

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: Final Plat – Hardwood Estates.

DATE: May 16, 2014.

BACKGROUND.

The Final Plat for Hardwood Estate (Mulvihill property) proposes six (6) residential lots. The Plat been reviewed for compliance with Section 151.090 of the Subdivision Ordinance and has been found to comply with applicable standards excepting: (a) the radius for the cul-de-sac that will be constructed sometime in the future at the north end of 72nd Avenue Way is less than 60-feet as required by Section 151.109 (6); (b) to facilitate maintenance of 72nd Avenue Way, a temporary easement on the south end should be provided by Mr. Mulvihill; and (c) on the signature page for the City of Cannon Falls, *City Administrator* should replace *Manager*. Mr. Mulvihill has agreed to address the exceptions noted above and the Planning Commission recommends approval.

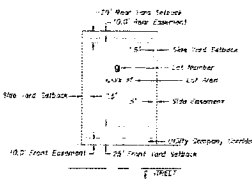
REQUESTED COUNCIL ACTION.

The City Council is asked to approve the Final Plat for Hardwood Estates (Glenn Mulvihill development) as recommended by the Planning Commission.

Development Data

Total Site Area	31.4826 AC	Setbacks (Minimums)	
Gravelly Soils	When Paved (Sheet A, B)	Front Yards	25 ft
Proposed Zoning	R-2	Side Yards	15 ft - 7.5 ft (10 ft min)
Total Homes Proposed	123	Side Yard Setbacks	20 ft
Single Family - 65 ft lots	44	Open Yard	20 ft
Single Family - 75 ft lots	67	Back Yards	25 ft
Street Density	2.35 miles/mile		
Proposed Development Standards			
65 ft Lots	10 ft	Outlet A	Open Space 14,400 sq ft
Lot Width	120 ft	Outlet B	Ponding 85,700 sq ft
Lot Depth	120 ft	Outlet C	City Water 10,700 sq ft
Maximum Lot Area	14,400 sq ft		
Minimum Lot Area	10,800 sq ft		
75 ft Lots	15 ft		
Lot Width	140 ft		
Lot Depth	140 ft		
Maximum Lot Area	19,600 sq ft		
Minimum Lot Area	15,000 sq ft		
Average Lot Area	14,067 sq ft		

Typical Single Family Lot



Outlet Table

Outlet A	Open Space	14,400 sq ft
Outlet B	Ponding	85,700 sq ft
Outlet C	City Water	10,700 sq ft

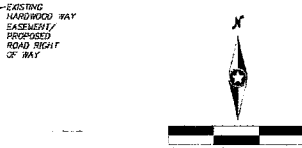
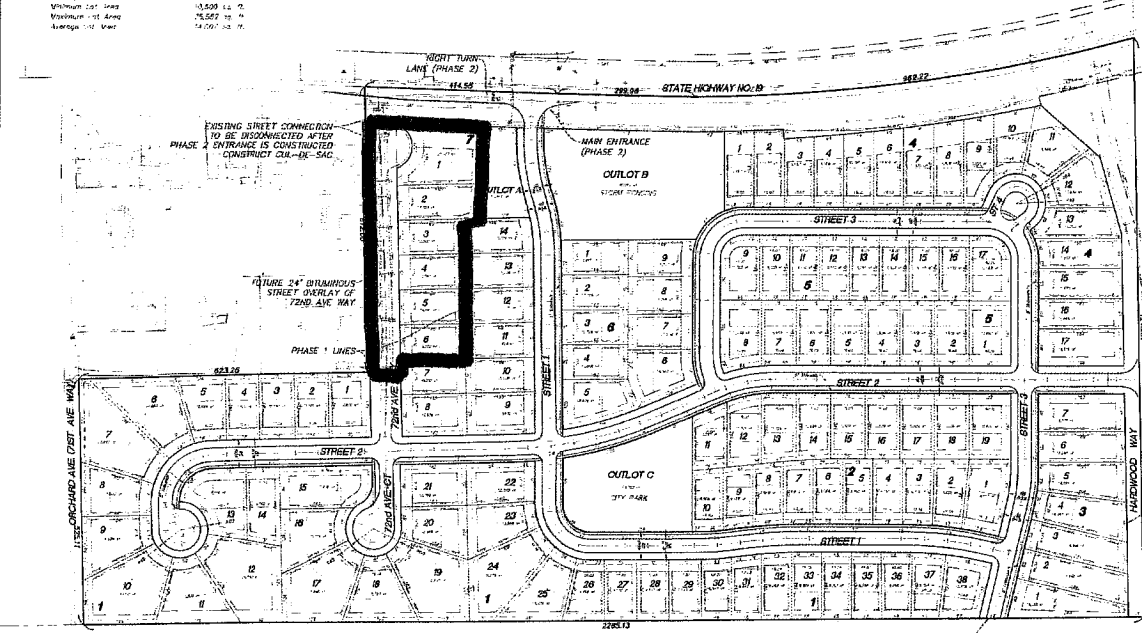
Legal Description per ALTA by Others

The part of the Northwest Quarter of Section 17, Township 122 North, Range 27 West, Section 26 North, Minnesota, described as follows: Beginning at the southeast corner of the West half of the West half of the Northwest Quarter of the Northwest Quarter of said Section 17; thence southerly, along the West line of said West half of the West half of the Northwest Quarter of the Northwest Quarter of said Section 17 to the intersection of the 865.00' wide centerline of roadway of a right-of-way to and easement with the centerline of Minnesota Street; thence southerly and westerly through easements, along said centerline, a distance of 600 feet, more or less, to the intersection of Section 17; thence southerly, along said centerline, a distance of 411 feet, more or less, to the intersection of State, Township 122 North, Range 27 West, and containing, thereon easements along said centerline to the east line of said Northwest Quarter of Section 17; thence southerly, along said centerline to the southeast corner of said Northwest Quarter of Section 17; thence westerly, along the north line of said Northwest Quarter of Section 17 to the point of beginning.

NOTES:
The lot dimensions and areas in this plan are approximate. Refer to the 75-ft lot and supporting 65-ft lot for exact dimensions and areas.

DEVELOPER:
Mulvihill Excavating
6820 296th Street East
Chaska, MN 55309
Phone: 952-346-3425
Fax: 952-346-3535
Contact: Steve Mulvihill

PLANNING/ENGINEERING/ARCHITECT:
Westwood Professional Services, Inc.
1339 Anthony Drive
Chaska, MN 55348
Phone: 952-346-3425
Fax: 952-346-3535
Contact: Doug Meyer



NOT FOR CONSTRUCTION
Latest Revision Date: 02/13/14 Sheet: 3 OF 8

Westwood
Westwood Professional Services, Inc.
1339 Anthony Drive
Chaska, MN 55348
Phone: 952-346-3425
Fax: 952-346-3535
www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Craig W. Meier
Date: _____ License No: 25021

Checked: _____
Drawn: _____
Board Certified Engineer

Prepared for:
Mulvihill Excavating
6820 296th Street East
Chaska, MN 55309

Mulvihill Property
Chaska Falls, Minnesota

Mulvihill Property
Preliminary Plat

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2076

A RESOLUTION APPROVING FINAL PLAT

WHEREAS, Glenn Mulvihill has made application for approval of a final plat identified as Hardwood Estates; and

WHEREAS, the Planning Commission conducted a public hearing on March 10, 2014 to accept testimony relating to the preliminary plat and found that: (a) the preliminary plat for Phase 1 is not a premature subdivision as described by Section 151.028; and (b) the proposed Phase 1 subdivision can satisfy applicable performance standards of Chapter 151 and other land development requirements; and

WHEREAS, the Planning Commission finds that the final plat conforms to the approved preliminary plat for Phase 1 and satisfies the requirements of Section 151.090 and therefore recommends to the Cannon Falls City Council that the final plat identified as Hardwood Estates be approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the final plat identified as Hardwood Estates is approved subject to compliance with applicable requirements of Chapter 151 – Subdivision.

Adopted this 20th day of May, 2014.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator