

01

3D VISUALS

fresh.

EXTERIOR VIEW



EXTERIOR VIEW



EXTERIOR VIEW





NOTES



FOR DESIGN INTENT ONLY,
NOT FOR CONSTRUCTION

CLIENT



**BACK HOME HARLEY-DAVIDSON
ROCHESTER - MINNESOTA**

ISSUES

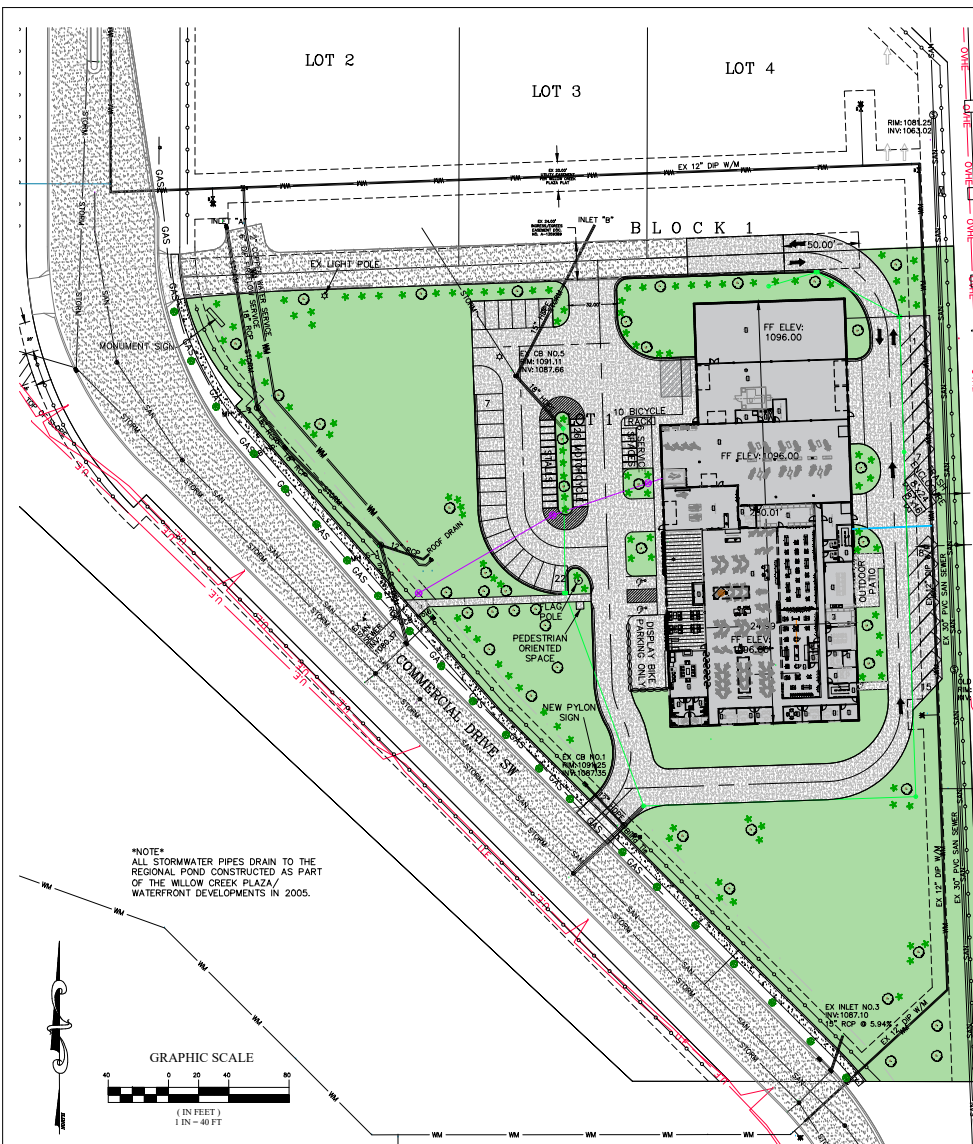
09.20.2024 - BLOCK PLAN
10.04.2024 - PRELIMINARY
10.25.2024 - PHASE 01

SCALE 1" = 10'-0" DRAWN BY FF

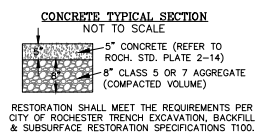
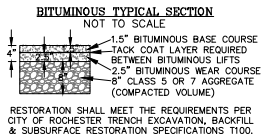
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EXTERIOR ELEVATIONS

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- GENERAL & CONSTRUCTION NOTES**
1. ALL CONSTRUCTION TO BE PER LATEST CITY OF ROCHESTER STANDARD DETAILS & SPECIFICATIONS.
 2. CONTRACTOR TO OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION BEGINNING.
 3. WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE CURRENT VERSION OF THE MINNESOTA PLUMBING CODE CHAPTER 4715 AS ADOPTED BY THE CITY AND THE REQUIREMENTS OF RPI RULES & REGS.
 4. EXISTING AND PROPOSED WATER SERVICES ARE PRIVATE EXISTING WATER MAIN IS PUBLIC.
 5. WATER SERVICES TO BE 7" MIN. (10" MAX.) BURY DEPTH.



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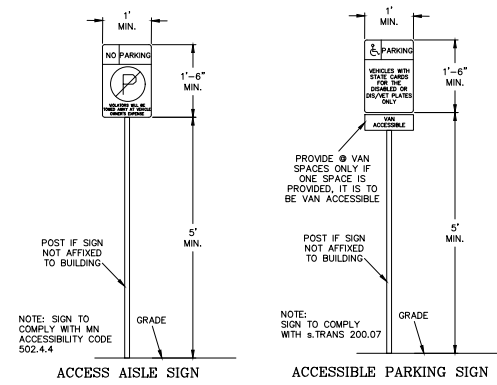
ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
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SITE SUMMARY	Back Home Harley-Davidson Dealership
PARID	642634081625
PROPERTY ADDRESS	4840 Commercial Dr SW (Change Request 4884)
PROPERTY AREA	175,463 Sq Ft
PROPERTY ACREAGE	4.03 AC
ZONING	
ZONING CLASSIFICATION	MX-G (Mixed Use General)
BUILDING USAGE	Motor Vehicle Sales, Leasing or Storage
BUILDING AREA	30,630 SF
PARKING CALCULATIONS	
Minimum Parking: 1 per 500 sq ft of indoor sales or leasing space (excluding areas used only for indoor vehicle storage) / No Maximum	9,835 sq ft indoor sales (motorcycle display) 20 spaces required + 39 provided with 2 being handicapped + 26 motorcycle stalls
Visitor Parking: N/A	No residences
LANDSCAPE AREA	
Landscape Area Required = Min. 15%	50% Provided
RECREATION AREA	
Recreation Space Required = N/A	N/A

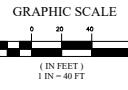
WATER SERVICE CONNECTION NOTE:
CONNECTION TO EXISTING 12" WATERMAIN. FIELD VERIFY WATERMAIN CONNECTION INVERT ELEVATION OF 1084.14; F&I 6" WET-TAPPING VALVE AND SLEEVE AND EXTENDING THE 6" WATER SERVICE 52 LF TO THE BUILDING. ESTIMATED BUILDING INVERT ELEVATION OF 1088.50. (PER ROCHESTER SERVICE CONNECTION SPEC C150 AND CITY DETAIL PLATES 4-01 & 6-11).

SANITARY SEWER CONNECTION NOTE:
CONNECTION OF THE SANITARY SEWER LINE SHALL BE MADE AT THE EXISTING STUB TO THE PROPERTY PRIOR TO THE PREVIOUS BUILDING PLANS. FIELD VERIFY SANITARY SEWER CONNECTION INVERT ELEVATION OF 1082.02. THE 4" SANITARY SEWER LINE SHALL BE EXTENDED 180 LF TO THE BUILDING @ 2.00% ESTIMATED BUILDING INVERT ELEVATION OF 1085.62. CLEANOUTS SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 100 FEET, AT BENDS AND AT ANY WYES. SANITARY CLEANOUTS PER ROCH. STD. PLATE 1-06. ANY CLEANOUTS LOCATED IN BITUMINOUS SHALL CONFORM TO ROCH. STD. PLATE 1-10. (PER ROCHESTER SERVICE CONNECTION SPEC C150 AND CITY DETAIL PLATES 4-01 & 6-11)

- LEGEND**
- WATER HYDRANT & GATE VALVE
 - SANITARY MANHOLE
 - STORM MANHOLE & CATCHBASIN
 - SIGNS
 - GAS VALVE
 - COMMUNICATIONS BOX
 - ELECTRIC POLE
 - LIGHT POLE
 - TREE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - WATERMAIN
 - SAN- SANITARY SEWER
 - STORM- STORM SEWER
 - OVERHEAD ELECTRIC LINES
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND COMMUNICATIONS LINE
 - RAILING, CHAINLINK FENCE
 - GAS LINE
 - WATER SERVICE
 - DRAIN TILE / SUBDRAIN
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EASEMENT LINE
 - RETAINING WALL
 - BUFFERYARD LINE
 - BITUMINOUS SURFACING
 - CONCRETE SURFACING
 - AGGREGATE SURFACING
 - BUILDING
 - BOULDER OR BIG BLOCK TRANSITION
 - GARDEN
 - PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING
 - PROPOSED BOULEVARD TREE
 - PROPOSED DECIDUOUS OR EVERGREEN TREE
 - PROPOSED CANOPY TREE



NOTE
ALL STORMWATER PIPES DRAIN TO THE REGIONAL POND CONSTRUCTED AS PART OF THE WILLOW CREEK PLAZA/ WATERFRONT DEVELOPMENTS IN 2005.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

DATE: 8/14/2024
Prepared For: PAUL GUTMAN
1315 ALTHOFF DRIVE
EFFINGHAM, IL 62401

MARK R. WELCH
REG. NO. 42736
FILE NO.: 24-253 HARLEY DAVIDSON

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DESIGNED: MRW
DRAWN: ADB
CHECKED: MRW

REVISED BY DATE
PRELIMINARY ADB 10/14/2024
SUBMITTAL ADB 11/27/2024

**CITY OF ROCHESTER
OLMSTED COUNTY**

BENCHMARK: HYDRANT APPROXIMATELY 30' NORTH OF THE NORTH ENTRANCE.
TIN ELEVATION: 1095.60

**BACK HOME HARLEY-DAVIDSON
SITE DEVELOPMENT & UTILITY PLAN**

**SHEET 1
OF 1 SHEETS**