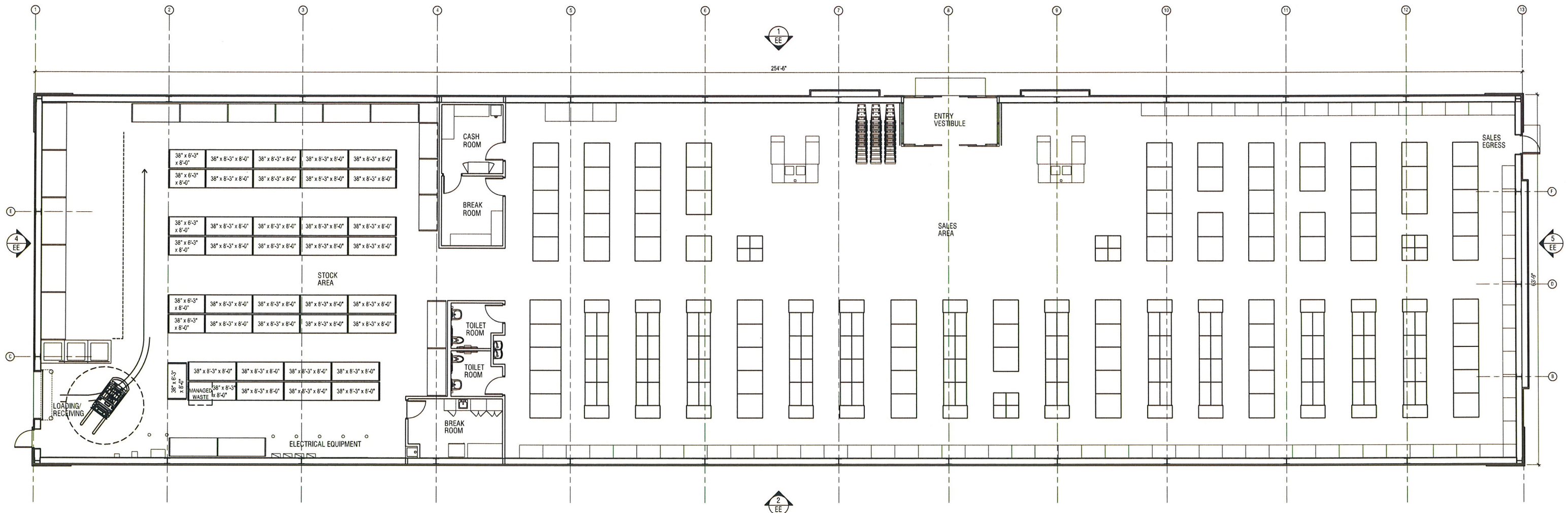
SURVEYOR  
 SAMBATEK, INC.  
 12800 WHITEWATER DRIVE SUITE 300  
 TELEPHONE: (763) 476-6010  
 FAX: (763) 476-8532  
 CONTACT: RICK BLOM L.S.

GEOTECHNICAL ENGINEER  
 BRAUN INTERTEC, INC.  
 11001 HAMPSHIRE AVE SOUTH  
 MINNEAPOLIS, MN 55438  
 TELEPHONE: (952) 995-2000  
 CONTACT: JIMMY BENNET

ARCHITECT  
 FRCH DESIGN WORLDWIDE  
 311 ELM STREET, SUITE 600  
 CINCINNATI, OH 45202  
 TELEPHONE: 513-362-1396  
 CONTACT: BRIAN M. SULLIVAN, AIA

**Architectural Drawings Issued**

PLANNING SUBMITTAL  
 DRAWING TITLE: DATE:  
 BUILDING FLOOR PLAN 04/06/2018  
 EXTERIOR ELEVATIONS 04/06/2018



1 BUILDING FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



