

**Case File No. 16-0053  
Harley-Davidson**



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





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STATE OF MINNESOTA.  
Andrew T. Brandel

DATE 12/09/16 LIC. NO. 47078

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PROJECT

### TWIN CITIES HARLEY-DAVIDSON NORTH NEW FACILITY

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

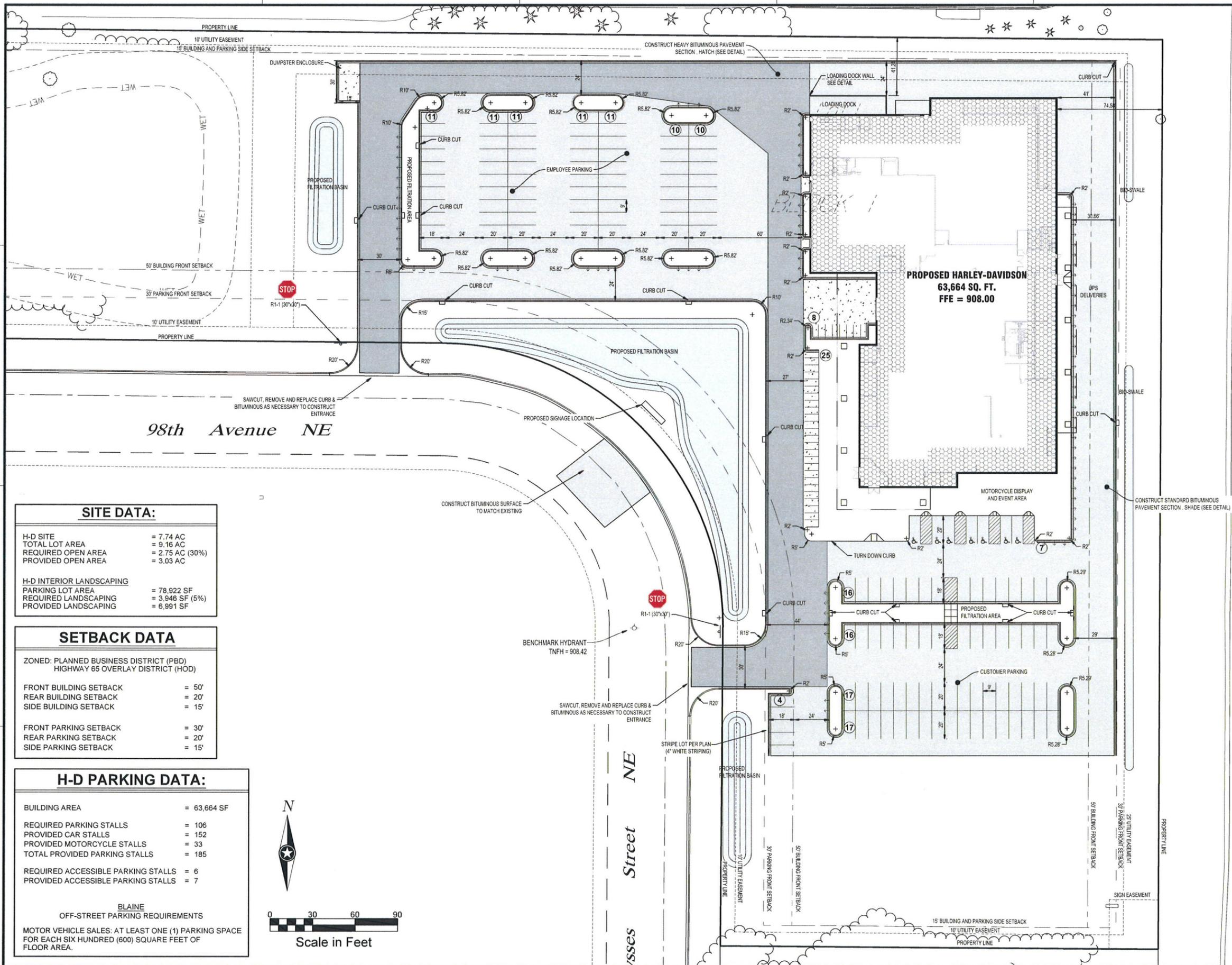
PROJECT NO.	16-19138
FILE NAME	19138 C3-SITE
DRAWN BY	TK
DESIGNED BY	TK
REVIEWED BY	RS/AB
ORIGINAL ISSUE DATE	12/09/16
CLIENT PROJECT NO.	-

### PROPOSED SITE PLAN

SHEET  
**C3-10**

State Trunk Highway No. 65

Blaine Avenue



#### SITE DATA:

H-D SITE	= 7.74 AC
TOTAL LOT AREA	= 9.16 AC
REQUIRED OPEN AREA	= 2.75 AC (30%)
PROVIDED OPEN AREA	= 3.03 AC
<b>H-D INTERIOR LANDSCAPING</b>	
PARKING LOT AREA	= 78,922 SF
REQUIRED LANDSCAPING	= 3,946 SF (5%)
PROVIDED LANDSCAPING	= 6,991 SF

#### SETBACK DATA

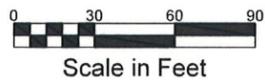
ZONED: PLANNED BUSINESS DISTRICT (PBD) HIGHWAY 65 OVERLAY DISTRICT (HOD)	
FRONT BUILDING SETBACK	= 50'
REAR BUILDING SETBACK	= 20'
SIDE BUILDING SETBACK	= 15'
FRONT PARKING SETBACK	= 30'
REAR PARKING SETBACK	= 20'
SIDE PARKING SETBACK	= 15'

#### H-D PARKING DATA:

BUILDING AREA	= 63,664 SF
REQUIRED PARKING STALLS	= 106
PROVIDED CAR STALLS	= 152
PROVIDED MOTORCYCLE STALLS	= 33
TOTAL PROVIDED PARKING STALLS	= 185
REQUIRED ACCESSIBLE PARKING STALLS	= 6
PROVIDED ACCESSIBLE PARKING STALLS	= 7

#### BLAINE OFF-STREET PARKING REQUIREMENTS

MOTOR VEHICLE SALES: AT LEAST ONE (1) PARKING SPACE  
FOR EACH SIX HUNDRED (600) SQUARE FEET OF  
FLOOR AREA.





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PROJECT  
**TWIN CITIES  
HARLEY-DAVIDSON  
NORTH  
NEW FACILITY**

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19138
FILE NAME	19138 C4-GRADE
DRAWN BY	TK
DESIGNED BY	TK/RS
REVIEWED BY	RS/AB
ORIGINAL ISSUE DATE	12/09/16
CLIENT PROJECT NO.	-

TITLE  
**OVERALL GRADING  
PLAN**

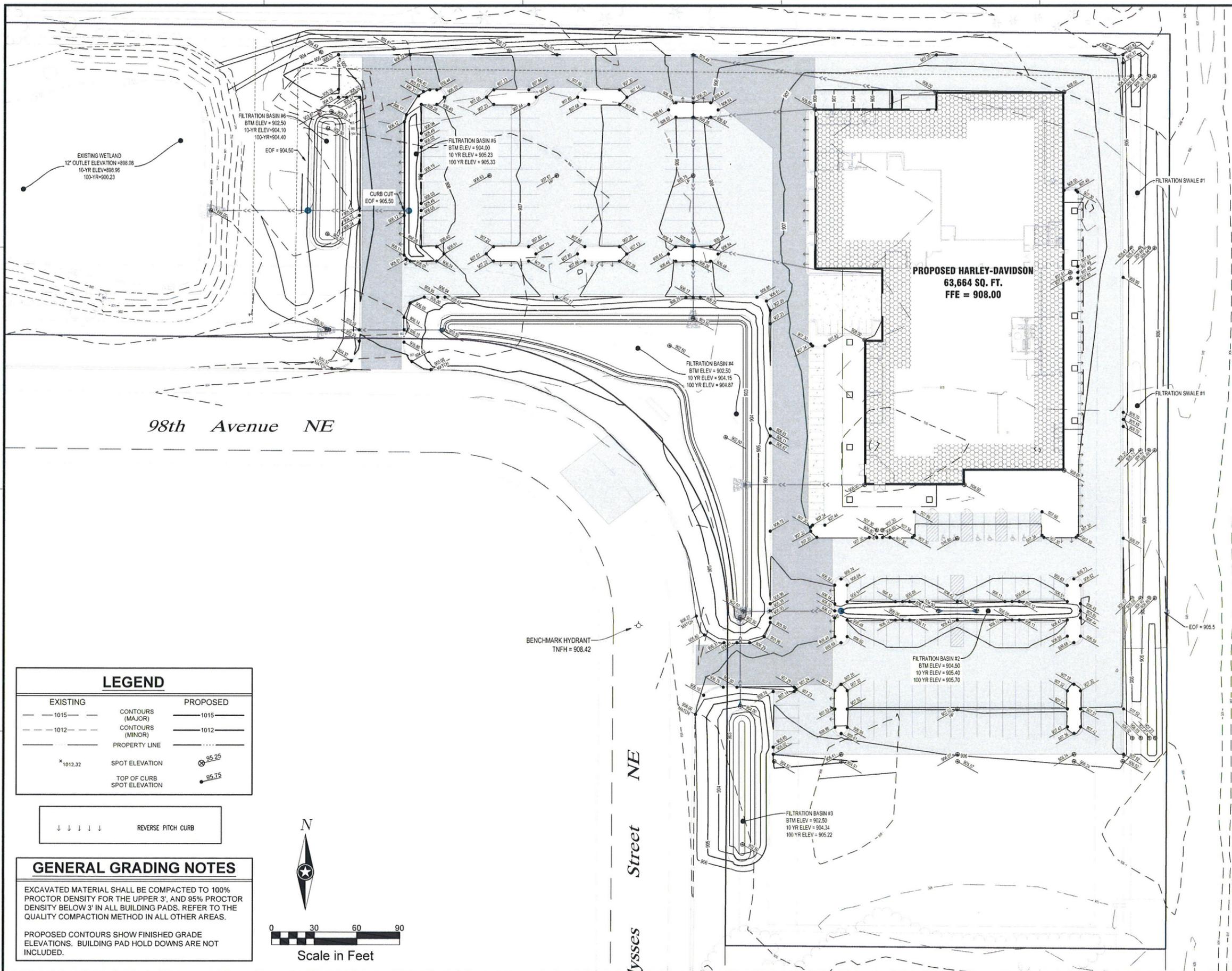
SHEET  
**C4-10**

State Trunk Highway No. 65

Central Avenue

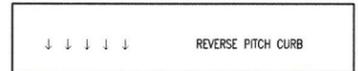
Lysses Street NE

98th Avenue NE



**LEGEND**

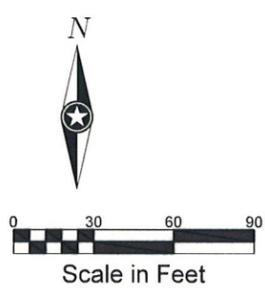
EXISTING	PROPOSED
--- 1015 ---	CONTOURS (MAJOR) 1015
--- 1012 ---	CONTOURS (MINOR) 1012
-----	PROPERTY LINE
* 1012.32	SPOT ELEVATION 95.25
	TOP OF CURB SPOT ELEVATION 95.75



**GENERAL GRADING NOTES**

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD HOLD DOWNS ARE NOT INCLUDED.





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PROJECT  
**TWIN CITIES HARLEY-DAVIDSON NORTH NEW FACILITY**

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

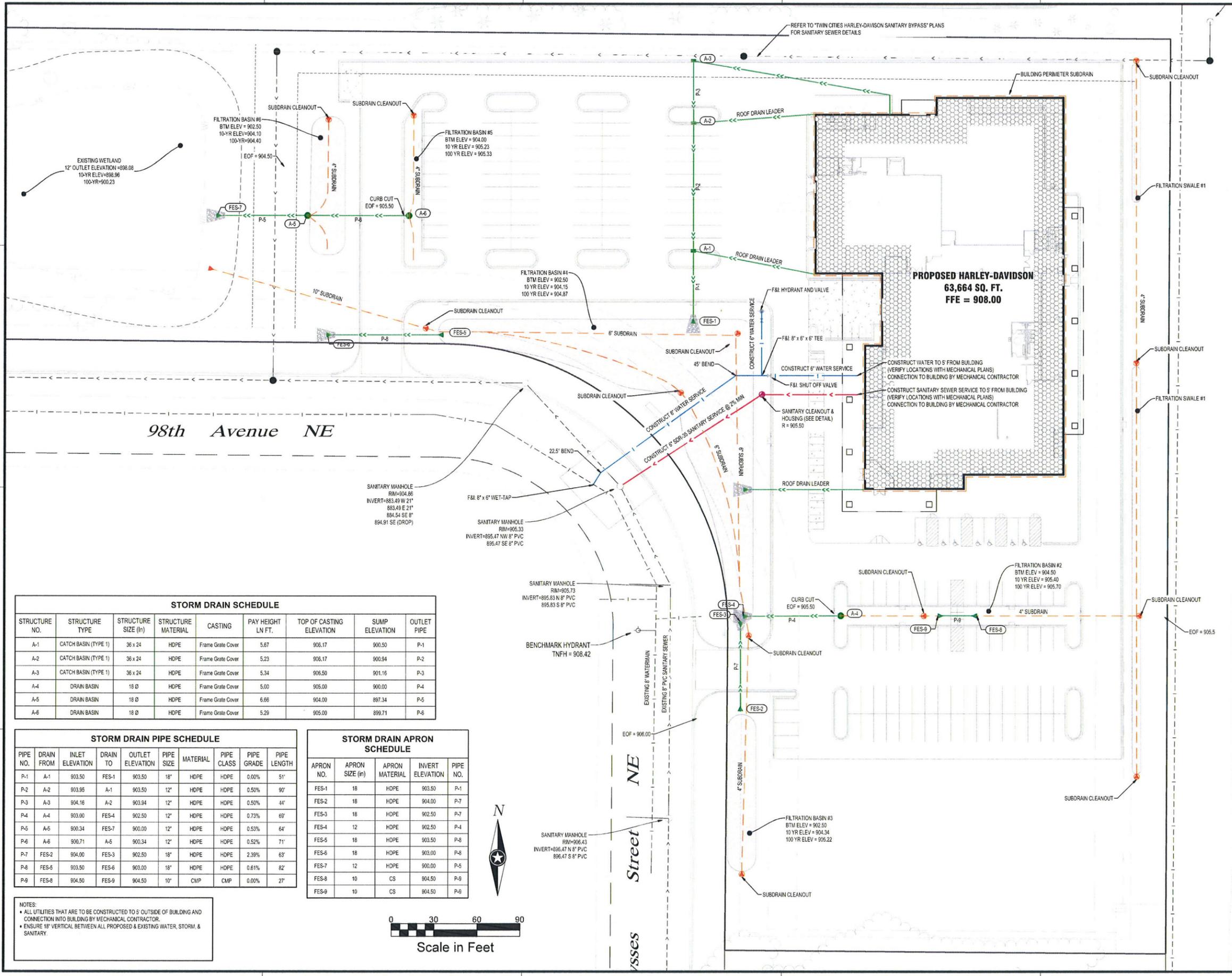
PROJECT NO. 16-19138  
FILE NAME 19138 C3-SITE  
DRAWN BY TK  
DESIGNED BY TK/RS  
REVIEWED BY RS/AB  
ORIGINAL ISSUE DATE 12/09/16  
CLIENT PROJECT NO. -

TITLE  
**PROPOSED SITE UTILITY PLAN**

SHEET  
**C3-20**

State Trunk Highway No. 65

tral Avenue



98th Avenue NE

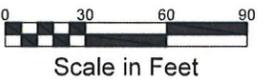
Street

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (in)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT.	TOP OF CASTING ELEVATION	SUMP ELEVATION	OUTLET PIPE
A-1	CATCH BASIN (TYPE 1)	36 x 24	HDPE	Frame Grate Cover	5.67	906.17	900.50	P-1
A-2	CATCH BASIN (TYPE 1)	36 x 24	HDPE	Frame Grate Cover	5.23	906.17	900.94	P-2
A-3	CATCH BASIN (TYPE 1)	36 x 24	HDPE	Frame Grate Cover	5.34	906.50	901.16	P-3
A-4	DRAIN BASIN	18 Ø	HDPE	Frame Grate Cover	5.00	905.00	900.00	P-4
A-5	DRAIN BASIN	18 Ø	HDPE	Frame Grate Cover	6.68	904.00	897.34	P-5
A-6	DRAIN BASIN	18 Ø	HDPE	Frame Grate Cover	5.29	905.00	899.71	P-6

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH
P-1	A-1	903.50	FES-1	903.50	18"	HDPE	HDPE	0.00%	51'
P-2	A-2	903.95	A-1	903.50	12"	HDPE	HDPE	0.50%	90'
P-3	A-3	904.16	A-2	903.94	12"	HDPE	HDPE	0.50%	44'
P-4	A-4	903.00	FES-4	902.50	12"	HDPE	HDPE	0.73%	69'
P-5	A-5	900.34	FES-7	900.00	12"	HDPE	HDPE	0.53%	64'
P-6	A-6	900.71	A-5	900.34	12"	HDPE	HDPE	0.52%	71'
P-7	FES-2	904.00	FES-3	902.50	18"	HDPE	HDPE	2.38%	63'
P-8	FES-5	903.50	FES-6	903.00	18"	HDPE	HDPE	0.61%	82'
P-9	FES-8	904.50	FES-9	904.50	10"	CMP	CMP	0.00%	27'

APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	18	HDPE	903.50	P-1
FES-2	18	HDPE	904.00	P-7
FES-3	18	HDPE	902.50	P-7
FES-4	12	HDPE	902.50	P-4
FES-5	18	HDPE	903.50	P-8
FES-6	18	HDPE	903.00	P-8
FES-7	12	HDPE	900.00	P-5
FES-8	10	CS	904.50	P-9
FES-9	10	CS	904.50	P-9

NOTES:  
• ALL UTILITIES THAT ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING AND CONNECTION INTO BUILDING BY MECHANICAL CONTRACTOR.  
• ENSURE 18" VERTICAL BETWEEN ALL PROPOSED & EXISTING WATER, STORM, & SANITARY.





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PROJECT  
**TWIN CITIES  
HARLEY-DAVIDSON  
NORTH  
NEW FACILITY**

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

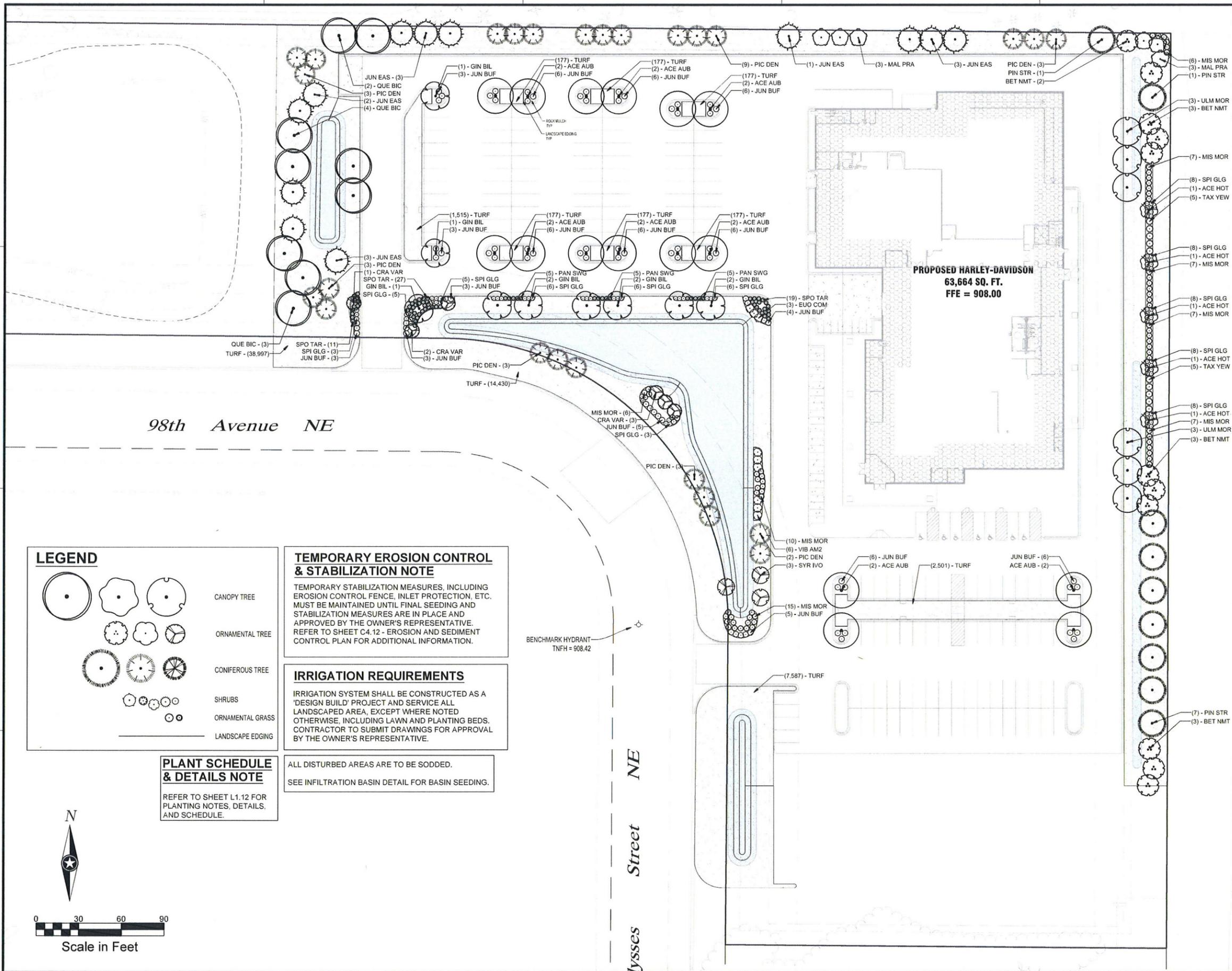
PROJECT NO. 16-19138  
 FILE NAME 19138 C5-LAND  
 DRAWN BY AET  
 DESIGNED BY AET  
 REVIEWED BY AET  
 ORIGINAL ISSUE DATE 12/09/16  
 CLIENT PROJECT NO. -

TITLE  
**LANDSCAPING PLAN**

SHEET  
**C5-20**

State Trunk Highway No. 65

Central Avenue



**LEGEND**

- CANOPY TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUBS
- ORNAMENTAL GRASS
- LANDSCAPE EDGING

**TEMPORARY EROSION CONTROL & STABILIZATION NOTE**

TEMPORARY STABILIZATION MEASURES, INCLUDING EROSION CONTROL FENCE, INLET PROTECTION, ETC. MUST BE MAINTAINED UNTIL FINAL SEEDING AND STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO SHEET C4.12 - EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION.

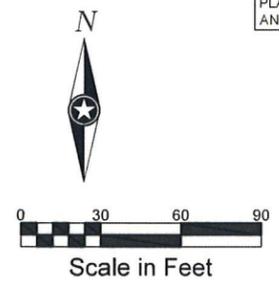
**IRRIGATION REQUIREMENTS**

IRRIGATION SYSTEM SHALL BE CONSTRUCTED AS A 'DESIGN BUILD' PROJECT AND SERVICE ALL LANDSCAPED AREA, EXCEPT WHERE NOTED OTHERWISE, INCLUDING LAWN AND PLANTING BEDS. CONTRACTOR TO SUBMIT DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

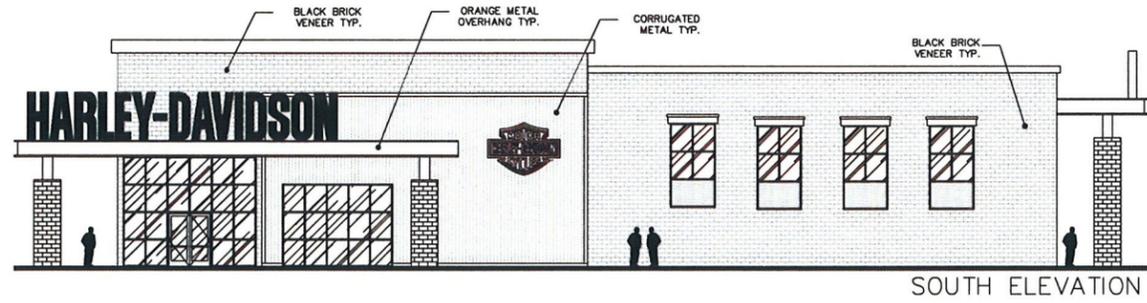
ALL DISTURBED AREAS ARE TO BE SODDED.  
 SEE INFILTRATION BASIN DETAIL FOR BASIN SEEDING.

**PLANT SCHEDULE & DETAILS NOTE**

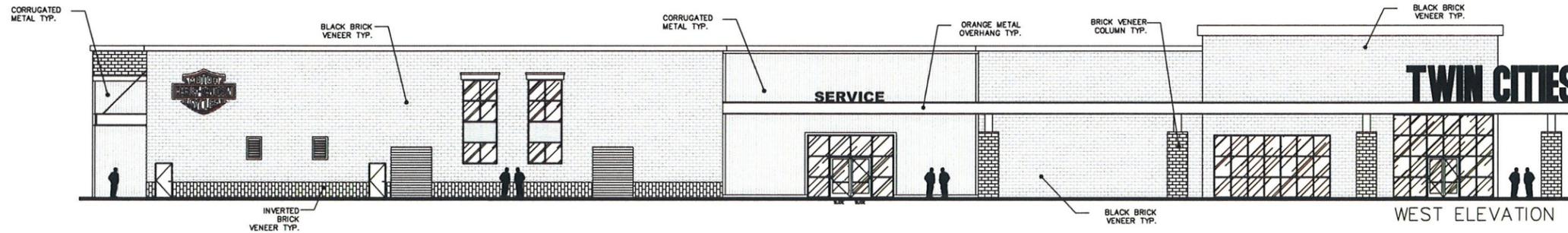
REFER TO SHEET L1.12 FOR PLANTING NOTES, DETAILS, AND SCHEDULE.



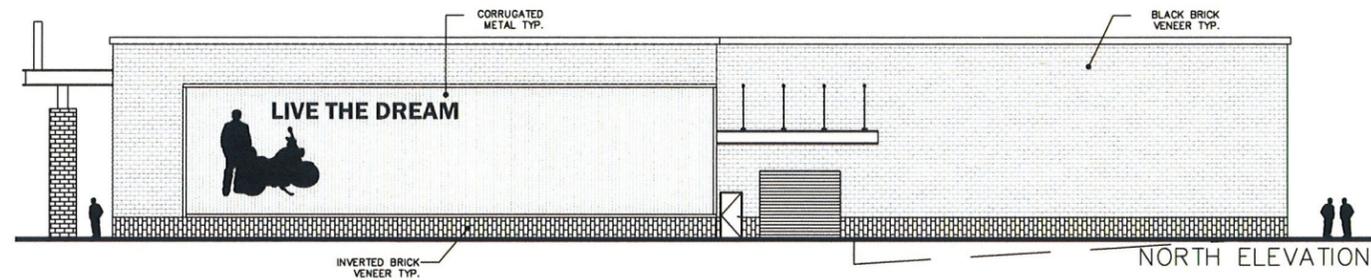
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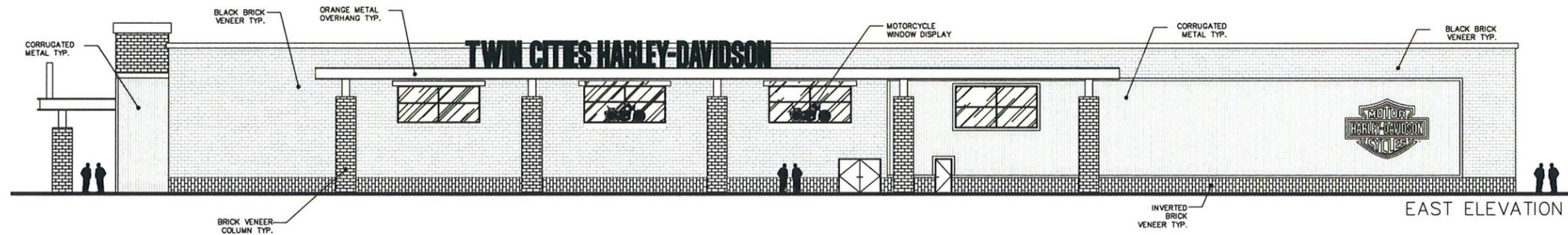
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



Scale in Feet

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NORTH  
NEW FACILITY**

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19138
FILE NAME	19138-FLOOR PLANS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	12/09/16
CLIENT PROJECT NO.	---

TITLE  
**BUILDING  
ELEVATIONS**



SOUTHWEST VIEW



NORTHEAST VIEW FROM HIGHWAY 65