



CITY COUNCIL MEETING AGENDA
TUESDAY FEBRUARY 20, 2024

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

4. ****Consent Agenda****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the February 6, 2023, Regular City Council Meeting.
 - b. Approval of Accounts Payable; (Batch # 1; Checks Numbered 22624-22644, Batch # 2; Checks Numbered 22645-22660) NOTE: Check Numbered 22621-22623 were voided due to printing error.
 - c. Approval of Additional Election Judges for 2024 PNP, Primary General Elections.
 - d. Approval of annual liquor/tobacco license renewals for the following establishments:
 - i. Ox Yoke Inn - Off Sale, On Sale and Sunday License
 - ii. Windsong Farm Golf Club LLC - Off Sale, On Sale, Sunday and Tobacco License
 - iii. Pioneer Creek Golf LLC - On Sale and Sunday License
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
 6. Reports of Boards and Committees by Council and Staff.
 7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the January 2024 Activity Report.
 8. William Stoddard (Applicant) Breck Farm, LLC (Owner) requests that the City consider the following actions for the property located at 9285 US Hwy 12, Independence, MN (PID No. 18-118-24-21-0001):
 - a. **ORDINANCE 2024-01** – Considering approval of rezoning of a portion of the property (~28 acres) from AG-Agriculture to UC-Urban Commercial, consistent with the approved Comprehensive Plan.
 - b. **RESOLUTION 24-0220-01** – Final Plat for the proposed subdivision consistent with the approved preliminary plat; and



- c. Development Agreement Approval.

Note: The city recently approved a preliminary plat and site plan review for a commercial development.

9. Open/Misc.

10. Adjourn.



CITY COUNCIL MEETING
MINUTES TUESDAY FEBRUARY 6,
2024

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Councilor Spencer at 6:30 p.m.

2. Pledge of Allegiance

Councilor Spencer led the group in the Pledge of Allegiance.

3. Roll Call

Present: Councilor Spencer (acting Mayor), Betts, Grotting

Absent: McCoy, Mayor Johnson

Staff: Kaltsas, Simon

Visitors: George Betts

4. ****Consent Agenda****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the January 16, 2024, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch # 1; Checks Numbered 22584-22595, Batch # 2; Checks Numbered 22597-22607 and Batch # 3; Checks Numbered 22608-22620) NOTE: Check Numbered 22596 was voided due to printing error.

Motion by Grotting, seconded by Betts to approve the Consent Agenda. Ayes: Betts, Grotting and Spencer. Nays: None. Absent: McCoy, Mayor Johnson. Abstain. None. MOTION DECLARED CARRIED. 3-0

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

6. Reports of Boards and Committees by Council and Staff.

Spencer attended the following meetings:

- Pioneer Sarah Creek Watershed Meeting



- Meeting with Chris Getszel Environmental Services
- Loretto Fire District
- LMC Executive Committee

Kaltsas attended the following meetings:

- Meeting with Maple Plain/ Delano about Hwy 12 grant money to discuss how and what grants to apply for.
- Possible Bonding Bill
- Fire District meeting tomorrow morning. Maple Plain, Loretto, Corcoran, Medina, and Independence
- Meeting with LMC Director on Friday to talk about insurance premium costs for police officers and zoning control issues.

7. Public Safety Aid – West Suburban Fire District Request for Funding.

Kaltsas – city received a one-time public safety aid payment. Allocated on population basis between cities. We have talked about this money as it relates to WHPS and Fire. At WHPS commission meeting, they voted to prorate share – formula looked at expenditures for each of the public entities as a percentage. We have approved through fire commission now. We have two fire depts now – MP and West Suburban. West Suburban did ask for the funds if cities were willing. Needs SCBA breathing equip. The two merging departments had different brands that did not work together. Based on the formula, 70/30 split. WS \$13,085.45. Asking for council to authorize those funds to West Suburban, but no decision on the remaining funding.

Motion by Spencer, seconded by Grotting to approve the payment of the share of funding at \$13085.45 be paid to purchase their SCBA apparatus. Ayes: Betts, Grotting and Spencer. Nays: None. Absent: McCoy, Mayor Johnson. Abstain. None.

MOTION DECLARED CARRIED. 3-0

8. Open/Misc.

9. Adjourn.

Motion by Betts, seconded by Grotting to adjourn at 6:40pm. Ayes: Betts, Grotting and Spencer. Nays: None. Absent: McCoy, Mayor Johnson. Abstain. None.

MOTION DECLARED CARRIED. 3-0

Meeting adjourned.

Respectfully Submitted,
Carrie Solien/Recording Secretary

City of Independence

Approval of Election Judges for the 2024 Elections

To: City Council
From: Amber Simon
Meeting Date: February 20, 2024

Discussion:

The City Council is required to appoint election judges for the upcoming PNP, Primary and General elections to be held on March 5th, August 13th and November 5th. Staff has prepared a list of election judges for consideration by the City Council. The following election judges can be considered for appointment by the City Council:

- JonPaul Story
- Julie Larson
- Leith Dumas
- Marvin Johnson
- Barbara Janas
- Thomas Janas
- Brad Spencer
- Lisa Spencer
- Sarah Baker
- Susan Ritts
- Nick Lafond
- Lynette Boyd Timpe
- Charles Hayes
- Damon Kocina
- Lori McNamara
- Beth Horner
- Steve Horner

Recommendation:

It is recommended that the City Council approve appointing the two additional listed election judges.

City of Independence

Liquor License Renewals

To: City Council
From: Amber Simon, Administrative Services Director
Meeting Date: February 20, 2024

Discussion:

The City annually reviews and considers renewal of on and off sale liquor licenses and tobacco licenses. The City has three (3) businesses which annually renew their respective liquor licenses. The following applications have been made to the Council:

Ox Yoke Inn:	Off Sale, On Sale and Sunday License
Windsong Golf Club:	Off Sale, On Sale and Sunday License and Tobacco License
Pioneer Creek Golf Club:	On Sale, Sunday License

Attachments: Liquor Applications

Date: February 12th, 2024

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Gary Kroells

SUBJECT: JANUARY 2024 ACTIVITY REPORT



The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle crashes, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

Monthly Activity Report

January 2024

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	2	1	2	1
Traffic	102	61	102	61
Part III	0	1	0	1
Part IV	43	26	43	26
Part V	94	94	94	94
Total City of Independence	241	183	241	183
City Of Maple Plain				
Criminal	1	1	1	1
Traffic	22	14	22	14
Part III	3	1	3	1
Part IV	25	22	25	22
Part V	44	32	44	32
Total City Of Maple Plain	95	70	95	70
Grand Total Both Cities	336	253	336	253
TZD	20	6	20	6
Agency Assists	21	13	21	13
Total ICR Reports	377	272	377	272
How Received				
Fax	4	10	4	10
In Person	10	11	10	11
Mail	2	0	2	0
Other	1	1	1	1
Phone	19	14	19	14
Radio	150	118	150	118
Visual	146	92	146	92
Email	16	13	16	13
Lobby Walk In	29	13	29	13
Total	377	272	377	272

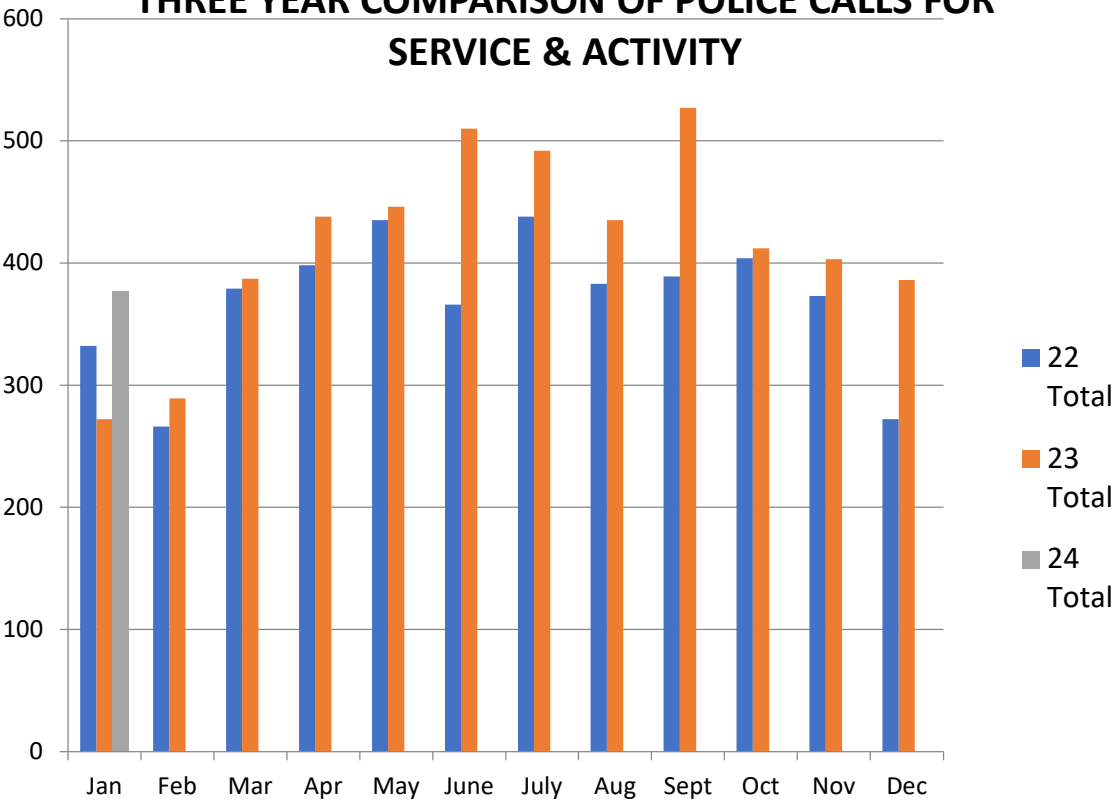
January 2024 Part I & II**City of Maple Plain #'s 1 & 2**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	24000008	3 rd Degree DWI – B-Card Arrest	2024-01-01	01	JF501	2

January 2024 Part I & II**City of Independence Grid #'s 3-5**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	24000099	Damage Prop/Rpt	2024-01-08	04	P1114	2
WHPS	24000235	PD Crash DWI	2024-01-22	03	DH500	2

**THREE YEAR COMPARISON OF POLICE CALLS FOR
SERVICE & ACTIVITY**



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY

January 2024 Activity Report

Year to Date Activity Report

At the end of January 2024, West Hennepin Public Safety (WHPS) handled year-to-date a total of 377 incident complaints. For the month of January; 241 incidents occurred in the City of Independence and 95 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Arrest

January 1

Intersection of Highway 12 and Baker Park Road, Maple Plain. Officer was on routine patrol and observed a vehicle with a headlight out. Officer stopped the vehicle and spoke to the driver. Officer observed indications of impairment. When questioned, the driver advised he was sure he would be over a 0.08 BAC. Driver was found to have a no use of alcohol restriction (B-card) on his driver's license. Driver refused field sobriety tests and submitted a preliminary breath test that indicated 0.248. Driver was arrested for DWI and B-card restriction violation and transported to Hennepin County Jail.

Crash

January 2

Intersection of County Road 11 and Lake Haughey Road, Independence. Officer was dispatched to a hit deer. Officer arrived on scene and was advised the driver was not injured. Driver advised the deer ran out and struck the front end of the vehicle. Vehicle had minimal damage to its hood. The deer was unable to be located. Officer took photos and the driver was about to drive the vehicle away.

Crash

January 3

Intersection of Highway 12 and Budd Avenue, Maple Plain. Officer was dispatched to a property damage crash. Officer arrived on scene with MPFD and found the driver of one vehicle hit her head on the window. It was determined one vehicle pulled out in front of another vehicle causing the crash. Both vehicles sustained damage that required them to be towed. One driver was found to have a revoked driving status. One driver was cited for failure to yield at an intersection and the other was cited for driver after revocation.

Mental Health
January 5

1300 block of County Road 83, Independence. Officer was dispatched to a welfare check. The reporting party advised his wife took multiple pills because she was upset about a home visit with Child Protection Services. She took the pills with alcohol and made suicidal comments. North Memorial Paramedics arrived on scene and followed-up with poison control who advised she should be seen. Ultimately, she was transported to the hospital.

Crash
January 6

Intersection of County Road 6 and County Road 90, Independence. Officer was dispatched to a property damage crash. Officer arrived on scene and found that one vehicle had pulled to the right shoulder with their right turn signal on acting like they were pulling over to let vehicles go around them. The second vehicle continued straight when the first vehicle then makes a left turn to get onto County Road 90, causing the collision. The driver of the first vehicle was cited for the lane violation. Both drivers were able to drive their vehicles away from the scene.

Damage to Property
January 8

Intersection of Kochs Crossing and William Way, Independence. Officer was dispatched to a damage to property report. It was reported multiple signs were damaged or stolen in a new development. It was found 19 signposts were broken and 7 realty signs were missing or damaged. Extra patrol was requested.

Domestic
January 9

1600 block of Marsh Avenue, Maple Plain. Officer was dispatched to a domestic called in by a third-party. It was found to be a civil matter. There have been on-going disturbances between two individuals. Homeowner wasn't renter out of the home but was advised the eviction process will have to be utilized. Both individuals stay away from each other and ignore one another while residing at the home. Resources were given and no crime was committed.

Crash
January 10

Intersection of Highway 12 and County Road 92, Independence. Officer was dispatched to a two-vehicle property damage crash. It was found that one driver looked down to pick up her coffee cup when traffic slowed down going into the roundabout and she struck the vehicle in front of her. The driver who caused the crash was cited for failure to driver with due care.

Suspicious Activity
January 11

1700 block of County Road 90, Independence. Officer was on routine patrol and located a vehicle in a closed business running with its lights on. Officer approached the vehicle and observed a younger male and female in the backseat. The female was putting her shirt back on while the officer approached. Officer identified each individual and separated the two. Female party advised everything was consensual, she had snuck out of the house, and was picked up by the young man. Female was driven home, and mother was contacted.

Traffic Complaint
January 11

Intersection of Highway 12 and Halgren Road, Maple Plain. Officer was dispatched to a driving complaint where a vehicle was swerving and driving erratically. The reporting party gave the wrong direction of travel and Officer was not able to catch up. Call was passed along to a neighboring agency where it was later stopped.

Public Assist
January 12

4800 block of Three Oaks Avenue, Maple Plain. Officer was dispatched to assist a resident with a smoke alarm that continued to beep. Homeowner believed the battery was dead. Officer arrived on scene and assisted the homeowner with changing the batteries, but the alarm continued to beep. Officer advised the smoke alarm will need to be replaced. There were several other alarms active and in working order in the home.

Fire Alarm
January 14

1500 block of Howard Avenue, Maple Plain. Officer was dispatched to a report of smoke alarms sounding in an apartment. Officer responded along with MPFD. It was believed the apartment was vacant. Officer made entry to the unit and found multiple items that have not been cleared out yet. The apartment thermostat was set to cooling and the temperature was 50 degrees. Officer turned the thermostat up and reset the smoke alarm.

Crash
January 15

Intersection of County Road 11 and County Road 92, Independence. Officer was dispatched to a crash with unknown injuries. Officer responded and found there were no injuries. Officer spoke to both drivers, and it was found one driver failed to yield causing the crash. Driver was cited for failure to yield to right of way.

Medical
January 15

5200 block of Manchester Drive, Maple Plain. Officer was dispatched to a medical where a patient was confused and dehydrated. Officer arrived on scene and met with the patient who was sitting upright in a recliner. The patient was alert and oriented. North Memorial Paramedics arrived on scene and took over patient care. Patient's power of attorney was on scene and requested the patient be taken to the hospital. Patient was transported.

Found Property
January 16

1800 block of Newport Street, Maple Plain. A good Samaritan dropped off found property to the police department lobby. The good Samaritan advised a sewing machine had been sitting on the side of the road for some time. It didn't appear there were any footprints in the snow. It is unknown who the sewing machine belongs to. It was placed into evidence for safekeeping.

Hit Deer
January 17

Intersection of County Road 90 and Koch's Crossing, Independence. Officer was dispatched to a deer hit by a vehicle. Officer arrived on scene and met with the driver who advised the deer was injured, unable to stand, and was crawling into the tree line. Officer located the deer who clearly had a broken leg with the bone sticking out. Officer dispatched the deer and drug it back to the edge of the trees. A resident volunteered to take the deer.

Traffic Complaint
January 18

Intersection of County Road 92 and County Road 11, Independence. Officer was dispatched to a driving complaint where a vehicle was driving slowly and swerving. Officer checked in-house records and found previous contacts. It was found the driver was an elderly male that does driver slow. There was a 30-minute delay in the call. Information received.

Welfare Check
January 19

1600 block of Pioneer Avenue, Maple Plain. Officer was dispatched to a welfare check where it was reported an individual was sleeping in a vehicle. Officer looked up previous contacts with the plate and learned the registered owner frequently sleeps in her vehicle all over the west metro. Officer arrived on scene and met with her. She advised she was waiting for one of her friends to get home who lives nearby. She refused assistance and resources.

Welfare Check
January 20

1400 block of Halgren Road, Maple Plain. Officer was dispatched to a welfare check that sounded physical. Reporting party stated her son was dealing with a mental health crisis and husband was currently holding him down. Officers arrived on scene and found the subject standing in the kitchen with the reporting party. The subject was breathing heavy and was clearly worked up. Officers observed a coffee table flipped over with items scattered on the floor. Ultimately, it was found no assault had occurred. Subject was having difficulties managing his mental health diagnosis and was suicidal. He was placed on an emergency hold and transported to the hospital. Embedded social worker was notified.

Arrest
January 22

Intersection of Highway 12 and County Road 90, Independence. Officer was dispatched to a crash where the driver was possibly impaired which was reported by an off-duty police officer. Officer arrived on scene and found the driver drove off the road and hit a highway guard rail head on with severe damage to the vehicle. Driver showed multiple indicators of impairment and performed poorly on field sobriety testing. Driver was arrested for DWI controlled substance. A search of the vehicle was performed incident to arrest and a white powdery substance was found on the passenger floor. A search warrant was signed for a blood draw. The substance was sent to the BCA for testing. Charges are pending lab results.

Crash
January 23

Intersection of Highway 12 and County Road 90, Independence. Officer was dispatched to multiple crashes at the County Road 90 roundabout due to freezing rain and icy roads. All drivers were able to leave the scene without injuries. MNDOT was advised to place salt in the area.

Motorist Assist
January 24

Intersection of County Road 6 and County Road 157, Independence. Officer was dispatched to a driver attempting to change a flat tire on the side of the road. Called requested police lights for safety. Officer arrived on scene and assisted the driver with changing the tire. The tire rim was stuck to the rotor making it difficult to take off. Eventually, the spare was installed, and the driver was able to leave the scene.

Crash
January 25

Intersection of County Road 92 and Maple Ponds Trail, Independence. Officer was dispatched to a vehicle in the ditch. Officer arrived on scene and spoke to the driver who advised she was driving and hit a patch of ice causing her to lose control of her vehicle. Vehicle went into the ditch and through a fence. Property owner was notified and shown the damage. Information was exchanged. Roads were wet and slippery at the time of the crash.

Welfare Check
January 25

2000 block of South Lake Shore Drive, Independence. Officer was dispatched to check the welfare of an individual called in by a third party. Reporting party advised she was on the phone with the subject when she was informed her face was numb. The subject recently had a stroke, and the patient wasn't answering the phone. Officer arrived on scene, and no one was answering the door to the residence. The front door was found to be unlocked. Officer entered the house and confirmed the subject was not present. The subject's sons had arrived and advised she was at the bar, and everything was okay.

Motorist Assist
January 26

2200 block of County Road 92, Independence. Officer was on routine patrol and observed a vehicle stuck in the ditch blocking traffic. Officer spoke to the driver who advised they are a delivery person. He stated he missed his stop and attempted to make a U-turn but high topped the vehicle in the ditch. Driver already had a tow truck enroute. Officer stood by with emergency lights due to the traffic hazard.

Suspicious Activity
January 28

1400 block of Rainbow Avenue, Maple Plain. Officer was dispatched to suspicious activity information. Reporting party advised she discovered a small white rock on the top of her doorbell camera and thought it was suspicious. Officer inquired about video if the rock was placed there, and reporting party advised the camera had been turned off due to a party at the house. She also reported a red car stopped across the street the other day and it seemed out of place. Officer advised her to turn her camera back on and to call if further suspicious activity occurs.

Mental Problem

January 29

4200 block of Woodhill Drive, Independence. Officer was dispatched to a juvenile with a knife being violent towards parents. Officers arrived on scene and met with the reporting party who advised his son had calmed down and dropped the knife. Officer spoke to the juvenile, and he agreed to an emergency transport hold. North Memorial Paramedics arrived and transported the patient to the hospital.

Traffic Complaint

January 30

Intersection of Highway 12 and County Road 92, Independence. Officer was dispatched to a driving complaint where a vehicle had been swerving. Officer located the vehicle and initiated a traffic stop. Officer spoke to the driver who advised they were aware they were swerving and thought it was due to a low tire. Driver showed no signs of intoxication. Officer spoke to the driver about better driving options and to get the tire filled up with air.

Suspicious Activity

January 31

Intersection of County Road 110 and Moline Road, Independence. Officer was dispatched to a male walking in the roadway, making weird gestures, and exhibiting off behavior. Officers located the individual and recognized him from prior contacts. Officers spoke to the individual who advised he was walking to a nearby food shelf. Officer contacted the party's wife who serves as his guardian and convinced him to return home. Officer transported the individual back to his residence.

■City of Independence

Consideration of the Rezoning, Final Plat and Developers Agreement
Application for the Property Located at 9285 Highway 12

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	February 20, 2024
<i>Applicant:</i>	William Stoddard
<i>Owner:</i>	Breck Farm, LLC
<i>Location:</i>	9285 Highway 12

Request:

William Stoddard (Applicant) Breck Farm, LLC (Owner) requests that the City consider the following actions for the property located at 9285 US Hwy 12, Independence, MN (PID No. 18-118-24-21-0001):

- a. Rezoning of a portion of the property from AG-Agriculture to UC-Urban Commercial.
- b. Final Plat and Development Agreement to allow the subdivision of the property into seven (7) residential lots and associated lots to allow the proposed commercial development.

Property/Site Information:

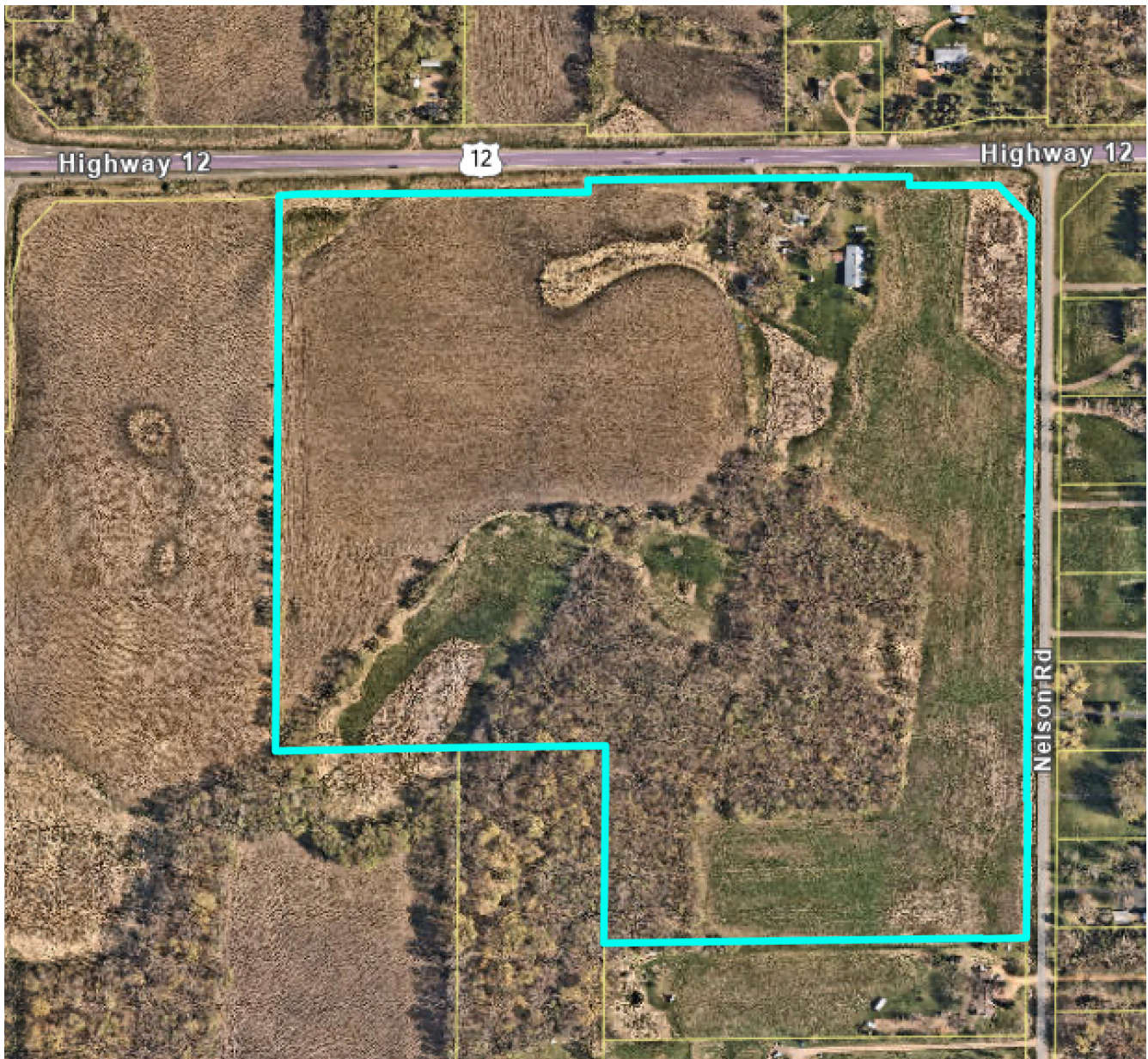
The property is located on the south side of Highway 12 and west side of Nelson Rd. The property has frontage on both roads and is comprised primarily of agriculture land, woodlands and wetlands. There is an existing home and several detached accessory structures on the subject property.

Property Information: 9285 Highway 12

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture/Urban Commercial*

Acreage: *~58 acres*

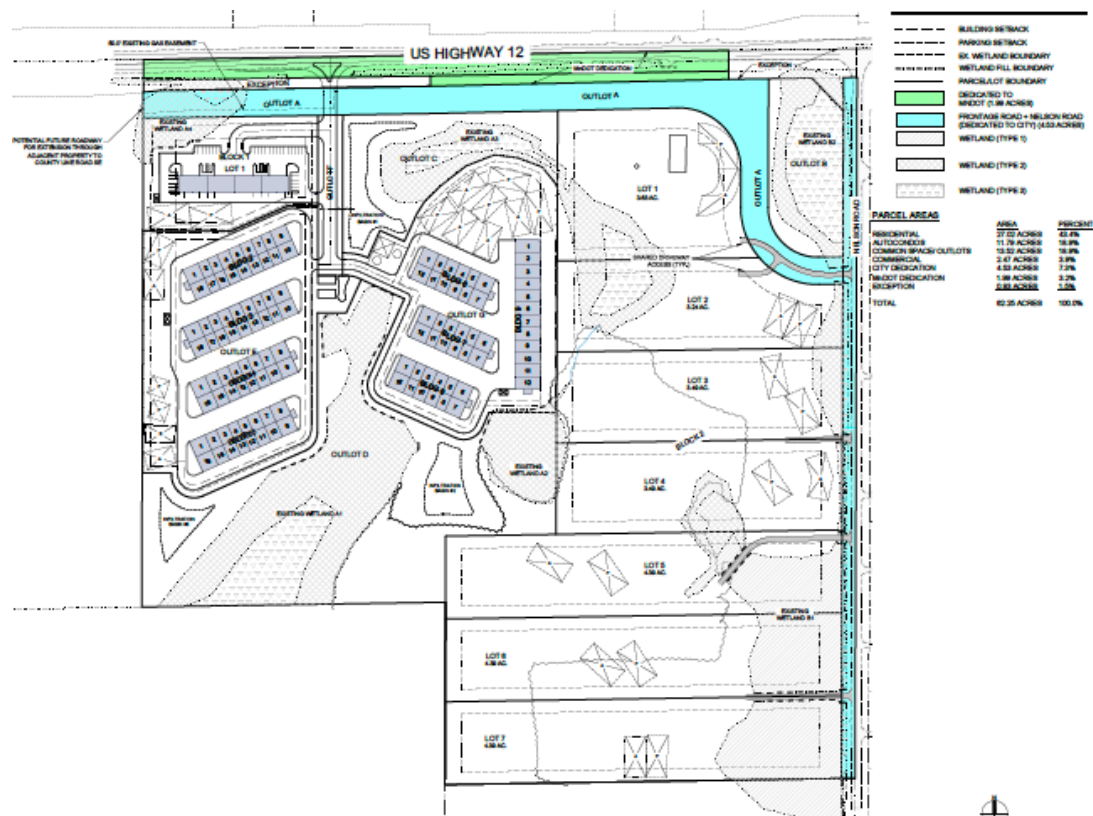


The City approved preliminary plat, site plan review, conditional use permit and comprehensive plan amendment earlier this year. The applicant has applied for final plat and rezoning. There were several outstanding items that needed to be resolved prior to further consideration by the City.

- One of the issues that was identified during the initial review of this project relates to the proposed access to the site. MNDOT has formally approved the right in/right out only access to the proposed development. The right in/right out is considered “temporary” until such time as the frontage road would be constructed and connected between Nelson

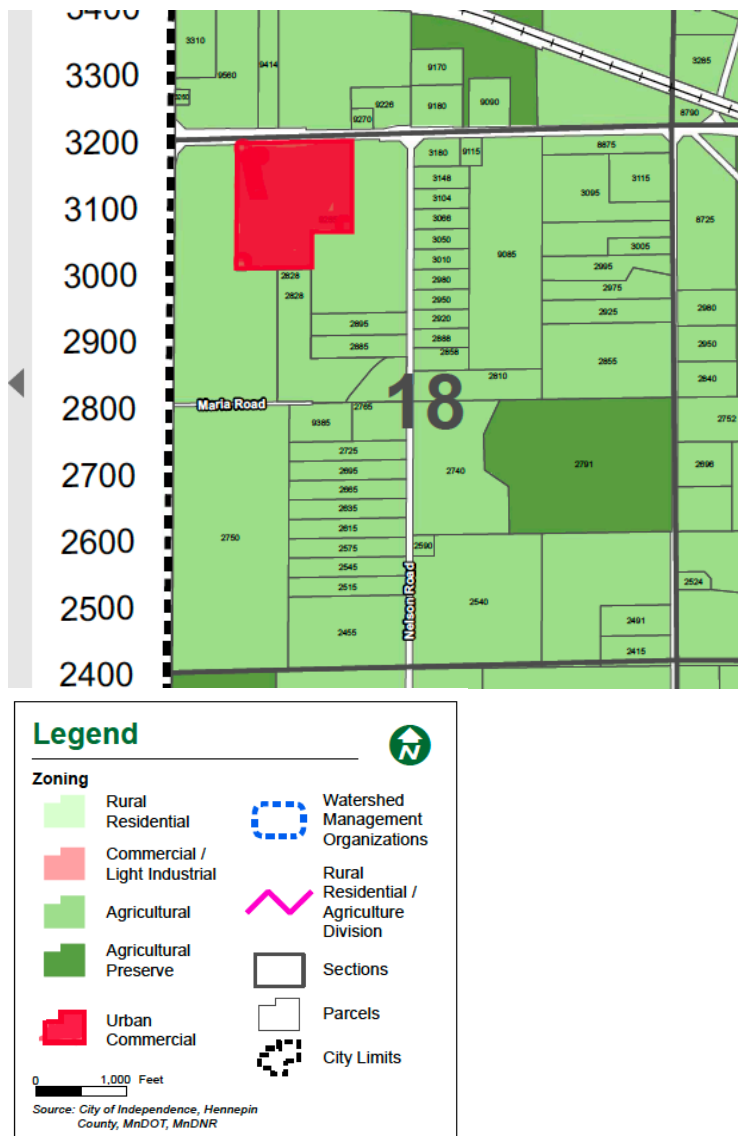
Road and County Line Road. It is anticipated that the City will continue to work with MNDOT to identify opportunities to make the aforementioned connection. This could occur at the same time as other improvements on Highway 12.

To address the current and future access issues associated with the development of this property, the City requested that the developer provide right of way for a frontage road across the property to provide for a future east/west connection to County Line Road. The applicant has provided the requisite ROW. The dedication of the frontage road right of way would preserve the ability of the City to connect Nelson Road to the planned roundabout at County Line Road and Highway 12 without having to access Highway 12. The initial development of this property would solely be accessed via a right in/right out off of Highway 12 as shown on the plans.



- Based on site revisions, the applicant reduced the number of residential properties to seven from eight. This reduction allows for the future frontage road right of way and eliminate the lot directly adjacent to Highway 12.
- The final plat has been prepared to address all remaining issues identified by the City during the preliminary plat review. The City has reviewed the remainder of the plat and found it to be consistent with the approved preliminary plat.

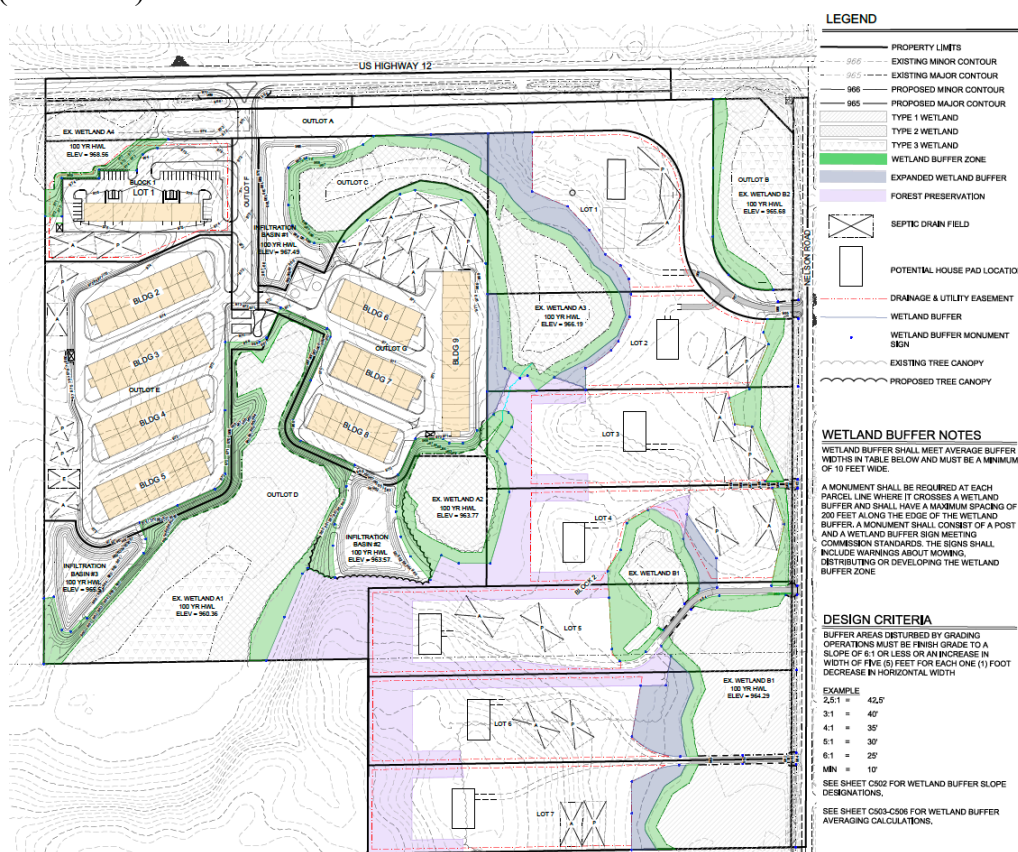
- The Comprehensive Plan has been approved by the Metropolitan Council. The property has now been guided in accordance with the preliminary approval and can be rezoned so that it is consistent with the Comprehensive Plan (see attached land use plan). The property will be rezoned in accordance with the attached map. The rezoning will change ~28 acres from AG-Agriculture to UC-Urban Commercial. Note that the previous Comprehensive Plan guided 12 acres for Urban Commercial and the new amended Comprehensive Plan guides an additional 16 acres for Urban Commercial.



- The City noted in its initial review that the potential wetland impact associated with this development needed to be further reviewed and potentially revised to reduce total impact. There are 15.71 acres of wetlands on the property. Over the course of the past several months, the applicant has reduced the total wetland mitigation and impact from 1.24 acres to 0.90 acres of impact. The applicant has utilized shared driveways for the

residential lots as well as reduction to impacts in the commercial portion of the development to reduce impacts. The wetland impacts are still in the process of being finalized and all approvals will be subject to the applicant receiving all applicable regulatory approvals for the wetland mitigation plans.

- The applicant is proposing to provide on-site sewer (septic) and on-site water to serve the proposed development. The applicant has provided a report indicating how the development of on-site water would serve the fire suppression requirements for the proposed development. The City is continuing to evaluate and study the possibility of establishing a municipal well/water service in the location of the Urban Commercial to serve commercial development on both the north and south sides of Highway 12.
- Stormwater management has been proposed for the development. The City has completed a full review of the stormwater management plan and provided detailed comments to the applicant. One of the strategies that will be utilized by the applicant to meet stormwater requirements will be the utilization of increased wetland buffer width in lieu of additional stormwater ponding. This will eliminate some of the small stormwater ponds that were proposed to be used on the residential lots. The City will continue to work with the applicant to finalize the plans in accordance with the remaining comments.
- The applicant is proposing to preserve a large portion of the mature trees on the property (see below).



The City will review tree clearing for the residential lots on a case by case basis at the time of building permit review.

- It is anticipated that the development will be broken down into phases. Upon approval of the final plat, the applicant will initially sell the residential lots for development. The applicant has provided a phasing plan that shows their intended phasing of the condo development. The individual condo units will be platted in a subsequent CIC plat that will be filed with Hennepin County. The City will require all “public” improvements associated with the overall development to be constructed in the initial phase. This includes landscaping, stormwater and supporting utilities (i.e., septic and well). The City’s development agreement provides the requisite security relating to the relevant improvements.
- The proposed development is subject to park dedication fees as follows:
Park dedication:

\$3500 per lot to 4.99 acres + \$750 per acre over 5 acres.

Residential:	1 lot existing	no fee
	6 lots	\$21,000

Condos:	11.98 acres	
	5 acres	\$3,500
	6.98 acres	\$5,235

Commercial:	2.33 acres	\$3,500
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Total Park Dedication:		\$33,235
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The City reviewed the final plat and requested rezoning and finds it consistent with the preliminary plat and now approved 2040 Comprehensive Plan. The applicant has provided the City with a robust package of details and information relating to the proposed development. The proposed lifestyle auto condominium illustrations appear to utilize high quality building materials and a sophisticated design that is unique for this product in the metro area.

Recommendation:

The Planning Commission recommended approval of the final plat and rezoning of a portion of the property to the City Council with the following findings and conditions:

1. The proposed Rezoning and Final Plat meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. City Council approval of the Rezoning and Final Plat will be subject to the following:

- a. The Applicant shall make all revisions required and as noted within this report, by the Planning Commission and City Council. The revisions include but are not limited to the following:
 - i. Revise the final plat to address all applicable comments and to provide for all requisite easements.
 - ii. Revise the building plans to indicate mechanical equipment locations and if applicable, proposed screening of all equipment.
 - iii. Revise the plans to address all Fire Department comments and requirements.
- b. The Applicant shall address all comments and applicable requirements pertaining to the water resources and engineering as outlined in the respective review letters from Hakanson Anderson Associates.
- c. The Applicant shall comply with all comments and conditions required by MNDOT in accordance with their approval letter.
- d. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Creek Watershed Management Commission.
- e. The Applicant shall enter into a development agreement with the City for this development.
- f. The Applicant shall provide a letter of credit as established by the development agreement for all public improvements associated with this development.
- g. The Applicant shall dedicate the future frontage road right of way as depicted on the final plat.
- h. The Applicant shall provide the City with copies of the final lifestyle garage condominium covenants, including information related to the maintenance of the common private roads.
- i. The Applicant shall provide the City with a shared driveway and maintenance agreement and requisite easements for those proposed residential lots with a shared driveway condition.
- j. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.

- k. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
3. The Applicant shall pay for all costs associated with the City's review of the rezoning, final plat and conditional use permit.
4. The Applicant shall enter into a Planned Development Agreement with the City. The Planned Development Agreement will stipulate all standards associated with the planned development. A draft of the standards to be incorporated is attached.
5. The Applicant shall record the final plat with Hennepin County within one hundred and eighty (180) days of the City Council approval of the Final Plat.

Attachments:

1. **ORDINANCE 2024-01**
2. **RESOLUTION No. 2024-0220-01**
3. Application
4. Applicants Narrative
5. Final Plat
6. Site Plan Package
7. Building Illustrations
8. Development Agreement
9. Draft Development Standards



ORDINANCE OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2024-01

**AN ORDINANCE AMENDING THE CITY OF INDEPENDENCE
ZONING CODE, INCLUDING ZONING MAPS**

THE CITY OF INDEPENDENCE, MINNESOTA DOES ORDAIN:

Section 1. The City of Independence Zoning Code be amended to rezone 16 acres of the property identified as (PID No. 18-118-24-21-0001) from A-Agriculture to UC-Urban Commercial and legally described as follows:

(LEGAL DESCRIPTION TO BE INSERTED)

Section 2. The City Administrator is hereby directed to amend the City of Independence Zoning Ordinance, including Zoning Maps, in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this 20th day of February 2024.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 24-0220-01

**RESOLUTION APPROVING A FINAL PLAT OF BRECKENRIDGE FARM
AND THE DEVELOPMENT AGREEMENT AS RECOMMENDED BY THE CITY OF
INDEPENDENCE PLANNING COMMISSION**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2019 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, William Stoddard (Applicant) Breck Farm, LLC (Owner) request approval of a final plat to support the development of the property located at 9285 US Hwy 12, Independence, MN (PID No. 18-118-24-21-0001) (the “Property”); and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the final plat is further depicted on **Exhibit B** attached hereto; and

WHEREAS, the approved building plans are depicted on **Exhibit C** attached hereto; and

WHEREAS, the Property is zoned AG-Agriculture and UC-Urban Commercial; and

WHEREAS, a public hearing was held on July 18th, 2023 to consider and review the applications for rezoning and final plat following mailed and published notice as required by law; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Independence City Council that it should and hereby does approve the application by William Stoddard for final plat to allow the proposed development of the subject property per the City’s zoning and subdivision regulations with the following findings and conditions:

1. The proposed Rezoning and Final Plat meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.

2. City Council approval of the Rezoning and Final Plat will be subject to the following:
 - a. The Applicant shall make all revisions required and as noted within this report, by the Planning Commission and City Council. The revisions include but are not limited to the following:
 - i. Revise the final plat to address all applicable comments and to provide for all requisite easements.
 - ii. Revise the building plans to indicate mechanical equipment locations and if applicable, proposed screening of all equipment.
 - iii. Revise the plans to address all Fire Department comments and requirements.
 - b. The Applicant shall address all comments and applicable requirements pertaining to the water resources and engineering as outlined in the respective review letters from Hakanson Anderson Associates.
 - c. The Applicant shall comply with all comments and conditions required by MNDOT in accordance with their approval letter.
 - d. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Creek Watershed Management Commission.
 - e. The Applicant shall enter into a development agreement with the City for this development.
 - f. The Applicant shall provide a letter of credit as established by the development agreement for all public improvements associated with this development.
 - g. The Applicant shall dedicate the future frontage road right of way as depicted on the final plat.
 - h. The Applicant shall provide the City with copies of the final lifestyle garage condominium covenants, including information related to the maintenance of the common private roads.
 - i. The Applicant shall provide the City with a shared driveway and maintenance agreement and requisite easements for those proposed residential lots with a shared driveway condition.
 - j. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
 - k. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.

3. The Applicant shall pay for all costs associated with the City's review of the rezoning, final plat and conditional use permit.
4. The City has approved the proposed architectural plans for the lifestyle garage condominiums and commercial development. The approved plans are attached as **Exhibit C**. Any changes or modifications to the approved plans shall require an amendment to the site plan approval.
5. The Applicant shall enter into a Planned Development Agreement with the City. The Planned Development Agreement will stipulate all standards associated with the planned development. A draft of the standards to be incorporated is attached.
6. The Applicant shall record the final plat with Hennepin County within one hundred and eighty (180) days of the City Council approval of the Final Plat.

This resolution was adopted by the City Council of the City of Independence on this 20th of February 2024, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

EXHIBIT B
(Site Plan Final Plat)

EXHIBIT C

(Building and Architectural Plans)

PLANNED DEVELOPMENT STANDARDS

(A) *Permitted uses.* Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the Planned Development under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder:

- (1) Any use not expressly permitted but consistent with the intent of the district which, by approval of the city council, shall be permitted except for eating and drinking establishments, coffee shops and similar food service businesses which shall not be permitted until such time as a frontage road is constructed which provides a public access from the proposed retail development to County Line Road.
- (2) Office and retail sales.
- (3) Contractor and construction supply shops conducted wholly within an enclosed building, including but not limited to plumbing, HVAC, roofing and electrical with a principle building or office with no outdoor storage.
- (4) Light manufacturing, production, processing, assembly, fabricating, servicing and repairing of materials, goods or products with no outdoor storage.
- (5) Auto Condos in accordance with the following provisions:
 - i. Auto Condos shall be for the private storage and private leisure by the owner(s) of such space. No commercial activities or businesses shall be permitted in the auto condos, nor shall any auto condo be ever occupied for residential purposes and the following additional conditions shall apply:
 - a) Individual signs shall not be permitted for any units within the development.
 - b) No outdoor storage will be permitted.
 - c) Parking shall be permitted only in the designated parking spaces.

(B) *Accessory uses.* None.

(C) *Conditional uses.* The following conditional uses may be permitted by action of the city council pursuant to subsections [520.09](#), [520.11](#) and [520.13](#):

- (1) Telecommunications towers approved pursuant to [section 540](#) of this Code;
- (2) Any other use determined by the city council to be similar in character to a permitted use, but potentially requiring special conditions to ensure compatibility.

(D) *Physical standards.*

- | | |
|------------------------------|---------------------------|
| (1) Minimum Lot Size: | per approved general plan |
| (2) Minimum Lot Width: | per approved general plan |
| (3) Front Yard: | 50 feet |
| (4) Side Yard: | 20 feet |
| (5) Corner Side Yard: | 20 feet |
| (6) Rear Yard: | 30 feet |
| (7) Residential Properties: | 40 feet |
| (8) Agriculture Properties: | 40 feet |
| (9) Parking and Drive Aisle: | |
| a. Front Yard: | 15 feet |
| b. Side Yard: | 5 feet |
| c. Rear Yard: | 5 feet |

BRECKENRIDGE FARM

C. R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Breck Farm, LLC, a Minnesota limited liability company, owner of the following described property:

The Northeast Quarter of the Northwest Quarter; and also the East 25 rods of the Northwest Quarter of the Northwest Quarter; and also the North 1/3 of the East 60 rods of the Southeast Quarter of the Northwest Quarter, all in Section 18, Township 118, of Range 24, Hennepin County, Minnesota;

EXCEPT

Parcel 369, Minnesota Department of Transportation Right of Way Plat No. 27-77, Hennepin County, Minnesota;

ALSO EXCEPT

That part of Tract A described below; Tract A That part of the Northeast Quarter of the Northwest Quarter of Section 18, Township 118 North, Range 24 West, lying southerly of the southerly right of way line of Trunk Highway No. 12 as now located and established. Which lies northerly of a line run parallel with and distant 70 feet southerly of Line 1 described below; Line 1 From the northwest corner of said Section 18, run easterly on the north line of said Section 18 for 2062.1 feet to the point of beginning of Line 1 to be described; thence continue easterly on the last described course for 400 feet and there terminating. Together with that part of Tract A hereinbefore described adjoining and southerly of the above described strip and westerly of the westerly boundary of the public road running along the east line of Tract A hereinbefore described which lies northeasterly of the following described line: Beginning at a point on said westerly boundary, distant 100 feet southerly of its intersection with a line run parallel with and distant 50 feet southerly of the north line of said Section 18; thence run northwesterly to a point distant 70 feet southerly (measured at right angles) of a point on Line 1 described above distant 200 feet easterly of its point of beginning and there terminating.

Abstract Property.

Have caused the same to be surveyed and platted as BRECKENRIDGE FARM and do hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Breck Farm, LLC, a Minnesota limited liability company, has caused the presents to be signed by its proper offer this _____ day of _____, 20__.

Signed: Breck Farm, LLC

_____, its President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__, by _____
President of Breck Farm, LLC, a Minnesota limited liability company.

Signature

Printed

Notary Public, _____ County, Minnesota
My Commission Expires: _____

SURVEYORS CERTIFICATE

I, Nicholas Hillmer, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____ day of_____, 20__.

Nicholas Hillmer, Licensed Land Surveyor
Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__, by Nicholas Hillmer.

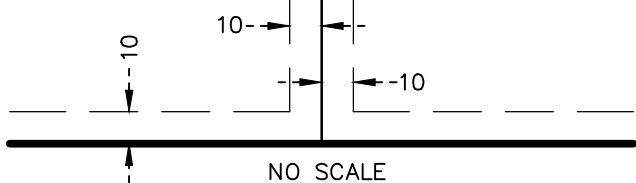
(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, Minnesota.

My Commission Expires _____

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

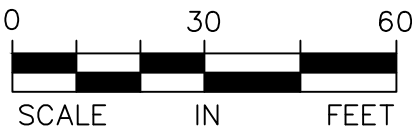


BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND 10 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

BEARING REFERENCE:
THE NORTH LINE OF THE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 118 NORTH, RANGE 24 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREE 05 MINUTES 15 SECONDS EAST

○ ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT
SET AND MARKED BY LICENSE NO. 45774

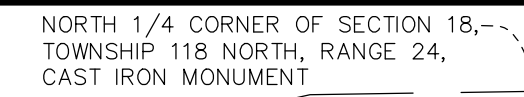
● ● DENOTES FOUND MONUMENT AS DESCRIBED



ANDERSON

ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

R. T. DOC. NO. ____



● DENOTES FOUND MONUMENT

—Δ—Δ—Δ— DENOTES CONTROLLED ACCESS PER MNDOT RIGHT OF WAY PLAT NO.27-77

BEARING REFERENCE:

THE NORTH LINE OF THE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 118 NORTH, RANGE 24 WEST IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREE 05 MINUTES 15 SECONDS EAST



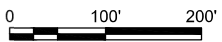
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

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Feb 12, 2024 - 2:58pm
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LEGEND

- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- EXTRA SEPTIC DRAIN FIELD
- BUILDING SETBACK
- PARKING SETBACK
- DRAINAGE & UTILITY EASEMENT
- EX. WETLAND BOUNDARY
- WETLAND FILL BOUNDARY
- WETLAND SETBACK LINE
- PARCEL/LOT BOUNDARY
- PERIMETER SITE FENCE
- WETLAND (TYPE 1)
- WETLAND (TYPE 2)
- WETLAND (TYPE 3)
- POSSIBLE HOUSE PAD LOCATION
- SHARED DRIVEWAY
- POSSIBLE FUTURE DRIVEWAY EXTENSION
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

BRECKENRIDGE FARM
INDEPENDENCE, MINNESOTA
STODDARD COMPANIES

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.

PRINT NAME: LEE KOPPY, PE

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 41287

REVISION LOG		
NO.	DATE	DESCRIPTION OF REVISIONS

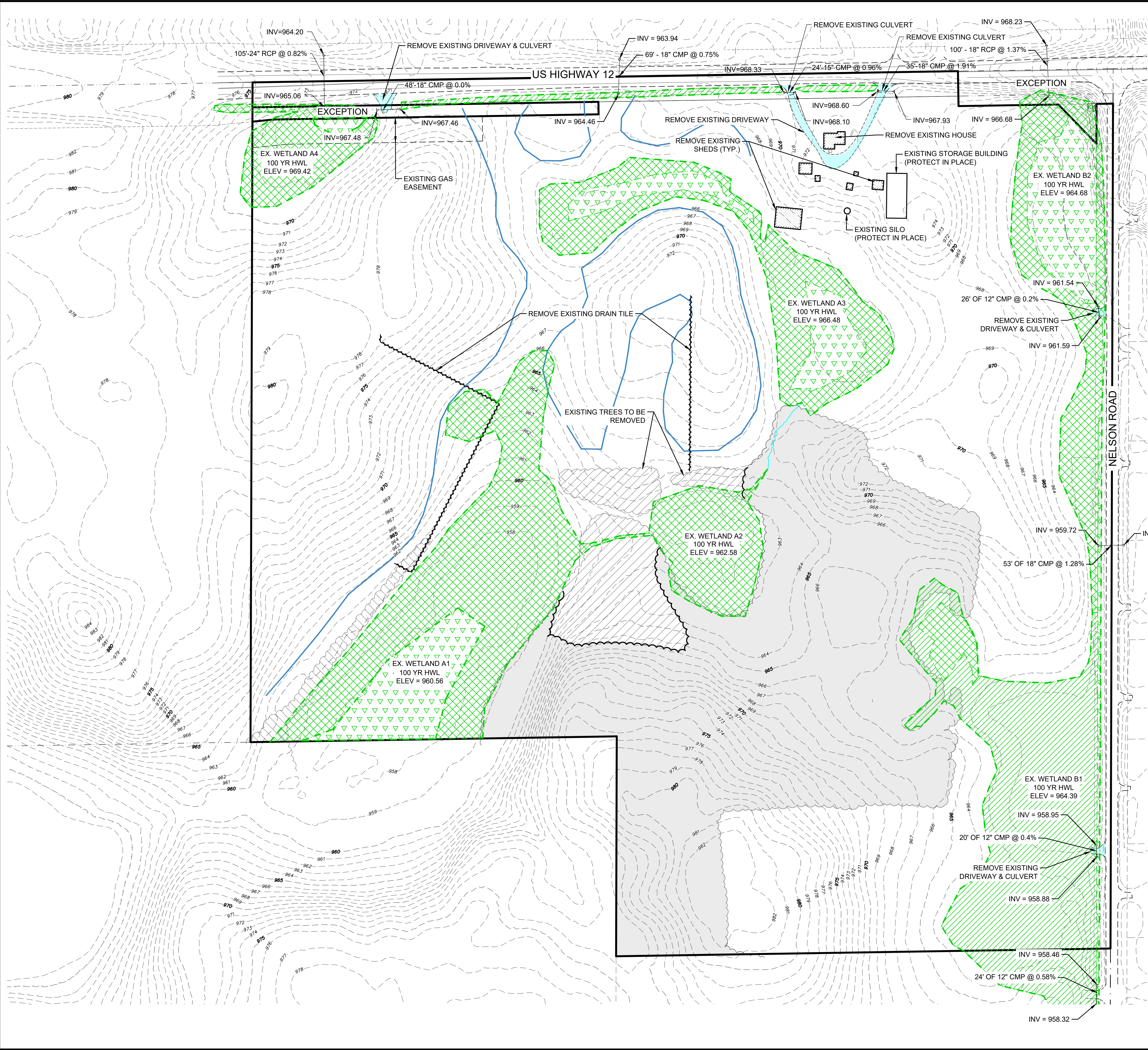
FINAL PLAT		
DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK

DRAWING TITLE

SITE PHASING PLAN

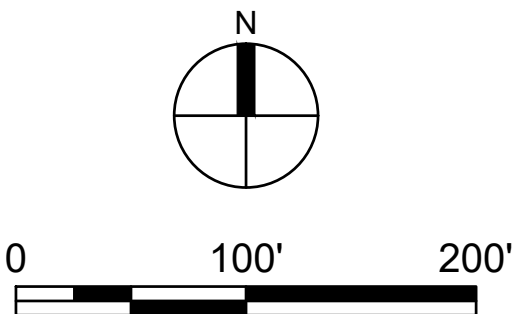
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LEGEND

- PROPERTY LIMITS
- EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER
- EXISTING DRAINTILE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM SEWER INLET
- REMOVE EXISTING BUILDING
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING TREES
- EXISTING TREE CANOPY TO REMAIN
- REMOVE EXISTING DRIVEWAY
- TYPE 1 WETLAND
- TYPE 2 WETLAND
- TYPE 3 WETLAND
- UPLAND (AS FIELD DESIGNATED BY CERTIFIED SEPTIC DESIGNER DALE DENN - SEE REPORT)
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

BRECKENRIDGE FARM

INDEPENDENCE,
MINNESOTA

STODDARD COMPANIES

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PRINT NAME: LEE KOPPY, PE

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

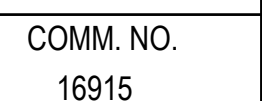
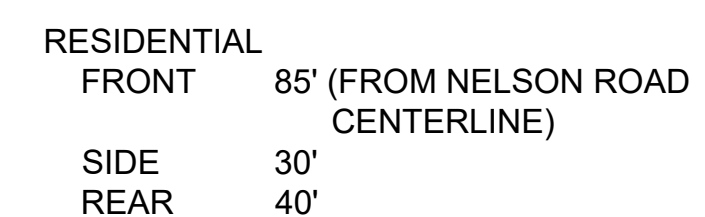
EXISTING CONDITIONS & REMOVALS PLAN

DRAWING NO.

X100

PLOTTED:
02/12/2024

COMM. NO.
16915



INDEPENDENCE,
MINNESOTA

STODDARD COMPANIES

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.

PRINT NAME: LEE KOPPY, PE

SIGNATURE: [Signature]
DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

[illegible]

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

SITE PLAN
SOUTH
(COMMERCIAL)

DRAWING NO.









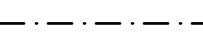
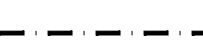
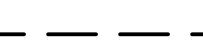

C102

PLOTTED: 02/12/2024	COMM. NO. 16915
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PRIMARY SEPTIC DRAIN FIELD

ALTERNATE SEPTIC DRAIN FIELD

EXTRA SEPTIC DRAIN FIELD

- | | |
|---|-----------------------------|
|  | BUILDING SETBACK |
|  | PARKING SETBACK |
|  | DRAINAGE & UTILITY EASEMENT |
|  | EX. WETLAND BOUNDARY |
|  | WETLAND FILL BOUNDARY |
|  | WETLAND SETBACK LINE |
|  | PARCEL/LOT BOUNDARY |
|  | PERIMETER SITE FENCE |
|  | WETLAND (TYPE 1) |
|  | WETLAND (TYPE 2) |
|  | WETLAND (TYPE 3) |
|  | PARKING COUNT |

KEYNOTES:

- ① B618 CURB & GUTTER
- ② B612 CURB & GUTTER
- ③ CROSS GUTTER
- ④ SURMOUNTABLE CURB
- ⑤ TRANSITION CURB
- ⑥ RIBBON CURB
- ⑦ KEYED ACCESS GATE
- ⑧ PICKLE BALL COURT
- ⑨ PUTTING GREEN

PARKING

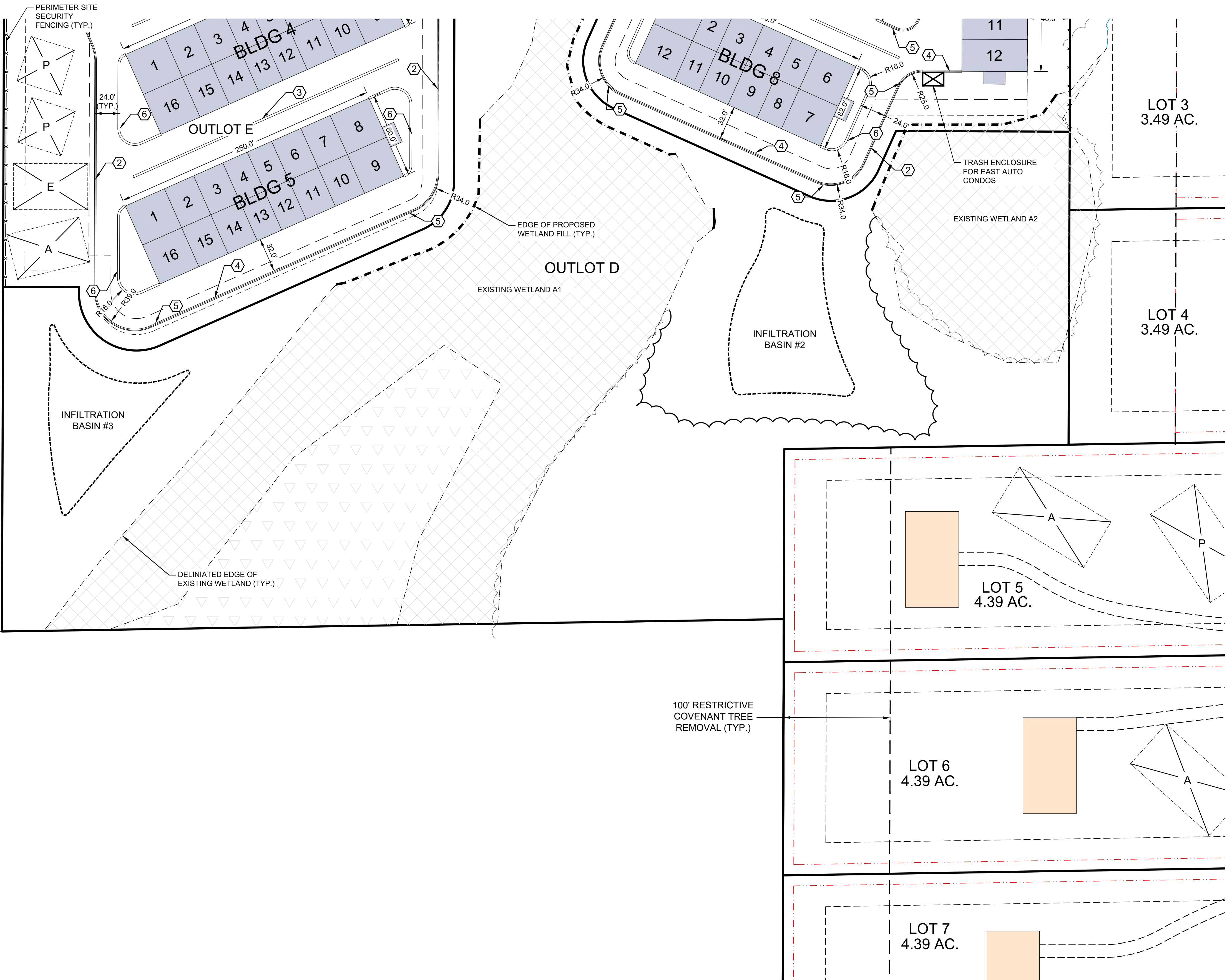
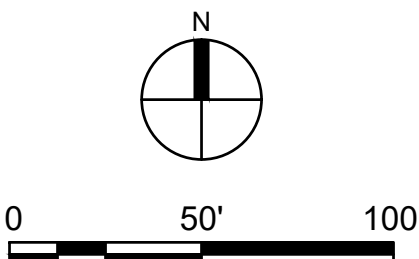
BLOCK 2
N/A - RESIDENTIAL LOTS

BLOCK 1
 AUTO STALLS PROVIDED = 42
 10,600 SF COMMERCIAL @ 4.0 PER 1,000 SF = 42

BUILDINGS 2 THROUGH 5 - 72 AUTOCONDO UNITS
PARKING STALLS PROVIDED = 151
1,700 LF PERIMETER PARKING @ 1 STALL/25 LF = 68
2,088 LF BUILDING FACE @ 1 STALL/25 LF = 83

BUILDINGS 6 THROUGH 9 - 48 AUTOCONDO UNITS
 AUTO STALLS PROVIDED = 97
 1,000 LF PERIMETER PARKING @ 1 STALL/25 LF = 40
 1,443 LF BUILDING FACE @ 1 STALL/25 LF = 57

NOTE: ALL PROPOSED ROADWAY DIMENSIONS
ARE TO FACE-OF-CURB.





US HIGHWAY 12

OUTLOT A

City

NEI SON ROAD

TOTAL

AREA
27.02 ACRES
11.79 ACRES
13.52 ACRES
2.47 ACRES
4.53 ACRES
1.99 ACRES
0.93 ACRES

PERCENT

43.4%
18.9%
18.9%
3.9%
7.3%
3.2%
1.5%

STODDARD COMPANIES

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.

PRINT NAME: LEE KOPPY, PE

SIGNATURE: [Signature]

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

D.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED:
LRK

RAWN:
MAM

ECKED BY
LRK

RAWING TITLE

LAND DEDICATION

RAWING NO.

C103

PLOTTED:
02/12/2024

COMM. NO
16915



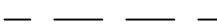

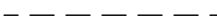

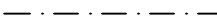


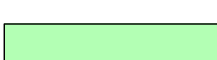
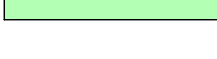
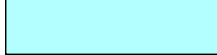
ANDERSON

3605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

BRECKENRIDGE
FARM

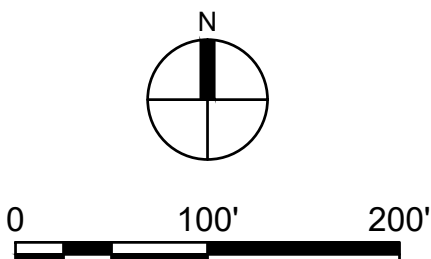
INDEPENDENCE,
MINNESOTA

LEGEND

- | | |
|---|---|
|  | BUILDING SETBACK |
|  | PARKING SETBACK |
|  | EX. WETLAND BOUNDARY |
|  | WETLAND FILL BOUNDARY |
|  | PARCEL/LOT BOUNDARY |
|  | DEDICATED TO
MNDOT (1.99 ACRES) |
|  | FRONTAGE ROAD + NELSON ROAD
(DEDICATED TO CITY) (4.53 ACRES) |
|  | WETLAND (TYPE 1) |
|  | WETLAND (TYPE 2) |
|  | WETLAND (TYPE 3) |

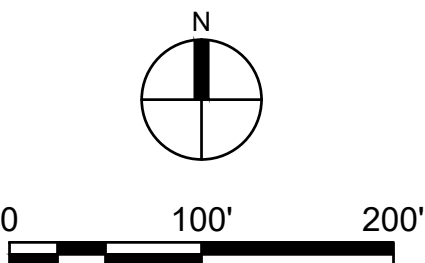
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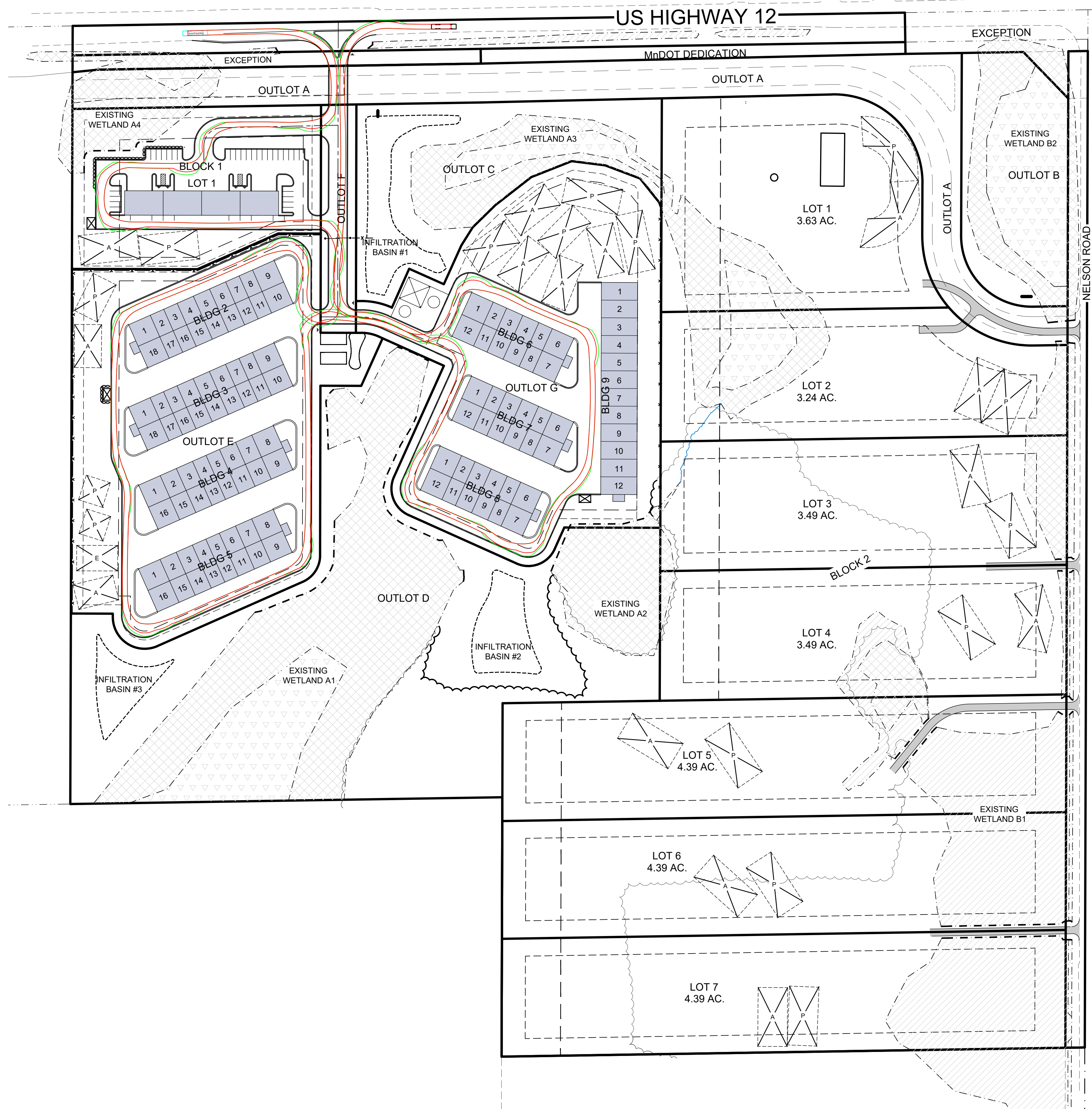
	AREA	PERCENT
RESIDENTIAL	27.02 ACRES	43.4%
AUTOCONDOS	11.79 ACRES	18.9%
COMMON SPACE/ OUTLOTS	13.52 ACRES	18.9%
COMMERCIAL	2.47 ACRES	3.9%
CITY DEDICATION	4.53 ACRES	7.3%
MnDOT DEDICATION	1.99 ACRES	3.2%
EXCEPTION	<u>0.93 ACRES</u>	<u>1.5%</u>
TOTAL	62.25 ACRES	100.0%





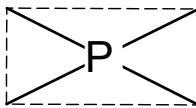
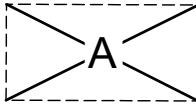
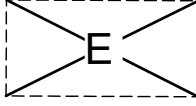
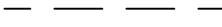
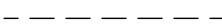











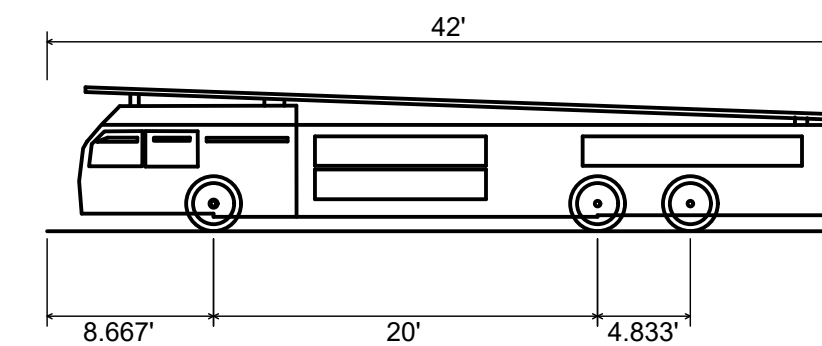
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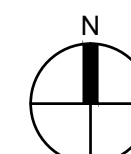


LEGEND

- | | |
|---|------------------------------|
|  | WHEEL PATH |
|  | OVERHANG PATH |
|  | PRIMARY SEPTIC DRAIN FIELD |
|  | ALTERNATE SEPTIC DRAIN FIELD |
|  | EXTRA SEPTIC DRAIN FIELD |
|  | BUILDING SETBACK |
|  | PARKING SETBACK |
|  | EX. WETLAND BOUNDARY |
|  | WETLAND FILL BOUNDARY |
|  | WETLAND SETBACK LINE |
|  | PARCEL/LOT BOUNDARY |
|  | PERIMETER SITE FENCE |
|  | WETLAND (TYPE 1) |
|  | WETLAND (TYPE 2) |
|  | WETLAND (TYPE 3) |
|  | SHARED DRIVEWAY |



Pierce Velocity 100' Heavy-Duty Aerial Tower	
Overall Length	42.000ft
Overall Width	8.167ft
Overall Body Height	10.333ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



0 100' 200'



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FARM

INDEPENDENCE,
MINNESOTA

STODDARD COMPANIES

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PRINT NAME: LEE KOPPY, PE

SIGNATURE: [Signature]
DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

[illegible]

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

TURNING MOVEMENT PLAN

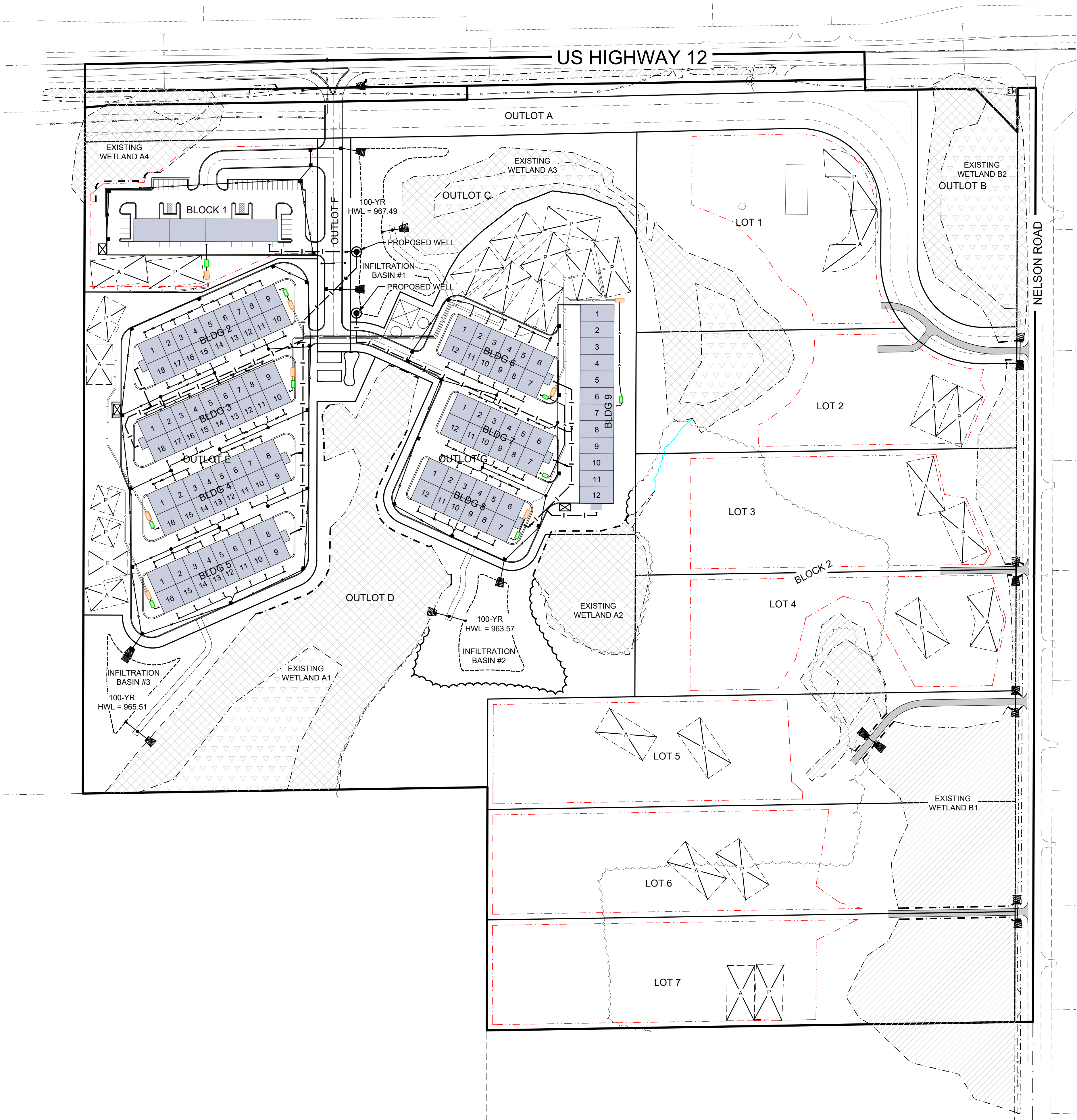
DRAWING NO.

C105

PLOTTED:
02/12/2024

COMM. NO.
16915

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Miller
Y:\\16900\\16915 STODDARD - 58 ACRE - INDEPENDENCE\\07 Civil\\01 CAD files\\07 FINAL PLAT\\SHEETS\\16915_C_UTIL_FINAL PLAT.dwg



LEGEND

- PROPERTY LIMITS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- EXTRA SEPTIC DRAIN FIELD
- PROPOSED WATER WELL
- PROPOSED SANITARY SEPTIC TANK
- PROPOSED SANITARY PUMP TANK PROPOSED
- STORM INLETS
- PROPOSED FES
- PROPOSED WATERMAIN GATE VALVE
- WETLAND FILL BOUNDARY
- EXISTING WETLAND BOUNDARY

GENERAL NOTES:

- ALL WATERMAIN ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH FROM FINISHED GRADE AND PROVIDE MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER. WATERMAIN TO BE INSULATED PER C.E.A.M. SPECIFICATIONS, WHERE COVER DEPTHS CANNOT BE ACHIEVED. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
- ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER SPECIFICATIONS.
- SUBSTITUTIONS FROM INFO. SHOWN HERON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, SECTION 1109.0.
- PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714, TABLE 701.1 AND INSTALLATION STANDARD 1. FITTINGS MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F656 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D232.
- HDPE STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714, SECTION 1102.4 AND INSTALLATION STANDARD 1.) WATER TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS, INCLUDING STRUCTURES. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
- WATER SERVICE MATERIALS AND SANITARY SEWER PRESSURIZED PIPE SHALL BE PVC C900. CONTRACTOR SHALL VERIFY EXISTING SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION. ALL INSTALLED PIPE WILL REQUIRE TESTING PER CITY AND STATE REQUIREMENTS. THIS WILL INCLUDE, AT A MINIMUM, CONDUCTIVITY AND PRESSURE TESTING, AS WELL AS TESTING FOR BACTERIA AND PROPER DISINFECTION. FOLLOW C.E.A.M. STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE. INSTALL TRACER WIRE, JOINT RESTRAINTS AND THRUST BLOCKING ON ALL WATERMAIN PIPE AND FITTING, PER CITY OF INDEPENDENCE STANDARDS.
- SANITARY SEWER GRAVITY PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M. STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED. THIS APPLIES TO ALL PROPOSED NEW PIPE FOR THIS PROJECT. ALL SANITARY SEWER PIPE WILL REQUIRE TESTING PER CITY AND C.E.A.M. STANDARDS. THIS WILL INCLUDE, AT A MINIMUM, LEAKAGE AND ALIGNMENT TESTING.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS.



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PRINT NAME: LEE KOPPY, PE

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

**OVERALL UTILITY
PLAN**

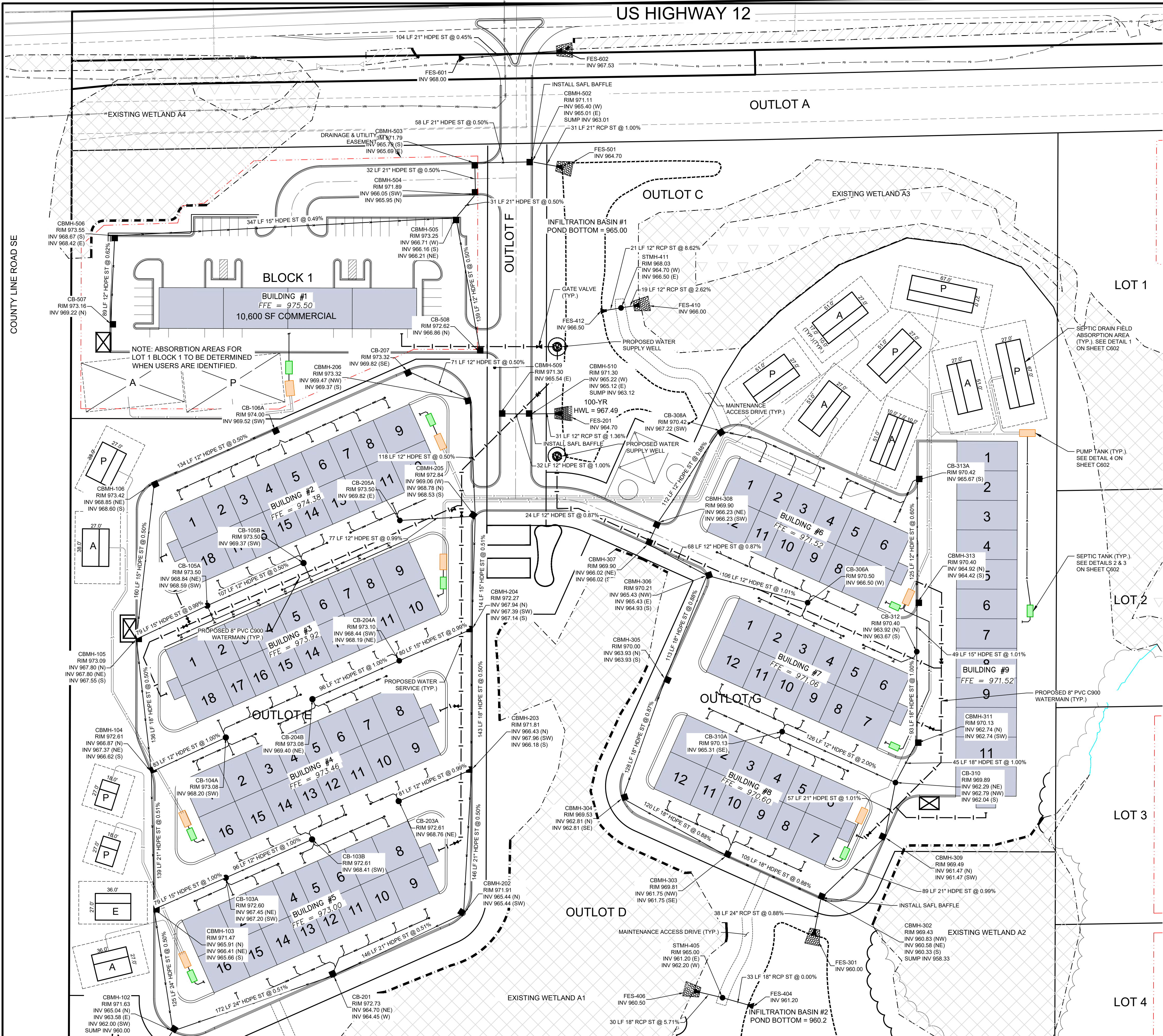
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C200

PLOTTED:
02/12/2024

COMM. NO.
16915

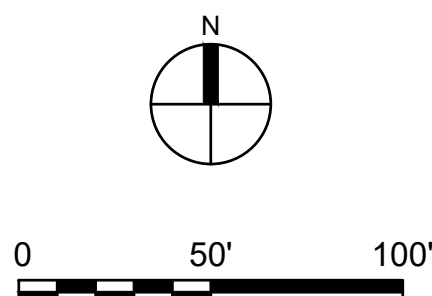
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LEGEND

- PROPERTY LIMITS
- DRAINAGE & UTILITY EASEMENT
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER (PRESSURIZED)
- PROPOSED SANITARY SEWER (GRAVITY)
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER (FLOOR DRAIN CONNECTIONS)
- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- EXTRA SEPTIC DRAIN FIELD
- PROPOSED WATER WELL
- PROPOSED SANITARY SEPTIC TANK
- PROPOSED SANITARY PUMP TANK
- PROPOSED STORM INLETS
- PROPOSED FES
- PROPOSED WATERMAIN GATE VALVE
- EXISTING WETLAND BOUNDARY
- BOTTOM OF INFILTRATION BASIN
- WETLAND FILL BOUNDARY

NOTE: PRESSURIZED SANITARY SEWER PIPE TO BE INSTALLED FROM EACH BUILDING TO BOTH PRIMARY AND ALTERNATE DRAIN FIELDS. ONLY PUMPING WILL BE ACTIVE TO PRIMARY DRAIN FIELDS.



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FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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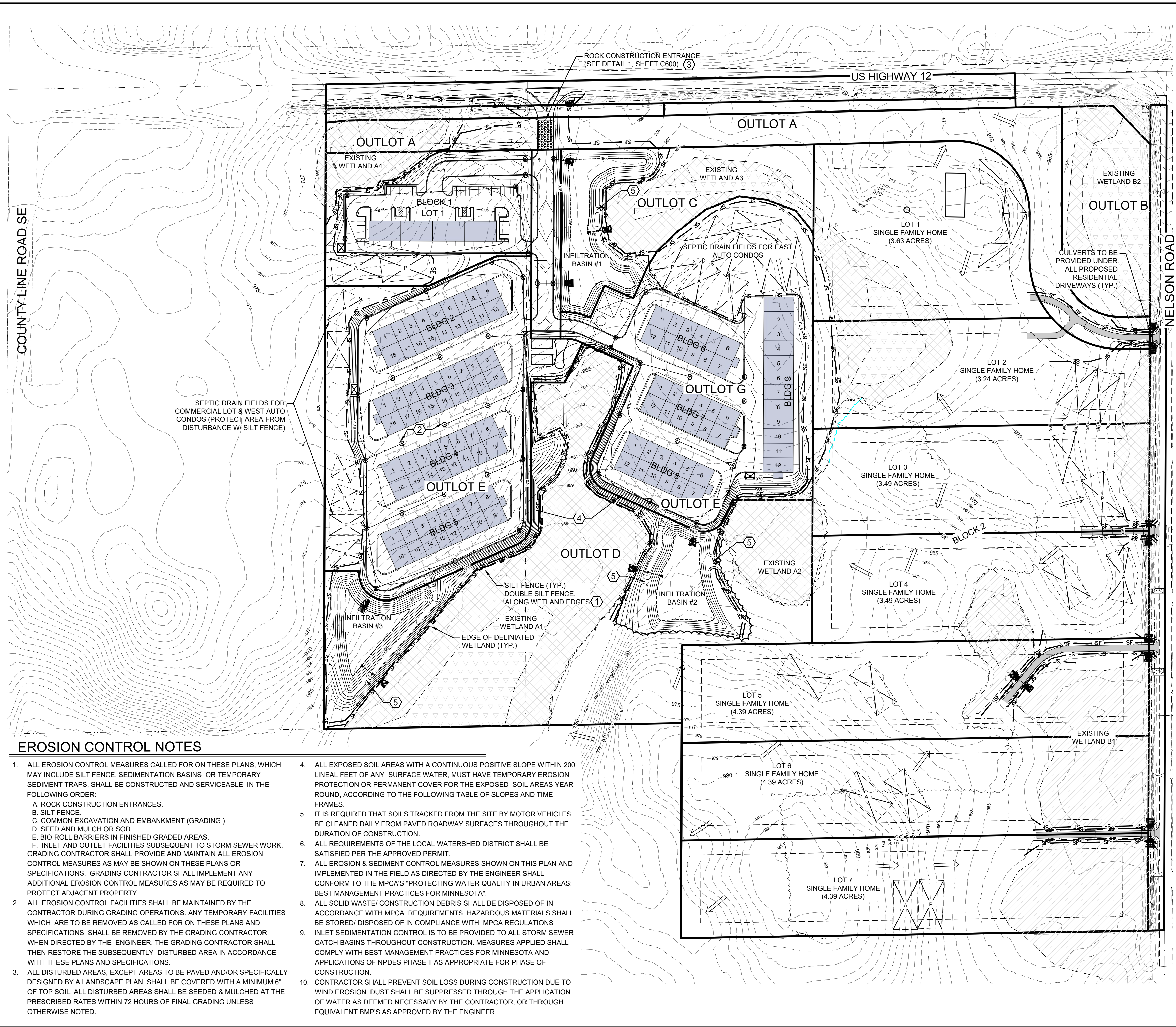
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UTILITY PLAN
NORTH
(COMMERCIAL)

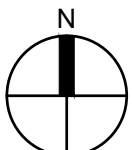
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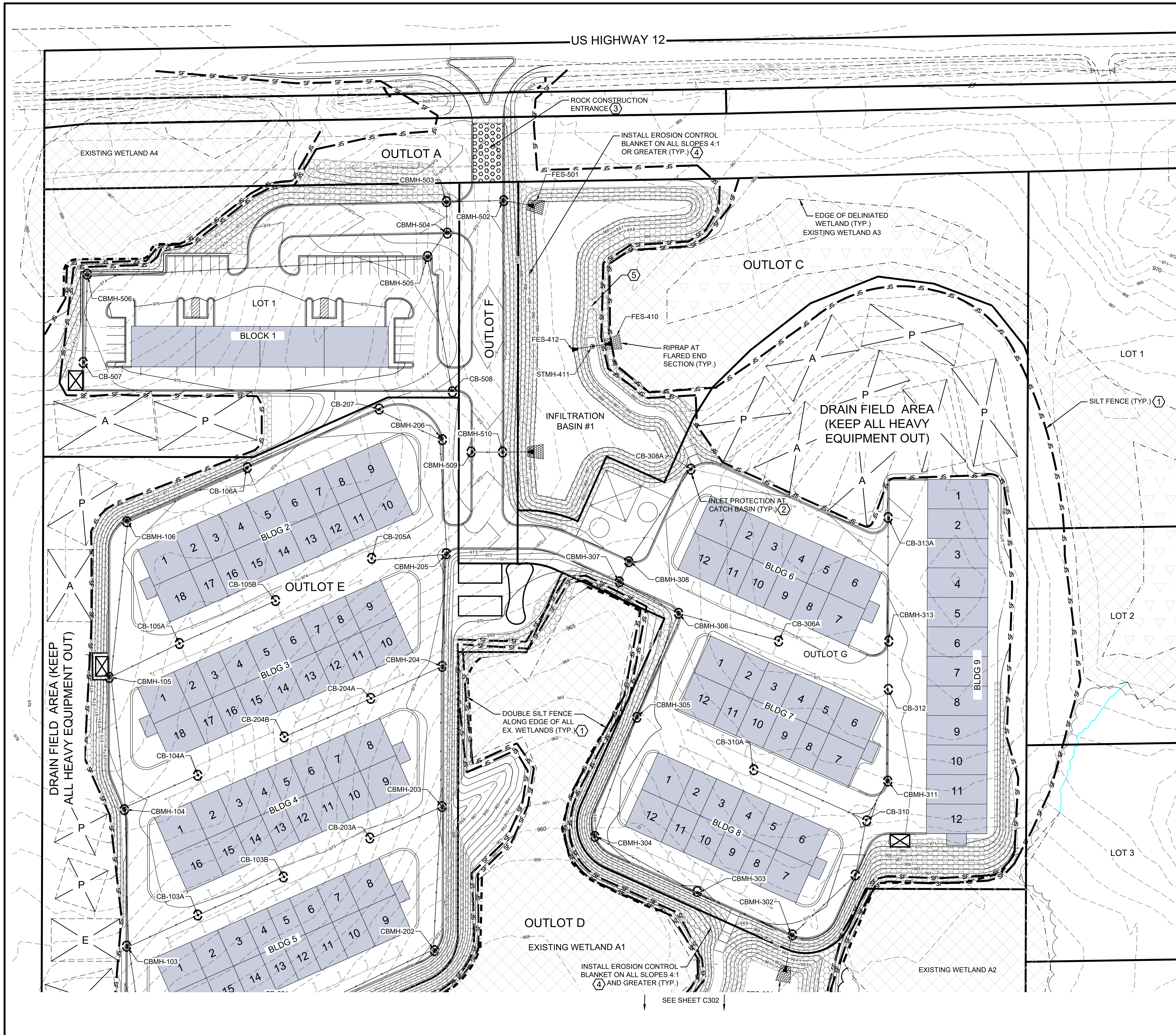
C201

PLOTTED: 02/12/2024	COMM. NO. 16915
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COMM. NO
16915





LEGEND

- | | |
|--|------------------------------------|
| | PROPERTY LIMITS |
| | EXISTING MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | EXISTING SPOT ELEVATION |
| | DRAINAGE ARROW |
| | BIO-ROLL EROSION CONTROL |
| | SILT FENCE |
| | PROPOSED STORM SEWER |
| | INLET PROTECTION |
| | RIP-RAP FLARED END |
| | ROCK CONSTRUCTION ENTRANCE |
| | WOOD MULCH FIBER BLANKET |
| | ALTERNATE AND PRIMARY DRAIN FIELDS |

KEY NOTES

- ① INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEEDED IN PAVED AREA. (TYP.)
- ② INSTALL & MAINTAIN INLET SEDIMENT PROTECTION (TYP.)
- ③ INSTALL TEMP ROCK ENTRANCE OR HARD SURFACE ASPHALT/CONCRETE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S) PRIOR TO EXCAVATION & TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- ④ AREAS WITH SLOPES 4:1 OR STEEPER AND WITHIN DRAINAGE SWALES TO HAVE EROSION CONTROL BLANKET & SEED INSTALLED. EROSION CONTROL BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885. (TYP.) (SEE DETAIL 4, SHEET C600).
- ⑤ INSTALL RIP-RAP AT EMERGENCY OVERFLOW SPILLWAY.



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SIGNATURE: [Signature]
DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

[illegible]

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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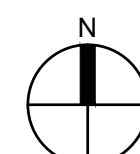
EROSION CONTROL PLAN NORTH (COMMERCIAL)

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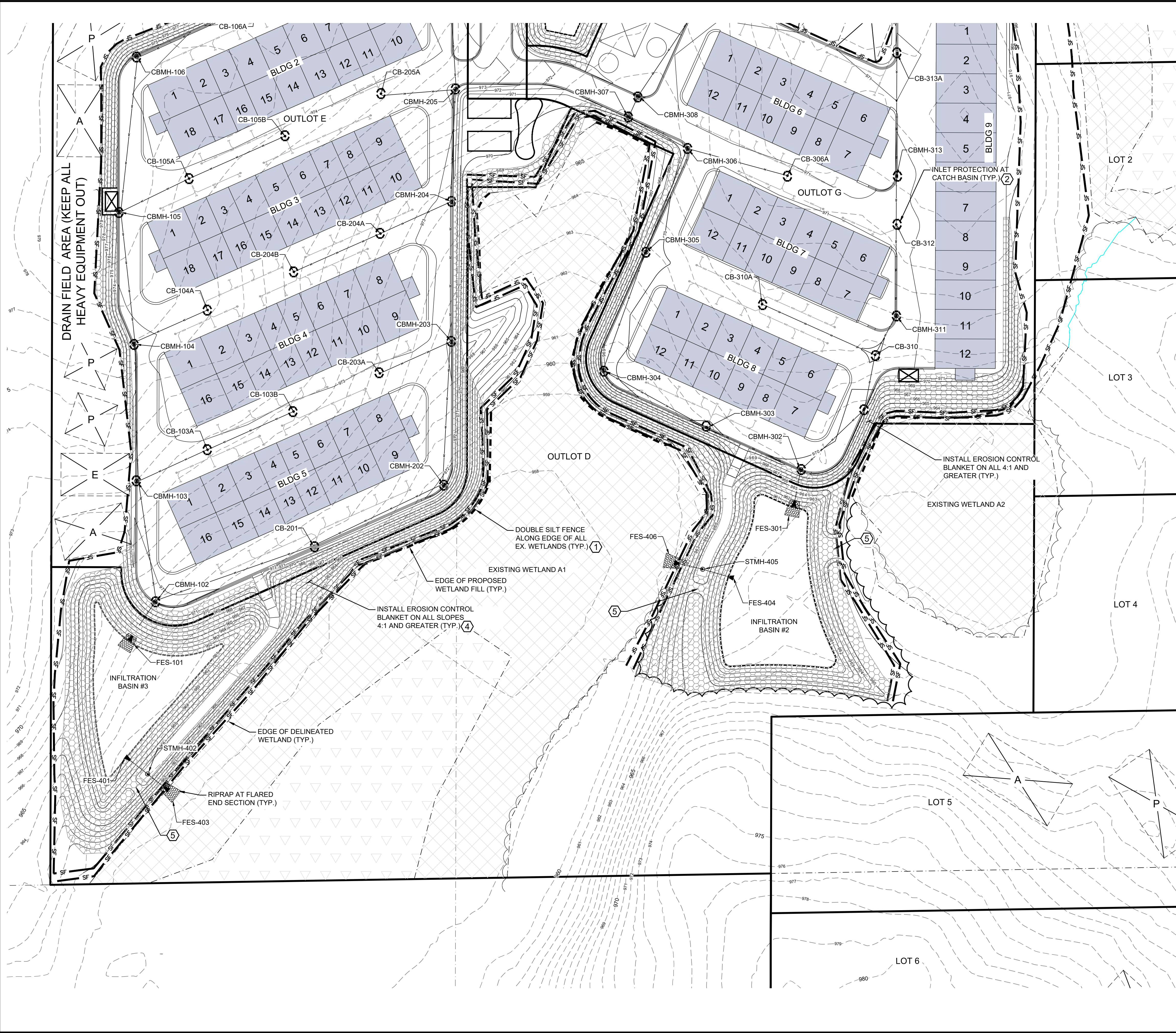
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PLOTTED:
02/12/2024

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LEGEND

- PROPERTY LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- x 959.4 EXISTING SPOT ELEVATION
- ⇒ DRAINAGE ARROW
- BIO-ROLL EROSION CONTROL
- SF SF SILT FENCE
- PROPOSED STORM SEWER
- INLET PROTECTION
- RIP-RAP FLARED END
- ROCK CONSTRUCTION ENTRANCE
- WOOD MULCH FIBER BLANKET
- ALTERNATE AND PRIMARY DRAIN FIELDS

KEY NOTES

1. INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEEDED IN PAVED AREA. (TYP.)
2. INSTALL & MAINTAIN INLET SEDIMENT PROTECTION (TYP.)
3. INSTALL TEMP ROCK ENTRANCE OR HARD SURFACE ASPHALT/CONCRETE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S) PRIOR TO EXCAVATION & TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
4. AREAS WITH SLOPES 4:1 OR STEEPER AND WITHIN DRAINAGE SWALES TO HAVE EROSION CONTROL BLANKET & SEED INSTALLED. EROSION CONTROL BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885. (TYP.)
5. INSTALL RIP-RAP AT EMERGENCY OVERFLOW SPILLWAY.



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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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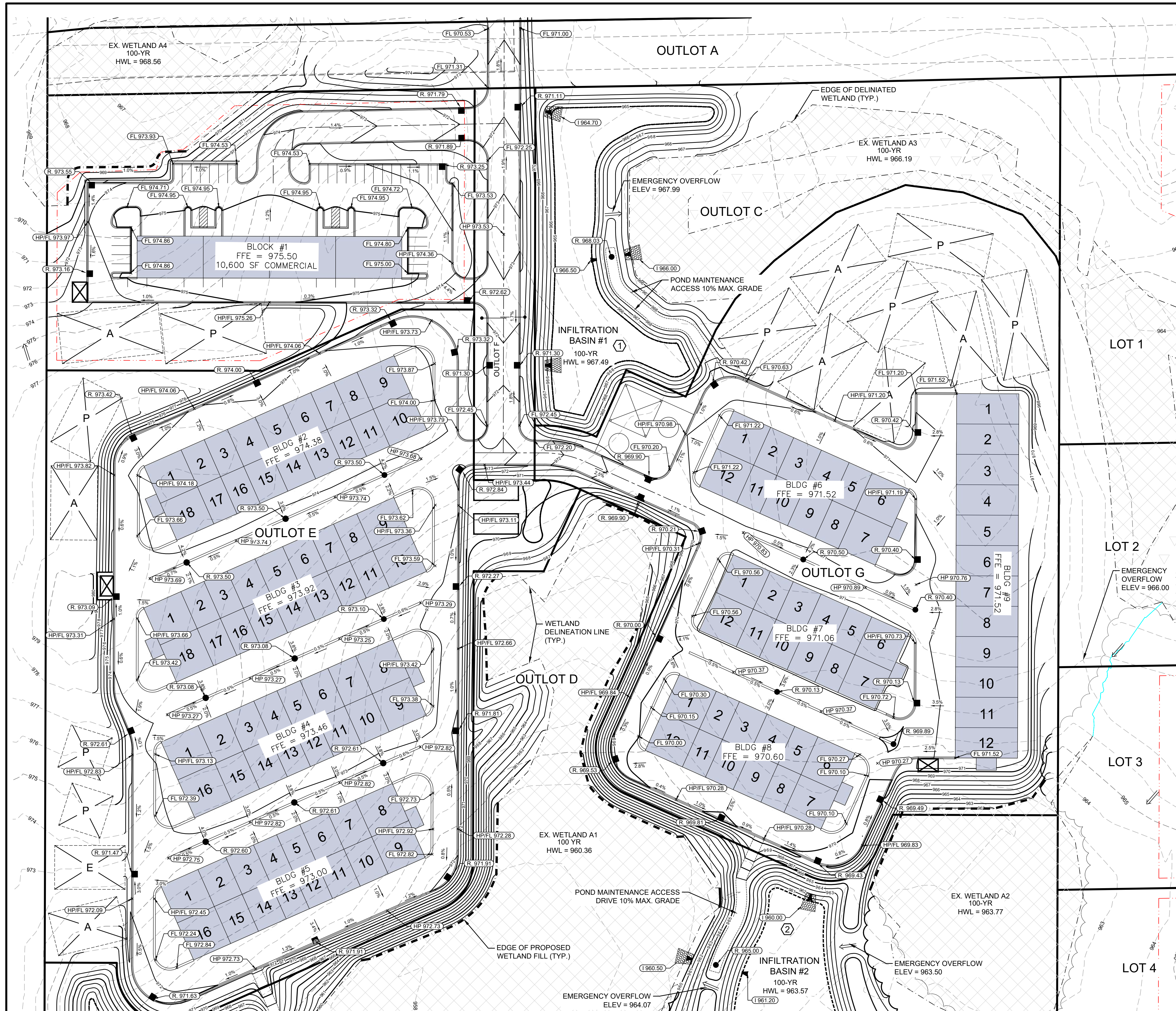
EROSION CONTROL PLAN SOUTH (COMMERCIAL)

DRAWING NO.

C302

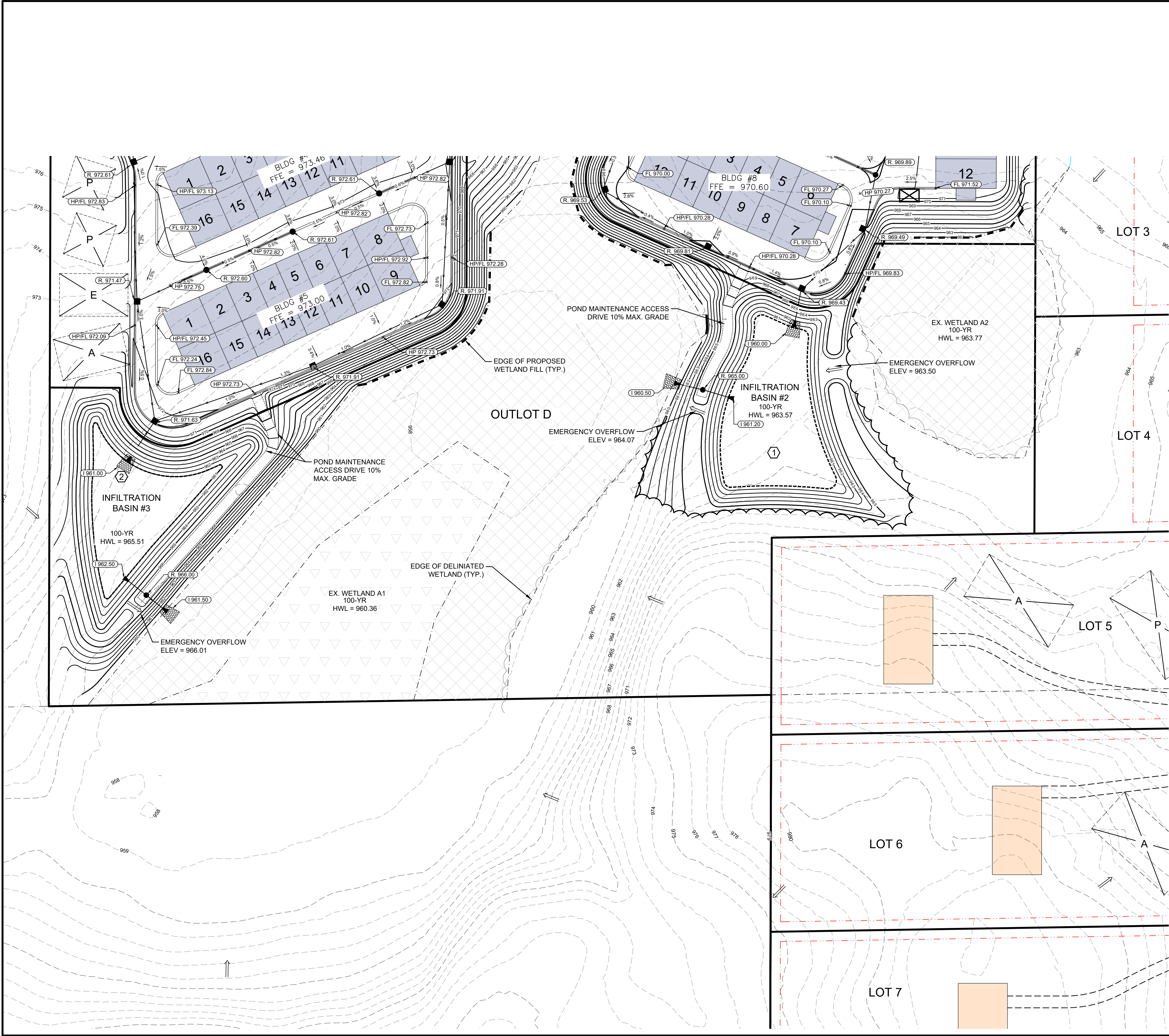
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LEGEND

- PROPERTY LIMITS
- WETLAND DELINEATION LINE
- EDGE OF PROPOSED WETLAND FILL
- DRAINAGE AND UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- DRAINAGE ARROW
- PROPOSED CONCRETE C&G
- SPOT ELEVATION
- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- EXTRA SEPTIC DRAIN FIELD

NOTES

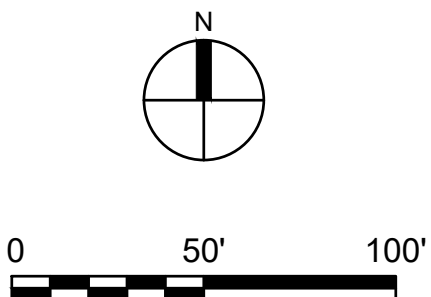
- ALL DISTURBED AREAS TO BE SEED OR SODDED PER LANDSCAPE PLAN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
- NO GRADED SLOPES SHALL EXCEED 2.5:1 (HOR:VER)
- FINISHED PAVEMENT SHALL BE FLUSH WITH EXISTING ADJACENT PAVEMENT.
- SEE WETLAND MITIGATION PLAN C500 FOR WETLAND IMPACTS, AND SHEETS C501 - C505 FOR WETLAND BUFFER DESIGNATIONS.

SPOT ELEVATION KEY

- FL GUTTER FLOW LINE
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- R. RIM ELEVATION
- I. INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION

KEY NOTES

- INFILTRATION BASIN #2
BOTTOM ELEVATION = 960.20
EMERGENCY OVERFLOW = 964.07
100 YR HWL = 963.57
- INFILTRATION BASIN #3
BOTTOM ELEVATION = 961.00
EMERGENCY OVERFLOW = 966.01
100 YR HWL = 965.51



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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

GRADING PLAN SOUTH (COMMERCIAL)

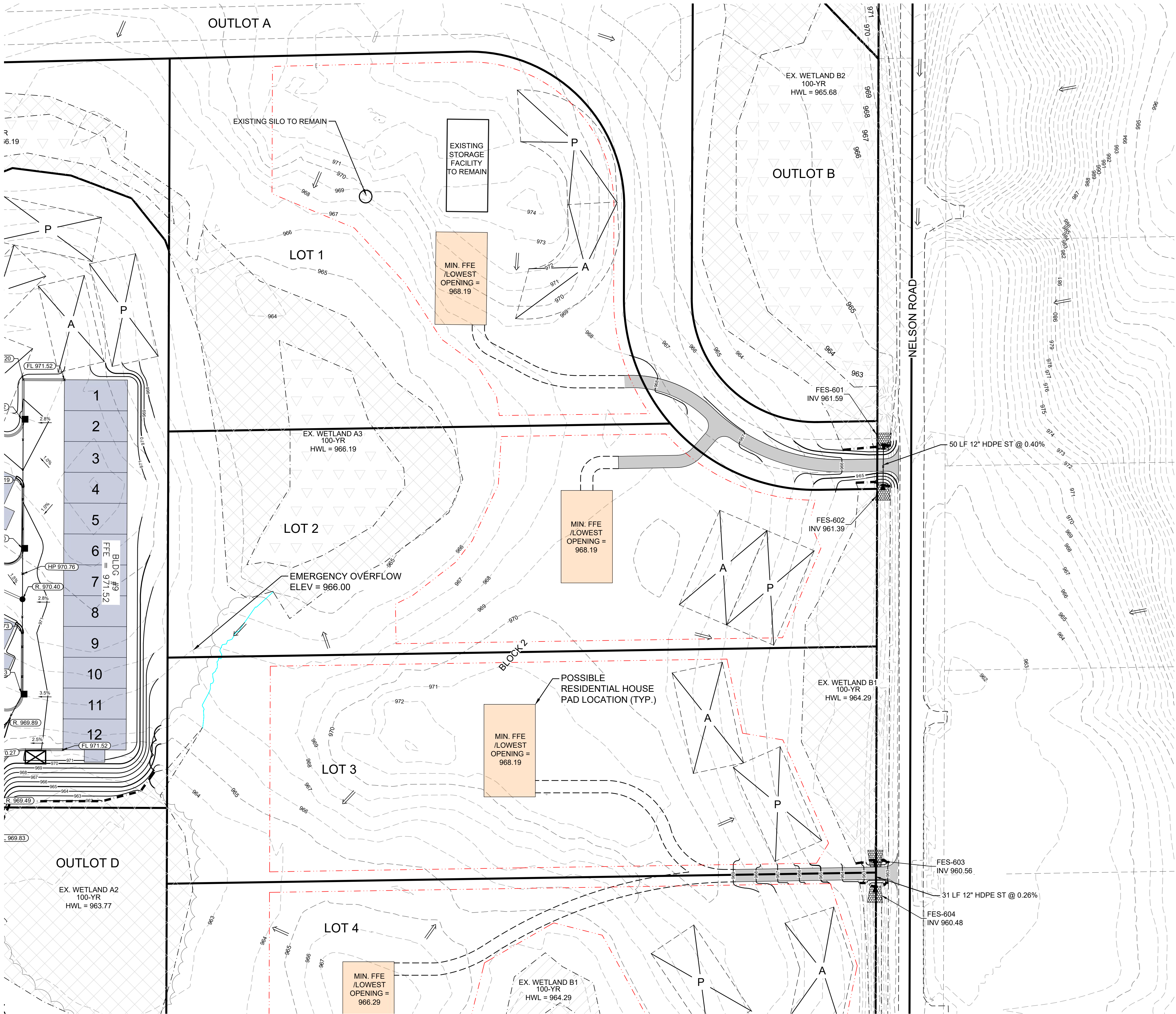
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PLOTTED:
02/12/2024

COMM. NO.
16915

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LEGEND

- PROPERTY LIMITS
- WETLAND DELINEATION LINE
- EDGE OF PROPOSED WETLAND FILL
- DRAINAGE AND UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- DRAINAGE ARROW
- PROPOSED CONCRETE C&G
- SPOT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- RESIDENTIAL DRIVEWAY (CONSTRUCTED WITH THIS PROJECT)
- POSSIBLE FUTURE DRIVEWAY EXTENSION
- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- POSSIBLE HOUSE PAD LOCATION

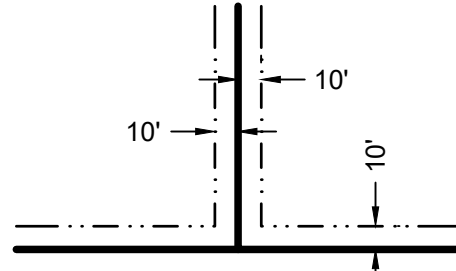
NOTES

- ALL DISTURBED AREAS TO BE SEEDED OR SODDED PER LANDSCAPE PLAN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
- NO GRADED SLOPES SHALL EXCEED 2.5:1 (HOR:VER)
- FINISHED PAVEMENT SHALL BE FLUSH WITH EXISTING ADJACENT PAVEMENT.
- SEE WETLAND MITIGATION PLAN C500 FOR WETLAND IMPACTS, AND SHEETS C501 - C505 FOR WETLAND BUFFER DESIGNATIONS.

SPOT ELEVATION KEY

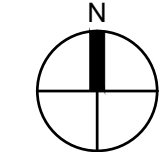
- FL GUTTER FLOW LINE
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- R. RIM ELEVATION
- I. INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 20' IN WIDTH, 10' FROM DELINEATED EDGE OF WETLAND, OR FOLLOWING THE 100-YEAR HWL, WHICHEVER IS MOST RESTRICTIVE, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10' IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

1 DRAINAGE & UTILITY EASEMENTS



0 50' 100'



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P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

BRECKENRIDGE FARM

INDEPENDENCE,
MINNESOTA

STODDARD COMPANIES

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.

PRINT NAME: LEE KOPPY, PE

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

GRADING PLAN NORTH (RESIDENTIAL)

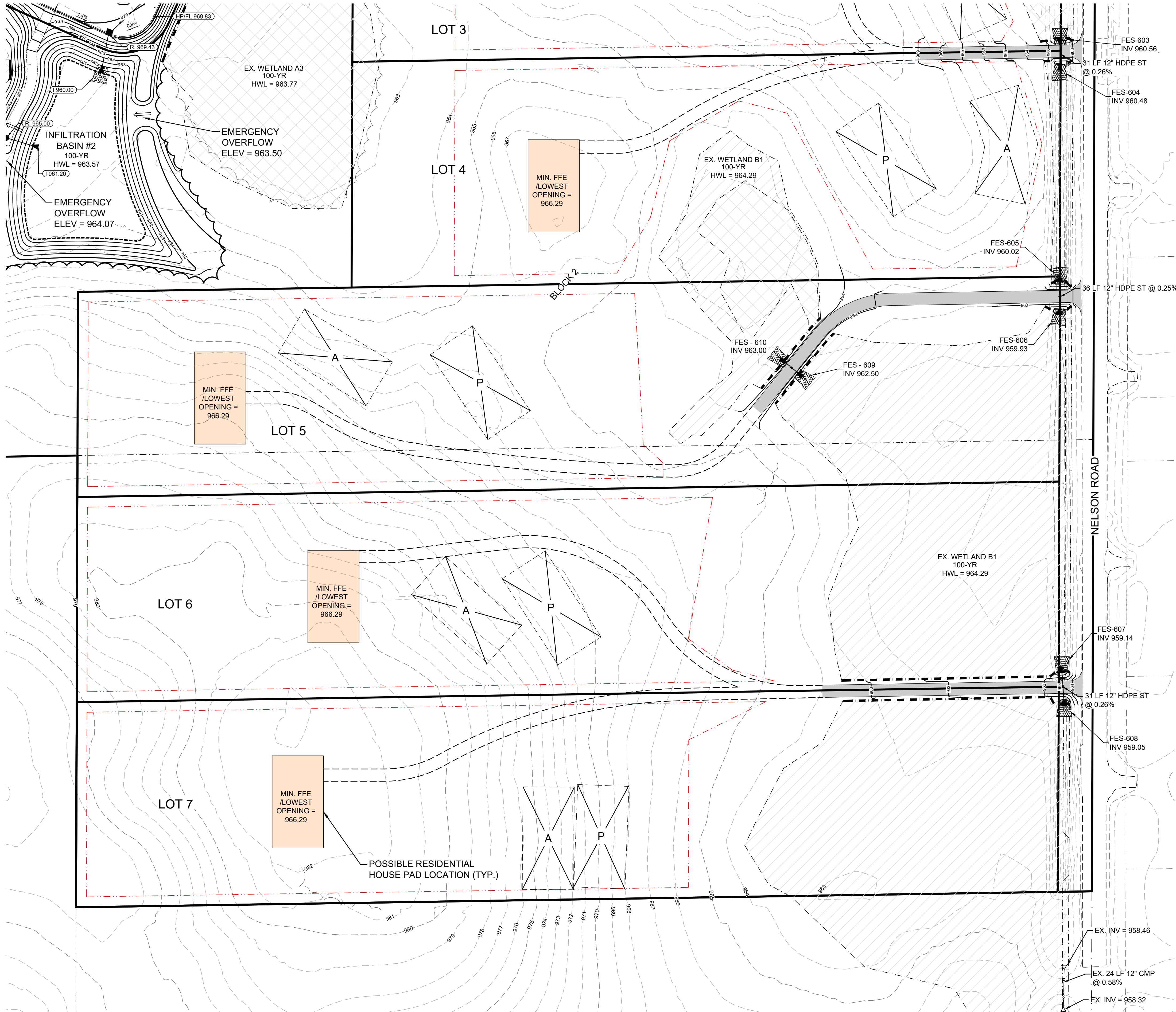
DRAWING NO.

C403

PLOTTED:
02/12/2024

COMM. NO.
16915

Feb 12, 2024 - 11:40am
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Y:\16900\16915 STODDARD - 58 ACRE - INDEPENDENCE\07 Civil\01 CAD files\07 FINAL PLAT\SHEETS\16915_C_GRAD_FINAL PLAT.dwg
Miller



LEGEND

- PROPERTY LIMITS
- WETLAND DELINEATION LINE
- EDGE OF PROPOSED WETLAND FILL
- DRAINAGE AND UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- DRAINAGE ARROW
- PROPOSED CONCRETE C&G
- SPOT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- RESIDENTIAL DRIVEWAY (CONSTRUCTED WITH THIS PROJECT)
- POSSIBLE FUTURE DRIVEWAY EXTENSION
- PRIMARY SEPTIC DRAIN FIELD
- ALTERNATE SEPTIC DRAIN FIELD
- POSSIBLE HOUSE PAD LOCATION

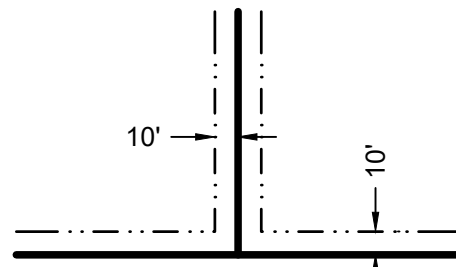
NOTES

- ALL DISTURBED AREAS TO BE SEEDED OR SODDED PER LANDSCAPE PLAN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
- NO GRADED SLOPES SHALL EXCEED 3:1 (HOR:VER)
- FINISHED PAVEMENT SHALL BE FLUSH WITH EXISTING ADJACENT PAVEMENT.
- SEE WETLAND MITIGATION PLAN C500 FOR WETLAND IMPACTS.
- ADDITIONAL RESIDENTIAL LOT GRADING OF DITCHES, BERMS OR SWALES MAY BE REQUIRED TO DIRECT SURFACE RUNOFF TO POSSIBLE POND LOCATIONS.

SPOT ELEVATION KEY

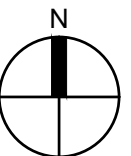
- FL GUTTER FLOW LINE
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- R. RIM ELEVATION
- I. INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 20' IN WIDTH, 10' FROM DELINEATED EDGE OF WETLAND, OR FOLLOWING THE 100-YEAR HWL, WHICHEVER IS MOST RESTRICTIVE, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10' IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

1 DRAINAGE & UTILITY EASEMENTS



0 50' 100'



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PRINT NAME: LEE KOPPY, PE

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

GRADING PLAN
SOUTH
(RESIDENTIAL)

DRAWING NO.

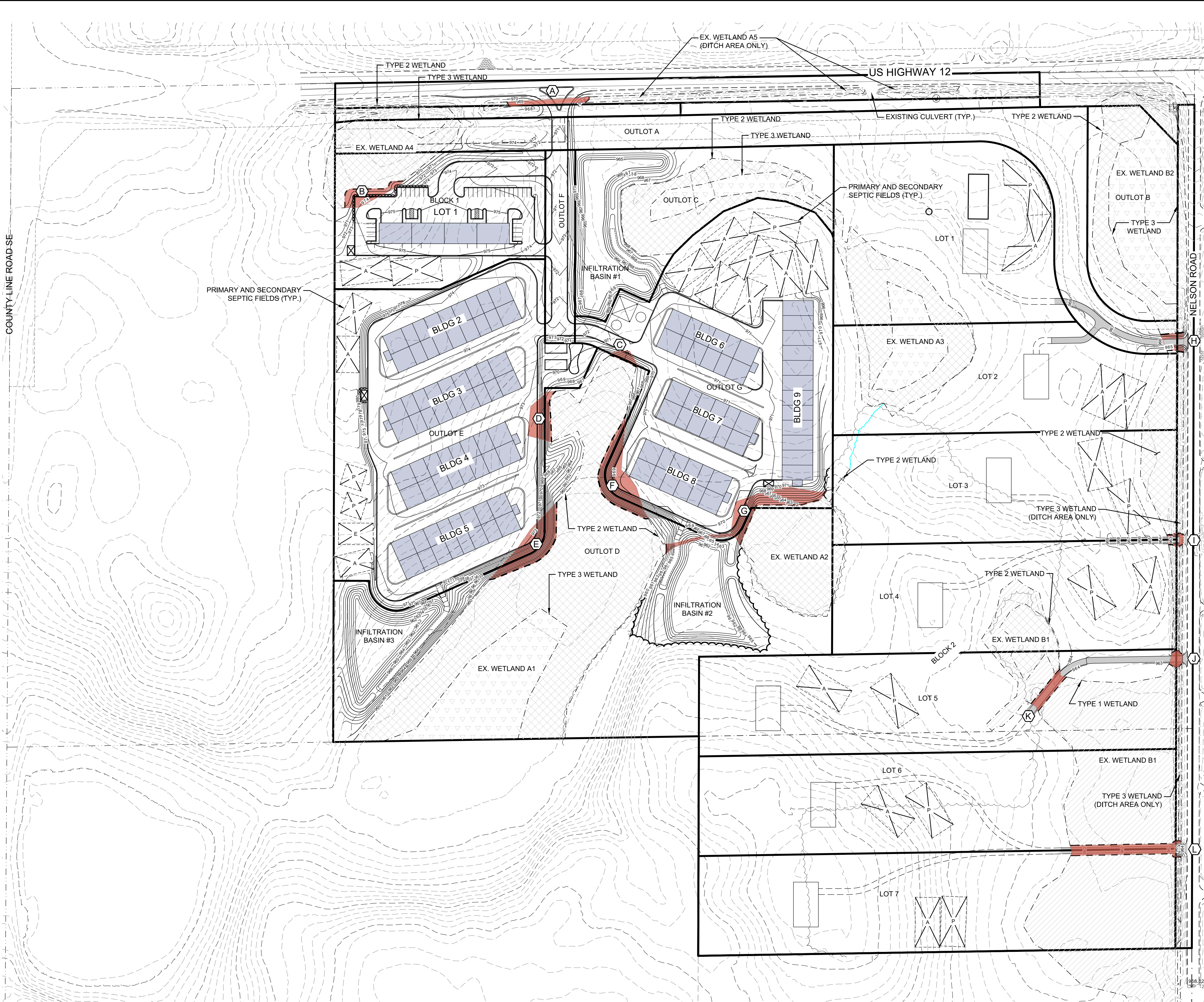
C404

PLOTTED:
02/12/2024

COMM. NO.
16915

Feb 12, 2024 - 11:41am
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COUNTY LINE ROAD SE



LEGEND

- PROPERTY LIMITS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TYPE 1 WETLAND
- TYPE 2 WETLAND
- TYPE 3 WETLAND
- WETLAND IMPACT AREA
- WETLAND IMPACT
- PROPOSED SEPTIC DRAINFIELD

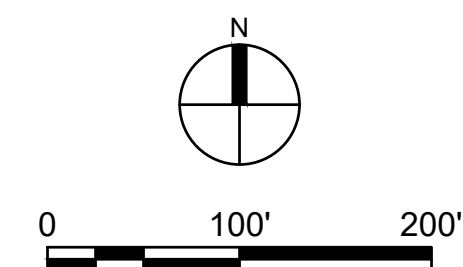
EXISTING WETLAND AREAS

TYPE 1 = 185,968 SF. (4.27 AC.)
TYPE 2 = 377,277 SF. (8.66 AC.)
TYPE 3 = 121,173 SF. (2.78 AC.)
TOTAL = 684,418 SF. (15.71 AC.)

PROPOSED WETLAND IMPACT

ID	TYPE 1	TYPE 2	TYPE 3	TOTAL
A	1,545 SF	0 SF	0 SF	1,545 SF
B	0 SF	2,548 SF	0 SF	2,548 SF
C	0 SF	767 SF	0 SF	767 SF
D	0 SF	3,492 SF	0 SF	3,492 SF
E	0 SF	6,748 SF	0 SF	6,748 SF
F	0 SF	8,043 SF	0 SF	8,043 SF
G	0 SF	7,558 SF	0 SF	7,558 SF
H	0 SF	1,400 SF	0 SF	1,400 SF
I	0 SF	531 SF	150 SF	681 SF
J	512 SF	0 SF	141 SF	653 SF
K	1,495 SF	189 SF	0 SF	1,684 SF
L	4,292 SF	0 SF	18 SF	4,310 SF
TOTALS	7,844 SF	31,276 SF	309 SF	39,429 SF
				0.90 AC

NOTE: WETLAND QUALITY OF ALL EX. WETLANDS WITHIN PROJECT AREA IS "LOW".



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PRINT NAME: BEN HODAPP

SIGNATURE: *Ben Hodapp*

DATE: 02/12/2024 LICENSE NO. 001832

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

WETLAND IMPACT

DRAWING NO.

C500

PLOTTED:
02/12/2024

COMM. NO.
16915

Feb 12, 2024 - 11:41am
Xref Filename: 16915_c_base\16915_s_base\16915_c_base\16915_07 FINAL PLAT SHEETS\16915_C_WETLAND_FINAL PLAT.dwg
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Y:\16900\16915 STODDARD - 58 ACRE - INDEPENDENCE\07 Civil\01 CAD files\07 FINAL PLAT SHEETS\16915_C_WETLAND_FINAL PLAT.dwg

COUNTY LINE ROAD SE

US HIGHWAY 12

LEGEND

- PROPERTY LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- TYPE 1 WETLAND
- TYPE 2 WETLAND
- TYPE 3 WETLAND
- WETLAND BUFFER ZONE
- EXPANDED WETLAND BUFFER
- FOREST PRESERVATION
- SEPTIC DRAIN FIELD
- POTENTIAL HOUSE PAD LOCATION
- DRAINAGE & UTILITY EASEMENT
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT SIGN
- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

WETLAND BUFFER NOTES

WETLAND BUFFER SHALL MEET AVERAGE BUFFER WIDTHS IN TABLE BELOW AND MUST BE A MINIMUM OF 10 FEET WIDE.

A MONUMENT SHALL BE REQUIRED AT EACH PARCEL LINE WHERE IT CROSSES A WETLAND BUFFER AND SHALL HAVE A MAXIMUM SPACING OF 200 FEET ALONG THE EDGE OF THE WETLAND BUFFER. A MONUMENT SHALL CONSIST OF A POST AND A WETLAND BUFFER SIGN MEETING COMMISSION STANDARDS. THE SIGNS SHALL INCLUDE WARNINGS ABOUT MOWING, DISTRIBUTING OR DEVELOPING THE WETLAND BUFFER ZONE

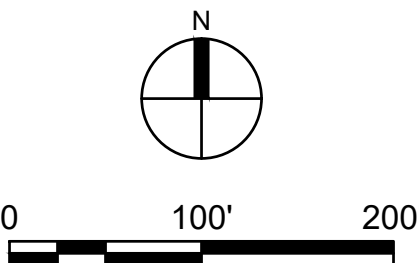
DESIGN CRITERIA

BUFFER AREAS DISTURBED BY GRADING OPERATIONS MUST BE FINISH GRADE TO A SLOPE OF 6:1 OR LESS OR AN INCREASE IN WIDTH OF FIVE (5) FEET FOR EACH ONE (1) FOOT DECREASE IN HORIZONTAL WIDTH

EXAMPLE	
2.5:1	= 42.5'
3:1	= 40'
4:1	= 35'
5:1	= 30'
6:1	= 25'
MIN	= 10'

SEE SHEET C502 FOR WETLAND BUFFER SLOPE DESIGNATIONS.

SEE SHEET C503-C506 FOR WETLAND BUFFER AVERAGING CALCULATIONS.



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PRINT NAME: LEE KOPPY

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED:	DRAWN:	CHECKED BY:
LRK	MAM	LRK

DRAWING TITLE

WETLAND BUFFER

DRAWING NO.

C501

PLOTTED:
02/12/2024

COMM. NO.
16915



DESIGN CRITERIA

BUFFER AREAS DISTURBED BY GRADING OPERATIONS MUST BE FINISH GRADE TO A SLOPE OF 6:1 OR LESS OR AN INCREASE IN WIDTH OF FIVE (5) FEET FOR EACH ONE (1) FOOT DECREASE IN HORIZONTAL WIDTH

EXAMPLE	EXTRAPOLATED AVERAGE
3:1 = 40'	WIDTH FOR 2.5 :1 = 42.5'
4:1 = 35'	
5:1 = 30'	
6:1 = 25'	
MIN = 10'	

WETLAND A2 BUFFER SUMMARY					
ID	SLOPE	LENGTH	AREA	AVG. W	REQ. AVG. W
1	Trans. (4.25:1)	54	848	15.7	33.75
2	2.5:1	82	1863	22.9	42.50
3	Trans. (4.25:1)	157	4120	26.2	33.75
4	6:1 or greater	695	22012	31.7	25.00
TOTAL A2		988	28843	29.2*	28.30*

WETLAND B1 BUFFER SUMMARY					
ID	SLOPE	LENGTH	AREA	AVG. W	REQ. AVG. W
1	6:1 or greater	235	5863	25.0	25.00
2	6:1 or greater	296	7391	25.0	25.00
3	6:1 or greater	780	22627	29.0	25.00
4	6:1 or greater	187	5276	30.6	25.00
5	6:1 or greater	221	5122	23.2	25.00
6	6:1 or greater	389	11768	30.2	25.00
TOTAL B1		2107	58499	27.8*	25.00*

*WEIGHTED AVERAGE OVER CALCULATED WETLAND PERIMETER

SEE SHEETS C503 TO C505 FOR DETAILED DIMENSIONS OF EACH BUFFER SEGMENT.



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PRINT NAME: LEE KOPPY

SIGNATURE: [Signature]
DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

[illegible]

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

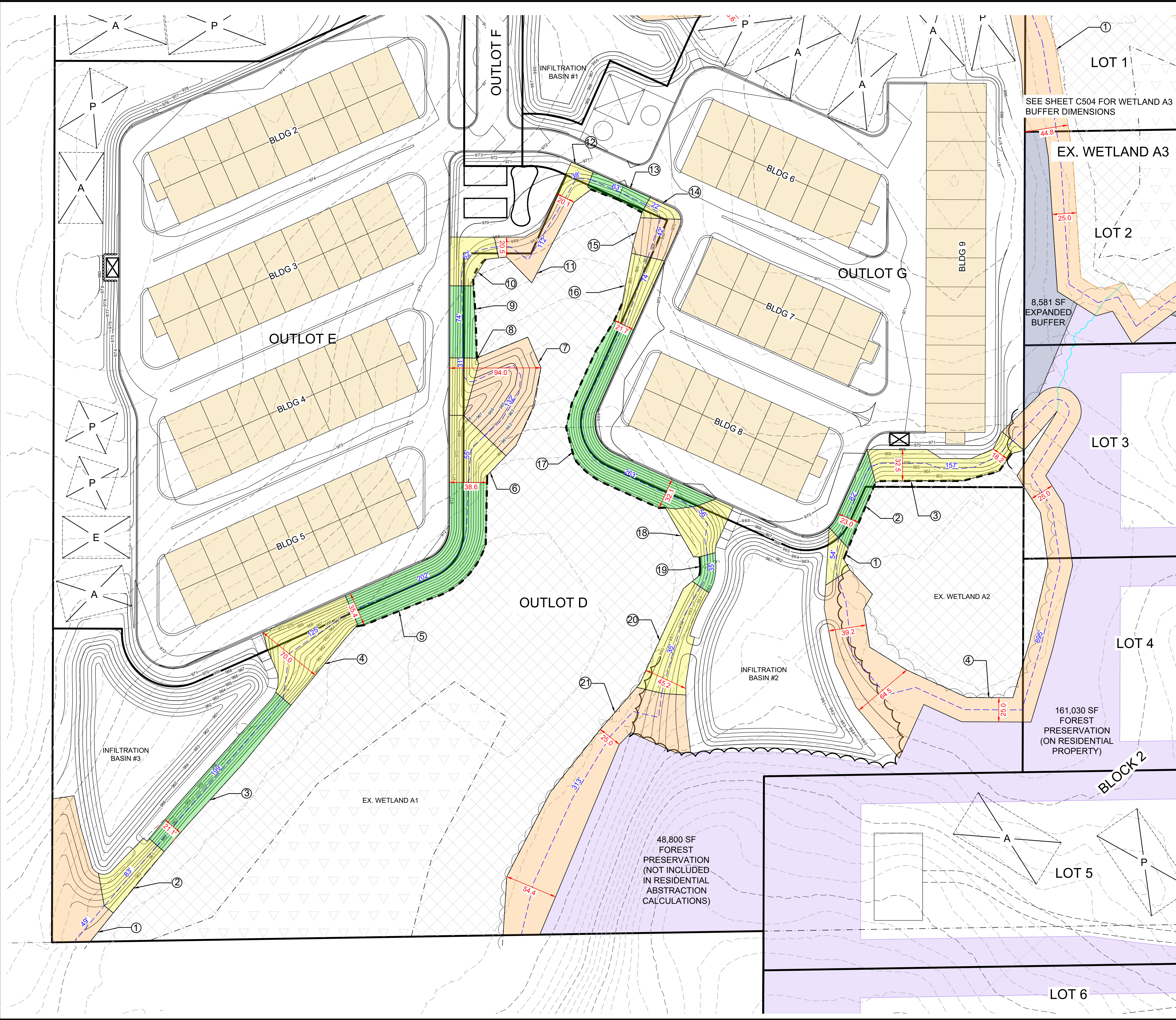
WETLAND BUFFER SLOPES

DRAWING NO.

C502

PLOTTED: 02/12/2024	COMM. NO. 16915
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Feb 12, 2024 - 11:41am
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LEGEND

	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	TYPE 1 WETLAND
	TYPE 2 WETLAND
	TYPE 3 WETLAND
	WETLAND BUFFER ZONE - TRANSITION SLOPE AREA
	WETLAND BUFFER ZONE - 2.5:1 SLOPE AREA
	WETLAND BUFFER ZONE - 6:1 SLOPE AREA
	BUFFER ZONE LENGTH
	BUFFER WIDTH AT SPECIFIC LOCATION
	BUFFER SEGMENT ID
	LINE OF MEASUREMENT FOR LENGTH OF BUFFER
	EXPANDED WETLAND BUFFER
	FOREST PRESERVATION
	SEPTIC DRAIN FIELD
	POTENTIAL HOUSE PAD LOCATION
	EXISTING TREE CANOPY
	PROPOSED TREE CANOPY

WETLAND BUFFER NOTES

WETLAND BUFFER SHALL MEET AVERAGE BUFFER WIDTHS IN TABLE BELOW AND MUST BE A MINIMUM OF 10 FEET WIDE.

A MONUMENT SHALL BE REQUIRED AT EACH PARCEL LINE WHERE IT CROSSES A WETLAND BUFFER AND SHALL HAVE A MAXIMUM SPACING OF 200 FEET ALONG THE EDGE OF THE WETLAND BUFFER. A MONUMENT SHALL CONSIST OF A POST AND A WETLAND BUFFER SIGN MEETING COMMISSION STANDARDS. THE SIGNS SHALL INCLUDE WARNINGS ABOUT MOWING, DISTRIBUTING OR DEVELOPING THE WETLAND BUFFER ZONE

DESIGN CRITERIA

BUFFER AREAS DISTURBED BY GRADING OPERATIONS MUST BE FINISH GRADE TO A SLOPE OF 6:1 OR LESS OR AN INCREASE IN WIDTH OF FIVE (5) FEET FOR EACH ONE (1) FOOT DECREASE IN HORIZONTAL WIDTH

EXAMPLE	
2.5:1	= 42.5'
3:1	= 40'
4:1	= 35'
5:1	= 30'
6:1	= 25'
MIN	= 10'

SEE SHEET C502 FOR AVERAGE WETLAND BUFFER WIDTH CALCULATIONS.

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PRINT NAME: LEE KOPPY

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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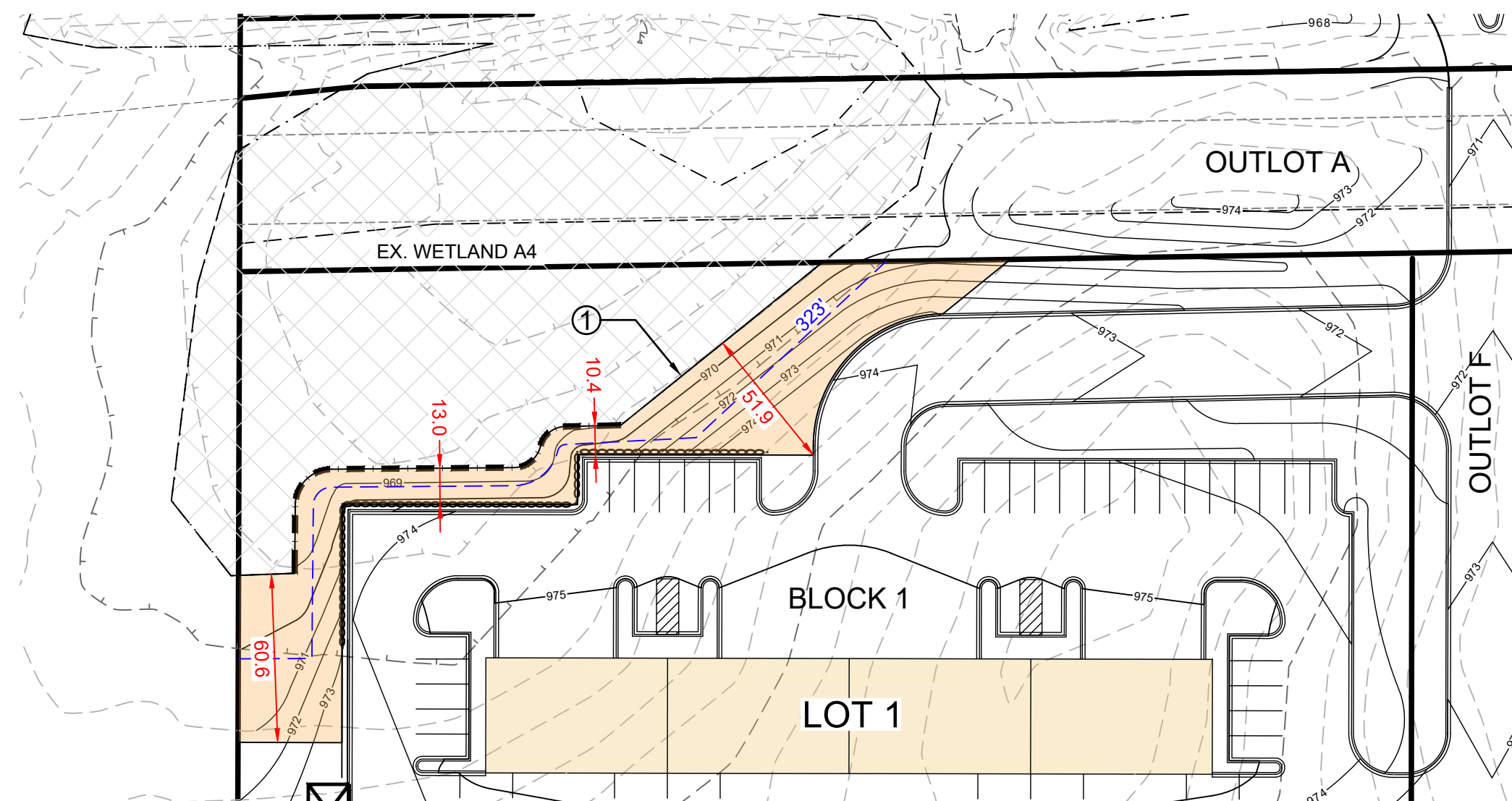
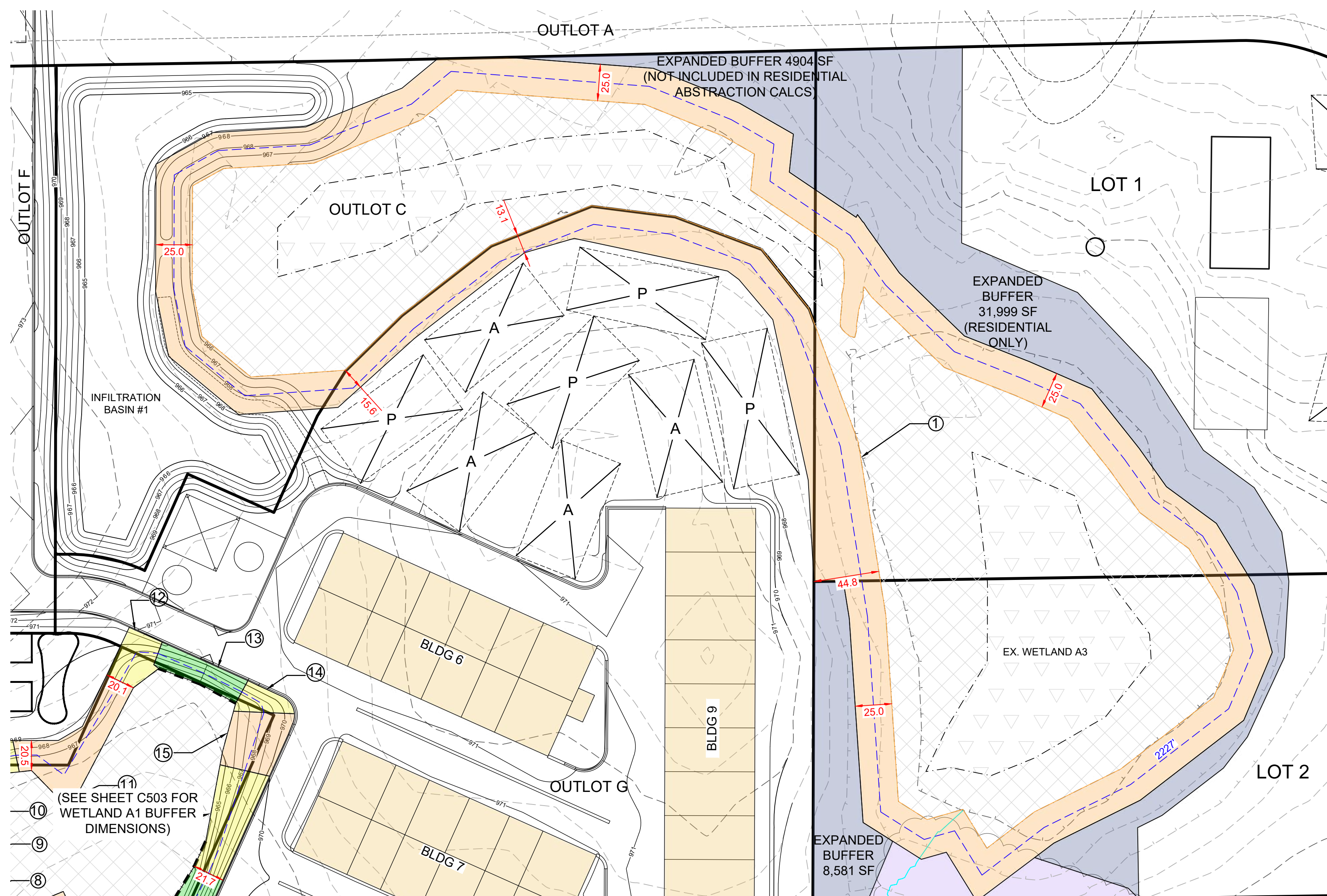
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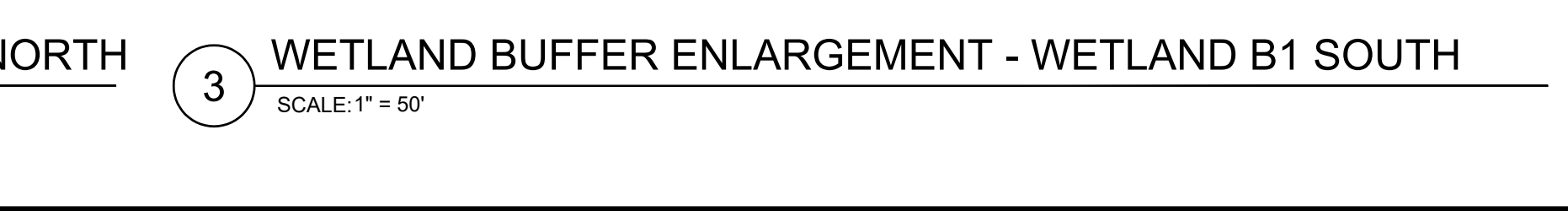
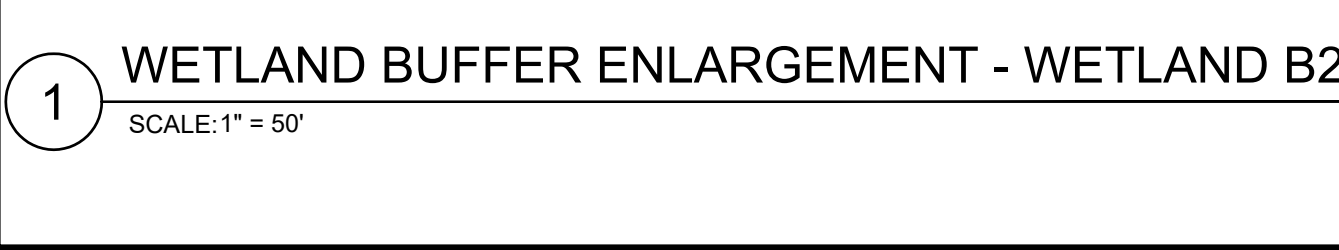
WETLAND BUFFER ENLARGEMENT - 1

DRAWING NO.

C503

PLOTTED: 02/12/2024	COMM. NO. 16915
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WETLAND BUFFER NOTES

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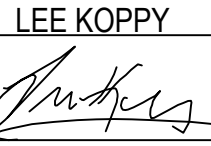
DESIGN CRITERIA

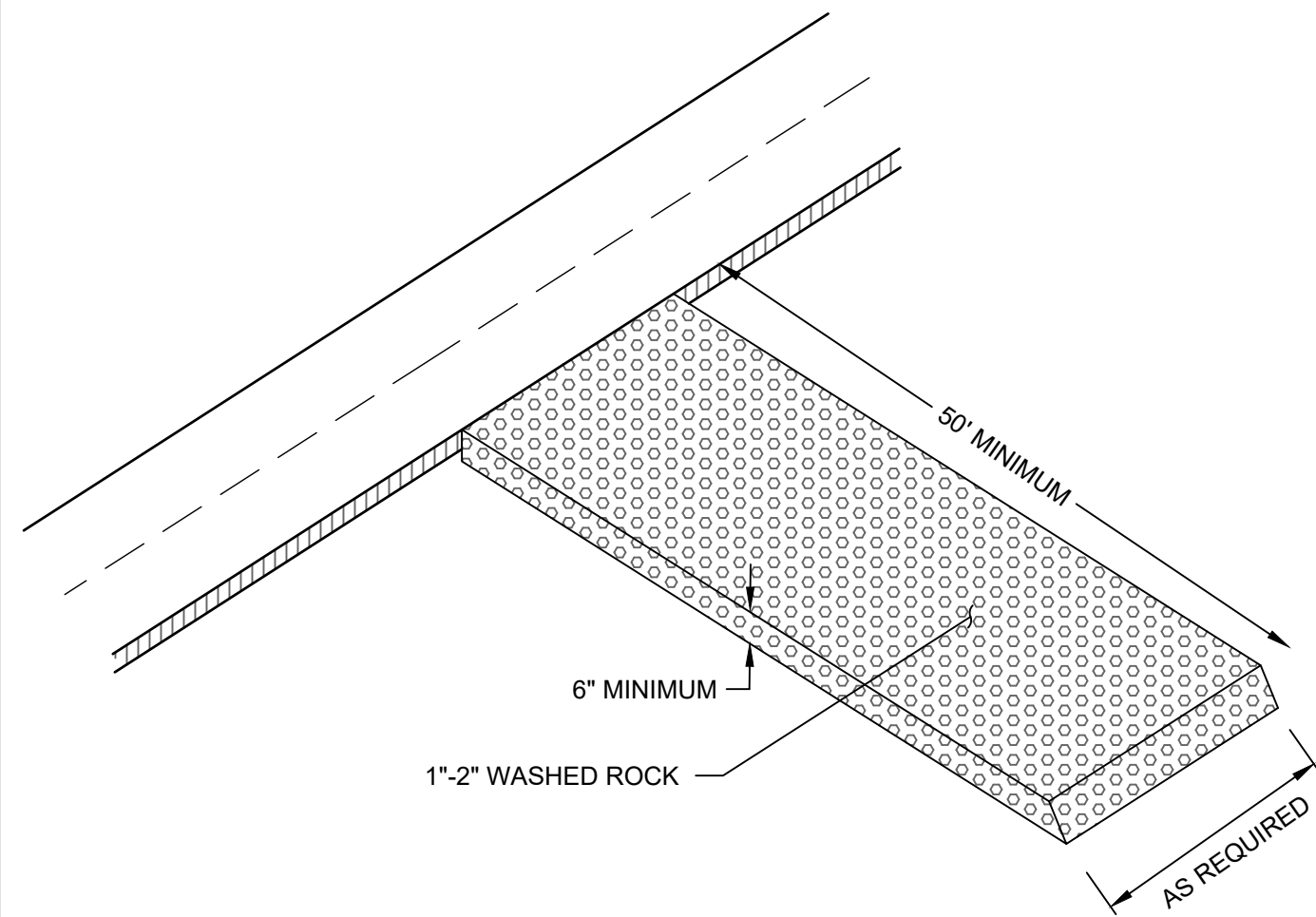
BUFFER AREAS DISTURBED BY GRADING OPERATIONS MUST BE FINISH GRADE TO A WIDTH OF 6:1 OR LESS OR AN INCREASE IN WIDTH OF FIVE (5) FEET FOR EACH ONE (1) FOOT DECREASE IN HORIZONTAL WIDTH

EXAMPLE

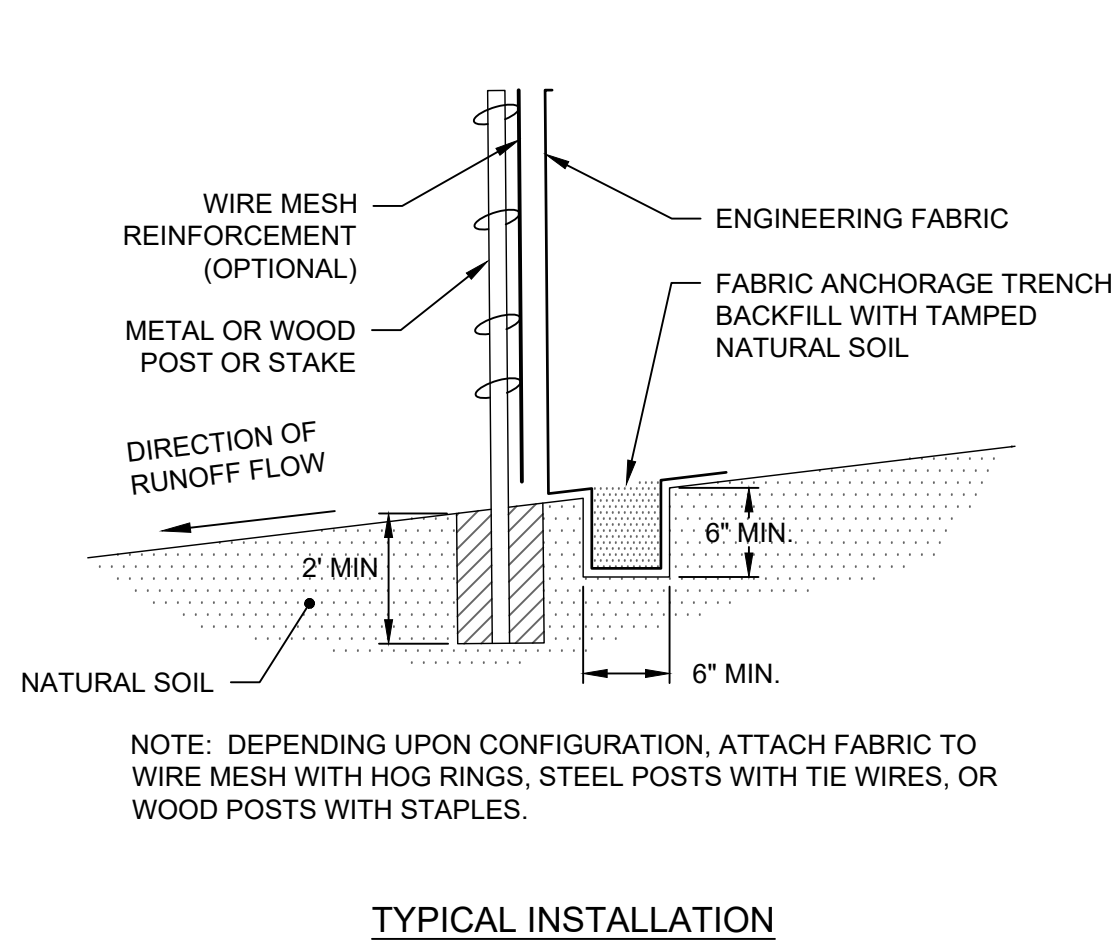
2.5:1	=	42.5'
3:1	=	40'
4:1	=	35'
5:1	=	30'
6:1	=	25'
MIN	=	10'

SEE SHEET C502 FOR AVERAGE WETLAND BUFFER WIDTH CALCULATIONS.

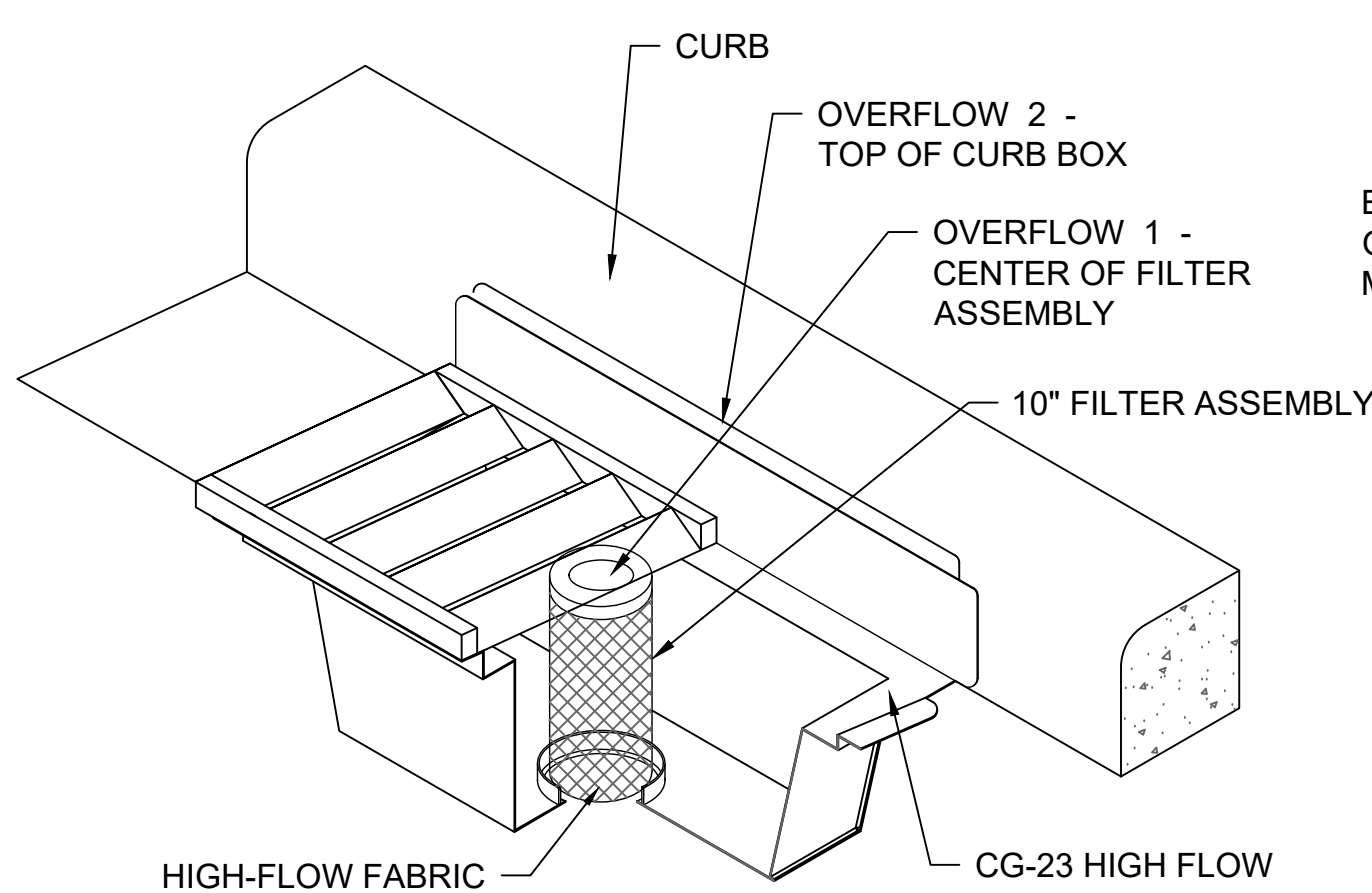
 ANDERSON 13605 1st Avenue N. #100 Plymouth, MN 55441 ae-mn.com P 763.412.4000 F 763.412.4090 Anderson Engineering of Minnesota, LLC		
<h1 style="margin: 0;">BRECKENRIDGE FARM</h1> <h2 style="margin: 0;">INDEPENDENCE, MINNESOTA</h2> <h3 style="margin: 0;">STODDARD COMPANIES</h3>		
<small>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A CERTIFIED PROFESSIONAL WETLAND SCIENTIST UNDER THE LAWS OF THE STATE OF MINNESOTA.</small>		
PRINT NAME: <u>LEE KOPPY</u>		
SIGNATURE: 		
DATE: <u>02/12/2024</u> LICENSE NO. <u>41267</u>		
REVISION LOG		
NO.	DATE	DESCRIPTION OF REVISIONS
<h2 style="margin: 0;">FINAL PLAT</h2>		
DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
DRAWING TITLE		
<h1 style="margin: 0;">WETLAND BUFFER ENLARGEMENT - 3</h1>		
DRAWING NO.		
<h2 style="margin: 0;">C505</h2>		
PLOTTED: 02/12/2024	COMM. NO. 16915	



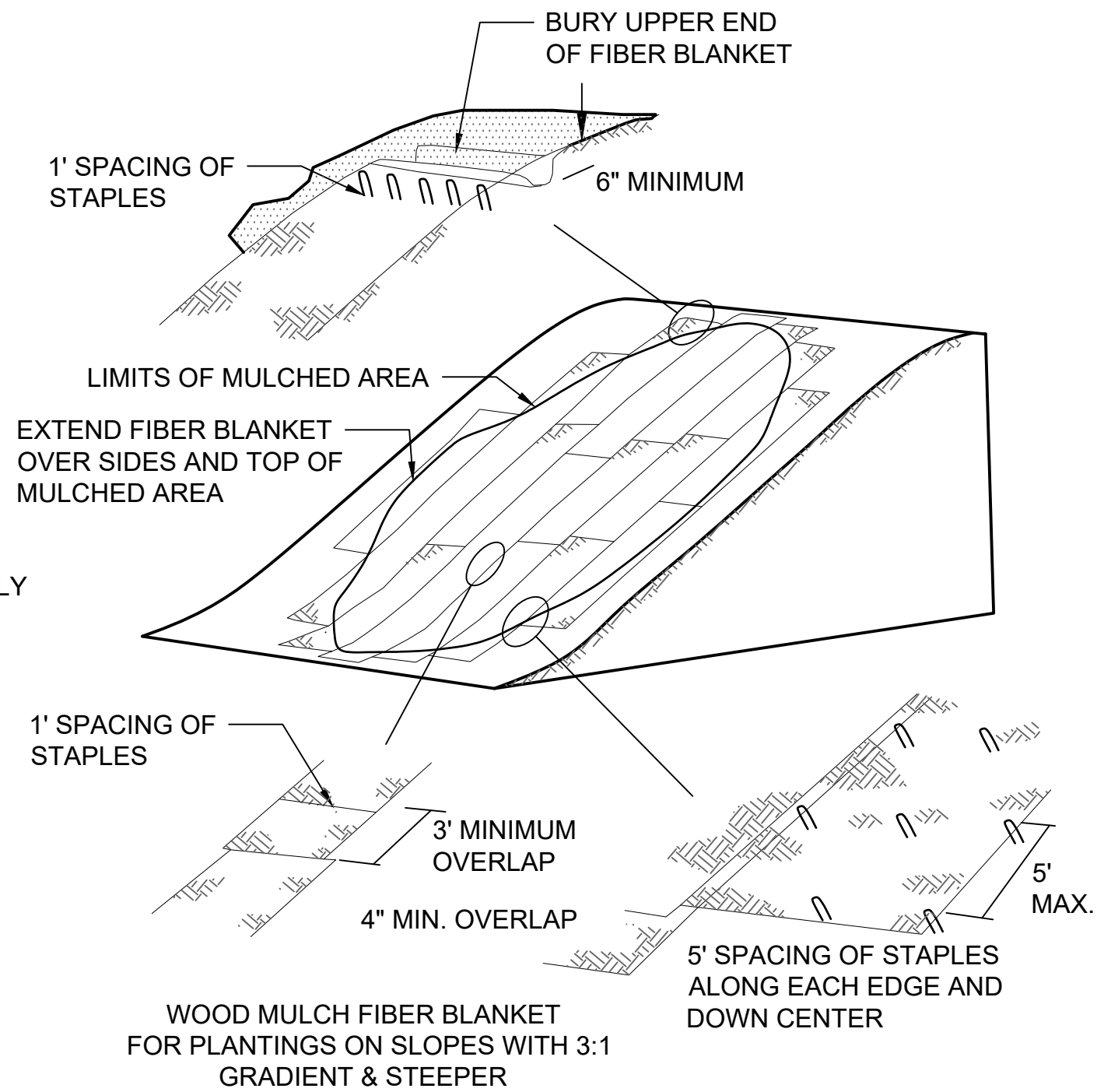
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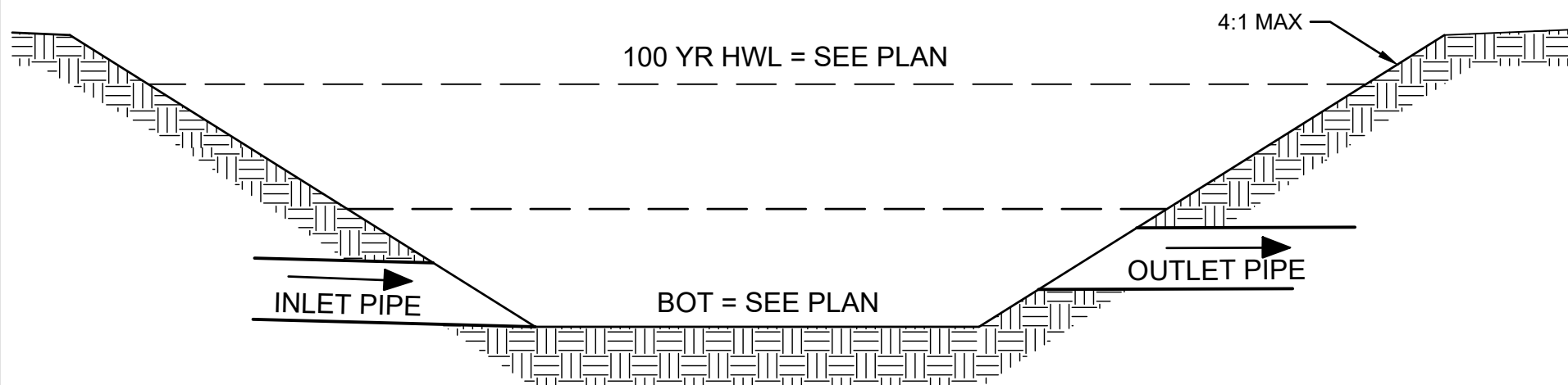
2 SILT FENCE
SCALE: NTS



3 INLET SEDIMENT PROTECTION
SCALE: NTS

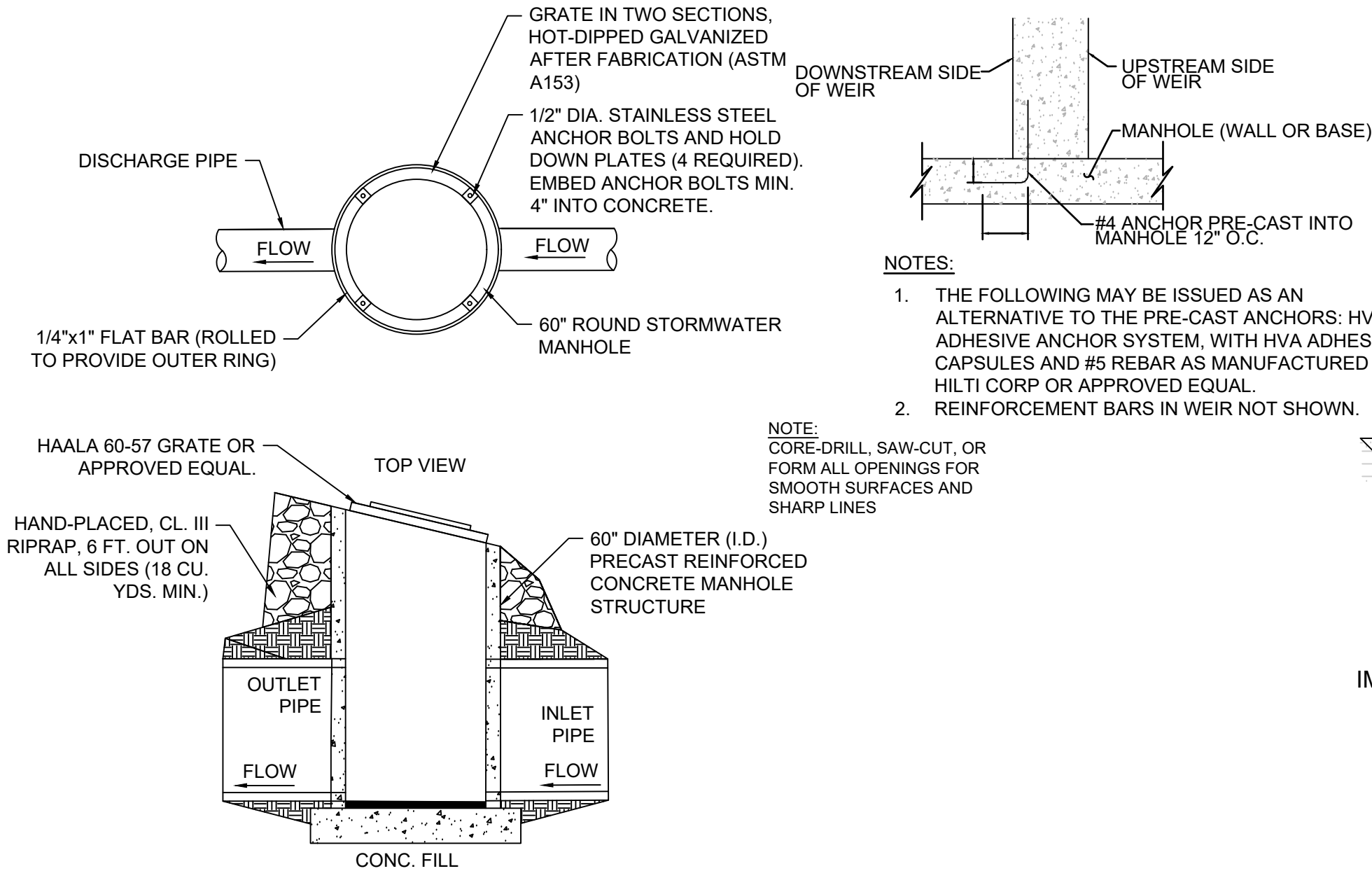


4 WOOD MULCH FIBER BLANKET
SCALE: NTS

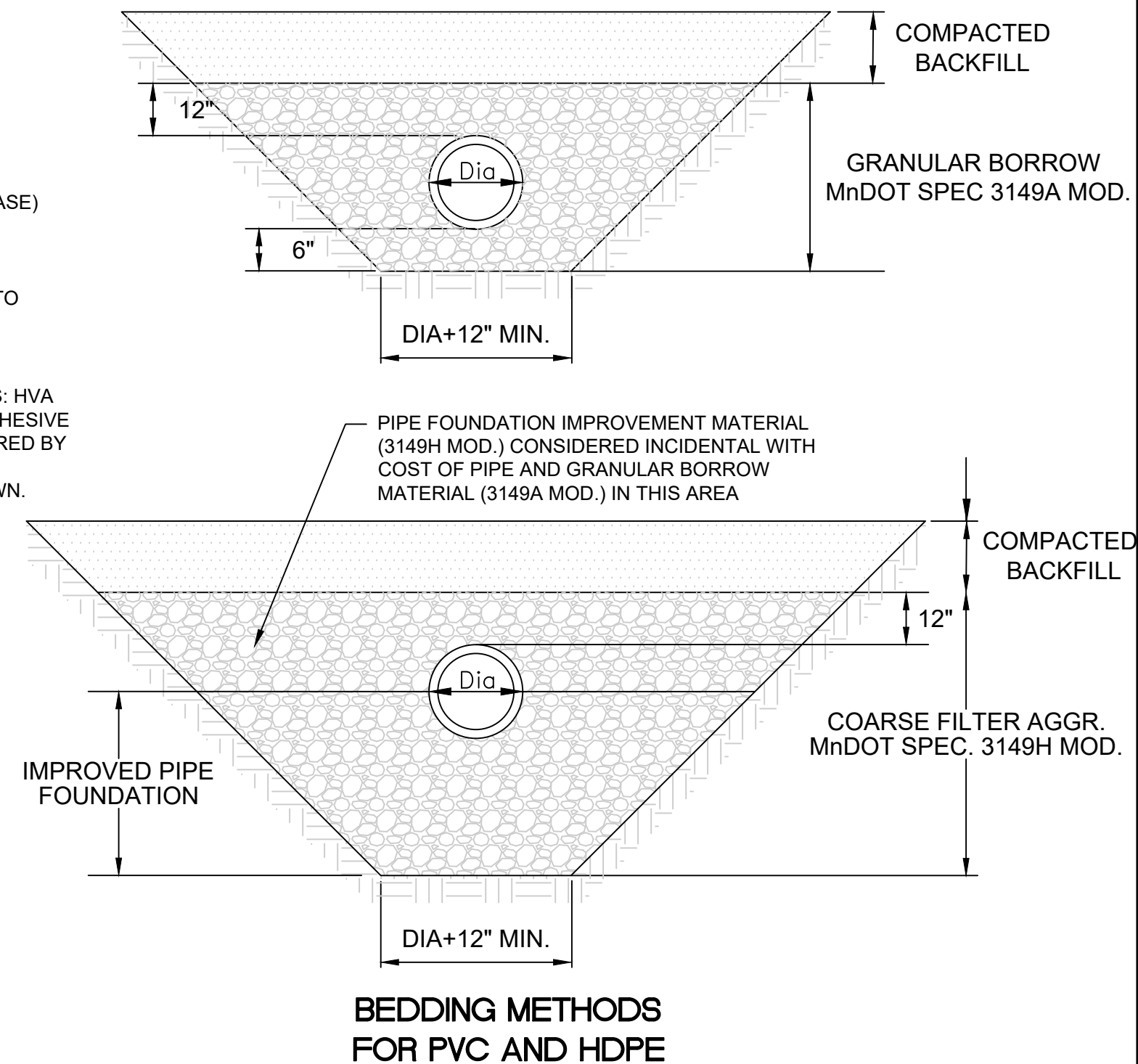


- NOTES:
- DO NOT INSTALL FABRIC WITHIN INFILTRATION BASINS.
 - INFILTRATION BASINS SHALL BE RIPPED W/ A TOOTHED BUCKET TO REMOVE SOIL INTERFACE, PRIOR TO INSTALLING BACKFILL MATERIAL.
 - CONTRACTOR TO USE EXCAVATOR WITH TOOTHED BUCKET FOR INFILTRATION BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING SOILS.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED INTO THE BASIN. LEVELING AND FINAL GRADING WITHIN THE BASIN MUST BE COMPLETED BY HAND.
 - CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO POTENTIAL FOR COMPACTION.
 - CONTRACTOR SHALL SCARIFY BASIN SUB-SOILS TO A MINIMUM DEPTH OF 24-INCHES AND A MAXIMUM SPACING OF 24-INCHES ON CENTER, PRIOR TO SOIL MEDIA BACKFILLING, USING A FROST-RIPPING TOOTH.
 - SOIL MEDIA BACKFILL SHALL BE CLEAN WASHED SAND, WITH THE TOP 24-INCHES OF THE SOIL MEDIA BACKFILL CONSISTING OF 75% CLEAN WASHED SAND AND 25% MNDOT 3890 GRADE 2 COMPOST.
 - BASIN SIDE-SLOPES MUST BE RIPPED AND AMENDED PRIOR TO FULL STABILIZATION.

5 TYPICAL INFILTRATION BASIN DETAIL
SCALE: N.T.S.



6 INFILTRATION BASIN OUTLET CONTROL STRUCTURE (TYP.)
SCALE: N.T.S.



7 PVC AND HDPE PIPE BEDDING
SCALE: N.T.S.



ANDERSON

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BRECKENRIDGE
FARM

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PRINT NAME: LEE KOPPY, PE

SIGNATURE:
DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED:	DRAWN:	CHECKED BY:
LRK	MAM	LRK

DRAWING TITLE

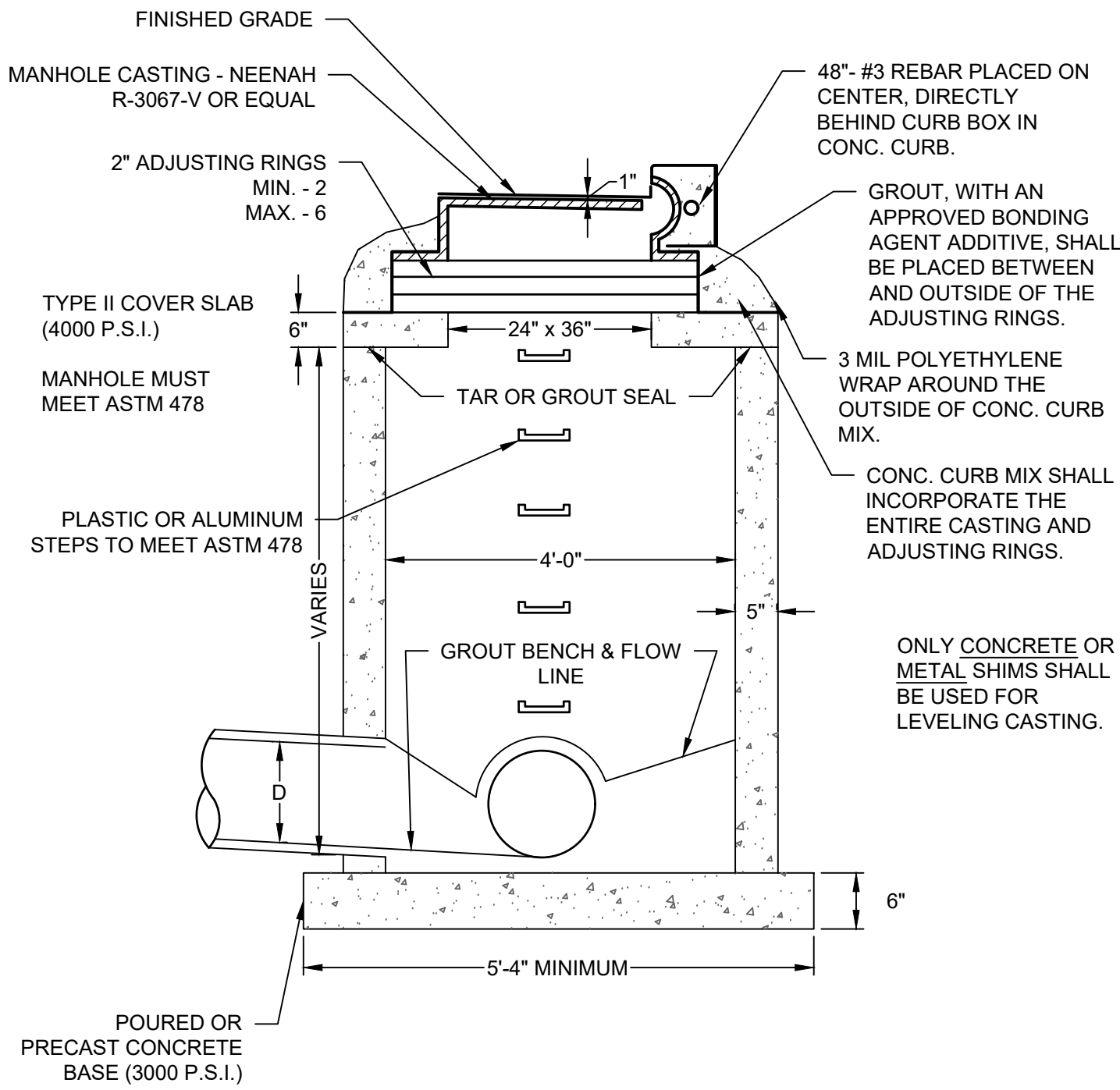
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DRAWING NO.

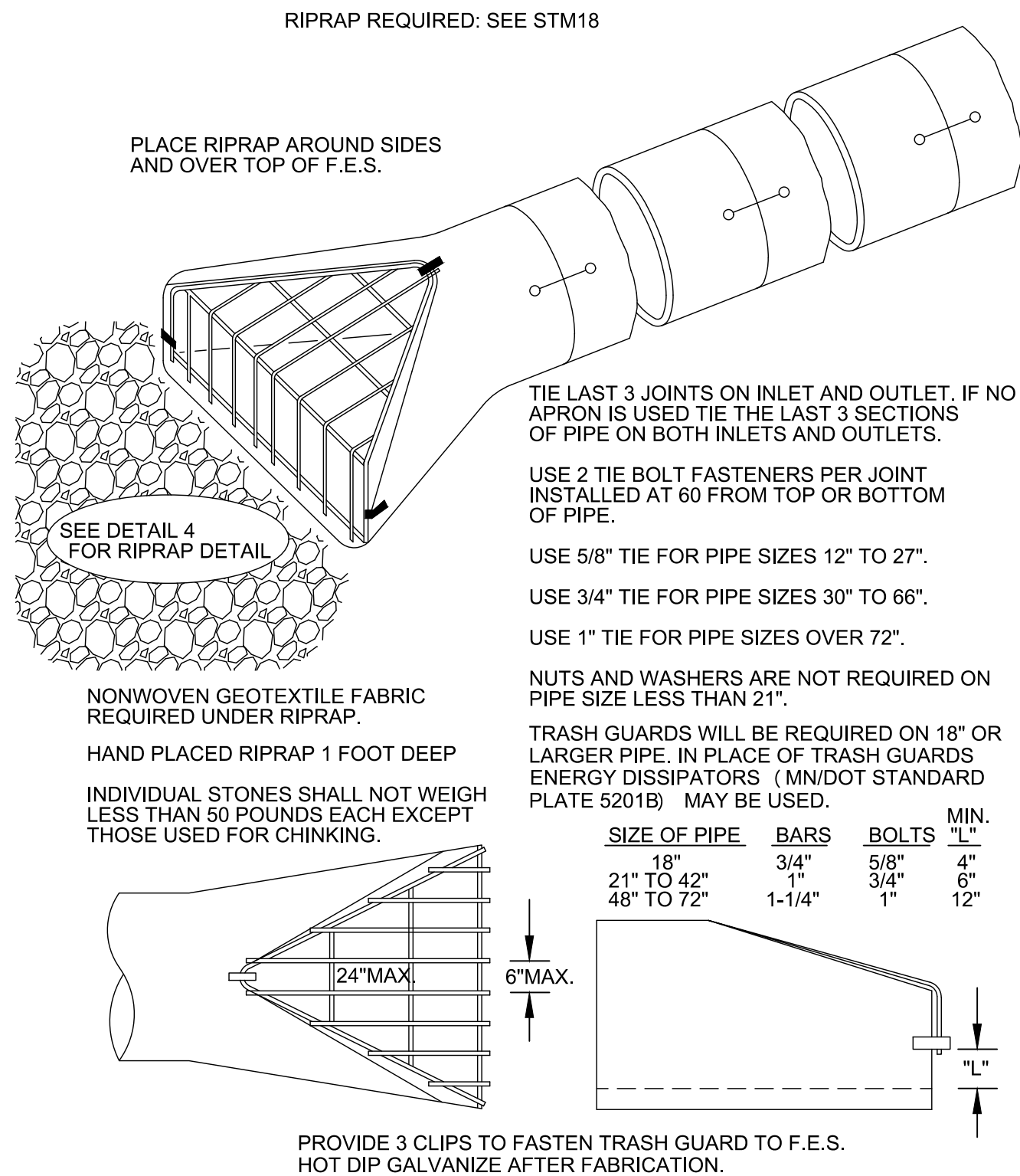
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PLOTTED: 02/12/2024
COMM. NO. 16915

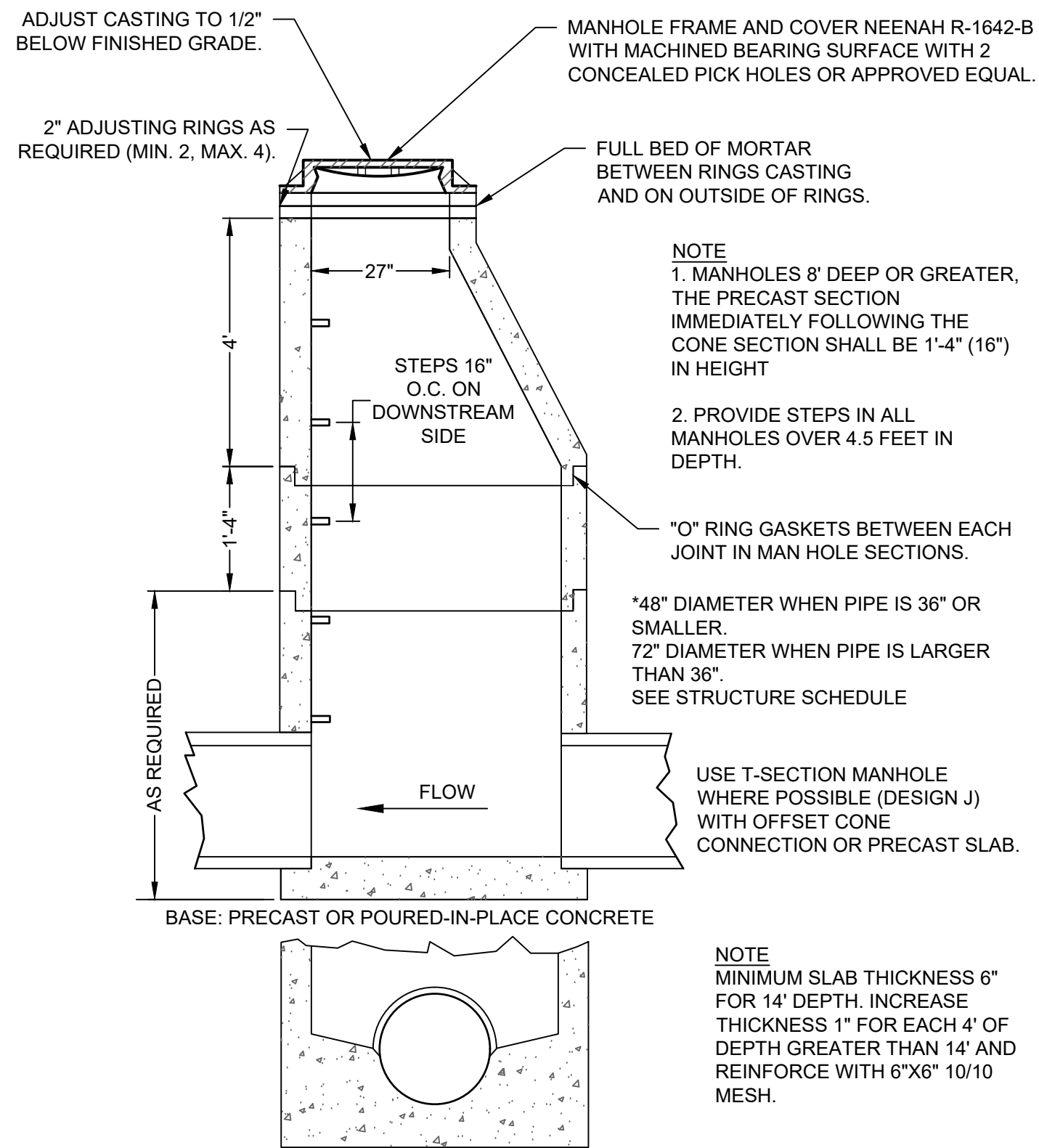
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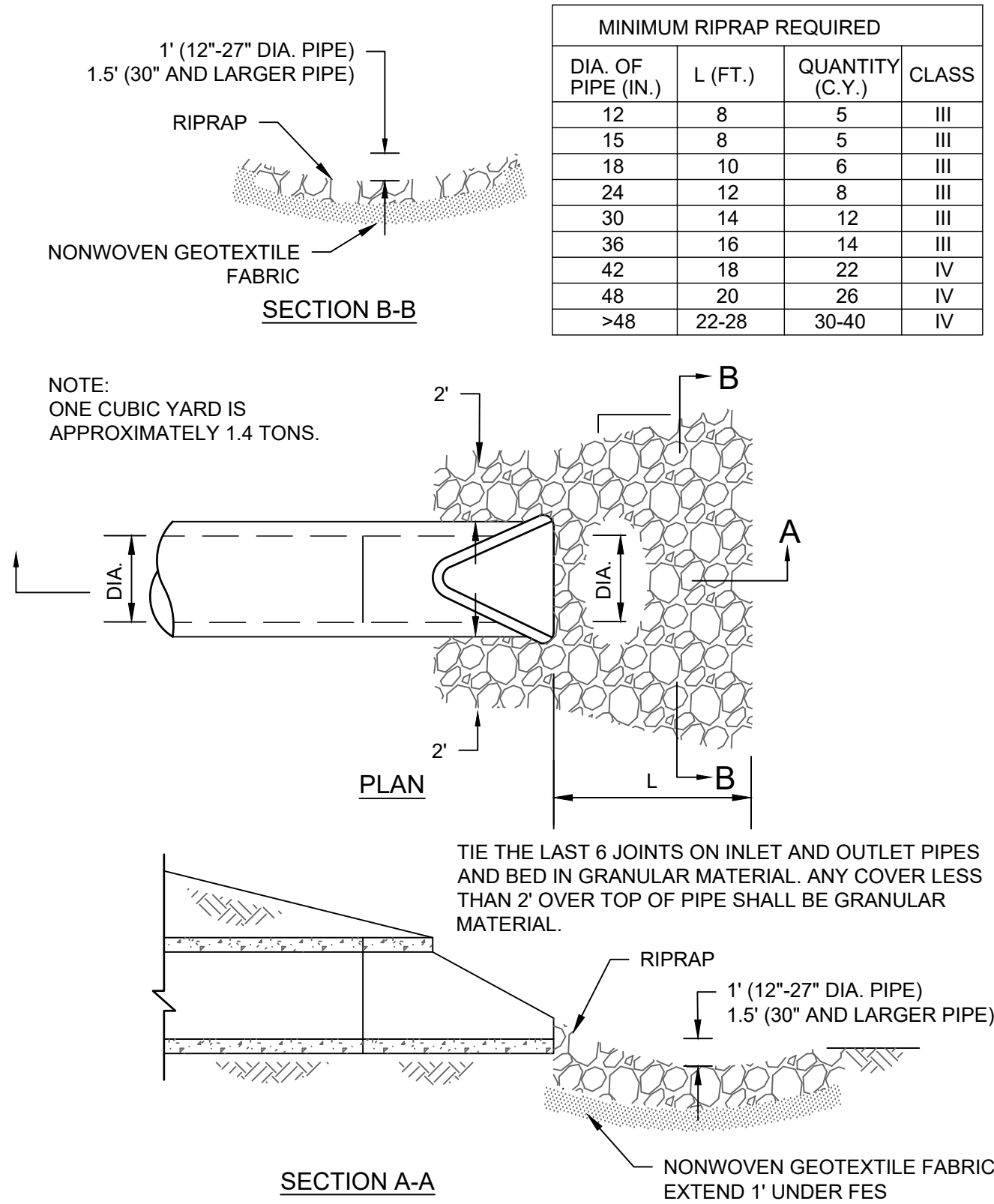
1 STANDARD CATCH BASIN
SCALE:NTS



3 FLARED END SECTION
SCALE:NTS



2 STANDARD STORM SEWER MANHOLE
SCALE:NTS



4 FLARED END SECTION - RIP RAP
SCALE:NTS



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FARM

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STODDARD COMPANIES

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PRINT NAME: LEE KOPPY, PE

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED:	DRAWN:	CHECKED BY:
LRK	MAM	LRK

DRAWING TITLE

CIVIL DETAILS

DRAWING NO.

C601

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PRINT NAME: LEE KOPPY, PE

SIGNATURE: *Lee Koppy*

DATE: 02/12/2024 LICENSE NO. 41267

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: LRK	DRAWN: MAM	CHECKED BY: LRK
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DRAWING TITLE

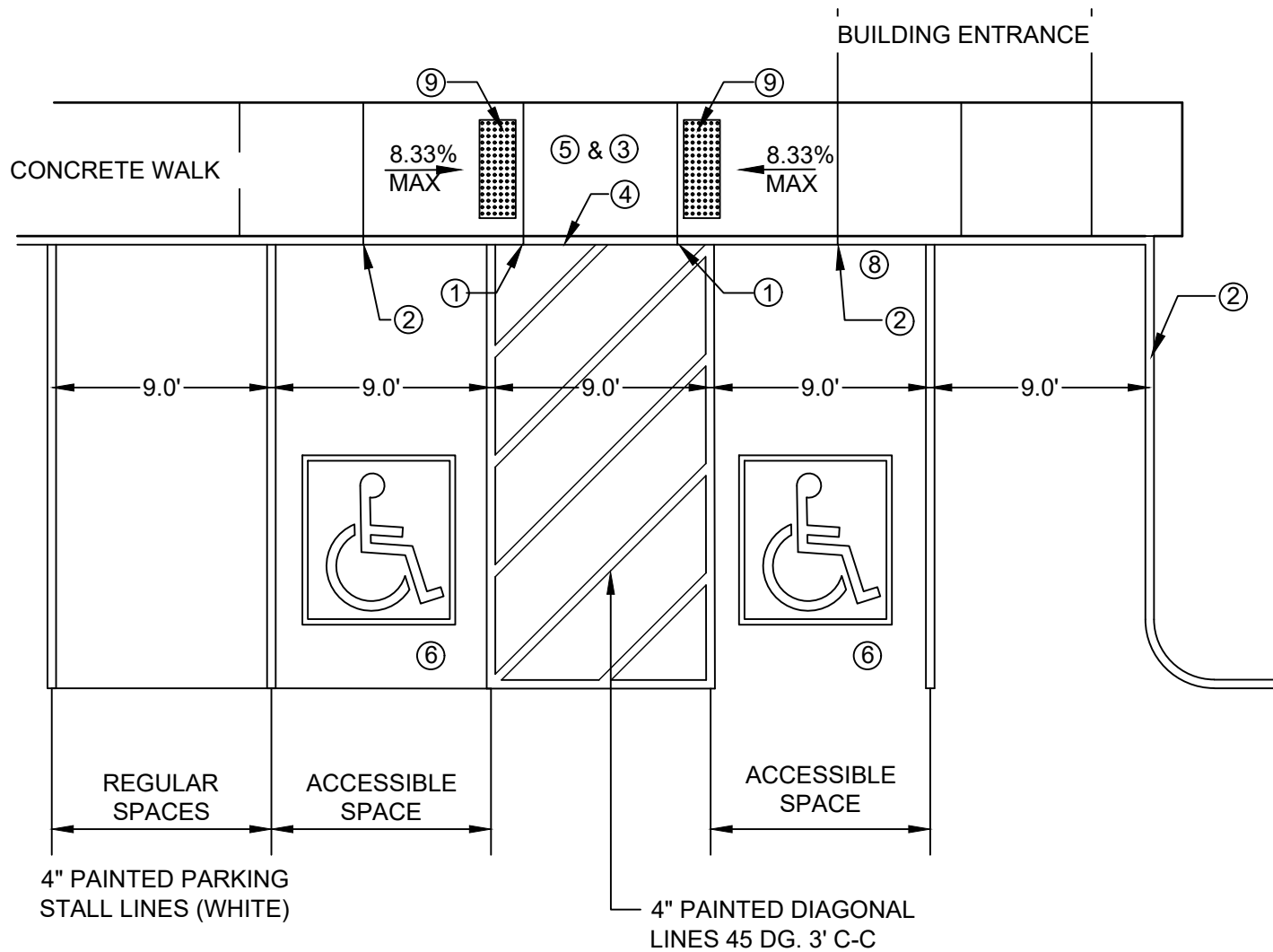
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DRAWING NO.

C603

PLOTTED:
02/12/2024

COMM. NO.
16915



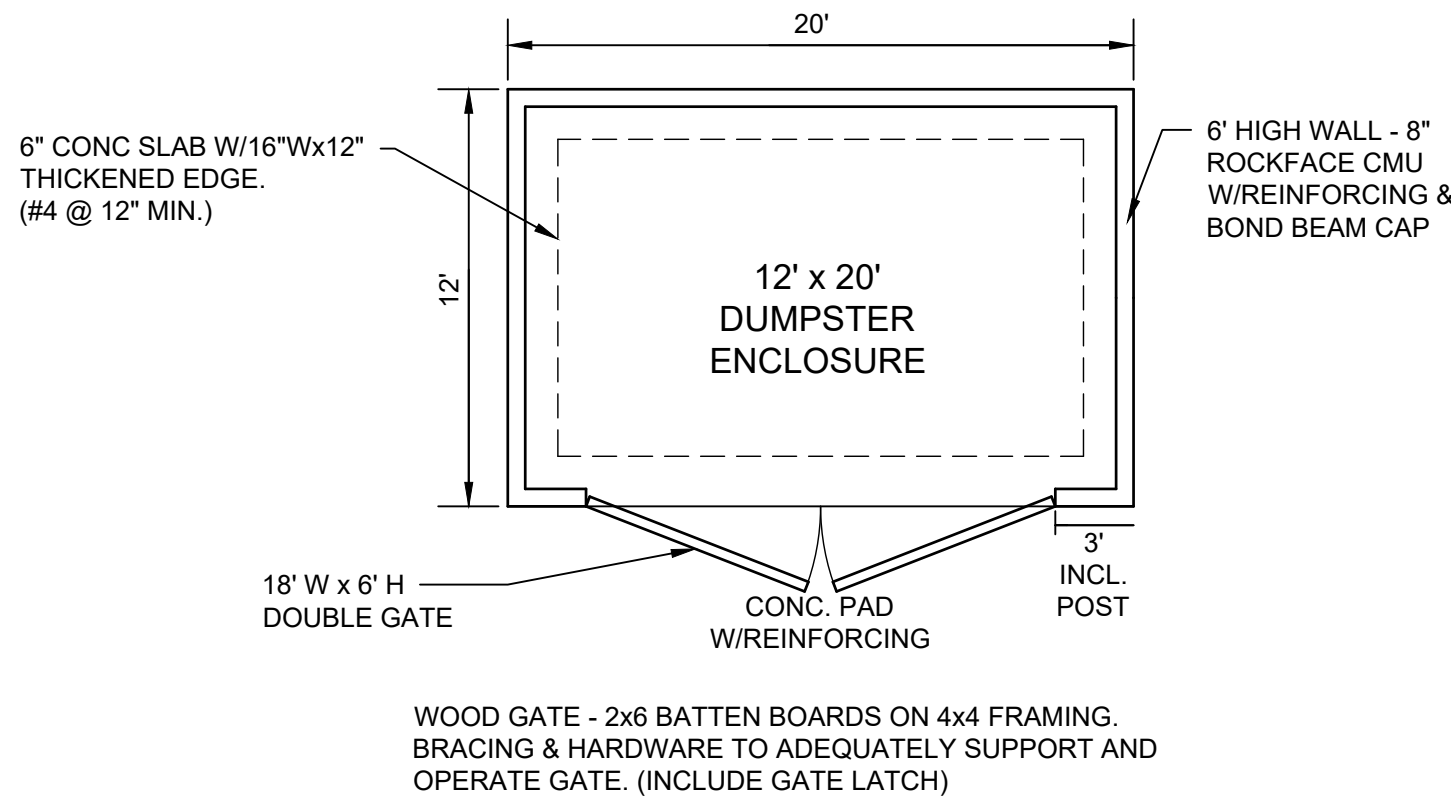
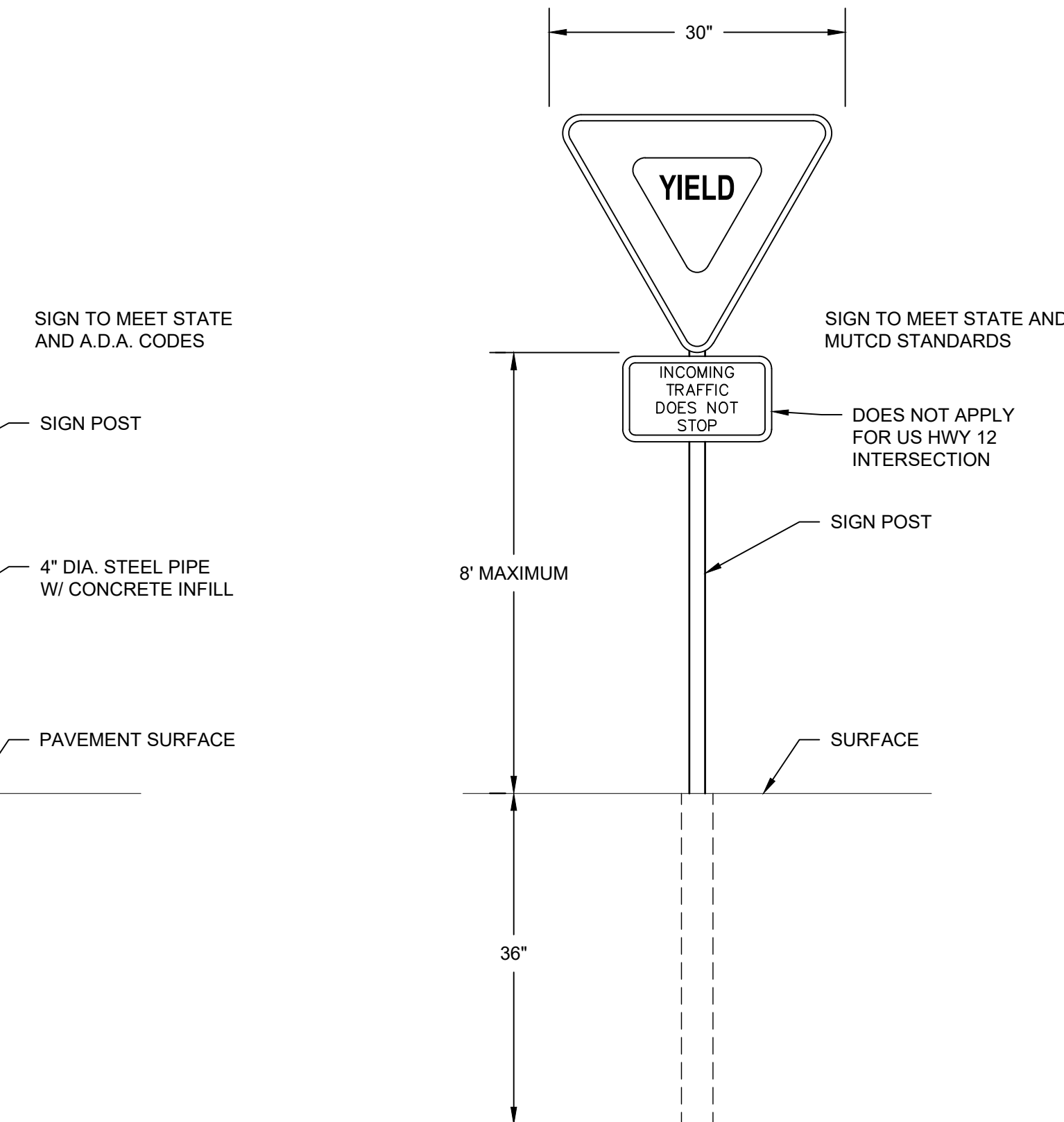
- NOTES:
- CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. TO ENSURE RAMPS AND LANDING ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.
- ① 0" CURB HEIGHT FOR FULL LENGTH OF CONCRETE WALK.
② FULL CURB HEIGHT
③ DETECTABLE WARNING MAY BE PART OF 4'X4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
④ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213 JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.
⑤ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS
⑥ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑦ ACCESSIBILITY SYMBOL 28" HIGH BY 24" WIDE IN A 48 SQUARE BLUE BACKGROUND WITH WHITE BORDER PER USDOT MUTCD FIG 3B-22.
⑧ MONOLITHIC CONCRETE CURB (SEE DETAIL 2/C4).
⑨ MATCH ADJACENT HY-VEE DETECTIBLE WARNING PLATE MATERIAL AND STYLE.

RETAINING WALL NOTES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FURNISH A RETAINING WALL CONSTRUCTION PLAN, CONFORMING TO THE SPECIFICATIONS OF THE WALL MANUFACTURER FOR WALLS EXCEEDING 4.0' IN HEIGHT, PLANS MUST BE SIGNED BY A REGISTERED ENGINEER. RETAINING WALL PLANS SHALL ADDRESS STRUCTURAL CONSIDERATIONS OF ON-SITE SOILS, SLOPES, AND ALL OTHER CONDITIONS SPECIFIC TO THIS SITE.
- EXCAVATE FIVE (5) FEET MIN. BEHIND RETAINING WALL (OR AS NECESSARY) SHALL BE BY EXCAVATING CONTRACTOR. WALL BACKFILL (INCLUDING ANY SPECIAL BACKFILL) SHALL BE BY WALL CONTRACTOR.

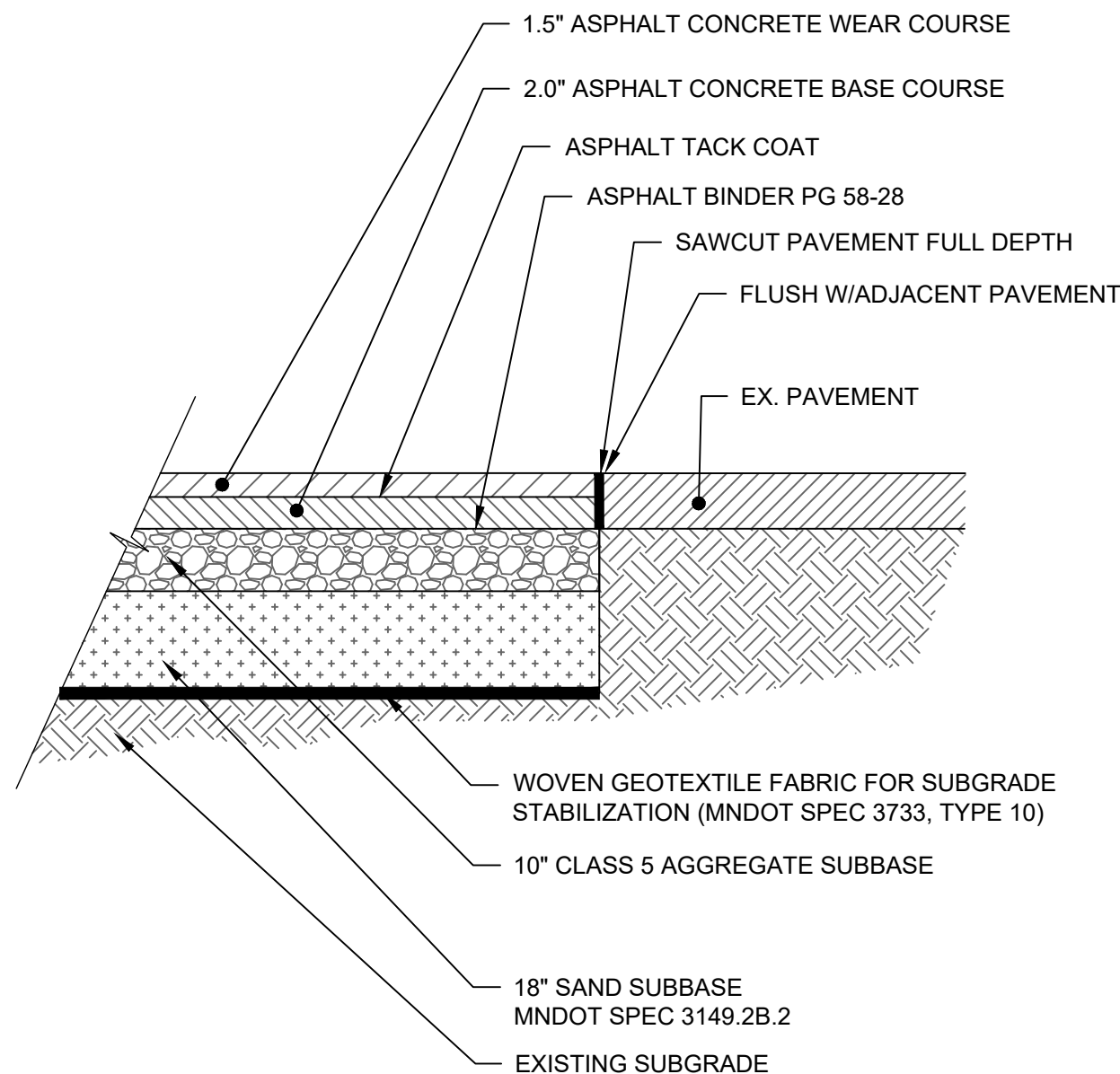
RETAINING WALL - TYPICAL SECTION

SCALE:NTS



DUMPSTER ENCLOSURE

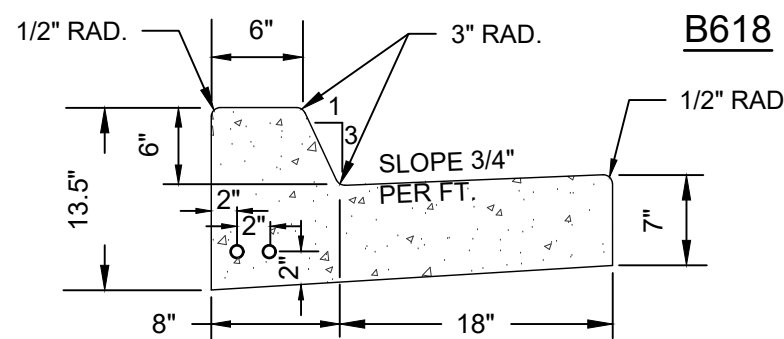
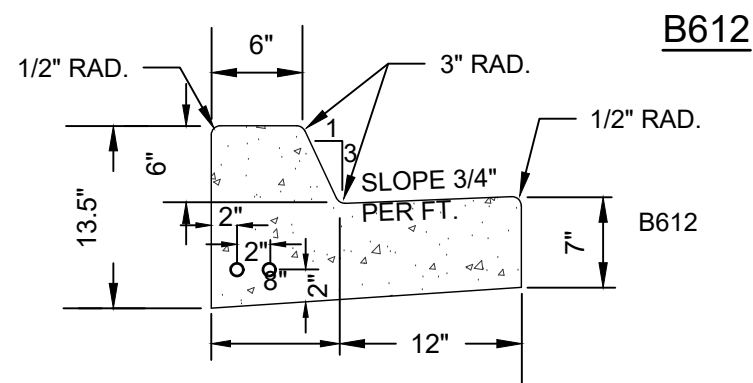
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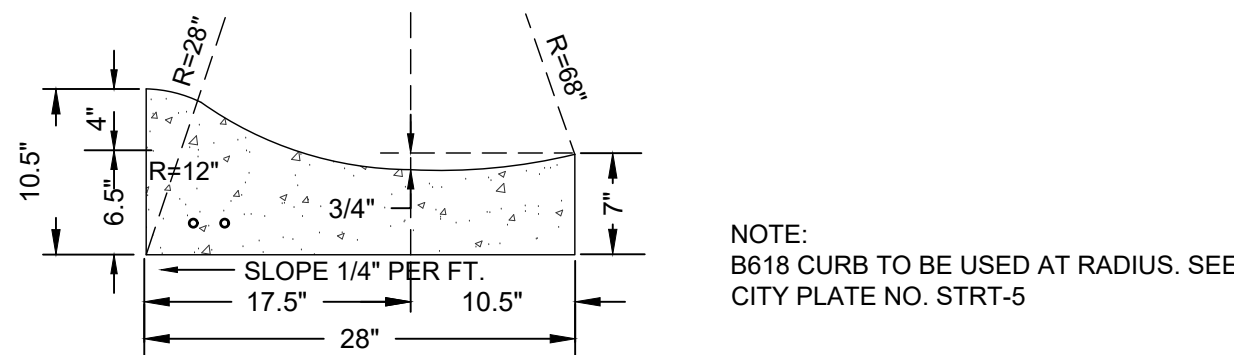
- NOTES:
- VERIFY ASPHALT AND BASE COURSE WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS.

TYPICAL BITUMINOUS PAVEMENT SECTION

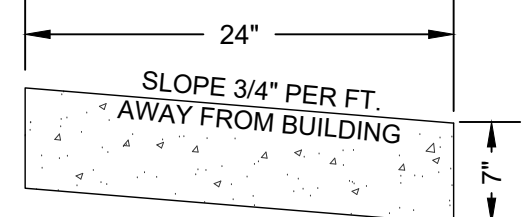
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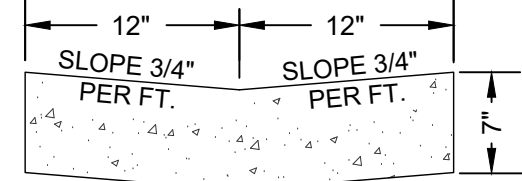
SURMOUNTABLE



RIBBON

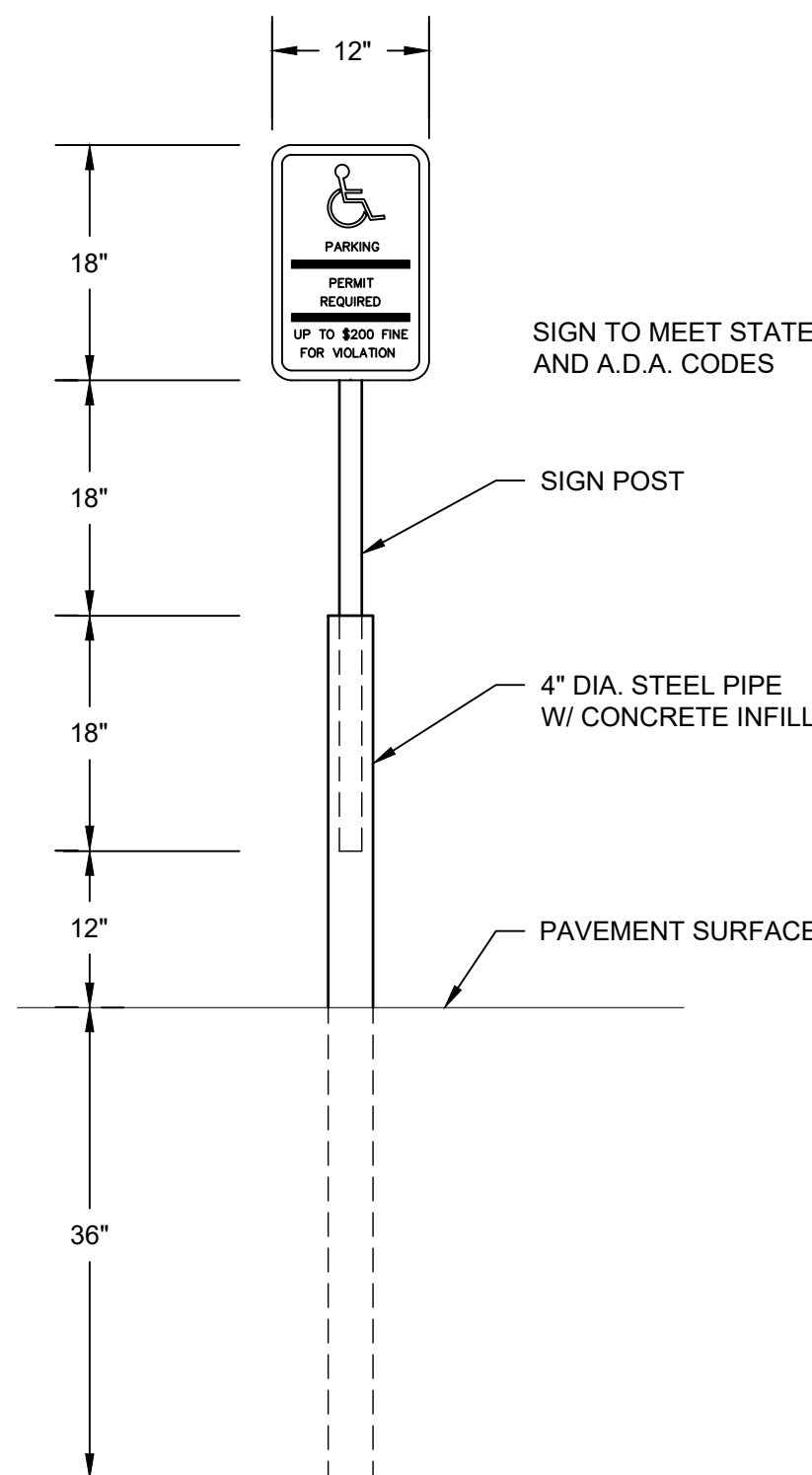


CROSS GUTTER



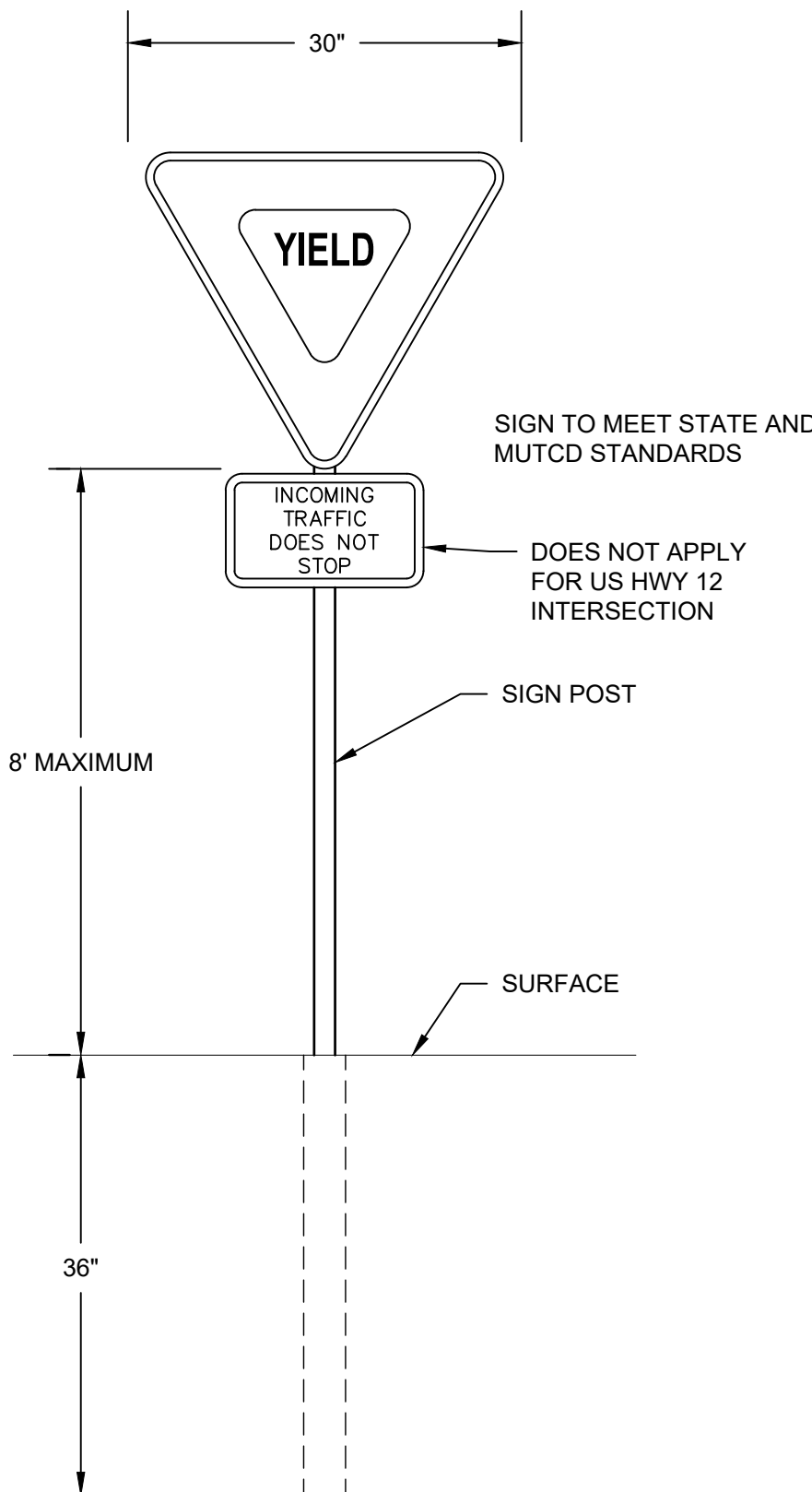
TYPICAL CONCRETE CURB

SCALE:NTS



HANDICAPPED SIGN INSTALLATION

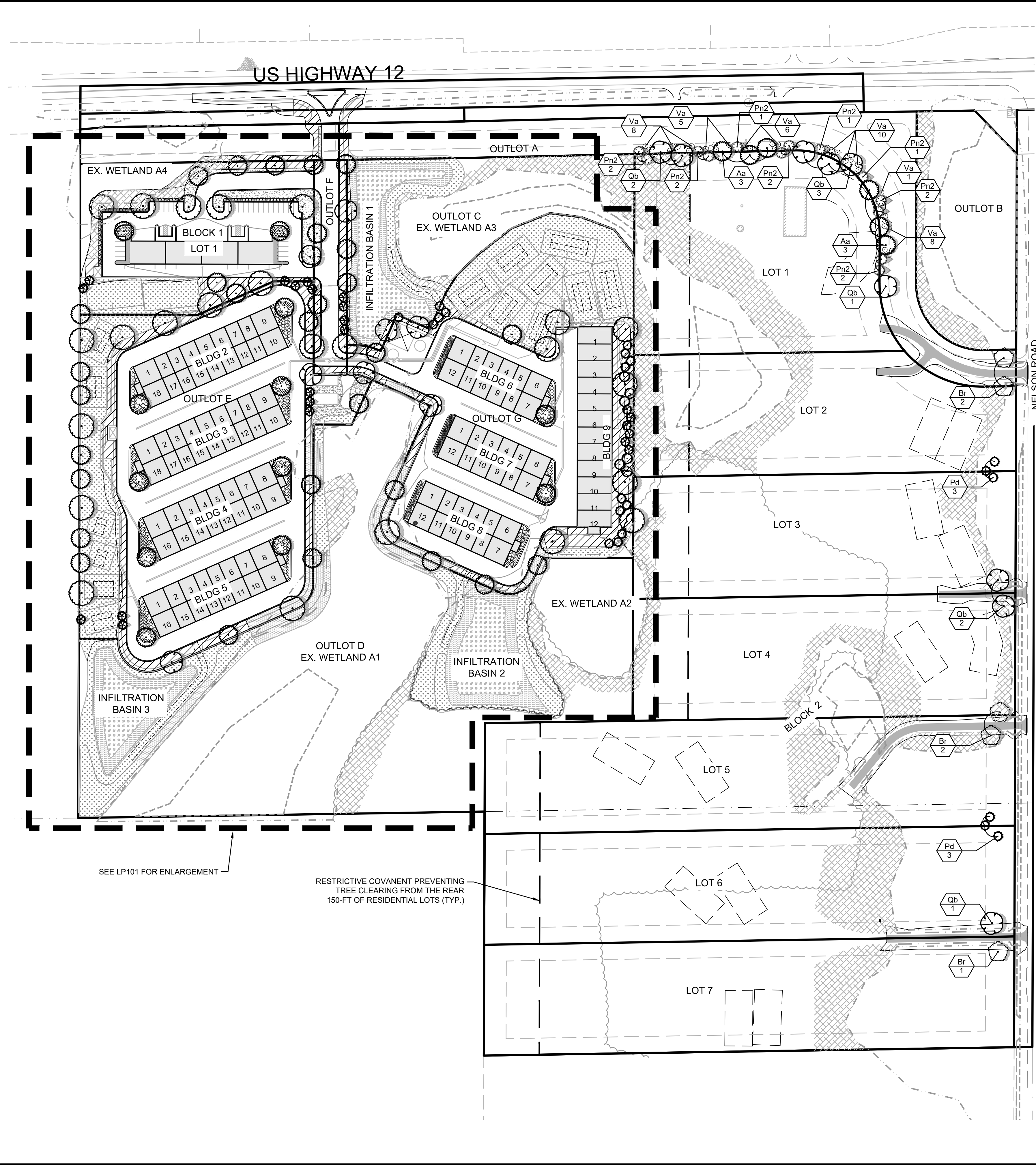
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YIELD SIGN INSTALLATION

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LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	DELINEATED WETLAND TYPE 1
	DELINEATED WETLAND TYPE 2
	WET MEADOW SOUTH & WEST SEED MIX: MNDOT 34-271
	WETLAND BUFFER 2" PLUG PLANTINGS, 18" O.C.
	LOW MAINTENANCE TURF SEED MIX: MNDOT 25-131
	MESIC PRAIRIE GENERAL SEED MIX: MNDOT 35-241
	DRY SWALE/POND SEED MIX: MNDOT 33-262
	RIPARIAN SOUTH AND WEST SEED MIX: MNDOT 34-261
	SOD

RESIDENTIAL PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	Aa	6	AUTUMN BLAZE® FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED'	B&B	2 - 1/2" CAL.
	Br	5	RIVER BIRCH BETULA NIGRA	B&B	2 - 1/2" CAL.
	Pd	6	BLACK HILLS WHITE SPRUCE PICEA GLAUCA 'DENSATA'	B&B	6' HT.
	Pn2	13	AUSTRIAN PINE PINUS NIGRA	B&B	8' HT.
	Qb	9	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2 - 1/2" CAL.
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
SHRUBS					
	Va	38	AMERICAN CRANBERRYBUSH VIBURNUM TRILOBUM	CONT.	5 GAL.



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PRINT NAME: JEFFREY W. DEITNER, PLA

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 51899

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: JWD	DRAWN: AAW	CHECKED BY: JWD
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DRAWING TITLE

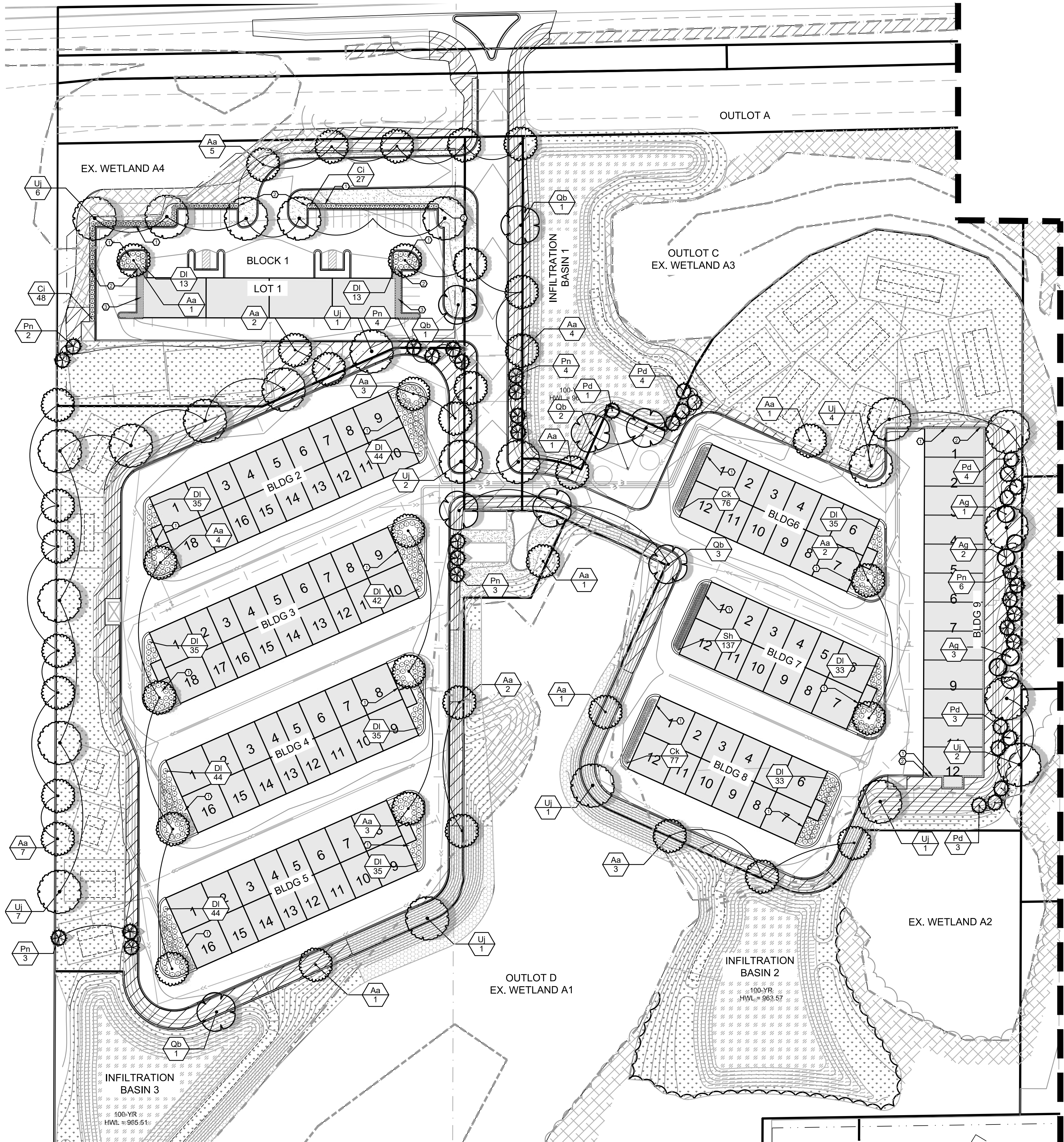
OVERALL LANDSCAPE PLAN

DRAWING NO.

LP100

PLOTTED: 02/12/2024	COMM. NO. 16915
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LEGEND

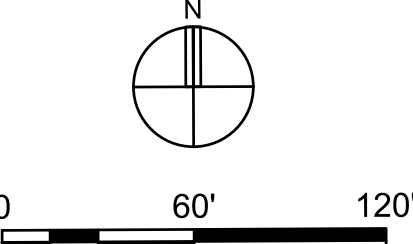
	PROPERTY LIMITS
	ADJACENT PROPERTY
	DELINEATED WETLAND TYPE 1
	DELINEATED WETLAND TYPE 2
	WET MEADOW SOUTH & WEST SEED MIX: MNDOT 34-271
	WETLAND BUFFER 2" PLUG PLANTINGS, 18" O.C.
	LOW MAINTENANCE TURF SEED MIX: MNDOT 25-131
	MESIC PRAIRIE GENERAL SEED MIX: MNDOT 35-241
	DRY SWALE/POND SEED MIX: MNDOT 33-262
	RIPARIAN SOUTH AND WEST SEED MIX: MNDOT 34-261
	SOD

KEY NOTES

- SHREDDED WOOD MULCH
- LANDSCAPE EDGING, SEE DETAIL 1/LP104
- ROCK MULCH

ENLARGEMENT PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	REMARKS
	Aa	41	AUTUMN BLAZE® FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED'	B&B	2 - 1/2" CAL.	
	Ag	6	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	6' HT. 3-5 STEMS	
	Pd	15	BLACK HILLS WHITE SPRUCE PICEA GLAUCA 'DENSATA'	B&B	6' HT.	
	Pn	23	AUSTRIAN PINE PINUS NIGRA	B&B	6' HT.	
	Qb	8	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2 - 1/2" CAL.	
	Uj	25	JEFFERSON AMERICAN ELM ULMUS AMERICANA 'JEFFERSON'	B&B	2 - 1/2" CAL.	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	REMARKS
	Ci	81	ISANTI RED TWIG DOGWOOD CORNUS SERICEA 'ISANTI'	CONT.	5 GAL.	MIN. 5 CANES @ 12" HT.
	DI	441	DWARF BUSH HONEYSUCKLE DIERVILLA LONICERA	CONT.	5 GAL.	
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	REMARKS
	Sh	137	PRAIRIE DROPSEED SPOROBOLUS HETEROLEPIS	POT	3 GAL.	
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	REMARKS
	Ck	154	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	5 GAL.	



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PRINT NAME: JEFFREY W. DEITNER, PLA

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 51899

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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FINAL PLAT

DESIGNED: JWD	DRAWN: AAW	CHECKED BY: JWD
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ENLARGED LANDSCAPE PLAN

DRAWING NO.

LP101

PLOTTED:
02/12/2024

COMM. NO.
16915

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GENERAL LANDSCAPE NOTES:

1.

LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2.

ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
3.

NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
4.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
5.

IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6.

ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
8.

THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9.

ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
10.

THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

11.

WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
12.

CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
13.

THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
14.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
15.

LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
16.

INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
17.

CONTRACTOR TO FURNISH & STALL PLASTIC EDGING AS SHOWN ON THE PLANS & DETAILS. PLASTIC EDGING SHALL BE MEDIUM DENSITY POLYETHYLENE WITH U.V. INHIBITOR, BLACK IN COLOR, WITH A TOTAL DEPTH OF 5" (1" DIA. TOP AND 4" SHAFT WITH 1.5" V EVERY 3-1/2 FEET OF EDGING.
18.

LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
19.

LANDSCAPE BED MULCH SHALL BE SHREDDED HARDWOOD MULCH. MULCH SHALL BE INSTALLED AT A DEPTH OF 3" WITH NO WEED BARRIER LANDSCAPE FABRIC.
20.

3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.

GENERAL SODDING,
SEEDING & TOPSOIL NOTES:

1.

LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2.

ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
3.

ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:

3.1.

SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).

3.2.

SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
4.

ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:

4.1.

45% APPROVED TOPSOIL (ONE SITE PREFERRED)

4.2.

45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)

4.3.

10% SAND (FINE CLEAN MASONRY SAND)
5.

AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
6.

AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 4" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
7.

SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
8.

ALL AREAS SPECIFIED AS MNDOT SEED MIXES SHALL BE INSTALLED PER MNDOT SEEDING MANUAL 2023 EDITION.

21.

CALIPER OF TREES UP TO AND INCLUDING 4" SHALL BE MEASURED AT 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
22.

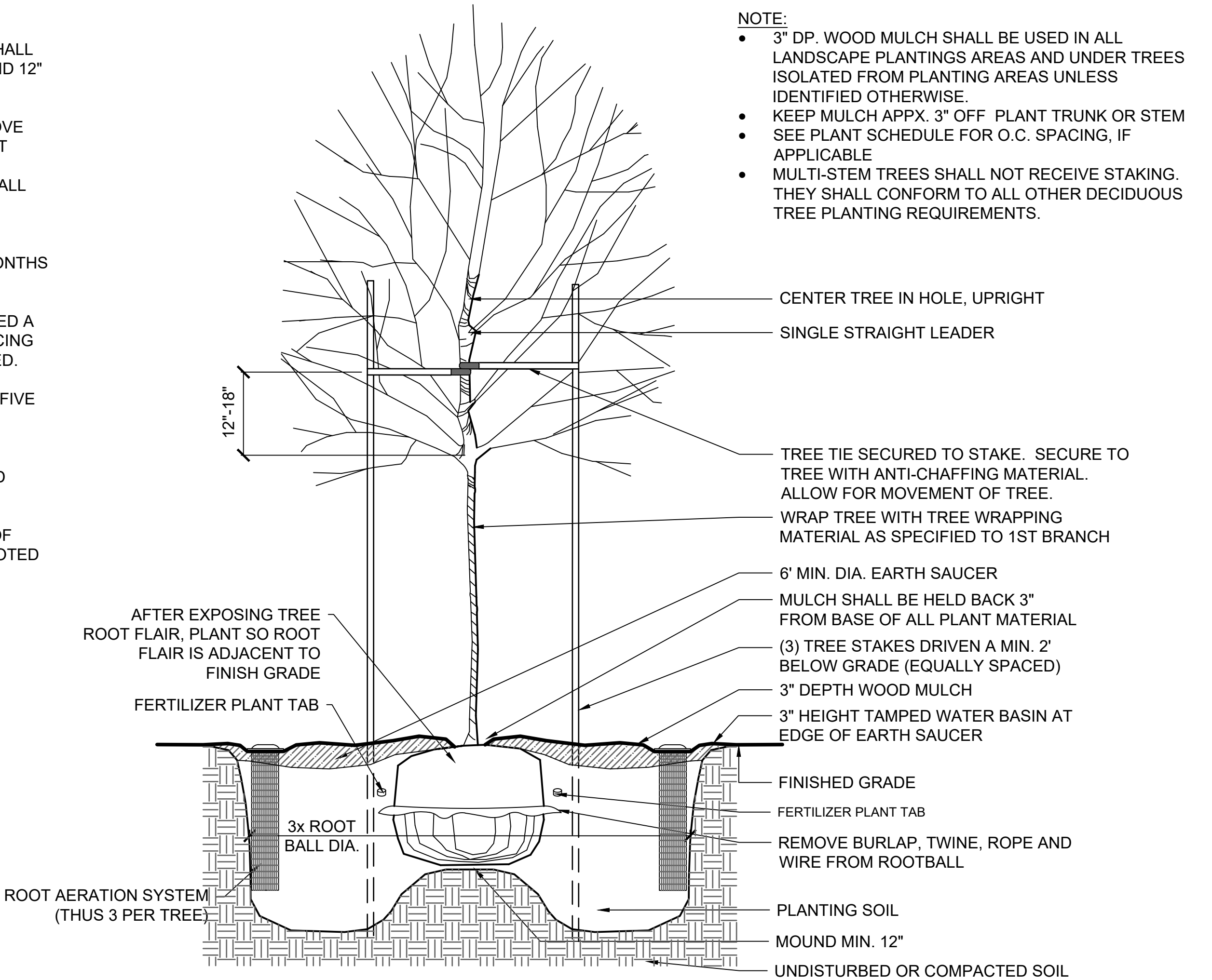
FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
23.

ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
24.

SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
25.

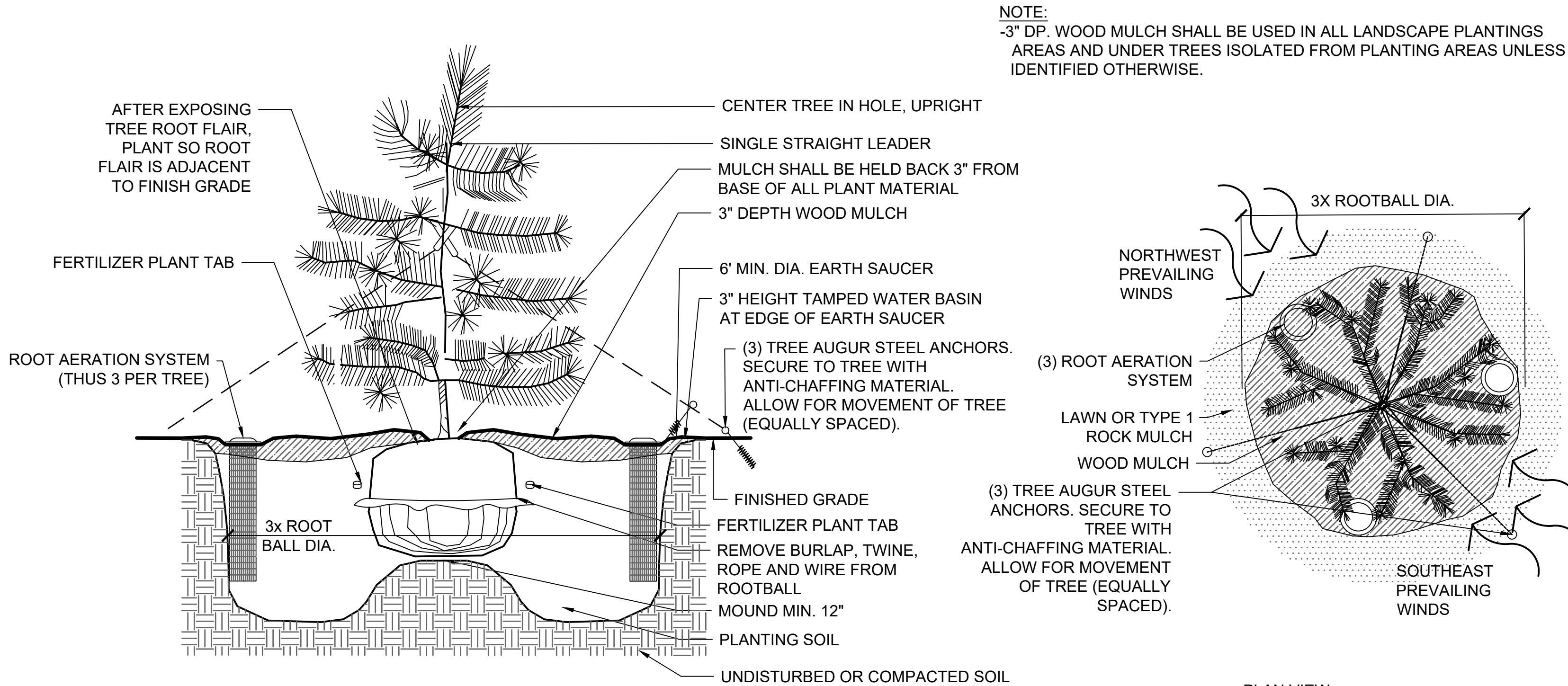
DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
26.

LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: N.T.S.



2 CONIFEROUS TREE PLANTING DETAIL

SCALE: N.T.S.

NOTE:

- 3" DP. WOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.
- KEEP MULCH APPX. 3" OFF PLANT TRUNK OR STEM
- SEE PLANT SCHEDULE FOR O.C. SPACING, IF APPLICABLE
- MULTI-STEM TREES SHALL NOT RECEIVE STAKING. THEY SHALL CONFORM TO ALL OTHER DECIDUOUS TREE PLANTING REQUIREMENTS.



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Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

BRECKENRIDGE
FARM

INDEPENDENCE,
MINNESOTA

STODDARD COMPANIES

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: JEFFREY W. DEITNER, PLA

SIGNATURE:

DATE: 02/12/2024 LICENSE NO. 51899

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: JWD	DRAWN: AAW	CHECKED BY: JWD
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DRAWING TITLE

LANDSCAPING
DETAILS

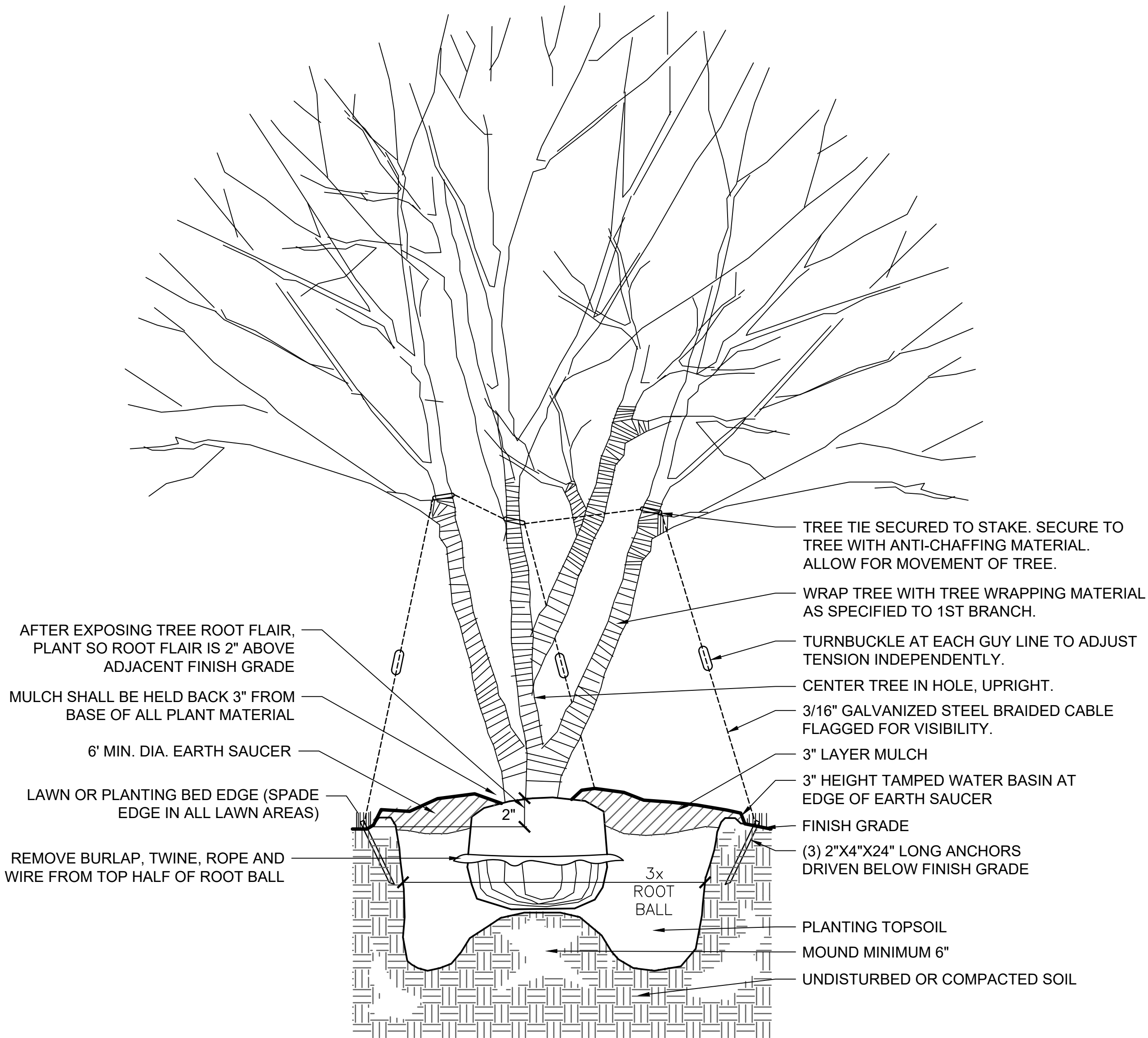
DRAWING NO.

LP102

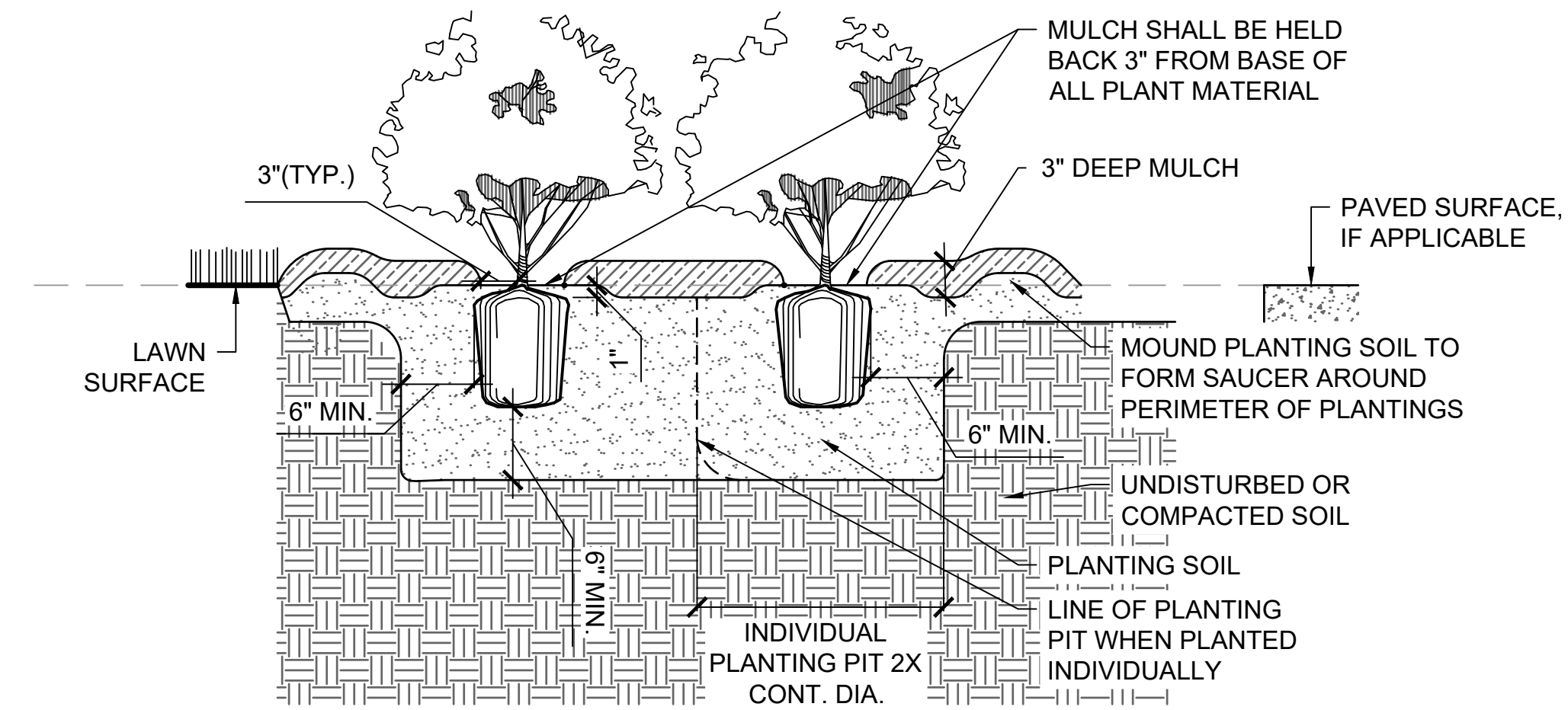
PLOTTED:
02/12/2024

COMM. NO.
16915

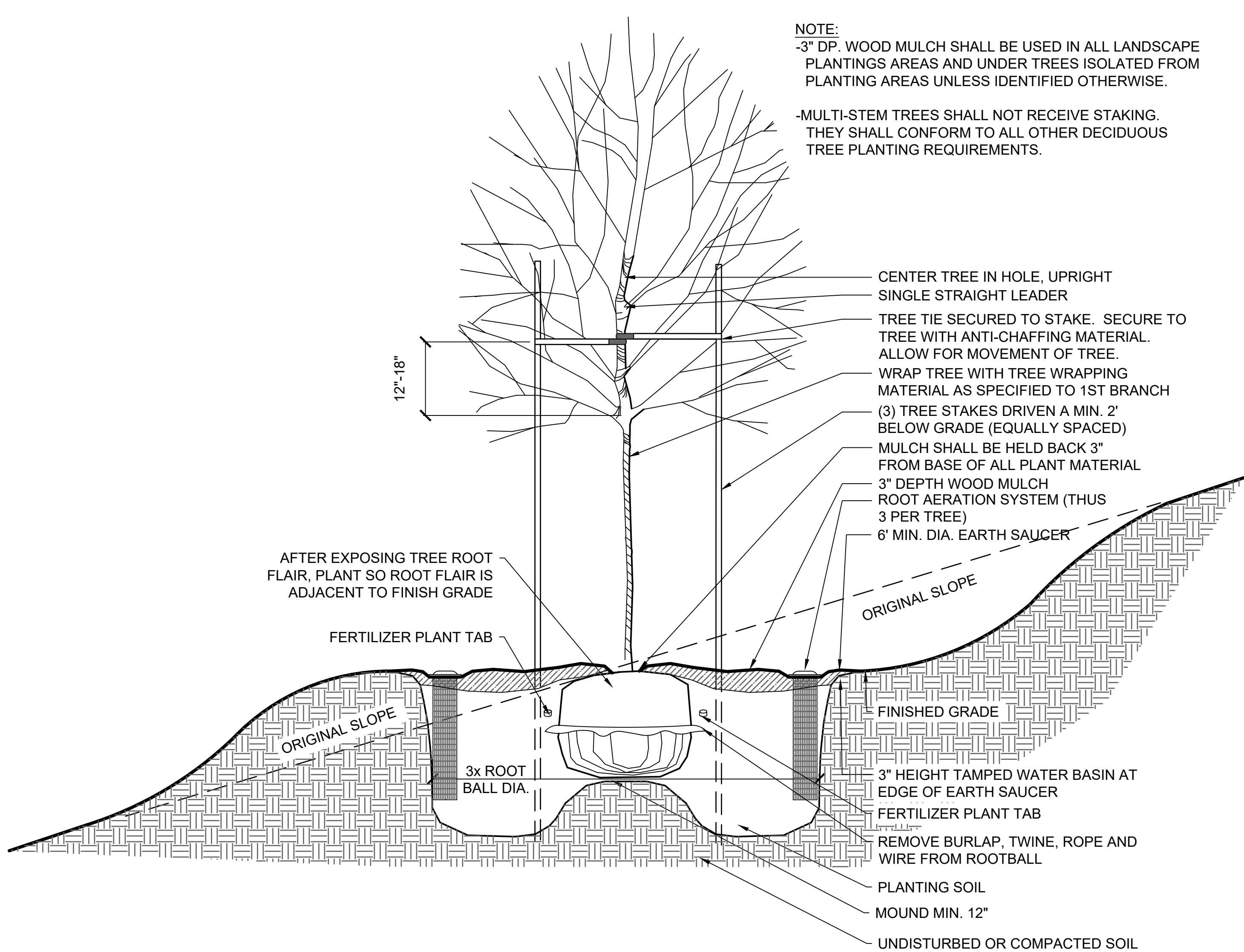
Y:\16900\16915 STODDARD - 58 ACRE - INDEPENDENCE\07 Civil\01 CAD files\07 FINAL PLAT SHEETS\16915_L_PLANTING_FINAL PLAT.dwg
Xref Filename: Y:\16915_c_base\16915_s_base\16915_22x34_tileBlock FINAL PLAT
MMiller
Feb 12, 2024 - 11:42am



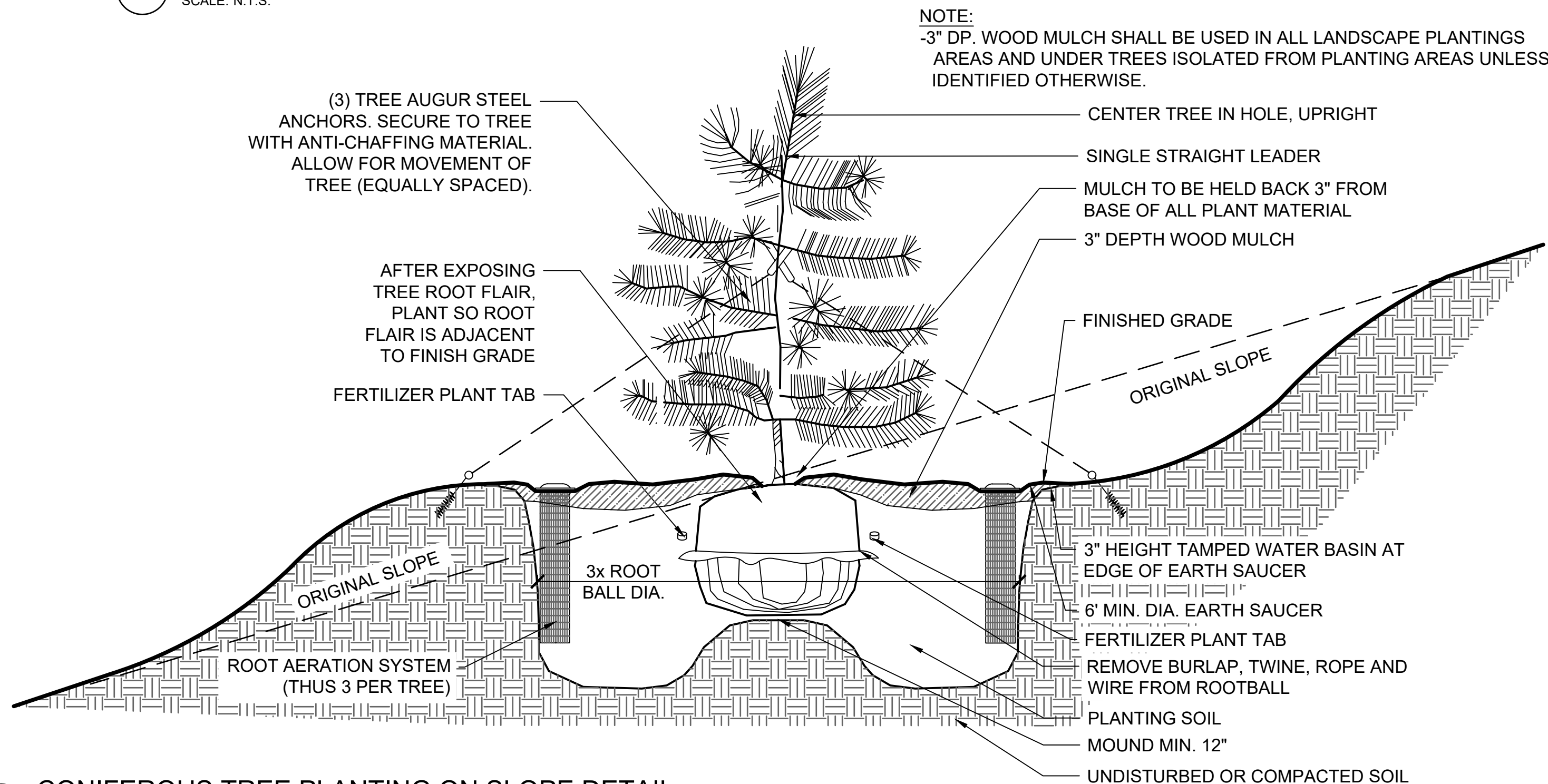
1 MULTI-STEM PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



2 DECIDUOUS TREE PLANTING ON SLOPE DETAIL
SCALE: N.T.S.



4 CONIFEROUS TREE PLANTING ON SLOPE DETAIL
SCALE: N.T.S.



ANDERSON

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PRINT NAME: JEFFREY W. DEITNER, PLA

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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

FINAL PLAT

DESIGNED: JWD	DRAWN: AAW	CHECKED BY: JWD
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DRAWING TITLE

LANDSCAPING
DETAILS

DRAWING NO.

LP103

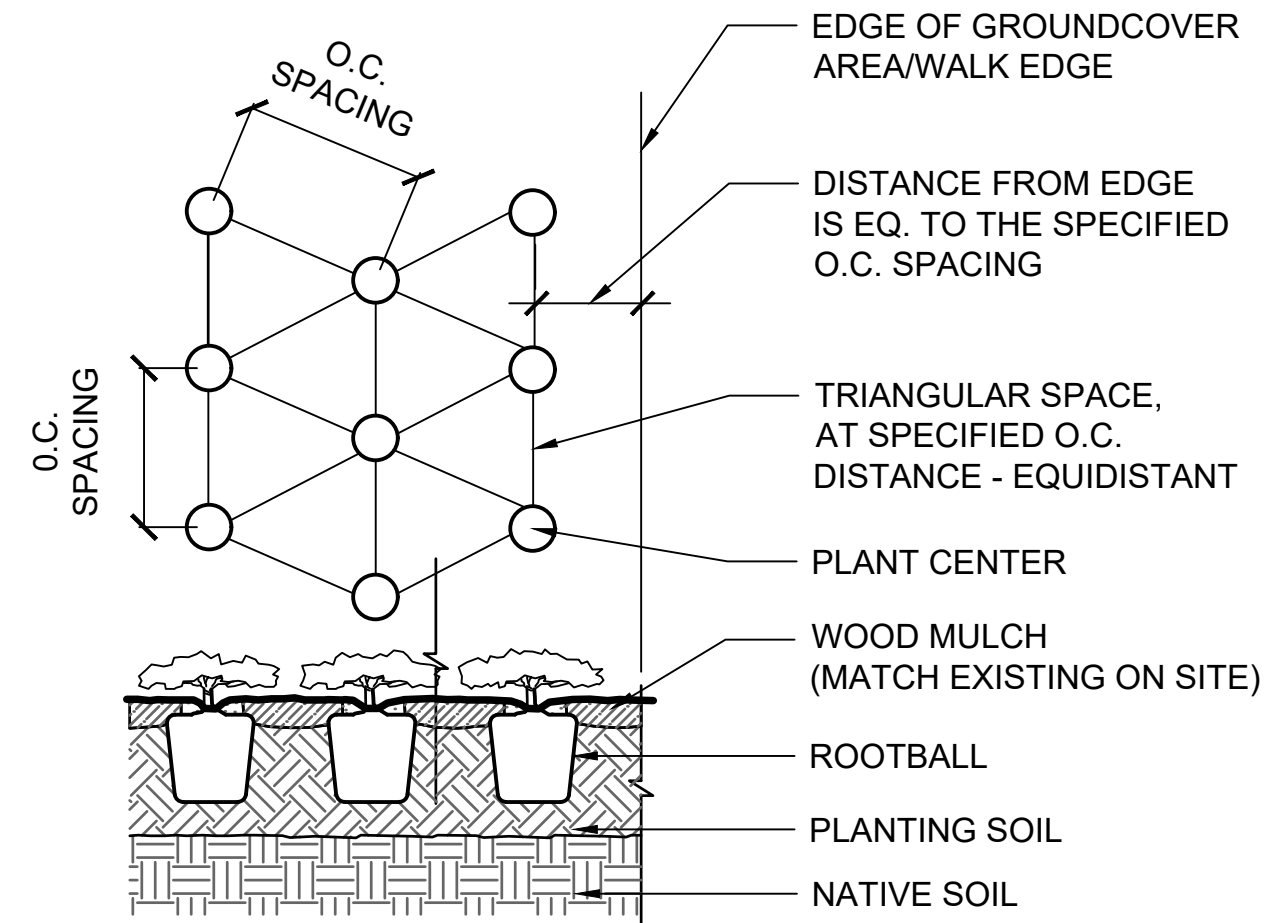
PLOTTED:
02/12/2024

COMM. NO.
16915

Diagram illustrating the cross-section of a landscape edging installation. The diagram shows the following components and specifications:

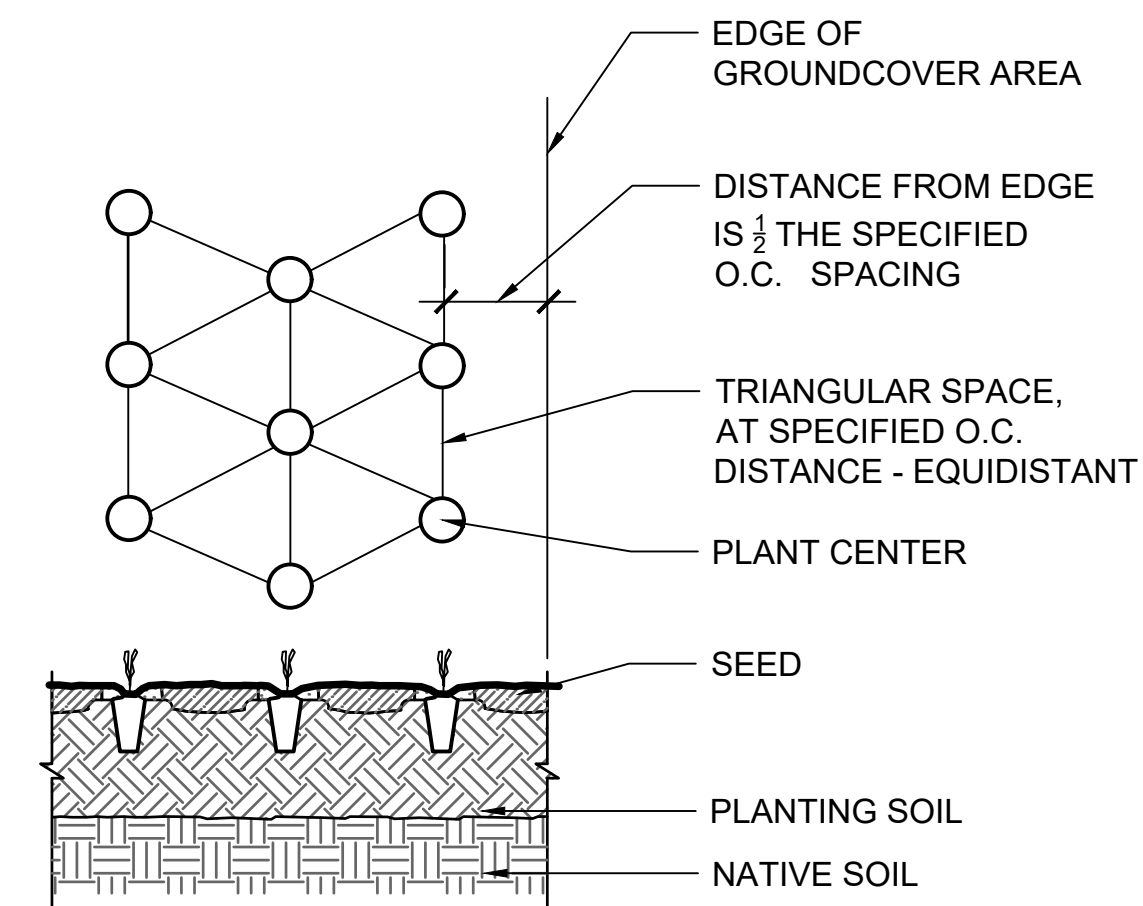
- BOUNDARY BETWEEN LAWN AND PLANTING AREA AS SHOWN ON PLAN**: Indicated by a vertical line.
- 6" DEEP SHOVEL CUT**: Indicated by a vertical line.
- BLACK PLASTIC LANDSCAPE EDGING 5" WIDE, 1" V-HOOK AT BASE AND 1" DIA. BEAD ON TOP**: Indicated by a vertical line.
- LAWN**: The area to the left of the edging.
- PLANTING BED**: The area to the right of the edging.
- 3" DP. MULCH**: Indicated by a vertical line.
- LANDSCAPE FABRIC IF SPECIFIED**: Indicated by a vertical line.
- SPECIFIED PLANTING SOIL**: Indicated by a vertical line.
- SUBGRADE**: Indicated by a vertical line.
- 9" MIN. LANDSCAPE EDGING STAKE 45° EVERY 5'**: Indicated by a vertical line.
- 45°**: The angle of the landscape edging stake.

SCALE: N.T.S.

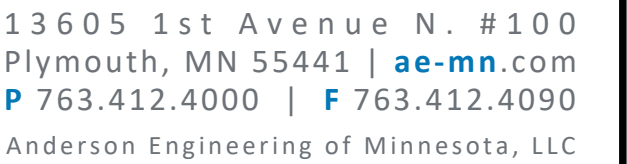


NOTE:
- KEEP MULCH APPX. 2" OFF PLANT TRUNK OR STEM
- SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING

SCALE: N.T.S.



SCALE: N.T.S.



STODDARD COMPANIES

DATE: 02/12/2024 LICENSE NO. 51899

[illegible]

DESIGNED: JWD	DRAWN: AAW	CHECKED BY: JWD
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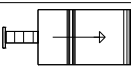


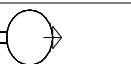

DRAWING NO.

LP104

PLOTTED:
02/12/2024

COMM. NO.
16915

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	0.68	23.1	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	15	15	Horizontal
Amenity Area	Illuminance	Fc	4.16	23.1	0.1	41.60	231.00				
Parking Area	Illuminance	Fc	2.50	8.3	0.7	3.57	11.86				
Pavillion	Illuminance	Fc	9.70	12.4	7.0	1.39	1.77				

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	6	A	A17-3T100	SINGLE	14237	14237	1.000	A17-3T100	99.04	99.04	594.24	a17-3t100.ies	
	162	T	SLIM17FAFC40	SINGLE	4595	4595	1.000	SLIM17FAFC40_5K	38.15	38.15	6180.3	SLIM17FAFC40_5K.ies	
	4	I	IVGT5-70L750ZU	SINGLE	7703	7703	1.000	IVGT5-70L750ZU	69.5046	69.5046	278.0184	IVGT5-70L750ZU - DLF1811104-9aMOD50.IES	
	124	C	CD34FA4W-20-508-KC	SINGLE	1735	1735	1.000	CD34FA4W-20-508-KC	18.4688	18.4688	2290.131	cd34fa4w-20-508-kc-20w-full-4000k.ies	
	13	B	B17D	SINGLE	3470	3470	1.000	B17D 24W 5000K	22.9372	22.9372	298.1836	b17d_24w_5000k.ies	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	196.9	1258.81	23	270	0
2	A	291.27	1258.81	23	270	0
3	A	402.68	1258.81	23	270	0
4	A	508.62	1258.81	23	270	0
5	A	151.43	1167.67	23	0	0
6	A	540.09	1164.63	23	180	0
7	B	544.03	928.11	3.5	180	0
8	B	541.17	891.99	3.5	180	0
9	B	549.73	882.49	3.5	180	0
10	B	566.84	883.44	3.5	180	0
11	B	582.05	882.49	3.5	180	0
12	B	590.6	892.94	3.5	180	0
13	B	596.31	909.1	3.5	180	0
14	B	598.21	924.31	3.5	180	0
15	B	601.06	938.57	3.5	180	0
16	B	583	938.57	3.5	180	0
17	B	563.99	938.57	3.5	180	0
18	B	548.78	937.62	3.5	180	0
19	B	542.12	909.1	3.5	180	0
20	C	382.4	865.098	7	114.103	0
21	C	464.64	1054.89	7	114.103	0
22	C	407.04	1029.389	7	114.103	0
23	C	380.67	1017.498	7	114.103	0
24	C	355.42	1006.406	7	114.103	0
25	C	327.56	994.355	7	114.103	0
26	C	299.87	981.454	7	114.103	0
27	C	281.18	973.383	7	114.103	0
28	C	251.03	959.801	7	114.103	0
29	C	221.3	946.73	7	114.103	0
30	C	256.05	859.01	7	294.023	0
31	C	292.859	874.974	7	294.023	0
32	C	316.638	885.488	7	294.023	0
33	C	340.476	896.781	7	294.023	0
34	C	370.025	909.845	7	294.023	0
35	C	397.444	922.199	7	294.023	0
36	C	422.413	933.003	7	294.023	0
37	C	445.421	943.816	7	294.023	0
38	C	501.11	968.41	7	294.023	0
39	C	220.62	797.66	7	114.103	0
40	C	250.79	811.331	7	114.103	0
41	C	281.69	825.463	7	114.103	0
42	C	299.64	833.474	7	114.103	0
43	C	328.6	845.795	7	114.103	0
44	C	356.84	857.896	7	114.103	0
45	C	406.3	879.869	7	114.103	0
46	C	464.47	906.31	7	114.103	0
47	C	259.09	711.37	7	294.023	0
48	C	292.709	726.134	7	294.023	0
Total Quantity: 309 (48 shown, 1 through 48)						

*****LAYOUT AND BOM ARE SUBJECT TO APPROVAL*****

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal. Patents issued or pending apply.