



REGISTERED LANDSCAPE ARCHITECT

CORCORAN

SITE NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ELK RIVER SPECIFICATIONS AND BUILDING DEPARTMENT REQUIREMENTS. REFER TO GRADING PLAN FOR EXISTING AND PROPOSED GRADES. REFER TO CIVIL DETAIL FOR CONSTRUCTION DETAILS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.

ALL CURB AND GUTTER TO BE CONCRETE 6012 UNLESS NOTED OTHERWISE.

TYPICAL FULL SIZE 90° PARKING STALL IS 9'x20' UNLESS NOTED OTHERWISE.

WACO STREET IMPROVEMENTS TO BE COMPLETED BY THE CITY OF ELK RIVER UNDER SEPARATE CONTRACT.

LEGEND

- ===== PROPOSED CURB
- ===== CURB BY OTHERS
- EXISTING CURB
- CONCRETE PAVED AREA
- GROUND COVER (SEE LANDSCAPE PLAN)

SITE DATA

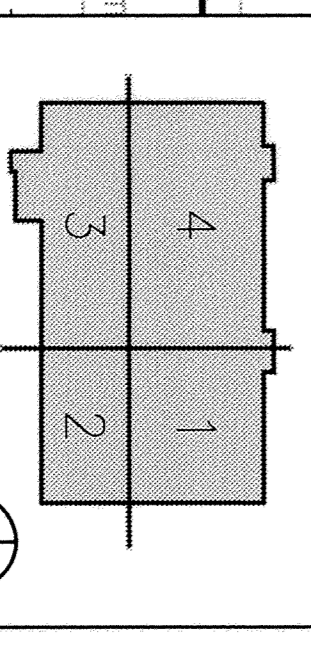
OUTLOT A = 50.13 ACRES
 LOT 1 = 26.26 ACRES
 PLAT AREA TOTAL = 76.39 ACRES
 CURRENT ZONING = BP (BUSINESS PARK)
 BUILDING SETBACK = 35' FRONT
 30' REAR
 20' REAR
 PARKING SETBACK = 35' FRONT
 30' REAR
 20' REAR
 HARBORCREST = 6.16 ACRES (23.5%)
 BUILDING AREA = 105,900 SF
 BUILDING COVERAGE = 2.43 ACRES (9.52%)
 PARKING REQUIRED = 80 STALLS
 PARKING PROVIDED = 85 STALLS
 TOTAL PARKING = 85 STALLS

TARGET
TECHNOLOGY DATA
CENTER 2
 ELK RIVER, MINNESOTA

I hereby certify that the data, specifications, or report were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

Wynne T. Slocum, PE
 REGISTRATION NO. 198142/2802
 DATE 08/12/2007

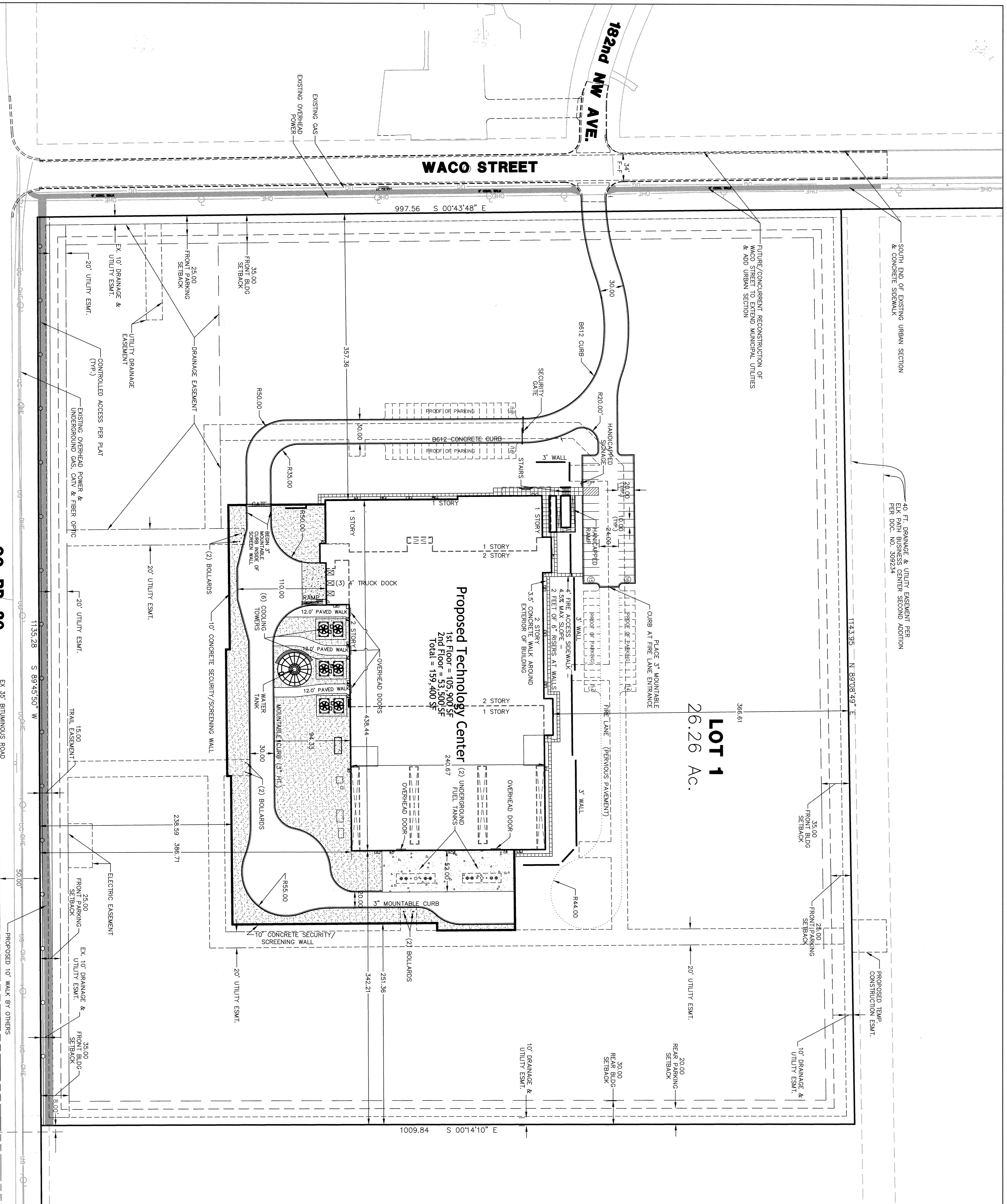
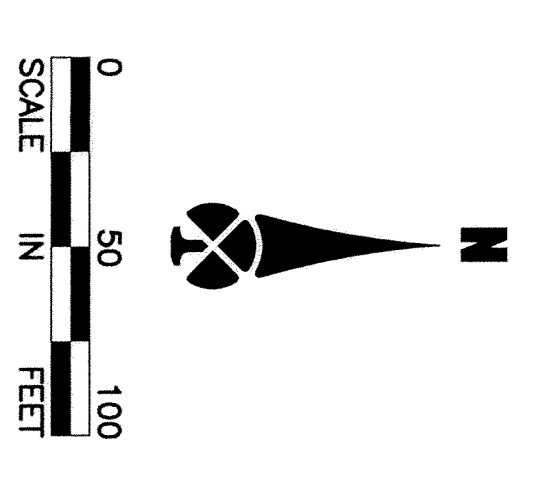
KEY PLAN



SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

DRAWN BY: JON NIMMER
 1524-000
 CHECKED BY: DATE: 08/12/2007



Proposed Technology Center
 1st Floor = 105,900 SF
 2nd Floor = 53,500 SF
 Total = 159,400 SF

LOT 1
 26.26 AC.

UNION ST. NW

CO. RD. 30

WACO STREET

182nd NW AVE.

TROY ST.