



CITY COUNCIL MEETING AGENDA  
TUESDAY JUNE 16, 2026

**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 June 2, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24409-24430).
- c. Approval of Election Judges for the Primary and General Elections.

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

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the May 2026 Activity Reports.

7. Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- a. **RESOLUTION No. 26-0616-01** – Considering approval of a variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property.

8. Mark Bjorgum (Applicant/Owner) requests that the City consider the following action for the property located at 230 Hart St., Independence, MN (PID No. 32-118-24-42-0053):

- a. **RESOLUTION No. 26-0616-02** – Considering approval of a variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property.

9. Michael Keenan (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 3760 County Road 92 N. (PID No. 09-118-24-13-0001) in the City of Independence, MN.

- a. **RESOLUTION No. 26-0616-03** – Considering approval of a conditional use permit (CUP) to allow a detached accessory building that exceeds 5,000 SF.

10. **(PUBLIC HEARING - Continued)** Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project.

a. **RESOLUTION No. 26-0616-04** - Approving the 2026 Gravel Road Plans and Authorizing Staff to Bid the Project.

11. Open/Misc. (Discuss Possible Cancellation of the October 6<sup>th</sup> City Council Meeting).

12. Adjourn.



CITY COUNCIL MEETING MINUTES  
TUESDAY JUNE 2, 2026

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, June 2, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, Grotting, McCoy, Betts (virtual)

ABSENT: None

STAFF: Administrative Services Director Simon, Administrator Kaltsas, Public Works Director Lehman, Planning Commission Chair Gardner

VISITORS: See sign-in sheet

4. \*\*\*\*CONSENT AGENDA\*\*\*\*

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of City Council Minutes from the May 19, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24392-24408).
- c. Gambling Permit – Lyndale Lutheran Church
- d. Non-City Assembly Permit Requests:
  - Wedding Reception: 5675 Kochs Crossing – July 11, 2026
  - Motor Condos Grand Opening – June 12, 2026
  - **Legacy Baptist Church Picnic – June 7, 2026 (Pioneer Creek Park)**  
– added to agenda

One correction was made to the Motor Condos Grand Opening changing the date from June 12<sup>th</sup> to June 17<sup>th</sup>.

**Motion by Fisher, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0**

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

**Council member Fisher Attended the following meeting:**

- None

**Council member McCoy Attended the following meeting:**

- Gary Kroell's father's funeral
- West Suburban deputy chief interviews

**Council member Grotting Attended the following meeting:**

- None

**Mayor Spencer Attended the following meeting:**

- Kroell's Service
- Lewis Cemetery on Memorial Day
- WBIF meeting

**Amber Simon Attended the following meeting:**

- None

**Mark Kaltsas Attended the following meeting:**

- None

6. Consider approval of Resolution Authorizing Maple Plain to Install Entrance Sign in City of Independence (within MnDOT ROW).

a. **RESOLUTION No. 26-0602-01** - Approving the Resolution.

City Administrator Kaltsas provided background on this item, explaining that the City of Maple Plain had previously requested and received approval from the City of Independence to replace their existing entrance monument sign with a new monument sign located within the MnDOT right-of-way — not on city-owned property. When that prior approval was forwarded to MnDOT, the agency indicated that a formal resolution was required. The resolution before the Council therefore reflects and formalizes the approval already granted, authorizing the City of Maple Plain to locate their sign within the City of Independence's jurisdiction, with MnDOT retaining permitting authority.

**Motion by McCoy, seconded by Fisher to approve RESOLUTION 26-0602-01 Approving Maple Plain to install their City Sign in Independence. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0**

7. **(PUBLIC HEARING)** Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project.

a. **RESOLUTION No. 26-0602-02** - Approving the 2026 Gravel Road Plans and Authorizing Staff to Bid the Project.

City Administrator Kaltsas introduced this item, noting that while a public hearing is not statutorily required — as no assessments are planned for this project — it is the city's practice to hold one as a matter of good governance. He requested that the Council open the public hearing and continue it to the June 16th City Council meeting, at which time a completed plan set would be presented for approval and authorization to bid.

Kaltsas provided a high-level overview of the 2026 Gravel Road Project, which is part of the city's five-year capital road plan. The project covers approximately two miles and includes work on County Line, Valley, Dean Lane, Turner Road, and Maple Ponds Trail. Estimated costs are just under \$300,000, funded entirely from previously budgeted 2026 road project funds, with no assessments to property owners. Mayor Spencer confirmed with Kaltsas that three years remain in the five-year plan following this project.

Brief discussion was held regarding the performance of a different aggregate (granite) that had been introduced in 2025. Public Works staff noted that while the material contains more rock and grades differently — potentially better suited to dragging than blading — overall performance has been favorable, and dust generation appears to be slightly reduced. Staff indicated that dry conditions this year have contributed to some surface looseness.

The public hearing was opened. No members of the public came forward to speak.

**Motion by Betts, seconded by Fisher to continue the public hearing to June 16, 2026 City Council Meeting. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 5-0**

*The public hearing on the 2026 Gravel Road Project is continued to June 16, 2026.*

8. Open/Misc.

The Mayor opened the floor for miscellaneous discussion. Councilmember Betts inquired about the "Legacy Group" which is referred elsewhere on the agenda. City Administrator Kaltsas

clarified that Legacy Baptist Church is the organization occupying the old church building adjacent to the former city hall. No further items were raised by Council members or members of the public.

9. Adjourn.

**Motion by Betts, seconded by Fisher to adjourn the meeting at 6:47PM. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0**

## ■ City of Independence

### Approval of Election Judges for the 2026 Elections

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*To:* City Council  
*From:* Amber Simon  
*Meeting Date:* June 16, 2026

***Discussion:***

The City Council is required to appoint election judges for the upcoming Primary and General elections to be held on August 11<sup>th</sup> and November 3<sup>rd</sup>. Staff have 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:

- Sarah Baker
- Allison Bauman
- Tom Blanck
- Lynnette Boyd Timpe
- Darcy Ciatti
- Leith Dumas
- Sandra Gronberg
- Steve Grotting
- Charles Hayes
- Beth Horner
- Thomas Janas
- Barbara Janas
- Marvin Johnson
- Khalid Kader
- Damon Kocina
- Nicholas Lafond
- Elizabeth Lang
- Julie Larson
- Leslie Locke
- Chris Lyrek
- Martha McCabe
- Lori McNamara
- Susan Ritts
- Sally Simpson

- Carla Smith
- Brad Spencer
- Lisa Spencer
- JonPaul Story
- Elizabeth Suszynski
- Carol Tubesing
- Martha Van De Ven
- Tammy Wenz

***Recommendation:***

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

Date: June 8, 2026  
 To: Public Safety Commissioners  
 City of Independence Council Members  
 City of Maple Plain Council Members  
 From: Director Matt DuRose  
 SUBJECT: May 2026 Monthly Activity Report



I present to you the May 2026 Monthly Activity Report for West Hennepin Public Safety.

All incidents are broken down as defined in the National Incident-Based Reporting System (NIBRS). NIBRS is the accepted reporting system utilized by police agencies across the country. NIBRS provides more complete and detailed incident information because it requires reporting of every offense committed within the incident. By detailing all offenses reported to West Hennepin Public Safety, it may appear that crime statistics are higher than what they have been, but this isn't necessarily the case. In this month's report, you will see that there were 23 criminal offenses reported, but they occurred in 15 incidents.

NIBRS is broken down in the following categories:

**Group A offenses**

Animal Cruelty	Drug offenses	Homicide	Prostitution
Arson	Embezzlement	Human Trafficking	Robbery
Assault	Extortion	Kidnapping	Sex Offenses
Bribery	Forgery	Larceny	Stolen Property
Burglary	Fraud	Motor Vehicle Theft	Weapon Laws
Destruction/Damage	Gambling	Obscene Material	

**Group B offenses**

Bad Checks	Driving Under Influence	Liquor Law Violations	All Other Offenses
Curfew	Drunkness	Peeping Tom	
Disorderly Conduct	Family Offenses	Trespass	

In addition to reporting Group A & B offenses, this activity report includes traffic related activity and community engagement activities of West Hennepin Public Safety.

You will notice that this month's report shows several serious crimes that were reported to WHPS. These incidents are being, or have been, thoroughly investigated by WHPS staff. Due to the seriousness and sensitivity of the incidents, they are not detailed in the summary of incidents. Charges will be sought at the conclusion of the investigations.

If anyone would like more detailed data, please contact my office.

Respectfully submitted,

# West Hennepin Public Safety Monthly Activity Report

## May 2026



# May 2026 Overview

Calls for Service  
Maple Plain  
170 (34.5%)

Total Calls for Service  
494

Calls for Service  
Independence  
224 (45.5%)

Traffic  
Offenses  
63

DWIs  
1

Traffic  
Offenses  
77

DWIs  
4

Other (20%)  
AA – 44  
TZD – 35  
Oth – 21

Crashes  
0

Arrests  
3

Crashes  
5

Arrests  
5

Group A  
Offenses  
6

Group B  
Offenses  
4

Group A  
Offenses  
8

Group B  
Offenses  
5

\*Traffic Offenses include citations, parking tickets, written and verbal warnings

\*Arrests include physical arrests and citations issued for criminal offenses

\*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not

\*TZD is not included in CFS or traffic offenses



# Year to Date 2026 Overview

Calls for Service  
Maple Plain  
668 (30%)

Total Calls for Service  
2,216  
(2025 YTD: 2,115)

Calls for Service  
Independence  
1,230 (55.5%)

Traffic  
Offenses  
286

DWIs  
6

Other (14.5%)  
AA – 176  
TZD – 110  
Oth – 32

Traffic  
Offenses  
564

DWIs  
13

Crashes  
7

Arrests  
15

Crashes  
60

Arrests  
17

Group A  
Offenses  
28

Group B  
Offenses  
19

Group A  
Offenses  
16

Group B  
Offenses  
18

\*Traffic Offenses include citations, parking tickets, written and verbal warnings  
 \*Arrests include physical arrests and citations issued for criminal offenses  
 \*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not  
 \*TZD is not included in CFS or traffic offenses



# Calls for Service: Non-Criminal

Medicals & Lift  
Assists/Falls  
23

Alarms  
18

Traffic  
Complaints  
15

Suspicious  
Activity  
8

Disturbance  
4

Welfare Check  
& Mental Health  
6

Record Checks  
& Permits  
65

Animal Calls  
17

\*Medicals & Lift Assists/Falls include all medical emergencies

\*Alarms include home, business, fire, CO2 alarms

\*Disturbance includes fights, harassment, and disorderly situations.



# Year to Date Calls for Service: Non-Criminal

Medicals & Lift  
Assists/Falls  
121

Alarms  
91

Traffic  
Complaints  
51

Suspicious  
Activity  
47

Disturbance  
17

Welfare Check  
& Mental Health  
47

Record Checks  
& Permits  
213

Animal Calls  
42

\*Medicals & Lift Assists/Falls include all medical emergencies

\*Alarms include home, business, fire, CO2 alarms

\*Disturbance includes fights, harassment, and disorderly situations.

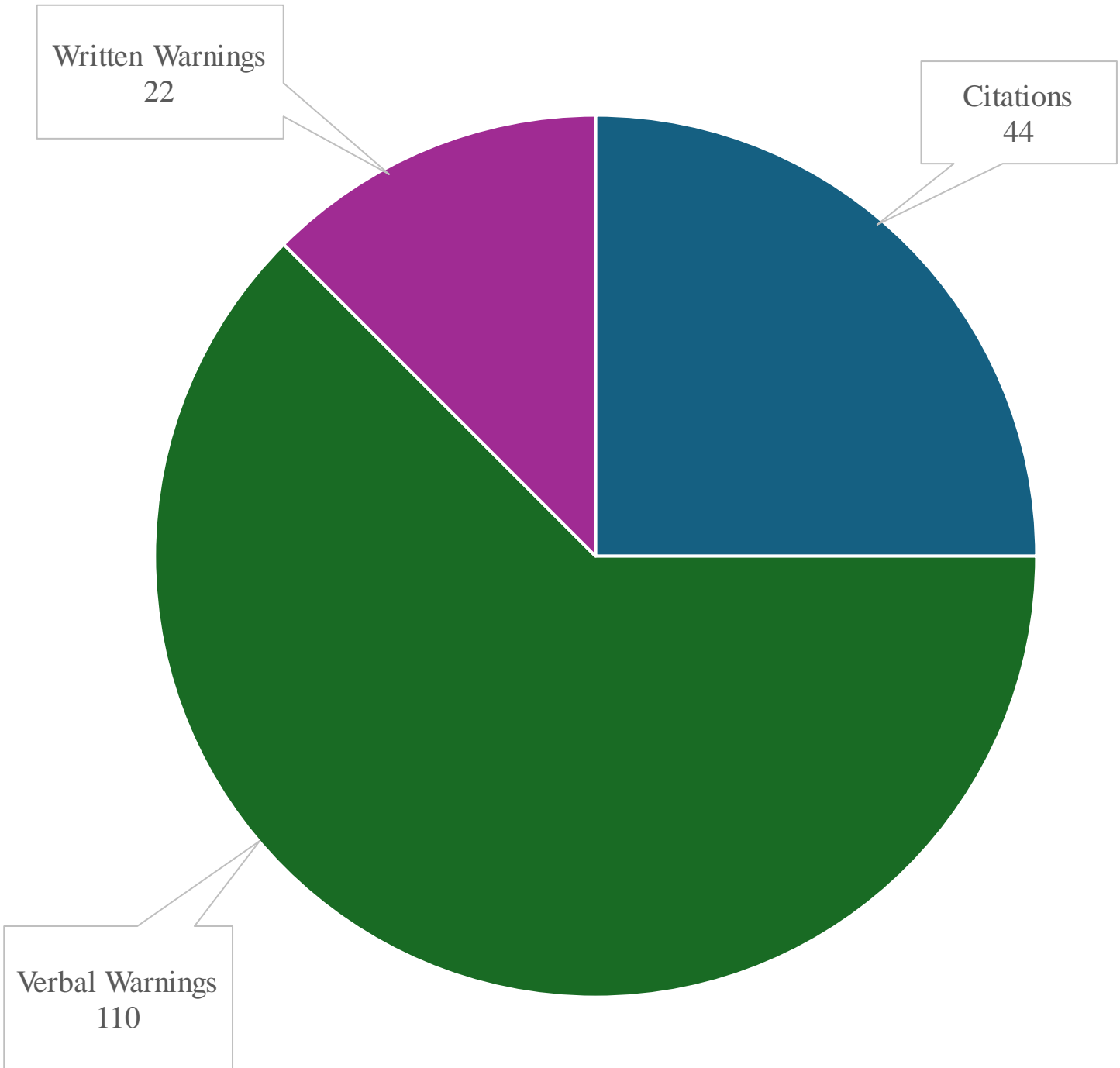


# Notable Calls for Service

- **Suspicious Activity, ICR 26001746:** 900 block of Nelson Road, Independence. Officer was dispatched to a report of juveniles roaming around an abandoned property. Officer arrived and spoke to the juveniles who advised they were exploring. Officer contacted their parents and walked the property for damage. Officer released the juveniles with a verbal warning for trespassing.
- **Crash, ICR 26001773:** County Road 92/County Road 11, Independence. Officer was dispatched to a three-vehicle crash with possible injuries. Officer arrived and determined one vehicle failed to stop at the stop sign. One driver was evaluated by North Memorial Paramedics and ultimately, refused to be transported. The driver that failed to stop was cited for the violation.
- **Fire, ICR 26001832:** 6300 block of Stephanie Way, Independence. Officer was dispatched to a large grass fire on the back edge of the property. Officer and several fire departments arrived on scene and contained the fire. The homeowner advised he was burning some cardboard boxes and the fire spread into a large marshy area. Officer observed plastic turf carpet in the fire. Officer advised there is a high fire danger notice prohibiting open burning. The homeowner did not have a burn permit and was cited for burning prohibited materials.
- **Trespassing, ICR 26002137:** 2300 block of Independence Road, Independence. Officer was dispatched to a trespassing complaint of juveniles fishing on the reporting party's property. Officer arrived on scene and spoke to the juveniles about the violation. They agreed to leave the area.
- **Welfare Check, ICR 26002194:** 4800 block of Gateway Blvd, Maple Plain. Officer observed a vehicle with front end damage and could see the driver reclined in the seat. Officer was unable to determine if the driver was unconscious or not. Officer made contact and began a consensual conversation. It was found the driver had a revoked license status due past to no insurance citations. Officer provided resources to take care of his unpaid citations and clear his driving status. The driver was advised not to leave in the vehicle until insurance was obtained and have a valid driver drive the vehicle.



# Traffic Offense Data

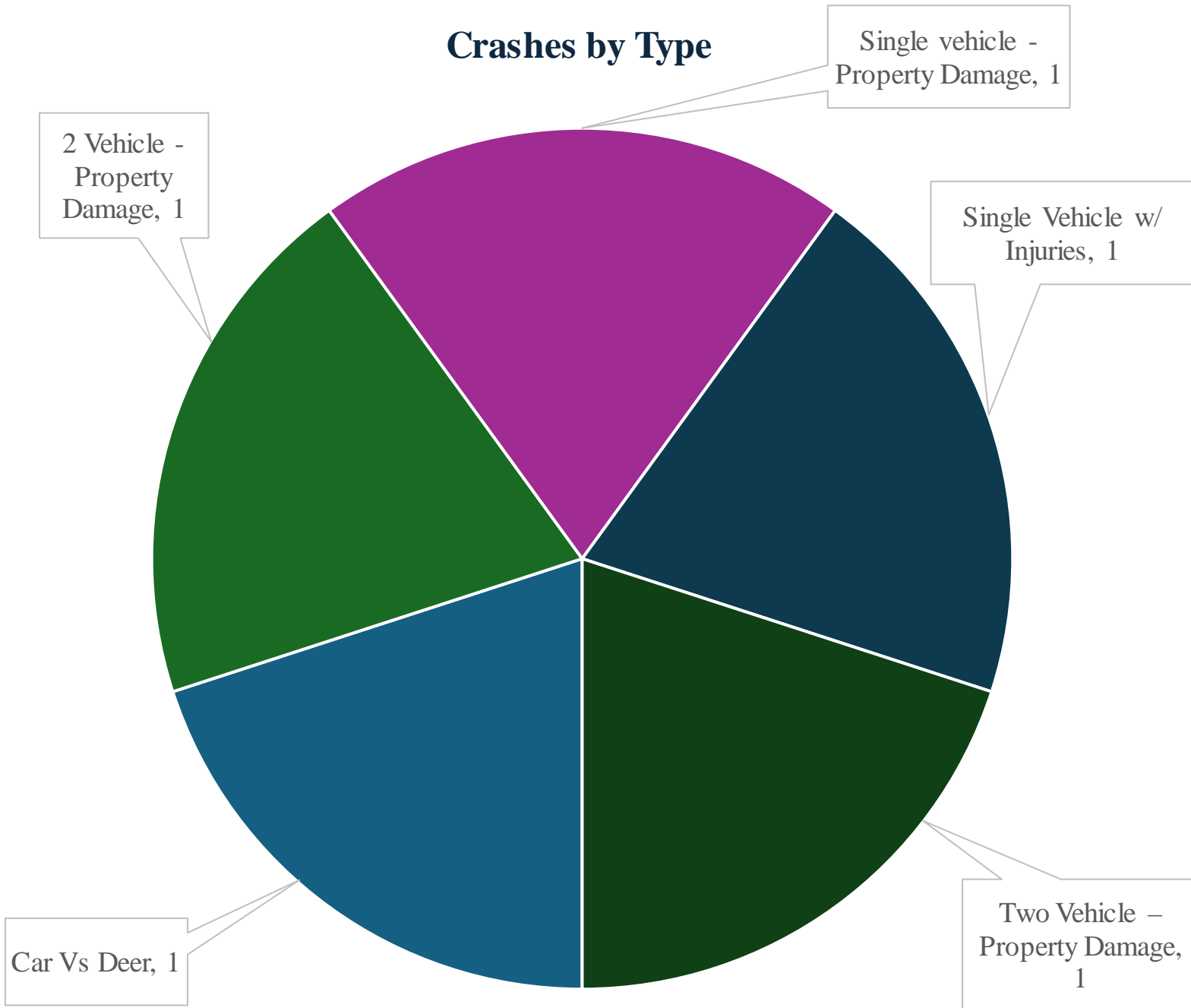


\*Traffic Offense Data includes TZD stops



# Crash Statistics

## Crashes by Type



# Criminal Offenses

Assault  
MP – 1

Burglary  
MP – 1

Crime Against  
Society  
MP – 2

CSC  
MP – 2  
Ind – 2

DWI  
MP – 1  
Ind – 5

Robbery  
MP – 1

Theft/Fraud  
Ind – 6

Weapons  
MP – 2

\*23 total reportable criminal offenses to the State/FBI in 15 separate incidents



# Notable Criminal Offenses

- **DWI, ICR 26001748:** County Road 6/County Road 90, Independence. Officer initiated a traffic stop for multiple traffic infractions. Officer spoke to the driver and observed signs of suspected impairment by drugs. The driver was ultimately placed under arrest for DWI. A Drug Recognition Expert responded and completed an evaluation determining the driver was impaired by a stimulant. A search warrant was executed for a blood draw. Pending results.
- **DWI, ICR 26001817:** 5200 block of County Road 6, Independence. Officer was dispatched to a driving complaint where the suspect vehicle struck the jersey barrier. Officer located the vehicle and spoke to the driver who showed signs of severe impairment. Driver was arrested for DWI where he provided an evidentiary breath sample of 0.36. The driver also has two prior DWI convictions within the last 10 years. He was transported to Hennepin County Jail pending charges.
- **Traffic, ICR 26001918:** Baker Park Road/Drake Street, Maple Plain. Officer was on routine patrol and initiated a traffic stop on a vehicle with a suspected driver with a cancelled license. Officer made contact with the driver and confirmed she is the registered owner. It was found the driver provided a factitious insurance card, there was no insurance on the vehicle, and the driver's license status was cancelled. She was booked and released for the violation.
- **DWI, ICR 26001962:** County Road 6/County Road 90, Independence. Officer was on routine patrol and observed a motorcycle driving 70-MPH in a 50-MPH zone. Officer stopped the vehicle and spoke to the driver who displayed signs of impairment. The driver refused Field Sobriety Tests and preliminary breath test. He was placed under arrest for suspicion of DWI and transported for booking where the driver agreed to the evidentiary breath test which indicated 0.21. The driver was transported to Hennepin County Jail and charged with 3<sup>rd</sup> Degree DWI.



# Notable Criminal Offenses

- **Assault, ICR 26001964:** 1500 block of Howard Ave, Maple Plain. Officer was dispatched to an assault. Officers arrived on scene and found the suspect had punched the victim in the face for parking in a handicapped parking space. An investigation was conducted where video footage was reviewed and confirmed an altercation had ensued. The suspect was issued a citation for 5<sup>th</sup> Degree Assault and Falsely Reporting a Crime.
- **DWI, ICR 26002071:** 3400 block of Lake Haughey Road, Independence. Officer was dispatched to a vehicle in the ditch and the driver was injured. The reporting party advised the driver admitted to drinking and smoking marijuana. Officer arrived on scene and observed small abrasions on the driver's face, a bruised knee, and driver complained of wrist pain. After being evaluated by paramedics, the driver refused further medical attention. Field Sobriety Tests were performed, and the driver was ultimately arrested for DWI. Driver provided an evidentiary breath test of .09. He was cited and released for 4<sup>th</sup> Degree DWI.
- **DWI, ICR 26002085:** 5000 block of Highway 12, Maple Plain. Officers responded to a report of a wrong-way driver westbound in the eastbound lane of Highway 12. Officer located the vehicle and spoke to the driver who advised he didn't know where he was and admitted to drinking too much. The driver was ultimately placed under arrest for DWI and provided an evidentiary breath test of .17. The driver was transported to Hennepin County Jail where he was booked for 3<sup>rd</sup> Degree DWI.
- **DWI, ICR 26002117:** 1500 block of Howard Avenue, Maple Plain. Officers were dispatched to a disturbance where an assault occurred. It was reported one of the subjects involved had a firearm. Officers arrived on scene and spoke to the victim who advised he had gotten into an argument with a neighbor when the suspect choked the reporting party and forcibly pushed him into the wall. The victim punched the suspect twice to get him to let go. Witness statements corroborated the victim's statement. The suspect was taken into custody and a firearm was recovered. The possessor is a prohibited person and was transported to Hennepin County Jail for charging.



# Community Engagement

- May 7 Chief DuRose, Sgt Ebeling, and Detective Zilles attended the graduation ceremony for Reserve Officer Austin Ward
- May 11 Chief DuRose met with Laker Pioneer staff to discuss traffic safety and enforcement in WHPS jurisdiction for an upcoming article in the paper
- May 12 Chief DuRose attended the Orono Healthy Youth meeting
- May 12 Chief DuRose attended the monthly West Hennepin Chamber business meeting
- May 14 Chief DuRose attended the Orono Coalition meeting
- May 14 Chief DuRose, AA Curtis, and AA Dwinell attended the monthly Hennepin Chiefs meeting in which Administrative Professionals were recognized
- May 19 Chief DuRose met with Motor Condos of Independence owner to discuss planned events
- May 20 Officer Lueth stopped by the youth softball games at Rainbow Park
- May 25 Officer Freeman, Reserve Ward and Chief DuRose attended the Memorial Day service at Lewis Cemetery. Chief was the guest speaker as well.
- May 25 Officer Freeman and Reserve Ward were treated to lunch by an Independence resident
- May 26 Detective Anderson met with new Chaplains
- May 26 Detective Anderson met with a high school student to talk about DNA and forensic investigations
- May 28 Officer Eldred and Chief DuRose attended the monthly Hennepin County Traffic Advisory Committee meeting
- May 28 Detective Anderson, Officer Raskin, and Chief DuRose attended Orono Chief Farniok's retirement celebration at Orono City Council Chambers



**CITY OF INDEPENDENCE, MINNESOTA**  
**CITY COUNCIL**

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**Variance Request – Structure Setback from Ordinary High-Water Level  
Property Located at 6605 Hillstrom Road, Independence, MN**

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<b>To:</b>	City Council
<b>From:</b>	City Planner
<b>Meeting Date:</b>	June 2, 2026
<b>Applicant:</b>	Alex Rykken
<b>Owner:</b>	Alex Rykken
<b>Location:</b>	6605 Hillstrom Road, Independence, MN
<b>PID:</b>	22-118-24-13-0001
<b>Application Type:</b>	Variance from Ordinary High-Water Level (OHWL) Structure Setback

**6605 Hillstrom Rd.**



## Request:

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**PUBLIC HEARING** – Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- A variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the construction of a deck attached to the principal structure on the subject property. The proposed deck would be located approximately 89.8 feet from the OHWL, with deck stairs located approximately 85.4 feet from the OHWL.

## Property / Site Information:

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The subject property is located at 6605 Hillstrom Road in the City of Independence, Minnesota. The property is legally described as Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, Minnesota. The property is zoned Rural Residential and is subject to the City's Shoreland Overlay District regulations due to its proximity to Pioneer Creek.

<b>Property Address:</b>	6605 Hillstrom Road, Independence, MN
<b>PID:</b>	22-118-24-13-0001
<b>Legal Description:</b>	Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, MN
<b>Zoning:</b>	Rural Residential (RR) / Shoreland Overlay District
<b>Comprehensive Plan:</b>	Rural Residential
<b>Total Lot Area:</b>	Approximately 89,166 SF (per survey)
<b>Principal Structure:</b>	Existing single-family dwelling (3,474 SF)
<b>Required OHWL Setback:</b>	100 feet from Ordinary High-Water Level of Pioneer Creek
<b>Existing House Distance to OHWL:</b>	89.8 feet (existing lawful nonconforming condition)
<b>Proposed Deck Distance to OHWL:</b>	89.8 feet (deck); 85.4 feet (stairs)
<b>Existing Impervious Coverage:</b>	11.7% of lot (11,513 SF)

<b>Proposed Impervious Coverage:</b>	11.9% of lot (11,667 SF)
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## Discussion

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Alex Rykken (Applicant/Owner) is requesting approval of a variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the replacement and modest extension of an existing attached deck on the principal structure located at 6605 Hillstrom Road (PID No. 22-118-24-13-0001).

The subject property is located adjacent to Pioneer Creek and is subject to the Shoreland Overlay District regulations of the City's Zoning Ordinance, which require a minimum setback of 100 feet from the OHWL of Pioneer Creek for all structures. The existing principal structure on the property was constructed in compliance with applicable setbacks at the time of construction. However, over time, natural creek migration and erosion has caused the OHWL of Pioneer Creek to shift closer to the existing home, resulting in the existing dwelling and attached deck being located within the required 100-foot OHWL setback. The existing house is located approximately 89 feet from the OHWL and is therefore a legally nonconforming structure.

The applicant is proposing to replace the existing deck, which is aging and deteriorating, and extend it to serve as a protective barrier beneath second-story dining area windows. The home includes a second-story dining area with multiple outward-opening awning windows located approximately 15 feet above the hard patio surface below. The applicant has represented that these windows open widely and create a fall hazard, particularly for young children. The proposed deck extension is specifically designed to address this documented safety concern by providing a protective surface beneath the windows.

The proposed deck would be located approximately 89.8 feet from the OHWL, and the deck stairs would be located approximately 85.4 feet from the OHWL. The proposed improvements would result in a minor increase in impervious surface coverage from 11.7% to 11.9%, which remains well within the 25% maximum impervious surface coverage applicable to shoreland properties. No grading, vegetation removal, or other ground disturbance toward the creek is proposed.

### Variance Criteria Analysis

A variance may be granted by the City Council in cases where the applicant demonstrates practical difficulties in complying with the zoning code. The variance criteria are established in the City's Zoning Ordinance (Section 520.21, Subd. 1) as follows: (1) the variance is in harmony with the general purposes and intent of the zoning code; (2) the variance is consistent with the comprehensive plan; and (3) the applicant establishes that there are practical difficulties in complying with the zoning code. Staff analysis of each criterion is provided in italics below.

The City's Zoning Ordinance (Section 520.21, Subd. 2) further provides that an applicant must demonstrate practical difficulties in complying with the zoning code. Practical difficulties means that: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

#### 1. The variance is in harmony with the general purposes and intent of the zoning code:

*The purpose of the OHWL setback requirement is to protect the natural character of Pioneer Creek, preserve riparian vegetation and water quality, and prevent encroachment of structures toward the creek corridor. The proposed deck replacement and modest extension does not represent an increased encroachment toward the creek and the deck structure remains at approximately the same distance from the OHWL as the existing deck (89.8 feet vs. approximately 89 feet existing). Impervious surface coverage increases by only 0.2% (from 11.7% to 11.9%). No grading or vegetation removal is proposed. The proposed improvements are consistent with the general intent of the shoreland setback ordinance.*

**2. The variance is consistent with the comprehensive plan:**

*The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed deck replacement and extension is a minor residential improvement that maintains the existing character and use of the property and is consistent with the residential land use guided for this area.*

**3. Practical difficulties exist in complying with the zoning code:**

*The applicant's practical difficulty is well-documented and compelling. The existing principal structure was constructed in compliance with applicable setback requirements at the time of construction. The current nonconforming condition arises not from any action by the property owner, but from the natural migration and erosion of Pioneer Creek over time, which has caused the creek's OHWL to move closer to the existing home. This represents a circumstance unique to the property that was not created by the landowner. The applicant's need to replace an aging and deteriorating deck represents a reasonable use of the property. The added dimension of a documented safety hazard, open second-story awning windows approximately 15 feet above a hard surface below, further supports a finding of practical difficulty.*

**4. The proposal represents the minimum variance necessary:**

*The applicant has represented that the deck extension is narrow in design, is not intended for occupancy or gathering, does not extend beyond the existing house footprint toward the creek, and serves primarily a safety function rather than expanding the intensity of use on the property. The proposed improvements appear to represent the minimum variance relief necessary to allow for reasonable and safe use of the principal structure.*

**5. The variance will not alter the essential character of the locality:**

*The subject property is located in a rural residential area along Pioneer Creek. The proposed deck replacement and modest extension maintain the existing scale and character of development on the property and in the surrounding area. The deck will not be visible from the creek corridor or nearby areas in any meaningful way. The proposal does not introduce any new or incompatible use to the area and is consistent with the character of the surrounding neighborhood.*

**Additional Considerations**

Staff notes that the existing nonconforming condition of the principal structure relative to the OHWL setback is the result of natural creek movement over time and is not a condition created by the property owner. The proposed project does not materially increase the degree of encroachment toward the creek and in fact represents a modification of an existing nonconforming condition rather than a new encroachment.

There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance as detailed above. The City will need to determine if the requested variance meets all of the applicable criteria and restrictions.

## **Neighbor Comments**

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No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

## **Planning Commission Discussion**

---

Planning Commissioners reviewed the request and asked questions of staff and the applicant. Commissioners noted that the meandering of the creek is clearly not the fault of the property owner and would satisfy the criteria for granting a variance. Commissioners found that the requested variance was reasonable and recommended approval to the City Council.

## **Recommendation**

---

The Planning Commission recommended approval of the requested variance with the following findings and conditions:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - The practical difficulty arises from the natural migration and erosion of Pioneer Creek over time, which has caused the OHWL to encroach toward the existing principal structure which is a condition unique to the property and not created by the landowner.
  - The proposed deck replacement and modest extension do not materially increase the degree of encroachment toward Pioneer Creek and is consistent with the existing development pattern on the property.
  - The variance is in harmony with the general purposes and intent of the City's zoning code and Shoreland Overlay District regulations.
  - The variance is consistent with the City's Comprehensive Plan.
  - The proposed improvements will not alter the essential character of the locality.
- The variance shall permit the proposed deck to be constructed in accordance with the approved plans and survey attached to this application. Any modification, alteration, or expansion of the approved deck beyond what is shown in the approved plans will require additional review and approval by the City.
- The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed deck.

- The proposed deck shall not be further expanded toward Pioneer Creek without additional review and approval by the City.
- The Applicant shall pay for all costs associated with the City's review of the requested variance.

**Attachments: Resolution No. 26-0616-01**

Application

Survey

Deck Plans



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 26-0616-01**

**RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE  
TO ALLOW A REDUCED STRUCTURE SETBACK FROM THE ORDINARY HIGH-  
WATER LEVEL FOR THE PROPERTY LOCATED AT 6605 HILLSTROM ROAD**

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

WHEREAS, the City adopted a comprehensive plan 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, Alex Rykken (“Applicant/Owner”) submitted an application for a variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the construction of a deck attached to the principal structure on the property located at 6605 Hillstrom Road (PID No. 22-118-24-13-0001) (the “Property”); and

WHEREAS, the Property is zoned RR—Rural Residential and is subject to the City’s Shoreland Overlay District regulations; and

WHEREAS, the Property is legally described as Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, Minnesota, as further described on attached **Exhibit A**; and

WHEREAS, the requested variance meets all requirements, standards, and specifications of the City of Independence Zoning Ordinance applicable to Rural Residential and Shoreland Overlay District properties; and

WHEREAS, the Planning Commission held a public hearing on June 2, 2026, to review the application for a variance, following mailed and published notice as required by law, and recommended approval of the variance to the City Council; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Alex Rykken and grants the requested variance for the property in accordance with the City's zoning regulations with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Sections 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - a. The practical difficulty arises from the natural migration and erosion of Pioneer Creek over time, which has caused the Ordinary High-Water Level to encroach toward the existing principal structure. This is a circumstance unique to the property that was not created by the landowner.
  - b. The proposed deck replacement and modest extension do not materially increase the degree of encroachment toward Pioneer Creek and are consistent with the existing development pattern on the property.
  - c. The variance is in harmony with the general purposes and intent of the City's Zoning Ordinance and Shoreland Overlay District regulations.
  - d. The variance is consistent with the City's Comprehensive Plan.
  - e. The proposed improvements will not alter the essential character of the locality.
3. The variance shall permit the proposed deck to be constructed in accordance with the approved plans and survey attached to this application, as depicted on attached **Exhibit B**. Any modification, alteration, or expansion of the approved deck beyond what is shown in the approved plans will require additional review and approval by the City.
4. The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed deck.
5. The proposed deck shall not be further expanded toward Pioneer Creek without additional review and approval by the City.
6. The Applicant shall pay for all costs associated with the City's review and recording of the requested variance.

This resolution was adopted by the City Council of the City of Independence on this 16<sup>th</sup> day of June 2026, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Brad Spencer, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*

*Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, Minnesota*

**EXHIBIT B**  
*(Survey and Deck Plans)*

## **Variance Request Narrative – 6605 Hillstrom Road**

We respectfully request approval of a variance to allow the replacement and modest extension of an existing deck located within the 100-foot ordinary high water (OHW) setback from Pioneer Creek.

The proposed deck will be located approximately 89.8 feet from the OHW, with stairs at approximately 85.4 feet.

### **1. Practical Difficulty**

The request is driven by existing site conditions and a legitimate safety concern, not by a desire to expand use of the property.

- The home includes a second-story dining area with multiple outward-opening awning windows located approximately 15 feet above a hard patio surface below.
- These windows open widely and create a fall hazard, particularly for children.
- The applicants have young children and regularly host other children, creating a recurring and foreseeable safety risk.

The proposed deck extension is a financial investment by the homeowner, specifically designed to serve as a protective barrier beneath these windows, preventing a potentially serious fall.

### **2. Existing Nonconforming Condition (Critical Point)**

- The existing deck is already located approximately 89 feet from the creek, which is within the required setback and therefore legally nonconforming .
- The proposed project does not materially increase the degree of encroachment toward the creek.
- Instead, it represents a reasonable modification of an existing nonconforming structure to address safety concerns.

### **3. Not Self-Created**

The practical difficulty is not self-created:

- The location of the home, deck, and windows are existing conditions.
- The need to replace the deck is due to age and deterioration.
- The safety concern arises from the original architectural design, not new construction decisions.

#### **4. Minimum Necessary Relief**

The request represents the minimum variance necessary:

- The deck extension is narrow and not designed for occupancy or gathering.
- It does not extend beyond the existing house footprint toward the creek.
- Its function is primarily safety, not expanded use.

#### **5. Consistency with Shoreland Ordinance Intent**

The request remains consistent with the intent of the setback ordinance:

- The structure will remain nearly 90 feet from the OHW, preserving a substantial buffer.
- There will be no meaningful impact to the creek, vegetation, or shoreline character.
- Impervious surface coverage increases only slightly:
  - From 11.7% to 11.9% of the lot
- No grading, erosion risk, or vegetation removal is proposed.

#### **6. No Adverse Impact**

- The deck will not be visible from the creek corridor or nearby park areas in any meaningful way.
- It will not impact neighboring properties.
- The project maintains the existing character and scale of development.

#### **7. Reasonable Use of Property**

The variance allows for the safe and reasonable use of the home, specifically:

- Protecting occupants from a documented fall hazard
- Maintaining and replacing an existing structure in place

### **Conclusion**

This request meets the required variance criteria:

- The difficulty is practical and not self-created
- The proposal is a modification of an existing nonconforming structure
- The variance is minimal in scope
- The request is consistent with the intent of the ordinance
- There is no adverse impact on the surrounding area or natural resources

Most importantly, the request addresses a clear and legitimate safety concern without increasing the intensity of use or environmental impact.

We respectfully request approval.

**LEGAL DESCRIPTION:**

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>11,513 Sq. Ft.</b>
<b>AREA OF LOT TO OHW</b>	<b>98,166 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.7%</b>

**Advance**  
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401  
Deephaven, Minnesota 55391  
Phone (952) 474-7964  
Web: www.advsur.com

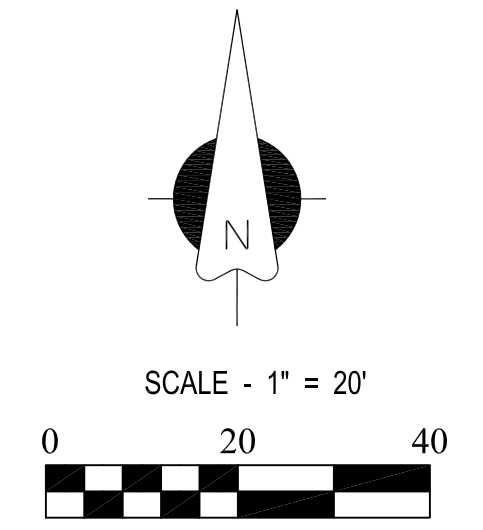
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
Thomas M. Bloom

# 42379  
LICENSE NO.

APRIL 2, 2026  
DATE:

**DRAWING ORIENTATION & SCALE**



**CLIENT NAME / JOB ADDRESS**

**WIX CONSTRUCTION**

6605 HILLSTROM ROAD  
INDEPENDENCE, MN

**LEGEND**

	- CATCH BASIN
	- GAS METER
	- FIRE HYDRANT
	- POWER POLE
	- MANHOLE
	- TELEPHONE PED.
	- ELEC. TRANSFORMER
	- WELL
	- GATE VALVE
	- LIGHT POLE
	- TREE
	- FENCE LINE
	- SANITARY SEWER LINE
	- WATER LINE
	- GAS LINE
	- STORM DRAIN LINE
	- OVERHEAD UTILITY LINE
	-BITUMINOUS SURFACE
	- CONCRETE SURFACE

DATE	REVISION DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 2, 2026

**SHEET TITLE**  
**EXISTING CONDITIONS SURVEY**

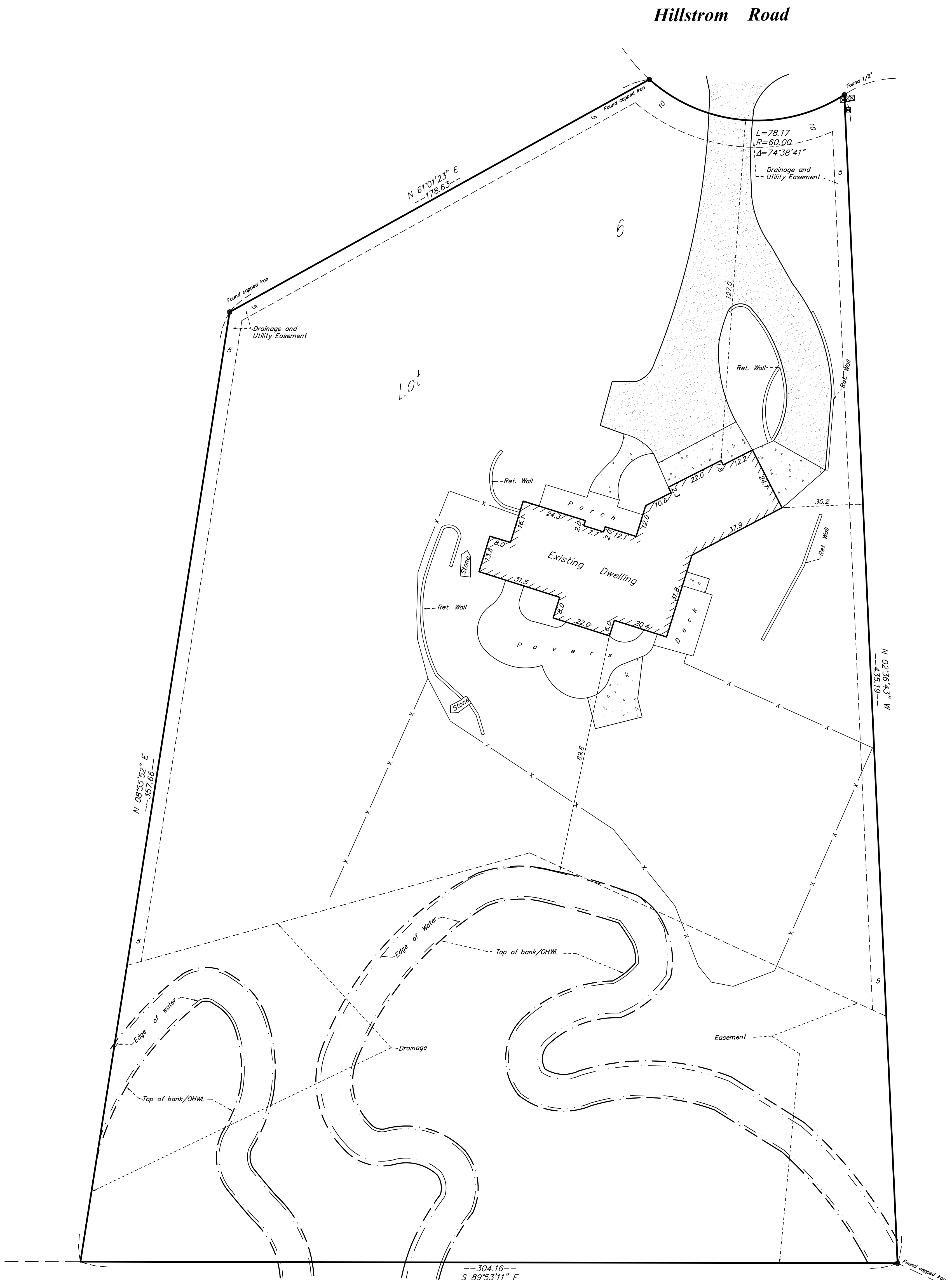
**DRAWING NUMBER**  
**260419 TB**

**SHEET SIZE** 22 X 34

**SHEET NUMBER**

**S1**

SHEET 1 OF 1



**LEGAL DESCRIPTION:**

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.
7. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>11,513 Sq. Ft.</b>
<b>AREA OF LOT TO OHW</b>	<b>98,166 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.7%</b>

PROPOSED HARDCOVER	
House	3,474 Sq. Ft.
Decks	489 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,205 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL PROPOSED HARDCOVER</b>	<b>11,667 Sq. Ft.</b>
<b>AREA OF LOT TO OHW</b>	<b>98,166 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.9%</b>

**Advance**  
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401  
Deephaven, Minnesota 55391  
Phone (952) 474-7964  
Web: www.advsur.com

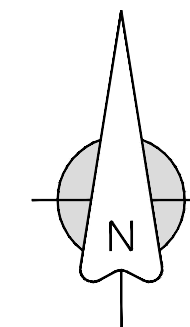
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
Thomas M. Bloom

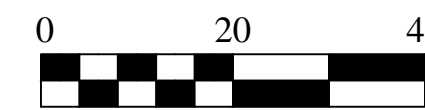
# 42379  
LICENSE NO.

APRIL 6, 2026  
DATE:

**DRAWING ORIENTATION & SCALE**



SCALE - 1" = 20'



**CLIENT NAME / JOB ADDRESS**

**WIX CONSTRUCTION**

6605 HILLSTROM ROAD  
INDEPENDENCE, MN

**LEGEND**

- CATCH BASIN
- GAS METER
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

DATE	REVISION	DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 6, 2026

**SHEET TITLE**  
**PROPOSED SURVEY**

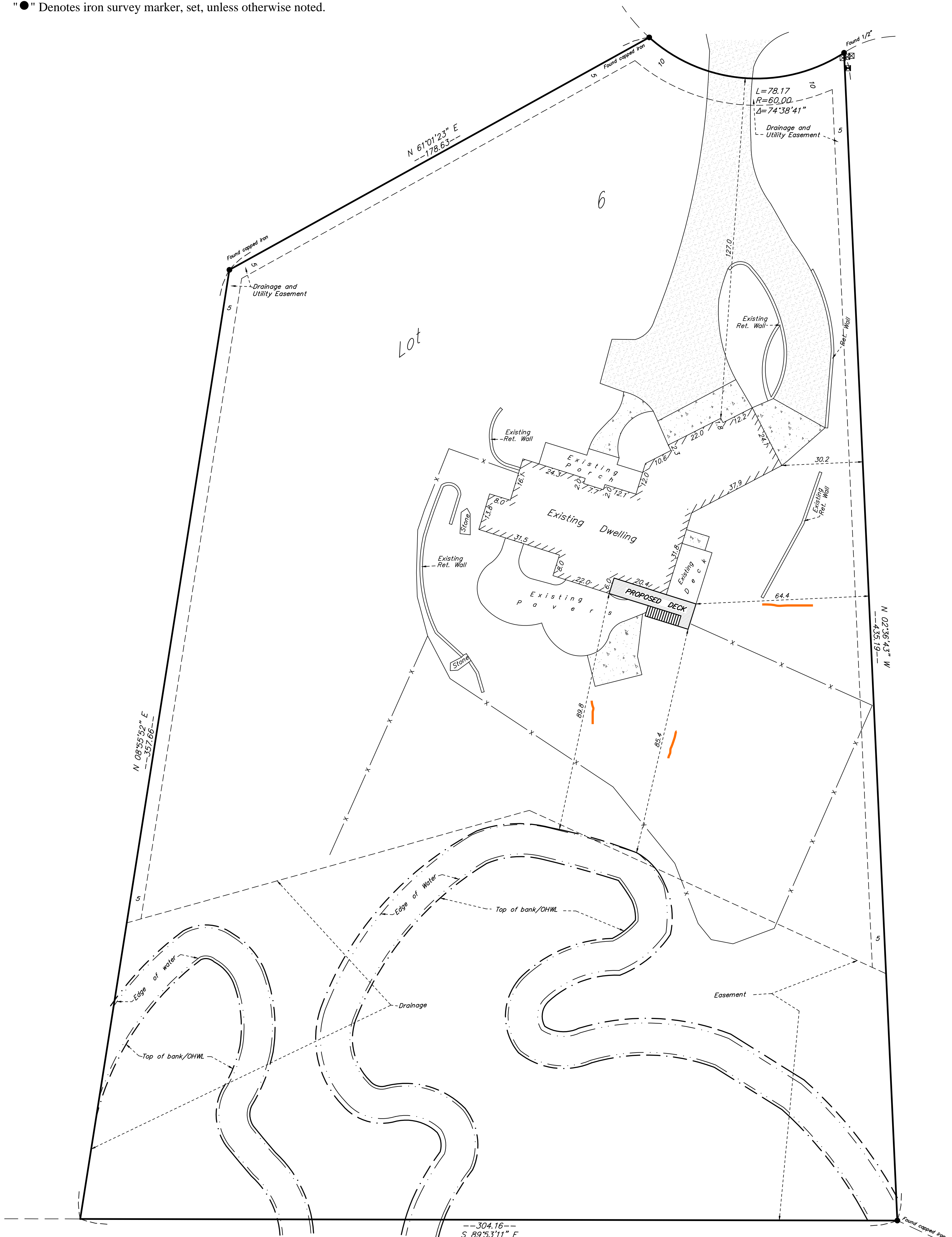
**DRAWING NUMBER**  
**260488 JR**

**SHEET SIZE** 22 X 34

**SHEET NUMBER**

**S1**

**Hillstrom Road**





1920 County Road 90  
Independence, MN 55359

## Plan Review Checklist

<b>Applicant Name:</b> Allison Rykken	<b>Date:</b>
<b>Applicant Address:</b> 6605 Hillstom Road	<b>Plan Review Fee:</b>
<b>Zoning:</b> Rural/Residential <b>PID#:</b> 22-118-24-13-0001	<b>Received By:</b>
<b>Comprehensive Plan:</b> Current	

- New Home     Attached Home Addition     Detached Accessory Structure     Deck/Porch     Other

### Department Approvals:

- Building – Bruce Satek** Bruce Satek                      **Date:** 4-13-2026
- Administration- Mark Kaltsas** \_\_\_\_\_ **Date:** \_\_\_\_\_
- Public Works –Ben Lehman** \_\_\_\_\_ **Date:** \_\_\_\_\_
- Engineering** Nicki Hernandez                      **Date:** 04/14/26
- FireDepartment** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Applicable Standards:

- Building/Addition Meets Setbacks**
- Building/Addition Does Not Meets Setbacks**
- Use Meets Permitted Uses**
- Use Requires Conditional Use**
- Use Is Not Permitted**
- Variance Required**
- Agriculture Exempt from Building Code**
- Shoreland Overlay**

### Comments:

---



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Site Copy  
City of Independence

\*MINIMUM 24  
HOUR NOTICE  
For all inspections  
763-479-0527

Building Permit Plan Review

B.O. *Bruce Smith*  
Date **4-10-2026**  
REVIEWED FOR CODE COMPLIANCE



Can not hang  
Ledger on Bay  
window

DECKS, STAIRS & PORCHES  
ALL STRUCTURAL MEMBERS MUST BE  
APPROVED WOOD OF NATURAL  
RESISTANCE TO DECAY OR  
TREATED WOOD.

**SOUTH ELEVATION**  
SCALE: 1/8"=1'

\* Minimum Footing Depth is 42"

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

- \*Stairs**
1. Min. width 36"
  2. 7 3/4" max. riser height
  3. 10" min. tread depth
  4. 6'8" min. head room
  5. Guards to be installed on open sides
  6. Risers 4" max. opening
  7. Handrail required with 4 or more risers

- \*Stair Guards**
1. 34" minimum height
  2. 4 3/8" max. opening
  3. Triangular openings on stairs 6" max.

- \*Handrail Height**
1. From the nosing 34"-38" to the top of the handrail.
  2. Return the ends to the safety terminal or newel post.

- \*Guards**
1. 36" Minimum height
  2. Less than a 4" opening

R507.9.1.1 Ledger details. Deck ledgers shall be a minimum 2-inch by 8-inch (51 mm by 203 mm) nominal, pressurepreservative-treated Southern pine, incised pressure-preservative-treated hem-fir, or approved, naturally durable, No. 2 grade or better lumber. Deck ledgers shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.



**EAST ELEVATION**  
SCALE: 1/8"=1'

**STEVE'S DRAFTING  
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5712  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

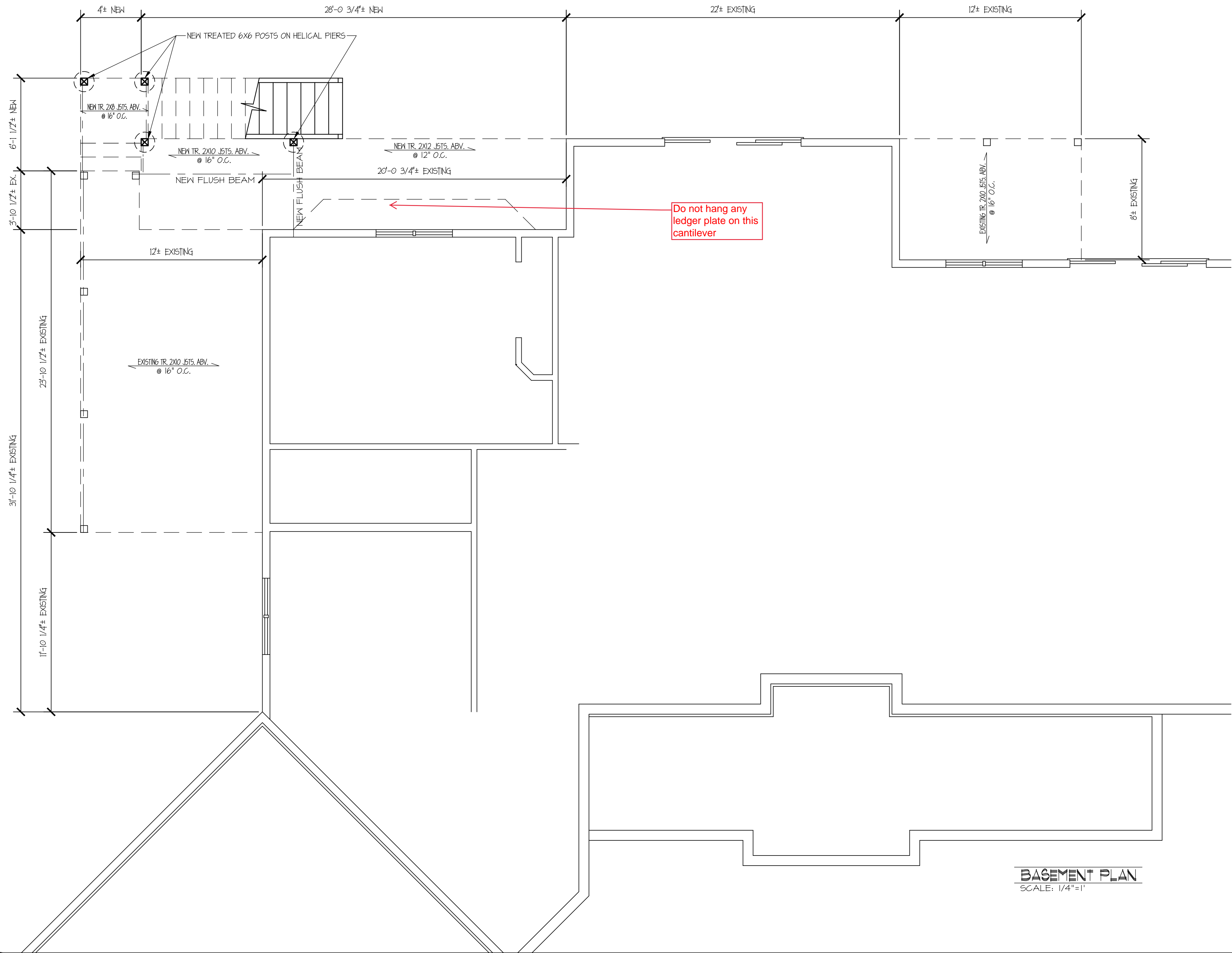
DATE	1/12/26	SCALE	AS NOTED	REVISIED	1/22/26
DRAWN/SEMI	CHECKED	SG. FT.			

PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6   BLOCK   COUNTY: HENNEPIN
DEVELOPMENT	HILLSTROM GARDENS, 2ND ADD.
STREET ADDRESS	6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

**WIX CONSTRUCTION**

SHEET DESCRIPTION EXTERIOR ELEVATIONS	COPYRIGHT ©2026 STEVE'S DRAFTING & HOME DESIGN
	PLAN NUMBER C202606
	SHEET 1 OF X



Do not hang any ledger plate on this cantilever

**BASEMENT PLAN**  
SCALE: 1/4"=1'

**STEVE'S DRAFTING & HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5712  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

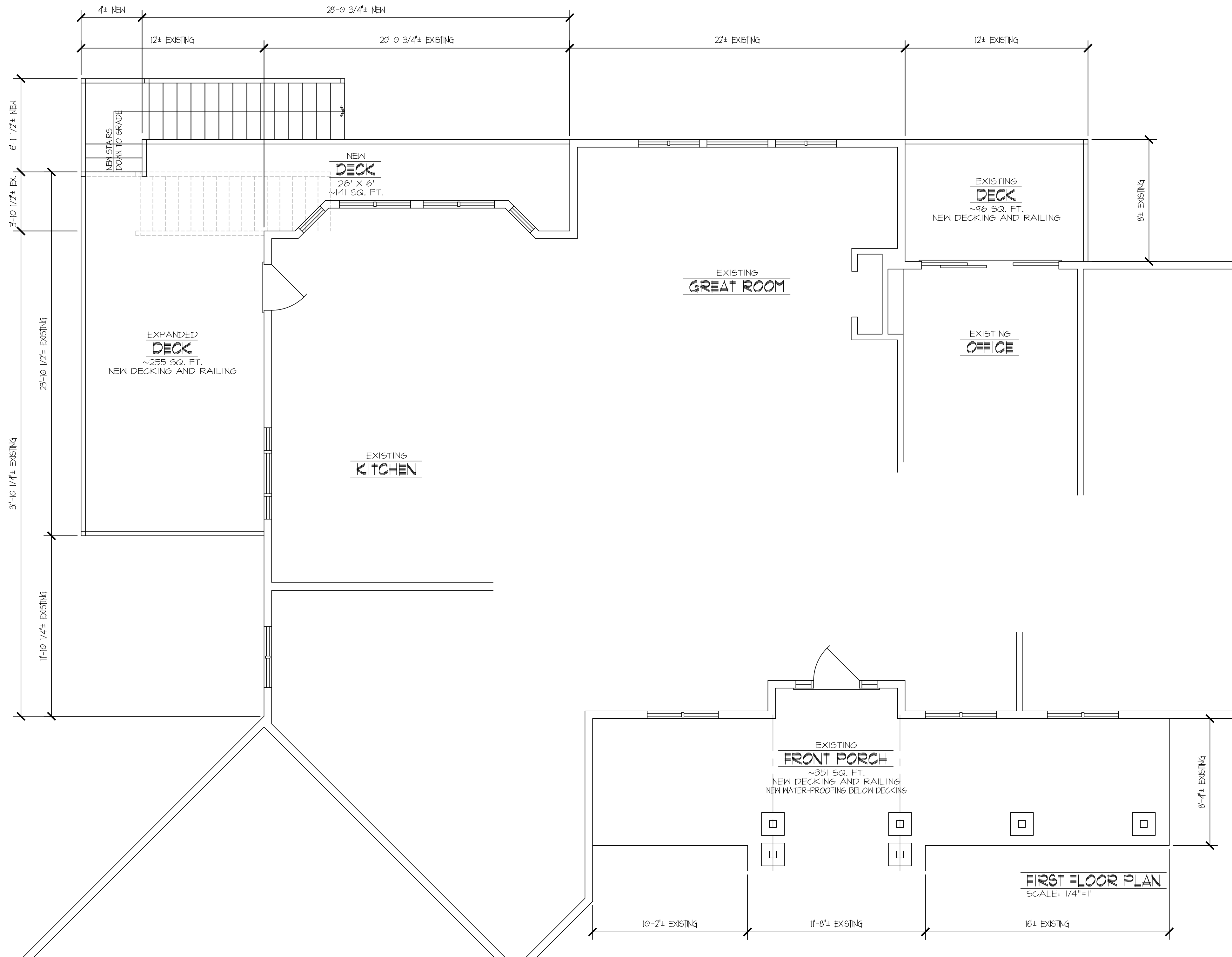
DATE	1/12/26	CHECKED	DATE	1/22/26
DRAWN	SBM	SCALE	1/4" = 1'	REVISED
		SQ. FT.		

PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6   BLOCK
COUNTY:	HENNEPIN
DEVELOPMENT	HILLSTROM GARDENS, 2ND ADD.
STREET ADDRESS	6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

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**WIX CONSTRUCTION**

SHEET DESCRIPTION	BASEMENT PLAN	COPYRIGHT	©2026
		STEVE'S DRAFTING & HOME DESIGN	
		PLAN NUMBER	C202606
		SHEET	X
		OF	2



**STEVE'S DRAFTING  
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5712  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

DATE	1/12/26	SCALE	1/4" = 1'
DRAWN/CHKD	SBM	SQ. FT.	
REVIS	1/22/26		

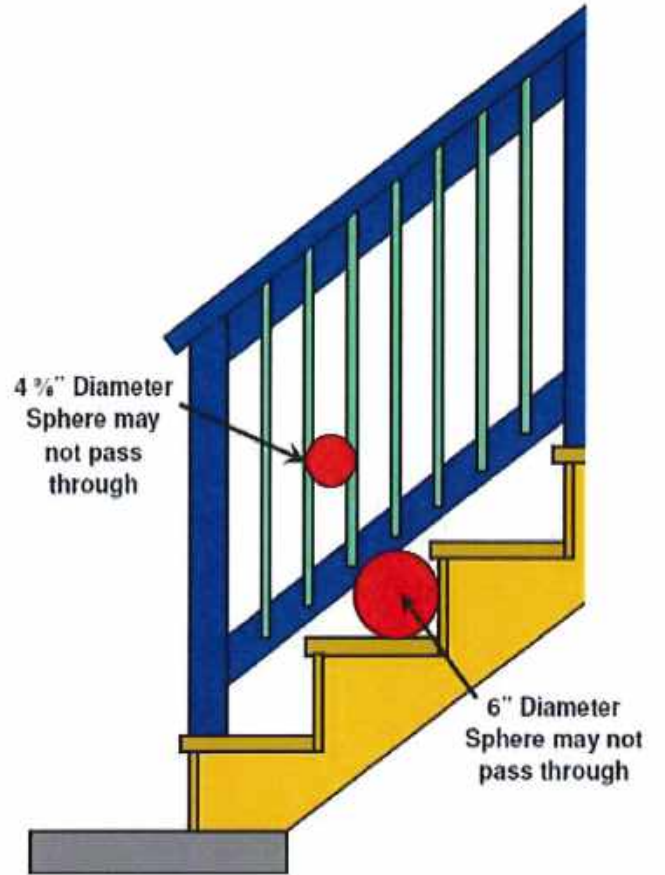
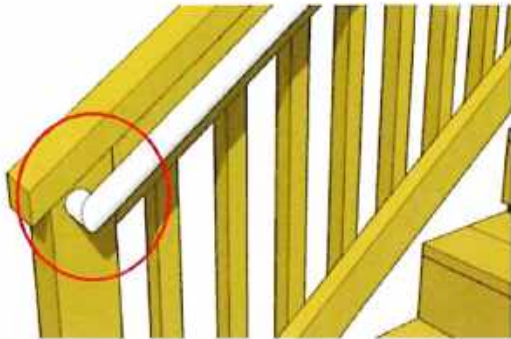
PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6   BLOCK   COUNTY: HENNEPIN DEVELOPMENT
STREET ADDRESS	HILLSTROM GARDENS, 2ND ADD.
CITY, STATE	6605 HILLSTROM ROAD INDEPENDENCE, MN 55359

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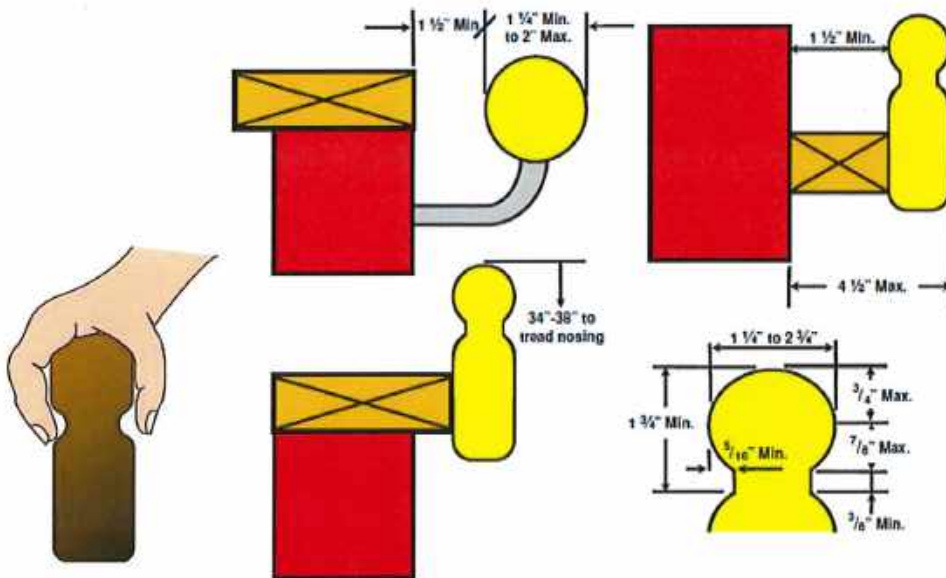
**WIX CONSTRUCTION**

SHEET DESCRIPTION	FIRST FLOOR PLAN
COPYRIGHT	©2026
STEVE'S DRAFTING & HOME DESIGN	
PLAN NUMBER	C202606
SHEET	3
OF	9
X	

# Site Copy

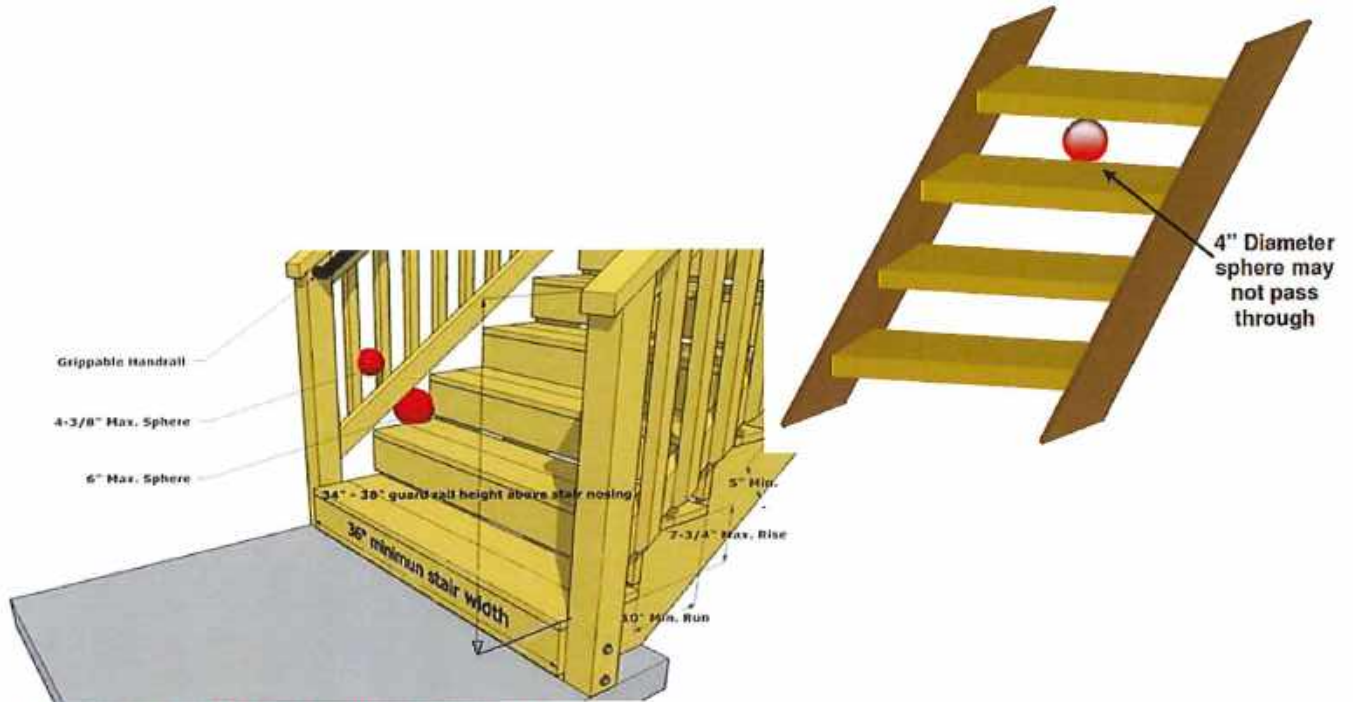


**HANDRAILS MUST RETURN TO NEWEL POST AND BE CONTINUOUS WITHOUT INTERRUPTION FOR THE LENGTH OF THE FLIGHT INTERUPTION FOR THE LENGTH OF THE FLIGHT**



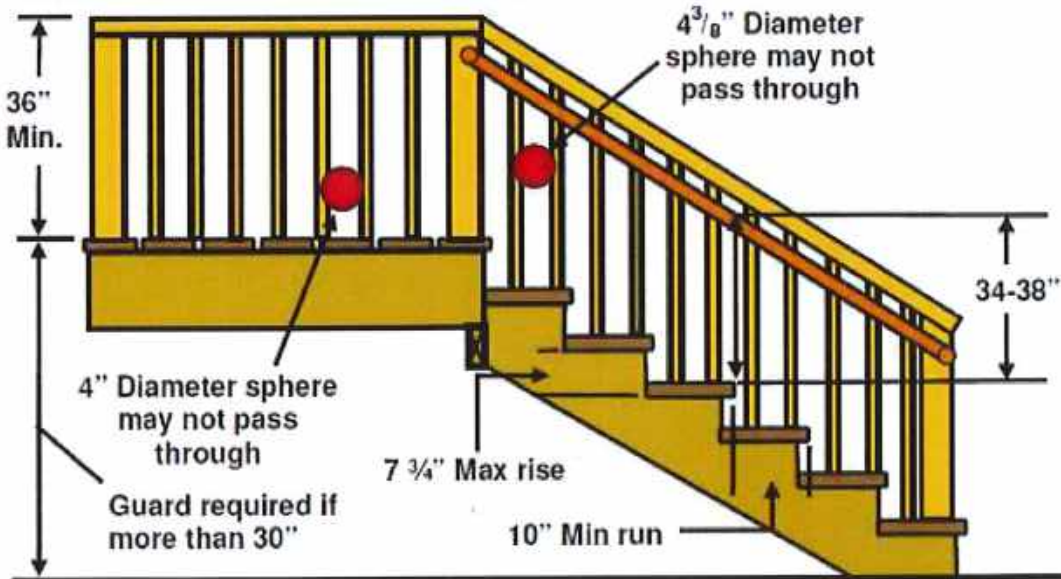
Handrails must be continuous for the entire length of the stairs and may not be interrupted by newel posts except at landings.

Handrails and guards must be designed to support a 200lb load applied in any direction at any point along the top of the guard or rail.



LANDING SHALL SPAN FULL WIDTH OF STAIRS & EXTEND A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL.

STAIRS MUST BEAR ON STRUCTURAL MATERIAL (i.e. treated lumber, concrete, gravel) AND BE PERMANENTLY RESTRAINED FROM LATERAL MOVEMENT.



**CITY OF INDEPENDENCE, MINNESOTA**  
**CITY COUNCIL**

**Variance Request – Accessory Structure Height Exceeding Principal Structure  
Property Located at 230 Hart Street, Independence, MN**

<b>To:</b>	City Council
<b>From:</b>	City Planner
<b>Meeting Date:</b>	June 16, 2026
<b>Applicant:</b>	Mark Bjorgum
<b>Owner:</b>	Gary Bjorgum
<b>Location:</b>	230 Hart Street, Independence, MN
<b>PID:</b>	32-118-24-42-0053
<b>Application Type:</b>	Variance – Accessory Structure Height Exceeding Height of Principal Structure

**230 Hart Street**



## Request:

**PUBLIC HEARING** – Mark Bjorgum (Applicant) and Gary Bjorgum (Owner) request that the City consider the following action for the property located at 230 Hart Street, Independence, MN (PID No. 32-118-24-42-0053):

- A variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property. The proposed post-frame accessory structure has a height of approximately 19 feet 4 inches. The existing principal structure (dwelling) has a height of approximately 16 feet. The City's Zoning Ordinance provides that the height of an accessory structure shall not exceed the height of the principal structure.

## Property / Site Information:

The subject property is located at 230 Hart Street in the City of Independence, Minnesota. The property is one of four contiguous parcels under common ownership by Gary Bjorgum in this area. The subject parcel (PID No. 32-118-24-42-0053) is the primary parcel on which the proposed accessory structure would be located. The property is served by Hart Street to the west and is accessed from the west side of the lot. The site is relatively flat and is located within a residential area of the City.

<b>Property Address:</b>	230 Hart Street, Independence, MN
<b>PID:</b>	32-118-24-42-0053
<b>Zoning:</b>	Rural Residential (RR)
<b>Comprehensive Plan:</b>	Rural Residential
<b>Principal Structure:</b>	Existing single-family dwelling with flat roof
<b>Principal Structure Height:</b>	Approximately 16 feet
<b>Proposed Accessory Structure:</b>	40' x 48' post-frame structure (1,800 SF)
<b>Proposed Accessory Structure Height:</b>	Approximately 19 feet 4 inches
<b>Height Variance Requested:</b>	Approximately 3 feet 4 inches above principal structure height
<b>Proposed Setbacks:</b>	Meets all applicable setbacks per site survey

<b>Common Ownership Parcels:</b>	Four contiguous parcels under common ownership (Gary Bjorgum)
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## Discussion

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Mark Bjorgum (Applicant) and Gary Bjorgum (Owner) are requesting approval of a variance to allow the construction of a new detached accessory structure on the property located at 230 Hart Street (PID No. 32-118-24-42-0053) that exceeds the height of the existing principal structure on the subject property.

### Existing Nonconforming Structure and Proposed Replacement

The subject property and surrounding parcels under common ownership present a unique site context. There is an existing detached accessory building currently located on the property that spans across three of the four commonly owned parcels. This existing structure is considered a lawful nonconforming structure, as it is nonconforming in multiple respects: it exceeds the maximum permitted accessory structure square footage, it exceeds the maximum permitted height, and it does not meet the applicable setbacks due to its position crossing shared property lines.

The applicant is proposing to remove the existing nonconforming structure entirely and replace it with a new fully conforming accessory structure in terms of square footage and setbacks. The proposed 40' x 48' post-frame building (1,800 SF) is proposed to meet all applicable side, rear, and front yard setbacks. The proposed structure will be a significant improvement over the existing nonconforming condition in terms of code compliance. The sole variance being requested is from the ordinance provision that prohibits an accessory structure from exceeding the height of the principal structure.

### Height Limitation and the ABRC Process

The City's Zoning Ordinance provides that the height of a detached accessory structure shall not exceed the height of the principal structure on the property (City of Independence Zoning Ordinance, Chapter V, Section 530.01, Subd. 3). The existing principal structure on the subject property is a single-family dwelling with a flat roof that has a height of approximately 16 feet. The applicant is proposing to construct an accessory structure with a height of approximately 19 feet 4 inches, approximately 3 feet 4 inches taller than the principal structure.

The City's Zoning Ordinance provides a mechanism through the Accessory Building Review Committee (ABRC) by which applicants may seek approval for accessory structures that would otherwise not meet all applicable requirements, including the height limitation relative to the principal structure. However, the ABRC process requires the applicant to meet certain criteria and threshold standards. In this case, the applicant has determined that the property cannot meet all of the applicable requirements necessary to qualify for ABRC consideration and has therefore applied for a variance as the available avenue for relief (cannot meet the separation requirement and detached accessory structure is located to the front of the house due to the make-up of the property. Note that the "front yard" of this property is Hart Street.

The unique circumstance driving the practical difficulty in this case is the design of the existing principal structure. The existing home on the property features a flat roof, which results in a comparatively low building height of approximately 16 feet. This architectural characteristic is not common, is unique to this property, and is not a circumstance created by the applicant. The proposed accessory structure height of 19 feet 4 inches reflects a conventional and functional

post-frame agricultural/storage building design and is not unreasonably tall in the context of the surrounding area.

### **Variance Criteria Analysis**

The criteria for granting a variance are established in the City's Zoning Ordinance (Section 520.21, Subd. 1): (1) the variance is in harmony with the general purposes and intent of the zoning code; (2) the variance is consistent with the comprehensive plan; and (3) the applicant establishes that there are practical difficulties in complying with the zoning code. Section 520.21, Subd. 2 further provides that practical difficulties means: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Staff analysis of each criterion is provided in italics below.

**1. The variance is in harmony with the general purposes and intent of the zoning code:**

*The purpose of the accessory structure height limitation relative to the principal structure is to ensure that accessory buildings remain subordinate to and in proportion with the principal use on a property. In this case, the proposed accessory structure is modest in height (19'4") and is not unreasonably tall relative to comparable accessory buildings in the area. The practical difficulty is caused by the low flat-roof profile of the existing principal structure, not by the scale of the proposed accessory building. The variance is in harmony with the general intent of the ordinance.*

**2. The variance is consistent with the comprehensive plan:**

*The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed accessory structure is a residential storage building consistent with the rural residential character of the area and compatible with the land uses guided by the Comprehensive Plan.*

**3. Practical difficulties exist in complying with the zoning code:**

*The practical difficulty is well-established. The existing principal structure on the property has a flat roof resulting in a building height of approximately 16 feet. This is a unique architectural characteristic of the existing home that is not typical of residential structures in the area and was not created by the current applicant. The proposed accessory structure height of 19'4" is conventional for a post-frame storage/utility building. Without a variance, the applicant would be required to either (a) construct an accessory structure that is limited to 16 feet in height. The applicant has also demonstrated that the ABRC process, which could otherwise address such height issues, is not available to this property because the applicable threshold criteria cannot be met. The circumstance is unique to this property, and the practical difficulty is genuine.*

**4. The proposal represents the minimum variance necessary:**

*The proposed accessory structure height of 19'4" reflects the standard height of a 40' x 48' post-frame building with a conventional roof pitch. The applicant is not requesting an unusually tall structure; the variance of approximately 3'4" above the principal structure height is the minimum relief needed to allow a conventionally designed and functional building.*

**5. The variance will not alter the essential character of the locality:**

*The surrounding area is characterized by rural residential properties, many of which have detached accessory buildings. The proposed structure at 19'4" is not out of character with*

*accessory buildings commonly found in the area. The proposed structure will meet all applicable setbacks, will be a significant improvement over the existing nonconforming structure being removed, and will not adversely affect neighboring properties. The character of the locality will not be materially altered by the approval of this variance.*

### **Additional Considerations**

The City should note that the applicant's proposal represents a net improvement to the overall zoning compliance status of the property. The existing nonconforming structure, which spans multiple property lines, exceeds permitted square footage and height, and does not meet setbacks will be fully removed. The replacement structure will conform to all applicable requirements except for the height relative to the principal structure. The City has previously granted variances for accessory structure height where the practical difficulty standard has been met.

Staff notes that the height limitation for accessory structures relative to principal structures was added to the City's ordinance in 2013 with the intent of maintaining a proportional relationship between accessory and principal structures. The City has recognized that this provision can create practical difficulties for properties with atypically low principal structures and has provided the ABRC as an administrative pathway in appropriate cases. Where the ABRC pathway is not available, a variance is the appropriate mechanism for relief, provided the variance criteria are met.

The applicant will be required to obtain all applicable building permits prior to construction. The proposed structure shall be constructed in accordance with the submitted building plans.

### **Neighbor Comments**

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No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

### **Planning Commission Discussion**

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Planning Commissioners reviewed the request and asked questions of staff and the applicant. Commissioners clarified how many existing lots were owned by the applicant and that there was an existing home located on the property. Commissioners noted that the lot orientation was somewhat unique due to having three sides boarding public roads. Commissioners noted that the existing house has a flat roof which makes it more difficult to stay below with the proposed accessory structure. Commissioners also noted that the existing accessory structure is non-conforming.

### **Recommendation**

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The Planning Commission recommended approval of the requested variance, with the following findings and conditions:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:

- The practical difficulty arises from the unique architectural characteristic of the existing principal structure, which features a flat roof resulting in a building height of approximately 16 feet. This circumstance is unique to the property and was not created by the applicant.
  - The proposed accessory structure height of 19 feet 4 inches is conventional for a post-frame building of the proposed size and represents the minimum variance necessary to allow a functionally designed structure.
  - The variance is in harmony with the general purposes and intent of the City's Zoning Ordinance.
  - The variance is consistent with the City's Comprehensive Plan.
  - The proposed improvements will not alter the essential character of the locality.
- The variance shall permit the proposed accessory structure to be constructed to a maximum height of 19 feet 4 inches, as measured in accordance with the City's Zoning Ordinance, Section 510.05, Subdivision 10. The accessory structure shall be constructed in accordance with the building plans and site survey submitted with this application.
  - The existing nonconforming accessory structure spanning the commonly owned parcels shall be fully removed prior to or concurrent with the construction of the new accessory structure. Removal shall be confirmed by the City's Building Official prior to issuance of a certificate of occupancy for the new structure.
  - The proposed accessory structure shall meet all applicable setback requirements as shown on the submitted site survey. Any deviation from the approved site plan will require additional review and approval by the City.
  - The proposed accessory structure shall not be used for any commercial business, commercial storage, or commercial operation of any kind.
  - The proposed accessory structure cannot be expanded or enlarged without the review and approval of the City. Any expansion that would further increase the height of the structure or the total accessory square footage on the property will require an amendment to this variance or a new application following all applicable procedures.
  - The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed accessory structure.
  - The Applicant shall pay for all costs associated with the City's review of the requested variance.

**Attachments: Resolution No. 26-0616-02**

Application

Survey

Building Plans



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 26-0616-02**

**RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE  
TO ALLOW AN ACCESSORY STRUCTURE HEIGHT EXCEEDING THE PRINCIPAL  
STRUCTURE FOR THE PROPERTY LOCATED AT 230 HART STREET**

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

WHEREAS, the City adopted a comprehensive plan 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, Mark Bjorgum (“Applicant”) and Gary Bjorgum (“Owner”) submitted an application for a variance to allow the construction of a new accessory structure that exceeds the height of the principal structure on the property located at 230 Hart Street (PID No. 32-118-24-42-0053) (the “Property”); and

WHEREAS, the Property is zoned RR—Rural Residential; and

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

WHEREAS, the requested variance meets all requirements, standards, and specifications of the City of Independence Zoning Ordinance applicable to Rural Residential lots; and

WHEREAS, the Planning Commission held a public hearing on June 2, 2026, to review the application for a variance, following mailed and published notice as required by law, and recommended approval of the variance to the City Council; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Mark Bjorgum and Gary Bjorgum and grants the requested variance for the property in accordance with the City’s zoning regulations with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Sections 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - a. The practical difficulty arises from the unique architectural characteristic of the existing principal structure, which features a flat roof resulting in a building height of approximately 16 feet. This circumstance is unique to the property and was not created by the applicant.
  - b. The proposed accessory structure height of 19 feet 4 inches is conventional for a post-frame building of the proposed size and represents the minimum variance necessary to allow a functionally designed structure.
  - c. The variance is in harmony with the general purposes and intent of the City's Zoning Ordinance.
  - d. The variance is consistent with the City's Comprehensive Plan.
  - e. The proposed improvements will not alter the essential character of the locality.
3. The variance shall permit the proposed accessory structure to be constructed to a maximum height of 19 feet 4 inches, as measured in accordance with City Zoning Ordinance Section 510.05, Subdivision 10. The accessory structure shall be constructed in accordance with the building plans and site survey submitted with this application.
4. The existing nonconforming accessory structure spanning the commonly owned parcels shall be fully removed prior to the construction of the new accessory structure. Removal shall be confirmed by the City's Building Official prior to issuance of a certificate of occupancy for the new structure.
5. The proposed accessory structure shall meet all applicable setback requirements as shown on the submitted site survey. Any deviation from the approved site plan will require additional review and approval by the City.
6. The proposed accessory structure shall not be used for any commercial business, commercial storage, or commercial operation of any kind.
7. The proposed accessory structure cannot be expanded or enlarged without the review and approval of the City. Any expansion that would further increase the height of the structure or the total accessory square footage on the property will require an amendment to this variance or a new application following all applicable procedures.

8. The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed accessory structure.
9. The Applicant shall pay for all costs associated with the City's review and recording of the requested variance.

This resolution was adopted by the City Council of the City of Independence on this 16<sup>th</sup> day of June 2026, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Brad Spencer, Mayor

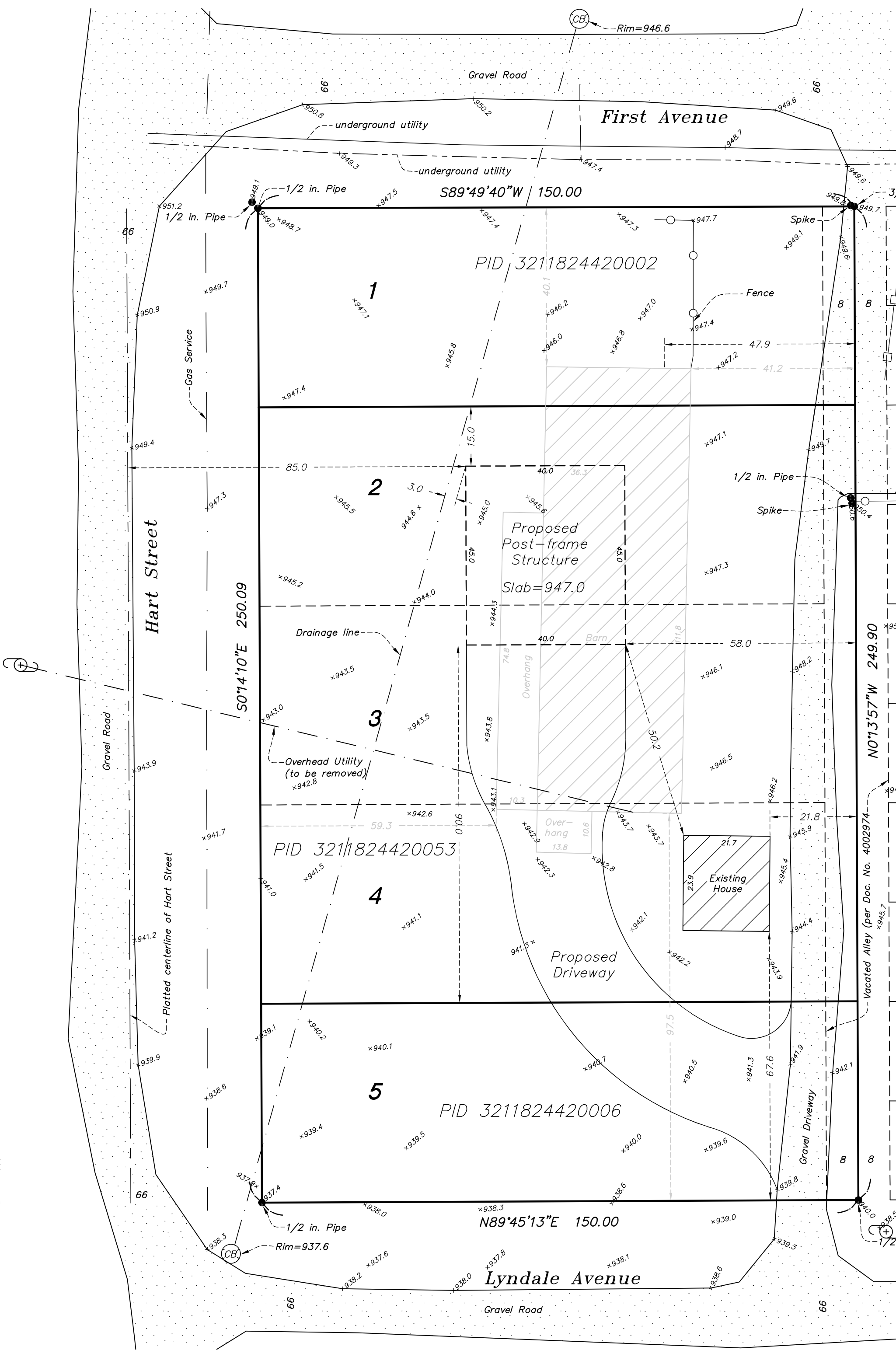
ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*

**EXHIBIT B**

*(Site and Building Plans)*



CB Rim=946.6

Gravel Road

First Avenue

66

66

underground utility

underground utility

S89°49'40"W 150.00

PID 3211824420002

1

Spike

1/2 in. Pipe

Cas Service

Fence

66

3/1

Hart Street

S01°14'10"E 250.09

2

Proposed Post-frame Structure  
Slab=947.0

1/2 in. Pipe

66

Drainage line

Barn

Spike

Gravel Road

PID 3211824420053

3

Overhead Utility  
(to be removed)

Overhang

Existing House

Platted centerline of Hart Street

59.3

4

Proposed Driveway

Vacated Alley (per Doc. No. 4002974)

66

5

PID 3211824420006

N89°45'13"E 150.00

Lyndale Avenue

66

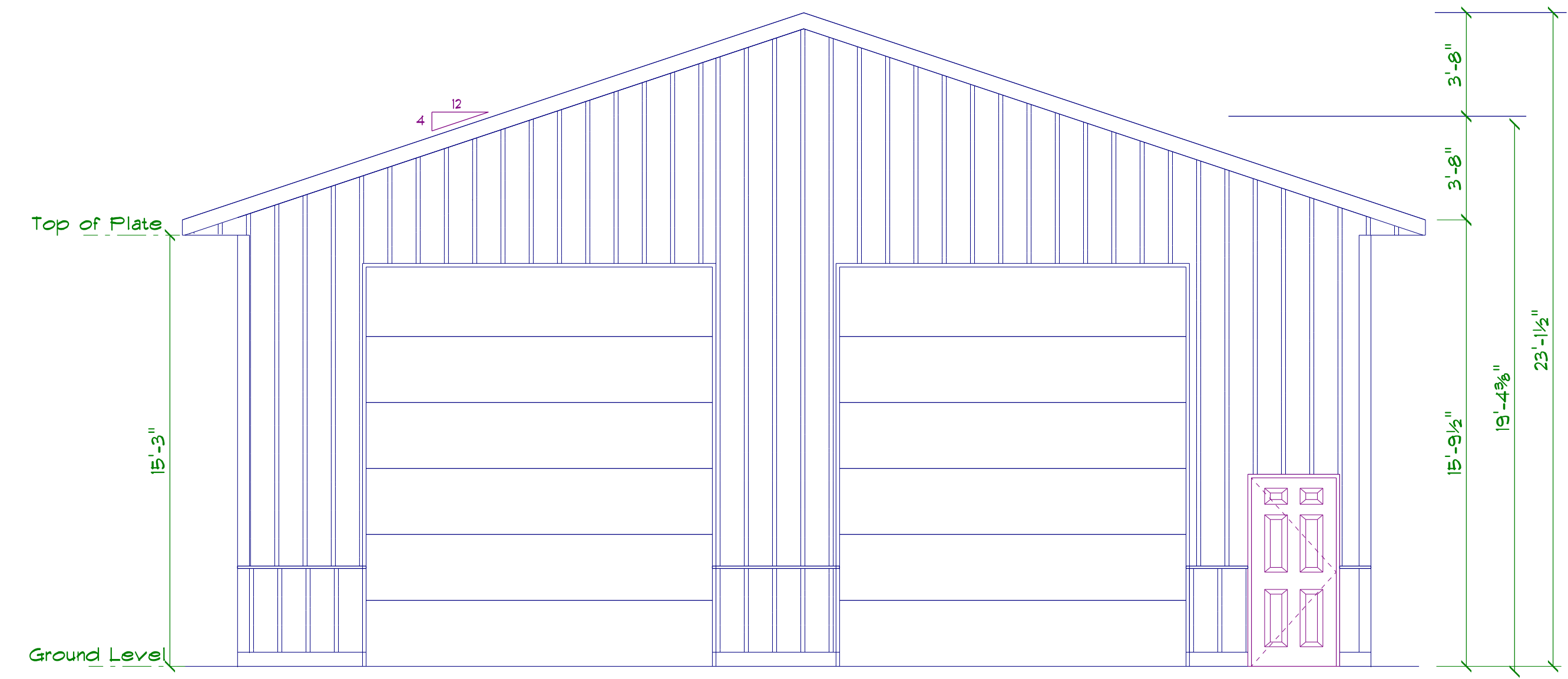
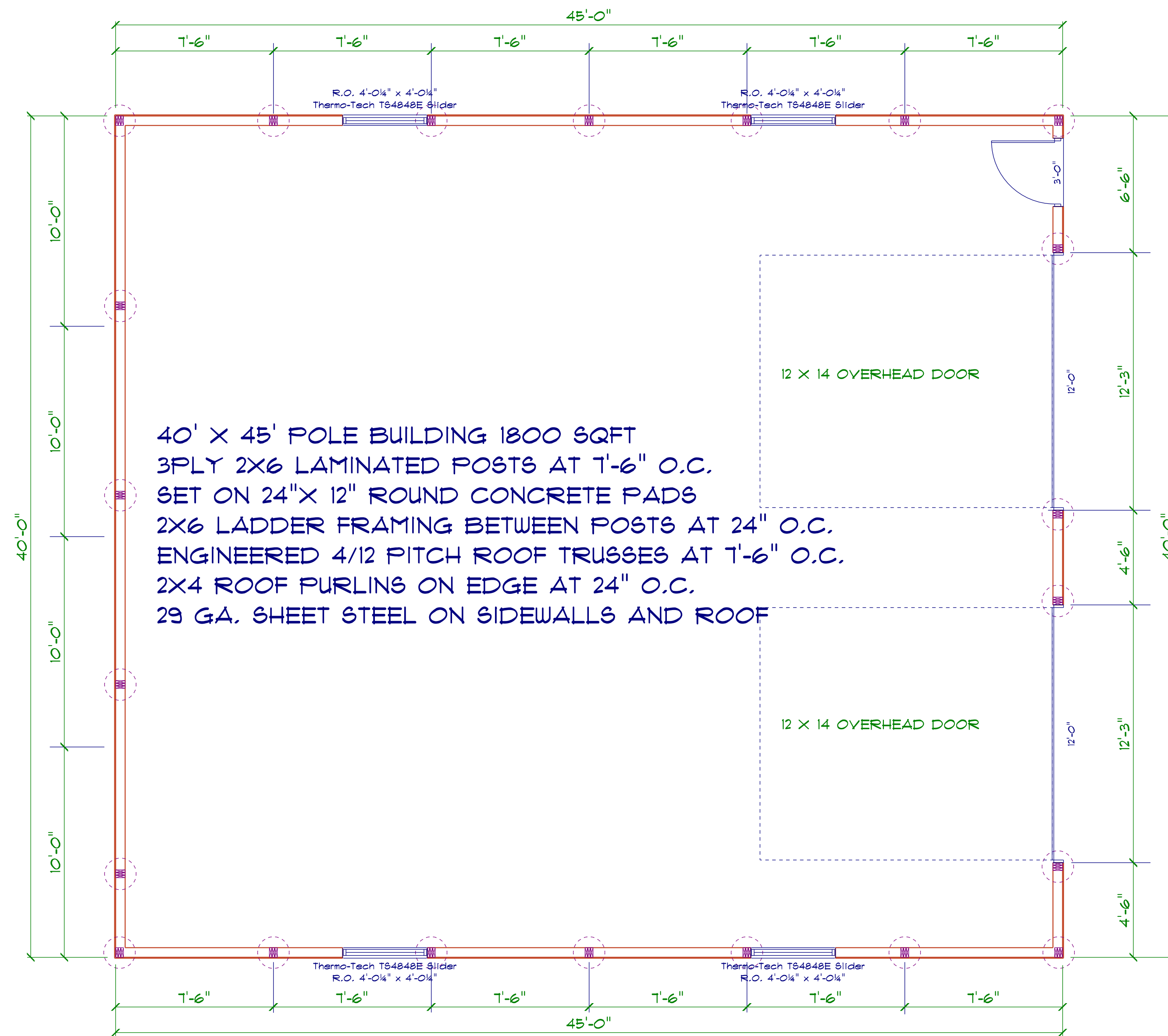
Gravel Road

66

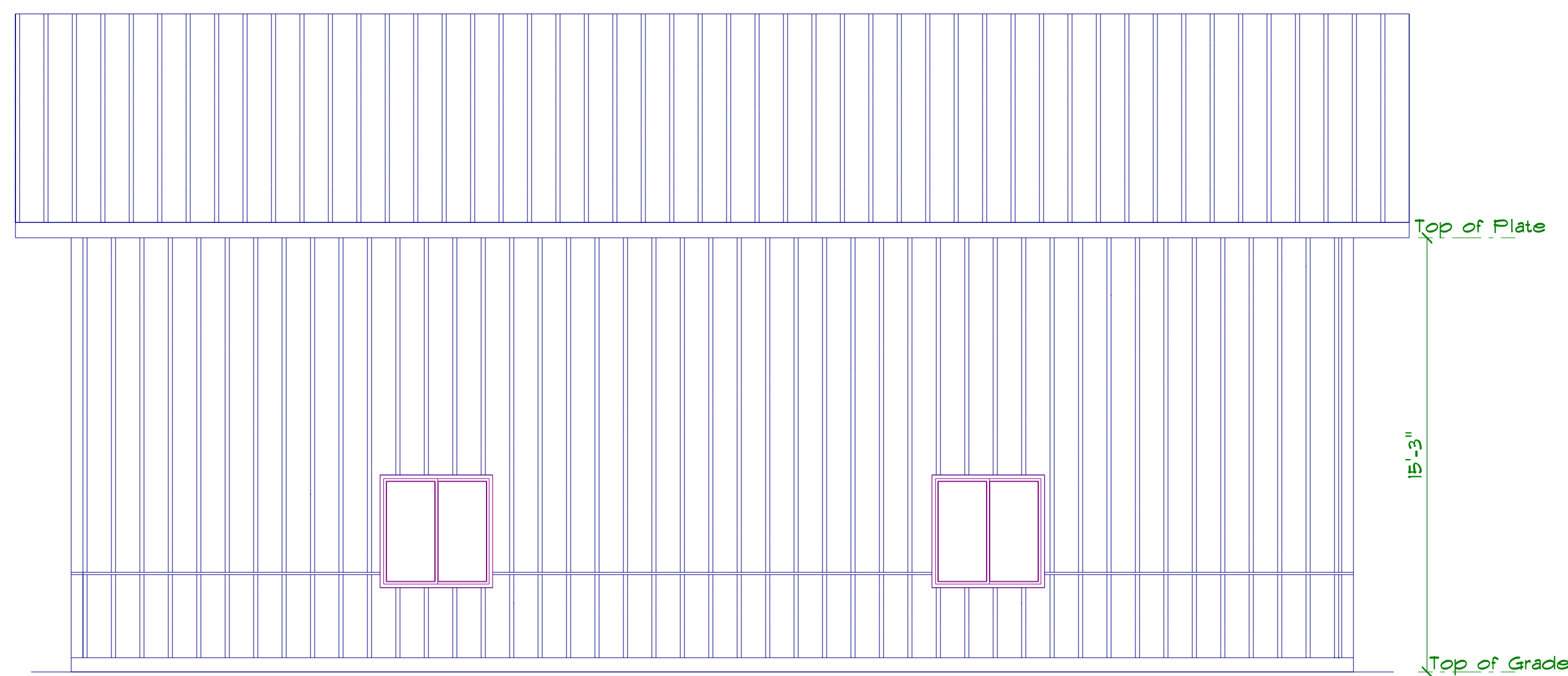
CB Rim=937.6

1/2 in. Pipe

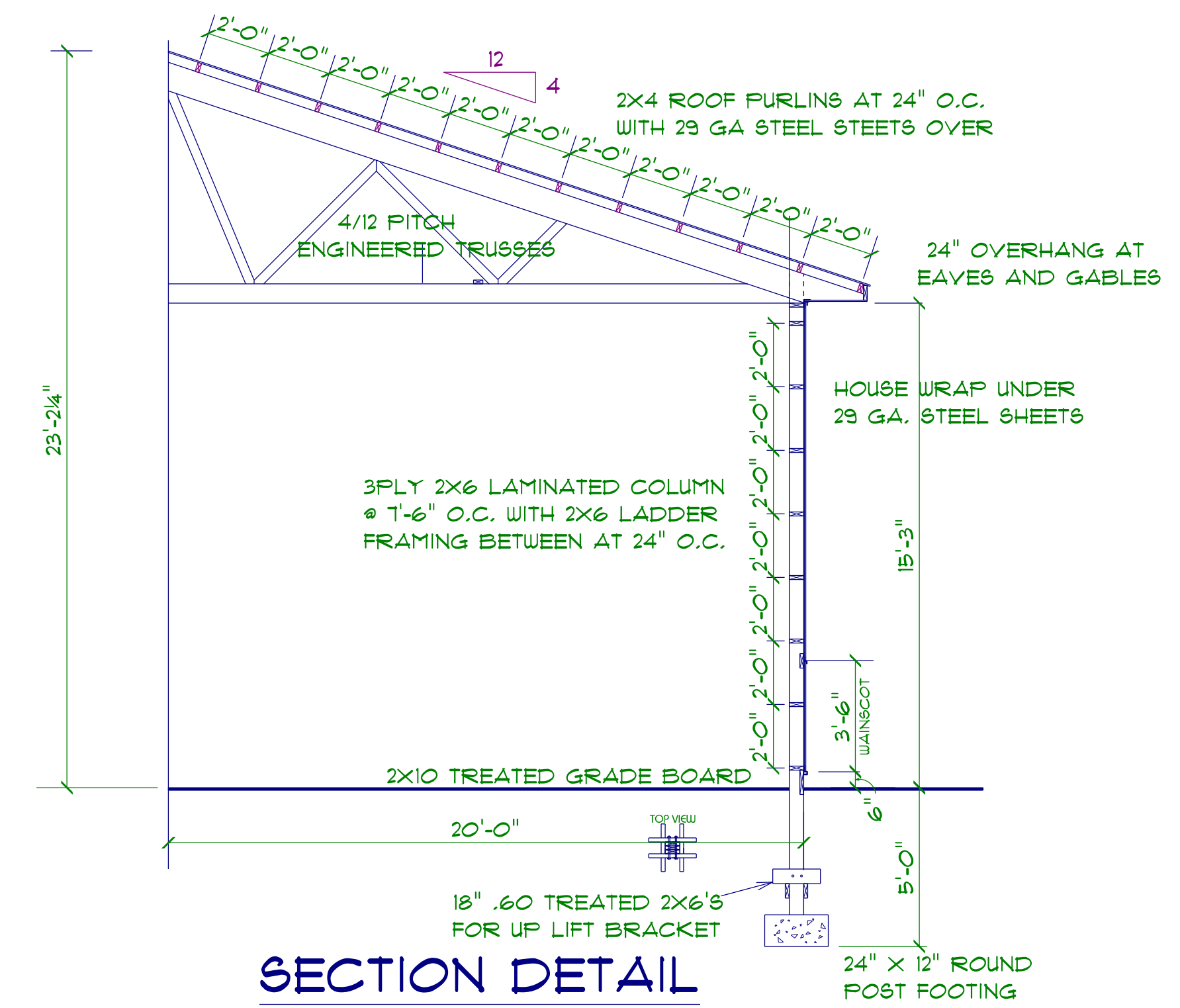
1/2



**FRONT ELEVATION**



**SIDE ELEVATION**



**SECTION DETAIL**

**CITY OF INDEPENDENCE, MINNESOTA**  
**CITY COUNCIL**

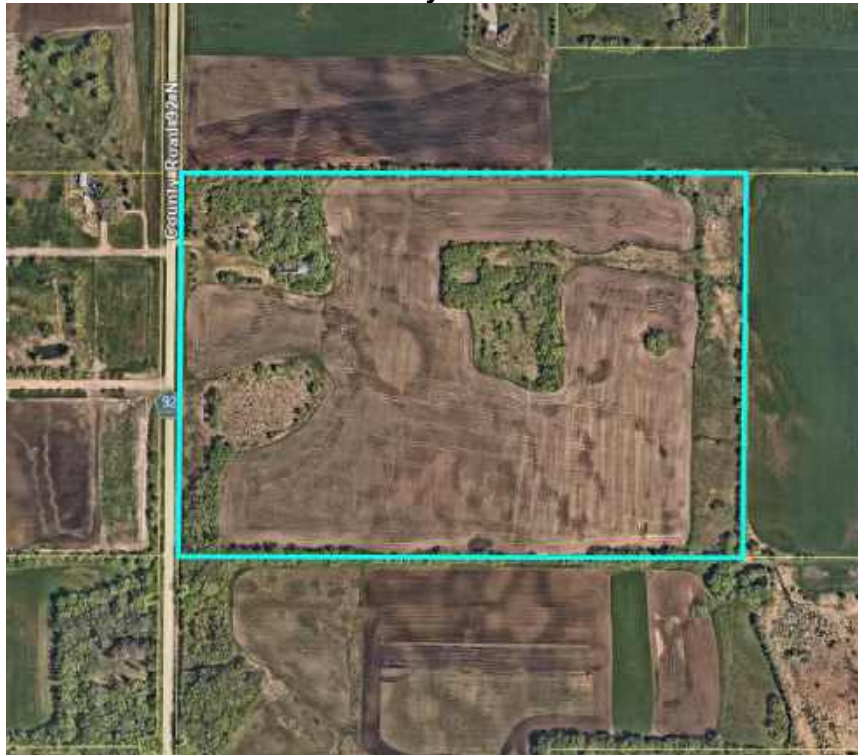
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**Conditional Use Permit – Detached Accessory Buildings Exceeding 5,000 SF  
Property Located at 3760 County Road 92 N, Independence, MN**

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<b>To:</b>	City Council
<b>From:</b>	City Planner
<b>Meeting Date:</b>	June 16, 2026
<b>Applicant:</b>	Michael Keenan, PLA — Urban Ecosystems LLC
<b>Owner:</b>	Mark Moorhouse
<b>Location:</b>	3760 County Road 92 N, Independence, MN 55359
<b>PID:</b>	09-118-24-13-0001
<b>Application Type:</b>	Conditional Use Permit (CUP) – Three Detached Accessory Buildings Exceeding 5,000 SF

**3760 County Road 92 N.**



## Request:

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**PUBLIC HEARING** – Michael Keenan (Applicant) and Mark Moorhouse (Owner) request that the City consider the following action for the property located at 3760 County Road 92 N, Independence, MN (PID No. 09-118-24-13-0001):

- A conditional use permit (CUP) to allow three (3) detached accessory buildings that each exceed 5,000 square feet on the subject property. The applicant is proposing to develop the property with a new principal residence and three detached accessory buildings to support a private agricultural operation. The buildings are proposed to be constructed in phases over several years. All detached accessory buildings constructed in the City of Independence that exceed 5,000 SF require approval of a conditional use permit.

## Property / Site Information:

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The subject property is located at 3760 County Road 92 N in the City of Independence, Minnesota. The property is zoned Agricultural Preserve and is designated as an Agricultural Preserve parcel consistent with the Metropolitan Agricultural Preserves Act. The parcel is approximately 58.94 acres gross (57.95 acres net buildable) in size and is currently vacant agricultural land. The property is accessed from County Road 92 (H.C.S.A.H. No. 92).

<b>Property Address:</b>	3760 County Road 92 N, Independence, MN 55359
<b>PID:</b>	09-118-24-13-0001
<b>Legal Description:</b>	West Half of the Northwest Quarter of the Northeast Quarter, Section 9, Township 118, Range 24; and the Southeast Quarter of the Northeast Quarter of Section 9, Township 118, Range 24
<b>Zoning:</b>	Agricultural Preserve (AP)
<b>Comprehensive Plan:</b>	Agricultural Preserve / Agricultural
<b>Gross Parcel Area:</b>	58.94 ± acres
<b>Net Buildable Area:</b>	57.95 ± acres
<b>Total Site Disturbance:</b>	Approximately 10.0 acres
<b>Existing Impervious:</b>	0.21 ± acres (2.1% of disturbed area)
<b>Proposed Impervious:</b>	6.97 ± acres (69.7% of disturbed area)
<b>Front Setback (Req./Proposed):</b>	85 ft from centerline of Co. Rd. 92 / Met per site plan

<b>Side Setback (Req./Proposed):</b>	30 ft / Met per site plan
<b>Rear Setback (Req./Proposed):</b>	40 ft / Met per site plan
<b>Watershed District:</b>	Pioneer Sarah Creek Watershed Management Commission

**Proposed Buildings:**

The applicant is proposing three (3) new buildings on the subject property, all of which are proposed to exceed the 5,000 SF threshold that requires a conditional use permit under the City's Zoning Ordinance. The buildings are proposed to be constructed to support a private agricultural operation on this Agricultural Preserve property. The proposed buildings are as follows:

<b>Building</b>	<b>Dimensions</b>	<b>Approx. SF</b>	<b>Description</b>
Building #1 (Phase 1)	96' x 242'	~23,232 SF	Principal structure with attached dwelling unit; proposed for initial phase of construction
Building #2 (Future Phase)	72' x 252'	~18,144 SF	Detached agricultural accessory building; proposed for future phase
Building #3 (Future Phase)	100' x 252'	~25,200 SF	Detached agricultural accessory building with grain bins; proposed for future phase

**Discussion**

Michael Keenan, PLA of Urban Ecosystems LLC (Applicant), on behalf of Mark Moorhouse (Owner), is requesting approval of a conditional use permit (CUP) to allow three (3) detached accessory buildings exceeding 5,000 SF on the property located at 3760 County Road 92 N (PID No. 09-118-24-13-0001) in the City of Independence. The subject property is designated as an Agricultural Preserve parcel consistent with the Metropolitan Agricultural Preserves Act, and the applicant's stated intent is to maintain the property in active agricultural production.

The proposed project, referred to as the "Farmsite," involves the construction of a principal residential structure within an attached accessory building (Building #1) in an initial phase, followed by two additional detached accessory buildings (Buildings #2 and #3) in subsequent phases. All three buildings are proposed to be used solely for private agricultural purposes, including equipment storage, grain storage, and related farm operations. The site plan, prepared

by Urban Ecosystems LLC (Landscape Architect) and Loucks, Inc. (Civil Engineer), includes gravel and concrete pavement areas, three infiltration basins for stormwater management, 3.5 acres of native prairie restoration, and a significant tree planting plan comprising 70 native trees (White Pine, Black Hills Spruce, and Eastern Redcedar).

The applicant is proposing to grade and rock a significant portion of the approximately 10-acre work area as part of the initial site development. The City will need to carefully consider the scope and phasing of the grading and site improvements, as the initial grading and rocking of the full site work area is proposed independent of the construction of Buildings #2 and #3, which are deferred to future phases.

### **Planning Commission Review and Recommendation**

The Planning Commission held a public hearing on June 2, 2026 to consider the application. The Commission extensively discussed the previous impacts that this property owner has created in this area of the city. Several residents spoke in opposition to allowing additional development to occur and restated that they have been significantly impacted by the constant construction noise and activity associated with prior operations on this and adjacent properties under the same ownership. The concerns raised by neighbors primarily relate to the length, magnitude, and ongoing nature of construction, grading, filling, and hauling activities.

In order to mitigate potential impacts on neighboring properties, the Planning Commission discussed and recommended the establishment of conditions on the conditional use permit as set forth below. The Planning Commission voted to recommend approval of the conditional use permit, subject to the findings and conditions outlined in the Recommendation section of this report.

### **Key Consideration: Phased Building Approval**

The applicant has requested CUP approval for all three buildings, with an anticipated construction deadline of October 31, 2030. The Planning Commission has recommended approval of only one (1) building at this time, specifically Building #1 (the northern building). The applicant would be required to return to the City for an amended conditional use permit prior to the construction of Buildings #2 and #3.

### **Conditional Use Permit Criteria Analysis**

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a–i) as follows. Staff analysis of each criterion is provided in italics below.

#### **a. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.**

*The proposed accessory buildings are intended for private agricultural use on a 58.94-acre Agricultural Preserve parcel. The buildings are set back well beyond required minimums from all property lines. The proposed use is consistent with the agricultural character of the surrounding area. The City will need to find that the proposed conditional use does not adversely impact the health, safety, or general welfare of surrounding property owners. It should be noted that the City received significant public comment at the Planning Commission hearing relating to previous activities on this property and adjacent properties under common ownership, including concerns about the length and magnitude of construction, grading, filling, and hauling operations.*

#### **b. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal**

**and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

*The subject property and surrounding area are zoned and guided for agricultural use. The proposed farm operation is consistent with the predominant agricultural character of the immediate vicinity. The applicant has proposed a substantial landscaping and buffering plan, including 70 native trees and 3.5 acres of prairie restoration, which should adequately screen the proposed improvements from neighboring properties and the public right-of-way.*

**c. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.**

*The property is accessed from County Road 92, which is a county-maintained roadway. The proposed agricultural use is anticipated to generate typical farm-related traffic. No significant increase in traffic beyond what is associated with normal agricultural operations is anticipated. The applicant will be required to coordinate any access improvements with Hennepin County. The access gate along CSAH 92 is proposed to be constructed to a minimum width of 40 feet to accommodate agricultural equipment.*

**d. Sufficient off-street parking and loading space will be provided to serve the proposed use.**

*The proposed site plan includes extensive gravel and concrete pavement areas that will provide more than adequate off-street parking and equipment loading/unloading space to serve the proposed agricultural use.*

**e. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.**

*The site plan indicates an on-site septic treatment mound for Building #1. The City's engineering and building permit review is ongoing. The applicant will be required to meet all applicable on-site septic and well standards and obtain all required permits prior to construction.*

**f. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.**

*The applicant has submitted a civil engineering package prepared by Loucks, Inc. that includes a detailed stormwater management plan with three infiltration basins, a grading plan, and a SWPPP. The City's engineering and stormwater review is ongoing. Any approval will be conditioned on the applicant meeting all City stormwater requirements, addressing all engineering comments, revising plans accordingly, and obtaining approval from the Pioneer Sarah Creek Watershed Management Commission prior to any site work or construction.*

**g. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.**

*The proposed use is for private agricultural equipment and grain storage. No livestock are proposed. No significant odor, fume, noise, or vibration impacts are anticipated beyond those typical of normal agricultural operations. The extensive proposed tree buffer and prairie restoration will help mitigate potential dust and visual impacts. Grading and construction activities will be subject to the City-approved operational controls and timeline established as conditions of the CUP.*

**h. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.**

*The subject property is guided for Agricultural/Agricultural Preserve use in the City's Comprehensive Plan. The proposed farm operation is consistent with the City's long-term planning for this parcel and supports the City's goals for agricultural preservation within the western Twin Cities metropolitan area. The use of the property for active agriculture is consistent with the Metropolitan Agricultural Preserves Act designation.*

**i. The proposed use will not stimulate growth incompatible with prevailing density standards.**

*The proposed agricultural use on a 58.94-acre Agricultural Preserve parcel will not stimulate incompatible growth. The use is consistent with and reinforces the agricultural character of the area.*

**Additional Considerations**

**1. Phasing and Construction Timeline:**

The applicant is proposing to grade and rock a significant portion of the 10-acre work area as part of the initial site development, with Buildings #2 and #3 to be constructed at a future date (if approved). The City should require the applicant to submit a detailed construction and phasing timeline, approved by the City Council at a subsequent meeting, that addresses the schedule and duration of all fill hauling and grading operations; site stabilization milestones; the construction schedule for Building #1; the landscaping and tree installation schedule; and a completion date for all construction activities on the property. This plan should detail all phases of the site and building construction and identify substantial completion dates.

**2. Restriction on Commercial Use:**

The City should ensure that any CUP approval clearly prohibits commercial use of the proposed buildings and site. This includes, but is not limited to, commercial boat storage or recreational vehicle storage for compensation, any commercial business operation not directly related to the agricultural use of the property, and any storage, warehousing, or distribution activities for hire.

**3. Stormwater and Engineering Review:**

The City's stormwater and engineering review of the submitted civil plans (Loucks, Inc.) is currently ongoing. Any approval of the CUP will be subject to the applicant satisfactorily addressing all City engineering and stormwater comments, revising the plans accordingly, and obtaining all required approvals from the Pioneer Sarah Creek Watershed Management Commission prior to issuance of any grading or building permits.

**4. Maximum Accessory Building Size:**

For properties greater than 10 acres, the City does not limit the total amount of accessory building square footage. Therefore, the maximum square footage of accessory buildings allowed is not limited on this property.

**5. Fuel Storage Relocation:**

Staff recommends that the applicant relocate the fuel storage area to the north side of the site and/or away from CSAH 92 to reduce visibility from the public right-of-way and minimize potential safety concerns.

**Neighbor Comments**

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The City received letters of support from surrounding property owners regarding the proposed project prior to the Planning Commission public hearing. However, at the Planning Commission hearing on June 2, 2026, several neighboring residents spoke in opposition to the application,

citing significant and ongoing impacts from construction noise, hauling traffic, and site activity associated with previous development activities by the same property owner on this and adjacent properties. The City Council should take the concerns raised by neighboring residents into full consideration in its review of this application. Any additional written comments received prior to or at the City Council meeting will be forwarded to the Council for consideration.

## **Recommendation**

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The Planning Commission recommended that the City Council approve the requested conditional use permit with the following findings and conditions. Should the City Council approve the conditional use permit, the following findings and conditions should be included:

### **Findings:**

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The proposed use of the property for private agricultural operations is consistent with the Agricultural Preserve zoning designation of the subject property and the City's Comprehensive Plan.
3. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions of approval.

### **General Conditions:**

1. No commercial use of the proposed buildings or site shall be permitted. This includes, but is not limited to, commercial boat storage, recreational vehicle storage for compensation, and any commercial business operation not directly related to the agricultural use of the property. Any change in use from private agricultural use shall require an amendment to the conditional use permit subject to full review and approval by the City.
2. Any approval of this conditional use permit is conditioned upon the applicant satisfactorily addressing all City engineering and stormwater comments, revising the civil plans to address all comments, and obtaining all required approvals from the Pioneer Sarah Creek Watershed Management Commission prior to the issuance of any grading or building permit.
3. The proposed accessory structures shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
4. All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction of any building.
5. All site lighting shall comply with the City's applicable lighting standards. The applicant shall provide details of all proposed site and building lighting for City review prior to issuance of any building permit.
6. The applicant shall comply with all applicable standards and conditions required by the Pioneer Sarah Creek Watershed Management Commission.

7. The access gate along CSAH 92 shall be constructed to a minimum width of 40 feet to accommodate agricultural equipment.
8. The applicant shall relocate the fuel storage area to the north side of the site and/or away from CSAH 92 prior to or concurrent with initial site development, subject to City review and approval.
9. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.

**Site Work Conditions:**

10. Completion Date: All site work associated with grading, hauling, filling, landscaping, and any associated site construction work that occurs on this site shall be completed no later than October 31, 2026.
11. Work Hours: All site-related construction activities and exterior building construction activities shall be limited to 8:00 AM to 5:00 PM, Monday through Friday only. These hours do not apply to interior building construction activities, which shall be governed by the City's standard construction hours. Note: The applicant has requested hours of 7:00 AM to 7:00 PM. The City Council may determine whether the Planning Commission's recommended hours are appropriate or whether a different set of hours should be established.
12. Equipment: All equipment used on-site shall utilize white noise backup alarms in lieu of standard tone-based alarms.
13. Material Hauling: Contractors shall use all reasonable efforts to utilize side-dump trucks for bringing material onto the site in order to minimize the volume of standard dump truck traffic on local roadways.
14. Security: Prior to the issuance of any grading or building permit, the applicant shall provide a \$50,000 cash escrow or letter of credit as security for the City. The security shall be used to ensure completion of all required improvements and to ensure conformance with the conditions of this conditional use permit.

**Building Construction Condition:**

15. Building #1 (northern building) shall be constructed and a certificate of occupancy obtained no later than October 31, 2030. Approval of this conditional use permit is limited to Building #1 only, consistent with the Planning Commission's recommendation. The applicant shall be required to return to the City and obtain an amended conditional use permit prior to the construction of Building #2 or Building #3. Any future application for Buildings #2 and/or #3 shall be subject to full review and public hearing consistent with all applicable City ordinance requirements at the time of application.

**Attachments:** Application

Survey

Civil Engineering Plans

Building Plans

Planning Commission Minutes – June 2, 2026

Letters from Neighboring Property Owners



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 26-0616-03**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW  
A DETACHED ACCESSORY BUILDING EXCEEDING 5,000 SQUARE FEET  
FOR PRIVATE AGRICULTURAL USE ON THE PROPERTY LOCATED AT  
3760 COUNTY ROAD 92 N, INDEPENDENCE, MINNESOTA**

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

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

WHEREAS, Michael Keenan, PLA of Urban Ecosystems LLC (“Applicant”) and Mark Moorhouse (“Owner”) submitted an application for a conditional use permit (CUP) to allow three (3) detached accessory buildings each exceeding 5,000 square feet on the property located at 3760 County Road 92 N (PID No. 09-118-24-13-0001) (the “Property”) to support a private agricultural operation; and

WHEREAS, the Property is zoned Agricultural Preserve (AP), is designated as an Agricultural Preserve parcel consistent with the Metropolitan Agricultural Preserves Act, and is approximately 58.94 acres in gross area; and

WHEREAS, all detached accessory buildings constructed in the City of Independence that exceed 5,000 square feet in area require approval of a conditional use permit pursuant to the City’s Zoning Ordinance; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on June 2, 2026, at which the application was reviewed and members of the public were provided an opportunity to be heard; and

WHEREAS, at the public hearing, neighboring residents spoke in opposition to the application and expressed significant concerns regarding the length, magnitude, and ongoing nature of construction, grading, filling, and hauling activities associated with previous development activities by the same property owner on this and adjacent properties; and

WHEREAS, following the public hearing, the Planning Commission voted to recommend approval of the conditional use permit for Building #1 (the northern building) only, subject to the findings and conditions set forth herein, and recommended that the applicant be required to return to the City for an amended conditional use permit prior to the construction of Buildings #2 or #3; and

WHEREAS, the City Council held a meeting on June 16, 2026, considered the application and the Planning Commission's recommendation, reviewed all materials submitted by the Applicant, and considered the testimony offered by the applicant and all interested parties; and

WHEREAS, the City Council has concluded that the application, as conditioned herein, satisfies the criteria for granting a conditional use permit set forth in City Zoning Ordinance Section 520.11, subd. 1(a)–(i).

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the conditional use permit application by Michael Keenan and Mark Moorhouse for the property located at 3760 County Road 92 N, in accordance with the City's zoning regulations, with the following findings and conditions:

### **FINDINGS**

- The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
- The proposed use of the property for private agricultural operations is consistent with the Agricultural Preserve zoning designation of the subject property and the City's Comprehensive Plan.
- The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions of approval.

### **GENERAL CONDITIONS**

1. No commercial use of the proposed buildings or site shall be permitted. This includes, but is not limited to, commercial boat storage, recreational vehicle storage for compensation, and any commercial business operation not directly related to the agricultural use of the property. Any change in use from private agricultural use shall require an amendment to the conditional use permit subject to full review and approval by the City.
2. This conditional use permit is conditioned upon the applicant satisfactorily addressing all City engineering and stormwater comments, revising the civil plans accordingly, and

obtaining all required approvals from the Pioneer Sarah Creek Watershed Management Commission prior to the issuance of any grading or building permit.

3. The proposed accessory structures shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
4. All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction of any building on the Property.
5. All site lighting shall comply with the City's applicable lighting standards. The applicant shall provide details of all proposed site and building lighting for City review and approval prior to issuance of any building permit.
6. The applicant shall comply with all applicable standards and conditions required by the Pioneer Sarah Creek Watershed Management Commission.
7. The applicant shall relocate the fuel storage area to the north side of the Property and/or away from CSAH 92, with the final location subject to City review and approval, prior to or concurrent with initial site development.
8. The applicant shall pay for all costs associated with the City's review of the conditional use permit and any related applications.

#### **CONSTRUCTION AND PHASING SCHEDULE CONDITION**

9. Prior to the issuance of any grading or building permit, the applicant shall prepare and submit to the City a comprehensive Construction and Phasing Schedule (the "Schedule") for review and approval by the City Council at a subsequent meeting. No grading or building permit shall be issued until the Schedule has been reviewed and approved by the City Council. The Schedule shall be sufficiently detailed to allow the City to monitor construction progress and enforce compliance, and shall address, at minimum, each of the following elements:
  - a. Fill Importation: The anticipated start date, projected duration, and estimated completion date for all fill hauling and material importation activities, including the estimated total volume of fill material to be imported and the anticipated daily truck trip frequency.
  - b. Grading and Earthwork: The anticipated start date, projected duration, and estimated completion date for all rough and finish grading, excavation, and earthwork across the full approximately 10-acre site work area.
  - c. Stormwater Infrastructure: The anticipated start date, projected duration, and estimated completion date for the construction and stabilization of all stormwater management improvements, including the three infiltration basins and all

associated drainage features required by the approved civil plans and the Pioneer Sarah Creek Watershed Management Commission.

- d. **Site Stabilization:** The anticipated methods and schedule for temporary and permanent erosion control and site stabilization at each phase of construction, including seeding, mulching, erosion blanket application, or other approved measures, and the projected date by which all disturbed areas will achieve permanent stabilization.
- e. **Prairie Restoration and Tree Planting:** The anticipated start date, the growing season(s) in which seeding and planting are proposed to occur, and the projected completion date for the installation of the 3.5-acre native prairie restoration area, the 70-tree planting plan, and all other required landscaping improvements.
- f. **Building #1 Construction:** The anticipated start date and projected completion date for the construction of Building #1, including foundation work, structural framing, exterior enclosure, mechanical and electrical rough-in, and substantial completion.
- g. **Milestone Dates:** Specific milestone completion dates for each major phase of work identified above, and the projected dates of (i) substantial completion of all site work and (ii) issuance of a certificate of occupancy for Building #1, both of which shall be consistent with the deadlines established in this Resolution.

## **SITE WORK CONDITIONS**

- 10. **Completion Date:** All site work associated with grading, hauling, filling, landscaping, and any associated site construction activities on the Property shall be fully completed no later than December 1, 2026.
- 11. **Construction Hours:** All site-related construction activities and all exterior building construction activities shall be limited to 8:00 AM to 5:00 PM, Monday through Friday only. This restriction does not apply to interior building construction activities, which shall be governed by the City's standard construction hour regulations.
- 12. **Equipment:** All mechanized equipment operating on-site shall be equipped with and shall utilize white noise (broadband) backup alarms in lieu of standard tone-based backup alarms.
- 13. **Material Hauling:** The applicant and its contractors shall use all reasonable efforts to utilize side-dump trucks for the importation of fill material to the site in order to minimize the volume of standard rear-dump truck traffic on adjacent public roadways.
- 14. **Security:** Prior to the issuance of any grading or building permit, the applicant shall deposit with the City a \$50,000 cash escrow or provide an irrevocable letter of credit in a form acceptable to the City Attorney, as security for the City. The security shall be held to ensure completion of all required site improvements and conformance with the

conditions of this conditional use permit and shall not be released until all required improvements are completed to the satisfaction of the City.

**BUILDING CONSTRUCTION CONDITION**

- 15. This conditional use permit authorizes the construction of Building #1 (the northern building, approximately 96' x 242', ~23,232 SF) only, as depicted on the approved plans attached hereto as Exhibit B. The applicant shall obtain a certificate of occupancy for Building #1 no later than October 31, 2027.
  
- 16. This conditional use permit does not authorize the construction of Building #2 or Building #3. Prior to the commencement of construction of Building #2 or Building #3, the applicant shall be required to return to the City and obtain an amended conditional use permit. Any application for an amended CUP shall be subject to full review, a public hearing, and approval in accordance with all applicable City ordinance requirements in effect at the time of application.

This resolution was adopted by the City Council of the City of Independence on this 16<sup>th</sup> day of June 2026, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Brad Spencer, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

**EXHIBIT A**  
(Legal Description)

West Half of the Northwest Quarter of the Northeast Quarter, Section 9, Township 118, Range 24; and the Southeast Quarter of the Northeast Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

**EXHIBIT B**

(Approved Site Plan and Building Plans)



2500 UNIVERSITY AVE W. #C8  
SAINT PAUL, MN 55411  
651-340-8568

April 23, 2026

Michael Keenan, PLA  
Urban Ecosystems  
2500 University Ave W Ste C8  
Saint Paul, MN, 55114

Mark Kaltsas  
City Planner  
City of Independence  
1920 County Road 90  
Independence, MN 55359

RE: Conditional Use Permit Application – Farmsite/3760 Co Rd 92 N

Dear Mark,

Please accept this submission package for a Conditional Use Permit (CUP) regarding a proposed farm operation site at 3760 Co Rd 92 N. As Independence continues to navigate its role as a premier rural-residential community, we are excited to propose a project that reinforces the city's commitment to agricultural preservation within a suburbanizing landscape.

The proposed operation is sited on land designated as an Agricultural Preserve. Our primary goal is to maintain the long-term viability of this land for production while implementing modern ecological stewardship. Specifically, this application highlights four key areas of focus:

*Agricultural Preservation:* By utilizing this site for active farming, we are preventing the premature conversion of high-quality soils to non-agricultural uses, adhering to the intent of the Metropolitan Agricultural Preserves Act.

*Stormwater Management:* Our site plan includes low-impact development (LID) strategies. We have designed integrated drainage solutions that manage runoff on-site, protecting the local watershed and downstream properties from the pressures often associated with surrounding suburban development.

*Prairie Restoration:* To support local biodiversity and soil health, we have dedicated 3.5 acres to native prairie restoration. This will provide vital habitat for pollinators and improve the site's natural carbon sequestration capacity.

*Tree Planting & Buffering:* We are committing to a robust reforestation and sheltering plan. This includes planting native tree species to act as natural windbreaks and visual buffers, ensuring the farm remains a scenic and compatible neighbor to nearby residential areas.

We believe this project serves as a model for how active agriculture can thrive alongside suburban growth by prioritizing environmental health and rural character. Thank you for your time and review of these materials. We look forward to discussing this proposal with the Planning Commission and City Council.

Sincerely,

Michael Keenan, PLA

# FARMSITE

3760 CO RD 92 N  
INDEPENDENCE, MN 55359

## Project Information

Project Address:  
3760 CO RD 92 N  
INDEPENDENCE, MN 55359

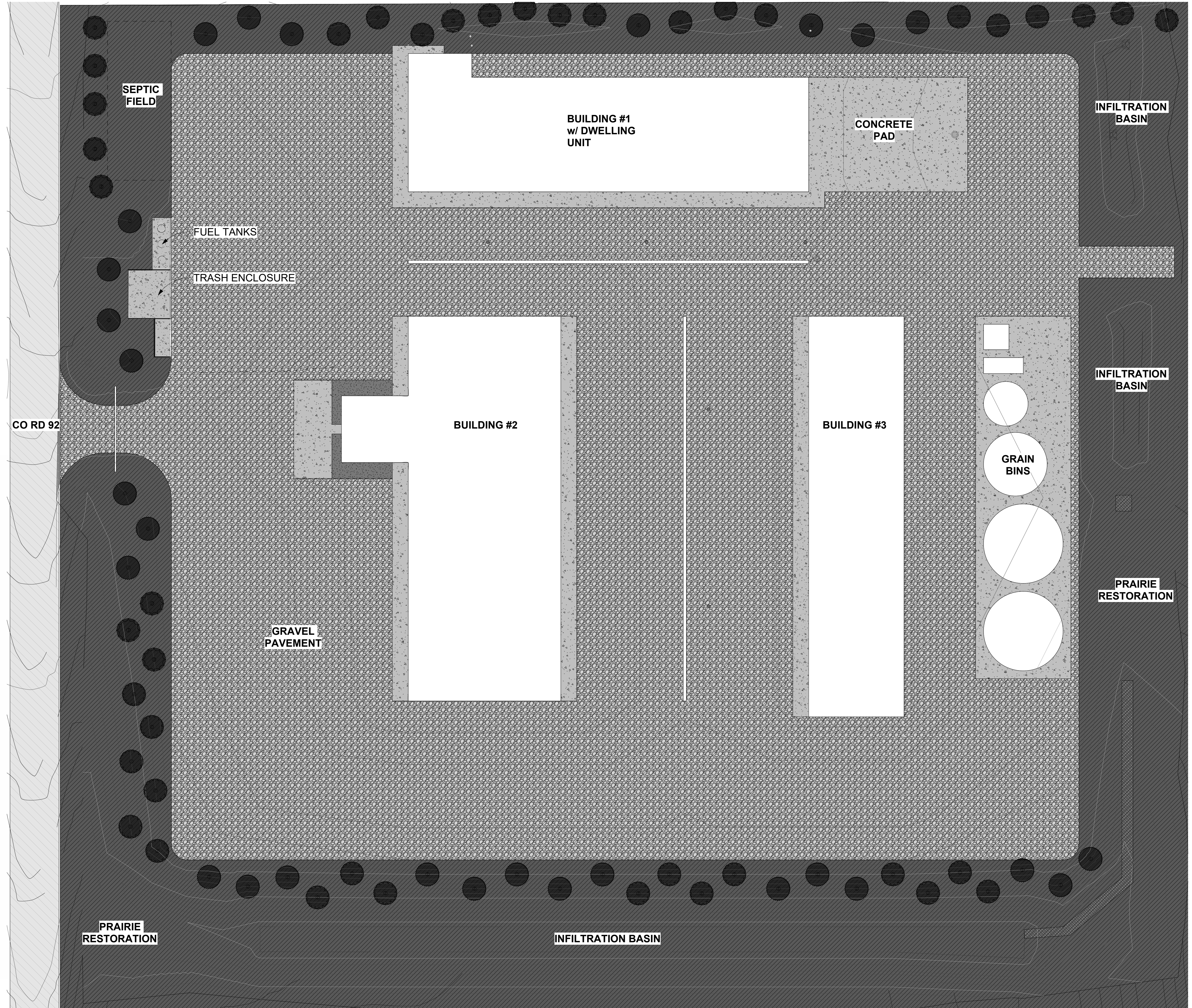
Landscape Architect:  
Urban Ecosystems Inc.  
Contact : Michael Keenan, ASLA, PLA  
2500 University Ave. W. #C8  
St. Paul, MN 55114  
651.340.8568

Civil Engineer:  
Loucks, Inc.  
Contact : NAME  
ADDRESS  
NUMBER

Builder:  
RAM BUILDINGS  
Contact : NAME  
529 INDUSTRIAL DRIVE  
WINSTED, MN 55395

Surveyor:  
SATHRE-BERGQUIST, INC.  
Project Estimator: DAN SCHMIDT  
14000 25TH AVE N, STE 120  
PLYMOUTH, MN 55447

SHEET LIST	
SHEET NUMBER	SHEET NAME
L1	TITLE PAGE
L2	SURVEY
L3	PROJECT RENDERINGS
C1-1	EX. CONDITIONS & DEMO PLAN
C2-1	CIVIL SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
L4	PLANTING PLAN
L5	PLANTING DETAILS
L6	BUILDING ELEVATIONS
L7	BUILDING ELEVATIONS
L8	BUILDING ELEVATIONS



1 OVERALL LANDSCAPE PLAN Color  
1" = 30'-0"

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
LICENSE NUMBER: \_\_\_\_\_  
SEAL: \_\_\_\_\_

FARMSITE  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS	
DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: MWK  
CHECKED: RLH  
APPROVED: RLH

TITLE PAGE

SHEET:  
L1

REVISIONS	
DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

SURVEY

SHEET:  
**L2**

**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)  
The West Half of the Southeast Quarter of the Northeast Quarter, Section 9, Township 118, Range 24  
and  
The Southwest Quarter of the Northeast Quarter of Section 9, Township 118, Range 24

**ALTA/NSPS OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** 3760 County Road No. 92 North, Independence, Minnesota 55359

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CD37F, effective date of November 4th, 2016.

4) **Parcel Area Information:** Gross Area: 2,567,370 s.f. -- 58.94 acres

6) **Zoning Information:** The current Zoning for the subject property is Agricultural Preserve per the City of Independence's zoning map dated February 2019. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
**Principal Structure Setbacks - Street(s):** 85 feet (County Road 92) from Centerline  
Side: 30 feet, 52 feet for corner yard from Right of Way  
Rear: 40 feet  
Wetland: 10 feet (From Edge of Buffer Line)  
Height: 35 feet  
Hankover: 25 percent of lot area

\*Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and handover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that Seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticker No. 232133066 for a list of utility operators in this area.

**SURVEY REPORT**

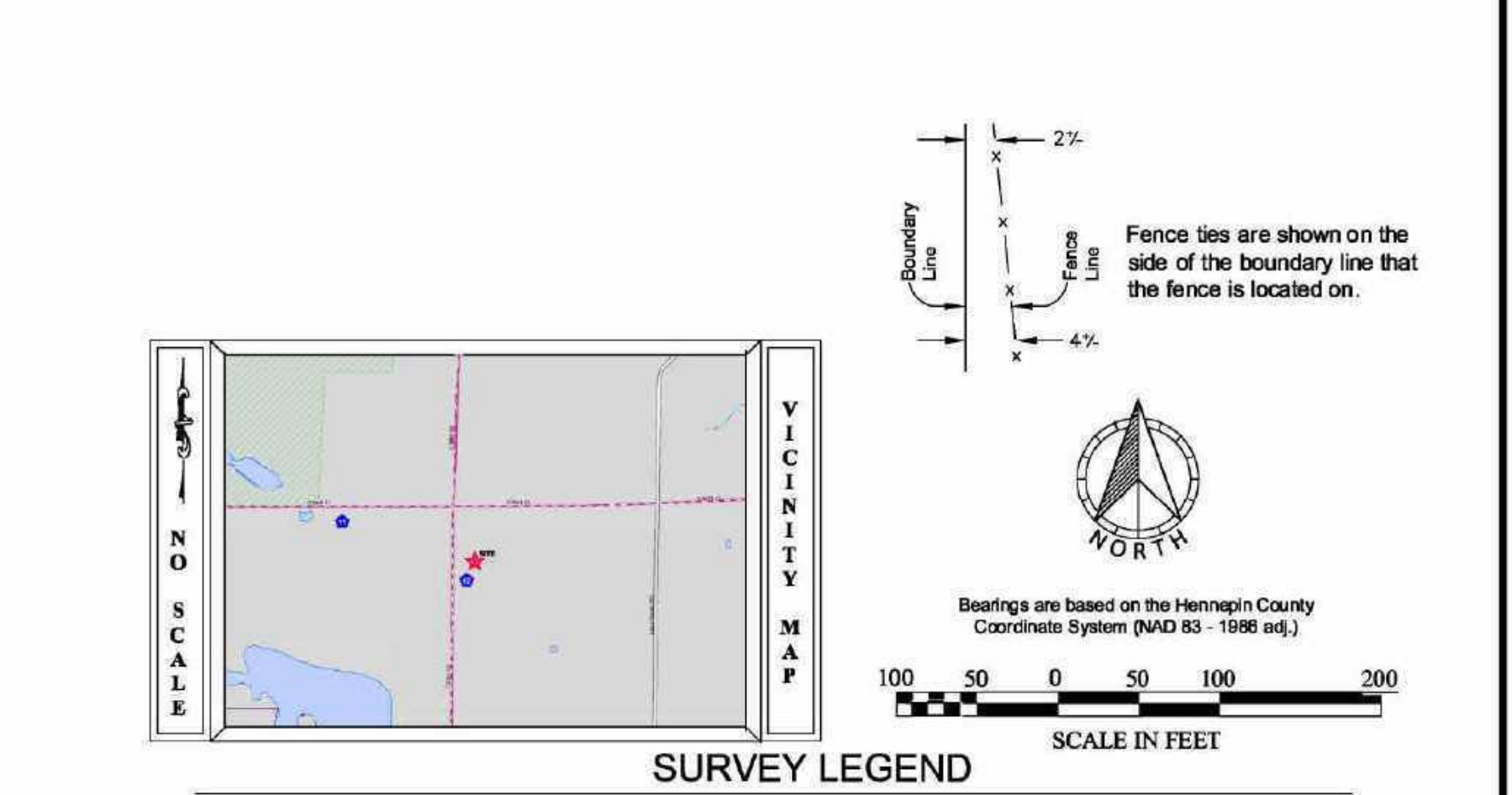
This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC, as issuing agent for Stewart Title Guaranty Company, File No. 59461, dated August 20, 2023.

1) We note the following with regards to Schedule B part II of the herein referenced Title Commitment:

- a) Item no. 1-10 are not survey related
- b) Item no. 11: Subject to Hennepin County State Aid Highway No. 92, Plat 28, filed as Document No. 4160609, *Shown hereon.*
- c) Item no. 12: Property inspection there are overhead power lines on subject property, rights of the utility company are specifically excluded. *Shown hereon.*
- d) Item no. 13: Property inspection indicates there is a fence along one or more boundary lines of the insured property. This policy does not insure that the fence is on the boundary lines. *Shown hereon.*
- e) Item no. 14: Subject to County Road No. 92 as laid out and traveled. *Shown hereon.*

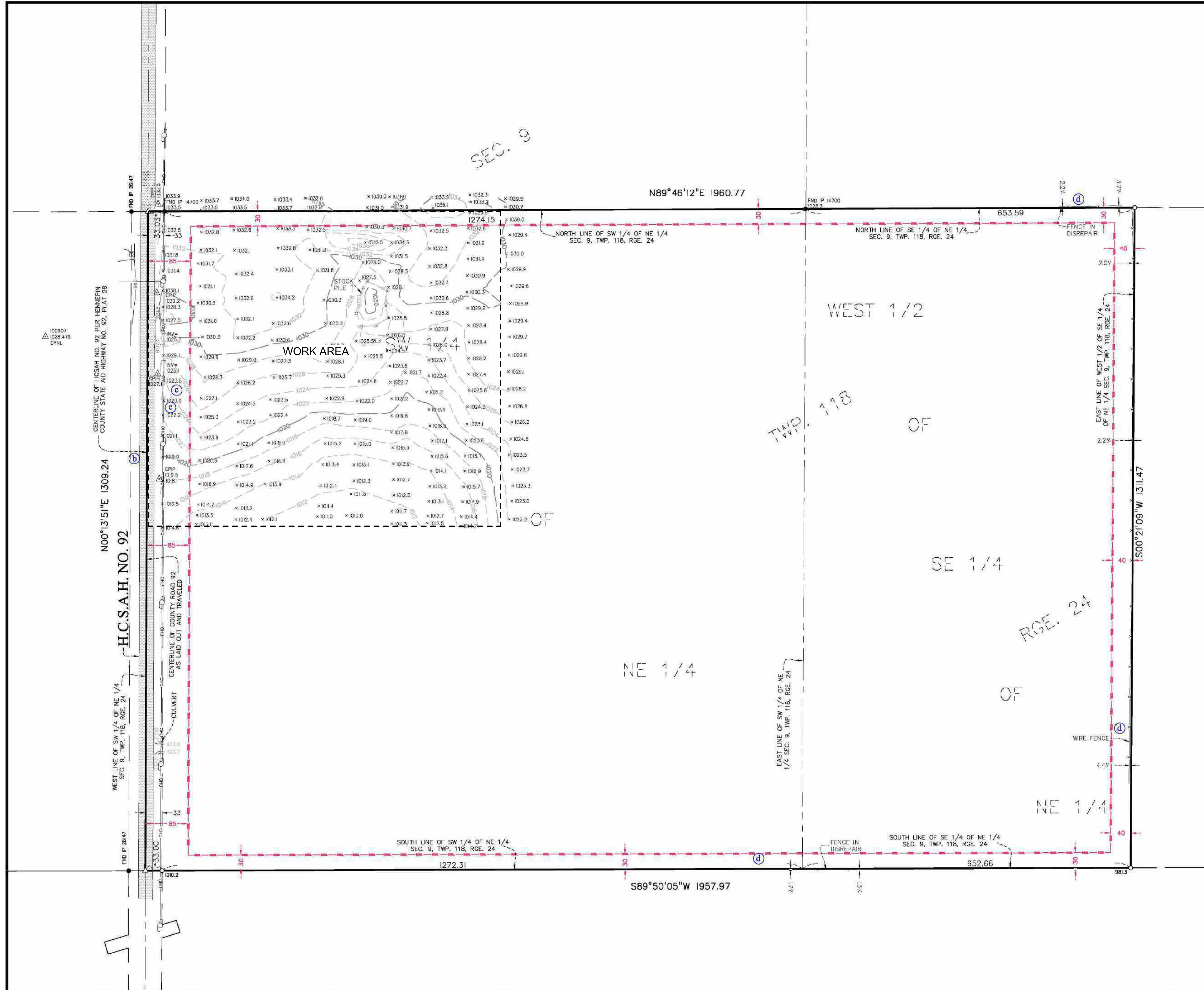
2) **Observations/Comments** noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:

- a) Wetlands not delineated at the time of the certification. Wetland setback lines not shown.



**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>● CAST IRON MONUMENT</li> <li>○ IRON PIPE MONUMENT SET</li> <li>● IRON PIPE MONUMENT FOUND</li> <li>⊙ DRILL HOLE FOUND</li> <li>⊙ CHISELED "X" MONUMENT SET</li> <li>⊙ CHISELED "X" MONUMENT FOUND</li> <li>⊙ REBAR MONUMENT FOUND</li> <li>△ PK NAIL MONUMENT SET</li> <li>△ PK NAIL MONUMENT FOUND</li> <li>△ PK NAIL W/ ALUMINUM DISC</li> <li>△ SURVEY CONTROL POINT</li> <li>△ A/C UNIT</li> <li>□ CABLE TV PEDESTAL</li> <li>□ ELECTRIC TRANSFORMER</li> <li>□ ELECTRIC MANHOLE</li> <li>□ ELECTRIC METER</li> <li>□ ELECTRIC OUTLET</li> <li>□ YARD LIGHT</li> <li>□ LIGHT POLE</li> <li>□ FIBER OPTIC MANHOLE</li> <li>□ FIRE DEPT. HOOK UP</li> <li>□ FLAG POLE</li> <li>□ FUEL PUMP</li> <li>□ FUEL TANK</li> <li>□ PROPANE TANK</li> <li>□ GAS METER</li> <li>□ GAS VALVE</li> <li>□ GAS MANHOLE</li> <li>□ GENERATOR</li> <li>□ GUARD POST</li> <li>□ HAND HOLE</li> <li>□ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ PIEZOMETER</li> <li>○ POWER POLE</li> <li>○ GUY WIRE</li> <li>○ ROOF DRAIN</li> <li>○ LIFT STATION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ STORM MANHOLE</li> <li>○ STORM DRAIN</li> <li>○ CATCH BASIN</li> <li>○ FLARED END SECTION</li> <li>○ TREE CONIFEROUS</li> <li>○ TREE DECIDUOUS</li> <li>○ TREE CONIFEROUS REMOVED</li> <li>○ TREE DECIDUOUS REMOVED</li> <li>○ ELECTRIC MANHOLE</li> <li>○ TELEPHONE MANHOLE</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ UTILITY MANHOLE</li> <li>○ UTILITY PEDESTAL</li> <li>○ UTILITY VALVE</li> <li>○ WATERMAN MANHOLE</li> <li>○ WATER METER</li> <li>○ WATER SPIGOT</li> <li>○ WELL</li> <li>○ MONITORING WELL</li> <li>○ CURB STOP</li> <li>○ GATE VALVE</li> <li>○ HYDRANT</li> <li>○ IRRIGATION VALVE</li> <li>○ POST INDICATOR VALVE</li> <li>○ SIGN</li> <li>○ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>WOE WALKOUT ELEVATION</li> <li>FFE FIRST FLOOR ELEVATION</li> <li>QFE GARAGE FLOOR ELEVATION</li> <li>TOF TOP OF FOUNDATION ELEV.</li> <li>LOE LOWEST OPENING ELEV.</li> <li>CONCRETE</li> <li>BUILDING SETBACK LINE</li> <li>CABLE TV</li> <li>CONCRETE CURB</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>GUARD RAIL</li> <li>DRAIN TILE</li> <li>ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FIBER OPTIC UNDERGROUND</li> <li>GAS UNDERGROUND</li> <li>OVERHEAD UTILITY</li> <li>TREE LINE</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TELEPHONE UNDERGROUND</li> <li>RETAINING WALL</li> <li>UTILITY UNDERGROUND</li> <li>WATERMAIN</li> <li>TRAFFIC SIGNAL</li> <li>RAILROAD TRACKS</li> <li>RAILROAD SIGNAL</li> <li>RAILROAD SWITCH</li> <li>SATELLITE DISH</li> <li>WETLAND BUFFER SIGN</li> </ul>
---	--	---



FIELD CREW	NO.	BY	DATE	REVISION
DM AK	1	ABE	3/19/2026	Updated topo in NW corner of parcel
DRAWN				
EJ				
CHECKED				
DLS				
DATE				
6-7-23				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Mark Moorhouse, CHB Title, LLC, and Stewart Title Guaranty Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6b, 7a, 8, 11b, and 18 of Table A thereof. The field work was completed on August 10, 2023.  
Date of Plat or Map: September 25, 2023  
*Donald L. Schmidt*  
Daniel L. Schmidt, PLS  
Minnesota License No. 26147

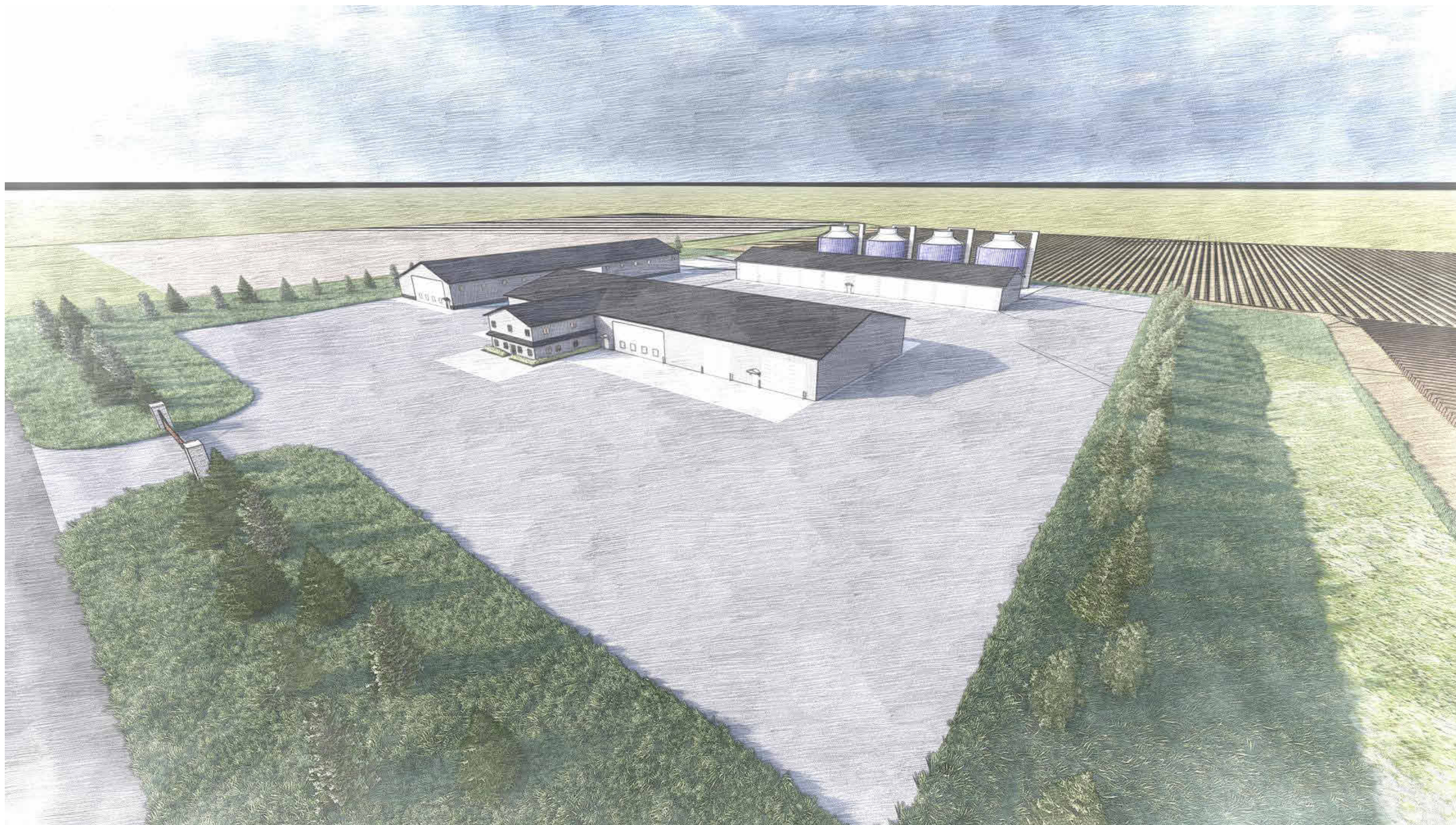


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TWP:118-RGE 24-SEC.09  
Hennepin County  
**INDEPENDENCE, MINNESOTA**

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR:  
**MARK MOORHOUSE**

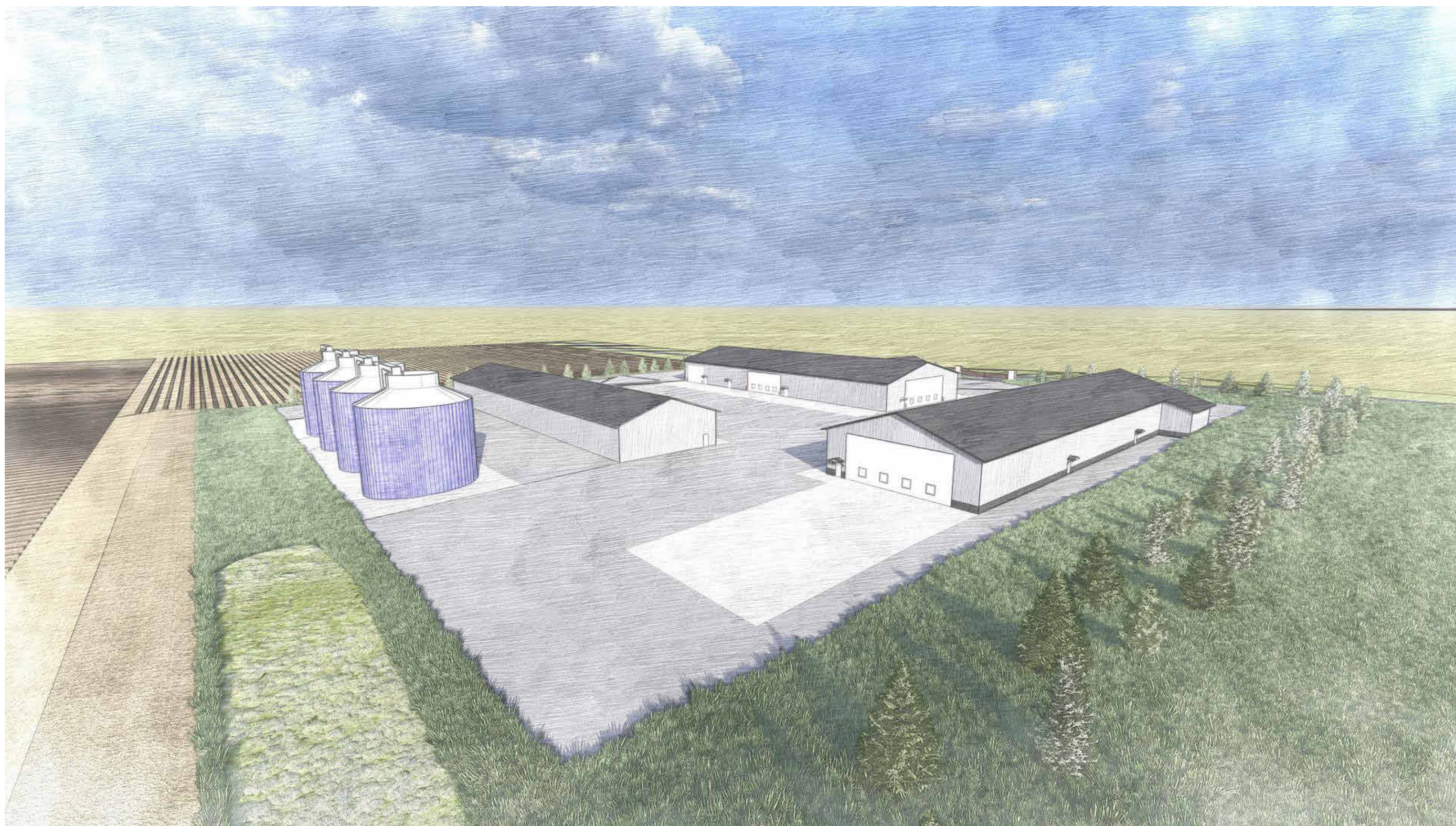
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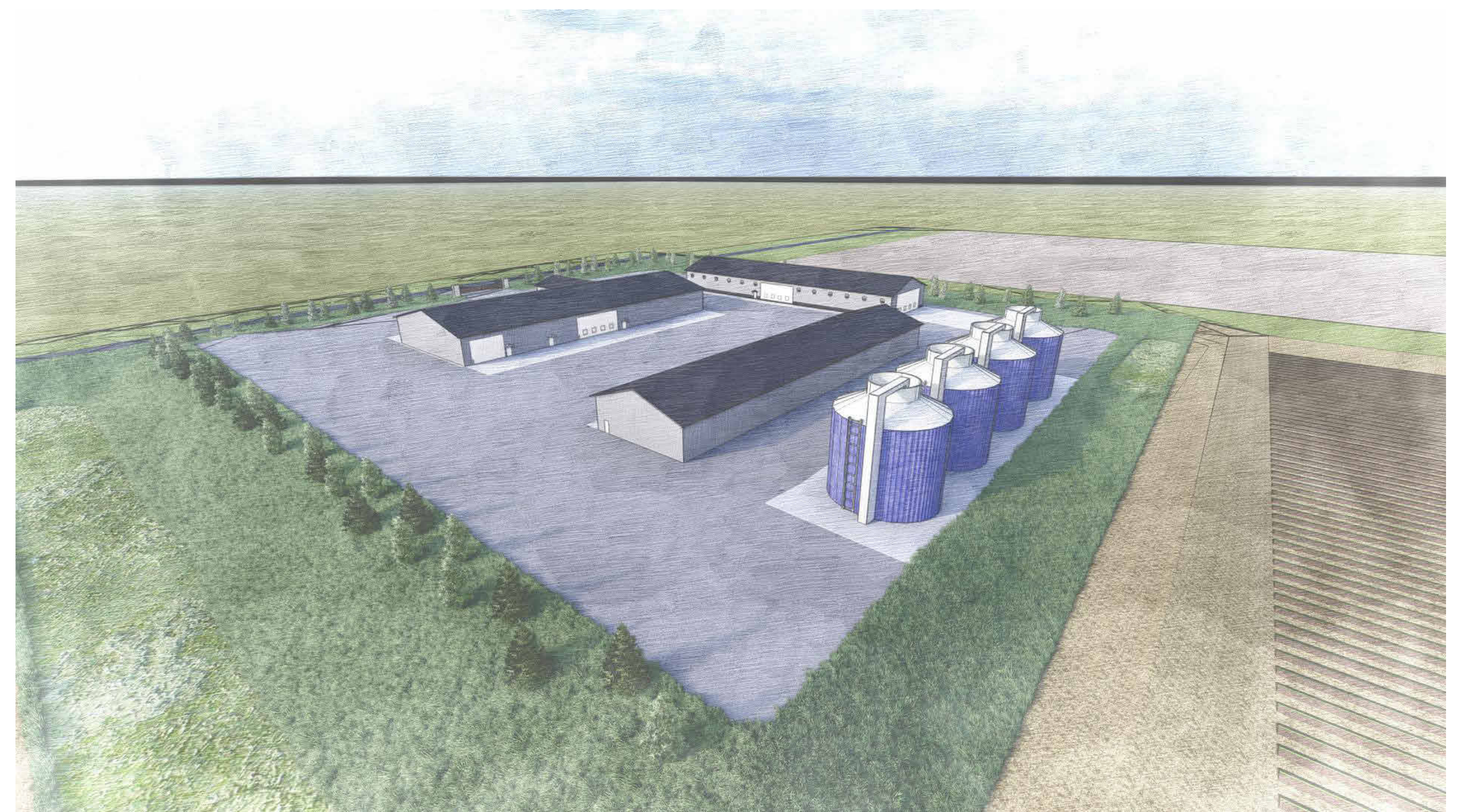
LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_

SEAL \_\_\_\_\_

**FARMSITE**  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

DESIGN DEVELOPMENT

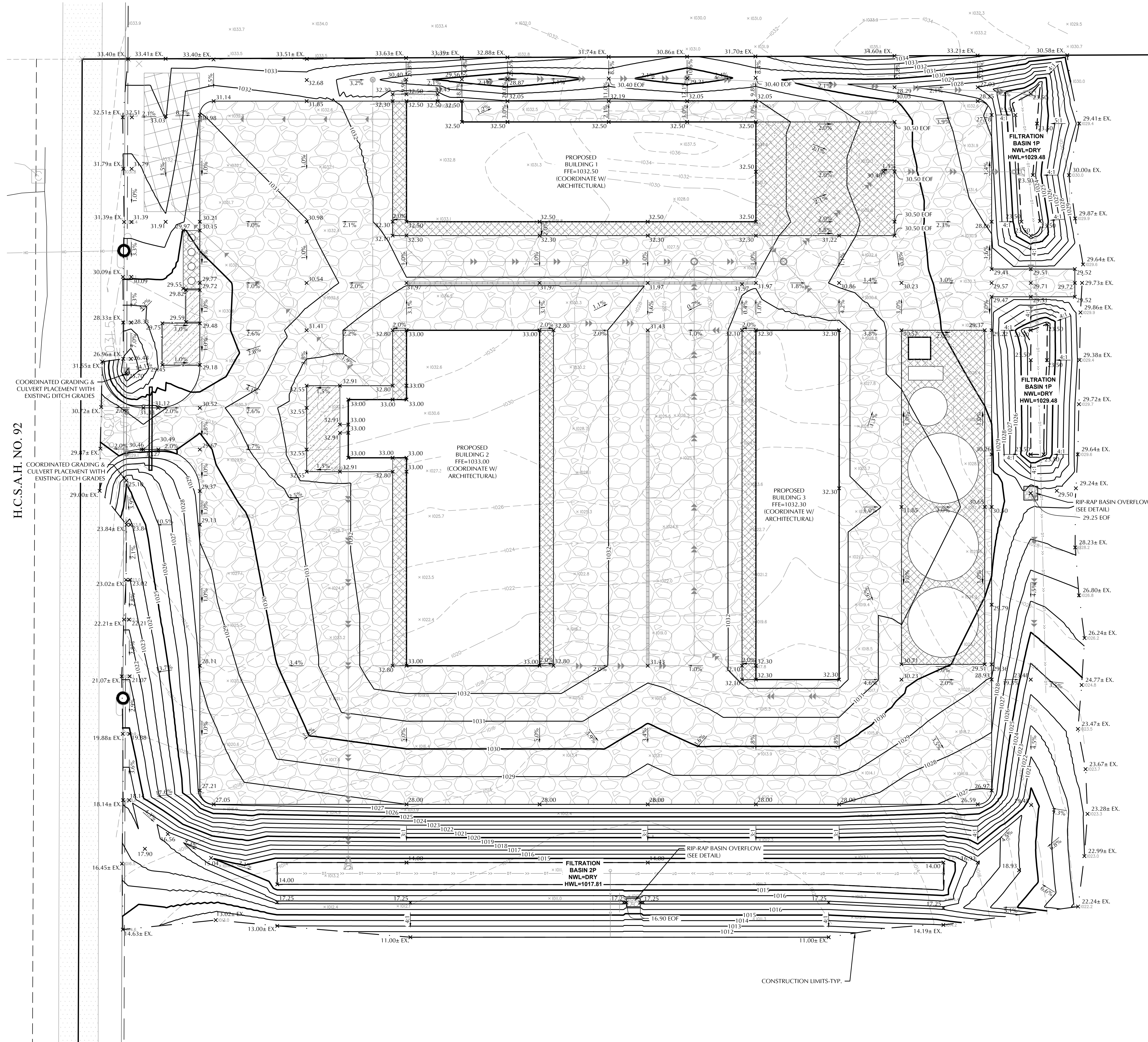
DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

PROJECT RENDERINGS

SHEET:  
**L3**







EXISTING	PROPOSED

**FARMSITE**

3760 CO RD 92 N  
INDEPENDENCE, MN  
55359

**LOUCKS**  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
12755 Highway 55, Suite R100  
Plymouth 55441  
763.424.5505  
www.loucksinc.com

**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- EXISTING SOILS ARE ASSUMED TO BE "D" SOILS BASED ON FIGURE 2-7: HYDROLOGIC SOIL GROUP MAP FOUND IN THE CITY OF INDEPENDENCE WATERSHED MANAGEMENT PLAN. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE FILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE FILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and the user shall indemnify and hold the Consultant harmless from any & all responsibilities, claims, and liabilities.

**SUBMITTALS/REVISIONS**

DATE	DESCRIPTION
04/24/2026	PERMIT SET

**PROFESSIONAL SIGNATURE**

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 in the State of Minnesota.

Licensed Professional Engineer - PE 56088

**QUALITY CONTROL**

Loucks Project No.	260220.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	04/23/2026

**SHEET INDEX**

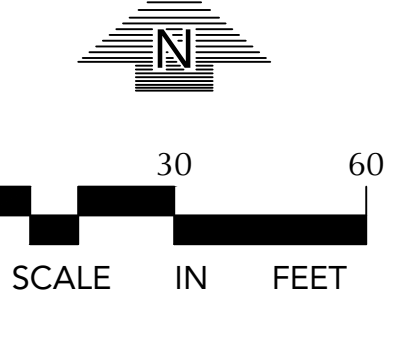
C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
CB-1	CIVIL DETAILS

**CONSTRUCTION STAKING**  
LOUCKS IS PLEASED TO OFFER CONSTRUCTION STAKING SERVICES. PLEASE CONTACT BRIAN PECHACEK FOR INQUIRIES.  
EMAIL: BPECHACEK@LOUCKSINC.COM  
PHONE: 763.424.5505

**NOTE:**  
EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SATHRE-BERGQUEST, DATED 03/19/2026.

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-251-1166

**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND /OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

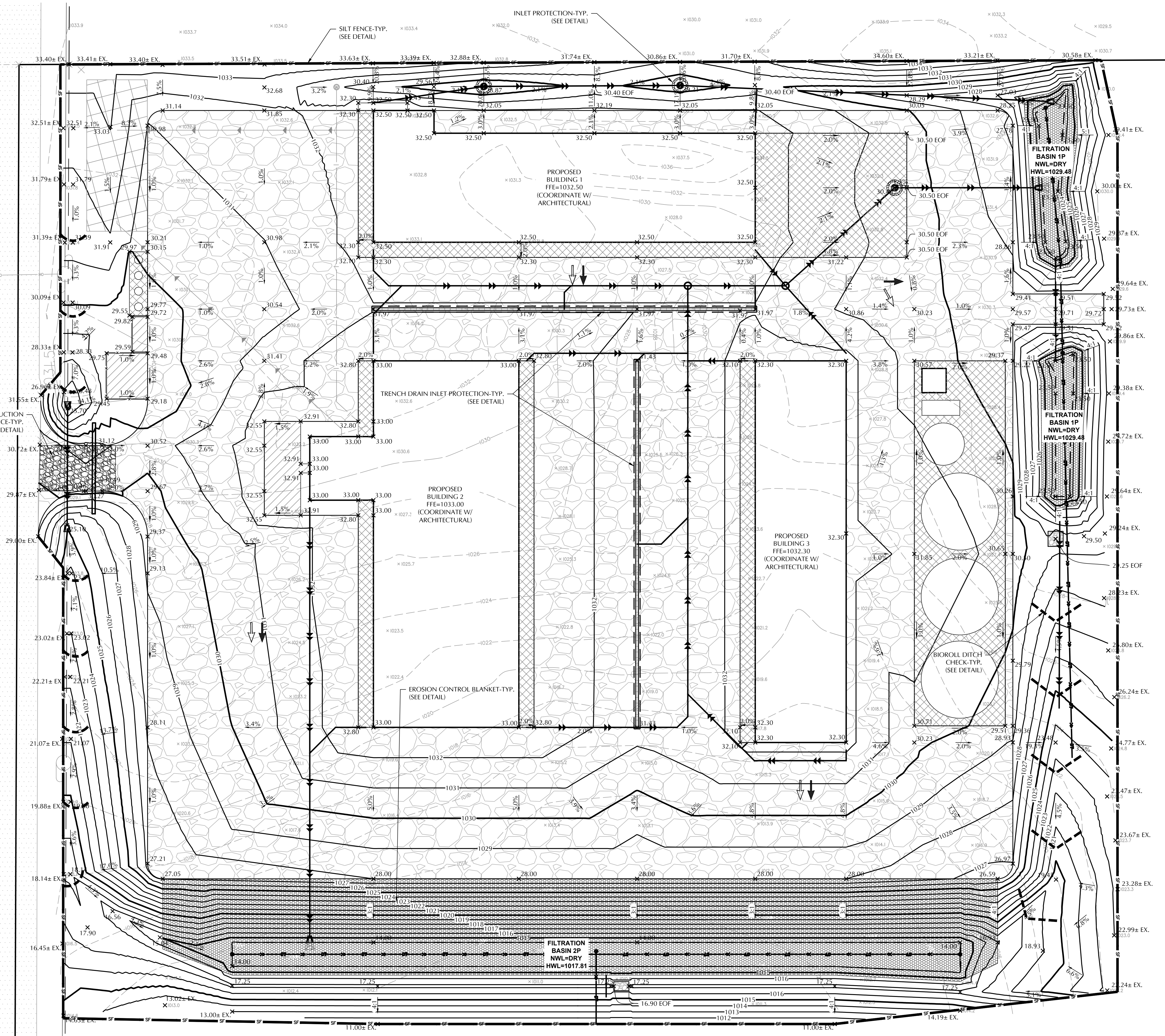


**GRADING PLAN**  
**C3-1**

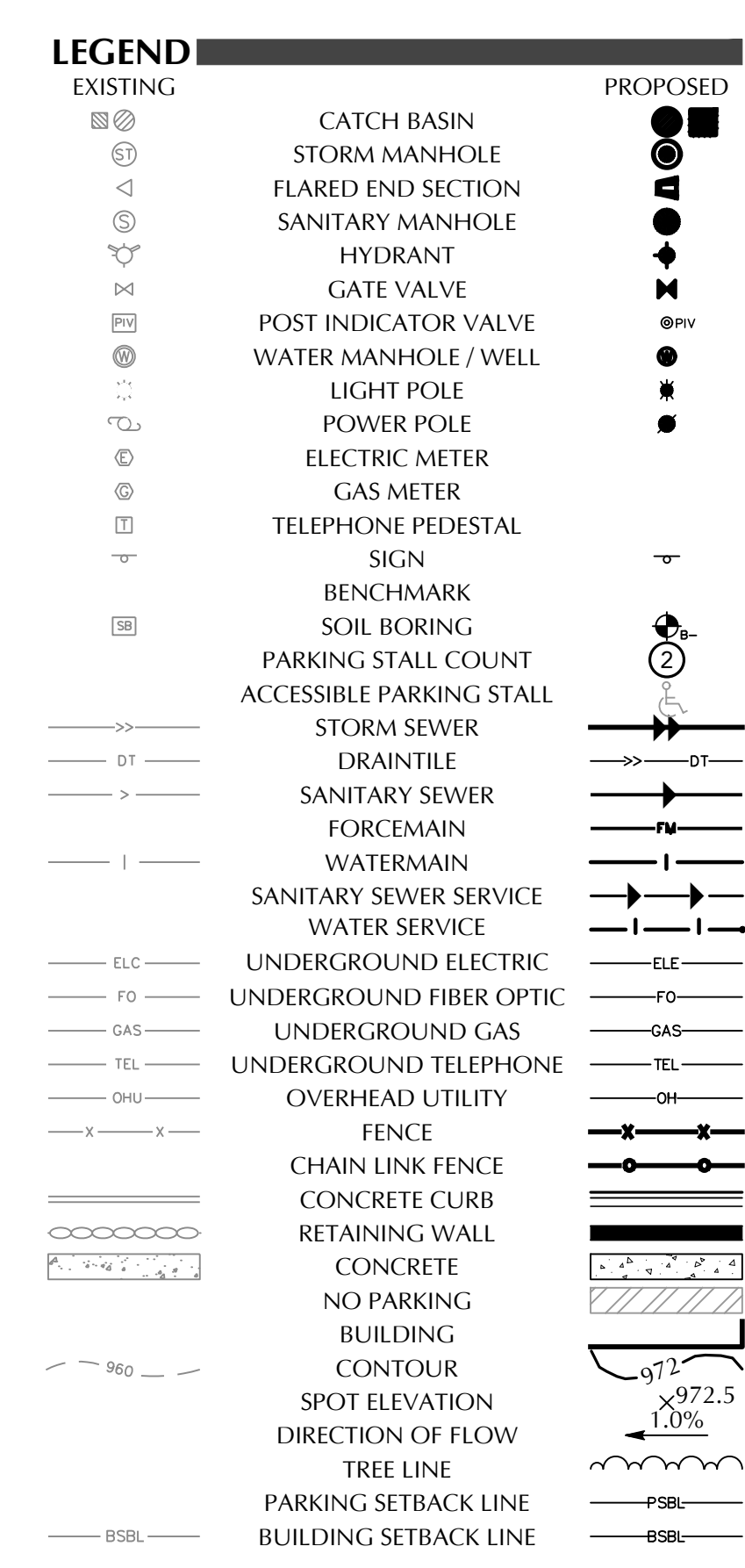
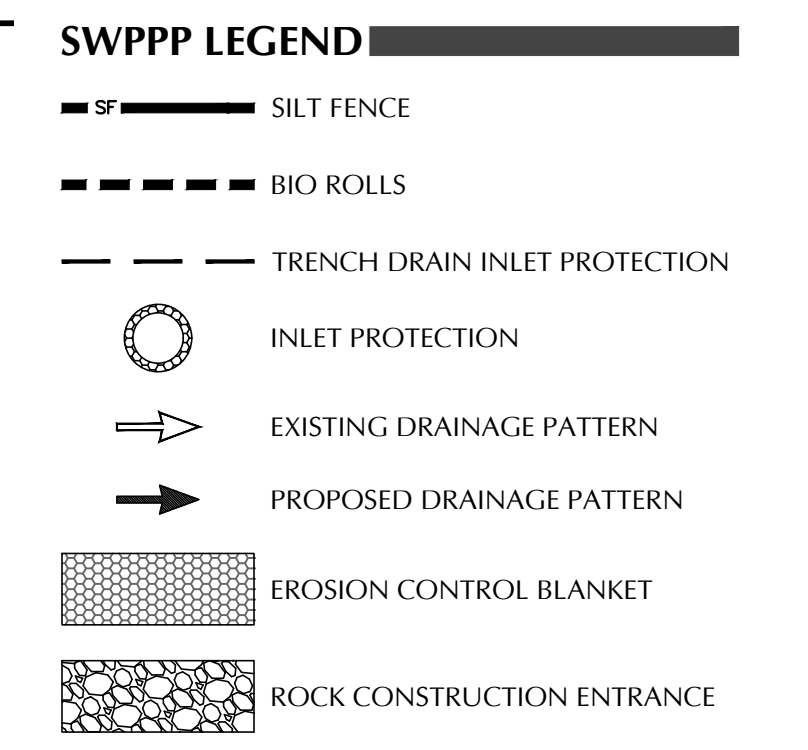
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NOTE: EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SATHRE-BERGQUEST, DATED 03/19/2026.



**GENERAL NOTES**  
SEE SHEET C3-3 FOR SWPPP NOTES AND SWPPP DETAILS.



**ESTIMATED QUANTITIES**

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	2,550
EROSION CONTROL BLANKET	SY	4,572
INLET PROTECTION	EA	3
BIOROLL DITCH CHECK	LF	348
TRENCH DRAIN INLET PROTECTION	EA	2

**FARMSITE**

3760 CO RD 92 N  
INDEPENDENCE, MN  
55359

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12755 Highway 55, Suite R100  
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**SUBMITTAL/REVISIONS**

DATE	DESCRIPTION
04/24/2026	PERMIT SET

**PROFESSIONAL SIGNATURE**

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.

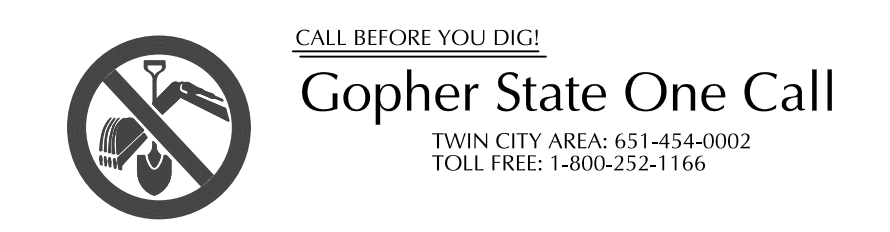
Licensed Professional Engineer - PE 56088

**QUALITY CONTROL**

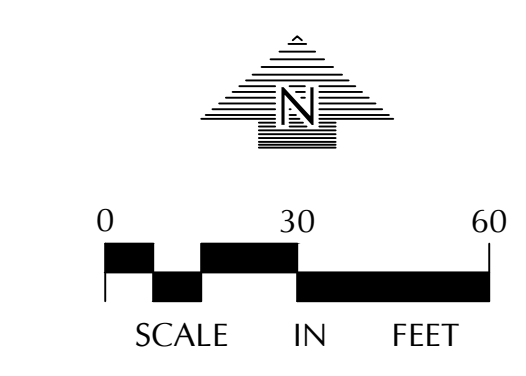
Loucks Project No. 260220.00  
Project Lead SRT  
Drawn By LAH  
Checked By SRT  
Review Date 04/23/2026

**SHEET INDEX**

C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS



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**SWPPP**  
**C3-2**

**SWPPP NOTES**

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING ADDITION, SURFACE PAVEMENTS, UTILITIES, AND UNDERGROUND STORMWATER MANAGEMENT SYSTEMS.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
  - INSTALL VEHICLE TRACKING BMP
  - INSTALL INLET PROTECTION
  - INSTALL SILT FENCE AROUND SITE
  - CLEAR AND GRUB SITE
  - STRIP AND STOCKPILE TOPSOIL
  - REMOVE PAVEMENTS AND UTILITIES
  - ROUGH GRADE SITE
  - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
  - INSTALL UTILITIES
  - INSTALL BUILDING FOUNDATIONS
  - INSTALL CURB AND GUTTER
  - INSTALL PAVEMENTS AND WALKS
  - FINAL GRADE SITE
  - REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
  - SEED AND MULCH
  - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:
 

DISTURBED AREA:	10.00 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.21 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	6.97 AC

GENERAL SOIL TYPE: "D" SOILS BASED ON FIGURE 2-7: HYDROLOGIC SOIL GROUP MAP FOUND IN THE CITY OF INDEPENDENCE WATERSHED MANAGEMENT PLAN  
HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- HENNEPIN COUNTY RECEIVES AN AVERAGE OF 32 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:
 

2-YR	2.86 INCHES
10-YR	4.24 INCHES
100-YR	7.20 INCHES
- SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
  - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
  - DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
  - BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
  - DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

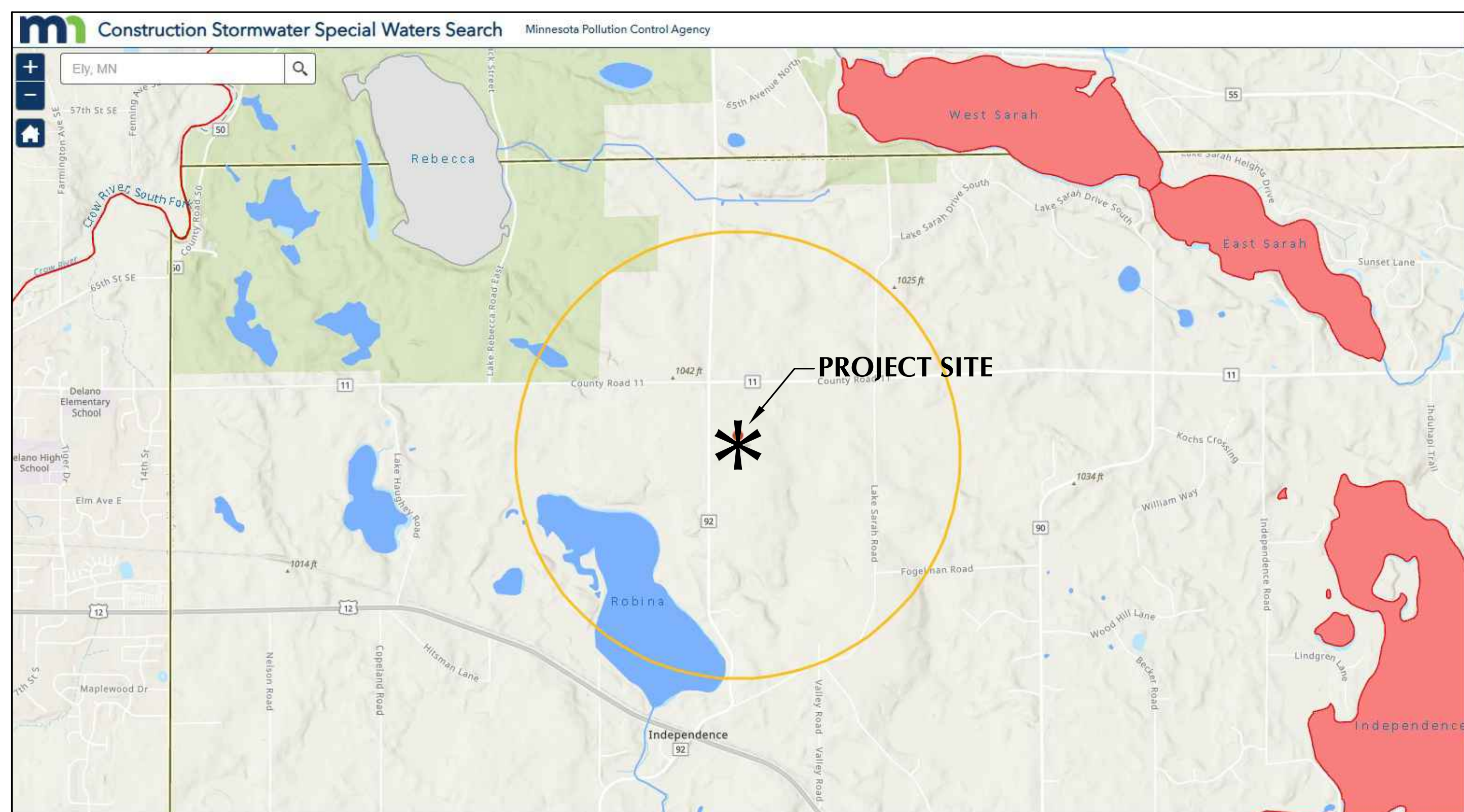
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DECREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE (PERMITEES) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
  - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
    - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
    - THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
    - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED.
    - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- INSPECTIONS
  - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
  - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
  - STABILIZED AREAS: ONCE EVERY 30 DAYS
  - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
  - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
  - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.
- MINIMUM MAINTENANCE
  - ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
  - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES THE HEIGHT OF THE DEVICE.
  - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
  - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 17 SEVEN CALENDAR DAYS OF DISCOVERY.
  - CONSTRUCTION SITE ENITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN 1 (ONE) CALENDAR DAY.
  - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS.
- THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITEES WHO HAVE OPERATIONAL CONTROL OF THE SITE.
- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
- SWPPP MUST BE AMENDED WHEN:
  - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
  - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
  - THE BMPs IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONCRETE WASHOUT AREA
  - THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
  - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- FINAL STABILIZATION
 

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
- RESPONSIBILITIES
  - THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE.
 

CONTACT: XXX  
COMPANY: XXX  
PHONE: XXX
  - THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
 

CONTACT: XXX  
COMPANY: XXX  
PHONE: XXX
- THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPs.
- EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

**CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP**



**UNIVERSITY OF MINNESOTA**  
**Samuel R. Trebesch**  
Design of Construction SWPPP (May 31 2027)

**SITE VICINITY MAP**



**NOTES:**

- PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
- POSTS SHALL BE:
  - 6 FT MAX. SPACING.
  - 2 IN X 2 IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
  - 5 MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
- ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
- ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.

**LOUCKS**      **SILT FENCE**      LOUCKS PLATE NO. 3000      DRAWN 2/2016

**NOTES:**

- PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
- POSTS SHALL BE:
  - 6 FT MAX. SPACING.
  - STANDARD STEEL T-TYPE POSTS.
  - 5" MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
- ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GAL. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
- ATTACH FABRIC TO WIRE FENCING WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
- BACKFILL TRENCH & COMPACT.
- STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.

**LOUCKS**      **BIO-ROLL OR ROCK LOG**      LOUCKS PLATE NO. 3002      DRAWN 11/2016

**NOTES:**

- ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MNDOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
- A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

**LOUCKS**      **ROCK ENTRANCE TO CONSTRUCTION SITE**      LOUCKS PLATE NO. 3004      DRAWN 7/2016

**NOTES:**

- POINT "A" (BOTTOM OF BIOROLL AT END) MUST BE HIGHER THAN POINT "B" (TOP OF BIOROLL IN MIDDLE) TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

**LOUCKS**      **BIOROLL DITCH CHECK**      LOUCKS PLATE NO. 3007      DRAWN 2/2016

**NOTES:**

- SEE SPECS. 2573, 3137, 3890 & 3897. MANUFACTURED ALTERNATIVES LISTED ON MNDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
- GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

**LOUCKS**      **INLET PROTECTION - ROCK/COMPOST LOG**      LOUCKS PLATE NO. 3014      DRAWN 2/2016

**ERTEC Slot Guard™ - Installation Guide -** For limited or restricted drain inlets with grass in paved areas.

- Preparation: Select correct size (Table 1). Lay the Slot Guard™ on top of the curb or trench drain grate. For safety, secure the grate in place. Do not remove grate.
- Installation: Place the Slot Guard™ in the curb or trench drain. Push the Slot Guard™ into the curb or trench drain. Push the Slot Guard™ into the curb or trench drain. Push the Slot Guard™ into the curb or trench drain.

**LOUCKS**      **ERTEC SLOT GUARD**      LOUCKS PLATE NO. 3015      DRAWN 2/2016

**FARMSITE**

3760 CO RD 92 N  
INDEPENDENCE, MN  
55359

**LOUCKS**

CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100  
Plymouth 55441  
763.424.5505  
www.loucksinc.com

**CADD QUALIFICATION**

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**SUBMITTAL/REVISIONS**

04/24/2026	PERMIT SET
------------	------------

**PROFESSIONAL SIGNATURE**

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.

Licensed Professional Engineer - PE      56088

**PRELIMINARY**

**QUALITY CONTROL**

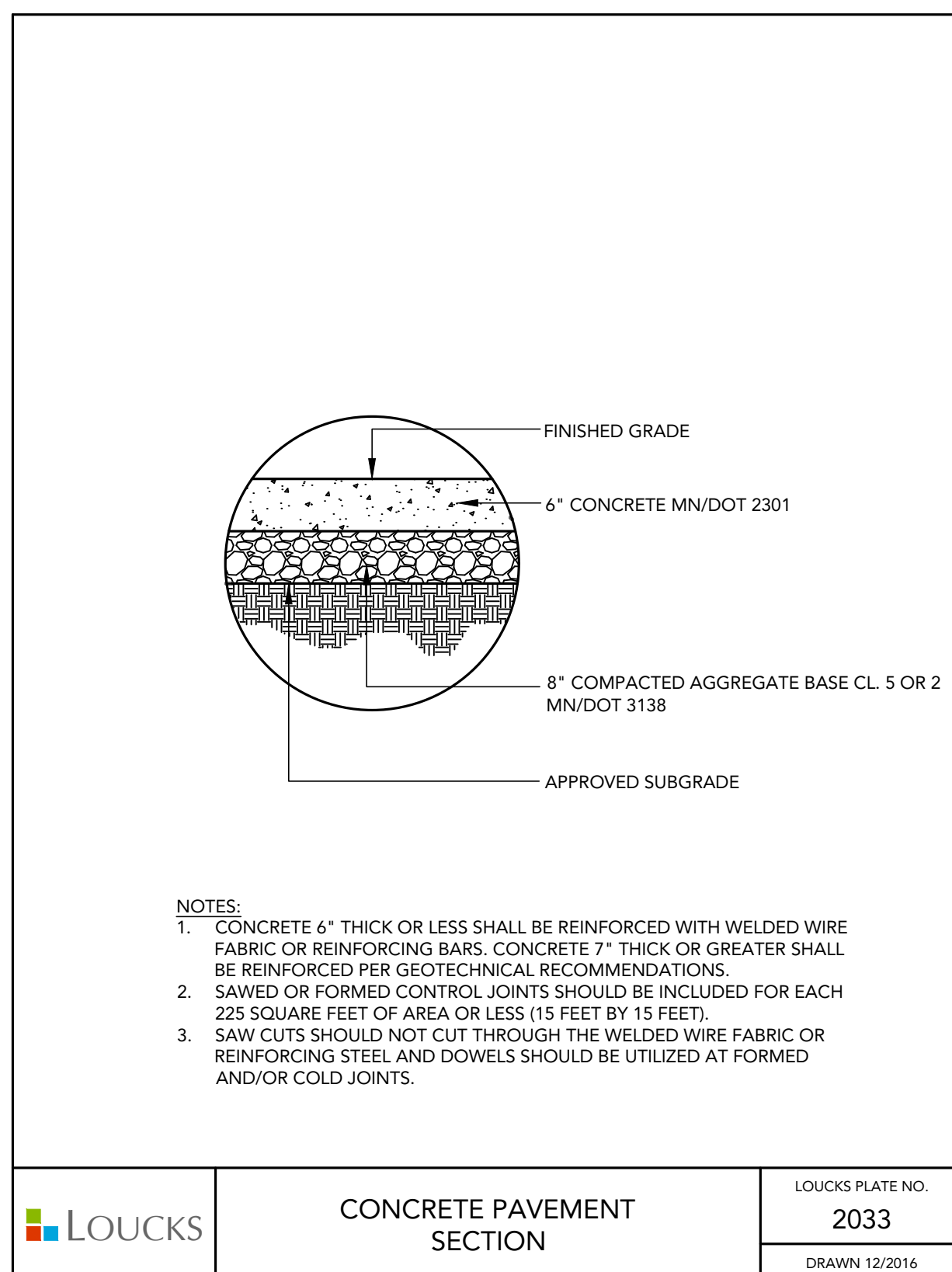
Locks Project No.	260220.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	04/23/2026

**SHEET INDEX**

C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
CA-1	UTILITY PLAN
CB-1	CIVIL DETAILS

**SWPPP NOTES**  
**C3-3**

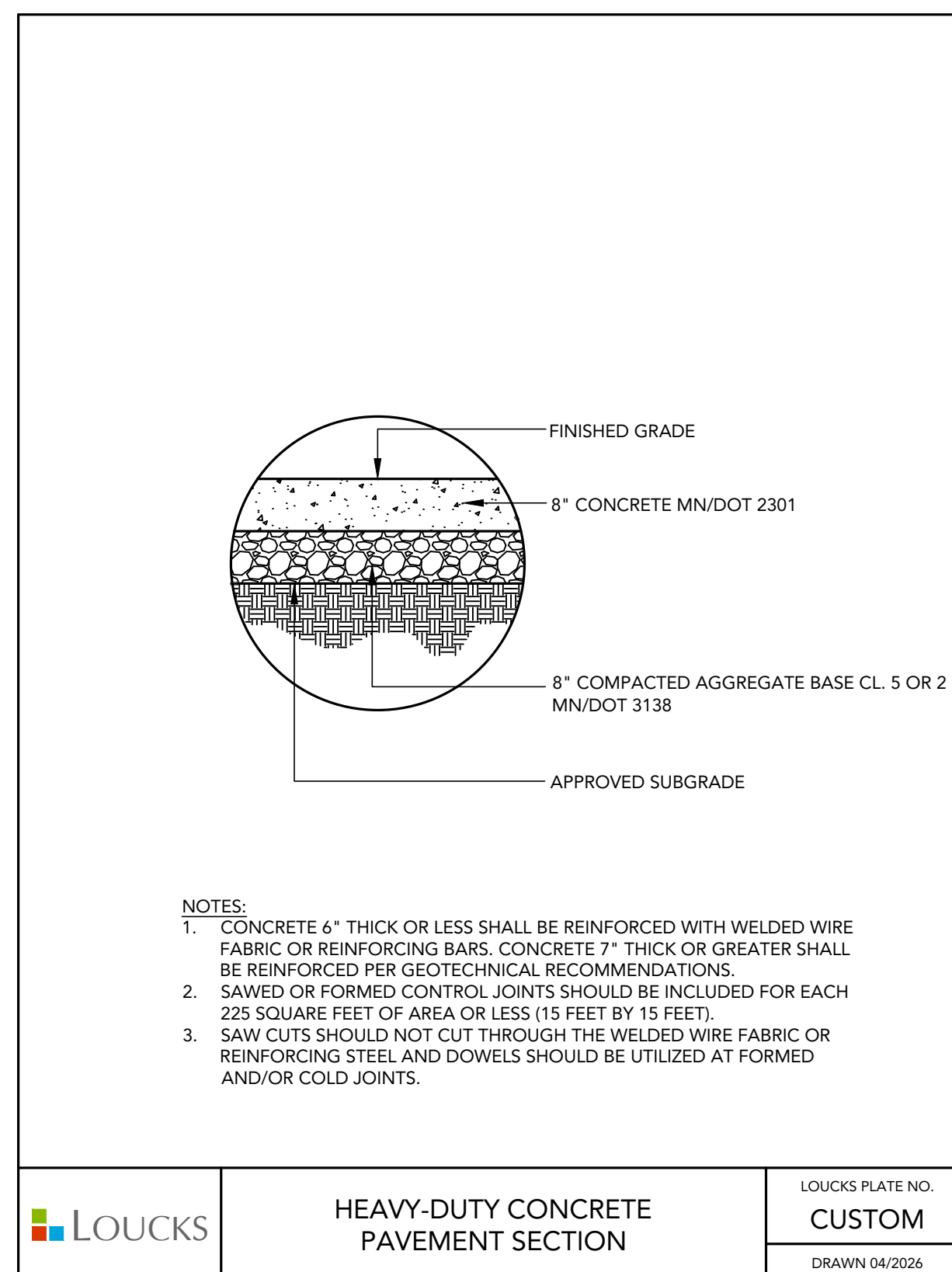




- NOTES:
- CONCRETE 4" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
  - SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
  - SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

LOUCKS PLATE NO. 2033  
DRAWN 12/2016

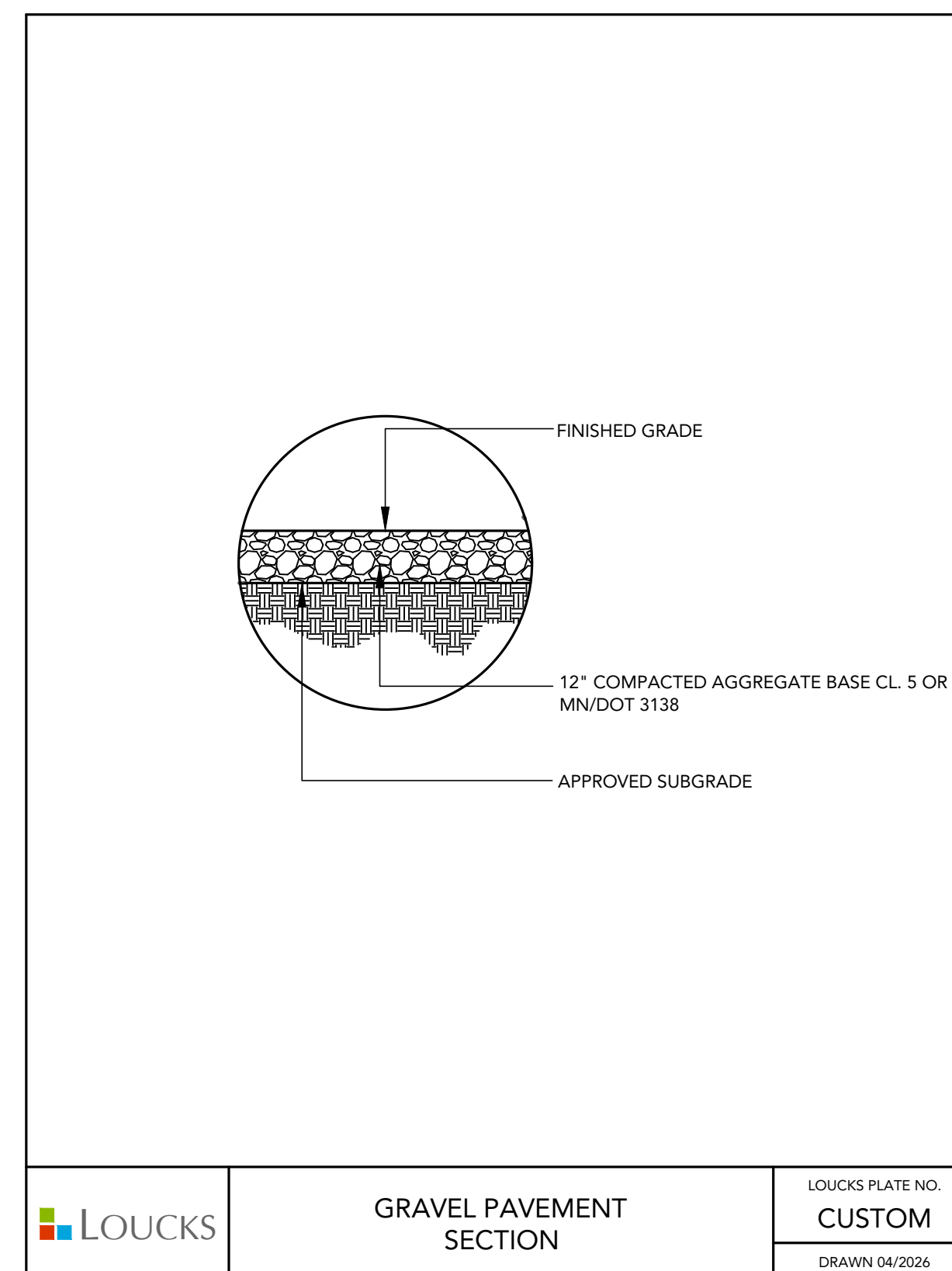
LOUCKS  
CONCRETE PAVEMENT SECTION



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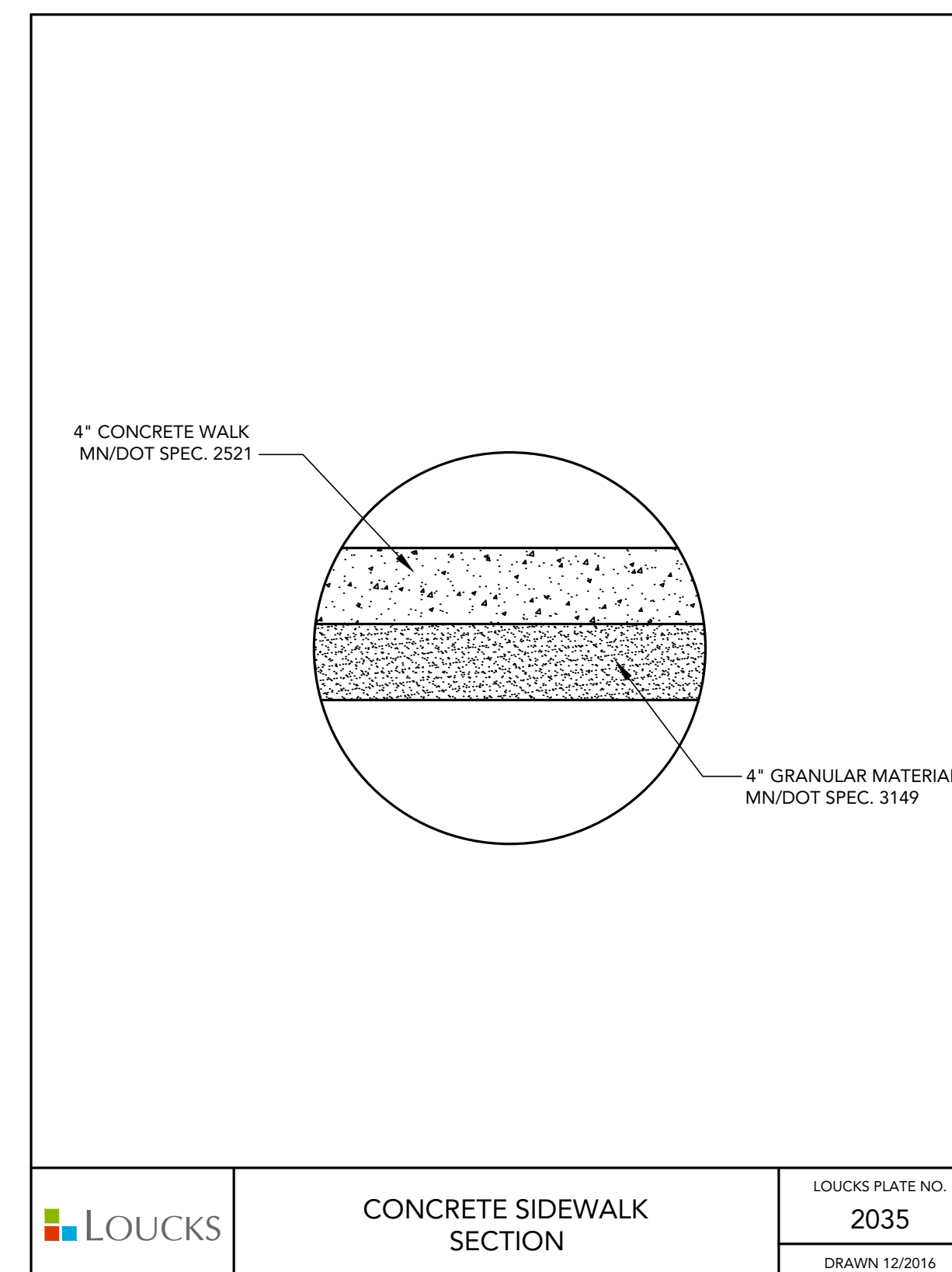
LOUCKS PLATE NO. CUSTOM  
DRAWN 04/2026

LOUCKS  
HEAVY-DUTY CONCRETE PAVEMENT SECTION



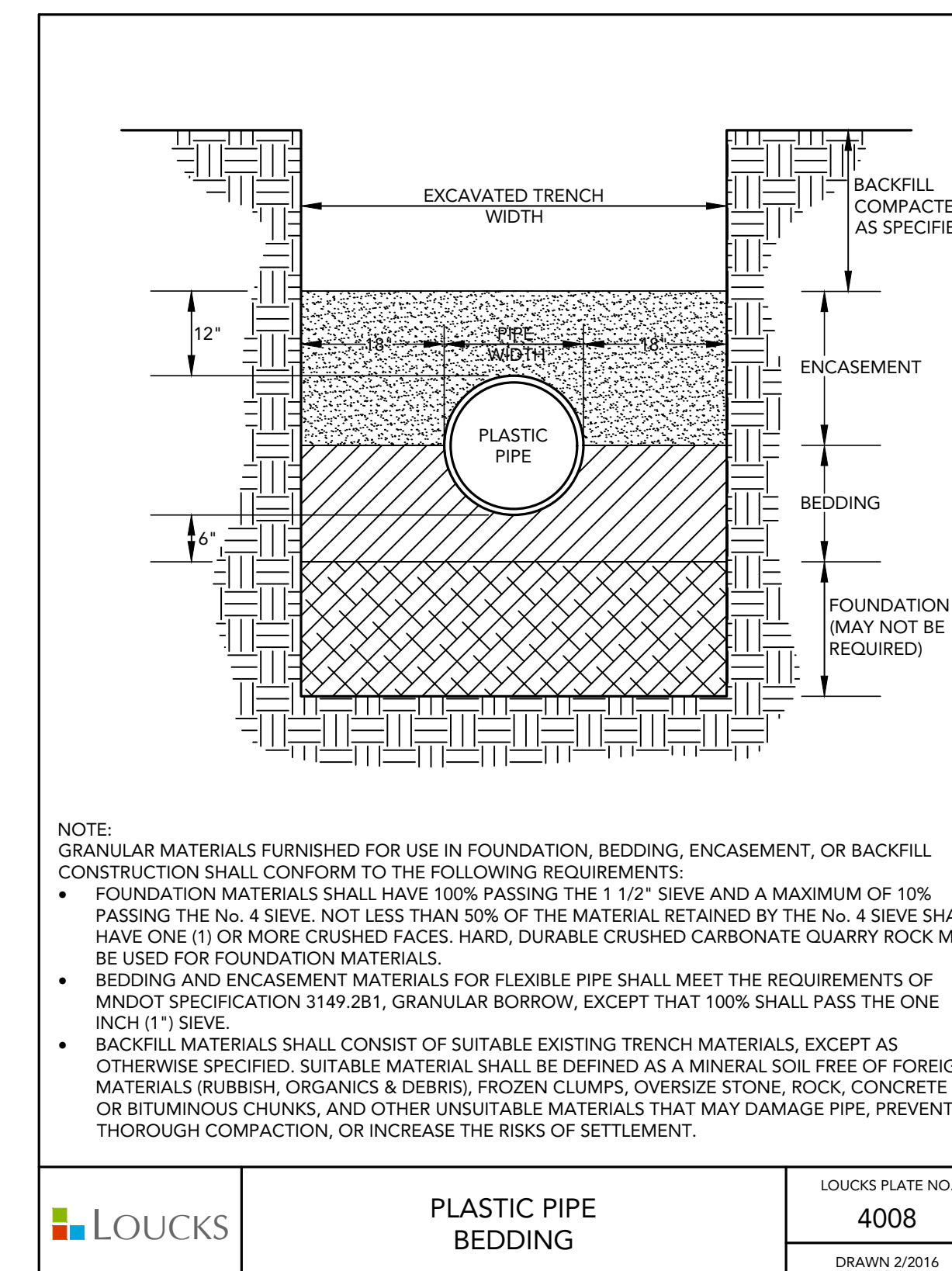
LOUCKS PLATE NO. CUSTOM  
DRAWN 04/2026

LOUCKS  
GRAVEL PAVEMENT SECTION



LOUCKS PLATE NO. 2035  
DRAWN 12/2016

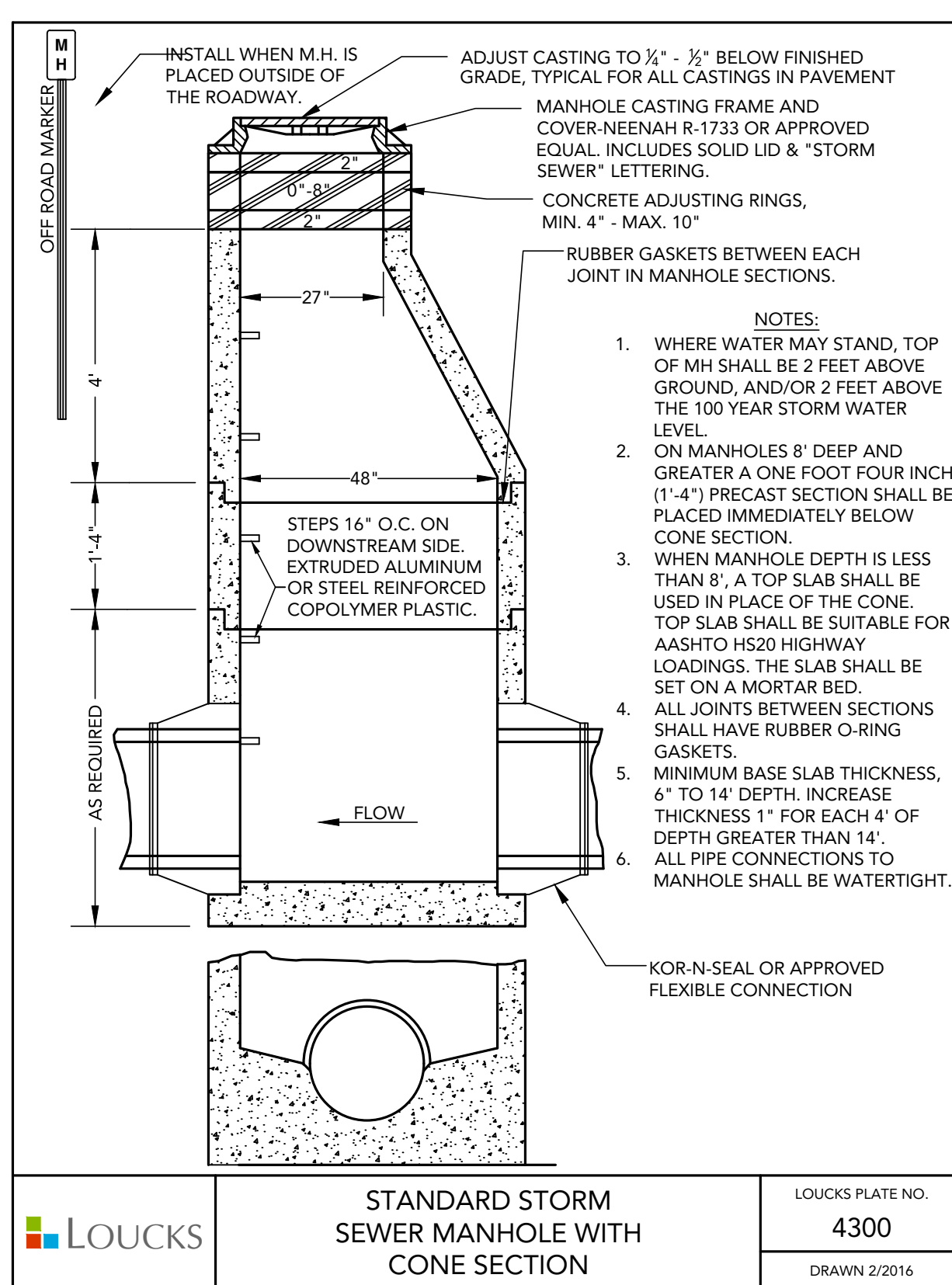
LOUCKS  
CONCRETE SIDEWALK SECTION



- NOTE: GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE NO. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE NO. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
  - BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
  - BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS PLATE NO. 4008  
DRAWN 12/2016

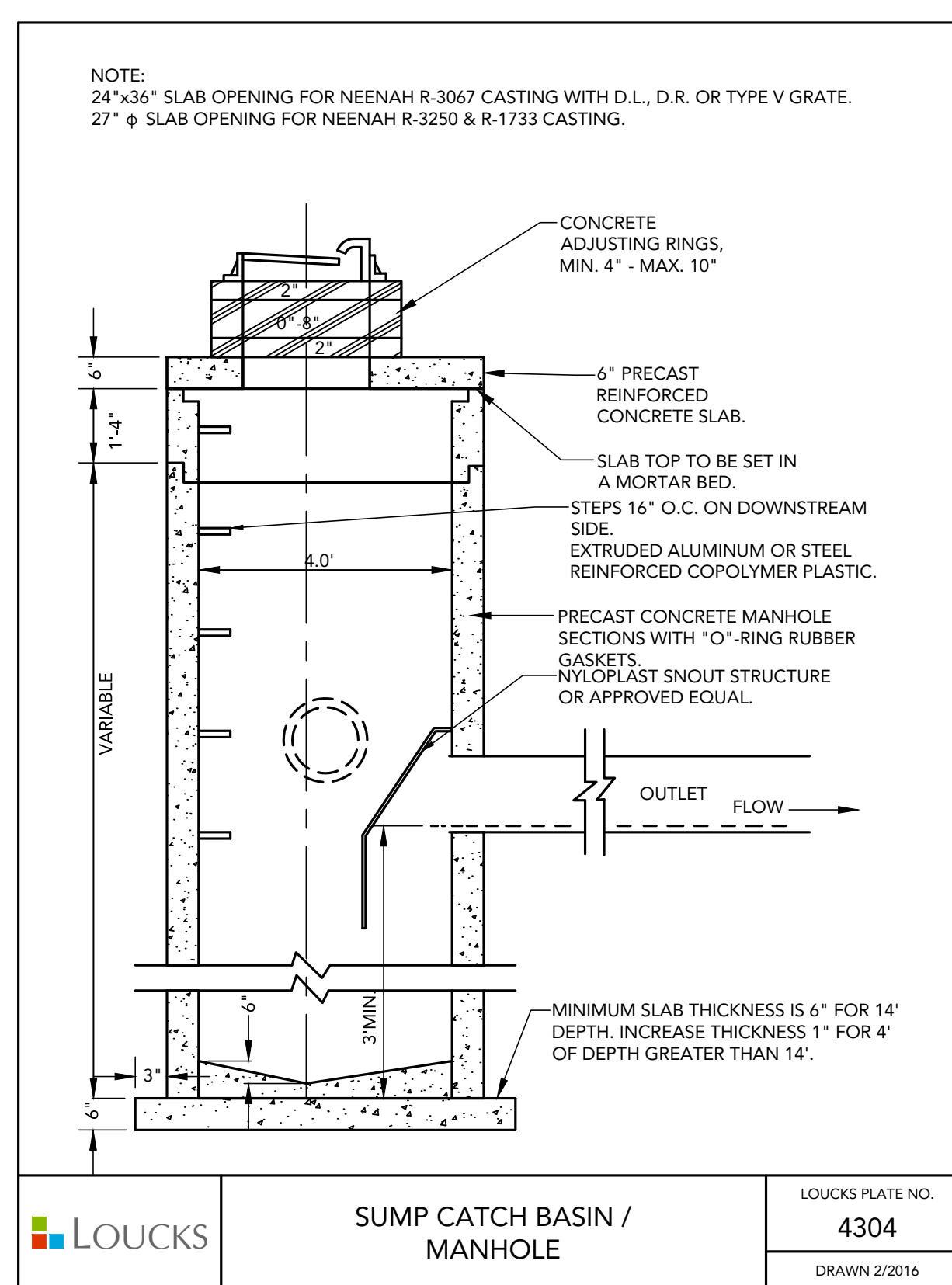
LOUCKS  
PLASTIC PIPE BEDDING



- NOTES:
- WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
  - ON MANHOLES 8" DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
  - WHEN MANHOLE DEPTH IS LESS THAN 8", A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO H520 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
  - ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
  - MINIMUM BASE SLAB THICKNESS, 6" TO 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4" OF DEPTH GREATER THAN 14". ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.
  - KORAN SEAL OR APPROVED FLEXIBLE CONNECTION.

LOUCKS PLATE NO. 4300  
DRAWN 2/2016

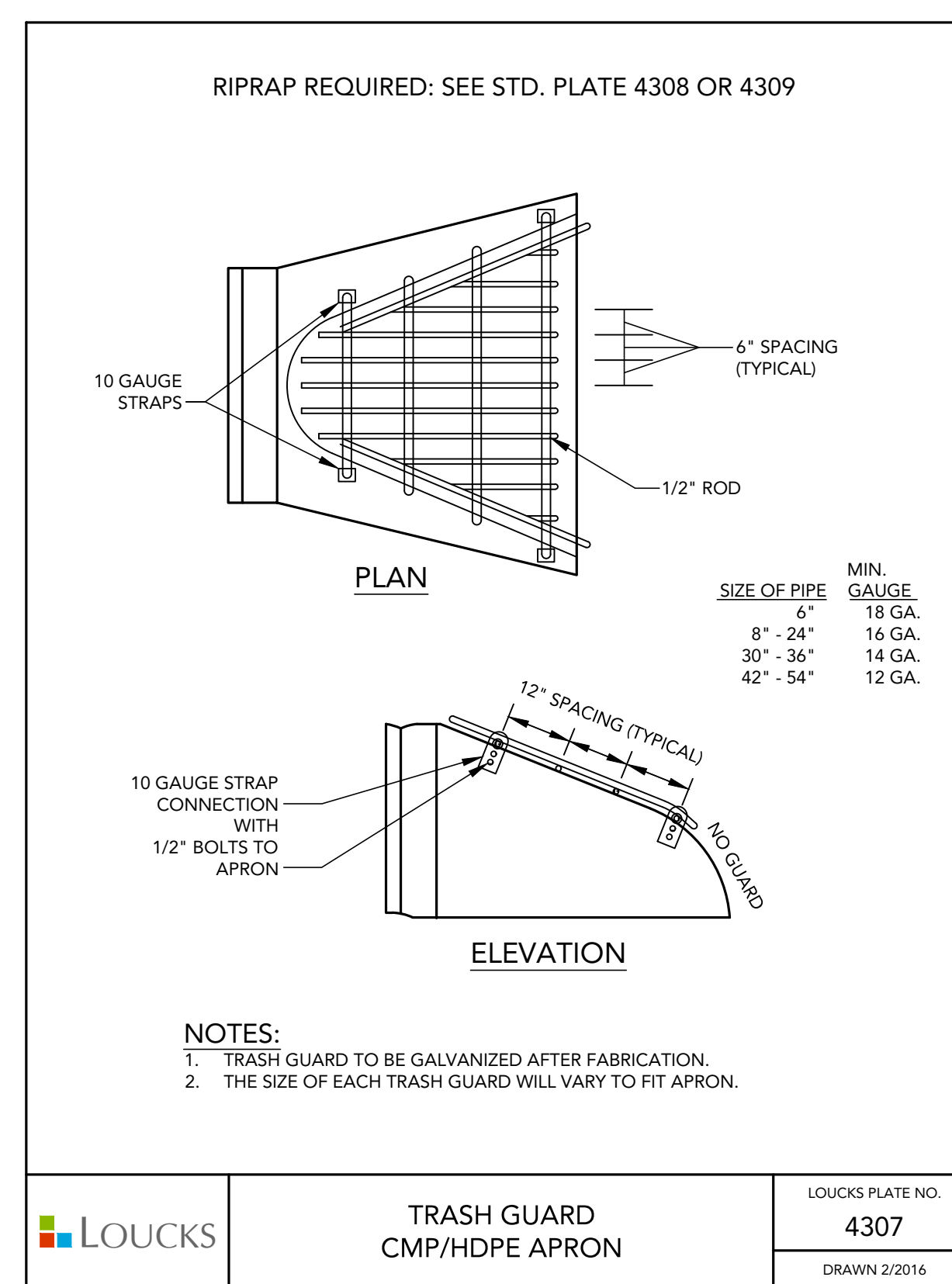
LOUCKS  
STANDARD STORM SEWER MANHOLE WITH CONE SECTION



- NOTE: 24"x36" SLAB OPENING FOR NEENAH R-3067 CASTING WITH D.L.R. OR TYPE V GRATE. 27" x 36" SLAB OPENING FOR NEENAH R-3250 & R-1733 CASTING.

LOUCKS PLATE NO. 4304  
DRAWN 2/2016

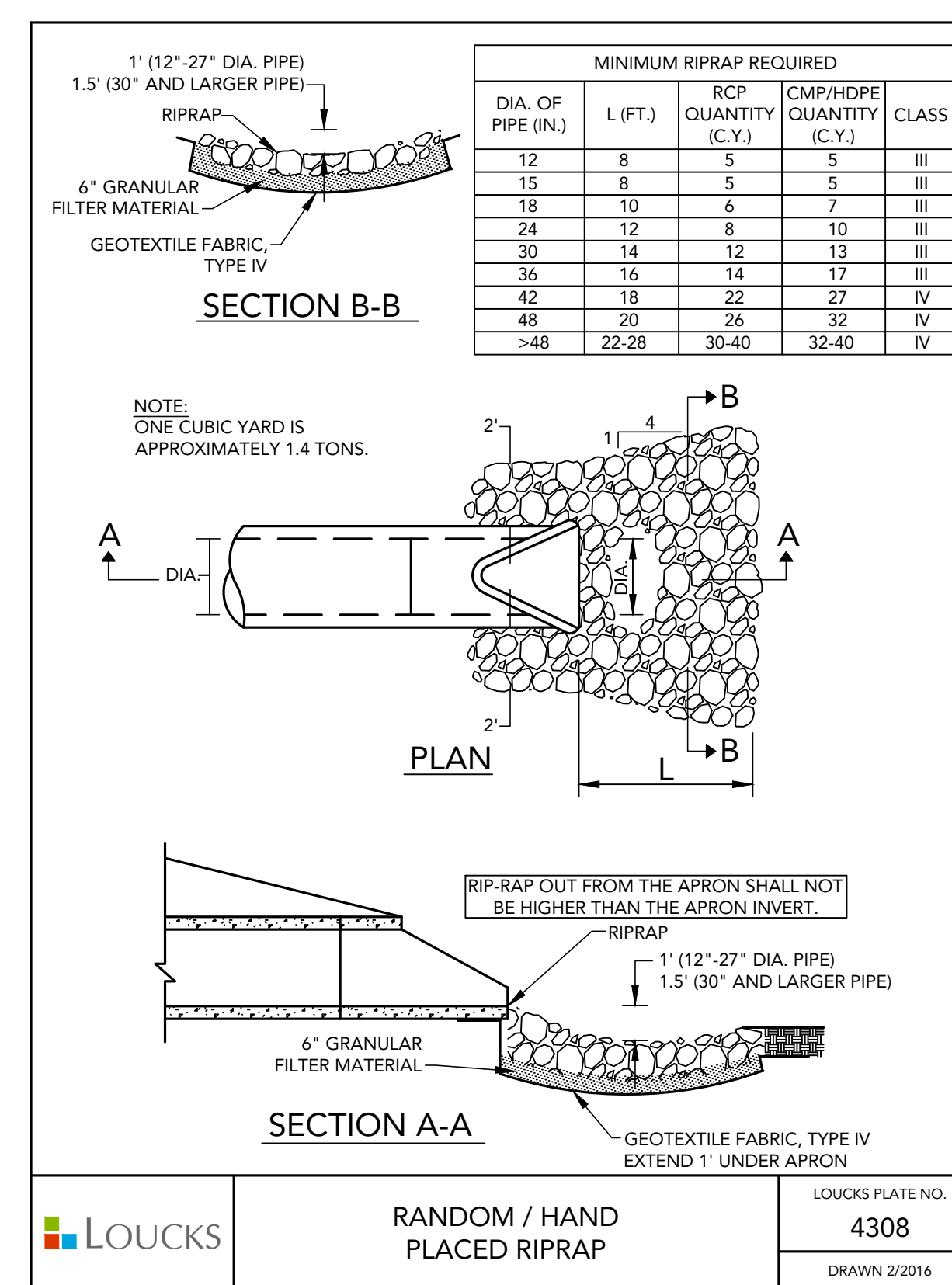
LOUCKS  
SUMP CATCH BASIN / MANHOLE



- NOTES:
- TRASH GUARD TO BE GALVANIZED AFTER FABRICATION.
  - THE SIZE OF EACH TRASH GUARD WILL VARY TO FIT APRON.

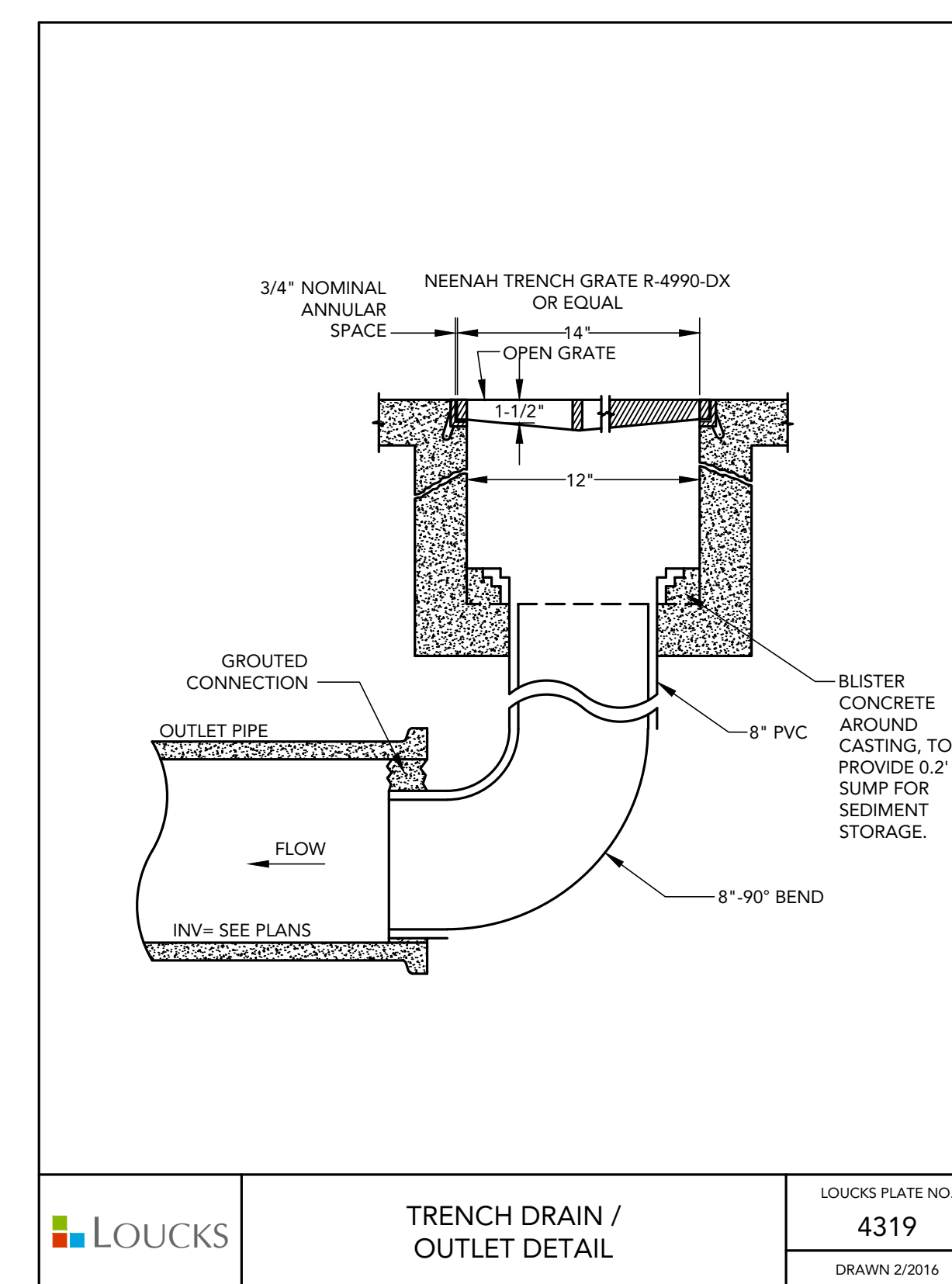
LOUCKS PLATE NO. 4307  
DRAWN 2/2016

LOUCKS  
TRASH GUARD CMP/HDPE APRON



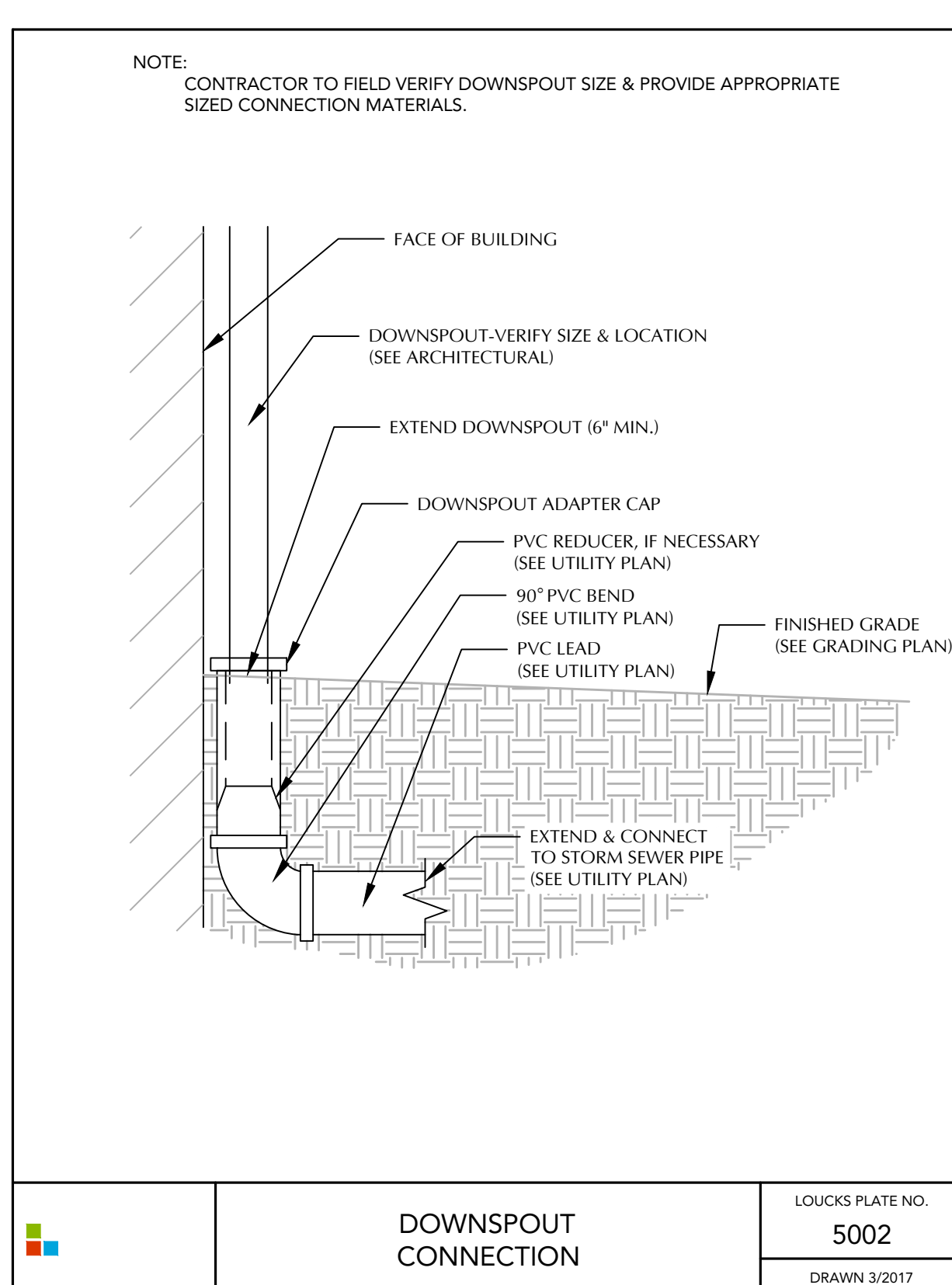
LOUCKS PLATE NO. 4308  
DRAWN 2/2016

LOUCKS  
RANDOM / HAND PLACED RIPRAP



LOUCKS PLATE NO. 4319  
DRAWN 2/2016

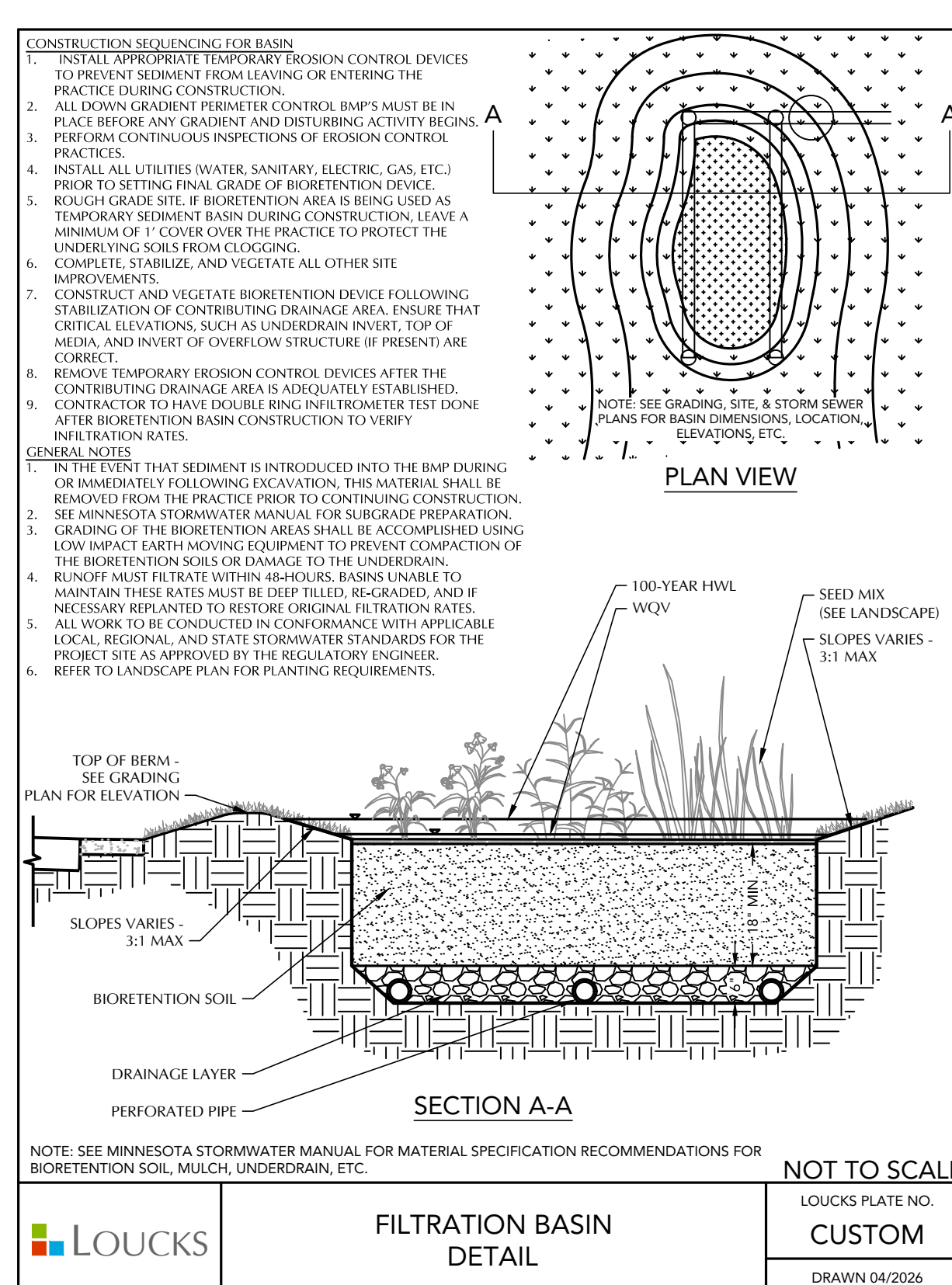
LOUCKS  
TRENCH DRAIN / OUTLET DETAIL



- NOTE: CONTRACTOR TO FIELD VERIFY DOWNSPOUT SIZE & PROVIDE APPROPRIATE SIZED CONNECTION MATERIALS.

LOUCKS PLATE NO. 5002  
DRAWN 3/2017

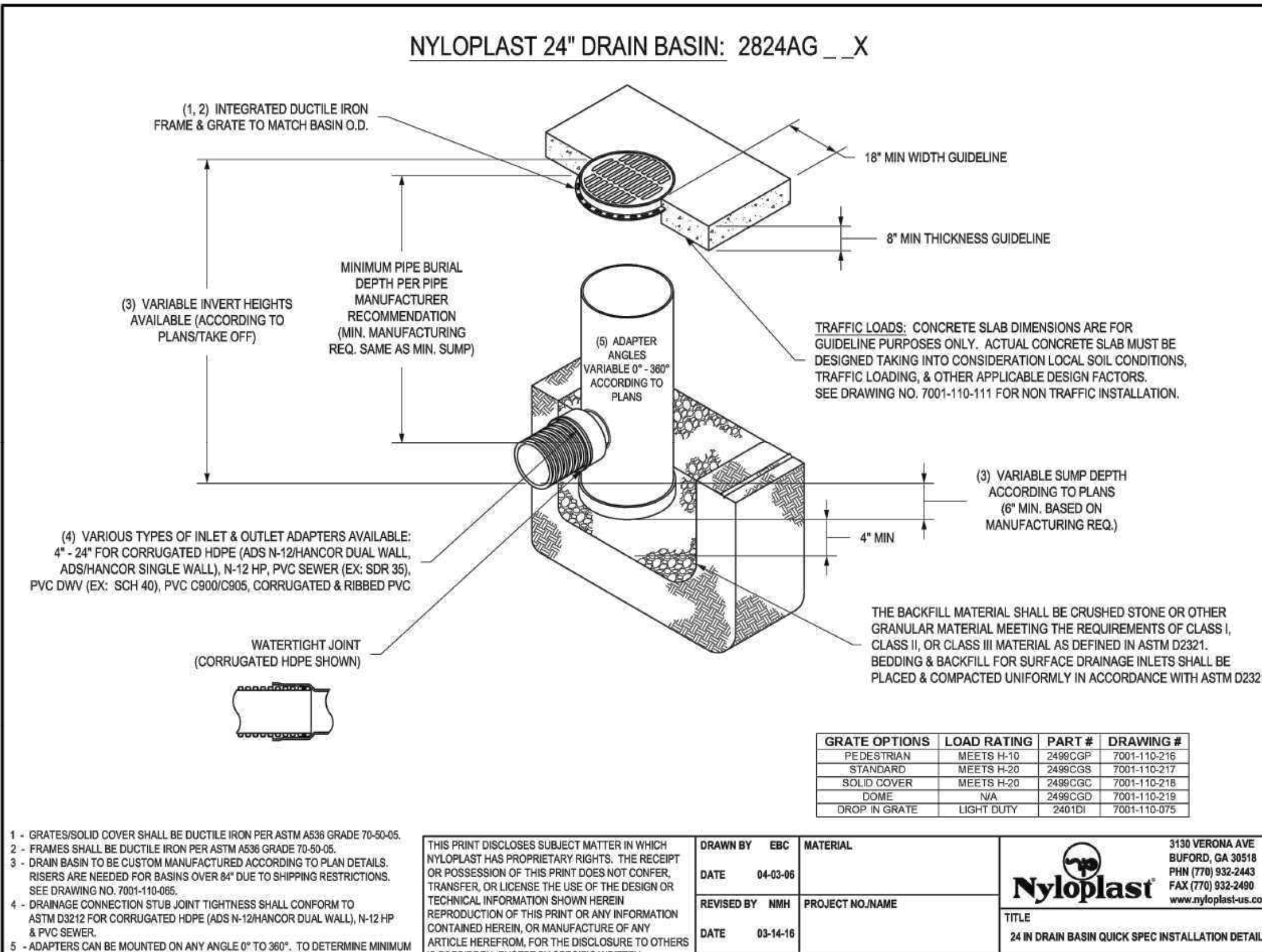
LOUCKS  
DOWNSPOUT CONNECTION



- CONSTRUCTION SEQUENCING FOR BASIN:
- INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SOIL EROSION OR ENTERING THE PRACTICE DRAINING CONNECTION.
  - ALL DOWN GRADIENT PERIMETER CONTROL BMPs MUST BE IN PLACE BEFORE ANY GRADING AND DISTURBING ACTIVITY BEGINS. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
  - INSTALL ALL UTILITIES (WATER, SANITARY, ELECTRIC, GAS, ETC.) PRIOR TO SETTING FINAL GRADE OF BORENTENTION DEVICE.
  - ROUGH GRADE SITE. IF BORENTENTION AREA IS BEING USED AS TEMPORARY SEDIMENT BAY DURING CONSTRUCTION LEAVE A MINIMUM OF 1" COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOIL FROM LOGGING.
  - COMPLETE, STABILIZE, AND VEGETATE ALL OTHER SITE IMPROVEMENTS.
  - CONSTRUCT AND VEGETATE BORENTENTION DEVICE FOLLOWING SUBMITTAL OF A GENERAL PERMITS APPLICATION. PROVIDE THAT EXISTING ELEVATIONS, SUCH AS UNDERGROUND UTILITY TOPS, MEDIA, AND INVERTS OR OVERFLOW STRUCTURE IS PRESENT ARE CORRECT.
  - REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS FULLY TESTED AND DEDICATED. CONTRACTOR TO HAVE DOABLE BING INFILTRATION TEST DONE AT THE BORENTENTION AREA CONTRIBUTOR TO VERIFY INFILTRATION RATES.
- GENERAL NOTES:
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING CONSTRUCTION, THE MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
  - WHEN THE BORENTENTION DEVICE IS SUBSEQUENTLY PREPARED, THE DRAINAGE OF THE BORENTENTION AREA SHALL BE ACCORDING TO THE LOW IMPACT (EACH) EXISTING EQUIPMENT TO PREVENT CONSTRUCTION OF THE BORENTENTION AREA DAMAGE TO THE UNDERLYING SOIL.
  - RINSE AND TREAT WITHIN 24 HOURS. BASINS UNABLE TO MAINTAIN THEIR WATER MUST BE DEPT FLOWED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL FERTILIZATION RATES.
  - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

LOUCKS PLATE NO. CUSTOM  
DRAWN 04/2026

LOUCKS  
FILTRATION BASIN DETAIL



- NYLOPLAST 24" DRAIN BASIN: 2824G\_X
- GRATESOLID COVER SHALL BE DUCTILE IRON PER ASTM A533 GRADE 70-80/45.
  - FRAMES SHALL BE DUCTILE IRON PER ASTM A533 GRADE 70-80/45.
  - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 705-110-105.
  - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2238 FOR CORRUGATED HDPE (ADS N-12 HANGOR DUAL WALL, N-12 HP, PVC SEWER, EX. SDR 30), PVC DWV (EX. SDR 40), PVC 5000006, CORRUGATED & RIBBED PVC.
  - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MAXIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 705-110-105.
- TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 705-110-111 FOR NON TRAFFIC INSTALLATION.
- THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2237. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PIE DE GRATE	LF575 H-15	2486CIP	705-110-218
STANDARD	MF575 H-20	2486CIP	705-110-217
SOFT COVER	MF575 H-20	2486CIP	705-110-219
DOME	NA	2486CIP	705-110-219
DRIP & GRATE	LF575 H-15	2486CIP	705-110-218

3155 WERNDALE AVENUE, SUFORD, GA 30518  
PH (770) 932-2442  
FAX (770) 932-2490  
www.nyloplast-us.com

NYloplast  
34 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DRAWN BY EBC DATE 04-03-06  
REVISION BY NMB PROJECT NO. NAME  
DATE 05-14-16  
DWG. NO. 705-110-102 SCALE 1/4" = 1'-0" SHEET 1 OF 1  
REV E

FARMSITE

3760 CO RD 92 N  
INDEPENDENCE, MN  
55359

LOUCKS  
CIVIL ENGINEERING  
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12755 Highway 55, Suite R100  
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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
04/24/2026	PERMIT SET

PROFESSIONAL SIGNATURE

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 in the State of Minnesota.

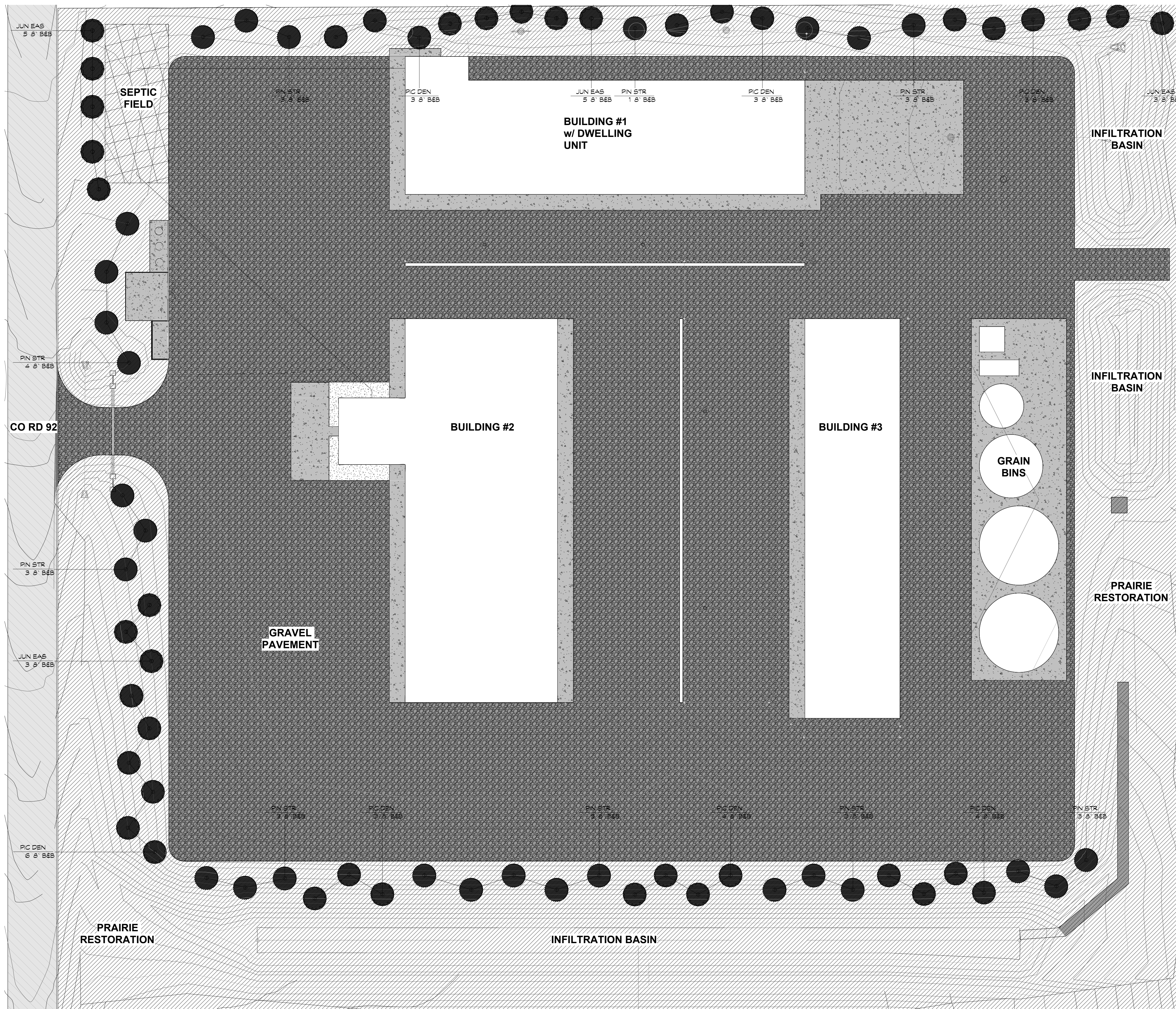
QUALITY CONTROL

Loecks Project No. 260220.00  
Drawn By LAH  
Checked By SRT  
Review Date 04/23/2026

CONTRACT INDEX

C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS

CIVIL DETAILS  
C8-1



TREE SHELTER

Tree Schedule					
Symb ol	Plant Code	Botanical Name	Common Name	Cont	Count

Trees

JUN EAS	Juniperus virginiana	Eastern Redcedar	8' B&B	16
PIC DEN	Picea glauca 'Densata'	Black Hills White Spruce	8' B&B	26
PIN STR	Pinus strobus	White Pine	8' B&B	28
				70

PRAIRIE RESTORATION MIX

Forbs		
Botanical Name	Common Name	% by wt.
<i>Asclepias incarnata</i>	Rose Milkweed	1.27
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.64
<i>Baptisia alba</i>	White Wild Indigo	1.27
<i>Dalea purpurea</i>	Purple Prairie Clover	2.77
<i>Echinacea pallida</i>	Pale Purple Coneflower	3.18
<i>Echinacea purpurea</i>	Purple Coneflower	3.18
<i>Eryngium yuccifolium</i>	Rattlesnake Master	5.08
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	0.64
<i>Gentiana flavida</i>	Cream Gentian	0.95
<i>Helopsis helianthoides</i>	Early Sunflower	0.95
<i>Liatris pycnostachya</i>	Prairie Blazing Star	6.35
<i>Monarda fistulosa</i>	Wild Bergamot	1.27
<i>Oenothera gaura</i>	Biennial Gaura	1.38
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.38
<i>Penstemon digitalis</i>	Foxglove Beardtongue	1.38
<i>Physostegia virginiana</i>	Obedient Plant	1.36
<i>Pycnanthemum verticillatum var. pilosu</i>	Hairy Mountain Mint	1.36
<i>Ratibida pinnata</i>	Yellow Coneflower	1.38
<i>Rudbeckia hirta</i>	Black-eyed Susan	5.08
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.64
<i>Rudbeckia triloba</i>	Brown-eyed Susan	0.64
<i>Silphium laciniatum</i>	Compass Plant	0.64
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.64
<i>Symphotrichum laeve</i>	Smooth Blue Aster	1.38
<i>Symphotrichum novae-angliae</i>	New England Aster	1.11
<i>Verbena hastata</i>	Blue Vervain	0.64
<i>Veronicastrum virginicum</i>	Culver's Root	0.64
<i>Zizia aurea</i>	Golden Alexanders	2.54
Total Wildflowers		49.71%

Grasses, Sedges & Rushes		
Botanical Name	Common Name	% by wt.
<i>Andropogon gerardii</i>	Big Bluestem	13.97
<i>Elymus virginicus</i>	Virginia Wild Rye	10.16
<i>Panicum virgatum</i>	Switch Grass	1.38
<i>Schizachyrium scoparium</i>	Little Bluestem	3.81
<i>Sorghastrum nutans</i>	Indian Grass	20.96
Total Grasses		50.29%

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

LICENSE NUMBER: \_\_\_\_\_

SEAL: \_\_\_\_\_

FARMSITE  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

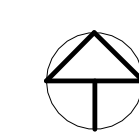
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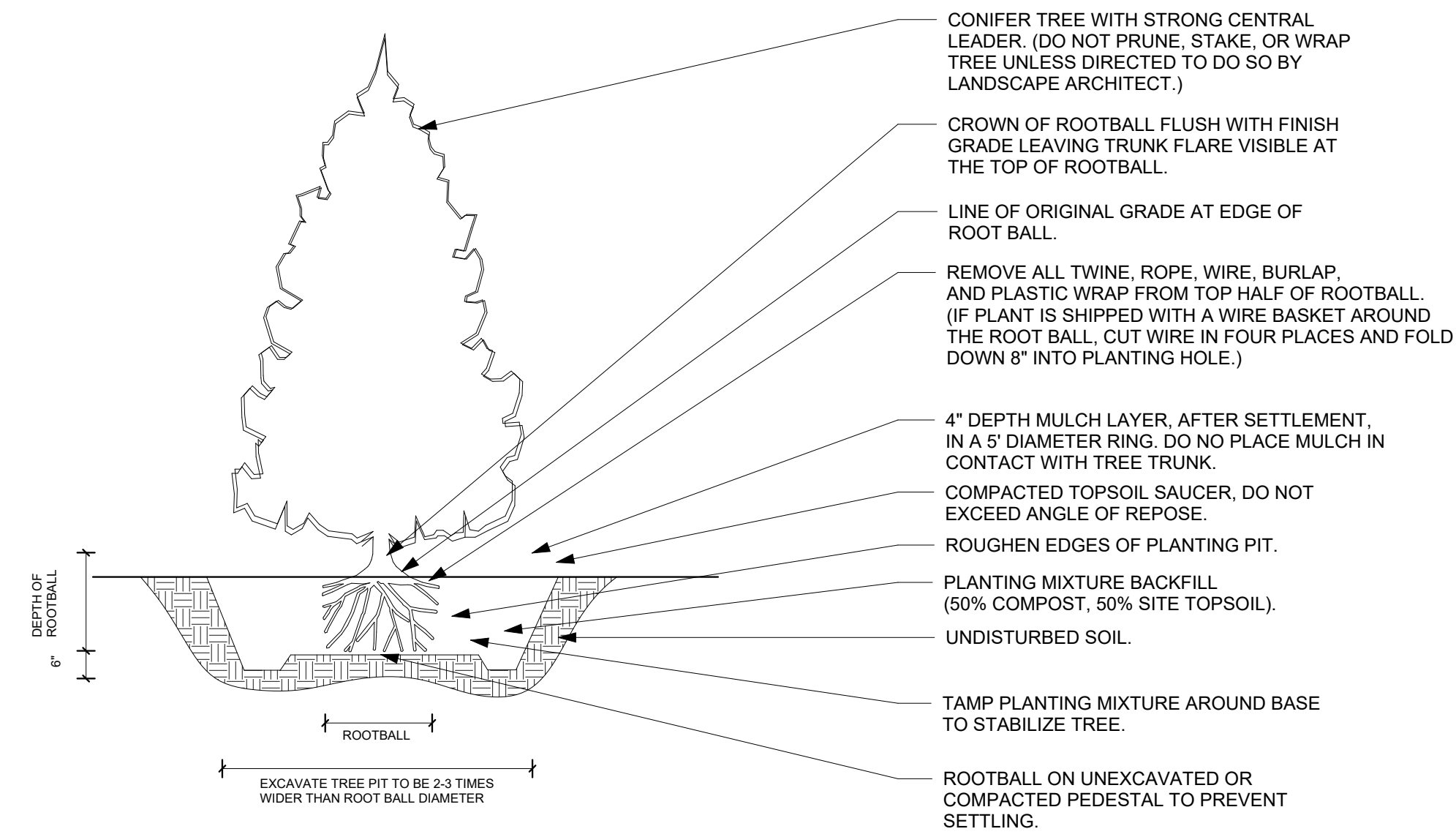
DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

PLANTING PLAN

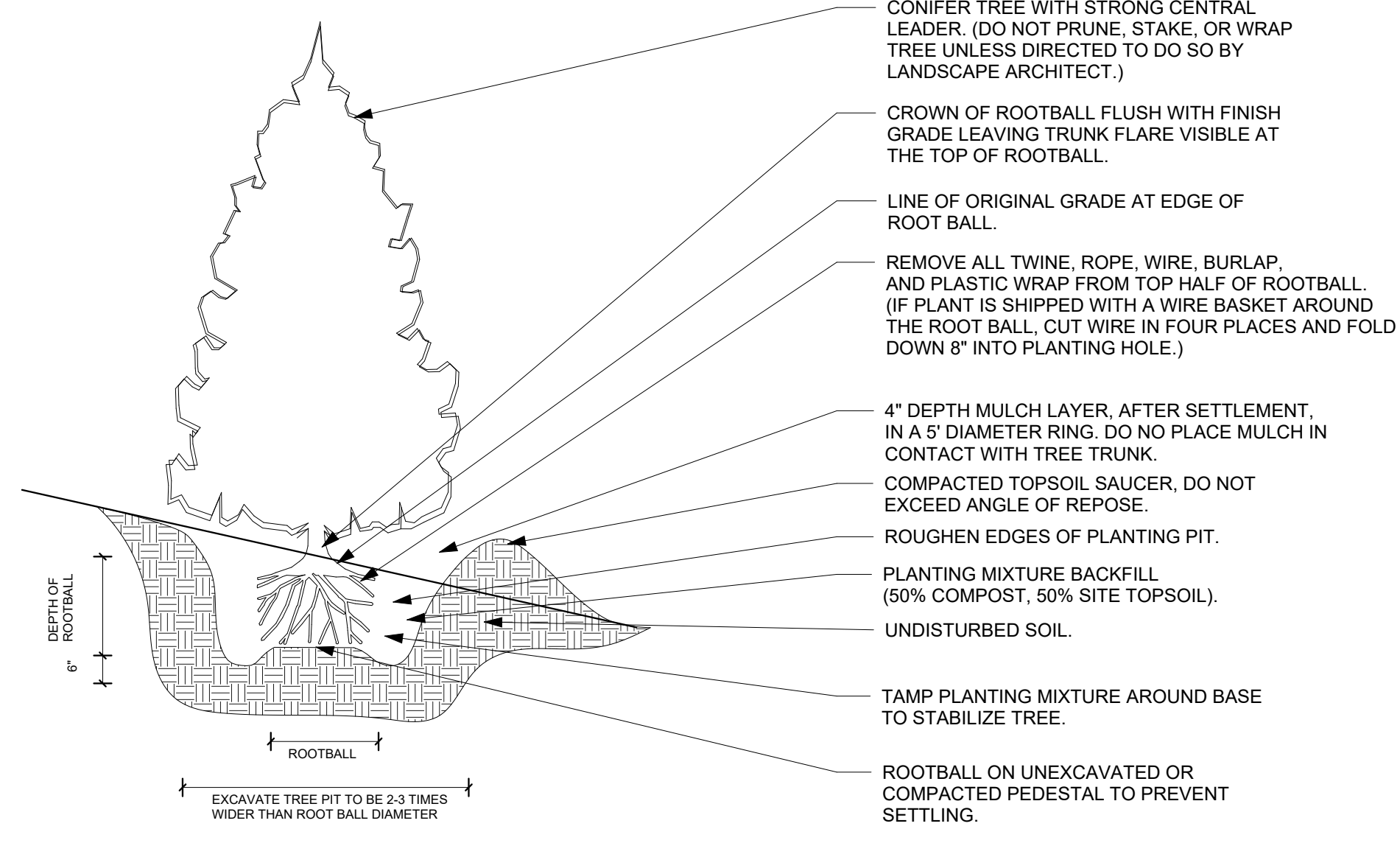
SHEET:  
L4

1 PLANTING PLAN  
1" = 30'-0"





TYPICAL EVERGREEN TREE PLANTING



TYPICAL EVERGREEN TREE PLANTING ON SLOPE

3 CONIFER PLANTING DETAIL  
1/2" = 1'-0"

- CONIFER TREE WITH STRONG CENTRAL LEADER. (DO NOT PRUNE, STAKE, OR WRAP TREE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.)
- CROWN OF ROOTBALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF ROOTBALL.
- LINE OF ORIGINAL GRADE AT EDGE OF ROOT BALL.
- REMOVE ALL TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM TOP HALF OF ROOTBALL. (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.)
- 4" DEPTH MULCH LAYER, AFTER SETTLEMENT, IN A 5' DIAMETER RING. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- COMPACTED TOPSOIL SAUCER, DO NOT EXCEED ANGLE OF REPOSE.
- ROUGHEN EDGES OF PLANTING PIT.
- PLANTING MIXTURE BACKFILL (50% COMPOST, 50% SITE TOPSOIL).
- UNDISTURBED SOIL.
- TAMP PLANTING MIXTURE AROUND BASE TO STABILIZE TREE.
- ROOTBALL ON UNEXCAVATED OR COMPACTED PEDESTAL TO PREVENT SETTLING.

- CONIFER TREE WITH STRONG CENTRAL LEADER. (DO NOT PRUNE, STAKE, OR WRAP TREE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.)
- CROWN OF ROOTBALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF ROOTBALL.
- LINE OF ORIGINAL GRADE AT EDGE OF ROOT BALL.
- REMOVE ALL TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM TOP HALF OF ROOTBALL. (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.)
- 4" DEPTH MULCH LAYER, AFTER SETTLEMENT, IN A 5' DIAMETER RING. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- COMPACTED TOPSOIL SAUCER, DO NOT EXCEED ANGLE OF REPOSE.
- ROUGHEN EDGES OF PLANTING PIT.
- PLANTING MIXTURE BACKFILL (50% COMPOST, 50% SITE TOPSOIL).
- UNDISTURBED SOIL.
- TAMP PLANTING MIXTURE AROUND BASE TO STABILIZE TREE.
- ROOTBALL ON UNEXCAVATED OR COMPACTED PEDESTAL TO PREVENT SETTLING.

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
LICENSE NUMBER: \_\_\_\_\_

SEAL:

FARMSITE  
3760 Co Rd 92 N  
Independence, MN 55359

DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: DC  
CHECKED: RLH  
APPROVED: RLH

PLANTING DETAILS

SHEET:  
L5

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_

SEAL: \_\_\_\_\_

**FARMSITE**  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

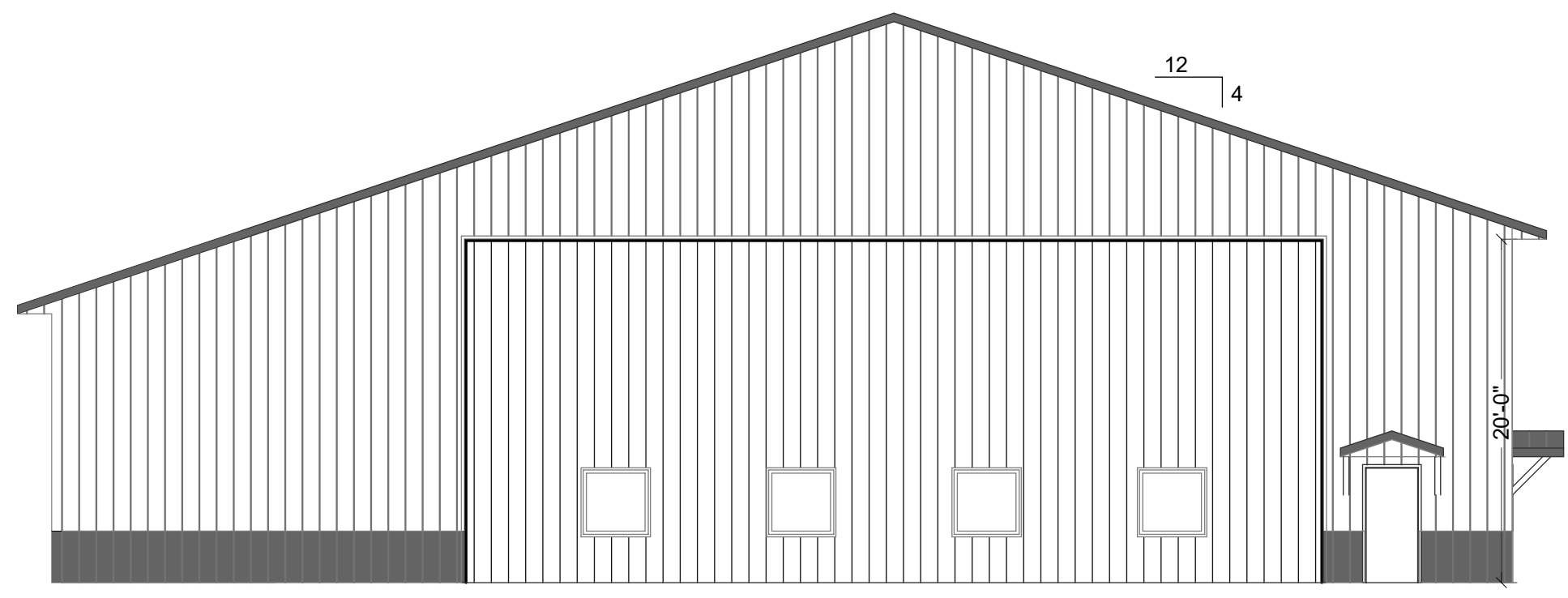
DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

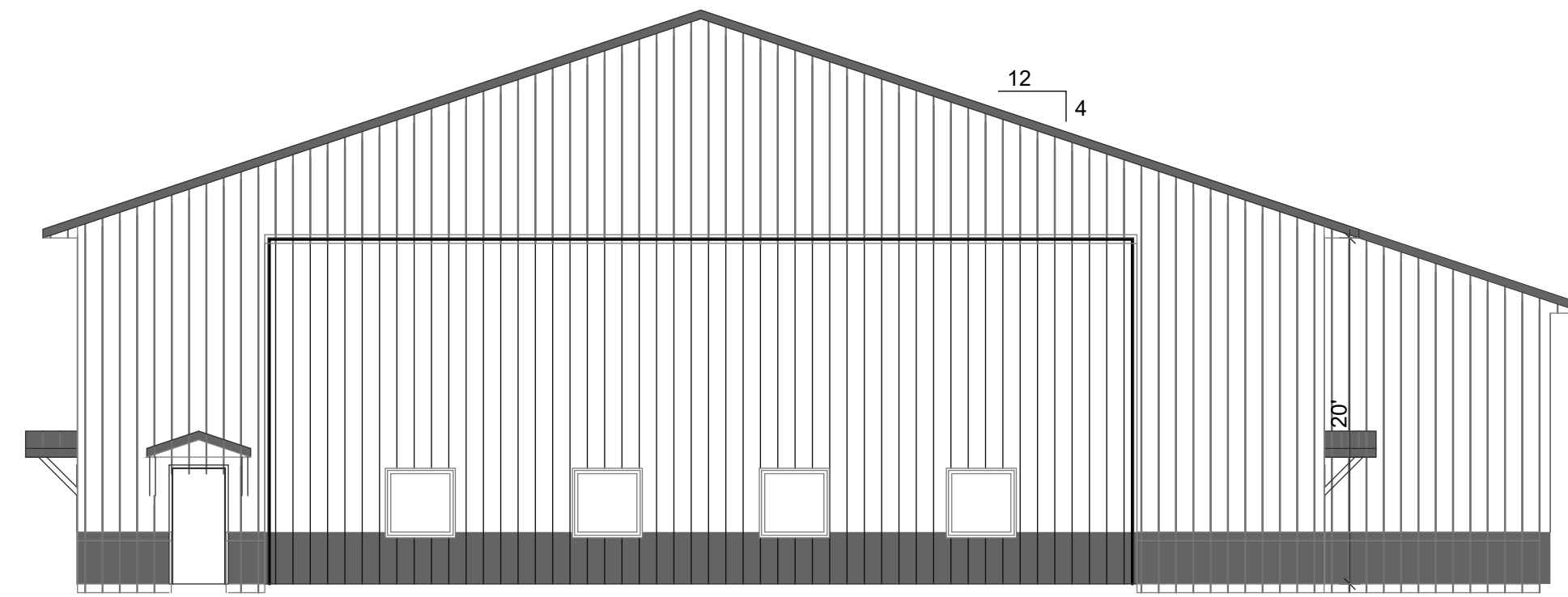
BUILDING ELEVATIONS - BLDG  
1

SHEET:

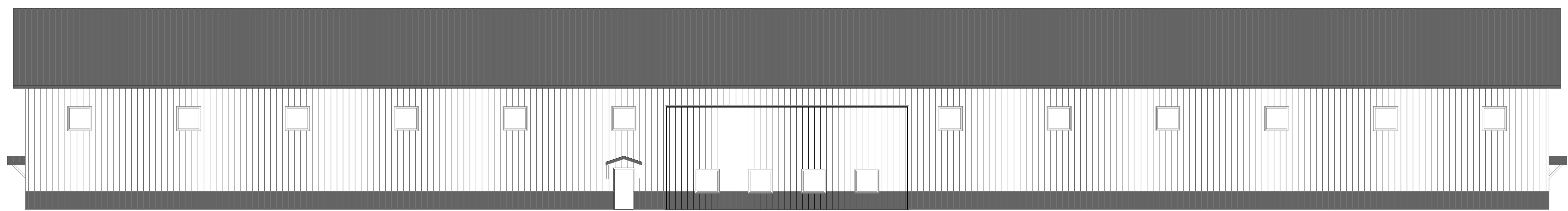
**L6**



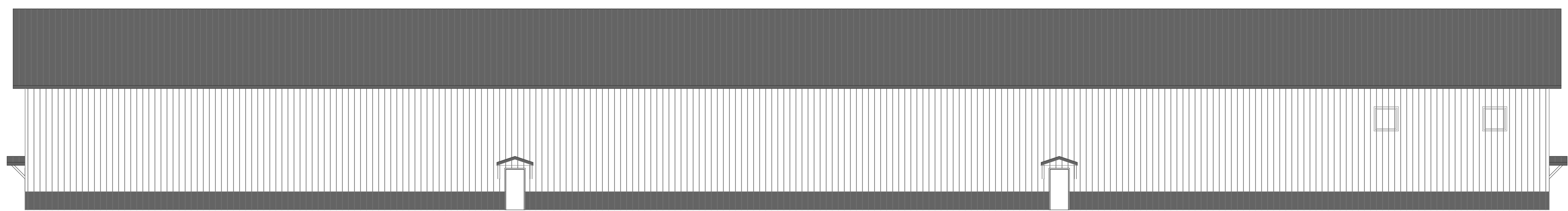
WEST ELEVATION



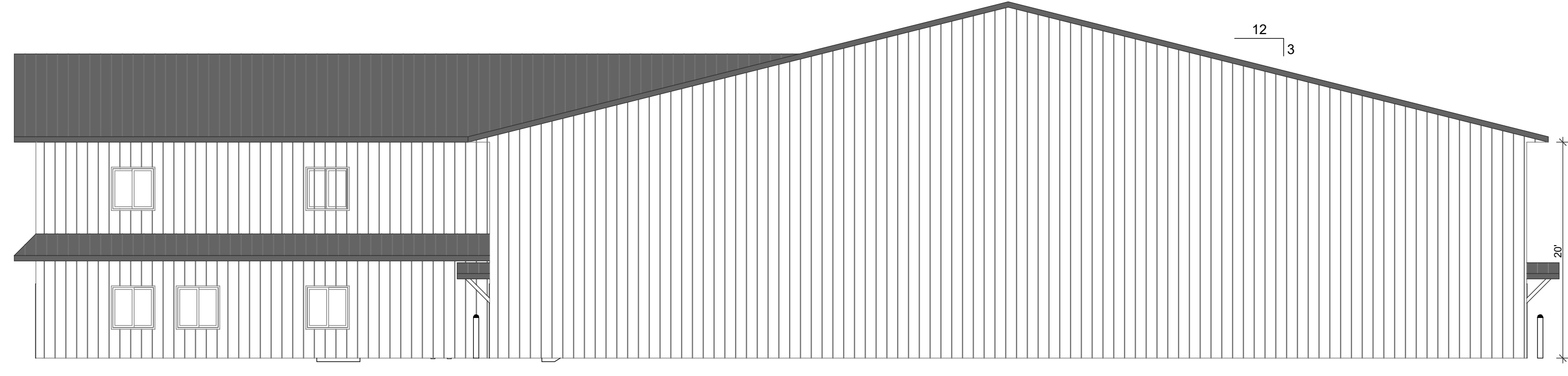
EAST ELEVATION



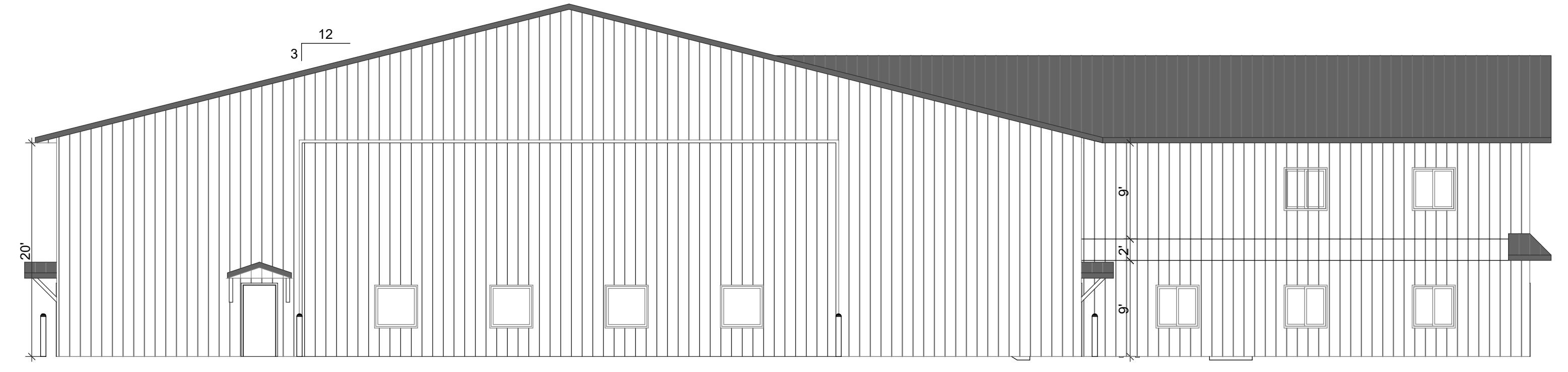
SOUTH ELEVATION



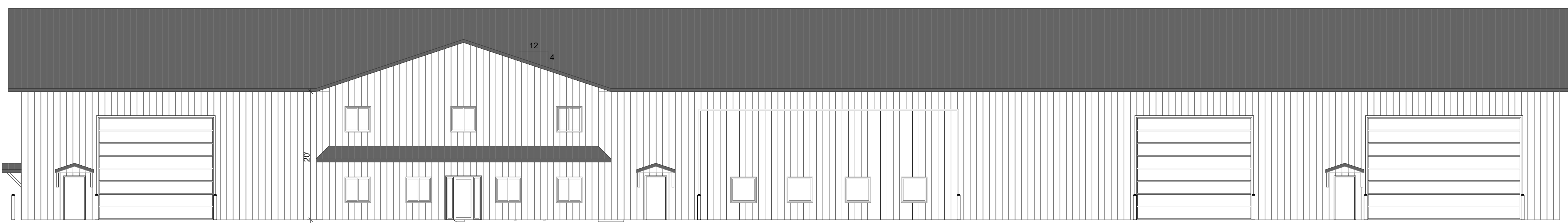
NORTH ELEVATION



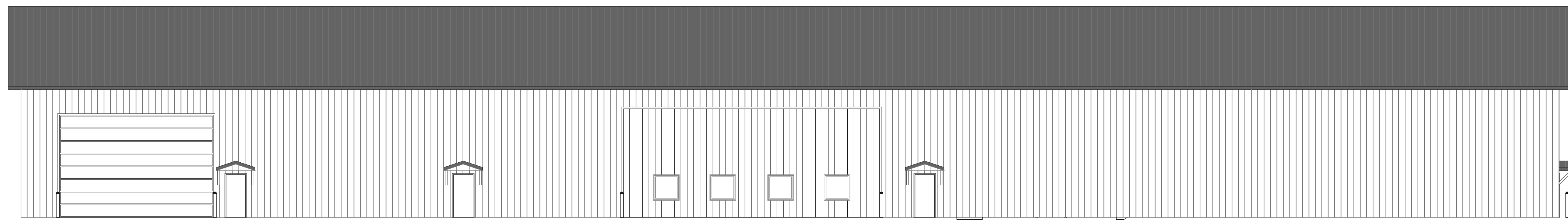
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_

SEAL: \_\_\_\_\_

**FARMSITE**  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

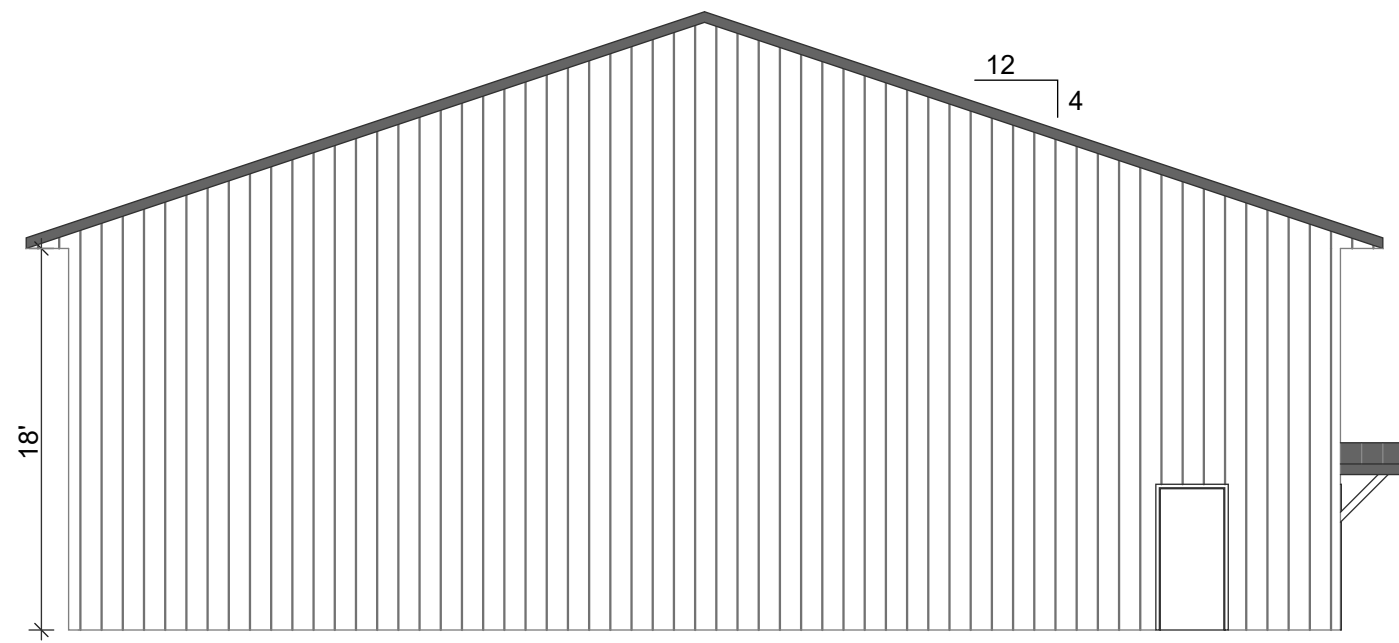
DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

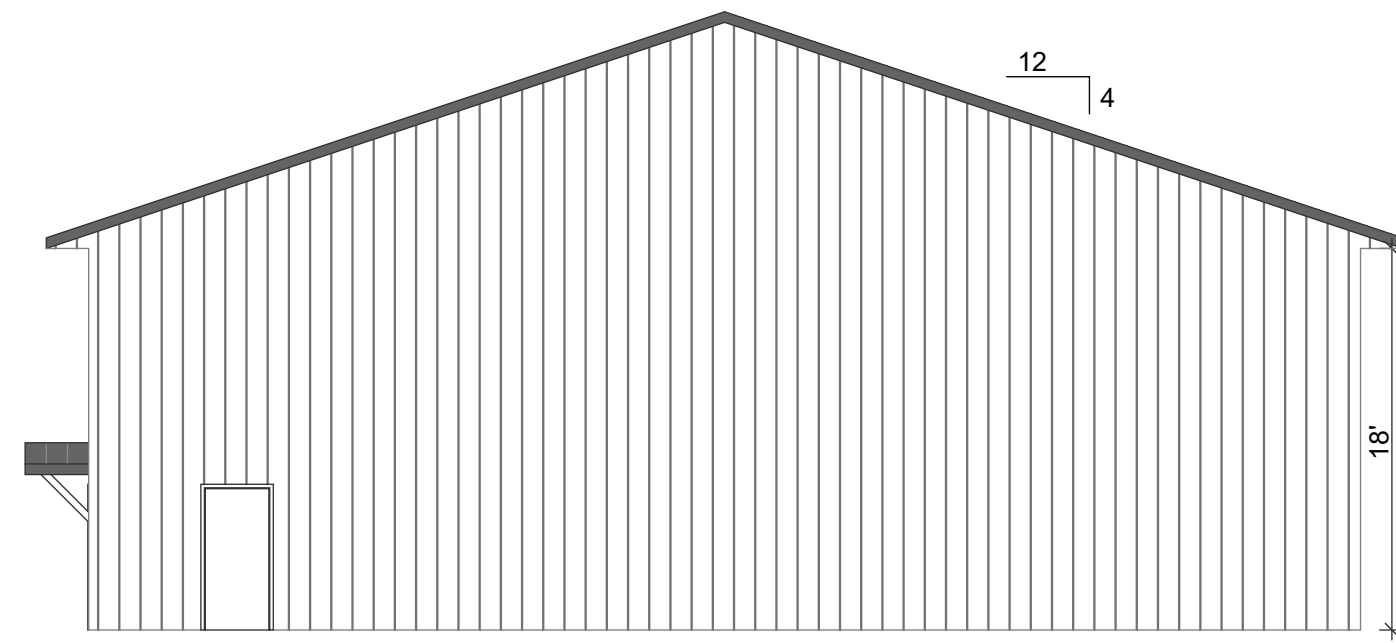
BUILDING ELEVATIONS - BLDG  
2

SHEET:

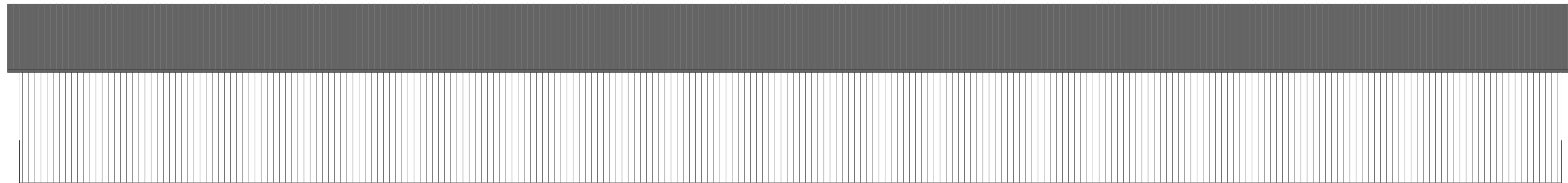
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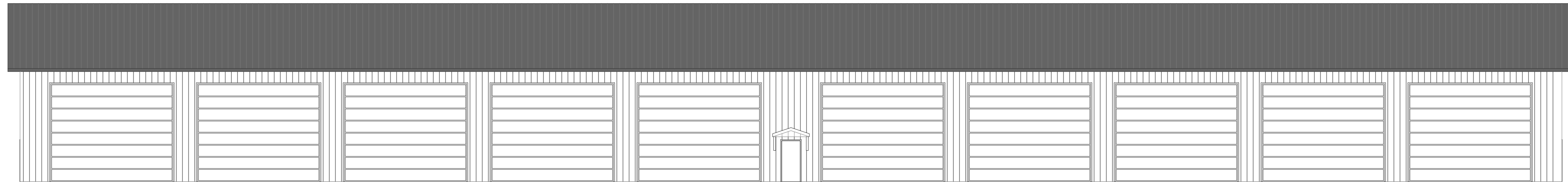
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_

SEAL: \_\_\_\_\_

**FARMSITE**  
3760 Co Rd 92 N  
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26  
DRAWN: BJP  
CHECKED: RLH  
APPROVED: RLH

BUILDING ELEVATIONS - BLDG  
3

SHEET:  
**L8**

# City of Independence

## Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project

---

*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* June 16, 2026

### Background

The City of Independence has identified roadway and drainage improvements on several of the City’s gravel road segments as a priority capital improvement for 2026. These improvements are included in the City’s adopted Capital Improvement Plan (CIP) and represent approximately two (2) miles of roadway work.

The proposed project segments are as follows:

- County Line Road
- Valley Road
- Dean Lane
- Turner Road
- Maple Ponds Trail

The project is anticipated to include gravel road reconditioning, grading, drainage improvements, and related work as detailed in the plans and specifications prepared by the City’s engineer. The City does not intend to fund this project through special assessments to benefitted properties; project costs will be funded through the City’s Capital Improvement Plan budget.

### PROJECT DETAILS

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Project Name	2026 Gravel Road Improvements Project
Estimated Construction Cost	Approximately \$300,000
Project Length	Approximately 2 miles
Funding Source	City Capital Improvement Plan (No Special Assessments)

Applicable Statute	Minn. Stat. § 471.345 (Uniform Municipal Contracting Law)
Bid Advertisement	Official newspaper; minimum 10 days prior to bid deadline

## STATUTORY BIDDING REQUIREMENTS

---

Because the estimated project cost exceeds \$175,000, the project is subject to the competitive bidding requirements of Minnesota Statutes § 471.345 (Uniform Municipal Contracting Law).

The following procedural requirements apply:

- Sealed bids must be solicited through a public advertisement in the City’s official legal newspaper.
- The advertisement must be published at least ten (10) days before the deadline for submission of bids.
- Bids must be opened publicly at the date, time, and location stated in the advertisement.
- The contract must be awarded to the lowest responsible bidder, subject to City Council approval.

City staff and the City’s engineer will prepare the advertisement for bids and coordinate the public bidding process following Council authorization.

## PROPOSED PROJECT SCHEDULE

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Milestone	Estimated Date
Council approves plans, specs & authorizes bidding	June 16, 2026
Advertisement for Bids published (official newspaper)	July 3, 2026
Bid opening	TBD, 2026
Council considers bid award	July, 2026
Anticipated construction start	Summer/Fall 2026

## FISCAL IMPACT

---

The estimated total project cost is approximately \$300,000. Funding is included in the City's adopted Street Capital Improvement Plan budget. No special assessments are proposed. Final contract cost will be determined through the competitive bidding process. Staff will return to Council with a bid tabulation and recommended contract award following receipt and opening of bids.

## ATTACHMENTS

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- Plans and Specifications — 2026 Gravel Road Improvements Project
- Engineer's Opinion of Probable Cost
- Draft Advertisement for Bids
- **Resolution No. 26-0616-04:** Approving Plans and Specifications and Authorizing Advertisement for Bids

### **Recommendation**

Staff is seeking City Council adoption of the attached resolution approving the plans and specifications for the 2026 Gravel Road Improvements Project and authorizing City staff to advertise for competitive construction bids in accordance with Minnesota Statutes § 471.345 and § 412.311.

**Attachments: Resolution No. 26-0616-04**



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 26-0616-04**

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND  
AUTHORIZING ADVERTISEMENT FOR COMPETITIVE BIDS  
2026 GRAVEL ROAD IMPROVEMENTS PROJECT**

WHEREAS, the City of Independence has identified roadway and drainage improvements on approximately two (2) miles of gravel road segments within the City, including County Line Road, Valley Road, Dean Lane, Turner Road, and Maple Ponds Trail, as a capital improvement priority for 2026; and

WHEREAS, said improvements are included in the City's adopted Capital Improvement Plan; and

WHEREAS, the City Engineer has prepared plans and specifications for the 2026 Gravel Road Improvements Project with an estimated construction cost of approximately \$300,000; and

WHEREAS, the estimated project cost exceeds \$175,000 and the project is therefore subject to the competitive bidding requirements of Minnesota Statutes § 471.345; and

WHEREAS, the City does not intend to fund this project through special assessments to benefitted properties; and

WHEREAS, the City Council has reviewed the plans and specifications and finds them acceptable;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Independence, Hennepin County, Minnesota, as follows:

1. The plans and specifications for the 2026 Gravel Road Improvements Project, as prepared by the City Engineer, are hereby approved.
2. City staff is hereby authorized and directed to advertise for competitive sealed bids for the 2026 Gravel Road Improvements Project in accordance with Minnesota Statutes § 471.345 and § 412.311.
3. The advertisement for bids shall be published in the City's official legal newspaper not less than ten (10) days prior to the deadline for submission of bids.
4. City staff is further authorized to take all other actions reasonably necessary to implement the bidding process for this project consistent with applicable Minnesota law.

This resolution was adopted by the City Council of the City of Independence on this 16<sup>th</sup> day of June 2026, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

---

Brad Spencer, Mayor

ATTEST:

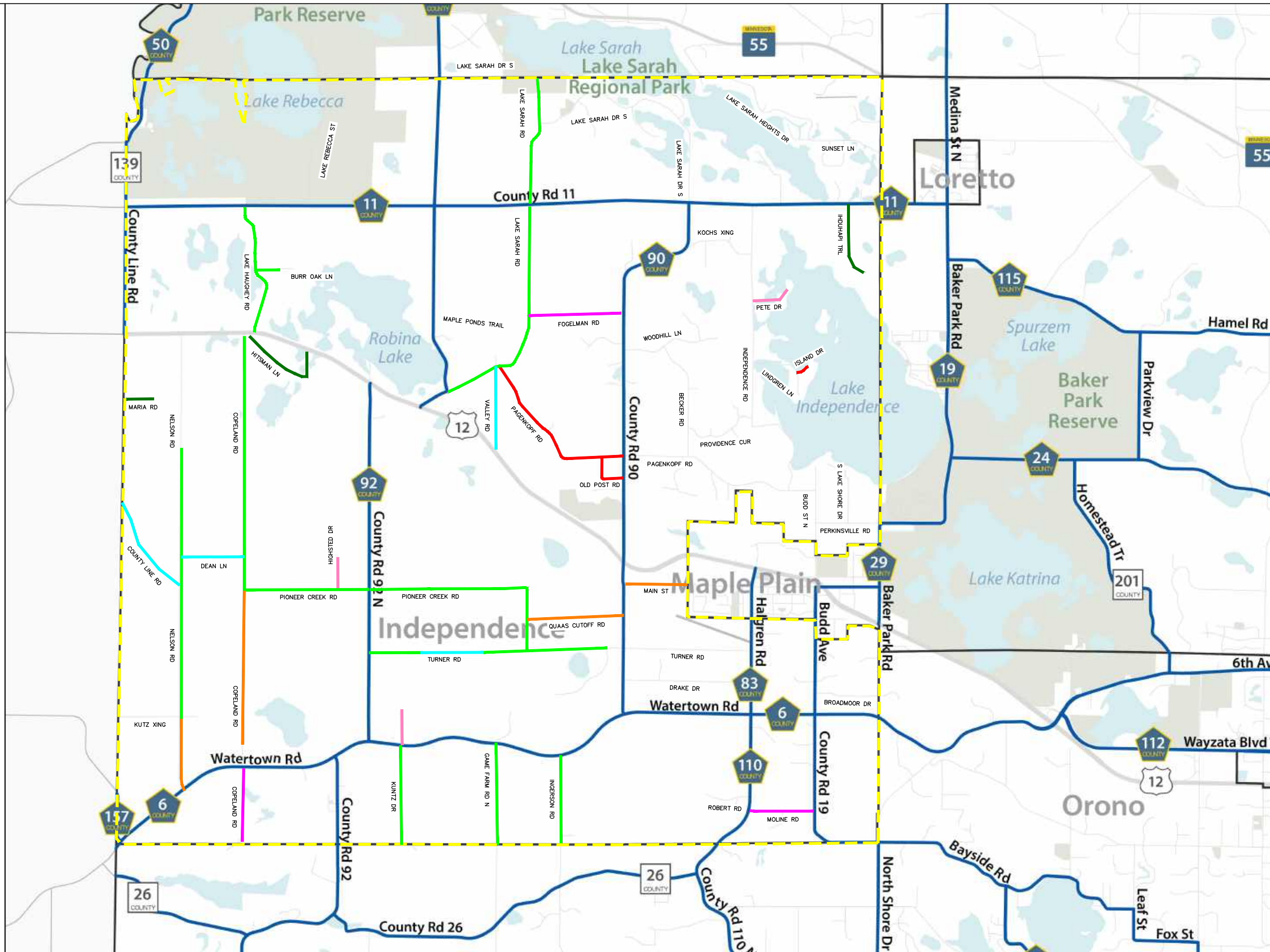
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Mark Kaltsas, City Administrator

K:\TOW\_Civil\City\INDEPENDENCE\CITYWIDE GRAVEL ROAD IMPROVEMENTS\CAD\Plan Sheets\Exhibits\INDEPENDENCE-CIP-EXHIBIT.dwg June 04, 2026 - 10:01am

- LEGEND:**
- CITY LIMITS
  - RECENTLY REGRAVELED ROADWAYS
  - 2025 GRAVEL RECAPPING PROJECTS
  - 2026 GRAVEL RECAPPING PROJECTS
  - 2027 GRAVEL RECAPPING PROJECTS
  - 2028 GRAVEL RECAPPING PROJECTS
  - 2029 GRAVEL RECAPPING PROJECTS
  - 2030 GRAVEL RECAPPING PROJECTS
  - HENNEPIN COUNTY OWNED ROADS

- PROJECTS:**
- 2025:**
- LAKE HAUGHEY ROAD & BURR OAK LANE
  - COPELAND ROAD
  - PIONEER CREEK ROAD
  - LAKE SARAH ROAD
  - TURNER ROAD
  - NELSON ROAD
  - KUNTZ DRIVE
  - GAME FARM ROAD
  - INGERSON ROAD
- 2026:**
- COUNTY LINE ROAD
  - DEAN LANE
  - TURNER ROAD
  - VALLEY ROAD
- 2027:**
- PAGENKOPF ROAD & OLD POST ROAD
  - ISLAND DRIVE
- 2028:**
- HIGHSTED DRIVE
  - KUNTZ DRIVE
  - PETE DRIVE
- 2029:**
- FOGELMAN ROAD
  - MOLINE ROAD
  - COPELAND ROAD (SOUTH)
- 2030:**
- HITSMAN LANE
  - MARIA ROAD
  - IDHUHAPI TRAIL





**INDEPENDENCE 2026 INFRASTRUCTURE IMPROVEMENTS PROJECT -  
90% DESIGN OPINION OF PROBABLE COST**



CITY OF INDEPENDENCE

NOTE	ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	UNIT COST	TOTAL COST	OVERALL		COUNTY LINE ROAD		VALLEY ROAD		DEAN LANE		TURNER ROAD		MAPLE PONDS TRAIL	
							ESTIMATED QUANTITY	COST	ESTIMATED QUANTITY	COST	ESTIMATED QUANTITY	COST	ESTIMATED QUANTITY	COST	ESTIMATED QUANTITY	COST	ESTIMATED QUANTITY	COST
	2021.501	MOBILIZATION	LUMP SUM	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00										
	2104.503	REMOVE PIPE CULVERTS	LIN FT	35	\$ 24.00	\$ 840.00										35	\$ 840.00	
	2106.507	EXCAVATION - COMMON	CU YD	170	\$ 26.00	\$ 4,420.00										170	\$ 4,420.00	
	2106.507	COMMON EMBANKMENT (CV)	CU YD	160	\$ 19.00	\$ 3,040.00										160	\$ 3,040.00	
	2118.609	AGGREGATE SURFACING CLASS 2 MOD	TON	5040	\$ 40.00	\$ 201,600.00			1800	\$ 72,000.00	1540	\$ 61,600.00	1160	\$ 46,400.00	540	\$ 21,600.00		
	2130.523	WATER	M GALLON	119	\$ 5.00	\$ 595.00			44	\$ 220.00	34	\$ 170.00	28	\$ 140.00	13	\$ 65.00		
	2501.502	12" RC PIPE APRON	EACH	2	\$ 1,800.00	\$ 3,600.00										2	\$ 3,600.00	
	2501.503	12" RC PIPE CULVERT CLASS III	LIN FT	35	\$ 140.00	\$ 4,900.00										35	\$ 4,900.00	
	2501.603	CLEAN PIPE CULVERT	LIN FT	35	\$ 80.00	\$ 2,800.00										35	\$ 2,800.00	
	2511.504	GEOTEXTILE FILTER TYPE 3	SQ YD	39	\$ 4.00	\$ 156.00										39	\$ 156.00	
	2511.507	RANDOM RIPRAP CLASS II	CU YD	10	\$ 155.00	\$ 1,550.00										10	\$ 1,550.00	
	2511.507	RANDOM RIPRAP CLASS III	CU YD	30	\$ 170.00	\$ 5,100.00										30	\$ 5,100.00	
	2511.507	GRANULAR FILTER	CU YD	1	\$ 83.00	\$ 83.00										1	\$ 83.00	
	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00										
	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00										
	2573.503	SILT FENCE; TYPE MS	LIN FT	1050	\$ 3.00	\$ 3,150.00										1050	\$ 3,150.00	
	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	20	\$ 5.00	\$ 100.00										20	\$ 100.00	
	2574.508	FERTILIZER TYPE 3	POUND	70	\$ 1.50	\$ 105.00										70	\$ 105.00	
	2575.505	SEEDING	ACRE	0.2	\$ 790.00	\$ 158.00										0.2	\$ 158.00	
	2575.509	MULCH MATERIAL TYPE 1	TON	0	\$ 255.00	\$ 102.00										0.4	\$ 102.00	
	2575.601	LANDSCAPING ALLOWANCE	LUMP SUM	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00										
	2575.608	SEED SOUTHERN SHORTGRASS ROADSIDE	POUND	44	\$ 5.00	\$ 220.00										44	\$ 220.00	
<b>SUBTOTAL CONSTRUCTION COST</b>						\$265,019		\$32,500		\$72,220		\$61,770		\$46,540		\$21,665		\$30,324
<b>CONSTRUCTION CONTINGENCY (10%)</b>						\$26,502		\$3,250		\$7,222		\$6,177		\$4,654		\$2,167		\$3,032
<b>TOTAL CONSTRUCTION COST</b>						\$291,521		\$35,750		\$79,442		\$67,947		\$51,194		\$23,832		\$33,356

# MINNESOTA DEPARTMENT OF TRANSPORTATION CITY OF INDEPENDENCE 2026 INFRASTRUCTURE IMPROVEMENTS PROJECT

CITY PROJECT NO. 2026-01  
CONSTRUCTION PLANS FOR: GRAVEL ROAD RECAP, CULVERT REPLACEMENTS, DITCH GRADING

### GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS."

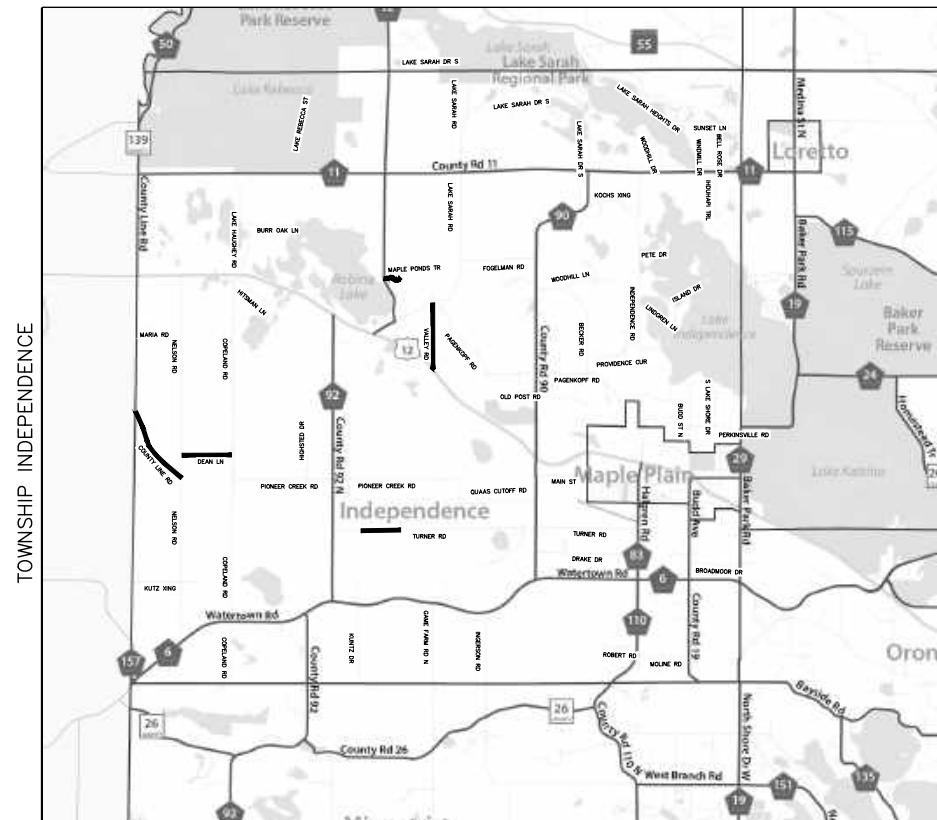
THE LATEST EDITION OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION IS FURTHER AMENDED BY THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS. THE LATEST EDITIONS OF THE MNDOT AND CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS ARE AMENDED BY THE CITY OF INDEPENDENCE SPECIFICATIONS FOR CONSTRUCTION.

### INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	STATEMENT OF ESTIMATED QUANTITIES
3	EARTHWORK VOLUMES TABULATION
4	GENERAL NOTES, STANDARD PLATES & PLANS AND UTILITY CONTACTS
5 - 6	CONSTRUCTION DETAILS
7 - 10	CITY STANDARD PLATES
11	TYPICAL SECTIONS AND INSETS
12 - 15	ALIGNMENT PLAN AND TABULATIONS
16 - 17	EXISTING CONDITIONS AND REMOVAL PLAN
18 - 19	CONSTRUCTION AND EROSION CONTROL PLAN
20	CONSTRUCTION PHASING AND TRAFFIC CONTROL PLANS

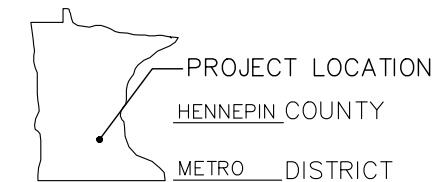
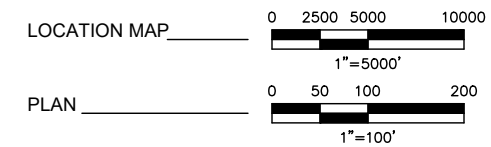
### LEGEND

	EXISTING POWER POLE
	EXISTING STORM CULVERT
	EXISTING STORM CULVERT PIPE APRON
	EXISTING WETLAND
	EXISTING WATERLINE
	EXISTING FIBER OPTIC
	EXISTING GAS MAIN
	EXISTING OVERHEAD POWER/COMMUNICATION
	EXISTING UNDERGROUND POWER
	PROPOSED STORM CULVERT
	PROPOSED STORM CULVERT PIPE APRON
	SILT FENCE; TYPE MS
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	CONSTRUCTION LIMITS



2026 INFRASTRUCTURE IMPROVEMENTS PROJECT  
CITY PROJ. NO. 2026-01  
GROSS LENGTH 12,115 FEET 2.29 MILES

### PLAN SET SCALES



THIS PLAN SET CONTAINS 20 SHEETS

## Kimley»Horn

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 6/26/2026 LIC. NO. 59057

ENGINEER MICHAEL A. KIRSCH

APPROVED \_\_\_\_\_ 2026  
CITY OF INDEPENDENCE CITY ADMINISTRATOR/PLANNER

**NOTE:**  
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN IN THIS PLAN SET ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE PRIOR TO STARTING ANY EXCAVATION.

GOPHER STATE ONE CALL SYSTEM.....1-800-252-1166

### PLAN REVISIONS

DATE	SHEET NO.	APPROVED BY

CITY PROJ. NO. 2026-01

SHEET NO. 1 OF 20 SHEETS

GENERAL NOTES

- (P) DENOTES PLAN QUANTITY
- 1. TO BE DIRECTED BY THE FIELD ENGINEER
- 2. INCLUDES TOPSOIL STRIPPING
- 3. INCLUDES PLACEMENT OF STRIPPED TOPSOIL
- 4. SEE SPECIFICATIONS FOR MORE DETAILS
- 5. INCLUDES EXCAVATION OF EARTH FOR PLACEMENT OF RIPRAP AT EXISTING PIPE CULVERT APRONS
- 6. TO BE USED FOR ROCK CHECK DAMS.
- 7. TO BE USED FOR CULVERT PIPE APRONS.
- 8. DEWATERING NEEDED FOR CULVERT AND STORM SEWER INSTALLATIONS IS CONSIDERED INCIDENTAL.
- 9. FURNISHING AND INSTALLING CULVERT MARKER SHALL BE INSTALLED AT ALL CULVERT APRONS (INCIDENTAL).

### STATEMENT OF ESTIMATED QUANTITIES

NOTE	ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
	2021.501	MOBILIZATION	LUMP SUM	1
	2104.503	REMOVE PIPE CULVERTS	LIN FT	35
2, 5	2106.507	EXCAVATION - COMMON	CU YD	170
3	2106.507	COMMON EMBANKMENT (CV)	CU YD	160
(P)	2118.609	AGGREGATE SURFACING CLASS 2 MOD	TON	5040
1, 4	2130.523	WATER	M GALLON	119
8, 9	2501.502	12" RC PIPE APRON	EACH	2
8	2501.503	12" RC PIPE CULVERT CLASS III	LIN FT	35
	2501.603	CLEAN PIPE CULVERT	LIN FT	35
7	2511.504	GEOTEXTILE FILTER TYPE 3	SQ YD	39
1, 6	2511.507	RANDOM RIPRAP CLASS II	CU YD	10
7	2511.507	RANDOM RIPRAP CLASS III	CU YD	30
7	2511.507	GRANULAR FILTER	CU YD	1
	2563.601	TRAFFIC CONTROL	LUMP SUM	1
	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1
	2573.503	SILT FENCE, TYPE MS	LIN FT	1050
	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	20
	2574.508	FERTILIZER TYPE 3	POUND	70
	2575.505	SEEDING	ACRE	0.2
	2575.509	MULCH MATERIAL TYPE 1	TON	0.4
1	2575.601	LANDSCAPING ALLOWANCE	LUMP SUM	1
	2575.608	SEED SOUTHERN SHORTGRASS ROADSIDE	POUND	44

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No.	Date	Revisions	App.

DRAWING NAME 2026-INFRA-SEQ.dwg
DESIGNED BY: MAK
DRAWN BY: RCH
CHECKED BY: MAK
DATE: 6/26/2026
PROJECT NO. 2026-01



11995 SINGLETREE LANE SUITE 225, EDEN PRAIRIE, MN 55344  
PHONE: 612-315-1272  
WWW.KIMLEY-HORN.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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL A. KIRSCH  
DATE: 6/26/2026 MN LIC. NO. 59057



CITY OF INDEPENDENCE  
2026 INFRASTRUCTURE IMPROVEMENTS

SUMMARY OF ESTIMATED QUANTITIES

CITY PROJECT	2026-01
SHEET NO.	2

EARTHWORK SUMMARY NOTES:

1. TOPSOIL DEPTHS ARE ESTIMATED AS 6" WITHIN THE PROJECT AREA FOR DITCH REGRADING.
2. EMBANKMENT VOLUMES SHOWN THIS SHEET DO NOT INCLUDE TOPSOIL PLACEMENT, EMBANKMENT VOLUMES SHOWN ON THIS SHEET DO NOT INCLUDE ADDITIONAL IMPORT FILL MATERIAL VOLUME TO REPLACE STRIPPED TOPSOIL. EMBANKMENT VOLUMES REPRESENT THE VOLUME BETWEEN BOTTOM OF PAVEMENT SECTION AND EXISTING GROUND.
3. EMBANKMENT QUANTITIES SHOWN IN THE VOLUME TABLES ASSUME 0% SHRINKAGE FACTOR.
4. COMMON EXCAVATION FOR DRAINTILE AND STORM SEWER INSTALLATION IS INCIDENTAL TO PAY ITEM(S).

**EARTHWORK SUMMARY:**

<u>EXCAVATION:</u>		<u>EMBANKMENT:</u>	
DITCH GRADING:	160 CU YD	DITCH GRADING:	160 CU YD
CULVERT APRON CLEANING:	10 CU YD	TOTAL COMMON EMBANKMENT:	160 CU YD
TOTAL COMMON EXCAVATION:	170 CU YD		

- (1): TOPSOIL STRIPPING INCLUDED FOR COMMON EXCAVATION QUANTITY CALCULATION.
- (2): TOPSOIL PLACEMENT INCLUDED FOR COMMON EMBANKMENT QUANTITY CALCULATION.
- (3): "CULVERT APRON CLEANING" INCLUDES ADDITIONAL EXCAVATION NECESSARY FOR PIPE CLEANING AND PLACING RIP RAP AT EXISTING PIPE CULVERT

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				2026-INFRA-EARTHWORK.dwg
				DESIGNED BY: MAK
				DRAWN BY: RCH
				CHECKED BY: MAK
				DATE: 6/26/2026
				PROJECT NO. 2026-01



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MICHAEL A. KIRSCH  
 DATE: 6/26/2026 MN LIC. NO. 59057



CITY OF INDEPENDENCE  
 2026 INFRASTRUCTURE IMPROVEMENTS

EARTHWORK VOLUMES  
 TABULATION

CITY PROJECT	2026-01	SHEET NO.
		3
		20

**GENERAL CONSTRUCTION NOTES:**

- EXCAVATE PLACE, COMPACT, TEST, FINISH, AND DISPOSE OF EMBANKMENT MATERIAL IN ACCORDANCE WITH MnDOT SPECIFICATION 2106.
- NON-STRUCTURAL EMBANKMENT, SUCH AS MINERAL SOILS, EXCESS TOPSOIL, AND ORGANIC SOILS CAPABLE OF SUPPORTING CONSTRUCTION EQUIPMENT, SHALL ONLY BE USED AS EMBANKMENT OUTSIDE THE ROAD CORE IN A MANNER IN WHICH THE MATERIAL WILL MAINTAIN LONG TERM STABILITY.
- SELECT GRANULAR MATERIAL SHALL MEET THE REQUIREMENTS OF MnDOT SPECIFICATION 3149.
- THE GRADING GRADE ON THIS PROJECT IS DEFINED AS THE BOTTOM OF THE AGGREGATE BASE OR PROPOSED TOPSOIL. THE PROPOSED GRADE ON THIS PROJECT IS DEFINED AS THE TOP OF ROADWAY GRAVEL OR PAVEMENT OR TOPSOIL/PLANTING MATERIAL. THE SUBCUT GRADE IS DEFINED AS THE BOTTOM OF THE AGGREGATE OR 3" MINUS. SEE TYPICAL SECTIONS FOR DETAILS.
- ALL EXCAVATION SHALL BE PAID FOR AS 2106 EXCAVATION-COMMON EXCEPT AS QUANTIFIED AND PAID FOR PER SEPARATE PAY ITEMS IN THE BIDDING DOCUMENTS.
- STRIP ALL SOD AND TOPSOIL FROM AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. TOPSOIL STRIPPING SHALL BE PAID AS EXCAVATION - COMMON AND PLACEMENT OF SLOPE DRESSING SHALL BE PAID AS COMMON EMBANKMENT. PLACE TOPSOIL AND SLOPE DRESSING MATERIAL TO A MINIMUM DEPTH OF 4" IN ALL AREAS REQUIRING PERMANENT TURF ESTABLISHMENT.
- PROVIDE A 1:20 (V:H) TRANSITION BETWEEN THE CHANGE IN GRADING MATERIALS TO PREVENT ABRUPT SOILS DIFFERENTIAL IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL. CONSTRUCT THE 1:20 (V:H) TRANSITION SUCH THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOIL BACKFILL. PROVIDE A SIMILAR TRANSITION FOR CHANGING SUBCUT DEPTHS OR MATERIALS.
- WHERE CONNECTING NEW SURFACING ADJACENT TO ANY EXISTING PAVEMENTS TO BE WIDENED, CUT VERTICALLY TO THE BOTTOM OF THE EXISTING SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 2:1 (V:H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- WHERE MATCHING INTO EXISTING INTERSECTING STREETS, CUT VERTICALLY TO THE BOTTOM OF THE EXISTING SURFACING, THEN AT A 1:4 (V:H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- WHERE CONNECTING TO EXISTING ROADWAYS AT THE TERMINI OF PROPOSED CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE EXISTING SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1:20 (V:H) TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- CONSTRUCTION LIMIT LINES SHOWN ON THE TYPICAL SECTIONS, PLANS, AND CROSS SECTIONS ARE FOR THE COMPUTATION OF PAY QUANTITIES. TEMPORARY AND INTERMEDIATE LIMITS AND SLOPES WITHIN THE CONSTRUCTION LIMITS SHOWN IN THE PLANS ARE TO BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. EXCAVATION AND BACKFILL BEYOND THE LIMITS SHOWN IN THE PLAN SHALL BE CONSIDERED INCIDENTAL.
- NO EXTRA PAYMENT SHALL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT, AND/OR BORROW MATERIAL. ALL MATERIAL NOT UTILIZED ON THIS PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF THE RIGHT-OF-WAY IN ACCORDANCE WITH MnDOT SPECIFICATION 2104.
- BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN LAYERS OF THE THICKNESS SPECIFIED ON THE PLANS IN ACCORDANCE WITH MnDOT SPECIFICATION 2360.
- PLACEMENT OF BITUMINOUS MATERIAL FOR TACK COAT SHALL BE IN ACCORDANCE WITH MnDOT SPECIFICATION 2357 AND INCIDENTAL.
- OBTAIN COMPACTION FOR AGGREGATE BASE BY THE PENETRATION INDEX COMPACTION METHOD.
- OBTAIN COMPACTION FOR SELECT GRANULAR EMBANKMENT BY THE PENETRATION INDEX COMPACTION METHOD.
- THE CONTRACTOR SHALL UTILIZE THE "ONE CALL EXCAVATION NOTICE SYSTEM" REQUIRED BY MINNESOTA STATUTE 2160.
- THE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.
- UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION AND COORDINATE THE WORK SCHEDULE WITH UTILITY COMPANY CREWS PERFORMING RELOCATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH RESPECTIVE UTILITY COMPANY AND SCHEDULE WORK AROUND WORK PERFORMED BY PRIVATE UTILITY COMPANIES. PRIVATE UTILITY WORK SHALL BE SHOWN ON THE CONTRACTOR'S PROJECT SCHEDULE AND UPDATED FOR EACH WEEKLY CONSTRUCTION MEETING.
- ALL PROPOSED ROADWAY RADII SHALL MATCH EXISTING RADII UNLESS NOTED DIFFERENTLY IN THESE PLANS OR SPECIFICATIONS.

- BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, OR ANY OTHER MATERIAL WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT SUITABLE FOR SALVAGE OR FOR ROADWAY CONSTRUCTION MUST BE DISPOSED OF BY THE CONTRACTOR OUTSIDE OF RIGHT-OF-WAY IN ACCORDANCE WITH MnDOT SPECIFICATION 2104.
- PROVIDE A UNIFORM, FULL-DEPTH SAW CUT WHERE PLACING NEW PAVEMENT NEXT TO EXISTING PAVEMENT TO ENSURE A UNIFORM JOINT. COAT THE EXPOSED EDGE OF EXISTING SURFACING WITH TACK COAT PRIOR TO PLACING NEW BITUMINOUS SURFACING ADJACENT TO EXISTING SURFACING.
- AS A PRECAUTIONARY MEASURE FROM A SOILS STANDPOINT, TRAFFIC LANES TO BE USED DURING CONSTRUCTION MUST BE DELINEATED TO KEEP VEHICLES A SAFE DISTANCE AWAY FROM THE ADJACENT EXCAVATION. THE DELINEATION SHOULD COINCIDE WITH POINTS ESTABLISHED BY PROJECTING 1:2 (V:H) OR FLATTER SLOPE BETWEEN THE EDGE OF THE TRAFFIC SURFACE AND THE BOTTOM OF THE EXCAVATION.
- FURNISHING AND INSTALLING CULVERT AND TILE MARKER POSTS SHALL BE INSTALLED AT ALL CULVERT AND TILE OUTLETS (INCIDENTAL).
- AGGREGATE GRADING SHALL BE DONE USING A MOTOR GRADER. OPERATING SPEED SHALL NOT EXCEED 5 MPH WHILE COMPLETING FINAL GRADING. MOTORBLADE ANGLE SHALL BE USED BETWEEN 30 TO 45 DEGREES.
- IF DUST CANNOT BE CONTROLLED WITH MOISTURE, SUSPEND OPERATIONS AND CONTACT ENGINEER.
- CONTRACTOR SHALL COORDINATE WITH INDEPENDENCE CITY STAFF PRIOR TO ROADWAY RESURFACING. CITY STAFF SHALL PREPARE ROADWAY WITH MOLDBOARD CUTTING EDGE PRIOR TO RESURFACING. (INCIDENTAL)
- AGGREGATE SURFACING OR OTHER EXPOSED AGGREGATE MUST BE PULLED FROM DITCHES AND PLACED WITHIN THE ROADWAY WHILE GRADING OPERATIONS OCCUR. NO AGGREGATE SHOULD REMAIN IN THE ROADSIDE DITCHES AFTER GRADING. (INCIDENTAL)
- CONTRACTOR SHALL WINDROW NEW MATERIAL TO EQUALIZE THE AGGREGATE BEFORE SPREADING ACCROSS ROADWAY.
- COMPACTION OF THE GRAVEL ROAD SURFACING (AGGREGATE SURFACING CLASS 2) SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 2106. (INCIDENTAL)

BASIS OF QUANTITIES		
ITEM NO.	DESCRIPTION	BASIS
2118	AGGREGATE SURFACING CLASS 2 MOD	130 LBS/CU FT*
2574	FERTILIZER TYPE 3 - 25-5-10	350 LBS/ACRE
2575	SEED MIX - SOUTHERN TALLGRASS ROADSIDE	220 LBS/ACRE
2575	MULCH TYPE 1 (CLEAN STRAW/HAY)	2 TONS/ACRE

\* BASIS OF QUANTITY IS FOR THE COMPACTED VOLUME CONDITION (CV)

MnDOT STANDARD PLATES	
THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT.	
PLATE NO.	DESCRIPTION
3000M	REINFORCED CONCRETE PIPE (5 SHEETS)
3100	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3133	RIPRAP AT RCP OUTLETS
8000	TEMPORARY CHANNELIZERS - TYPE A

MnDOT STANDARD PLANS		
THE FOLLOWING STANDARD PLANS, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT.		
PLAN NO.	DESCRIPTION	PAGES
5-297.404	PERMANENT EROSION CONTROL - ALONG ROAD, DITCHES, AND FLUMES	3

UTILITY CONTACTS			
AGENCY	NAME	PHONE NUMBER	EMAIL
FRONTIER COMMUNICATIONS		800-778-9140	
MIDCO COMMUNICATIONS	GABRIEL LEONARD	612-518-2761	Gabe.Leonard@Midco.com
MEDIACOM	THOMAS HEIMEL	845-545-8863	thomas.heimel@mediacomcc.com
WRIGHT HENNEPIN COOP	STACI SIMEKLAKE	608-223-2014	staci.simeklake@gmail.com
XCEL ENERGY	STACI SIMEKLAKE	800-848-7558	staci.simeklake@gmail.com

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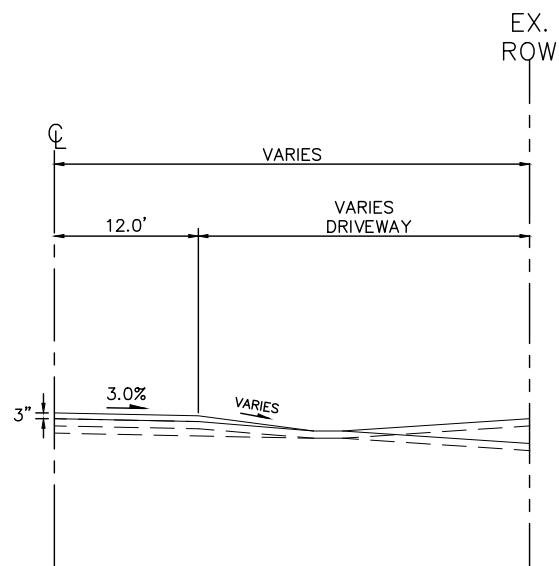


CITY OF INDEPENDENCE  
 2026 INFRASTRUCTURE IMPROVEMENTS

GENERAL NOTES

CITY PROJECT	2026-01	SHEET NO.	4
			20

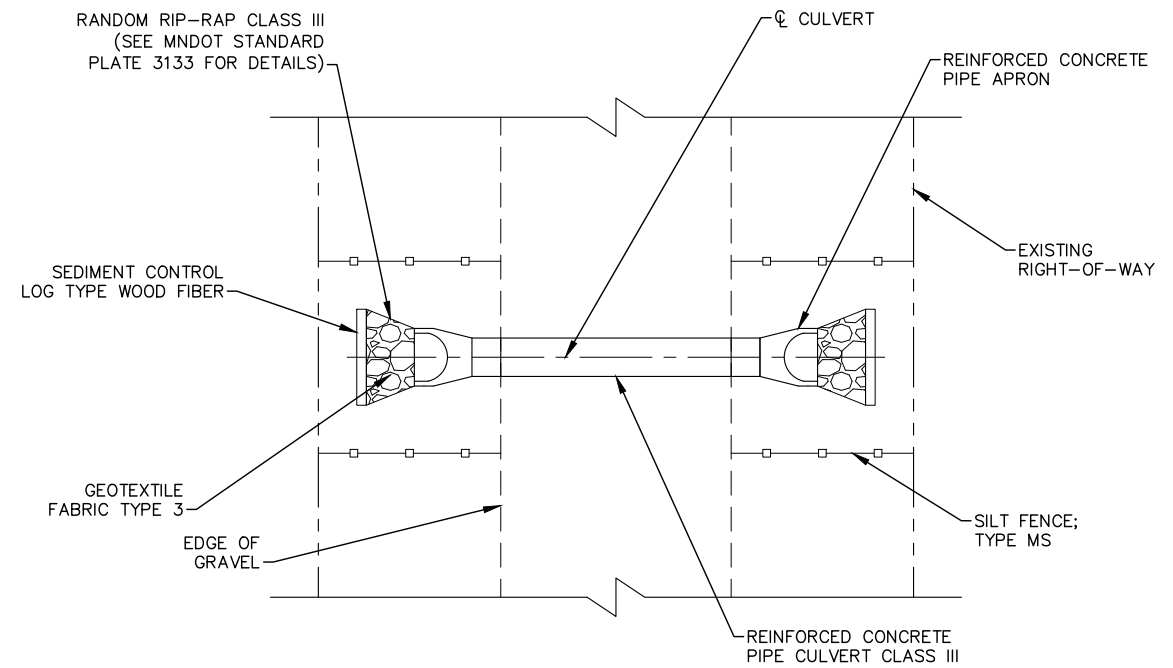
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**DRIVEWAY TIE-DOWN SECTION DETAIL**

**GENERAL NOTES:**

1. MAXIMUM DRIVEWAY SLOPE GRADE OF 8%.
2. ROADWAY CROSS-SLOPE BETWEEN 3.0-6.0% AT DRIVEWAY TIE-DOWNS.



**CULVERT INSTALLATION:  
EROSION CONTROL DETAILS**

**GENERAL NOTES:**

1. ALL CULVERTS SHALL BE INSTALLED WITH MARKER POSTS - SEE SHEET 6 - INCIDENTAL

No.	Date	Revisions	App.

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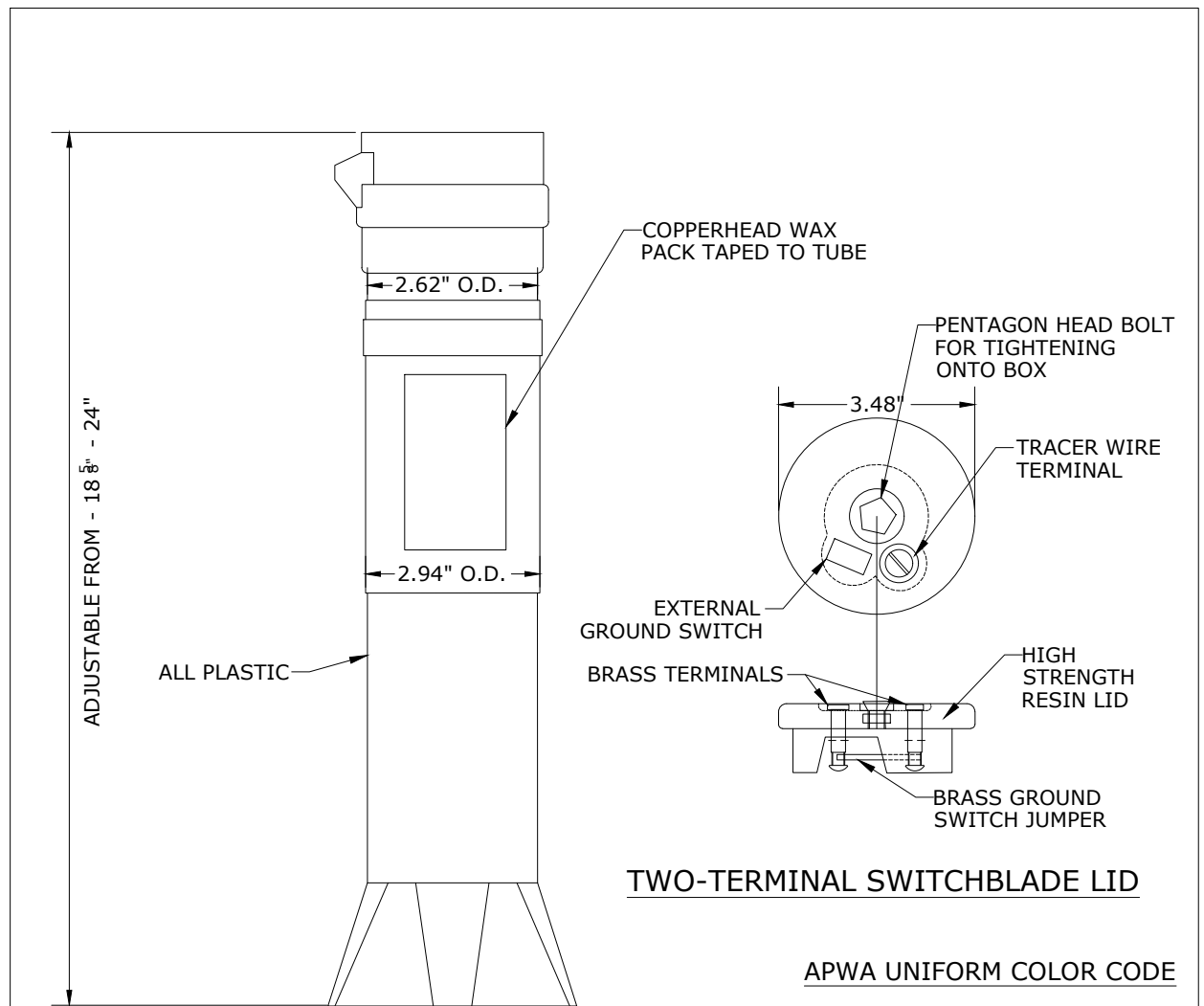


CITY OF INDEPENDENCE  
 2026 INFRASTRUCTURE IMPROVEMENTS

CONSTRUCTION DETAILS

CITY PROJECT	2026-01

SHEET NO.	5



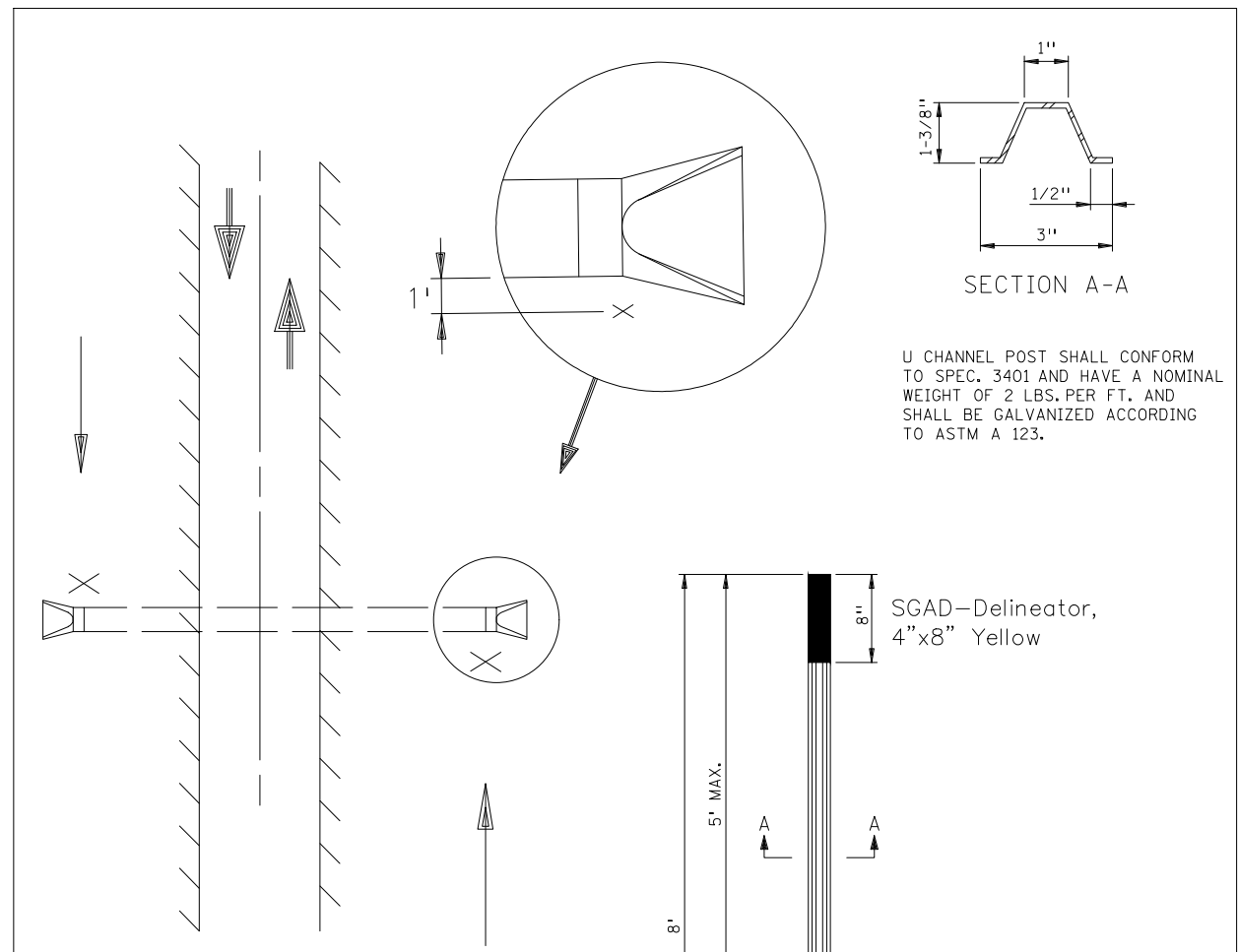
**TWO-TERMINAL SWITCHBLADE LID**

- APWA UNIFORM COLOR CODE**
- RED-ELECTRIC
  - YELLOW-GAS
  - ORANGE-COMMUNICATION
  - BLUE-POTABLE WATER
  - GREEN-SEWER
  - PURPLE-RECLAIMED WATER

**NOTES:**

1. INSTALLATION SHALL FOLLOW MANUFACTURES INSTRUCTIONS. CAPS SHALL BE COLOR CODED TO BE SPECIFIC TO UTILITY BEING TRACED.

**TYPICAL TWO TERMINAL MAGNETIZED  
TRACER BOX LITE DUTY  
BOX LD14 \* 2T-ADJ-SW**



**NOTES:**

- CULVERT MARKERS SHOULD BE PLACED ON THE SIDE OF THE CULVERT NEAREST THE APPROACHING TRAFFIC OF THE ROADWAY ON WHICH THE CULVERT IS LOCATED.
- THE SYMBOL X ON THE DRAWING INDICATES THE PROPER LOCATION OF THE MARKER.

**INSTALLATION OF CULVERT MARKERS**

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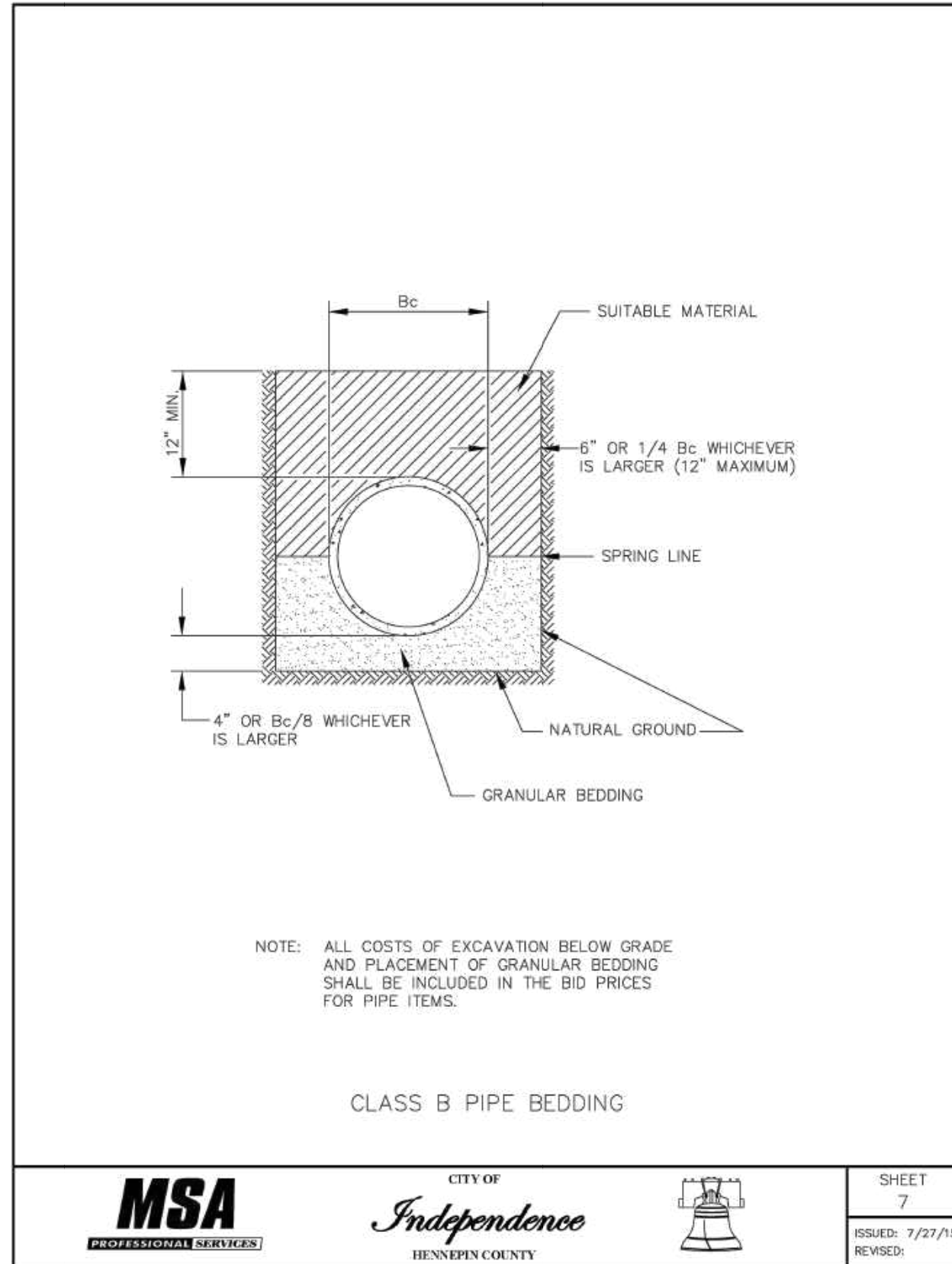
CONSTRUCTION DETAILS

CITY PROJECT	2026-01

SHEET NO.  
**6**

**20**

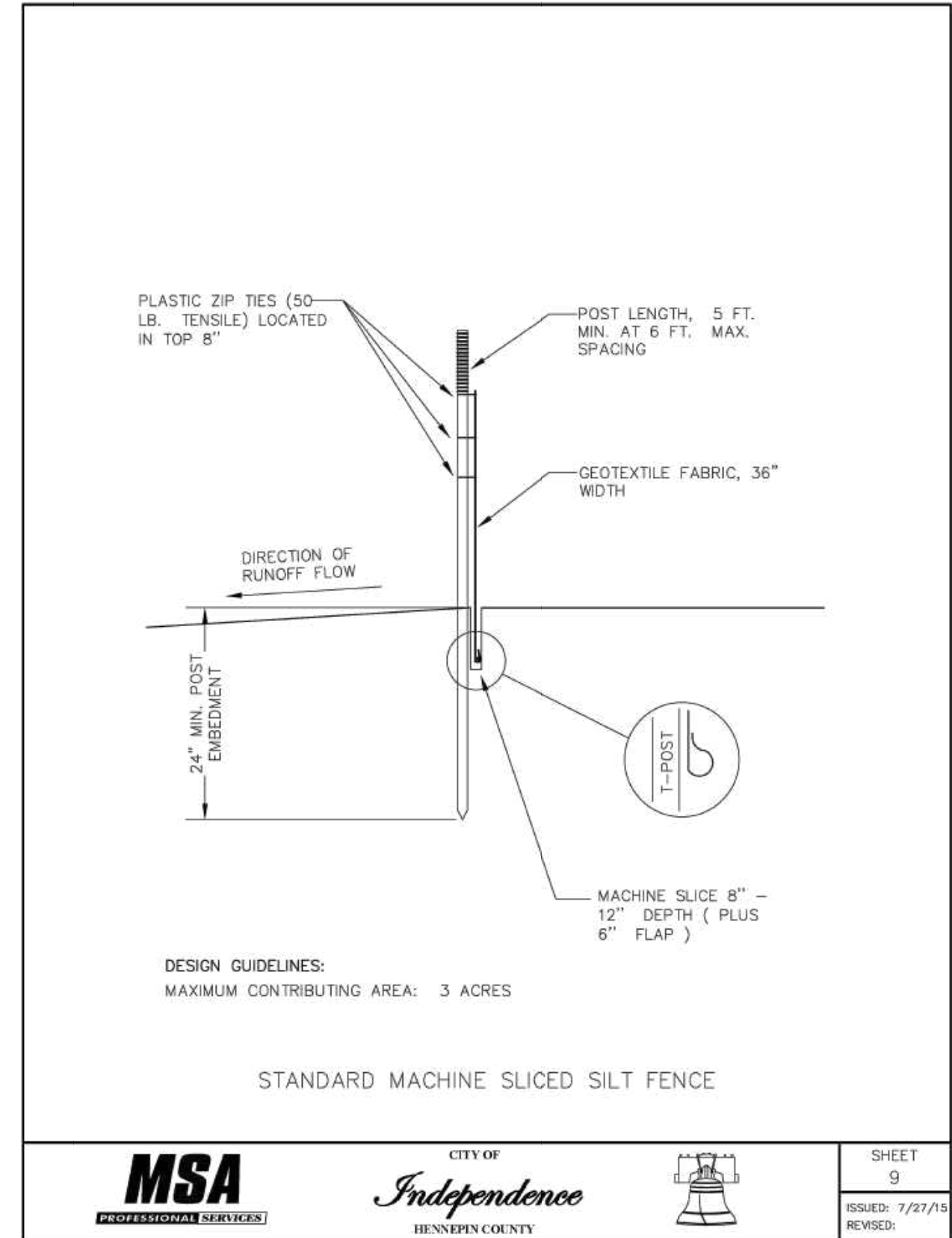
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CITY OF  
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SHEET  
7  
ISSUED: 7/27/15  
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CITY OF  
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SHEET  
9  
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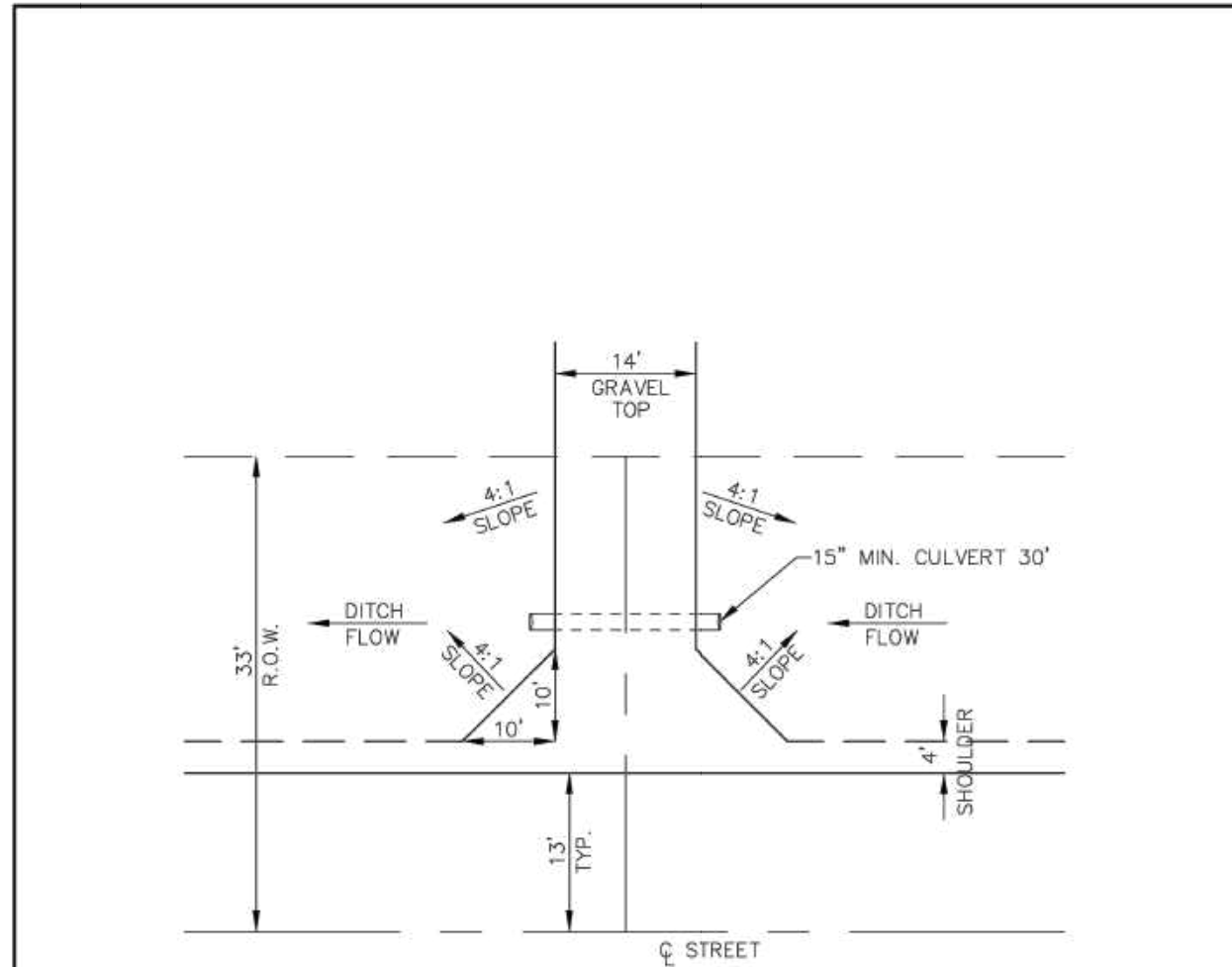
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2026 INFRASTRUCTURE IMPROVEMENTS

STANDARD PLATES

CITY PROJECT	2026-01	SHEET NO.	7

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NOTE:  
NO TREES, HEDGES, FENCES, ETC. IN R.O.W.

DRIVEWAY DETAIL

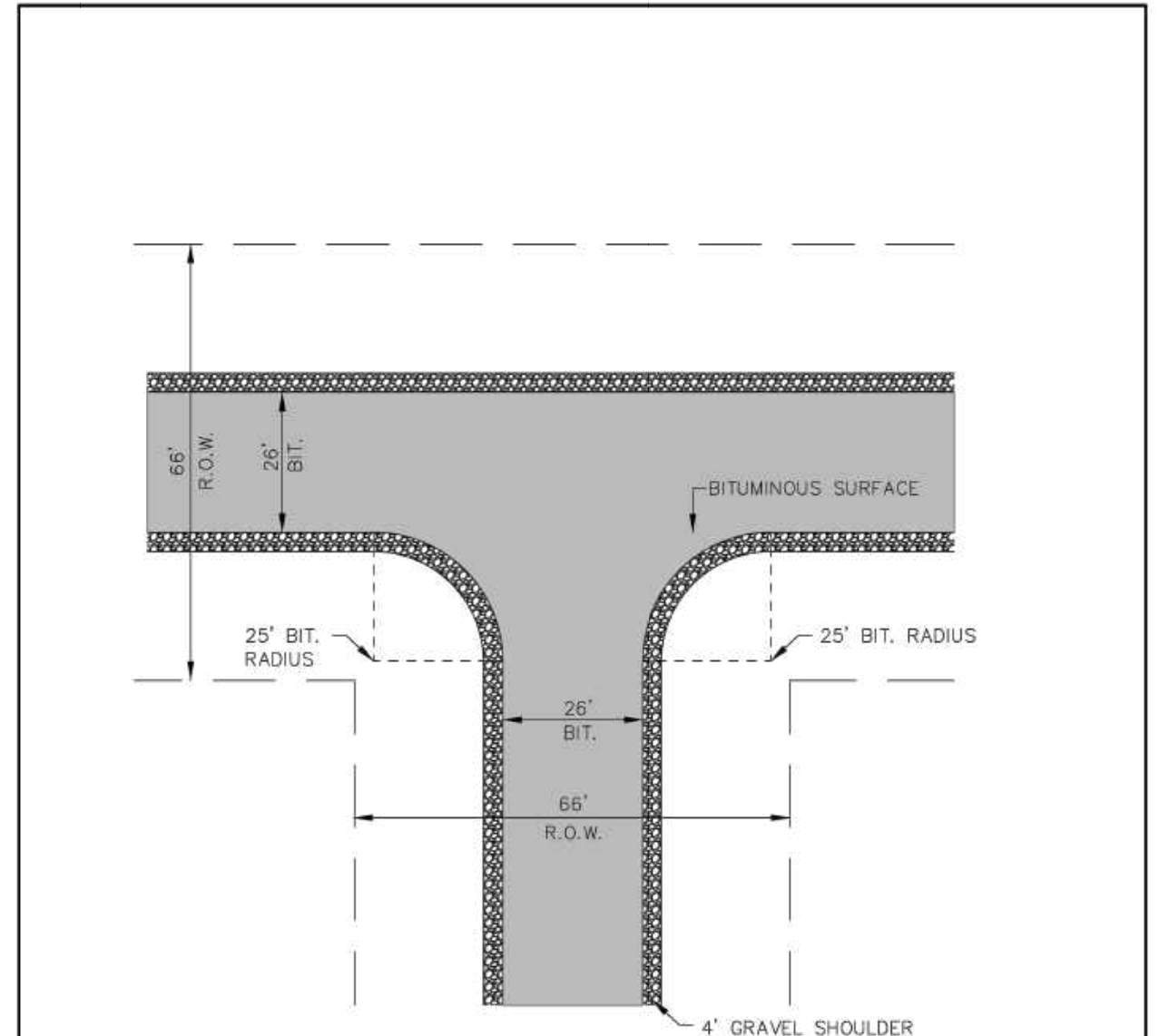


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SHEET  
15

ISSUED: 7/27/15  
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INTERSECTION RETURN RADIUS



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SHEET  
16

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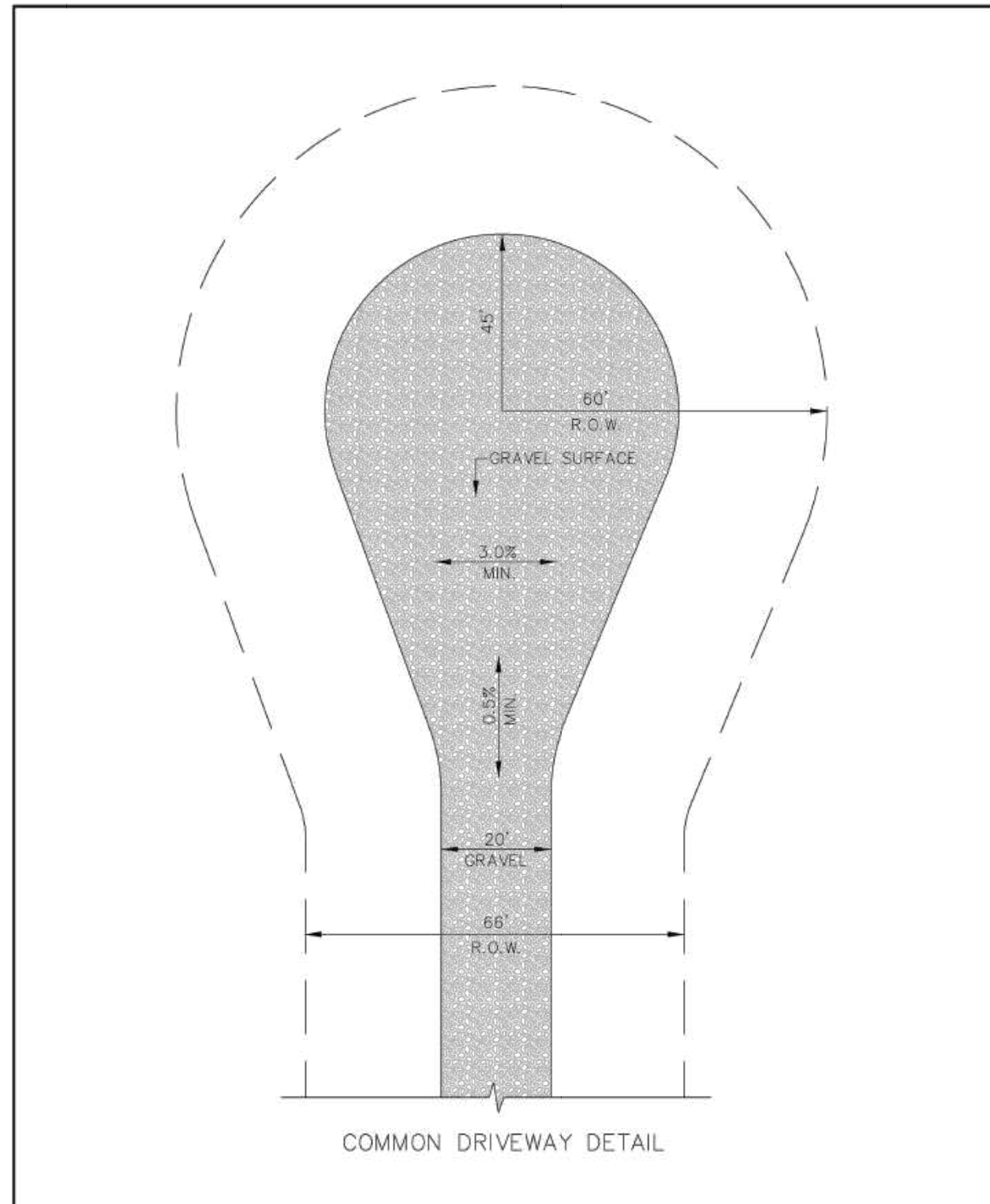
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STANDARD PLATES

CITY PROJECT	2026-01

SHEET NO.	8

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CITY OF  
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SHEET  
18  
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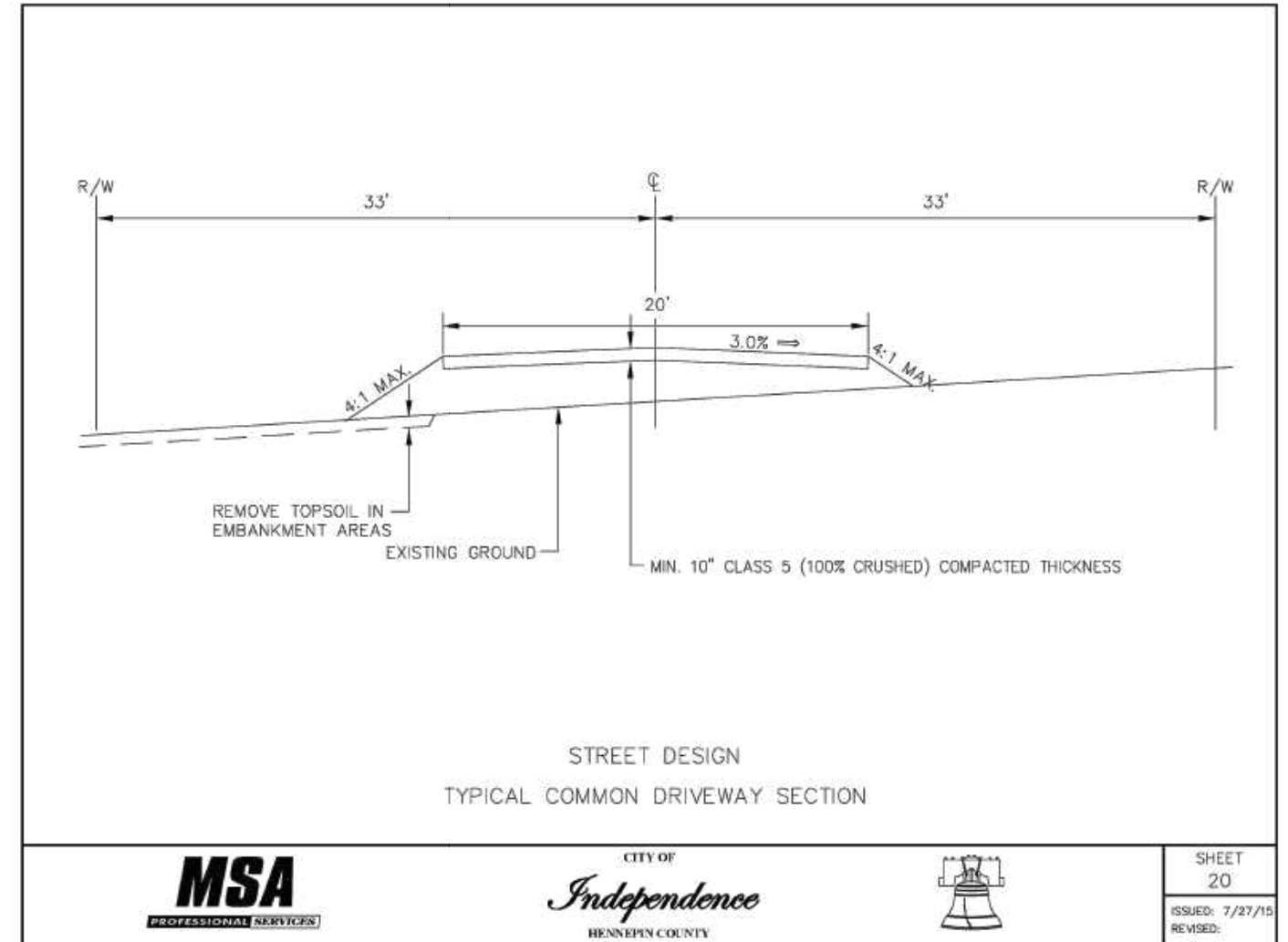
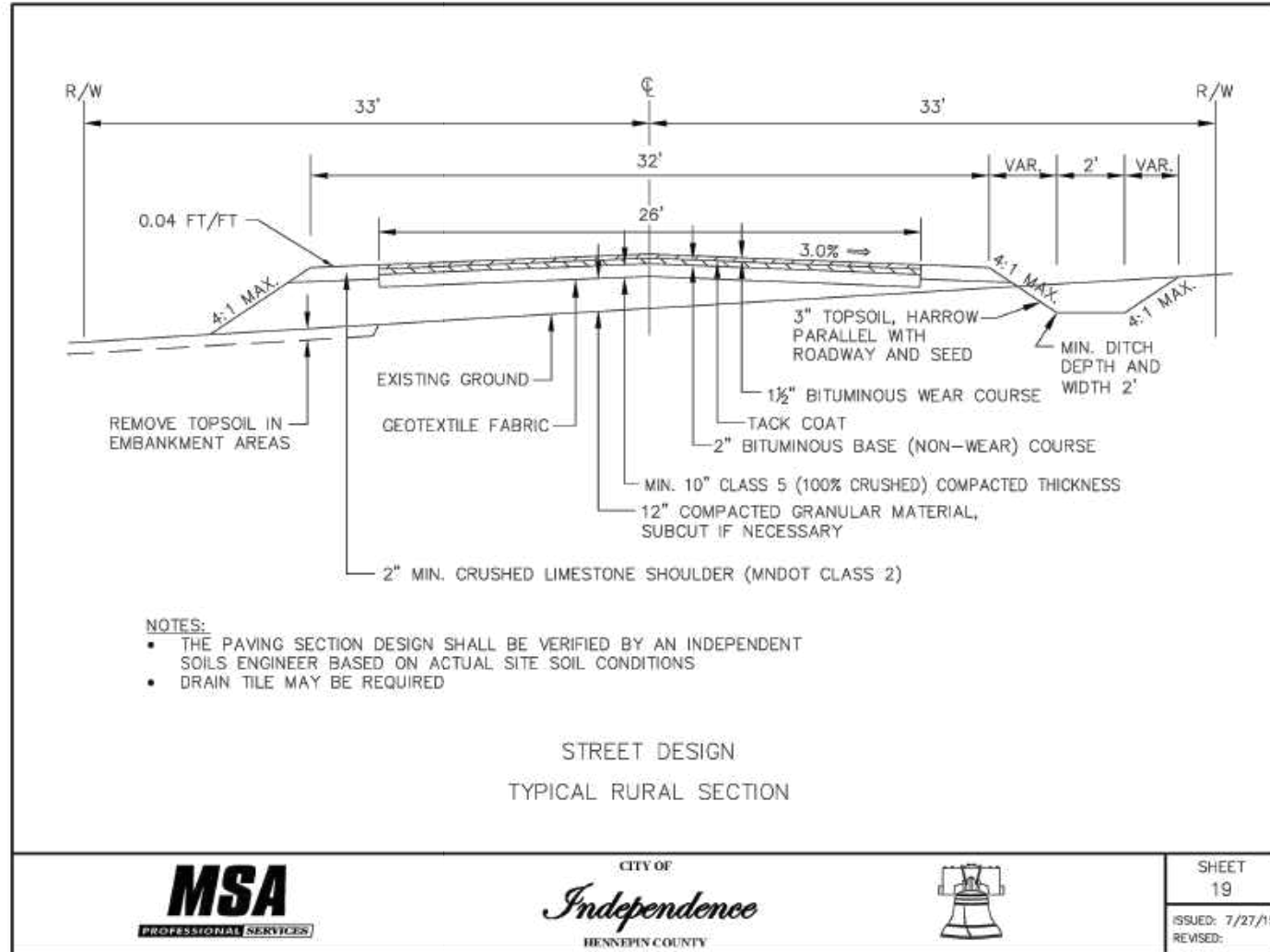


CITY OF INDEPENDENCE  
2026 INFRASTRUCTURE IMPROVEMENTS  
  
STANDARD PLATES

CITY PROJECT	2026-01

SHEET NO.  
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SHEET  
19  
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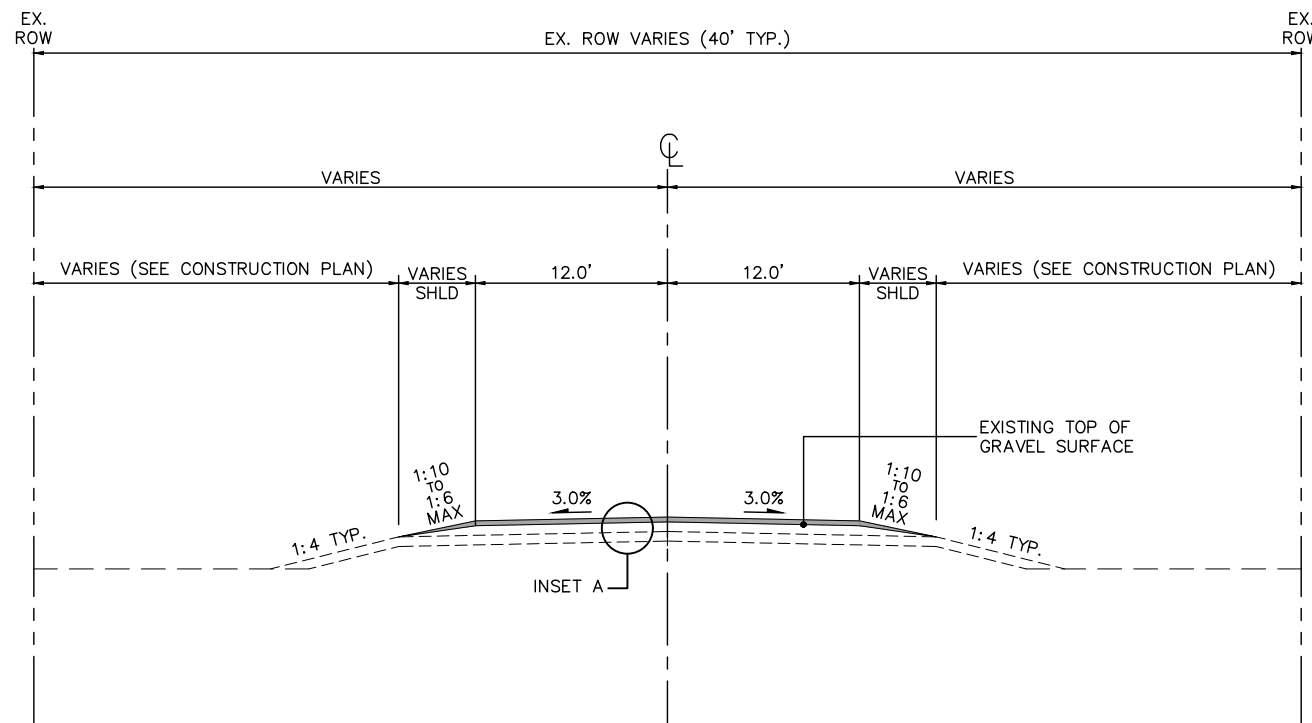
STANDARD PLATES

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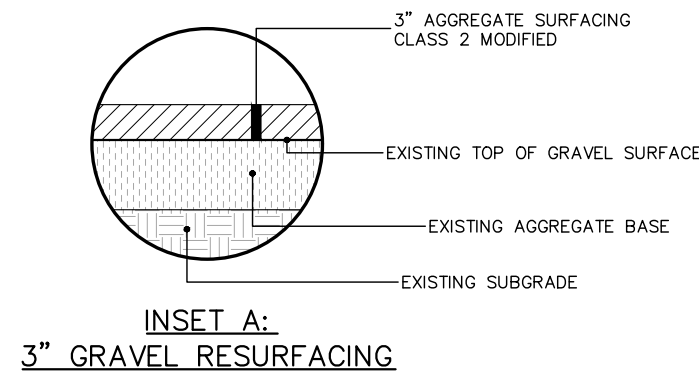
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10  
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**GENERAL NOTES:**

1. SEE CONSTRUCTION PLANS ON SHEETS 18 – 19 FOR RESURFACING PLANS
2. PROVIDE A 1:20 (V:H) TRANSITION BETWEEN THE CHANGE IN GRADING MATERIALS TO PREVENT ABRUPT SOILS DIFFERENTIAL IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL. CONSTRUCT THE 1:20 (V:H) TRANSITION SUCH THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOIL BACKFILL. PROVIDE A SIMILAR TRANSITION FOR CHANGING SUBCUT DEPTHS OR MATERIALS.
3. ROAD SIDE DITCHES SHALL BE GRADED WITH INSLOPE AND OUTSLOPE GRADES AS REQUIRED BY: "STATE AID MANUAL" AND AS SHOWN ON EXHIBIT 1. OF THE CITY SPECIFICATIONS. A MINIMUM GRADE OF 0.05 FEET PER 100 FEET WILL BE PERMITTED. MAXIMUM GRADES SHALL BE ESTABLISHED WITH REFERENCE TO EROSION CONCERNS. CONTRACTOR SHALL WORK WITH FIELD ENGINEER TO ESTABLISH LENGTH, WIDTH AND DEPTH OF DITCHES PRIOR TO GRADING.
4. COMPACTION OF THE GRAVEL ROAD SURFACING SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 2106. (INCIDENTAL)
5. CONTRACTOR SHALL COORDINATE WITH CITY OF INDEPENDENCE STAFF PRIOR TO ROADWAY RESURFACING. SEE GENERAL NOTES ON SHEET 4 FOR MORE DETAILS.



**PROPOSED GRAVEL ROAD RESURFACING**



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No.	Date	Revisions	App.	DRAWING NAME
				2026-INFRA-TYPC.dwg
				DESIGNED BY: MAK
				DRAWN BY: RCH
				CHECKED BY: MAK
				DATE: 6/26/2026
				PROJECT NO. 2026-01

**Kimley»Horn**

11995 SINGLETREE LANE SUITE 225, EDEN PRAIRIE, MN 55344  
PHONE: 612-315-1272  
WWW.KIMLEY-HORN.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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL A. KIRSCH  
DATE: 6/26/2026 MN LIC. NO. 59057



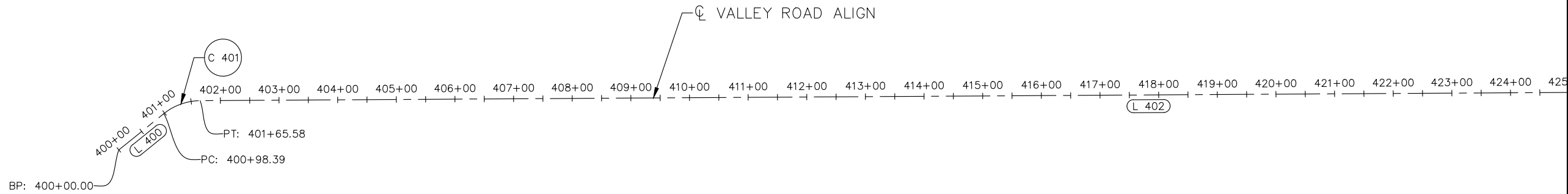
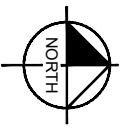
**CITY OF INDEPENDENCE**  
2026 INFRASTRUCTURE IMPROVEMENTS

TYPICAL SECTIONS AND INSETS

CITY PROJECT	2026-01	SHEET NO.
		11
		20

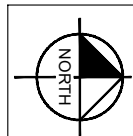
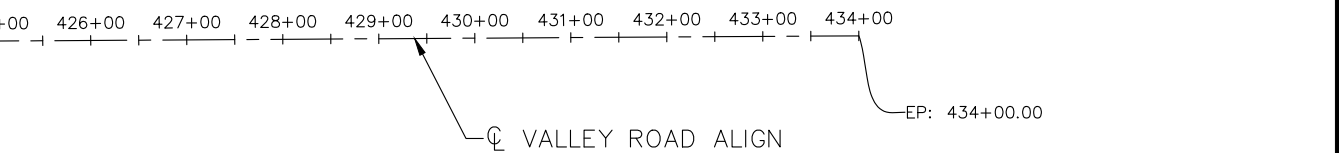
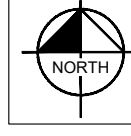
VALLEY ROAD

MATCH LINE 425+00

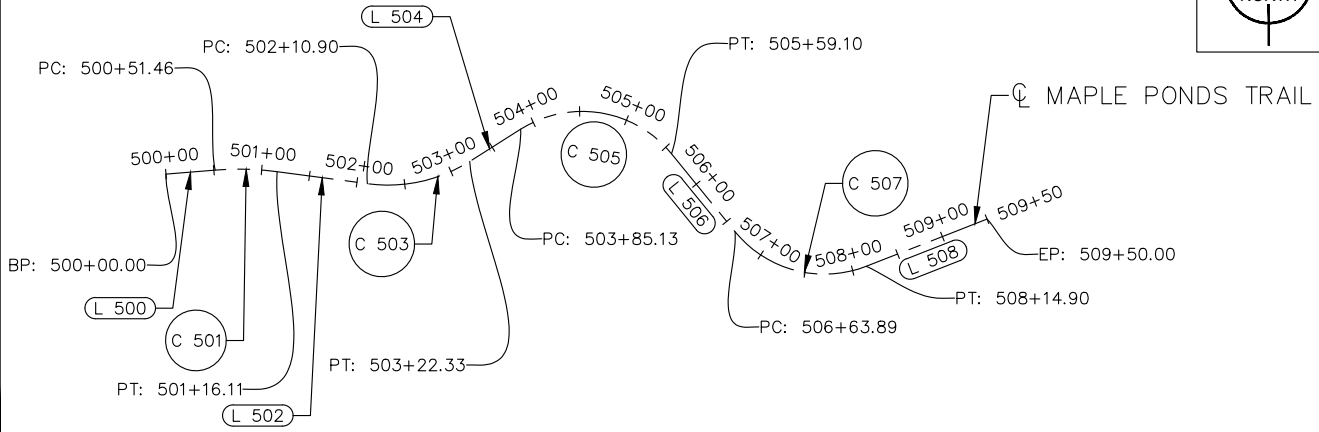


VALLEY ROAD

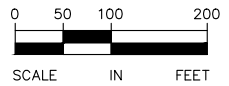
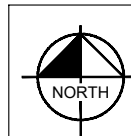
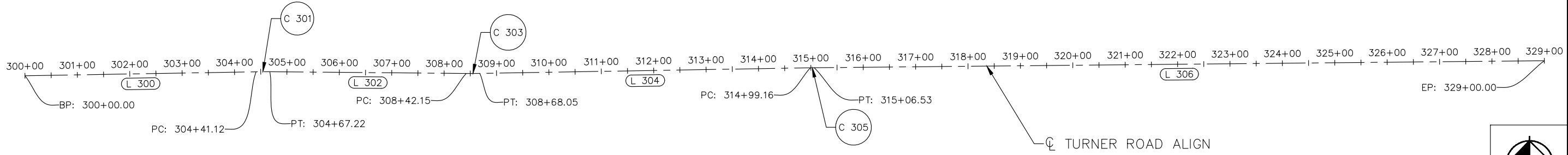
MATCH LINE 425+00



MAPLE PONDS TRAIL



TURNER ROAD



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MICHAEL A. KIRSCH  
 DATE: 6/26/2026 MN LIC. NO. 59057



CITY OF INDEPENDENCE  
 2026 INFRASTRUCTURE IMPROVEMENTS

ALIGNMENT PLANS AND  
 TABULATIONS  
 VALLEY ROAD, MAPLE PONDS TRAIL  
 AND TURNER ROAD

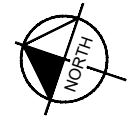
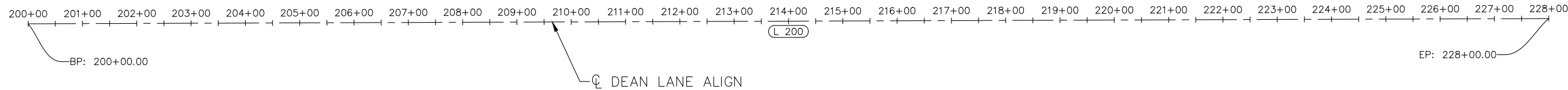
CITY PROJECT	2026-01

SHEET NO.  
 12

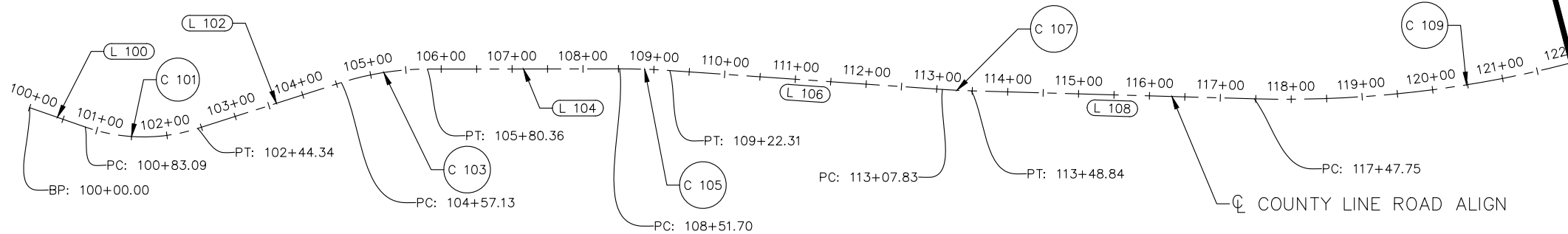
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### DEAN LANE

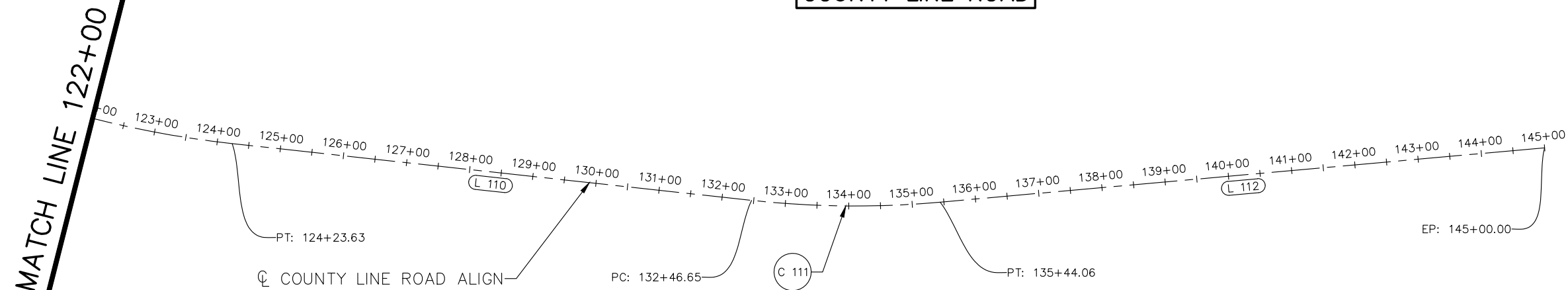


### COUNTY LINE ROAD

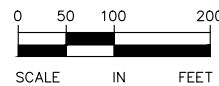
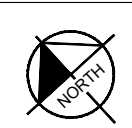


MATCH LINE 122+00

### COUNTY LINE ROAD



MATCH LINE 122+00



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CITY OF INDEPENDENCE  
 2026 INFRASTRUCTURE IMPROVEMENTS

ALIGNMENT PLANS AND  
 TABULATIONS  
 DEAN LANE AND  
 COUNTY LINE ROAD

CITY PROJECT	2026-01



SHEET NO.  
 13  
 20

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ALIGNMENT DATA COUNTY LINE ROAD ALIGN														
SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L 100	100+00.00	100+83.09							83.09	182586.17	400793.75	182503.08	400793.25	180°20'33"
C 101	100+83.09	102+44.34	101+66.63		36°57'24"	22°55'05.92"	250.00	83.54	161.25	182503.08	400793.25	182352.48	400842.58	180°20'33" 143°23'09"
L 102	102+44.34	104+57.13							212.78	182352.48	400842.58	182181.68	400969.49	143°23'09"
C 103	104+57.13	105+80.36	105+19.23		17°39'05"	14°19'26.20"	400.00	62.11	123.23	182181.68	400969.49	182073.10	401026.72	143°23'09" 161°02'14"
L 104	105+80.36	108+51.70							271.34	182073.10	401026.72	181816.48	401114.89	161°02'14"
C 105	108+51.70	109+22.31	108+87.02		4°02'45"	5°43'46.48"	1000.00	35.32	70.61	181816.48	401114.89	181748.94	401135.46	161°02'14" 165°04'59"
L 106	109+22.31	113+07.83							385.51	181748.94	401135.46	181376.42	401234.70	165°04'59"
C 107	113+07.83	113+48.84	113+28.33		2°20'59"	5°43'46.48"	1000.00	20.51	41.01	181376.42	401234.70	181337.02	401246.06	165°04'59" 162°44'01"
L 108	113+48.84	117+47.75							398.91	181337.02	401246.06	180956.09	401364.47	162°44'01"
C 109	117+47.75	124+23.63	120+90.81		24°12'12"	3°34'51.55"	1600.00	343.06	675.89	180956.09	401364.47	180371.43	401693.48	162°44'01" 138°31'48"
L 110	124+23.63	132+46.65							823.02	180371.43	401693.48	179754.74	402238.50	138°31'48"
C 111	132+46.65	135+44.06	133+95.85		11°21'37"	3°49'10.99"	1500.00	149.19	297.41	179754.74	402238.50	179552.81	402456.19	138°31'48" 127°10'11"
L 112	135+44.06	145+00.00							955.94	179552.81	402456.19	178975.25	403217.92	127°10'11"

ALIGNMENT DATA DEAN LANE ALIGN														
SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L 200	200+00.00	228+00.00							2800.00	180183.56	403103.92	180193.25	405903.90	89°48'06"

ALIGNMENT DATA TURNER ROAD ALIGN														
SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L 300	300+00.00	304+41.12							441.12	176241.64	410972.64	176249.23	411413.69	89°00'53"
C 301	304+41.12	304+67.22	304+54.17		1°29'44"	5°43'46.48"	1000.00	13.05	26.10	176249.23	411413.69	176249.33	411439.79	89°00'53" 90°30'37"
L 302	304+67.22	308+42.15							374.93	176249.33	411439.79	176245.99	411814.71	90°30'37"
C 303	308+42.15	308+68.05	308+55.10		1°29'01"	5°43'46.48"	1000.00	12.95	25.90	176245.99	411814.71	176246.10	411840.60	90°30'37" 89°01'36"
L 304	308+68.05	314+99.16							631.11	176246.10	411840.60	176256.82	412471.62	89°01'36"
C 305	314+99.16	315+06.53	315+02.85		0°25'21"	5°43'46.48"	1000.00	3.69	7.37	176256.82	412471.62	176256.92	412479.00	89°01'36" 89°26'57"
L 306	315+06.53	329+00.00							1393.47	176256.92	412479.00	176270.31	413872.40	89°26'57"

No.	Date	Revisions	App.	DRAWING NAME 2026-INFRA-ALIGN.dwg	 <p>11995 SINGLETREE LANE SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM</p>	<p>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.</p> <p>MICHAEL A. KIRSCH DATE: 6/26/2026 MN LIC. NO. 59057</p>	 <p>CITY OF INDEPENDENCE 2026 INFRASTRUCTURE IMPROVEMENTS</p> <p>ALIGNMENT PLANS AND TABULATIONS COUNTY LINE ROAD, DEAN LANE AND TURNER ROAD</p>	CITY PROJECT	2026-01	SHEET NO.	14										
				DESIGNED BY: MAK																	
				DRAWN BY: RCH																	
				CHECKED BY: MAK																	
				DATE: 6/26/2026																	
				PROJECT NO. 2026-01																	

ALIGNMENT DATA  
VALLEY ROAD ALIGN

SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L 400	400+00.00	400+98.39							98.39	184800.96	416342.00	184877.61	416280.30	321°09'49"
C 401	400+98.39	401+65.58	401+33.31		38°29'33"	57°17'44.81"	100.00	34.91	67.18	184877.61	416280.30	184939.72	416258.19	321°09'49" 359°39'23"
L 402	401+65.58	434+00.00							3234.42	184939.72	416258.19	188174.08	416238.79	359°39'23"

ALIGNMENT DATA  
MAPLE PONDS TRAIL

SEGMENT NUMBER	BEGINNING STATION	ENDING STATION	PI STATION	NOTES	DELTA	DEGREE	RADIUS (FT)	TANGENT (FT)	LENGTH (FT)	BEGINNING COORDINATES NORTHING	BEGINNING COORDINATES EASTING	ENDING COORDINATES NORTHING	ENDING COORDINATES EASTING	AZIMUTH
L 500	500+00.00	500+51.46							51.46	189321.11	413607.38	189325.34	413658.67	85°17'16"
C 501	500+51.46	501+16.11	500+83.91		12°20'49"	19°05'54.94"	300.00	32.45	64.65	189325.34	413658.67	189323.70	413723.17	85°17'16" 97°38'04"
L 502	501+16.11	502+10.90							94.78	189323.70	413723.17	189311.10	413817.12	97°38'04"
C 503	502+10.90	503+22.33	502+68.98		39°54'08"	35°48'35.50"	160.00	58.08	111.43	189311.10	413817.12	189334.40	413923.79	97°38'04" 57°43'56"
L 504	503+22.33	503+85.13							62.80	189334.40	413923.79	189367.92	413976.90	57°43'56"
C 505	503+85.13	505+59.10	504+91.42		83°03'57"	47°44'47.34"	120.00	106.29	173.97	189367.92	413976.90	189342.30	414133.95	57°43'56" 140°47'53"
L 506	505+59.10	506+63.89							104.79	189342.30	414133.95	189261.10	414200.19	140°47'53"
C 507	506+63.89	508+14.90	507+51.24		72°05'58"	47°44'47.34"	120.00	87.34	151.00	189261.10	414200.19	189225.14	414336.77	140°47'53" 68°41'55"
L 508	508+14.90	509+50.00							135.10	189225.14	414336.77	189274.22	414462.64	68°41'55"

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CITY OF INDEPENDENCE  
2026 INFRASTRUCTURE IMPROVEMENTS

ALIGNMENT PLANS AND  
TABULATIONS  
VALLEY ROAD AND  
MAPLE PONDS TRAIL

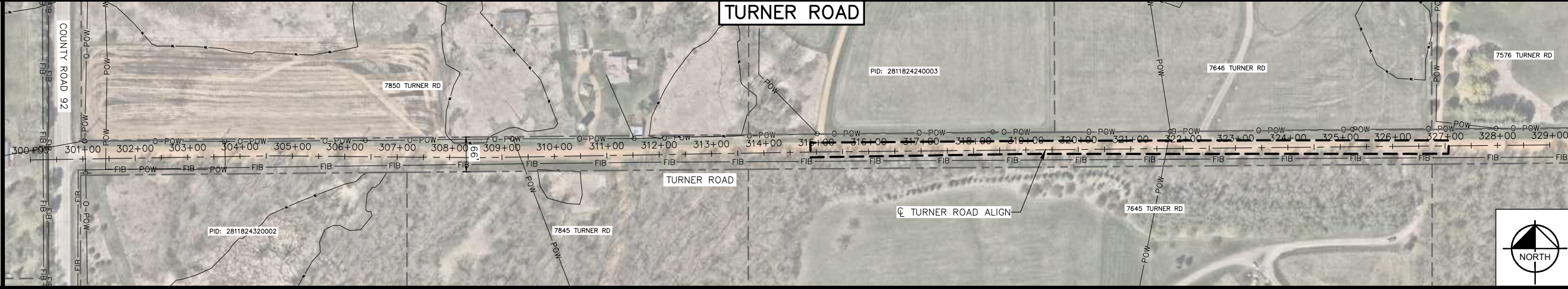
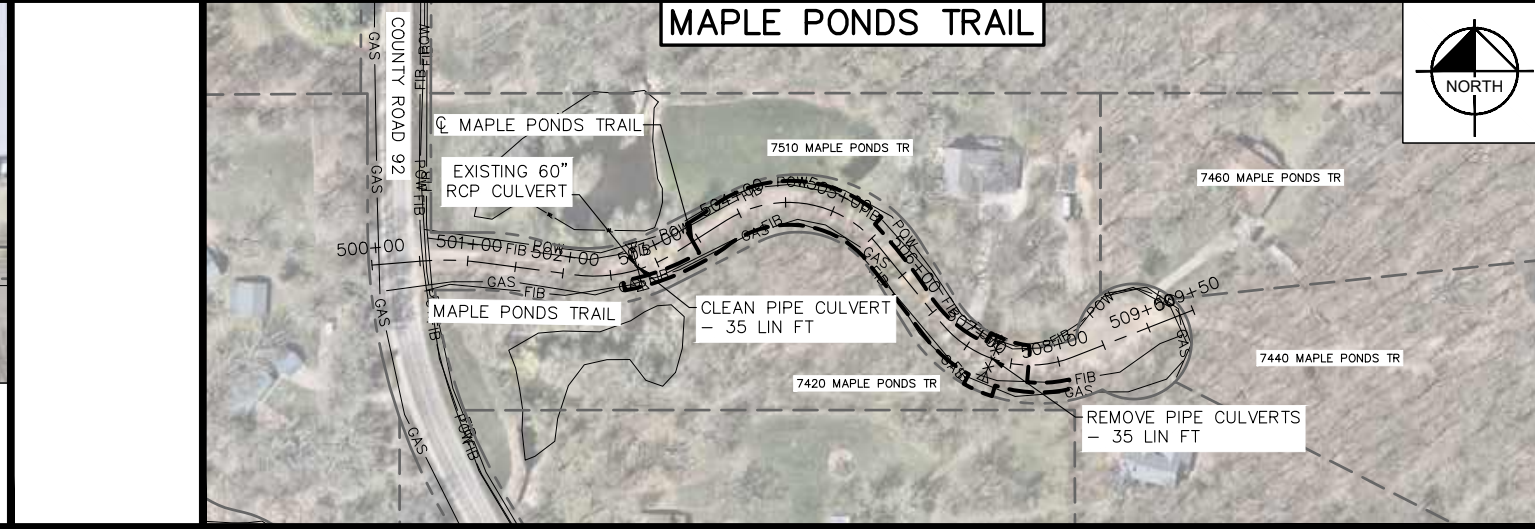
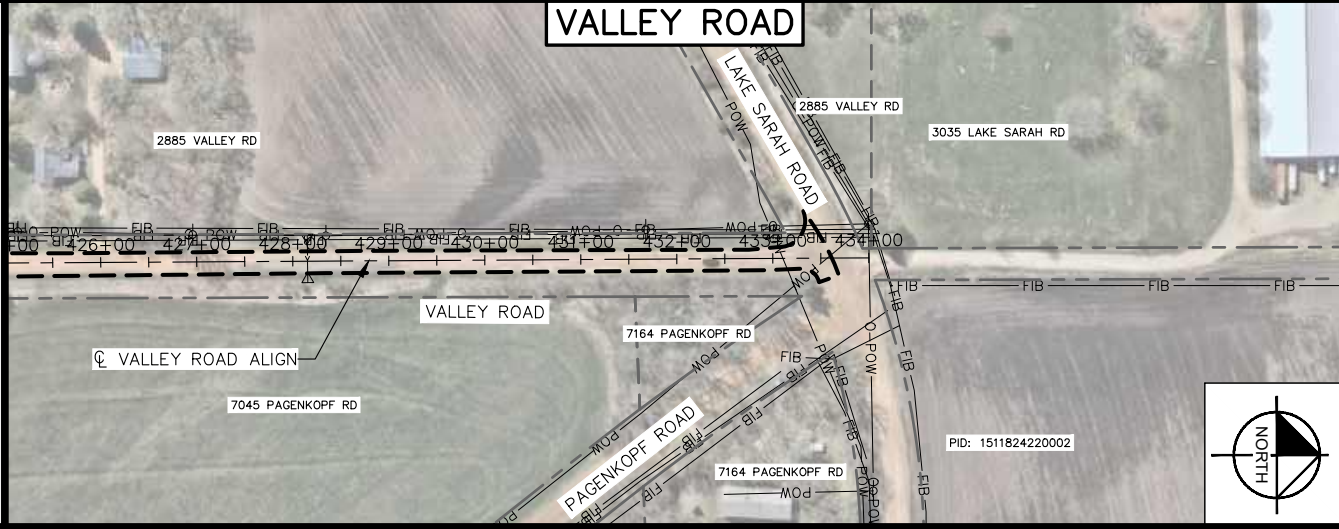
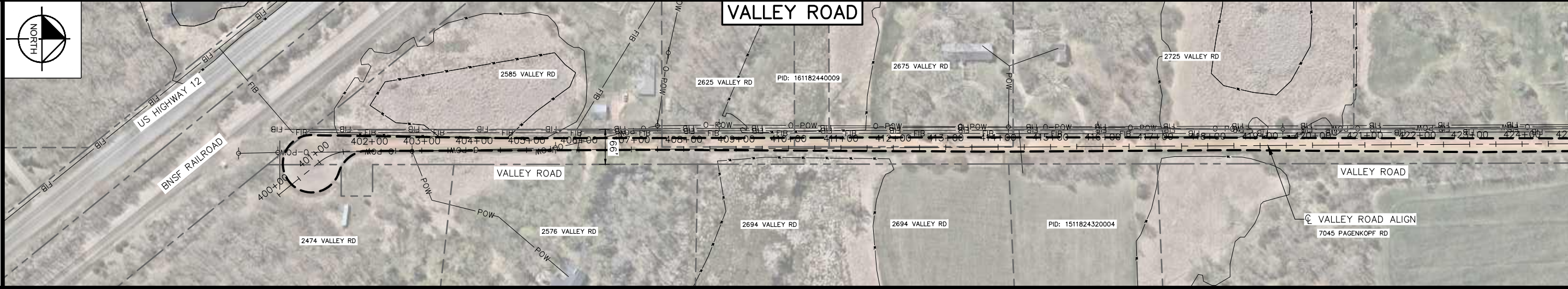
CITY PROJECT	2026-01

SHEET NO.  
15  
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MATCH LINE 425+00

MATCH LINE 425+00



**LEGEND**

-x-x-x-x-x-x-x-	REMOVE PIPE CULVERTS	-○-	EXISTING UTILITY POLE	---	CONSTRUCTION LIMITS
->	EXISTING STORM CULVERT	-POW-	EXISTING BURIED POWER	- - -	EXISTING RIGHT-OF-WAY
▷	EXISTING PIPE APRON	-O-POW-	EXISTING OVERHEAD POWER	- - - - -	EXISTING PROPERTY LINE
-W-	EXISTING WATERLINE	-GAS-	EXISTING BURIED NATURAL GAS MAIN		
-WL-	EXISTING WETLAND	-FIB-	EXISTING BURIED FIBER CONDUIT		

**GENERAL NOTES:**

- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OR REMOVALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES THAT ARE NOT BEING REMOVED OR RELOCATED. PROTECTION OF EXISTING UTILITIES IS INCIDENTAL.
- THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN IN THIS PLANSET ARE UNKNOWN. THE CONTRACTOR SHALL CALL GOPHER STATE ONE (1-800-252-1166) PRIOR TO STARTING ANY EXCAVATION.

SCALE IN FEET

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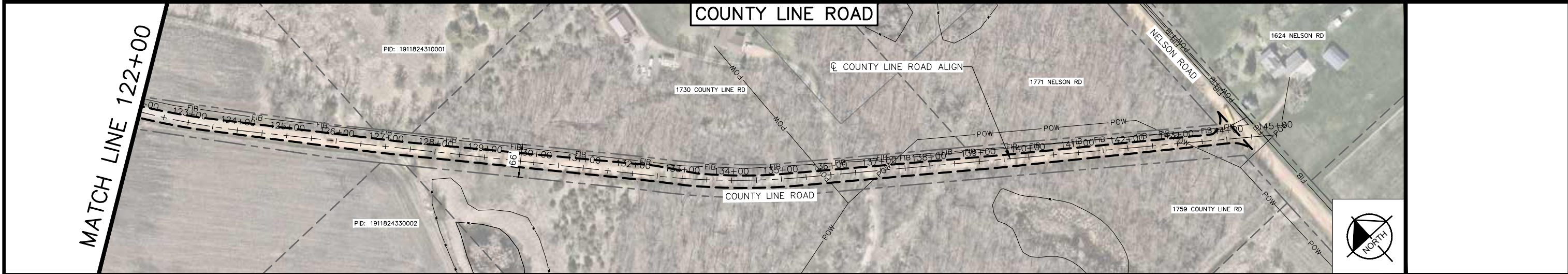
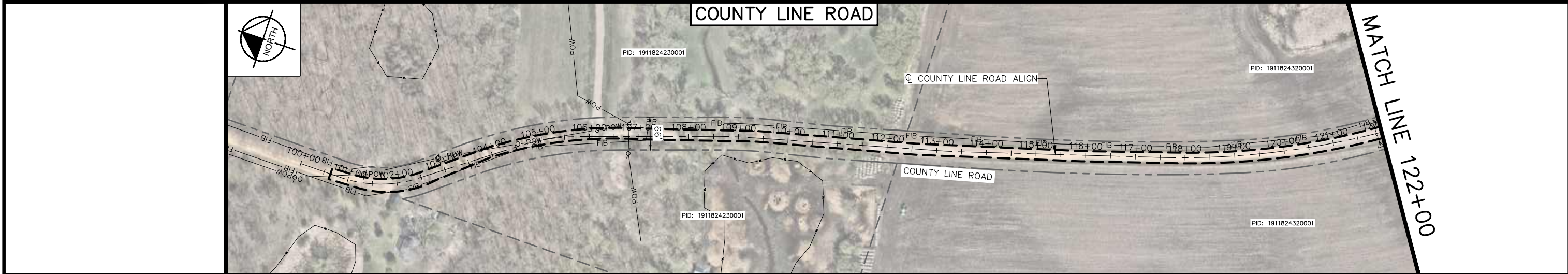
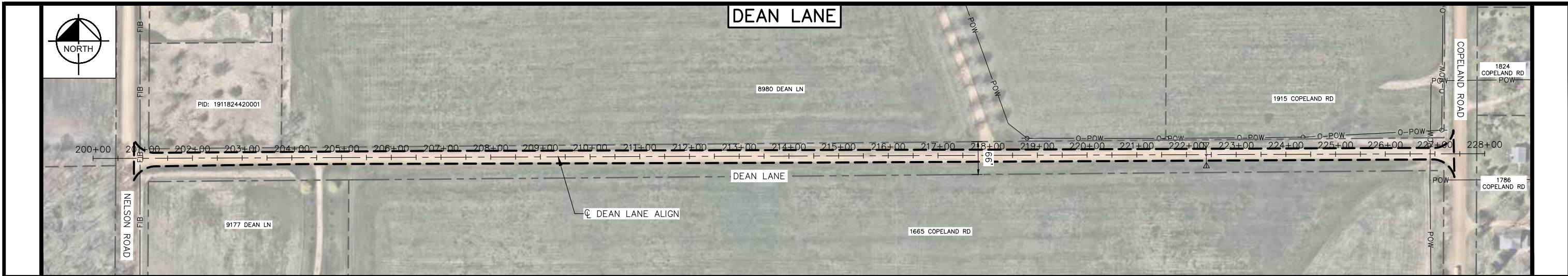


**CITY OF INDEPENDENCE**  
 2026 INFRASTRUCTURE IMPROVEMENTS

EXISTING CONDITIONS AND REMOVAL PLAN  
 VALLEY ROAD, MAPLE PONDS TRAIL AND TURNER ROAD

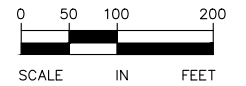
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SHEET NO.	16
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LEGEND	
-x-x-x-x-x-x-	REMOVE PIPE CULVERTS
->-	EXISTING STORM CULVERT
-▷-	EXISTING PIPE APRON
-W-	EXISTING WATERLINE
-WL-	EXISTING WETLAND
-○-	EXISTING UTILITY POLE
-POW-	EXISTING BURIED POWER
-O-POW-	EXISTING OVERHEAD POWER
-GAS-	EXISTING BURIED NATURAL GAS MAIN
-FIB-	EXISTING BURIED FIBER CONDUIT
- - - - -	CONSTRUCTION LIMITS
- - - - -	EXISTING RIGHT-OF-WAY
- - - - -	EXISTING PROPERTY LINE

- GENERAL NOTES:**
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  - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES THAT ARE NOT BEING REMOVED OR RELOCATED. PROTECTION OF EXISTING UTILITIES IS INCIDENTAL.
  - THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN IN THIS PLANSET ARE UNKNOWN. THE CONTRACTOR SHALL CALL GOPHER STATE ONE (1-800-252-1166) PRIOR TO STARTING ANY EXCAVATION.



No.	Date	Revisions	App.

DRAWING NAME 2026-INFRA-RMVL.dwg	
DESIGNED BY:	MAK
DRAWN BY:	RCH
CHECKED BY:	MAK
DATE:	6/26/2026
PROJECT NO.	2026-01

**Kimley»Horn**

11995 SINGLETREE LANE SUITE 225, EDEN PRAIRIE, MN 55344  
 PHONE: 612-315-1272  
 WWW.KIMLEY-HORN.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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL A. KIRSCH  
 DATE: 6/26/2026 MN LIC. NO. 59057

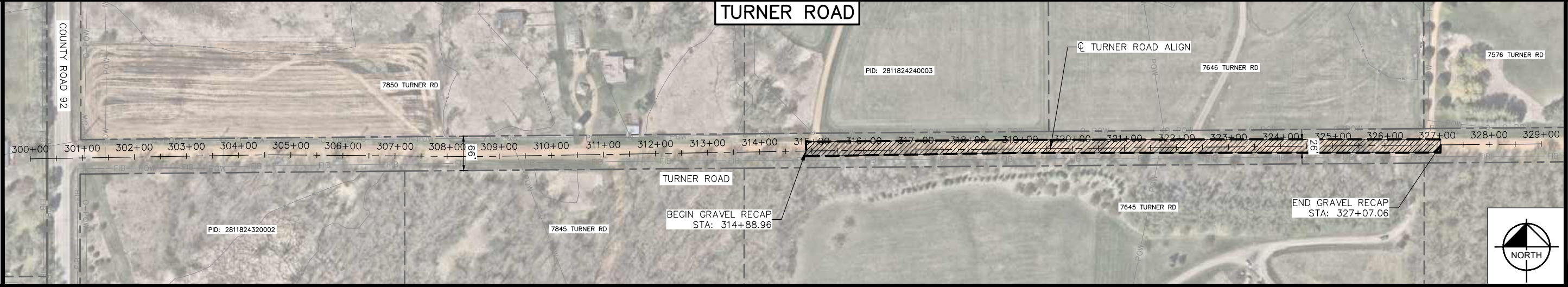
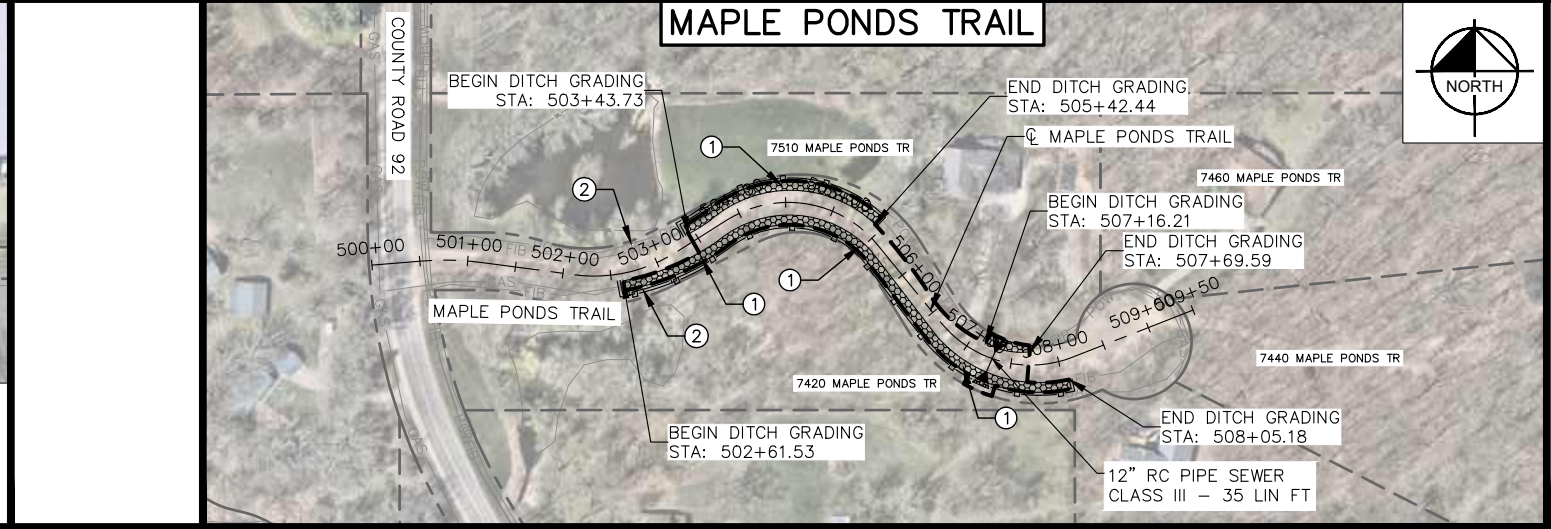
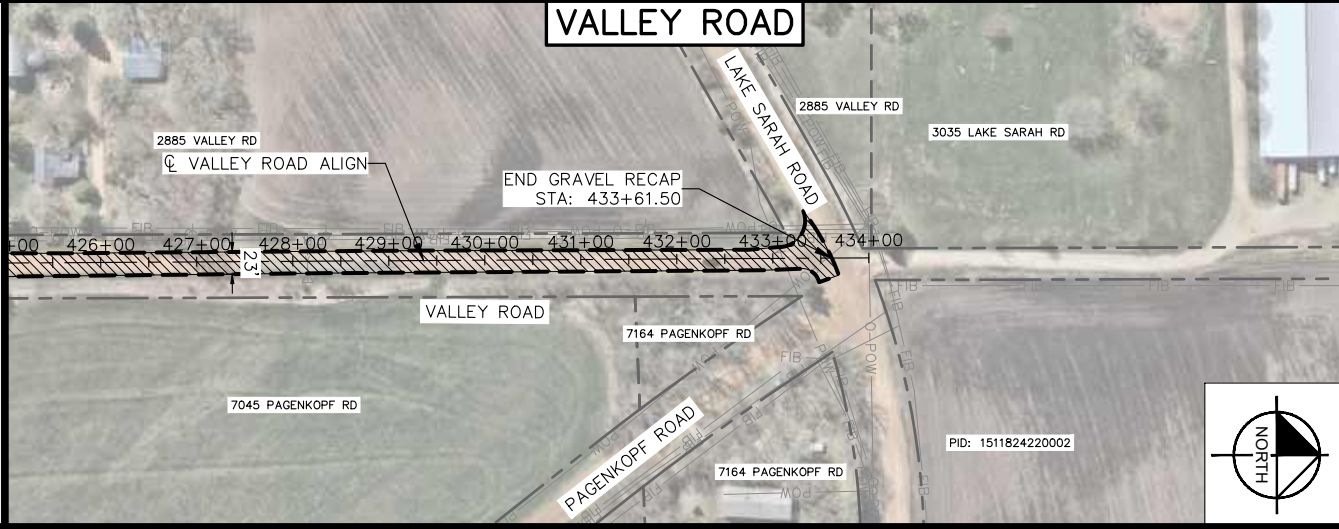
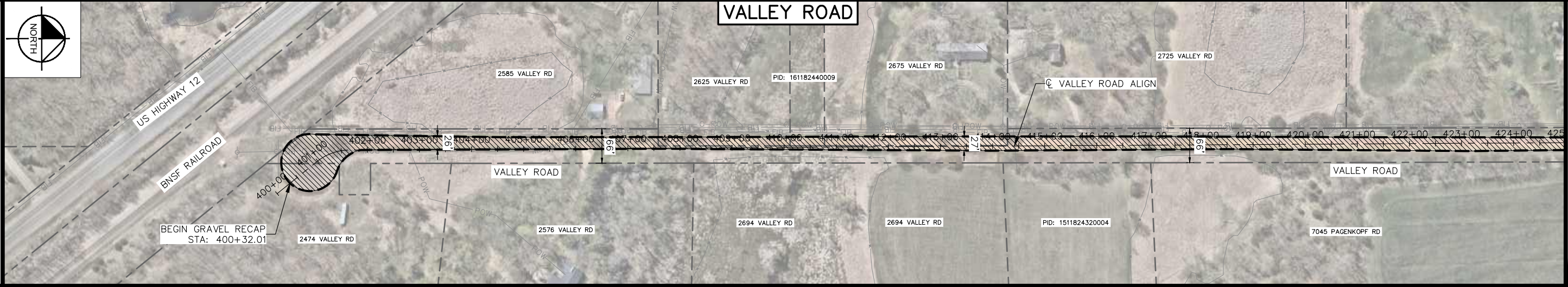


**CITY OF INDEPENDENCE**  
 2026 INFRASTRUCTURE IMPROVEMENTS

EXISTING CONDITIONS AND REMOVAL PLAN  
 DEAN LANE AND COUNTY LINE ROAD

CITY PROJECT	2026-01	SHEET NO.	17
			20

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**LEGEND**

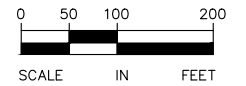
	3" GRAVEL RESURFACING
	DITCH GRADING AND CLEANOUT - PAID AS "EXCAVATION - COMMON" AND "COMMON EMBANKMENT (CV)"
	SILT FENCE; TYPE MS
	PROPOSED RC PIPE CULVERT CLASS III
	PROPOSED RC PIPE APRON
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	CONSTRUCTION LIMITS

**SPECIFIC NOTES:**

- ROCK CHECK DAM (LOCATION TO BE DIRECTED BY FIELD ENGINEER) - PAID FOR AS 2.5 CU YDS OF "RANDOM RIPRAP CLASS II" PER LOCATION
- INSTALL CLASS III RIPRAP AROUND EXISTING CULVERT INLET/OUTLET- PAID FOR AS 10 CU YDS OF "RANDOM RIPRAP CLASS III" PER LOCATION

**GENERAL NOTES:**

- SEE SHEET 11 FOR GRAVEL RESURFACING INSETS.
- SEE DRIVEWAY DETAIL ON SHEET 5 FOR GRADING TIE DOWNS AT DRIVEWAYS.
- PROTECT ALL EXISTING PRIVATE AND PUBLIC UTILITIES (INCIDENTAL).
- PLACE REDUNDANT PERIMETER CONTROL WHEN RECEIVING WATERS/WETLANDS ARE WITHIN 50' OF THE CONSTRUCTION LIMITS, AS DIRECTED BY FIELD ENGINEER.
- ALL MAIL BOXES SHALL BE PROTECTED AND MAIL SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION (INCIDENTAL). NO TEMPORARY MAILBOXES SHALL BE USED UNLESS DIRECTED BY THE ENGINEER.
- ALL DISTURBED TURF AREAS TO BE MULCHED, SEEDED AND FERTILIZED WITH THE MIXES AND APPLICATION RATES AS SPECIFIED ON SHEET 4.
- CONTRACTOR SHALL COORDINATE WITH CITY OF INDEPENDENCE STAFF PRIOR TO ROADWAY RESURFACING. SEE GENERAL NOTES ON SHEET 4 FOR MORE DETAILS.



No.	Date	Revisions	App.

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MICHAEL A. KIRSCH  
 DATE: 6/26/2026 MN LIC. NO. 59057



**CITY OF INDEPENDENCE**  
 2026 INFRASTRUCTURE IMPROVEMENTS

CONSTRUCTION AND EROSION CONTROL PLAN  
 VALLEY ROAD, MAPLE PONDS TRAIL AND TURNER ROAD

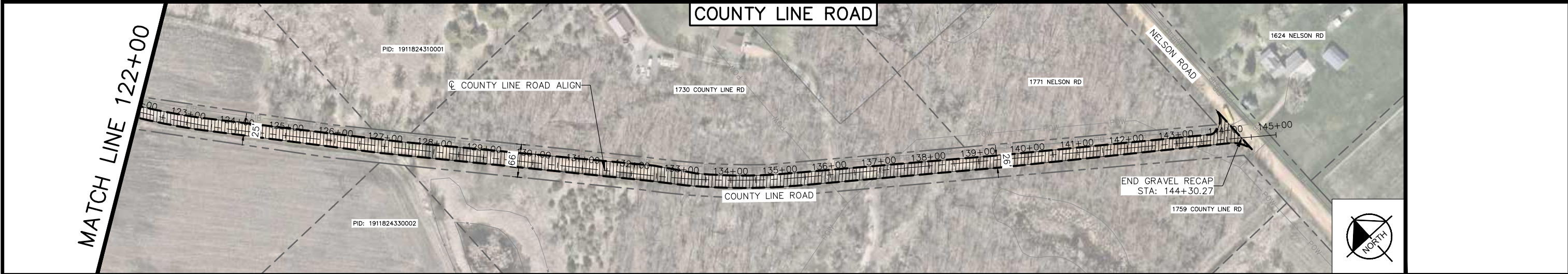
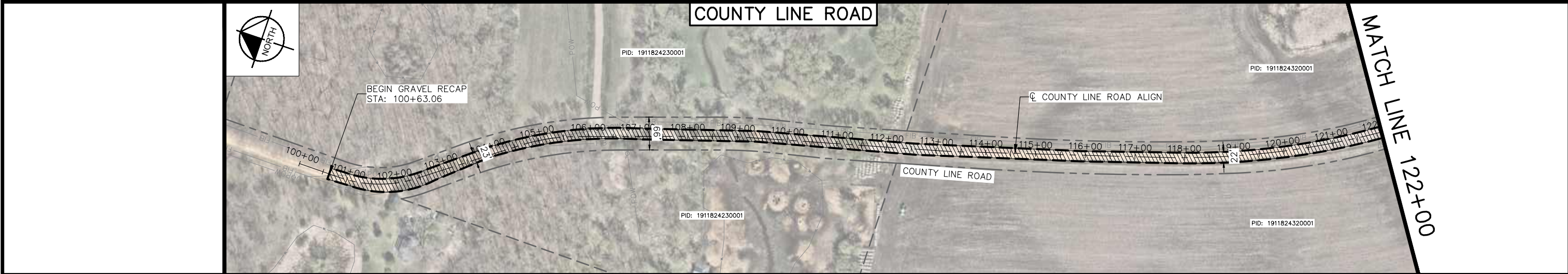
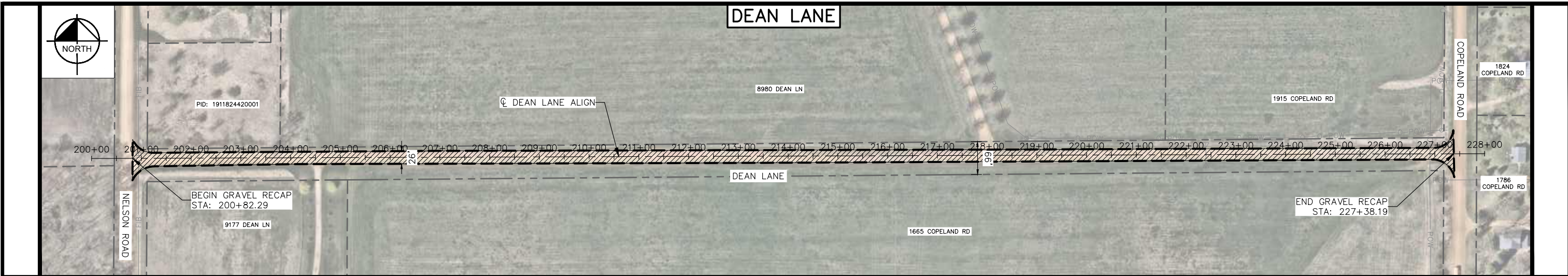
CITY PROJECT	2026-01
SHEET NO.	18
SHEET NO.	20

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MATCH LINE 425+00

MATCH LINE 425+00

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<b>LEGEND</b> 	PROPOSED RC PIPE CULVERT CLASS III PROPOSED RC PIPE APRON EXISTING RIGHT-OF-WAY EXISTING PROPERTY LINE CONSTRUCTION LIMITS	<b>SPECIFIC NOTES:</b> ROCK CHECK DAM (LOCATION TO BE DIRECTED BY FIELD ENGINEER) - PAID FOR AS 2.5 CU YDS OF "RANDOM RIPRAP CLASS II" PER LOCATION INSTALL CLASS III RIPRAP AROUND EXISTING CULVERT INLET/OUTLET- PAID FOR AS 10 CU YDS OF "RANDOM RIPRAP CLASS III" PER LOCATION	<b>GENERAL NOTES:</b> 1. SEE SHEET 11 FOR GRAVEL RESURFACING INSETS. 2. SEE DRIVEWAY DETAIL ON SHEET 5 FOR GRADING TIE DOWNS AT DRIVEWAYS. 3. PROTECT ALL EXISTING PRIVATE AND PUBLIC UTILITIES (INCIDENTAL). 4. PLACE REDUNDANT PERIMETER CONTROL WHEN RECEIVING WATERS/WETLANDS ARE WITHIN 50' OF THE CONSTRUCTION LIMITS, AS DIRECTED BY FIELD ENGINEER. 5. ALL MAIL BOXES SHALL BE PROTECTED AND MAIL SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION (INCIDENTAL). NO TEMPORARY MAILBOXES SHALL BE USED UNLESS DIRECTED BY THE ENGINEER. 6. ALL DISTURBED TURF AREAS TO BE MULCHED, SEEDED AND FERTILIZED WITH THE MIXES AND APPLICATION RATES AS SPECIFIED ON SHEET 4. 7. CONTRACTOR SHALL COORDINATE WITH CITY OF INDEPENDENCE STAFF PRIOR TO ROADWAY RESURFACING. SEE GENERAL NOTES ON SHEET 4 FOR MORE DETAILS.	 SCALE IN FEET

No.	Date	Revisions	App.

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MICHAEL A. KIRSCH  
 DATE: 6/26/2026 MN LIC. NO. 59057



**CITY OF INDEPENDENCE**  
 2026 INFRASTRUCTURE IMPROVEMENTS

CONSTRUCTION AND  
 EROSION CONTROL PLAN  
 DEAN LANE AND  
 COUNTY LINE ROAD

CITY PROJECT	2026-01	SHEET NO.	19
			20

**LEGEND**

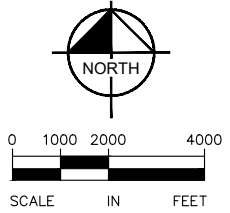
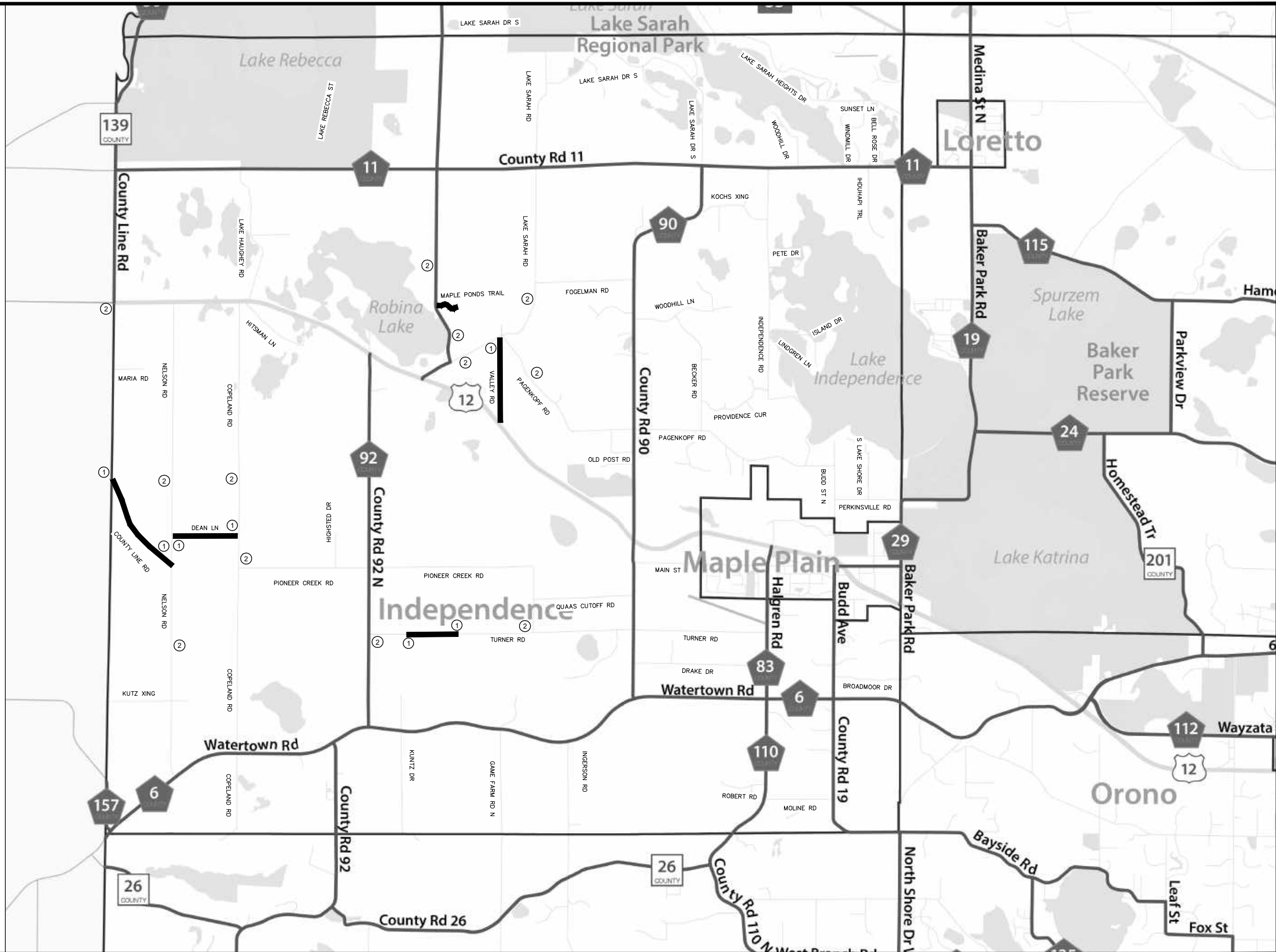
CONSTRUCTION AREA

SPECIFIC NOTES:

- ① W8-7 SIGN (LOOSE GRAVEL) DURING GRAVEL RECAPPING
- ② W20-1 SIGN (ROAD WORK AHEAD) DURING CONSTRUCTION

GENERAL NOTES

- 1. "ROAD WORK AHEAD" SIGNAGE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ON CORRESPONDING ROADWAY.
- 2. "LOOSE GRAVEL" SIGNAGE SHALL BE INSTALLED PRIOR TO ANY GRAVEL RECAPPING ON CORRESPONDING ROADWAY.
- 3. CONTRACTOR SHALL MAINTAIN LOCAL ACCESS AT ALL TIME IN ACCORDANCE TO THE MNMUTCD FIELD MANUAL.
- 4. CONTRACTOR SHALL INFORM PROPERTY OWNERS OF ANY IMPACTS TO THEIR LOCAL ACCESS DUE TO CONSTRUCTION WORK.



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MICHAEL A. KIRSCH  
DATE: 6/26/2026 MN LIC. NO. 59057



**CITY OF INDEPENDENCE**  
2026 INFRASTRUCTURE IMPROVEMENTS

CONSTRUCTION PHASING AND  
TRAFFIC CONTROL PLAN AND DETAILS

CITY PROJECT	2026-01
SHEET NO.	20
SHEET NO.	20

SHEET NO.  
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