SURVEY OF PRELIMINARY POTENTIAL PLAT

SHERBURNE COUNTY
FUTURE DATA CENTER SITE

LOCATED ON C.S.A.H. 30

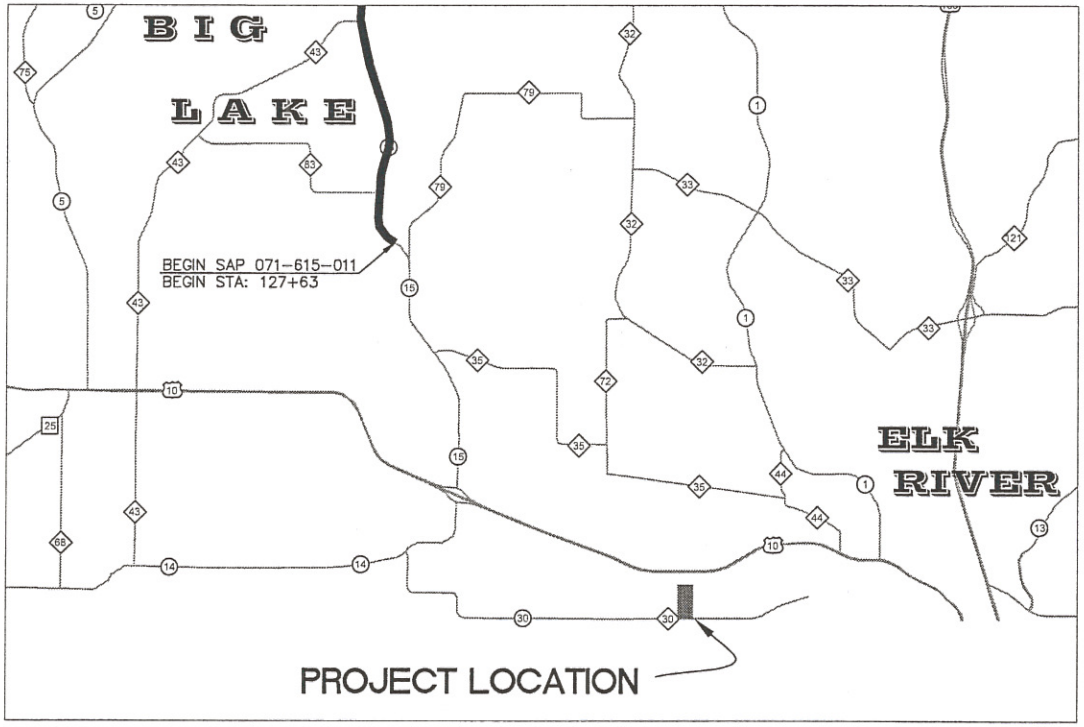
PID	LEGAL DESCRIPTION
75-785-0110	Lot 2, Block 1 Elk Path Business Center 4th Addn
75-661-0060	Outlot F, Elk Path Business Center

THE SUBSURFACE UTILITY INFORMATSION IN THIS PLAN WAS LOCATED IN THE FIELD BY SHERBURNE COUNTY. NO WARRANTIES OR GUARANTEES OF ACCURACY IS IMPLED.

THE CONTRACTOR OR DEVELOPER SHALL CALL GOPHER STATE ONE CALL AT 651-454-0002 OR 800-252-1166 BEFORE COMMENCING EXCAVATION

PLAN SYMBOLS

- EXIST. UTILITIES (PHONE) — TEL
- EXIST. UTILITIES (ELEC.) — Elec
- EXIST. UTILITIES (GAS) — Gas
- EXIST. UTILITIES (PHONE) — FO
- EXIST. PAVEMENT EDGE
- RIGHT OF WAY
- PROP. PAVEMENT EDGE
- CENTERLINE
- FIELD FENCE
- CONSTRUCTION LIMITS
- CULVERT
- PROPERTY LINE
- SLOPE/TEMP. EASEMENT
- DRAINAGE/UTILITY EASEMENT
- WETLAND AREA
- SILT FENCE
- TREE LINE
- PINE TREE
- DECIDUOUS TREE
- SHRUB/BUSH
- POWER POLE
- TELEPHONE PED.
- FIBER OPTIC
- GAS RISER
- SOIL BORE
- MAILBOX/911 NUMBER
- SOIL BORINGS



INDEX OF SHEETS

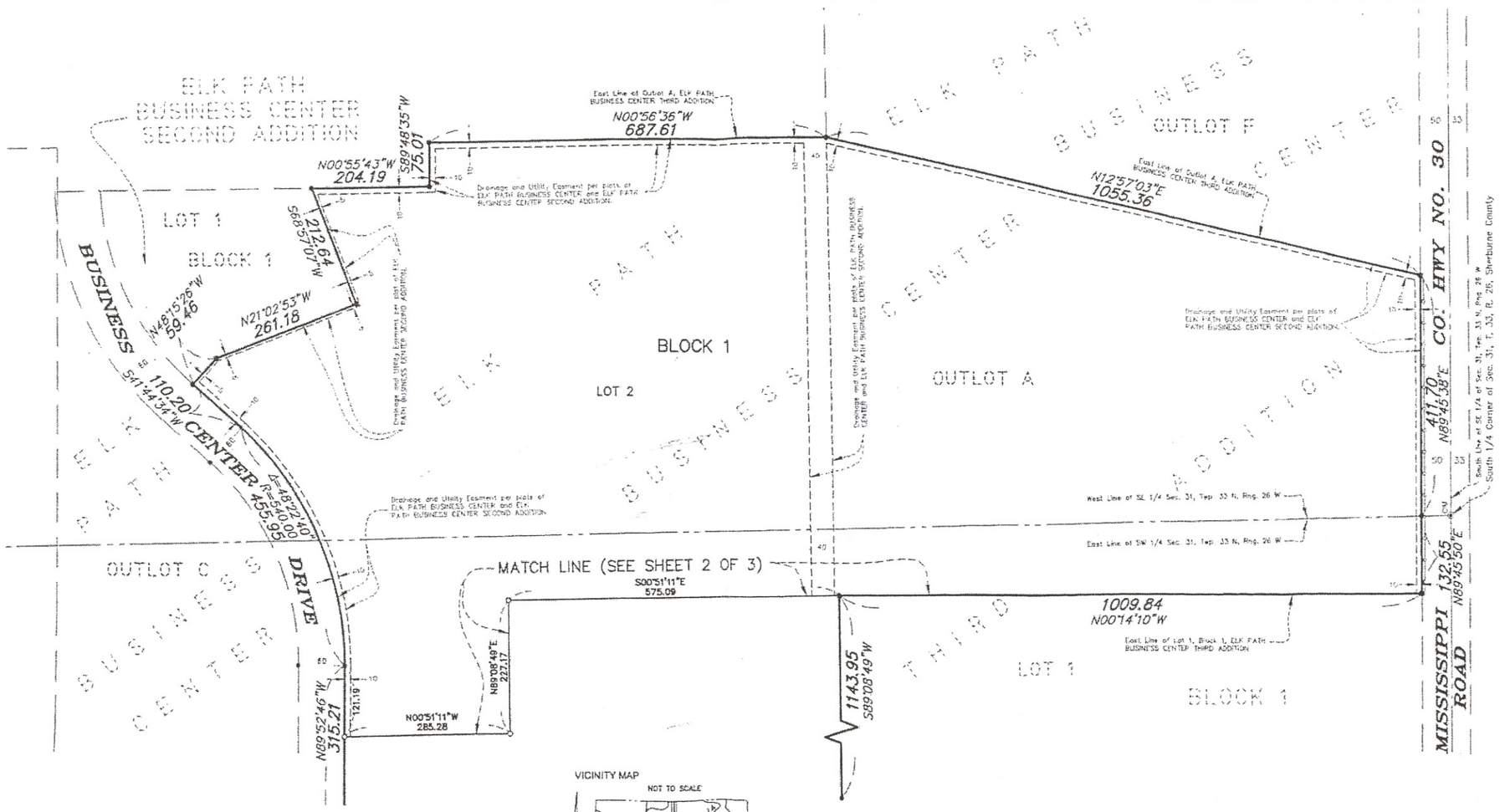
SHEET	DESCRIPTION
1	TITLE SHEET

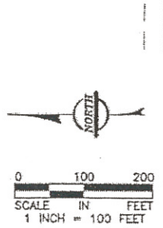
SHERBURNE COUNTY BOARD CHAIR JOHN REIBEL

SHERBURNE COUNTY
PUBLIC WORKS
425 JACKSON AVE.
ELK RIVER, MN 55330

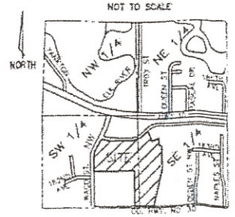
MnDOT DISTRICT: 3

ELK PATH BUSINESS CENTER FOURTH ADDITION





VICINITY MAP
NOT TO SCALE



SECTION 31,
TOWNSHIP 33, RANGE 26
SHERBURNE COUNTY, MINNESOTA.

BEARINGS SHOWN ARE BASED ON THE PLAT OF ELK PATH BUSINESS CENTER THIRD ADDITION.

- ● Found monument.
- ○ 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 23968.
- SCW ● Sherburne County cast iron monument.
- Denotes limited access

RLK INCORPORATED

Preliminary Plat of ELK PATH BUSINESS CENTER FIFTH ADDITION

City of Elk River
Sherburne County, MN

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth
122A: Sandberg	A	> 6.0'
258C: Sandberg	A	> 6.0'
7B: Hubbard	A	> 6.0'
7A: Hubbard	A	> 6.0'
258B: Sandberg	A	> 6.0'
23A: Hubbard	A	> 6.0'

TOTAL AREA:
72.58 Ac.+/-

OWNER:
Sherburne County
13880 TH 10
City of Elk River, MN 55330

DEVELOPER:
Sherburne County
13880 TH 10
City of Elk River, MN 55330

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, Mn. 55308-9322
(763) 262-8822 (Office)

PROJECT BENCHMARK:
Top Nut Hydrant at SW Corner of Lot 2 Blk 1 of ELK PATH BUSINESS FOUTH ADDITION Section 31, Township 33, Range 26, Sherburne County, Minnesota
Elevation = 888.72 feet

EXISTING ZONING:
Business Park
Partial RI-C

PROPOSED ZONING:
Business Park

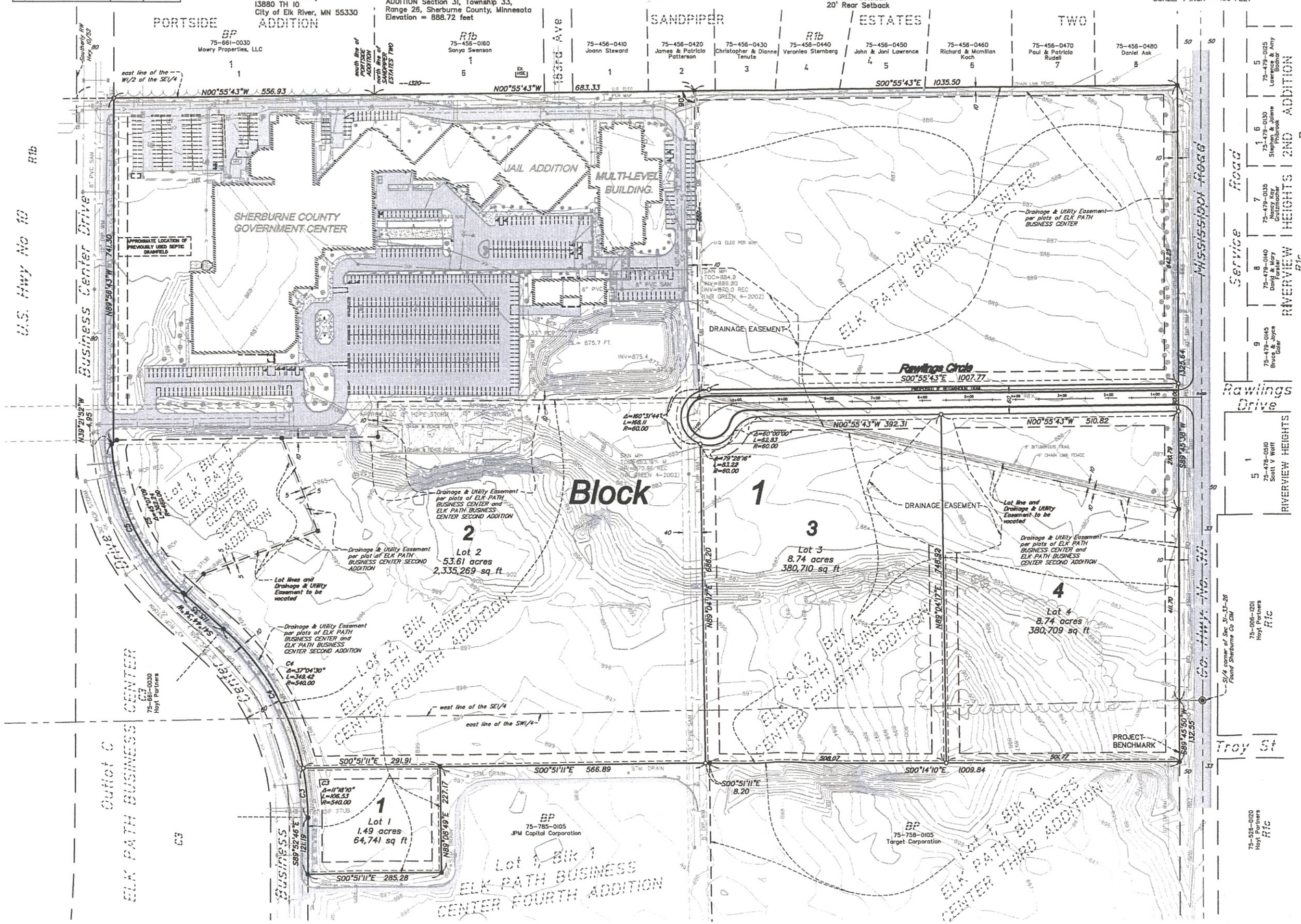
MINIMUM LOT REQUIREMENTS:
Business Park
Lot Square Footage = 1.0 Ac.

Partial RI-C
Lot Square Footage = 11,000 sf
Width = 80'
Width on Corner = 100'
Depth = 130'

Business Park
Denotes Building Setback — — —
30' From Local Street
25' Side Setback for principal uses and 10' for accessory use
20' Rear Setback for principal uses and 10' for accessory use

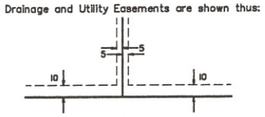
Partial RI-C
Denotes Building Setback — — —
30' From Local Street
10' Side Setback
20' Rear Setback

SCALE: 1 INCH = 100 FEET



Sec. 31, Twp. 33, Rng. 28
VICINITY MAP

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining street lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

LEGAL DESCRIPTION:

That part of the West Half of the Southeast Quater of Section 31, Township 33, Range 26, described as follows: Commencing at the intersection of the East line of said West Half of the Southeast Quarter with the southerly right-of-way line of U.S. Highway Nos. 10 and 52 as presently located and established; thence South on and along said East line a distance of 1320 feet; thence West at right angles to said East line a distance of 660 feet; thence northerly and parallel to said East line to the North line of said West half of the Southeast Quarter; thence East along said North line to the East line of said West Half of the Southeast Quarter; thence southerly and along said East line to the point of beginning.

Together with the West 75 feet of the East 735 feet of the North 875 feet of the West Half of the Southeast Quarter of Section 31, Township 33, Range 26, according the United States Government Survey thereof and situate in Sherburne County, Minnesota.

Lot 2 Blk. 1 of ELK PATH BUSINESS CENTER FOUTH ADDITION, Lot 1 Blk. 1 ELK PATH BUSINESS CENTER SECOND ADDITION, Outlot F ELK PATH BUSINESS CENTER Section 31, Township 33, Range 26, Sherburne County, Minnesota

LEGEND:

- Denotes found iron monument
- Denotes set iron monument
- Denotes found cast iron monument
- Denotes Tree, Coniferous
- Denotes Tree, Deciduous
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes Existing power pole
- Denotes Existing telephone pedestal
- Denotes Existing chainlink fence
- Denotes underground Telephone
- Denotes underground fiber optics
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- Denotes Existing manhole
- Denotes Existing sanitary sewer
- Denotes Existing storm sewer
- Denotes Existing waterline
- Denotes Existing easement
- Denotes Existing right of way
- Denotes Existing major contour
- Denotes Existing minor contour
- Denotes Proposed Setbacks

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: BRIAN E. PRASKE
Date: Reg. No. 44645

REV NO.	DATE	DESCRIPTION

DATE: 01-22-13
DESIGN BY: PG
DRAWN BY: PG
CHECKED BY: JJB
DWG FILE: 1 Prel Plat
FILE NO.: 12-0098.00

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

ELK PATH BUSINESS CENTER
FIFTH ADDITION
CITY OF ELK RIVER
SHERBURNE COUNTY, MN
PRELIMINARY PLAT

SHEET NO.
—
5

Bogart, Pederson & Associates, Inc.

City of Elk River
Sherburne County, MN

PORTSIDE ADDITION

SANDPIPER ESTATES TWO

U.S. Hwy No 10

Business Center Drive

183rd Ave

Service Road

Mississippi Road

Rawlings Drive

RIVERVIEW HEIGHTS 2ND ADDITION

RIVERVIEW HEIGHTS

Troy St

east line of the W1/2 of the SE1/4

south line of PORTSIDE ADDITION and north line of SANDPIPER ESTATES TWO

N00°55'43"W 556.93

N00°55'43"W 683.33

S00°55'43"E 1035.50

N89°56'43"W 274.30

N39°21'59"W 4.65

30' Side Setback for principal uses and 10' for accessory use
50' Rear Setback

MAIL ADDITION

MULTI-LEVEL BUILDING.

SHERBURNE COUNTY GOVERNMENT CENTER

APPROXIMATE LOCATION OF PREVIOUSLY USED SEPTIC DRAINFIELD

Approximate Location Proposed Pond

Approximate Location Proposed Pond

Approximate Location Proposed Pond

ELK PATH Outlot A BUSINESS CENTER

Drainage & Utility Easement per plats of ELK PATH BUSINESS CENTER

ROW
1.59 acres
S00°55'43"E 1007.77

N00°55'43"W 392.31

N00°55'43"W 510.82

Drainage & Utility Easement per plats of ELK PATH BUSINESS CENTER and ELK PATH BUSINESS CENTER SECOND ADDITION

Drainage & Utility Easement per plat of ELK PATH BUSINESS CENTER SECOND ADDITION

Lot lines and Drainage & Utility Easement to be vacated

Drainage & Utility Easement per plats of ELK PATH BUSINESS CENTER and ELK PATH BUSINESS CENTER SECOND ADDITION

Drainage & Utility Easement per plats of ELK PATH BUSINESS CENTER and ELK PATH BUSINESS CENTER SECOND ADDITION

Block 1

Lot 1
53.61 acres
2,335,269 sq ft

Lot 2
1.49 acres
64,741 sq ft

Lot 3
8.74 acres
380,710 sq ft

Lot 4
8.74 acres
380,709 sq ft

ELK PATH BUSINESS CENTER SECOND ADDITION

ELK PATH BUSINESS CENTER THIRD ADDITION

ELK PATH BUSINESS CENTER FOURTH ADDITION

C1 Δ=37°04'30" L=348.42 R=540.00

C2 Δ=11°18'10" L=106.53 R=540.00

C3 Δ=60°00'00" L=62.83 R=60.00

C4 Δ=79°28'16" L=83.22 R=60.00

N89°04'17"E 686.20

N89°04'17"E 686.20

S89°43'50"W 132.55

S89°43'50"W 410.70

S89°52'46"E 121.19

N89°08'49"E 227.17

S00°51'11"E 291.91

S00°51'11"E 566.89

S00°51'11"E 285.28

S00°51'11"E 8.20

S00°14'10"E 1009.84

S06.07

50L77

west line of the SE1/4

east line of the SW1/4

S1/4 corner of Sec. 34-26

SCALE: 1 INCH = 100 FEET

0 100 200 300
SCALE IN FEET

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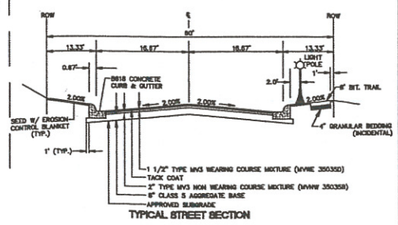
- Denotes Existing easement
- Denotes Existing right of way
- Denotes Existing major contour
- Denotes Existing minor contour
- Denotes existing adjoiners
- Proposed storm sewer
- Proposed storm sewer cb
- Proposed culvert
- 896 Proposed contour

Notes

1. Coontractor shall confine construction operations to the construction limits shown.
2. All work shall conform to the Minnesota Pollution Control Agency's Storm Water Permit requirements. Contractor shall obtain NDPS permit and comply with all Permit requirements.
3. Contractor shall inspect the entire site at least every 7 days and within 24 hours of any measurable rainstorm. Damaged silt fence or other erosion control device or practices shall be repaired immediately. Inspection and maintenance of devices shall continue until the site has undergone final stabilization and a Notice of Termination is submitted to the MPCA.
4. All grading operations shall be conducted in a manner to minimize the potential for site erosion.
5. The site soil erosion and sediment control facilities shall be installed and maintained to conform with the standards specified by the (MPCA).
6. Silt fences shall be installed prior the disturbance of any areas and maintained until all tributary disturbed areas are restored.
7. All soils tracked onto pavement or any other off-site areas shall be removed daily.
8. The site sediment control facilities for the project must be installed prior to any site grading operation. Contact the Soil and Water Conservation District (SWCD) once said facilities are installed and before any grading can take place.
9. The Contractor shall be responsible for the removal of all erosion control measures, including silt fence and bales, upon establishment of permanent vegetation in said areas.
10. All ditches and areas disturbed during construction shall be restored and vegetated as soon as possible. Any finished areas shall be seeded and mulched within 14 days after finished grading is completed accordance to Mn/Dot 2575.
11. All disturbed areas shall be revegetated with seed mix 500, mulched, fertilized & disk anchored.

SILT FENCE
PROPEX-"SILT STOP" FABRIC
2"x2"x4' WOOD STAKES @ 4' O.C.
10' MINIMUM
BACKFILL
BURY BOTTOM 6" OF FABRIC
EXISTING GROUND
PROPOSED EMBANKMENT



TYPICAL STREET SECTION

REV NO.	DATE	DESCRIPTION

DATE: 01-22-13
DESIGN BY: PG
DRAWN BY: PG
CHECKED BY: JB
DWG FILE: 2 Prel Grad
FILE NO.: 12-0098.00

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: BRIAN E. PRASKE
Date: Reg. No. 44646

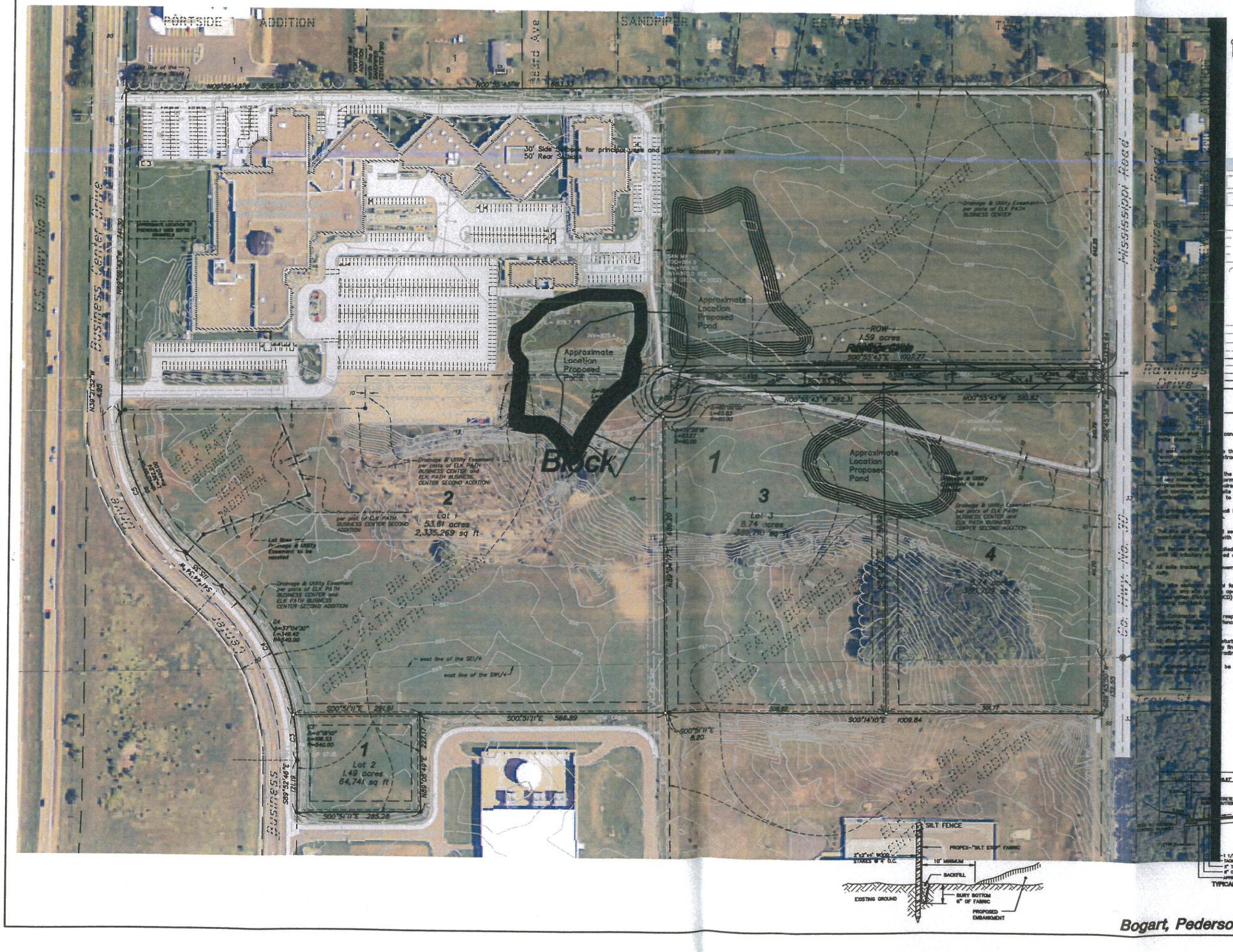
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

ELK PATH BUSINESS CENTER
FIFTH ADDITION
CITY OF ELK RIVER
SHERBURNE COUNTY, MN
PRELIMINARY GRADING PLAN

SHEET NO. 2 / 5

Bogart, Pederson & Associates, Inc.

City of Elk River
Sherburne County, MN



0 100 200 300
SCALE IN FEET

SCALE: 1 INCH = 100 FEET

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- Proposed storm sewer
- Proposed storm sewer cb
- Proposed culvert
- 896 Proposed contour

construction operations to the construction

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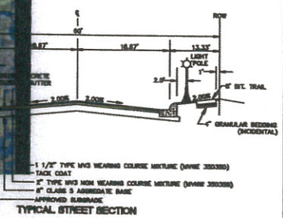
sturbed during construction shall be restored and vegetated y finished areas shall be seeded and mulched within rading is completed accordance to Mn/Dot 2575.

be revegetated with seed mix 500, mulched, fertilized



TYPICAL STREET SECTION

REV NO.	DATE	DESCRIPTION

DATE: 01-22-13
DESIGN BY: PG
DRAWN BY: PG
CHECKED BY: JB
DWG FILE: 2 Prel Grad
FILE NO.: 12-0098.00

I hereby certify that this survey, plan, 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.

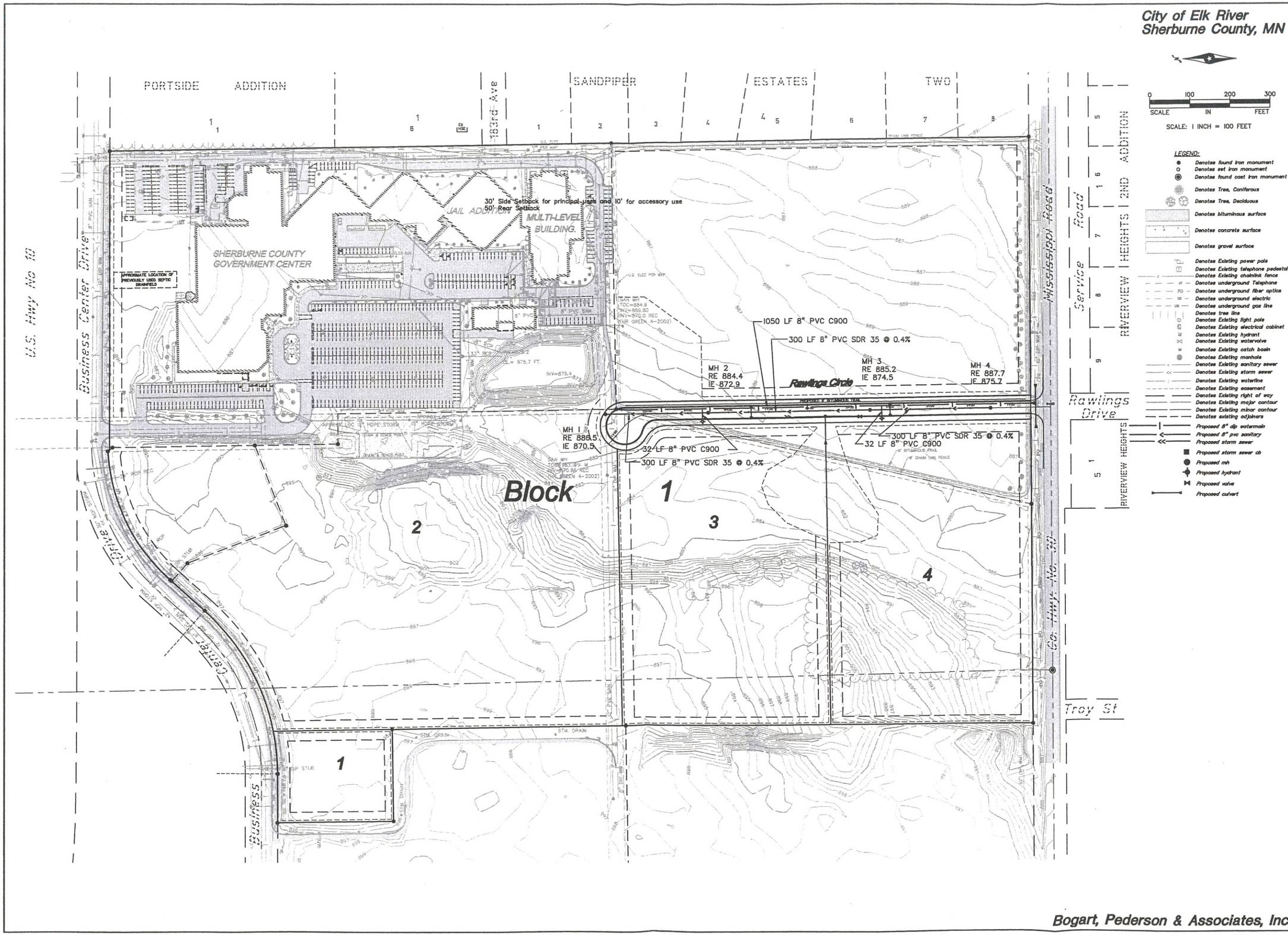
Signed: BRIAN E. PRASKE
Date: _____ Reg. No. 44646

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING MAPPING ENGINEERING
13075 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

ELK PATH BUSINESS CENTER
FIFTH ADDITION
CITY OF ELK RIVER
SHERBURNE COUNTY, MN
PRELIMINARY DRAINAGE PLAN

SHEET NO. 3 / 5

Bogart, Pederson & Associates, Inc.



REV NO.	DATE	DESCRIPTION

DATE: 01-22-13
DESIGN BY: PG
DRAWN BY: PG
CHECKED BY: JB
DWG FILE: 3 Prel Util
FILE NO.: 12-0098.00

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

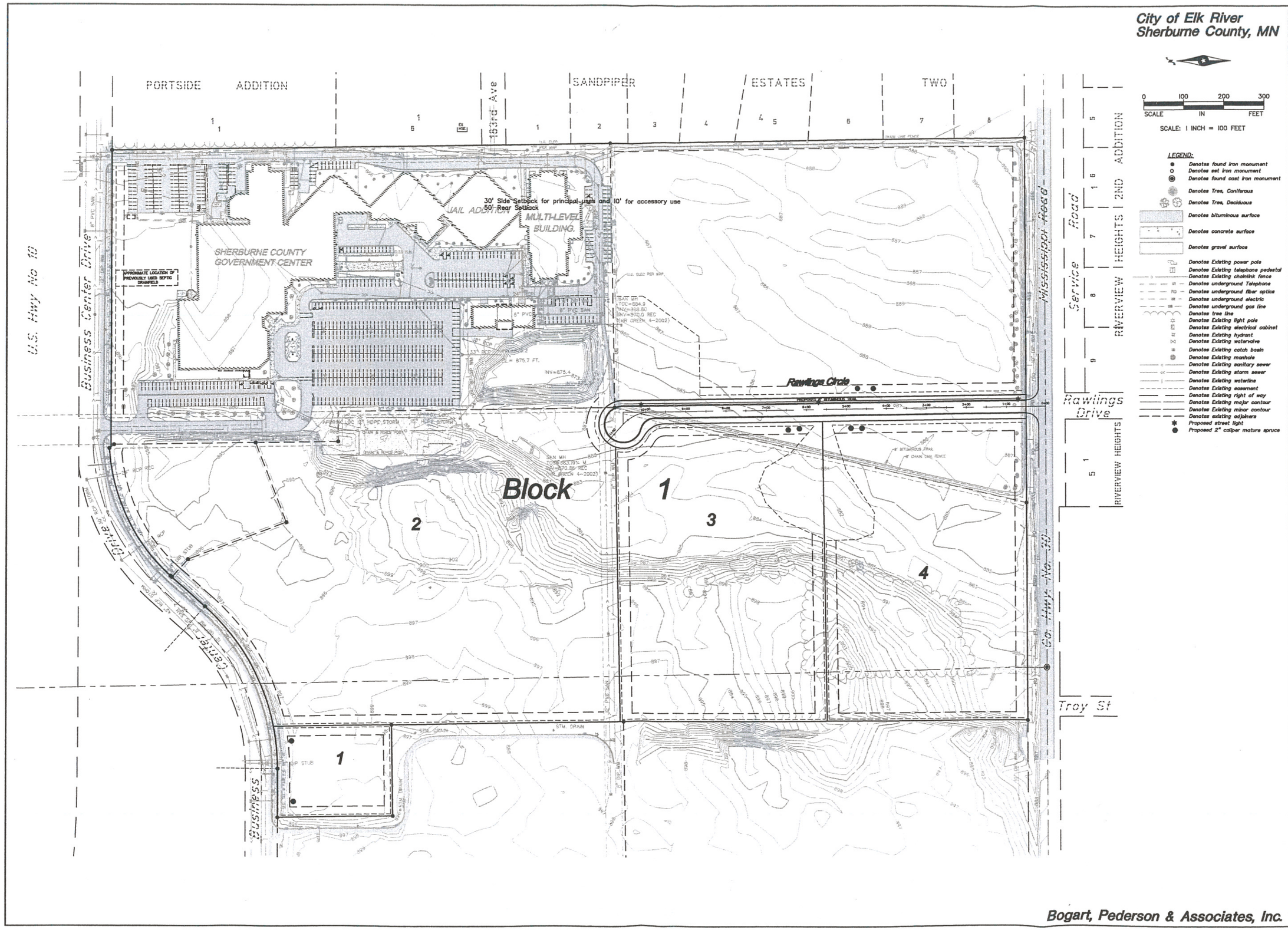
Signed: BRIAN E. PRASKE
Date: _____ Reg. No. 44646

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

ELK PATH BUSINESS CENTER
FIFTH ADDITION
CITY OF ELK RIVER
SHERBURNE COUNTY, MN
PRELIMINARY UTILITY PLAN

SHEET NO. 4 / 5

Bogart, Pederson & Associates, Inc.



REV NO.	DATE	DESCRIPTION

DATE: 01-22-13
DESIGN BY: PG
DRAWN BY: PG
CHECKED BY: JB
DWG FILE: 4 Prel Land
FILE NO.: 12-0098.00

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

Signed: BRIAN E. PRASKE
Date: Reg. No. 44646

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13078 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

ELK PATH BUSINESS CENTER
FIFTH ADDITION
CITY OF ELK RIVER
SHERBURNE COUNTY, MN
PREL. LDSCP. & LIGHT PLAN

SHEET NO. 5 / 5