



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JULY 18, 2023

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. June 27, 2023, Planning Commission Meeting Minutes.
  - b. June 27, 2023, City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** William Stoddard (Applicant) and John Zeglin (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 (~28 acres) from AG-Agriculture to UC-Urban Commercial, consistent with the approved Comprehensive Plan. The City recently approved a preliminary plat, site plan review for a commercial development.
  - b. Final Plat for the proposed subdivision consistent with the approved preliminary plat.
5. Open/Misc.
6. Adjourn.

MINUTES OF A REGULAR MEETING OF  
THE INDEPENDENCE CITY COUNCIL  
TUESDAY, JUNE 27, 2023 – 6:30 P.M.  
City Hall Chambers

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson and Councilors Spencer, McCoy and Grotting.

ABSENT: Betts.

STAFF: City Administrator Kaltsas and City Administrative Director Simon

VISITORS: WHPS Chief Kroells, see attendance sheet

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 June 6, 2023, Regular City Council Meeting.
- b. Approval of City Council Minutes from the June 14, 2023, City Council Workshop.
- c. Approval of Accounts Payable (Batch # 1; Checks Numbered 22085-22109, Batch # 2; Checks Numbered 22110-22116 and Batch # 3; Checks Numbered 22117-22132).
- d. For Information Only – Notification of Copeland Road Open House to be Held on August 2<sup>nd</sup>, 2023, at 7:00 PM.

**Motion by Spencer, seconded by McCoy to approve the Consent Agenda. Ayes: Johnson, McCoy and Spencer. Nays: None. Absent: Betts. Abstain. None. MOTION DECLARED CARRIED. 4-0**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Grotting attended the following meetings:**

- Workshop
- LMC Duluth Conference
- Resignation Party for Officer Brozek

**Spencer attended the following meetings:**

- Workshop
- Resignation Party for Officer Brozek

**McCoy attended the following meetings:**

- Workshop
- Meeting with Jeff Leuer for the Fire District

**Johnson attended the following meetings:**

- Farewell for Chris at LMCC
- Orono Graduation
- Meeting with Jeff Leuer for the Fire District
- NLC (virtual)
- Chamber of Commerce
- Workshop
- LMC nominating Committee (virtual)
- NW League Municipalities at Loretto
- Gary Carlson Retirement Party
- Connie Bergman Grover neighborhood gathering on Valley Rd
- Spent time with Ken Lee on a shared island property
- Duluth Nominating Committee Board Interviews
- LMC Duluth Conference
- Resignation Party for Officer Brozek

7. West Hennepin Public Safety Monthly Report for May 2023 – Chief Gary Kroells.

Chief Kroells thanked Officer Brozek for his 10 years of service with WHPS.

He stated that in May there were 1,832 incident reports. Independence had 305 and Maple Plain had 99. This number is slightly higher than this time last year and that is due to having the appropriate number of staff. Now with Officer Brozek leaving and an officer that is hurt, WHPS will be understaffed again. WHPS is actively seeking applicants to join their team of officers.

8. **PUBLIC HEARING:** Considering ordinance to Establish the BridgeVine Storm Sewer Improvement Tax District.

- a. **ORDINANCE No. 2023-03** – Considering establishment of the BridgeVine Storm Sewer Improvement Tax District.

Mayor Johnson motioned for the Public Hearing to be opened.

PUBLIC HEARING OPEN

Kaltsas said the city attorney recommended that we apply this in new developments. He stated that it allows a backup tax district to cover improvements made for storm water in the event that the HOA is not able to

sustain the maintenance for the system. The HOA is responsible for maintaining the ponds and pieces of the system. This will allow for the charges to go back to the benefiting properties.

Johnson said a question that Betts brought up is who pays when work is done on them.

Kaltsas said the only one notified of tonight is Bohl because it only impacts him. It will get passed onto homeowners. There is still due process that the residents will have if we need to assess back a cost for maintenance. It just takes a layer or two out he said. He stated we have done this consistently for the last 4-5 developments.

**Motion by Grotting, seconded by McCoy to close the public hearing. Ayes: Johnson, Grotting, McCoy and Spencer. Nays: None. Absent: Betts. Abstain. None. MOTION DECLARED CARRIED. 4-0**

PUBLIC HEARING CLOSED

**Motion by Spencer, seconded by McCoy to approve the ORDINANCE 2023-03. Ayes: Johnson, McCoy and Spencer. Nays: None. Absent: Betts. Abstain. None. MOTION DECLARED CARRIED. 4-0**

9. Request Approval to Amend the City's Employee Handbook Based on Personnel Committee Recommendation.

b. **RESOLUTION No. 23-0627-01** – Considering an amendment to the City's Employee Handbook to adjust comp time payments.

Kaltsas explained that the personnel committee met for consideration on overtime compensation. Currently any overtime is paid out by comp time. It is very complicated for payroll. This topic has been looked at numerous times. One piece of this would be to change the work week to Monday morning at 12:00am to Friday at 11:59pm. Any hours over 40 during these times would be considered overtime. On Saturdays any hours worked would be paid at 1.5x pay and on Sundays and Holidays the rate would be double time. On-call hours do not count towards over time, 1.5x or double time, only actual hours worked. The city looked at hours and cost associated with it and it is rare to see anyone get close to the comp time max, therefore it makes minimal impact to costs. This would apply to all staff members. Employees would like to be actually paid out instead of accruing comp time. Comp time also cannot be carried over to the following year. He stated that from an administrative standpoint, it would simplify things greatly and get rid of one line item on the payroll.

Johnson stated that the council is making an ordinance change by resolution for this.

Kaltsas said he is trying to keep up with changes at the legislative level. Soon we will be discussing the new sick and safe time off and family leave.

**Motion by Spencer, seconded by Johnson to approve RESOLUTION 23-0627-01 amending the employee handbook to adjust comp time payments. Ayes: Johnson, Grotting, McCoy and Spencer. Nays: None. Absent: Betts. Abstain. None. MOTION DECLARED CARRIED. 4-0**

10. Consider Approval of Agreement to Convey Easement in Exchange for Waiver of Fees for the Property Located at 4224 Lake Sarah Drive South.

c. Agreement To Convey Easement in Exchange for Fees.

Kaltsas said he has been working on this item for 3 years. This resident approached the city and wanted to do improvements on his property. His grandmother owned the home and paid for the stub 30 years prior and he wants to connect to city sewer. The lift station is located 30ft on his property. After doing a title search and looking through our old records, there was never an easement put into place for this lift station. He said there have been the same issues on other properties with lift stations. It needs to be memorialized. The resident asked that we waive the fees to connect for the easement on his property. Kaltsas noted that this is a great deal for the city and the city would waive \$3,860 in connection fees. The easement would have 10ft on both sides and 16 ft on the backside. The resident has signed the agreements and it just needs council approval to do the exchange that was negotiated. This cleans up one more of our lift stations.

Johnson asked if the residents paid when the original sewer was put in.

Kaltsas said yes, they paid the full amount but they never connected.

Johnson said he wonders how many other properties don't have proper easements.

Kaltsas said he knows of a couple properties. Kaltsas said he needs a motion to approve the agreement.

**Motion by Grotting, seconded by McCoy to approve the agreement to convey easement in exchange for fees. Ayes: Johnson, Grotting, McCoy and Spencer. Nays: None. Absent: Betts. Abstain. None. MOTION DECLARED CARRIED. 4-0**

11. Open/Misc.

12. Adjourn

**Motion by McCoy, seconded by Grotting to adjourn the City Council Meeting at 7:16pm. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0**

Meeting Adjourned.

Respectfully submitted,

Amber Simon, Recording Secretary

## City of Independence

### Rezoning and Final Plat Application for the Property Located at 9285 Highway 12

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*To:* Planning Commission  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* July 18, 2023  
*Applicant:* William Stoddard  
*Owner:* J F Zeglin Jr & M D Zeglin  
*Location:* 9285 Highway 12

***Request:***

William Stoddard (Applicant) and J F Zeglin Jr & M D Zeglin (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 to allow the subdivision of the property into eight (8) residential lots and associated lots to allow the proposed commercial development.

***Property/Site Information:***

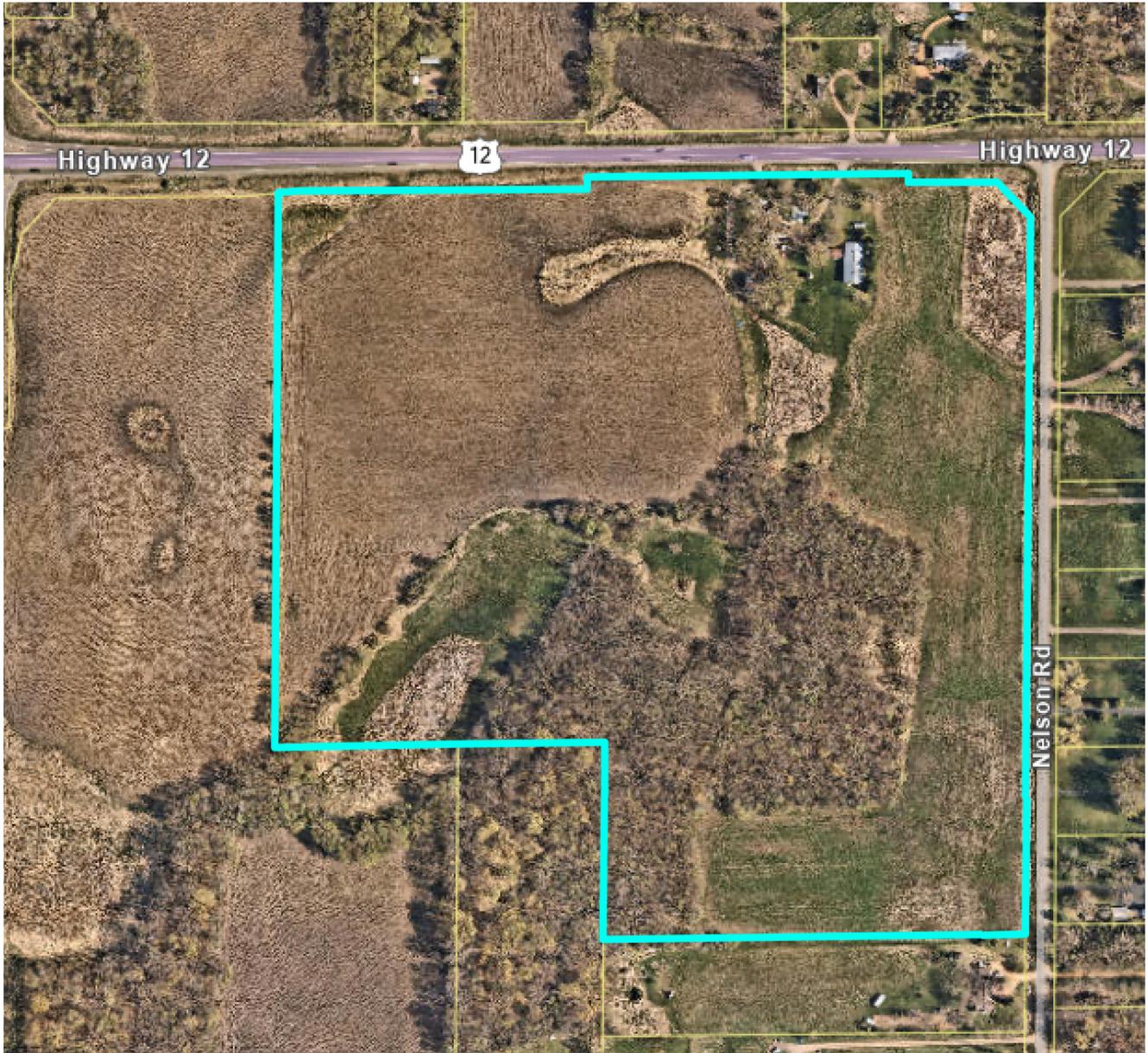
The property is located on the south side of Highway 12 and west side of Nelson Rd. The property has frontage on both roads and is comprised primarily of agriculture land, woodlands and wetlands. There is an existing home and several detached accessory structures on the subject property.

**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. The City Council was clear that no commercial connection to Nelson Rd. would be permitted without a full connection to County Line Road. The City

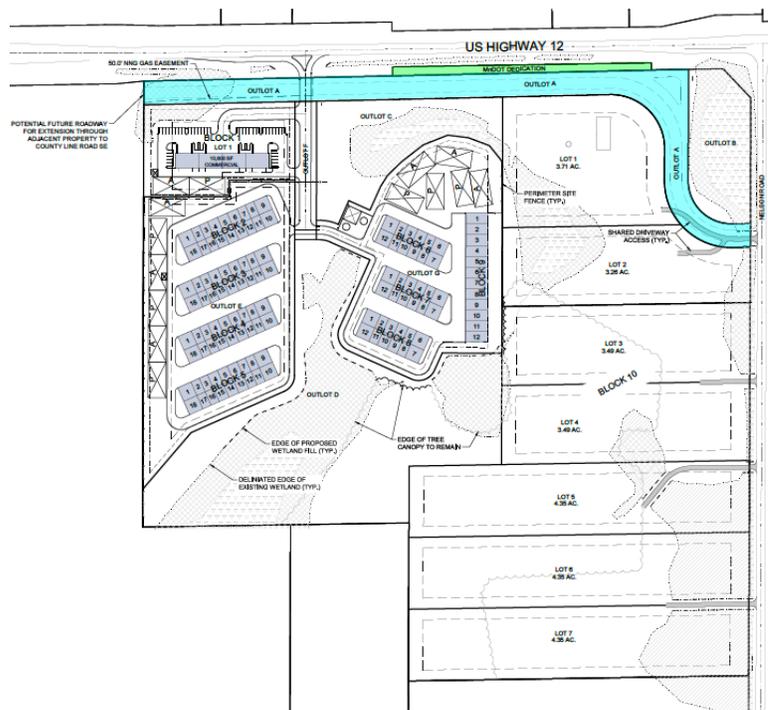
noted that this was fully supported by the adopted site development standards which contain the following prohibition:

**530.11. - Lot standards.**

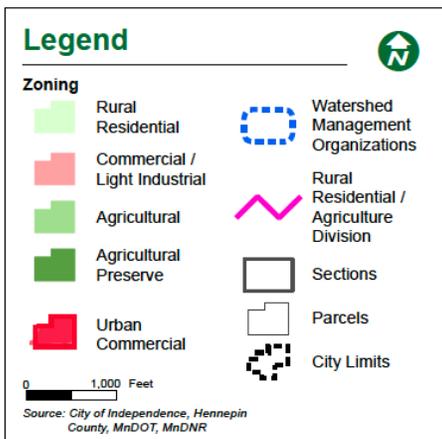
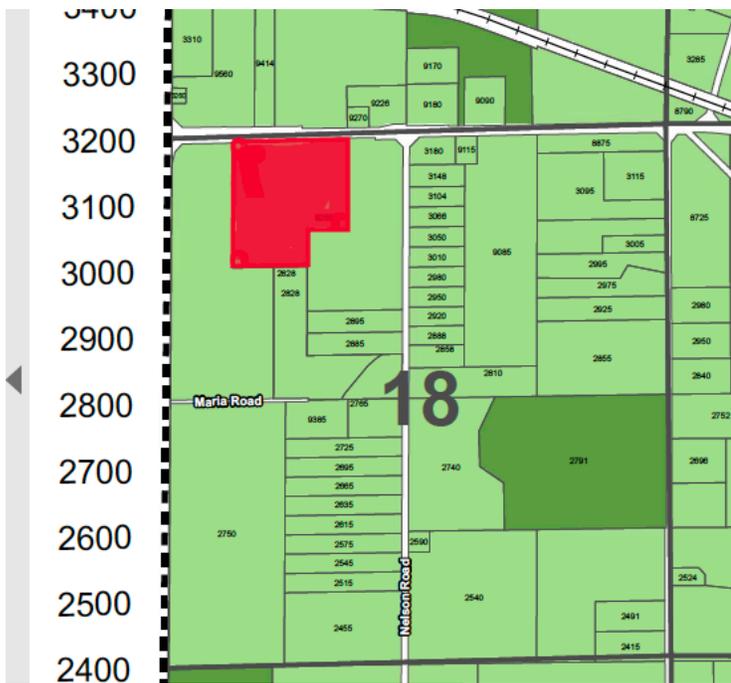
Subd. 10. *Access streets.* Streets servicing a commercial-light industrial area must have direct access to a collector street or higher-capacity street. **No street servicing commercial-light industrial establishments may have access to local residential streets nor may business-oriented traffic be routed or directed to local residential streets.**

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. Following a series of meetings with MNDOT, they have now agreed to allow a right in/right out access to the property along with the dedication of the future frontage road right of way. 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 the proposed revisions, the applicant has reduced the number of residential properties to seven from eight. This reduction will allow for the future frontage road right of way and eliminate the lot directly adjacent to Highway 12.



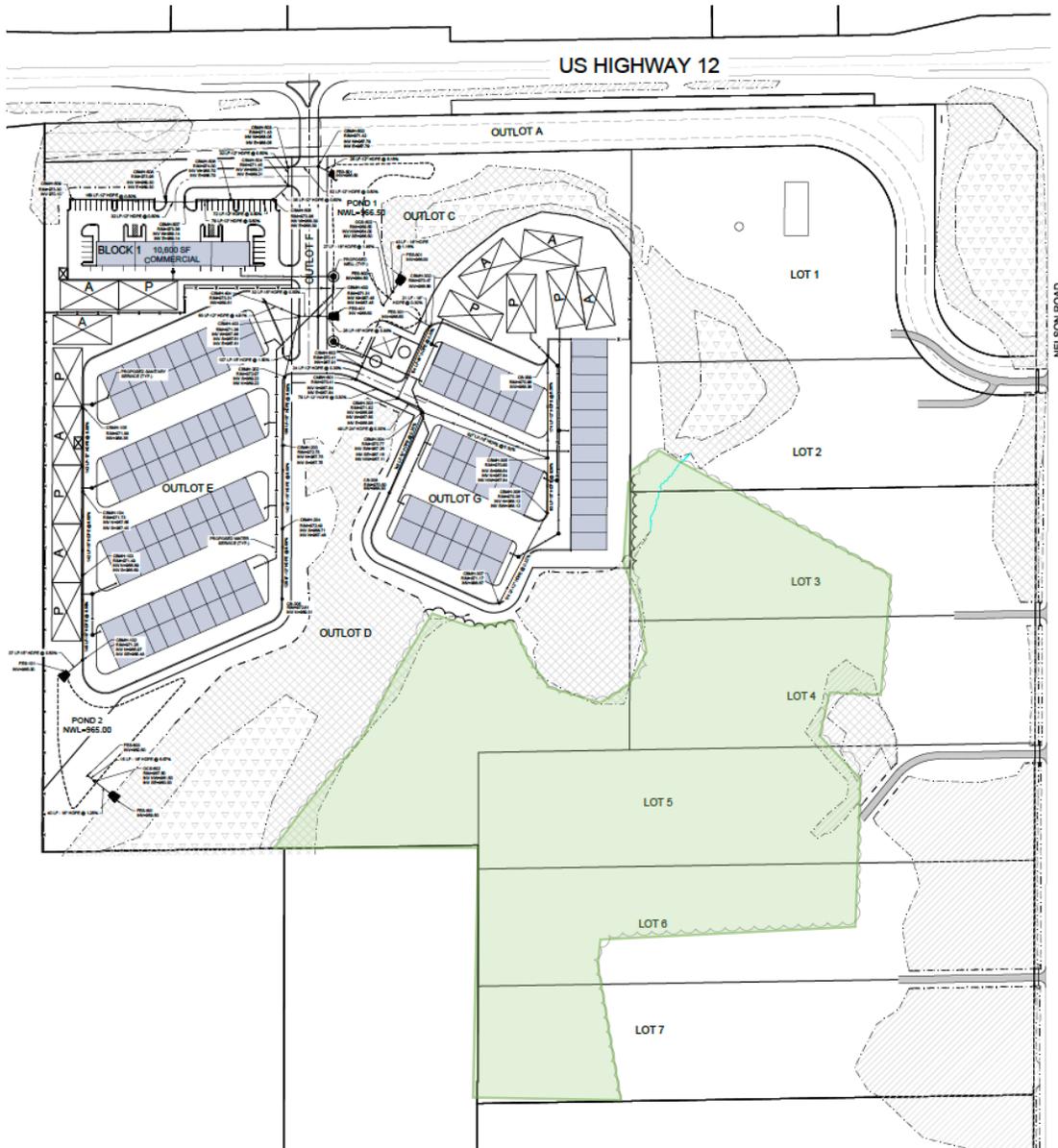
- The final plat is being revised to accommodate the requisite D&U easements. The City has reviewed the remainder of the plat and found it to be consistent with the approved preliminary plat. The revised final plat will need to be revised prior to any City Council consideration of the proposed project.
- 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.



- Following discussion with Planning and Council, the applicant has revised the plans to include seven (7) residential lots along Nelson Rd. The proposed residential lots mirror the lots across Nelson Rd. to the east. Development of the west side of Nelson into residential lots that are similar to those in existence would provide additional buffering of the proposed commercial development. It is noted that the existing residential lots directly across and on the east side of Nelson Road from the subject property have approximately 200 LF of frontage. The City’s current ordinance would require 250 LF of frontage for all lots greater than 3.49 acres. This would include Lots 1, 2 & 6-8. Lots 3-5 comply with the frontage requirements. Approval of the residential lots would be accomplished via the Planned Development for the entire property. This property is unique in that it is guided for both Urban Commercial and Agriculture. This is a condition that only applies to this property in the City. The Planning Commission and City Council found that the additional residential lots considered for this property would be warranted and justified in order to provide a “known” buffer and separation between the existing residential properties on Nelson Road and the proposed urban commercial development on the west side of Nelson Road. The City believes that this residential lot buffer would protect the remainder of the property (residential lots) from being further developed in the future and would establish a reasonable and intended transition between zoning districts.
- The City noted in its initial review that the potential wetland impact associated with the development of driveways to serve the lots was a concern. The applicant has revised the plans to show the extent of the wetland impacts and is now proposing to utilize shared driveways for Lots 1&2, 3&4 and 6&7. Utilization of shared driveways would reduce the wetland impacts and the number of driveways located along Nelson Road.
- 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 the north and south sides of Highway 12.
- The applicant has completed a wetland delineation for the property. The City initially provided feedback to the applicant relating to the potential wetland impacts. The applicant is proposing to mitigate the impacted wetlands utilizing the purchase of wetland credits. Approximately 31.36 acres of the subject property is wetlands. The applicant is proposing to impact 2.48 acres of the total wetland area (> 8%). The potential wetland impacts would need to be reviewed and approved by the City. Further review of the wetland mitigation plan would occur following an initial City approval.
- 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. The proposal includes 3 stormwater ponds that would accommodate stormwater generated from the commercial portion of the proposed

development. The City will continue to work with the applicant to revise the plans in accordance with the comments. The stormwater plans will need to be revised prior to any City Council consideration of the proposed project.

- The applicant is proposing to preserve a large portion of the mature trees on the property (see green area below).



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. There several revisions that will need to be finalized prior to the City being able to formally act on the proposed final plat and rezoning.

***Recommendation:***

The Planning Commission is being asked to consider approval of the final plat and rezoning of a portion of the property. Should the Planning Commission recommend approval to the City Council, the following findings and conditions should be included:

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 landscape plans as requested and noted in the staff report.
    - iii. Revise the building plans to indicate mechanical equipment locations and if applicable, proposed screening of all equipment.
    - iv. Provide the City with all reports and certifications relating to the proposed septic fields as shown on the plans.
    - v. 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 make all recommended and required revisions and receive final approval for all proposed and regulated improvements from MNDOT.
  - 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 and will be considered for adoption concurrently with the final plat.
  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. Application
2. Applicants Narrative
3. Final Plat
4. Site Plan Package
5. Building Illustrations

# EXISTING CONDITIONS SURVEY

## PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 118, RANGE 24, HENNEPIN COUNTY, MINNESOTA

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 55631, Revision No. 1, with a commitment date of August 7, 2023 at 7:00 A.M., prepared by CHS Title, LLC as Issuing agent for Old Republic National Title Insurance Company)

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 206.21 feet to the point of beginning of Line 1 to be described; thence continue easterly on the last described course for 400 feet and thence 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 northerly 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)

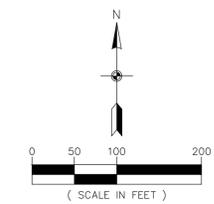
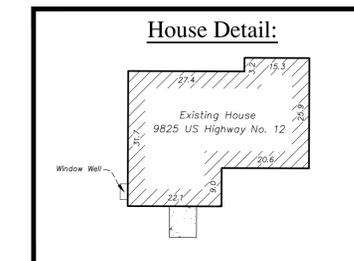
### GENERAL NOTES:

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 18, Township 118, Range 24, which is assumed to bear N89°05'15"E.
- Monuments have been found or set at all major corners of the boundary and indicated on this survey. NOTE - At the time of survey, the Minnesota Department of Transportation was currently monumenting the right of way line of US Highway No. 12. As a result, we set spikes along said right of way line.
- Surveyed property contains ±2,686,911 sq. ft. (±61.68 acres).
- BENCHMARK: Minnesota Department of Transportation Geodetic GSD Station No. 91715 (MnDot Name DUKES MNDT RESET); Elevation-979.106 ft. (NAVD 88).
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 2530450234, dated 2/14/23 or were taken from utility plans provided by the City of Independence. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Due to snow and winter conditions, additional improvements may not have been visible or located at the time of survey.
- Per Schedule B, Part II Exceptions of the above listed Title Commitment:

- 10 Item 10 - Terms and conditions of Pipeline Easement and Encroachment Agreement, filed October 7, 2009, as Document No. 9428587. (as shown hereon)
- 11 Item 11 - Subject to Trunk Highway No. 12 as laid out and traveled over the north 50 feet more or less. (as shown hereon)
- 12 Item 12 - Subject to Nelson Rd as laid out and traveled over the east 33 feet more or less. (as shown hereon)
- 13 Item 13 - Subject to limited right of access to Trunk Highway No. 12 as set forth in Warranty Deed filed February 9, 1978, as Document No. 4355595. (as shown hereon)
- 14 Item 14 - Subject to limited right of access to Trunk Highway No. 12 as set forth in Warranty Deed filed October 31, 1997, as Document No. 6804059 and shown on Minnesota Department of Transportation Right of Way Plat No. 27-77, filed July 2, 1997, as Document No. 6753661. (as shown hereon)
- 15 Item 15 - A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. (Wetlands shown hereon were provided by Anderson Engineering of Minnesota, LLC in 2023. No wetland delineation flags were located.)

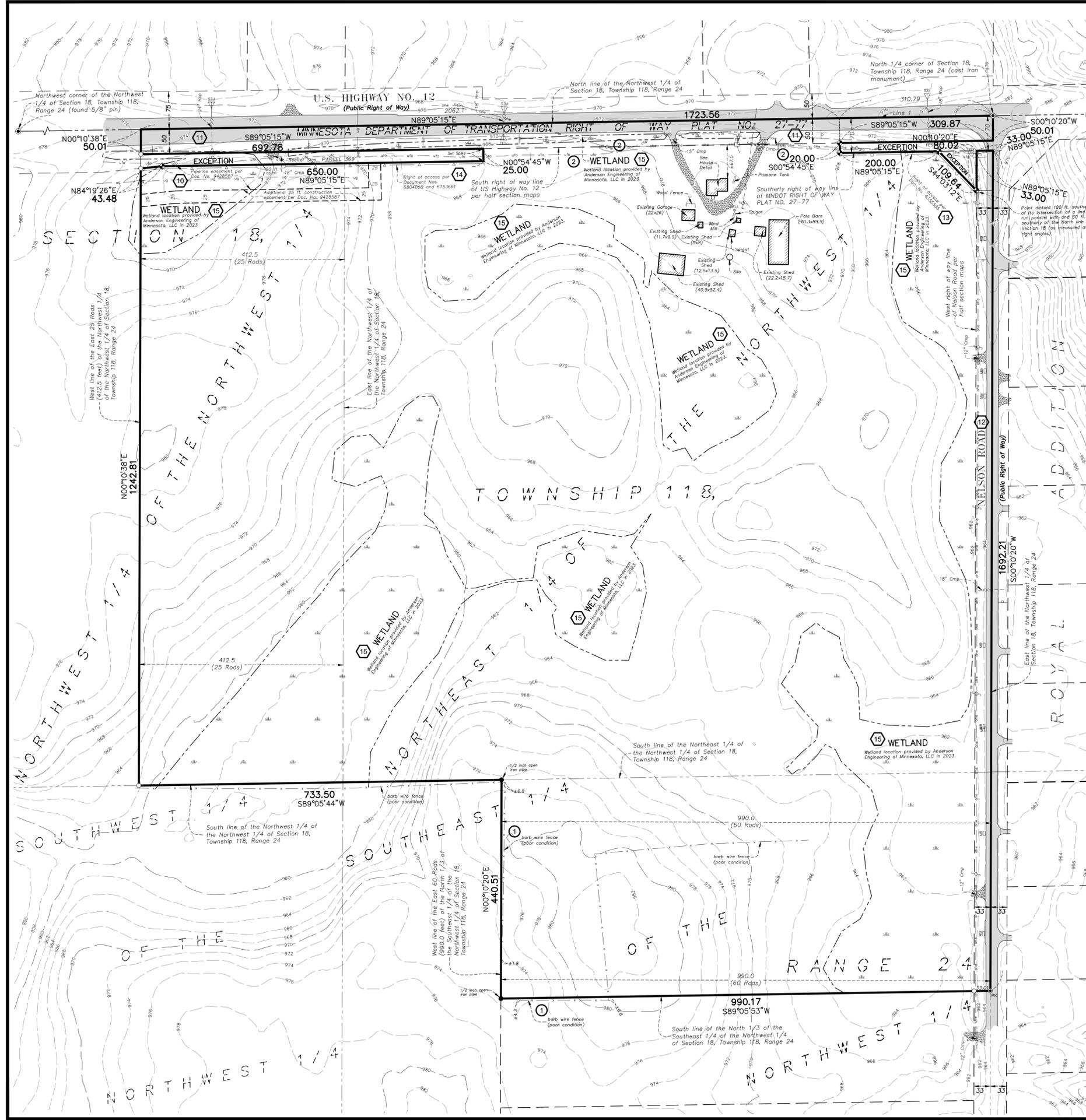
### STATEMENT OF POSSIBLE ENCROACHMENTS:

- Miscellaneous barb wire fences (poor condition) running along the south lines of the surveyed property, as shown.
- Underground fiber optic line, powerpole, and guy wire southerly of the southerly right of way line of US Highway No. 12 without benefit of a furnished easement, as shown.



### LEGEND

- - Denotes Hennepin County Monument, as noted
- ⊕ - Denotes Found MnDOT Right of Way Monument with 2" Aluminum Disc Cap
- ⊙ - Denotes Set PK Nail
- - Denotes Found Iron Monument, as noted
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ⊕ - Denotes Miscellaneous Sign
- ⊕ - Denotes Sanitary Manhole
- ⊕ - Denotes Existing Well
- ⊕ - Denotes Guy Wire
- ⊕ - Denotes Utility Pole
- ⊕ - Denotes Mail Box
- ⊕ - Denotes Telephone Box
- ⊕ - Denotes Electric Meter
- ⊕ - Denotes Underground Gas
- ⊕ - Denotes Underground Fiber Optic
- — — - Denotes Overhead Utility Line(s)
- — — - Right of access to Trunk Highway No. 12 per Document No. 4355595.
- — — - Right of access to Trunk Highway No. 12 per Document Nos. 6804059 and 6753661.
- — — - Denotes Existing Fence as noted
- ▨ - Denotes Gravel Surface
- ▨ - Denotes Concrete Surface
- ▨ - Denotes Bituminous Surface
- ▨ - Denotes Wetlands that were provided by Anderson Engineering of Minnesota, LLC in 2023.
- — — - Denotes Existing 2 ft. Contours per Minnesota DNR Lidar
- — — - Denotes Existing 10 ft. Contours per Minnesota DNR Lidar



**CARLSON MCCAIN**  
ENGINEERING SURVEYING ENVIRONMENTAL

3800 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL: 763-489-7900 | FAX: 763-489-7995 | CARLSONMCCAIN.COM

**EXISTING CONDITIONS SURVEY**

**INDEPENDENCE PROPERTY**  
9825 US Highway No. 12  
Independence, Minnesota

**STODDARD COMPANIES**  
925 Excelsior Blvd  
Excelsior, MN 55331

**REVISIONS**

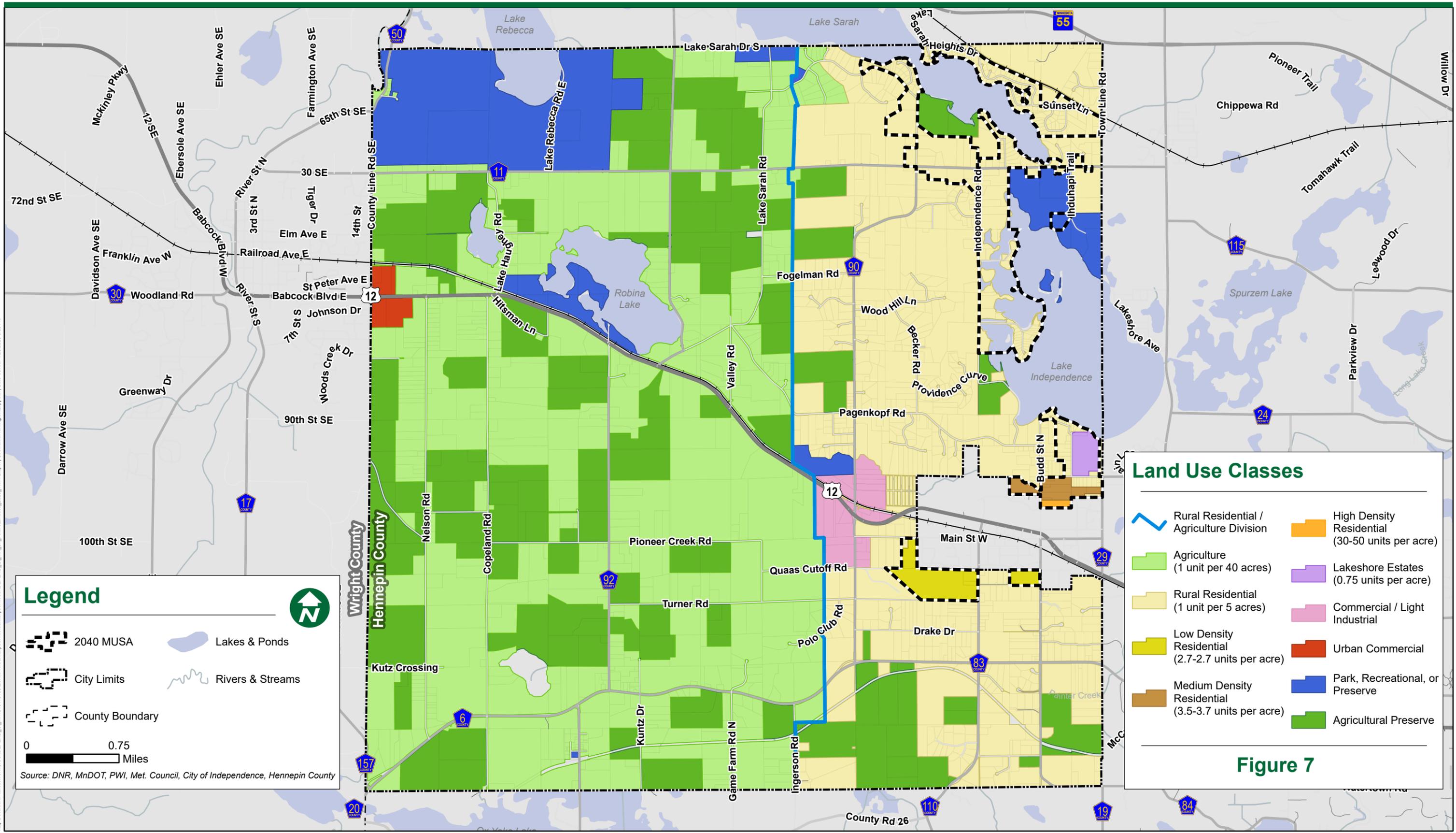
1.	Revised New Culverts 5/1/23
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjs  
ISSUE DATE: 3/10/23  
FILE NO: 2579

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

Name: Thomas R. Balluff  
Signature: *DRAFT*  
Date: 3/10/23 License #: 40361

1 of 1



### Legend

- 2040 MUSA
- City Limits
- County Boundary
- North
- Lakes & Ponds
- Rivers & Streams

0 0.75 Miles

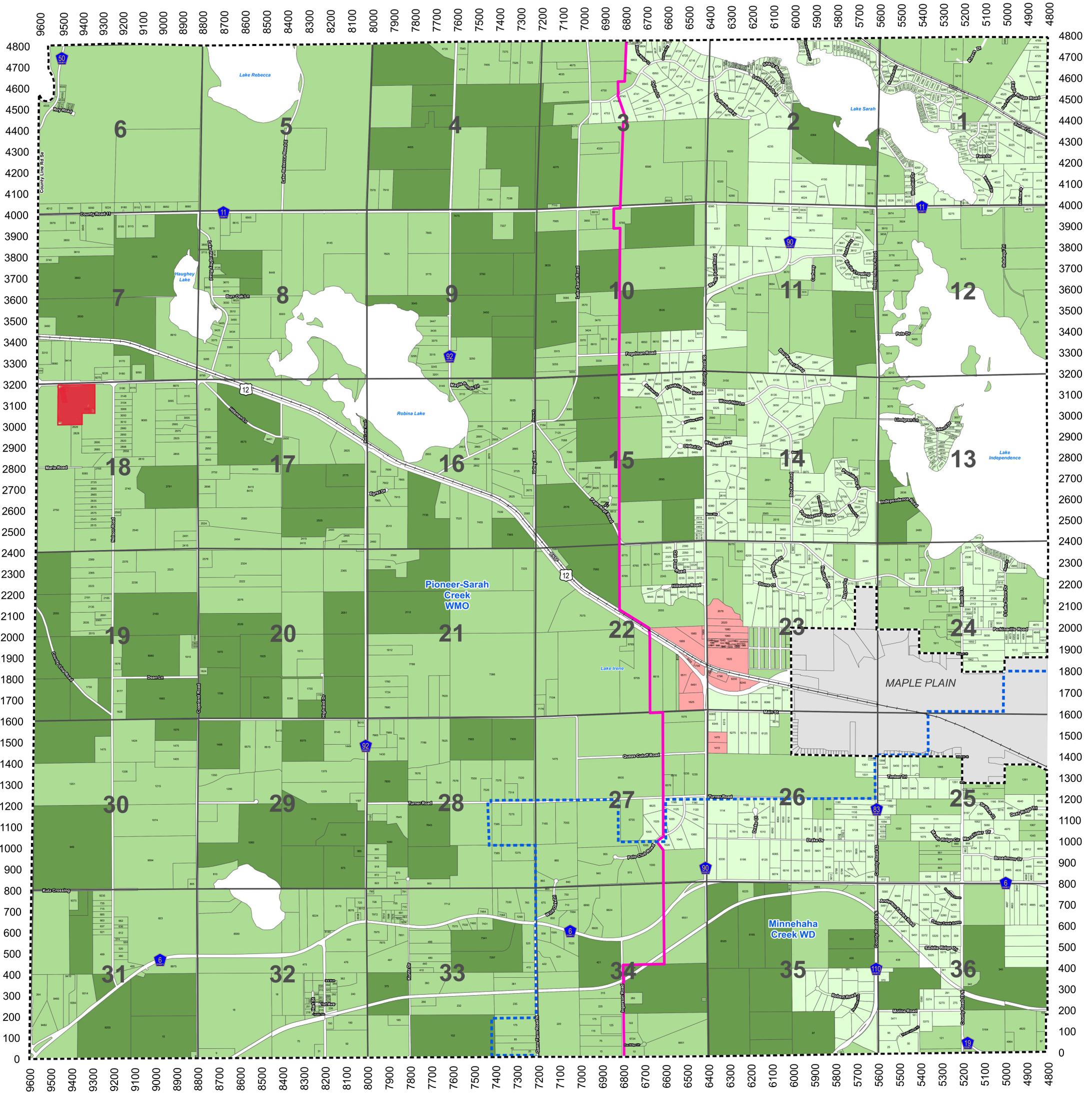
Source: DNR, MnDOT, PWI, Met. Council, City of Independence, Hennepin County

### Land Use Classes

Rural Residential / Agriculture Division	High Density Residential (30-50 units per acre)
Agriculture (1 unit per 40 acres)	Lakeshore Estates (0.75 units per acre)
Rural Residential (1 unit per 5 acres)	Commercial / Light Industrial
Low Density Residential (2.7-2.7 units per acre)	Urban Commercial
Medium Density Residential (3.5-3.7 units per acre)	Park, Recreational, or Preserve
	Agricultural Preserve

**Figure 7**

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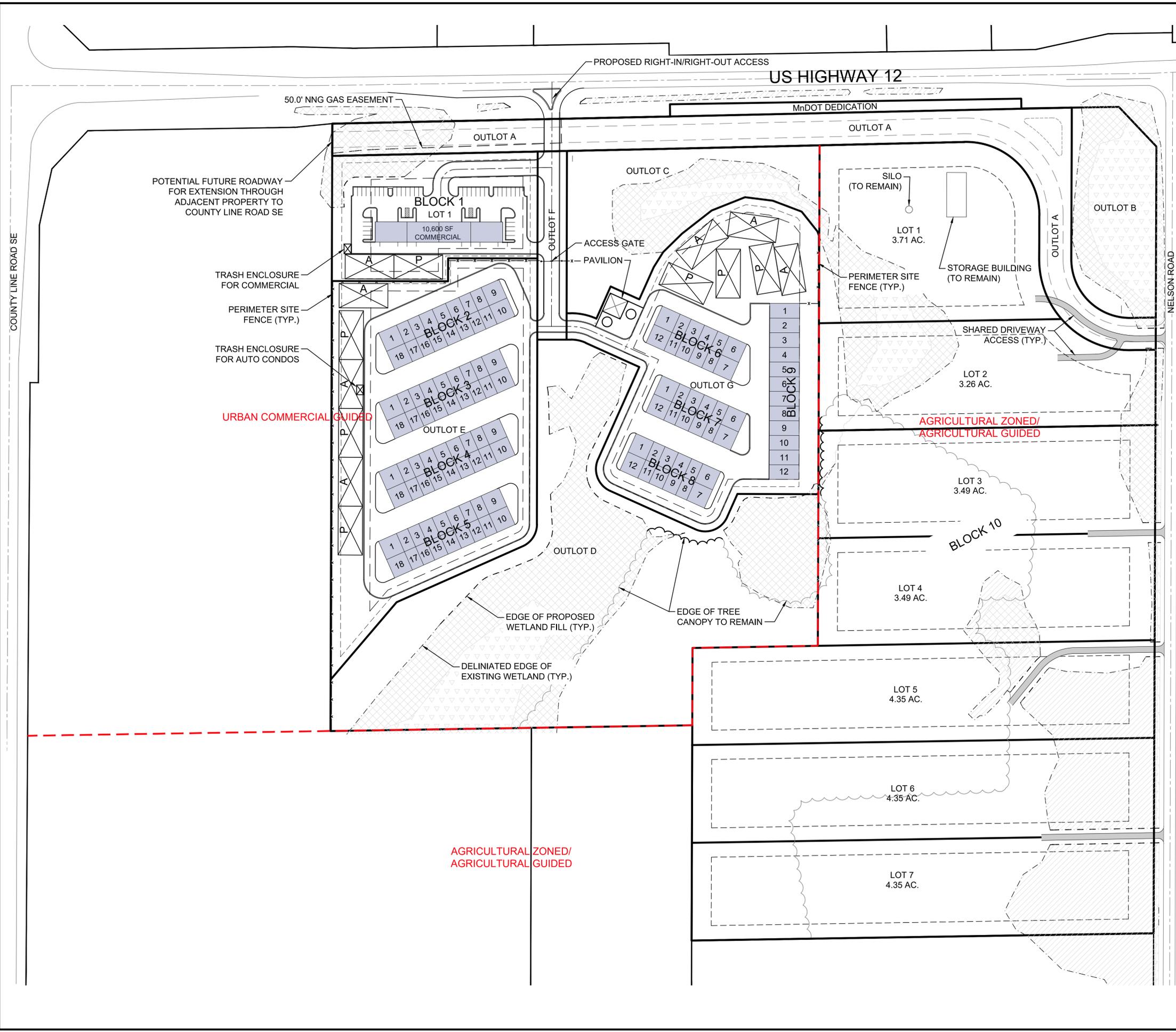
**Legend**

Rural Residential	Watershed Management Organizations
Commercial / Light Industrial	Rural Residential / Agriculture Division
Agricultural	Sections
Agricultural Preserve	Parcels
Urban Commercial	City Limits

0 1,000 Feet

Source: City of Independence, Hennepin County, MnDOT, MnDNR

Jul 18, 2023 - 11:11am - Lkopy - Y:\16900\16915 STODDARD - 58 ACRE - INDEPENDENCE\07 Civil\01 CAD files\01 SHEETS\Archive\16915\_DRAFT-FINAL-PLAT\_07-17-2023.dwg  
 Xref Filename: \16915\_22x34\_TitleBlock\16915\_c\_base



**LEGEND**

	DRAIN FIELD (PRIMARY)
	DRAIN FIELD (ALTERNATE)
	BUILDING SETBACK
	PARKING SETBACK
	EX. WETLAND BOUNDARY
	WETLAND FILL BOUNDARY
	PARCEL/LOT BOUNDARY
	ZONING BOUNDARY
	WETLAND (TYPE 1)
	WETLAND (TYPE 2)
	WETLAND (TYPE 3)

**PARCEL AREA**

BLOCK 1, LOT 1	2.33 ACRES
BLOCK 2, 3, 4, 5	0.51 ACRES EACH
LOT 1, 9, 10, 18	1,639 SF
LOT 2, 3, 7, 8, 11, 12, 16, 17	1,024 SF
LOT 4, 5, 6, 13, 14, 15	1,229 SF
BLOCK 6, 7, 8	0.36 ACRES EACH
LOT 1, 6, 7, 12	1,639 SF
LOT 2, 6, 8, 11	1,024 SF
LOT 3, 4, 9, 10	1,229 SF
BLOCK 9	0.50 ACRES
LOT 1 TO 12	1,844 SF
BLOCK 10	27.00 ACRES
OUTLOT A	3.23 ACRES
OUTLOT B	1.58 ACRES
OUTLOT C	2.37 ACRES
OUTLOT D	8.92 ACRES
OUTLOT E	6.38 ACRES
OUTLOT F	0.53 ACRES
OUTLOT G	5.61 ACRES
MnDOT DEDICATION	0.34 ACRES
<b>TOTAL</b>	<b>58.28 ACRES</b>

**PARKING**

BLOCK 10  
N/A - RESIDENTIAL LOTS

BLOCK 1  
AUTO STALLS PROVIDED = 49  
10,600 SF COMMERCIAL @ 4.0 PER 1,000 SF = 42

BLOCKS 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

BLOCKS 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

**SETBACKS**

**PARKING/DRIVEWAY**

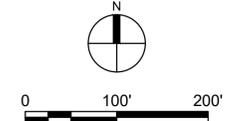
COMMERCIAL/AUTOCONDO  
 FRONT 15' (FROM FRONTAGE ROAD)  
 SIDE 20' (FROM AGRICULTURE)  
 REAR 5' (ADJACENT COMMERCIAL)  
 REAR 40' (FROM RESIDENTIAL)

**BUILDING**

COMMERCIAL/AUTOCONDO  
 FRONT 50' (FROM FRONTAGE ROAD)  
 SIDE 30' (FROM RESIDENTIAL)  
 REAR 40'  
 SIDE 80' (FROM AGRICULTURE)

**RESIDENTIAL**

FRONT 85' (FROM NELSON ROAD CENTERLINE)  
 SIDE 30'  
 REAR 40'



**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

**MIXED USE DEVELOPMENT**

INDEPENDENCE, MINNESOTA

STODDARD COMPANIES

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

**PRELIMINARY**

DESIGNED: LRK	DRAWN: BN/MM	CHECKED BY: LRK
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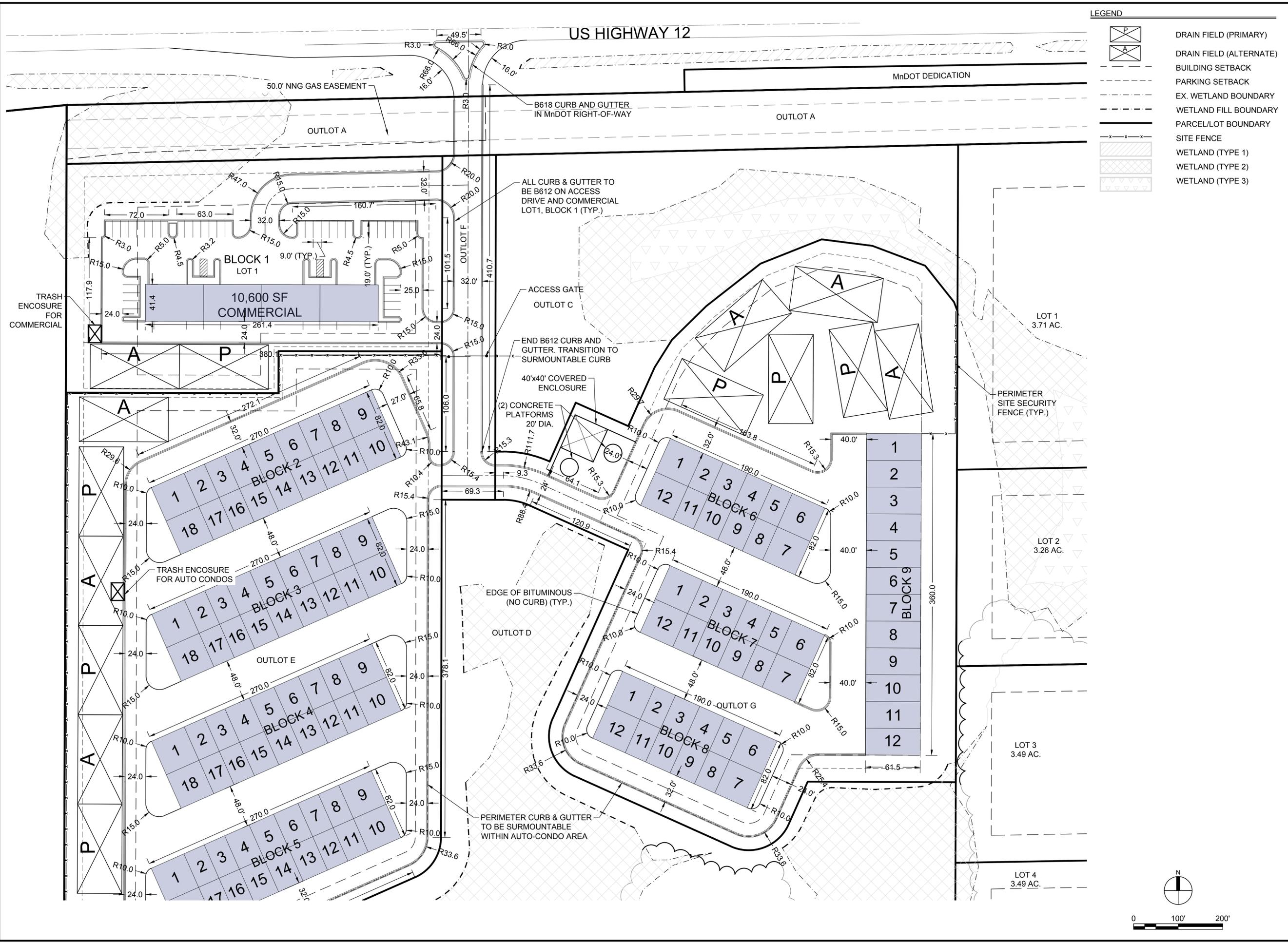
**DRAFT FINAL PLAT (OVERALL)**

DRAWING NO.

**C100**

PLOTTED: 07/17/2023	COMM. NO. 16915
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Feb 10, 2023 - 1:23pm  
 Xref Filename: \\16915\_22x34\_TheBlock\16915\_c\_base\Y:\16900\16915 STODDARD - 58 ACRE - INDEPENDENCE\07 Civil\01 CAD files\01 SHEETS\16915\_C\_PLAT.dwg



**LEGEND**

- DRAIN FIELD (PRIMARY)
- DRAIN FIELD (ALTERNATE)
- BUILDING SETBACK
- PARKING SETBACK
- EX. WETLAND BOUNDARY
- WETLAND FILL BOUNDARY
- PARCEL/LOT BOUNDARY
- SITE FENCE
- WETLAND (TYPE 1)
- WETLAND (TYPE 2)
- WETLAND (TYPE 3)

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**MIXED USE DEVELOPMENT**

INDEPENDENCE, MINNESOTA

STODDARD COMPANIES

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

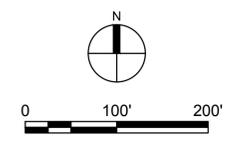
**PRELIMINARY**

DESIGNED: LRK	DRAWN: BN/MM	CHECKED BY: LRK
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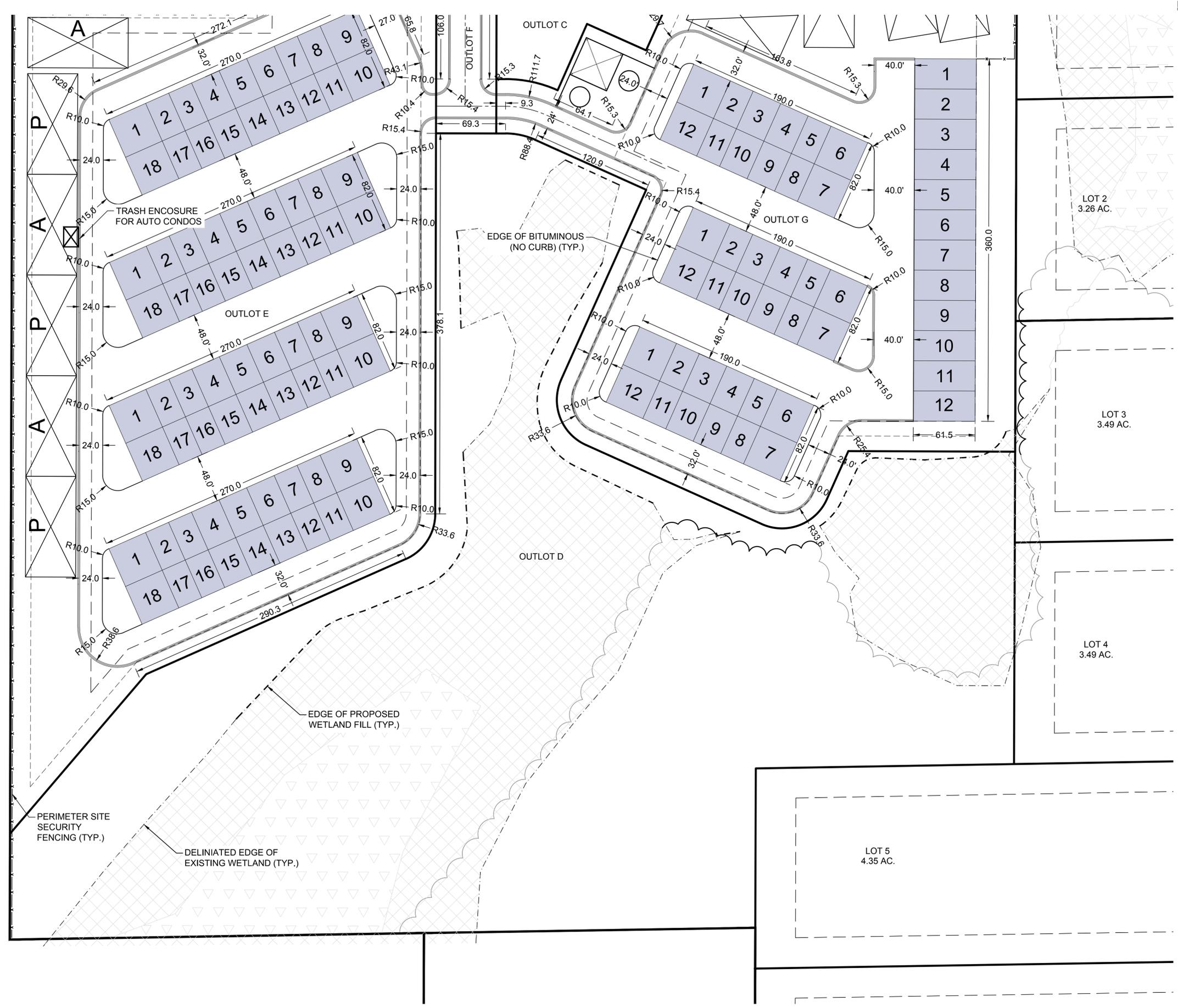
**DRAFT FINAL PLAT (NORTH)**

DRAWING NO. **C101**

PLOTTED: 07/17/2023	COMM. NO. 16915
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Feb 10, 2023 - 1:24pm  
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 Miller  
 Y:\16915\_22\34\_TheBlock\16915\_c\_base.dwg



**LEGEND**

- DRAIN FIELD (PRIMARY)
- DRAIN FIELD (ALTERNATE)
- BUILDING SETBACK
- PARKING SETBACK
- EX. WETLAND BOUNDARY
- WETLAND FILL BOUNDARY
- PARCEL/LOT BOUNDARY
- SITE FENCE
- WETLAND (TYPE 1)
- WETLAND (TYPE 2)
- WETLAND (TYPE 3)

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 INDEPENDENCE, MINNESOTA  
 STODDARD COMPANIES

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

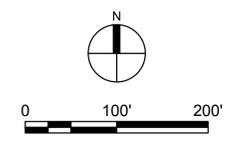
**PRELIMINARY**

DESIGNED: LRK	DRAWN: BN/MM	CHECKED BY: LRK
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**DRAFT FINAL PLAT (SOUTH)**

DRAWING NO.  
**C102**

PLOTTED: 07/17/2023	COMM. NO. 16915
------------------------	--------------------





# INDEPENDENCE AUTO CONDOS | STODDARD COS.

**Motor  
Condos at  
Independence**  
9285 US Highway 12  
Independence, MN



PROJECT TEAM	
<b>OWNER/DEVELOPER:</b>	STODDARD COMPANIES 925 EXCELSIOR BLVD EXCELSIOR, MN 55331 Ph: 612-802-3666
<b>ARCHITECT:</b>	ELNESS SWENSON GRAHAM ARCHITECTS INC. 500 WASHINGTON AVE. SOUTH, SUITE 1080 MINNEAPOLIS, MN 55415 Ph: 612-339-5508 Fk: 612-339-5382
<b>GENERAL CONTRACTOR:</b>	TBD

**esg**  
ARCHITECTURE & DESIGN  
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

DRAWING INDEX		02/10/23
DRAWING NUMBER	DRAWING NAME	
ARCHITECTURAL		
A0.1	TITLE SHEET	•
A1.1	FLOOR PLAN - LEVEL 1	•
A1.2	FLOOR PLAN - MEZZANINE	•
A1.3	ROOF PLAN	•
A3.1	BUILDING ELEVATIONS - MOTOR CONDOS	•
A3.2	BUILDING ELEVATIONS - COMMERCIAL	•
A3.3	EXTERIOR RENDERING - MOTOR CONDOS	•
A3.4	EXTERIOR RENDERINGS - COMMERCIAL	•

**NOT FOR  
CONSTRUCTION**

## ABBREVIATIONS

CEM CEMENT	DN A DOWN	FNWS FLAT HEAD WOOD SCREW	FNORL HANDRAIL	FLAM PLASTIC LAMINATE	SCR SHOWER CURTAIN ROD	TK BD TACKBOARD
CEM PNL CEMENT FIBER PANEL	DO A/E ARCHITECT/ENGINEER	FLM WINDOW FILM	FLM WINDOW FILM	FLAS PLASTER	SCRN SCREEN	TNS TACKSTRIP
CF CUBIC FEET	DP AB ARCHITECTURAL	FIN FINISH	FIN FINISH	FLYWD PLYWOOD	SCU SQUARE CUBIC UNIT	TMPD TRIMMED
CFLG COUNTER FLASHING	DP ABV ABOVE	FI FUTURE	FI FUTURE	FLM PANEL	SCW SOLID CORE WOOD	TOL TOLLET
CFM CUBIC FEET PER MINUTE	DP AC DEEP ACCESS/COVERING	FL FLOW LINE	FL FLOW LINE	FLN PAINT	SD SOFT DIM	TP TOILET PARTITION
CG CORNER GUARD	DR ACDS COVER BOARD (ALL)	FLGS FOLDING	FLGS FOLDING	FLS POLISHED	SSA SELF DRAINING AGGREGATE	TPD TOILET PAPER DISPENSER
CGL CERAMIC GLASS	DR ACT ODOOR/CLOSET/TILE	FLX FLXIBLE	FLX FLXIBLE	PP POWER POLE	SOS SIDING	TR TRAFFIC DOOR
CH BR CHAIRBRUSH	DRWALD DRY WOOD/ALUMINUM	FLG FLASHING	FLG FLASHING	PPS PRESURE PRESERVATIVE TREATED	SDSP SUMP DISPENSER	TRNS TRANSFER
CHAM CHAMFER	DS ACOR COVER BOARD	FLN FLOOR (ING)	FLN FLOOR (ING)	PPR PRESURE PRESERVATIVE TREATED	SSC SECTION	TRTD TRAFFIC
CHAN CHANNEL	DT ADH DRY ADHESIVE	FLOR FLOURESCENT	FLOR FLOURESCENT	PRFAB PREFABRICATED	SP SQUARE FOOT (FEET)	TS TUBE SECTION
CI CAST IRON	DT ADT DETACHMENT	FN FENCE	FN FENCE	PRFR PREFINISHED	SPR SPRAY ON FIBERGLASS	TV TELEVISION
CIPT CAST-IN-PLACE	DW ADST DOWNSIDE/STAIR	FDC FACE OF CONCRETE	FDC FACE OF CONCRETE	PREP PREPARE	SH SHEET (VEM) (VING)	TYP TYPICAL
CRIC CIRCLAR	DW APT DRYWALL/1ST FLOOR	FFP FACE OF FINISH	FFP FACE OF FINISH	PRD PROJECT	SHI SHOWER HEAD	
CRJ CONTROL JOINT	DW EAG DRAWING GATE	FFM FACE OF MASONRY	FFM FACE OF MASONRY	PRV POWER ROOF VENTILATOR	SHT SHEET	
CRK CORK	DW LARU DOWNWARD HANDLING UNIT	FFS FACE OF SHEATHING	FFS FACE OF SHEATHING	PS POUNDS PER SQUARE FOOT	SHTHG SHEATHING	
CL CENTER LINE	DW LRT DOWNWARD	FFL FINISH LINE	FFL FINISH LINE	PSI POUNDS PER SQUARE INCH	S SQUARE INCH (ES)	
CL CHAIN LINK	DW LUM DOWNWARD LUMEN	FRP FIREPROOF (ING)	FRP FIREPROOF (ING)	PT POST TENSIONED (SLAB/BEAM)	SM SIMLAR	
CLS CEILING	ANDO ANDOZZ (DOZ)	FR FRAME	FR FRAME	PTD PAPER TOWEL DISPENSER	SN SINK	
CLD CLOSET	E ANLN ANNUNCIATOR	FRR FIBERGLASS REINFORCED PLASTIC	FRR FIBERGLASS REINFORCED PLASTIC	PTP PARTITION	SNAT SEAKANT	
CLR CLEAR	E AP EAST ACCESS PANEL	FS FULL SIZE	FS FULL SIZE	PTR PAPER TOWEL RECEPTACLE	SLP SLOPE	
CLRM CLASROOM	EA ARK ARCHITECTURAL PRECAST CONCRETE	FEC FOOD SERVICE EQUIPMENT CONTRACTOR	FEC FOOD SERVICE EQUIPMENT CONTRACTOR	PVC POLYVINYL CHLORIDE	SLV SILVER	
CLS CLOSURE	EB APT EXHAUST/VENT	FSP FIRE STANDOFF	FSP FIRE STANDOFF	PMNT PAVEMENT	SNR SANITARY NAPKIN DISPENSER	
CLWD CLAD WOOD	EF ARCH EACH ARCHITECT (URAL)	FTSTR FASTENER	FTSTR FASTENER		SNR SANITARY NAPKIN RECEPTACLE	
CMF COMBRIEGATED METAL PIPE	FHP ACOR ELECTRIC/ACOR COVER	FSTOP FIRE STOPPING	FSTOP FIRE STOPPING		SP STAIRWELL	
CMU CONCRETE MASONRY UNIT	EHF ASSV EXHAUST/VENT/MECHANICAL AND FINISH SYSTEM	FT FOOT or FEET	FT FOOT or FEET		SPR SPRINKLER	
CMR RD CORNER HEAD	EHF AUTO EXHAUST/VENT	FTG FOOTING	FTG FOOTING		SPR SPRINKLER	
CMR CLASROOM	EL AV ELECTRIC/VENT	FTB FIRE TUBE RADIATION	FTB FIRE TUBE RADIATION		SPR SPRINKLER	
CO CELEBRITY	ELB APT EXHAUST/VENT	FUR FUR (ING)	FUR FUR (ING)		SS SANITARY SINKER	
COL COLUMN	ELC ELECTRIC (AL)	FURN FURNACE	FURN FURNACE		SSP SOLID SURFACE (FINISH)	
COM COMMON	ELVB ELEVATOR	FV FIELD VERIFY	FV FIELD VERIFY		SSK SERVICE SINK	
COMB COMBINATION	ENR ENGINER/ROOM	FVC FABRIC WALL COVERING	FVC FABRIC WALL COVERING		ST STAIR	
COMA COMAGINATION	ENRBA ENRBA/STAIR AND BURLAPPED	GA GAGE	GA GAGE		STN STAIR	
COMP COMP/POST	EP B.C. ELECTRIC/BOARD	GB GRAB BAR	GB GRAB BAR		STN STAIR	
CONC CONCRETE	EP BAC ELECTRIC/BOARD	GEN GENERAL CONTRACTOR	GEN GENERAL CONTRACTOR		STR STAR	
CONF CONFERENCE	EP BLS ELECTRIC/BOARD	GER GENERAL	GER GENERAL		STR STAR	
CONN CONNECT (ION) (ER)	EP BMA ELECTRIC/BOARD	GL GLASS	GL GLASS		STR STAR	
CONSTR CONSTRUCTION	EP BMD ELECTRIC/BOARD	GLV GLAZED	GLV GLAZED		STR STAR	
CONT CONTINU (OUS) (ATION)	EP BND ELECTRIC/BOARD	GLW GLAZED LAMINATED	GLW GLAZED LAMINATED		STR STAR	
CONTR CONTRACTOR	EP BNT ELECTRIC/BOARD	GLZ GLAZED CONCRETE MASONRY UNIT	GLZ GLAZED CONCRETE MASONRY UNIT		STR STAR	
COORD COORDINATE	EP BRT ELECTRIC/BOARD	GR GRATING	GR GRATING		STR STAR	
CORR CORROSION	EP BRS ELECTRIC/BOARD	GRG GRATING	GRG GRATING		STR STAR	
COVER COVER	EP BRT ELECTRIC/BOARD	GRS GRISE SHEED	GRS GRISE SHEED		STR STAR	
CPTB CARPET BASE	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CSD CASING	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CSK COUNTER SINK	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CSNK CASHIER	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CT CEMENT TILE BASE	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CTB CEMENT TILE BASE	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CTR CENTER	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CTV CABLE TELEVISION	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CUW CUPBOARD UNIT HEATER	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CW COLD WATER	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	
CW CURTAIN WALL	EP BRT ELECTRIC/BOARD	GRV GRATING	GRV GRATING		STR STAR	

SYMBOLS LEGEND	
	SECTION OR EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL OR ENLARGED PLAN
	WALL TYPE
	WINDOW TYPE
	SECTION KEYNOTE
	REVISION NUMBER
	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER - WALL MOUNTED
	MOUNTING HEIGHTS DIAGRAM KEYNOTE
	SPOT ELEVATION
	FLOOR FINISH TRANSITION

## SCHEMATIC DESIGN

ORIGINAL ISSUE:  
02/10/23

REVISIONS:  
No. Description Date

221716  
PROJECT NUMBER

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
KEY PLAN

TITLE SHEET

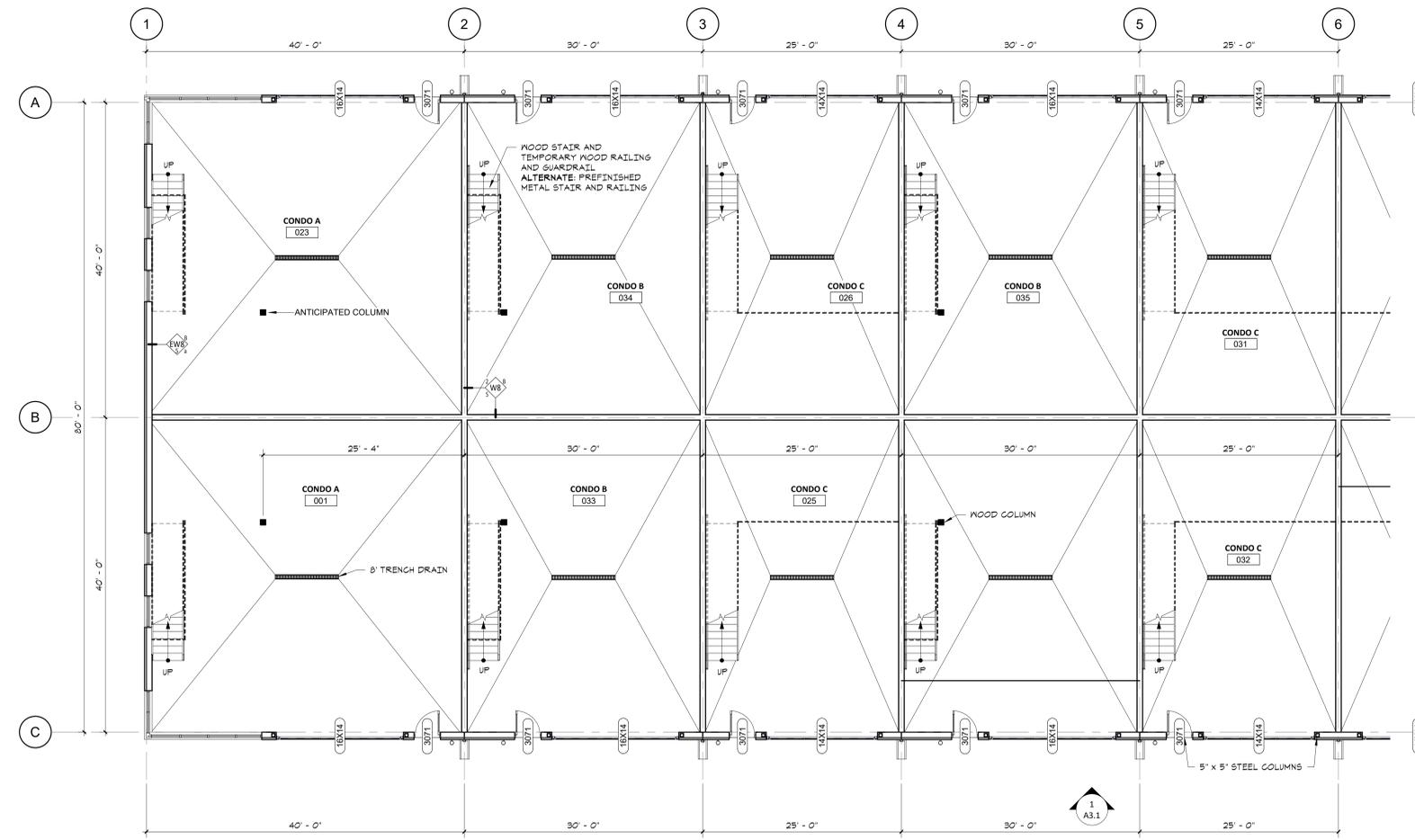
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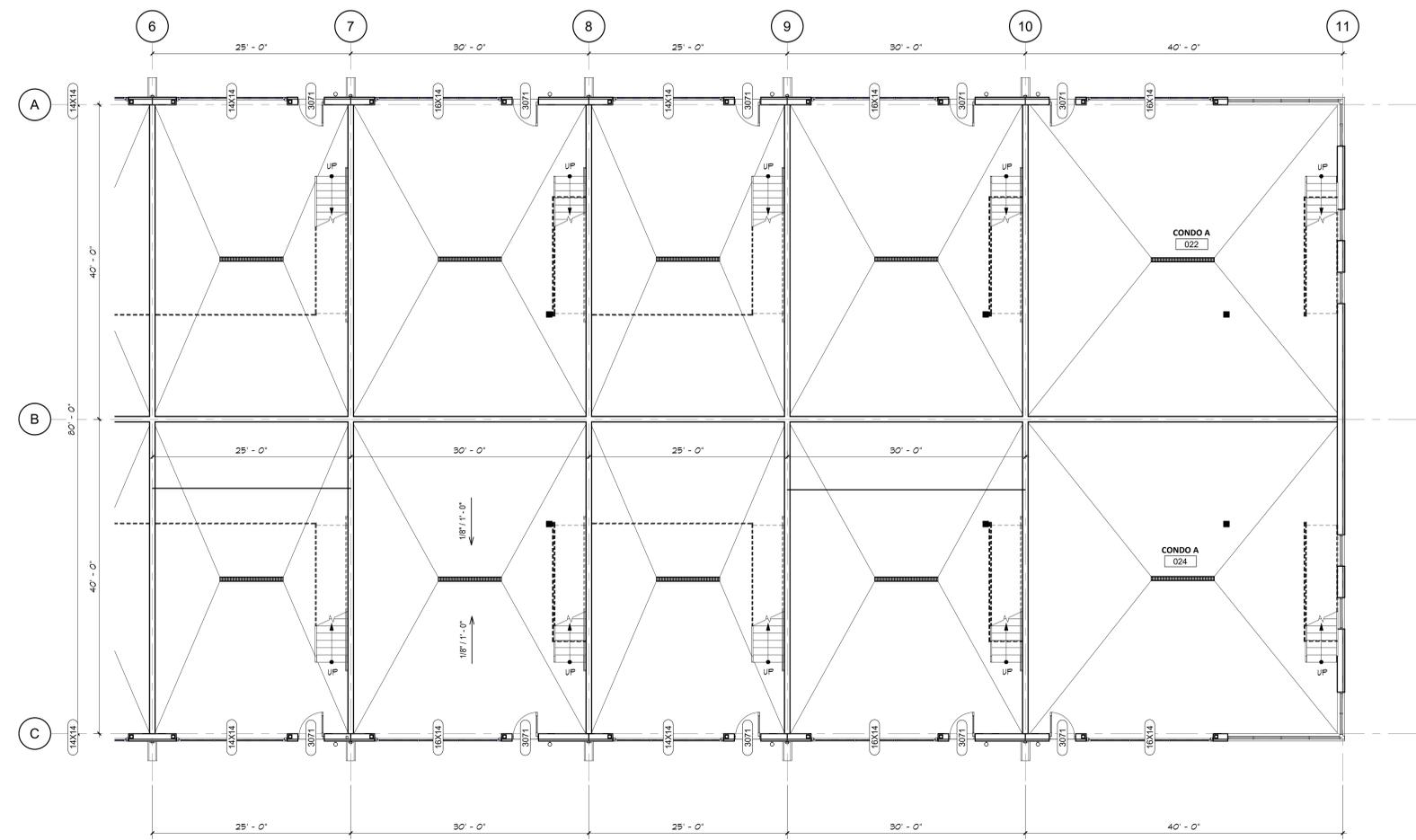
Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**

- FLOOR PLAN GENERAL NOTES**
- DIMENSIONING STANDARDS:  
A. MASONRY WALL DIMENSIONS ARE TO FACE OF MASONRY.  
B. INTERIOR STUD WALL DIMENSIONS ARE TO CENTERLINE OF STUD.
  - EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING.
  - PROVIDE FIRE EXTINGUISHER CABINETS WHERE INDICATED ON PLANS- MATCH BUILDING STANDARD.
  - PROVIDE WOOD OR SHEET METAL BLOCKING FOR ALL EQUIPMENT MOUNTED IN GYP BOARD PARTITIONS. MAINTAIN INTEGRITY OF FIRE AND/OR SMOKE RATING WHERE ACCESSORIES ARE IN RATED WALLS.
  - PROVIDE DIAGONAL BRACING TO SLAB AT DOUBLE STUDS AT DOOR OPENINGS AND AT DROP ARCHES/BULKHEADS AT 60" O.C. MAX.
  - ALL GLASS SHALL BE CLEAR TEMPERED SAFETY GLASS.
  - PROVIDE FLAMMABLE WASTE TRAP SYSTEM TO SERVE ALL GARAGE DRAINS.



**2 LEVEL 1 FLOOR PLAN - WEST**  
A1.1 1/8" = 1'-0"



**1 LEVEL 1 FLOOR PLAN - EAST**  
A1.1 1/8" = 1'-0"

**SCHEMATIC  
DESIGN**

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02/10/23

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No. Description Date

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KEY PLAN

FLOOR PLAN - LEVEL 1

**A1.1**

# Motor Condos at Independence

9285 US Highway 12  
Independence, MN



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

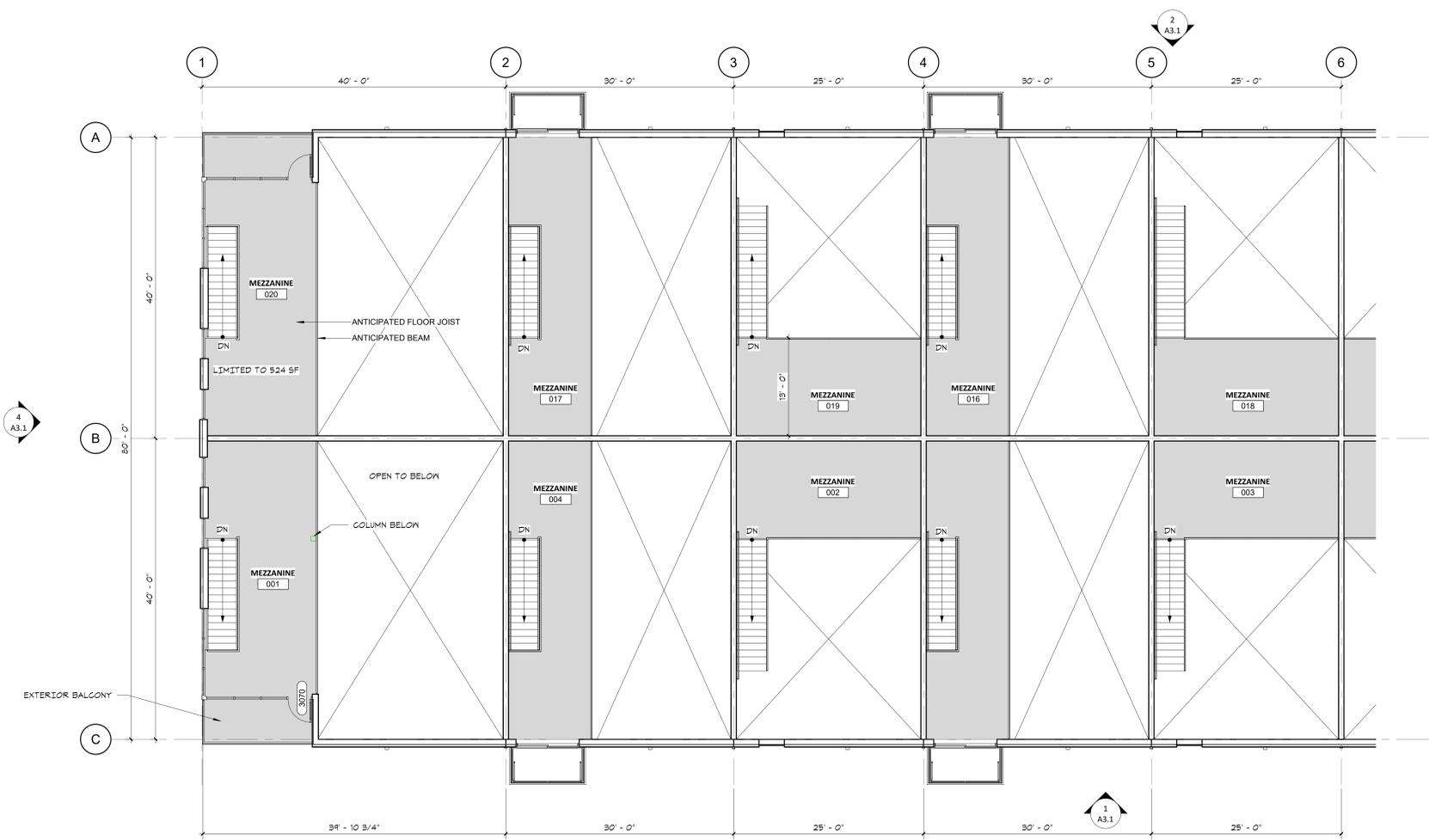
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Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

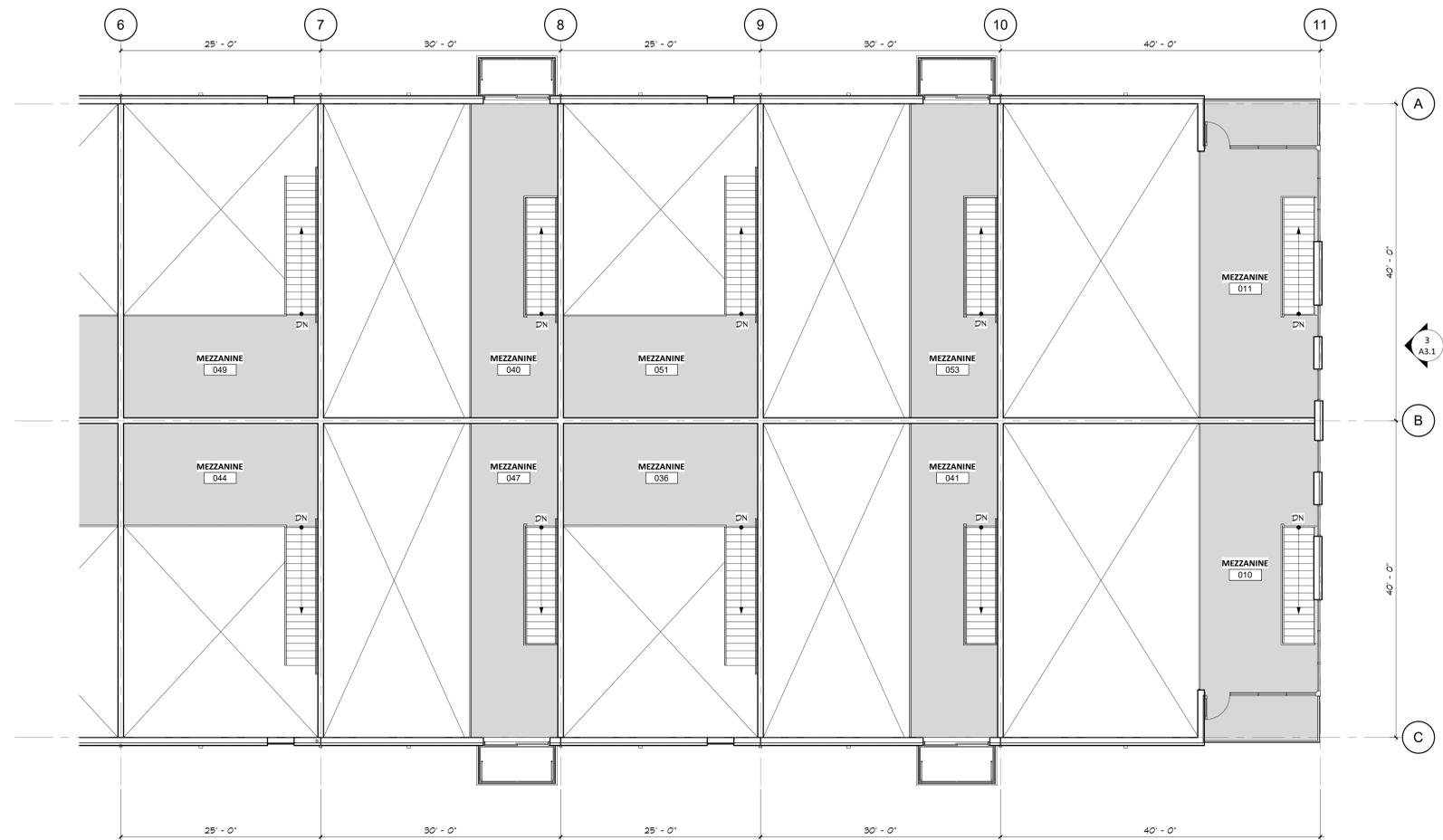
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CONSTRUCTION**

## FLOOR PLAN GENERAL NOTES

- DIMENSIONING STANDARDS:
  - A. MASONRY WALL DIMENSIONS ARE TO FACE OF MASONRY.
  - B. INTERIOR STUD WALL DIMENSIONS ARE TO CENTERLINE OF STUD.
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING.
- PROVIDE FIRE EXTINGUISHER CABINETS WHERE INDICATED ON PLANS- MATCH BUILDING STANDARD.
- PROVIDE WOOD OR SHEET METAL BLOCKING FOR ALL EQUIPMENT MOUNTED IN GYP BOARD PARTITIONS. MAINTAIN INTEGRITY OF FIRE AND/OR SMOKE RATING WHERE ACCESSORIES ARE IN RATED WALLS.
- PROVIDE DIAGONAL BRACING TO SLAB AT DOUBLE STUDS AT DOOR OPENINGS AND AT DROP ARCHES/BULKHEADS AT 60" O.C. MAX.
- ALL GLASS SHALL BE CLEAR TEMPERED SAFETY GLASS.
- PROVIDE FLAMMABLE WASTE TRAP SYSTEM TO SERVE ALL GARAGE DRAINS.



**2** MEZZANINE FLOOR PLAN - WEST  
A1.2 1/8" = 1'-0"



**1** MEZZANINE FLOOR PLAN - EAST  
A1.2 1/8" = 1'-0"

## SCHEMATIC DESIGN

ORIGINAL ISSUE:  
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KEY PLAN

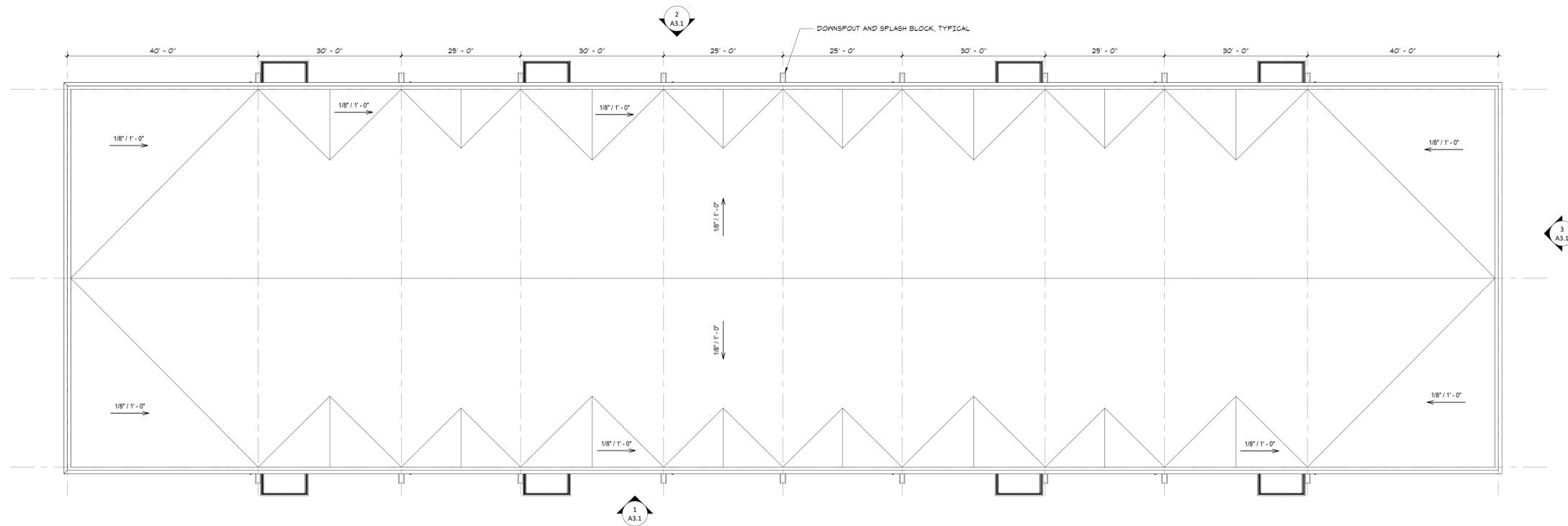
FLOOR PLAN -  
MEZZANINE

**A1.2**

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Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



**1** ROOF PLAN  
A1.3 3/32" = 1'-0"

**SCHEMATIC  
DESIGN**

ORIGINAL ISSUE:  
02/10/23

REVISIONS:  
No. Description Date

221716  
PROJECT NUMBER

Author ESG  
DRAWN BY CHECKED BY

KEY PLAN

ROOF PLAN

**A1.3**

# Motor Condos at Independence

9285 US Highway 12  
Independence, MN

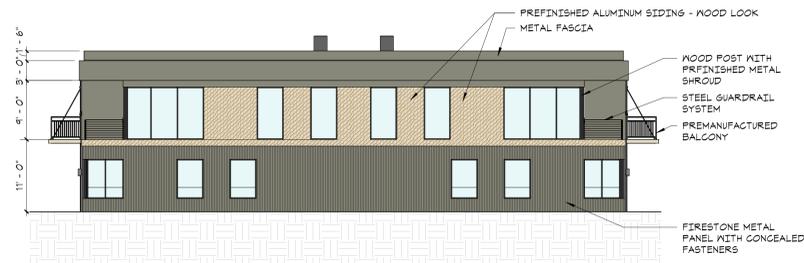


500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

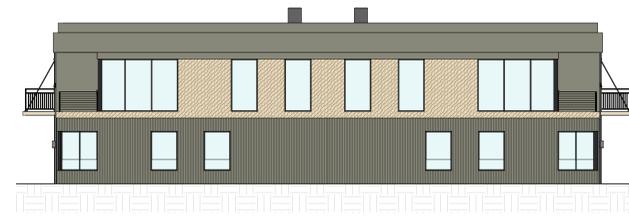
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Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

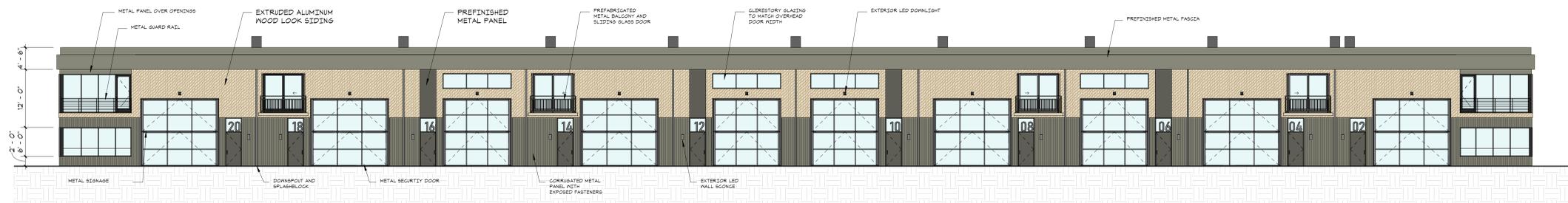
**NOT FOR  
CONSTRUCTION**



**4 MOTOR CONDOS - SIDE ELEVATION**  
A3.1 3/32" = 1'-0"



**3 MOTOR CONDOS - SIDE ELEVATION**  
A3.1 3/32" = 1'-0"



**2 MOTOR CONDOS - BACK ELEVATION**  
A3.1 3/32" = 1'-0"



**1 MOTOR CONDOS - FRONT ELEVATION**  
A3.1 3/32" = 1'-0"

## SCHEMATIC DESIGN

ORIGINAL ISSUE:  
02/10/23

REVISIONS:  
No. Description Date

221716  
PROJECT NUMBER

CKB ESG  
DRAWN BY CHECKED BY

KEY PLAN

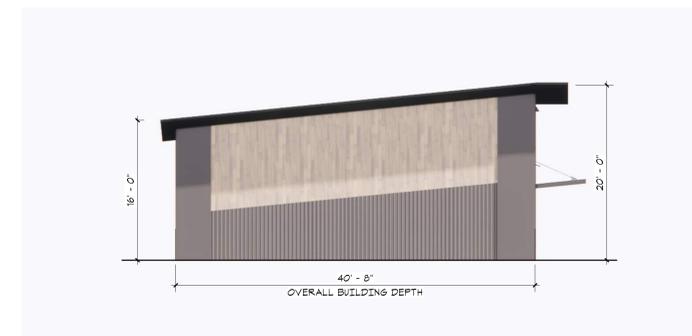
BUILDING ELEVATIONS -  
MOTOR CONDOS

**A3.1**

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Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



**2** COMMERCIAL BUILDING - SIDE ELEVATION  
A3.2 1/8" = 1'-0"



**1** COMMERCIAL BUILDING - FRONT ELEVATION  
A3.2 1/8" = 1'-0"

**SCHEMATIC  
DESIGN**

ORIGINAL ISSUE:  
02/10/23

REVISIONS:  
No. Description Date

221716  
PROJECT NUMBER

JZ ESG  
DRAWN BY CHECKED BY

KEY PLAN

BUILDING ELEVATIONS -  
COMMERCIAL

**A3.2**

# Motor Condos at Independence

9285 US Highway 12  
Independence, MN



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_

Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



EXTERIOR RENDERING - MOTOR CONDOS

## SCHEMATIC DESIGN

ORIGINAL ISSUE:  
02/10/23

REVISIONS:  
No. Description Date

221716

PROJECT NUMBER

CKB

DRAWN BY

ESG

CHECKED BY

KEY PLAN

EXTERIOR RENDERING -  
MOTOR CONDOS

# A3.3

# Motor Condos at Independence

9285 US Highway 12  
Independence, MN



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
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Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



AERIAL - COMMERCIAL BUILDING



PERSPECTIVE - COMMERCIAL BUILDING

## SCHEMATIC DESIGN

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JZ ESG  
DRAWN BY CHECKED BY

KEY PLAN

EXTERIOR RENDERINGS -  
COMMERCIAL

**A3.4**



Color: Bronze

Weight: 6.8 lbs

Project:

Type:

Prepared By:

Date:

### Driver Info

Type	Constant Current
120V	0.40A
208V	0.30A
240V	0.20A
277V	0.15A
Input Watts	37.7/38.2/38.2W

### LED Info

Watts	40W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	4595/5421/4826 lm
Efficacy	121.9/141.8/126.5 lm/W

## Technical Specifications

### Field Adjustability

#### Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

### Compliance

#### UL Listed:

Suitable for wet locations

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

#### Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

#### IP Rating:

Ingress protection rating of IP65 for dust and water

### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL3FKMCN05F0

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Wattage Equivalency:

Equivalent to 200W Metal Halide

### LED Characteristics

#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

### Electrical

#### Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.40A, 208V: 0.30A, 240V: 0.20A, 277V: 0.15A

### Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

### Photocell:

120-277V selectable photocell that can be turned on and off.

### Construction

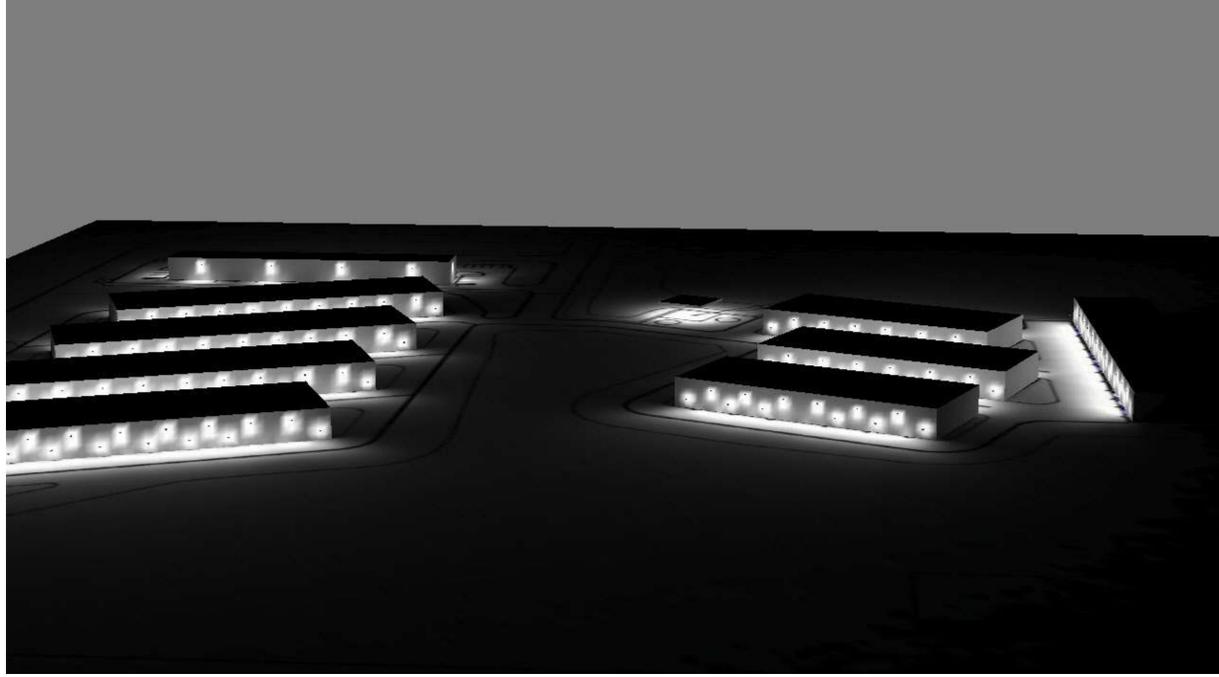
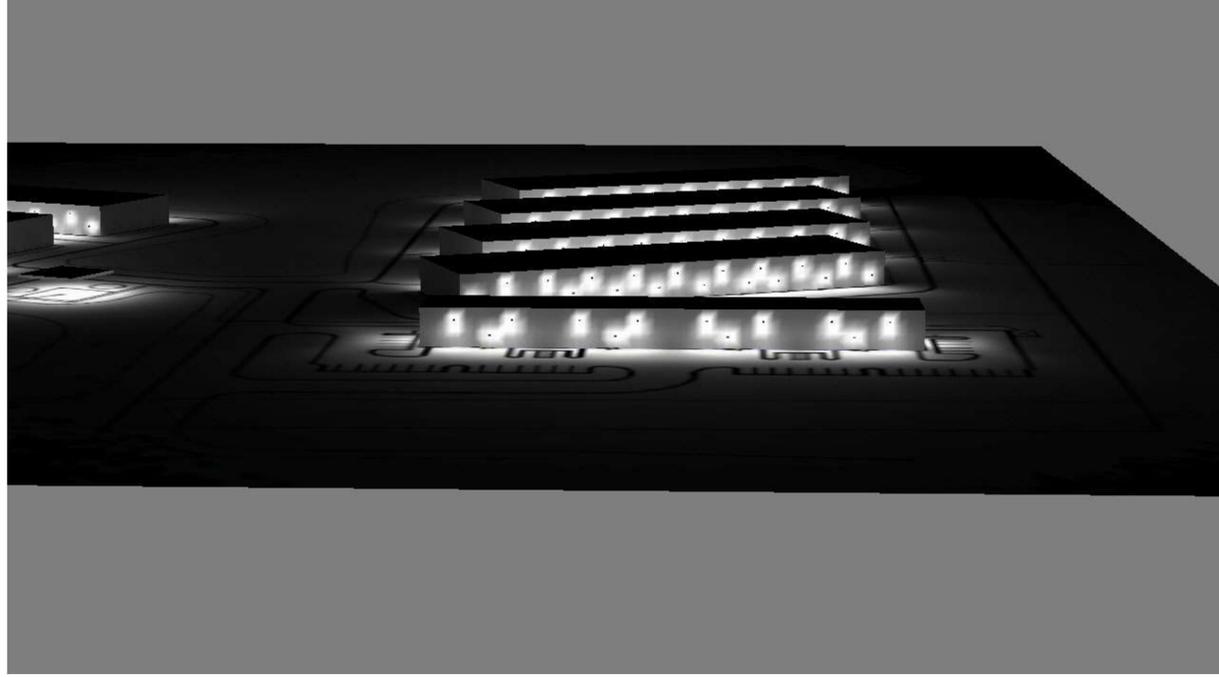
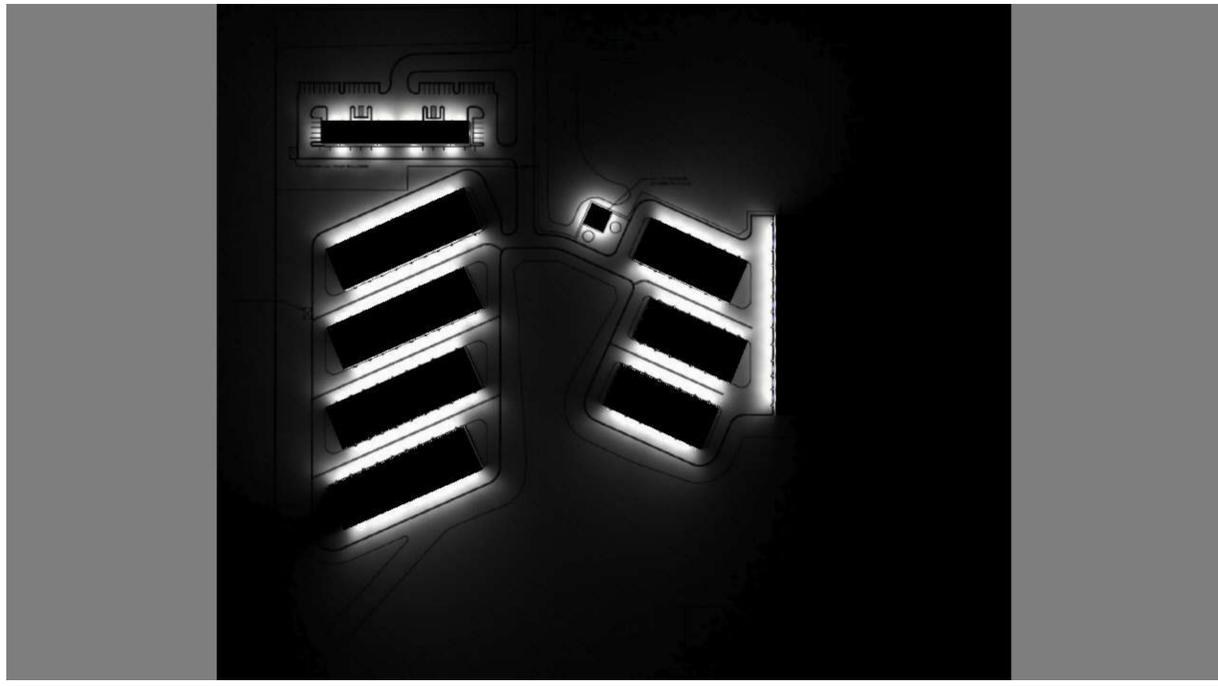
#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)





The Lighting Analysis, energy, energy analysis and/or visual simulation, which may be provided by ROUZER, represents an anticipated prediction of lighting system performance based on the information provided. The information provided by others has not been field verified by ROUZER and design parameters and field verification to actual field conditions. ROUZER recommends that design parameters and other information be provided to ROUZER for verification. ROUZER does not warrant the accuracy of the lighting design or energy analysis or the lighting design or energy analysis as compared to those illustrated by the Lighting Analysis. ROUZER does not warrant the accuracy of the lighting design or energy analysis as compared to those illustrated by the Lighting Analysis. In part, as advisory documents for informational purposes only. The Lighting Design is based, in whole or in part, on the information provided and is not intended for construction use as a design part of a project's construction documentation package.

