

TO: HONORABLE MAYOR AND CANNON FALLS CITY COUNCIL
FROM: ZACH LOGELIN, LICENSE PERMIT TECHNICIAN
SUBJECT: PRELIMINARY PLAT, REZONE AND PLANNED UNIT DEVELOPMENT
STAGE FOR TIMBER RIDGE
DATE: AUGUST 15, 2023

PROJECT AND HEARING DETAILS:

1. **Partial Rezone and Preliminary Plat for Leon Endres, Timber Ridge.** A public hearing has been scheduled to consider a request by Leon Endres for a preliminary plat and rezone for Timber Ridge. Zoning is currently *R-3, Medium Density Residential District and UR, Urban Reserve District*. The PID's for the Timber Ridge Preliminary Plat are PID's #52.719.0100, #52.455.0460, #52.456.0080, #52.456.0090, #52.455.0450

The Developer is proposing to develop Phase I of the Timber Ridge Preliminary Plat. Phase 1 consist of the seven Villa lots, the eight previously platted Sandstone Court lots, and twelve additional new single-family lots up Decorah Drive. Phase I also includes rebuilding Decorah Drive, Sandstone Court, and Sandstone Road. The project requires several City approvals including preliminary and final plat approval under City Code ch. 151 and planned unit development (PUD) approval under City Code ch. 152.

The following exhibits are enclosed to further describe the proposal:

1. Development Application
2. Planning Report
3. Preliminary Plat
4. PUD Plan with GIS Map
5. Timber Ridge Project Narrative

Staff reviewed and determined that the above information together with its prior reports and resolutions relating to the project contain sufficient information to satisfy the submission requirements at this stage of the PUD process. The Developer will be required to submit additional information and plans prior to the City Council's issuance of the following final approvals: final plat approval; PUD final plan approval; PUD agreement approval; and Developmental Agreement approval.

REQUESTD COUNCIL ACTION

City Council is being asked to adopt Resolution 2695 for a Preliminary plat, rezoning, PUD plan for Timber Ridge.



DEVELOPMENT APPLICATION

918 River Road, Cannon Falls, MN 55009 | 507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: Generally located at Sandstone Rd & Decorah Dr

Legal Description of Property: See Attached

Owner of Record: Name: Endres Canon Falls LLC (Leon Endres)

Daytime Phone: (612) 598-9993

Address: 1505 River Shore Dr

Hastings, MN 55033

E-Mail Address: leon@endresllc.com

Applicant (if other
than owner)

Name: same

Notary Stamp

Daytime Phone: _____

Address: _____

E-Mail Address: _____

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

Request:	<input type="checkbox"/>	Conditional Use Permit	<input checked="" type="checkbox"/>	Rezoning/Ordinance Text Amendment
	<input checked="" type="checkbox"/>	Subdivision	<input type="checkbox"/>	Variance
	<input type="checkbox"/>	Concept	<input type="checkbox"/>	Interim Use Permit
	<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Amendment
	<input type="checkbox"/>	Final Plat	<input checked="" type="checkbox"/>	CUP/PUD
	<input type="checkbox"/>	Administrative	<input type="checkbox"/>	Site Plan Review
	<input type="checkbox"/>	Administrative Permit	<input type="checkbox"/>	Special Home Occupation
	<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Annexation Petition
	<input type="checkbox"/>	Comp Plan Amendment	<input type="checkbox"/>	Appeal
	<input type="checkbox"/>	Other		

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: _____

Date Submission Deemed to be Complete: _____

Give detailed description of project and reason for conditional use or variance, if applicable:

See attached narrative .

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

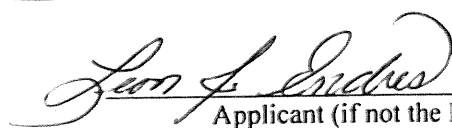
APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:



Property Owner

Date: 7/13/23



Applicant (if not the Property Owner)

Date: 7/13/23

FOR CITY USE ONLY

Date Application Filed: 7/17

Basic Fees: _____

Received By: [Signature]

Escrow Deposit: _____

Evidence of Ownership Submitted: ☐ Yes

☐ No

☐ Required

Certified Lot Survey: ☐ Yes

☐ No

☐ Required

Legal Description Adequate: ☐ Yes

☐ No

☐ Required

Date of Planning Commission Meeting: 8/14/23

Recommendation of Planning Commission on: _____ ☐ Approve ☐ Deny

Recommendation of City Council on: _____ ☐ Approve ☐ Deny

Subject to following conditions: _____

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on August 14, 2023, to hold a Public Hearing to consider a Preliminary Plat, Partial Rezone of 2.75 acres (PID 52.455.0450) Urban Reserve to an R-3 Planned Unit Development and Rezone from an R-3 Medium Density Residential to an R-3 Planned Unit Development for the Timber Ridge Subdivision, creating an approximate 62.5 acre property located south of County 25 and west of County 24 Boulevard. PID #s include:

PID #52.719.0100, #52.455.0460, #52.456.0080, #52.456.0090, #52.455.0450

Project information is available at City Hall. The application and related information are available for public inspection at the City Administrator's office, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Neil Jensen, City Administrator

Published in Cannon Falls Beacon
8-3-2023

**PLANNING REPORT
TIMBER RIDGE
TO: CITY COUNCIL
CITY OF CANNON FALLS**

REPORT DATE: August 1st, 2023

HEARING DATE: August 15th, 2023

APPLICANT: Leon Endres, Endres Cannon Falls LLC

APPLICATION RECIEVED: July 7th, 2023

PROPERTY OWNER: Leon Endres

PREPARED BY: Zach Logelin

REQUEST: Preliminary Plat, Rezone to R-3 PUD

LOCATION: West of County 24 Boulevard and South of County 25 Boulevard

ZONING: R-3, Medium Density Residential and UR, Urban Reserve

AUTHORITY FOR REVIEW (Applies to Timber Ridge and Hardwood Estates)

§ 152.150 PURPOSE.

This subchapter is established to provide comprehensive procedures and standards designed for both district and conditional use permit planned unit development to allow the development of neighborhoods or portions thereof incorporating a variety of residential types and nonresidential uses. Recognizing that traditional density, bulk, setbacks, use and subdivision regulations which may be useful in protecting the character of substantially developed areas, may not be appropriate to control development in less developed areas. The PUD, by allowing deviation from the strict provisions of this chapter related to setbacks, heights, lot area, width and depths, yards and the like by conditional use permit or a mixture of uses by rezoning to a PUD District, is intended to encourage:

- (A) A development pattern in harmony with the objectives of the Comprehensive Plan;
- (B) Innovations in development that address growing demands for all styles of economic expansion, greater variety in type, design, architectural standards and siting of structures through the conservation and more efficient use of land in those developments;
- (C) Higher standards of site and building design through the use of trained and experienced land planners, architects and landscape architects;
- (D) The preservation and enhancement of desirable site characteristics such as environmentally sensitive areas, existing vegetation, natural topography, greenway corridors, open space, geologic features and the prevention of soil erosion;

- (E) A creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other;
- (F) More convenience in location of accessory commercial and service areas;
- (G) An efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments; and
- (H) Promotion of a desirable and creative environment that might be prevented through the strict application of city zoning and subdivision regulations.

§152.153

A) *Stages of PUD.* The processing steps for a PUD are intended to provide for an orderly development and progression of the plan, with the greatest expenditure of developmental funds being made only after the city has had ample opportunity for informed decisions as to the acceptability of the various segments of the whole as the plan affects the public interest. The various steps represent separate applications for purpose of review, compliant with M.S. § 15.99, as it may be amended from time to time, outlined in detail in the following sections:

B)

- (1) *Pre-application staff meeting.* Preliminary discussions between the applicant and city staff;
- (2) *General concept plan application.* Consideration of overall concept and plan;
- (3) *Development stage plan application.* One or more detailed plans as part of the whole final plan; and
- (4) *Final plan application.* The summary of the entire concept and each development stage plan in an integrated complete and final plan.

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 00 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 30 minutes 55 seconds East, a distance of 284.39 feet; thence South 00 degrees 00 minutes 17 seconds East, a distance of 612.69 feet to the North line of the South 45.00 acres of said Northeast Quarter of Section 19; thence South 89 degrees 30 minutes 55 seconds East, along said North line of the South 45.00 acres of the Northeast Quarter of Section 19, a distance of 2351.57 feet to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, a distance of 875 feet, more or less, to a point distant 357.40 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the East line of the Northeast Quarter of said Section 19; thence Westerly deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 684.00 feet; thence Southerly deflecting to the left 90 degrees 00 minutes 00 seconds parallel with the East line of the Northeast Quarter of said Section 19, a distance of 364.60 feet, more or less, to a point

distant 1225.00 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the West line of the East 684.00 feet of said Northeast Quarter of said Section 19; thence Westerly deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 200.00 feet; thence Northerly deflecting to the right 90 degrees 00 minutes 00 seconds and parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 850 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 00 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 24 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 54 minutes 55 seconds East, a distance of 759.05 feet; thence North 28 degrees 17 minutes 49 seconds East, a distance of 302.83 feet; thence North 39 degrees 02 minutes 50 seconds East, a distance of 75.00 feet; thence North 33 degrees 31 minutes 14 seconds East, a distance of 263.36 feet; thence North 63 degrees 47 minutes 47 seconds East, a distance of 212.64 feet; thence North 72 degrees 49 minutes 35 seconds East, a distance of 162.61 feet; thence North 66 degrees 55 minutes 35 seconds East, a distance of 60.00 feet; thence North 67 degrees 29 minutes 19 seconds East a distance of 270.89 feet to the West line of the East

884.00 feet of said Northeast Quarter; thence Northerly parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 898.57 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 24 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning, EXCEPT that part of the East Half (E 1/2) of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, shown as Parcel 2, on the plat designated as Goodhue County Right-of-Way Plat No. 203 on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

Together with

Lots 6, 7, 8, Block 1, Lots 1, 2, 3, 4, Block 4, Outlot B, and Outlot C, all in SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 1, SANDSTONE RIDGE SECOND ADDITION, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

All the vacated right of ways of Sandstone Road, Sandstone Circle, and Decorah Drive as dedicated on the plat of SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.

SUMMARY OF REQUEST

The applicant is seeking approval of partial rezone of 2.75 acres (PID 52.455.0450) Urban Reserve to an R-3 Planned Unit Development and rezone from an R-3 Medium Density Residential to an R-3 Planned Unit Development, a Preliminary Plat to allow for seventy-one (71) single-family lots upon 62.48 acres, PIDS #52.719.0100, #52.455.0460, #52.456.0080, #52.456.0090, #52.455.0450, generally located south of County 25 Boulevard and west of County 24 Boulevard.

EXISTING CONDITIONS

The property is located west of County 24 Boulevard and south and County 25 Boulevard. The proposed subdivision is made up of the existing Endres properties occupying the southern part of the proposed development (47.68 acres). The remaining parcels, consisting of 14.8 acres, are owned by the City and are the remains of the Sandstone Ridge development. Proposed access to the site is available via Decorah drive to the north and Bluff drive to the west.

SURROUNDING USES

	Existing Use	Zoning	Land Use Designation
North	County 25 BLVD	ROW	ROW
South	Low Density Housing	Outside City Limits	Low Density Residential
East	County 24 BLVD	ROW	ROW

West	Single Family Homes	R-3, Medium Density Residential	Low Density Residential
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EVALUATION OF REQUEST

Description of Proposal-The applicant is proposing to develop the property with seventy-one single-family lots in a multitude of styles with an active City Park and passive City Park with trails. The applicant is also proposing a future 3.2 acre multifamily apartment site. Incorporated into the plan is the removal and repurpose of streets left by the terminated Sandstone Ridge development. The applicant is proposing a rezone from R-3 to PUD development that deviates from the R-3 zoning requirements.

PUD Zoning- The Planned Development zoning allows the developer to have flexibility in the proposed design of the subdivision. The typical R-3 zoning standards are used as a standard to compare parts of the PUD where flexibility is desired by the developer. The developer is requesting the following exceptions for the PUD that do not align within the R-3 zoning requirements:

- The applicant is requesting the villa lots be reduced to a 45 foot lot width, reduce their lot size by 5,400 SF, and reduce the side yard setback to five. The applicant also requests to reduce the minimum garage area to 400 SF and eave overhangs to be reduced to a minimum 6 inches. The applicant states in their narrative that the home owner's association will "provide snow removal and lawn maintenance."
- Due to abrupt elevation changes, the applicant states that a "14 FT wide gravel alley will be paved to provide 16 homeowners backyard access." The applicant is requesting the accessory building height be raised from 16FT to 20 FT.
- A 3.2-acre multi-family site is included in the development plan. This unit will be 3-4 stories and hold 75-125 units.
- Four 2+ acre lots will be located in the southeast corner of the development, access via County 24 Boulevard. The four lots are separated from the main development, so the applicant is requesting these lots be served by well and septic.
- Outlots D-J, on the western side of the development abutting the Sandstone Ridge Development, will most likely be given or sold to the existing property owners.
- Three lots are planned on the private 68th Ave Way. The two southern lots will be served with water and sewer services from Ridgewood Court. The northern lot will be served with water from Ridgewood Drive and sewer from the existing public sewer line in the private drive. All three homes will require grinder pumps for their sewer services.

COMPATIBILITY WITH SURROUNDING AREA

The property is guided for Low Density residential development. The objective of Low Density Use is for single family development. Single-family may have medium and high density uses if a planned unit development is applied to the development and the land use plan is changed to mixed use residential (Cannon Falls Comprehensive Plan, Page 8.3).

The property is surrounded by Low Density land use designation and Mixed Use to the north across Highway 35, where the proposed Towering Bluffs development will be located.

LOT REQUIREMENTS

The R-3 zoning requirements for lots are as follows.

Minimum lot area single-family—9000 square feet

Minimum lot depth—135 feet

Minimum lot width single family corner lot—70 feet

Minimum lot width single family interior lot—60 feet

Setbacks front—25 feet

Setbacks rear—20 feet except 25 for double frontage lots

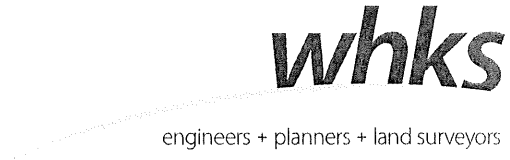
Setbacks side—10 except 20 for corner lot abutting a ROW

Setbacks rear and side (Detached accessory structure)—5 feet

PARKLAND:

One active park and one passive park are planned on the development. The active park is a 2.84-acre park (Outlot A). Access will be via Ridgewood Dr. as well as a City trail to the southeast. A 14.19-acre passive park, with a 1.33-acre storm pond (Outlot L), will be accessed via Timber Trails public walking trail, which connects to the development's alley way. The applicant states the trail will be through "mostly wooded terrain."

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



August 10, 2023

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
Timber Ridge Subdivision
Review of Preliminary Plat and Plans

Dear Neil:

We have reviewed the preliminary plat and plans for the referenced project. We offer the following comments on the submitted plat and plans.

1. Zoning items and development fees that apply to this site should be discussed with the City Administrator.
2. A pre-application meeting occurred on April 27, 2023. It was previously determined that a neighborhood meeting was not required per section 151.077 (A) and (B) of the ordinance.
3. The Developer needs to coordinate the preliminary plat review with Goodhue County. An access permit on to County Road 24 will be required.
4. Blocks 3 and 4 of the subdivision are proposed to not be served by City water and sanitary sewer. A variance will be required to allow this type of development. The variance should be reviewed by the City's attorney prior to a Council decision. Four lots are proposed on these two blocks. If a fire occurs on these lots, they will need to be fought as a rural fire. It appears Blocks 3 and 4 are within the first phase of the development. The variance process may not coincide with the Developer's desire to complete the final plat in September 2023. Goodhue County is responsible for reviewing the subsurface sewage treatment system and well permits.
5. 68th Avenue Way is a private roadway. Three lots are proposed to access 68th Avenue Way. The Developer will need to provide a homeowner association document, covenants, or an agreement that provides access to the private road.
6. More discussion is needed between the City and Developer regarding sanitary sewer and water services for lots 41-43 along 68th Avenue Way.
7. If an access agreement is obtained by the Developer to use 68th Avenue Way, the City of Cannon Falls should annex that portion of 68th Avenue Way. Annexation discussions should occur with the Township.

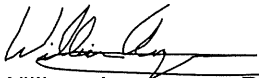
8. The three lots proposed along 68th Avenue Way do not meet fire hydrant proximity requirements. Further discussion with the City and Developer should occur to address fire protection of these lots.
9. A small portion of storm water runoff from the development will drain beneath 68th Avenue Way and into the township. The stormwater runoff will then re-enter the City further downstream. City staff will need to further explore if a drainage easement or permission from the township is required.
10. The north end of Ridgewood Drive is proposed to end with a future parking lot for the park located on Outlot A. City staff is recommending the Developer either construct the parking lot as proposed or a cul-de-sac as part of the development. The sidewalk which ends at the parking lot should be extended to connect to the proposed bituminous trail.
11. Portions of the proposed shared private alley easement should be public to allow for City access to Pond 1P. A discussion should occur regarding access to the proposed 8-foot trail.
12. The Developer should provide a maintenance agreement in the homeowner association, or similar document for the shared private gravel alley.
13. The Developer should consider revising the lot widths of Lots 5 & 6, Block 1 to allow for more room for the emergency overflow. A 20-foot wide emergency overflow is desired.
14. The previous development on this property was abandoned due to poor soils on the site. The proposed pavement section does not match the recommendations of the submitted geotechnical report. The City's preference is 4-inches of bituminous pavement, 12-inches aggregate base, and 18-inches of select granular material with geotextile fabric.

We recommend approval of the preliminary plat and plans conditional upon the above items being addressed.

Please contact us if you have any questions.

Sincerely,

WHKS & co.



William Angerman, P.E.

Cannon Falls Consulting City Engineer

Cc: Zach Logelin, City of Cannon Falls
Jed Petersen, City of Cannon Falls
Rick Osberg, James R. Hill
Leon Endres, Endres Canon Falls
Jess Greenwood, Goodhue County
Daren Sikkink, WHKS

TIMBER RIDGE, CANNON FALLS

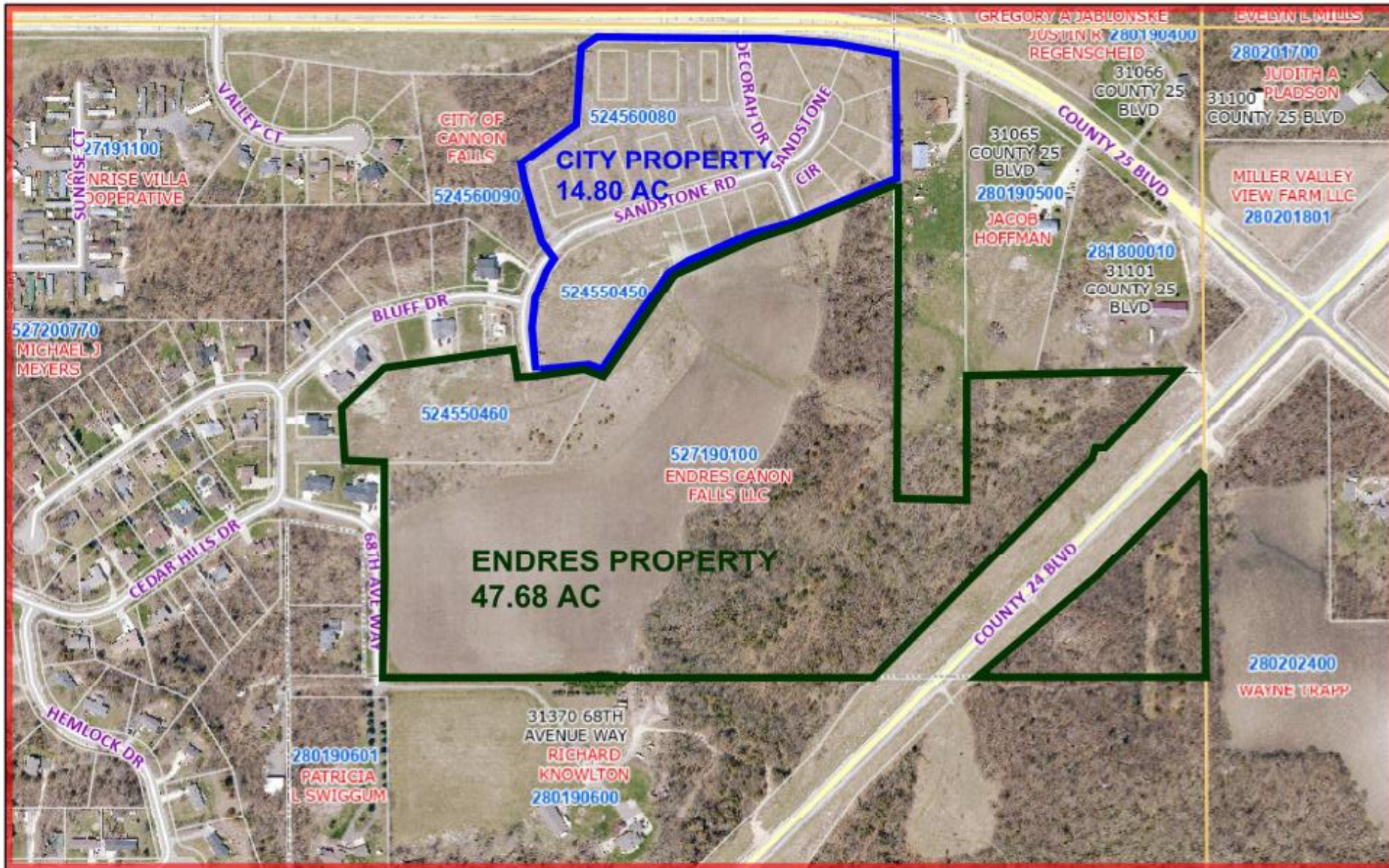
DEVELOPMENT TEAM

- Landowners/Developers – Endres Canon Falls LLC
- Engineer/Surveyors – James R. Hill Inc.
- Development Consultant – JMH Land



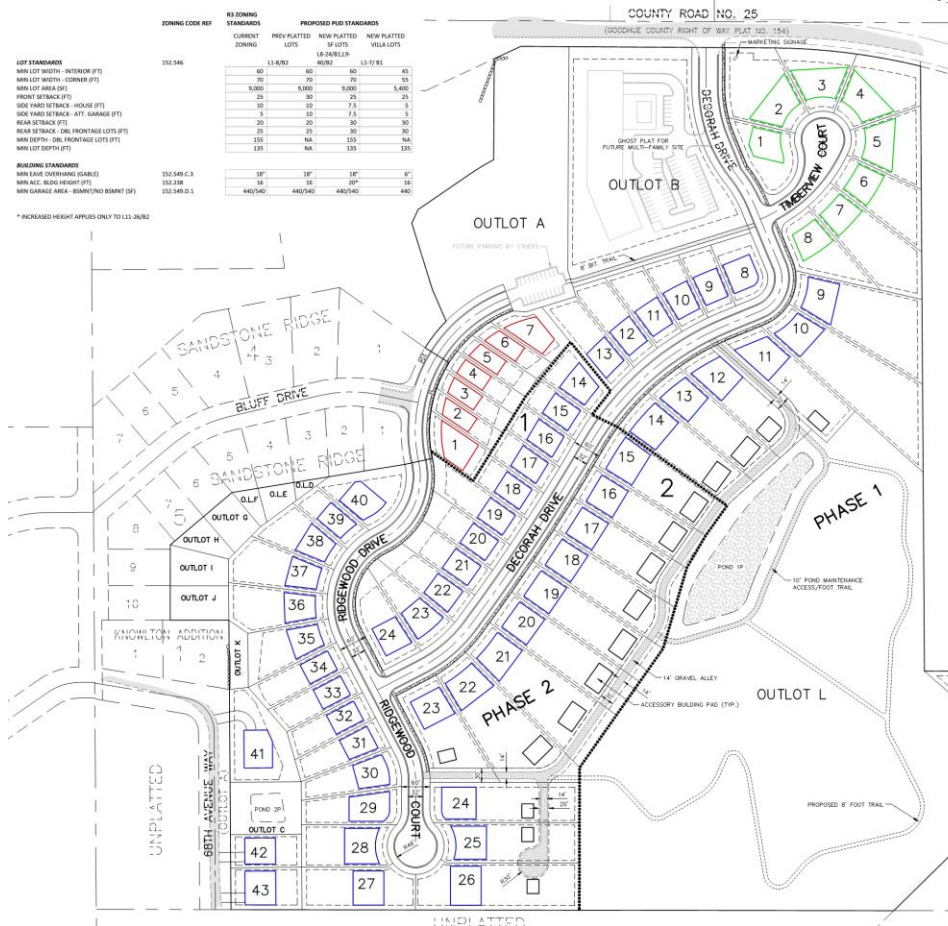
TIMBER RIDGE | CANNON FALLS, MN

TIMBER RIDGE, PROPERTY



TIMBER RIDGE, PUD ITEMS

R3 ZONING MEDIUM DENSITY VS PROPOSED PUD STANDARDS



LOT STANDARDS

MIN LOT WIDTH - INTERIOR (FT)
MIN LOT WIDTH - CORNER (FT)
MIN LOT AREA (SF)
FRONT SETBACK (FT)
SIDE YARD SETBACK - HOUSE (FT)
SIDE YARD SETBACK - ATT. GARAGE (FT)
REAR SETBACK (FT)
REAR SETBACK - DBL FRONTAGE LOTS (FT)
MIN DEPTH - DBL FRONTAGE LOTS (FT)
MIN LOT DEPTH (FT)

BUILDING STANDARDS

MIN EAVE OVERHANG (GABLE)
MIN ACC. BLDG HEIGHT (FT)
MIN GARAGE AREA - BSMNT/NO BSMNT (SF)

ZONING CODE REF	R3 ZONING STANDARDS	PROPOSED PUD STANDARDS			
	CURRENT ZONING	PREV PLATTED LOTS	NEW PLATTED SF LOTS	NEW PLATTED VILLA LOTS	
			L8-24/B1, L9-40/B2	L1-8/B2	L1-7/B1
152.546					
152.549.C.3 152.238 152.549.D.1					

TIMBER RIDGE, DEVELOPMENT PLAN

A - (8) Previously Platted 80' Lots

B - (34) New 60' to 65' Lots

C - (7) New Villa Lots

D - (18) New 80' to 90' Bluff Lots

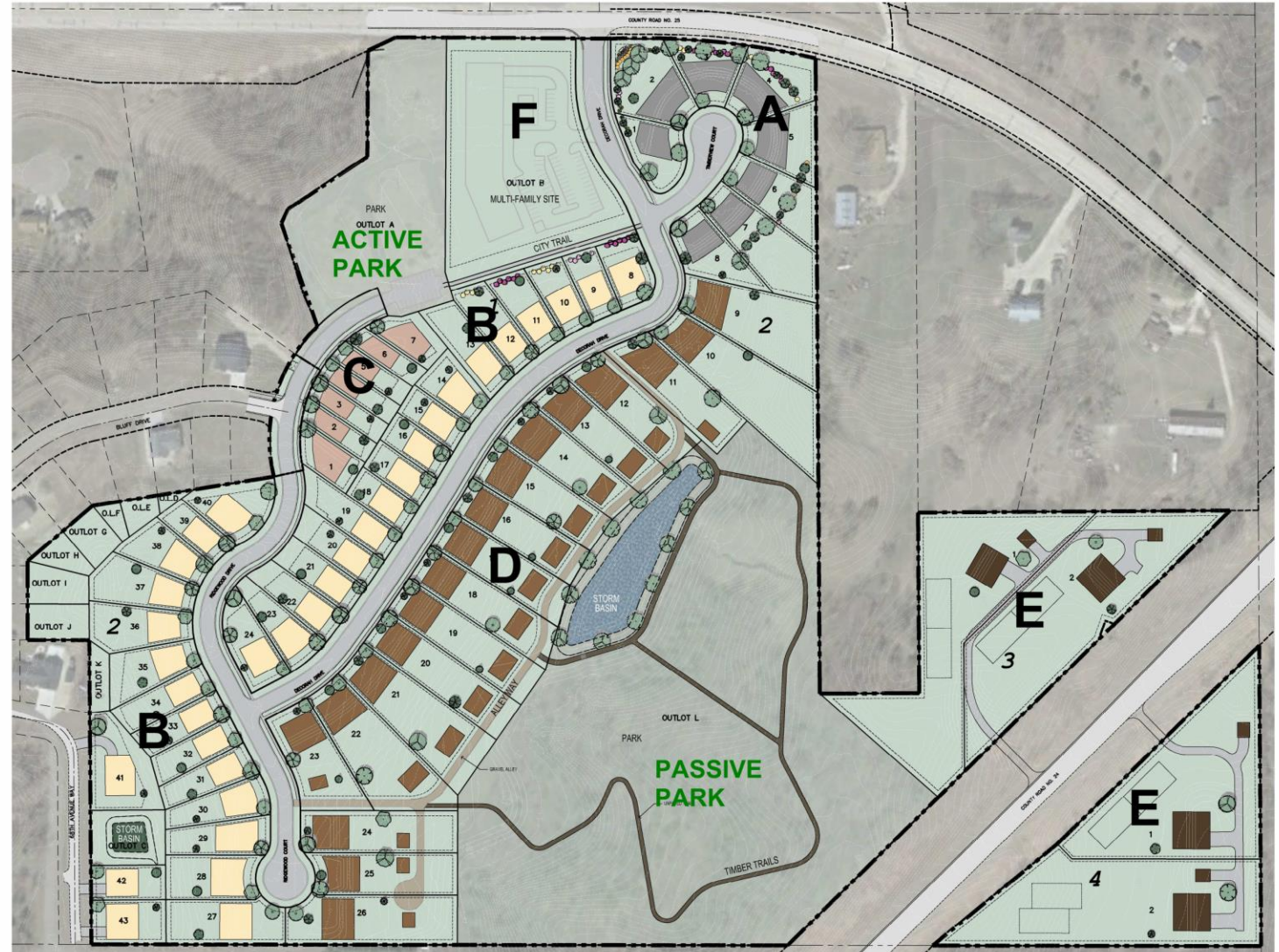
E - (4) Estate Lots

Total of (71) Single Family Lots

F - Multi-Family Site

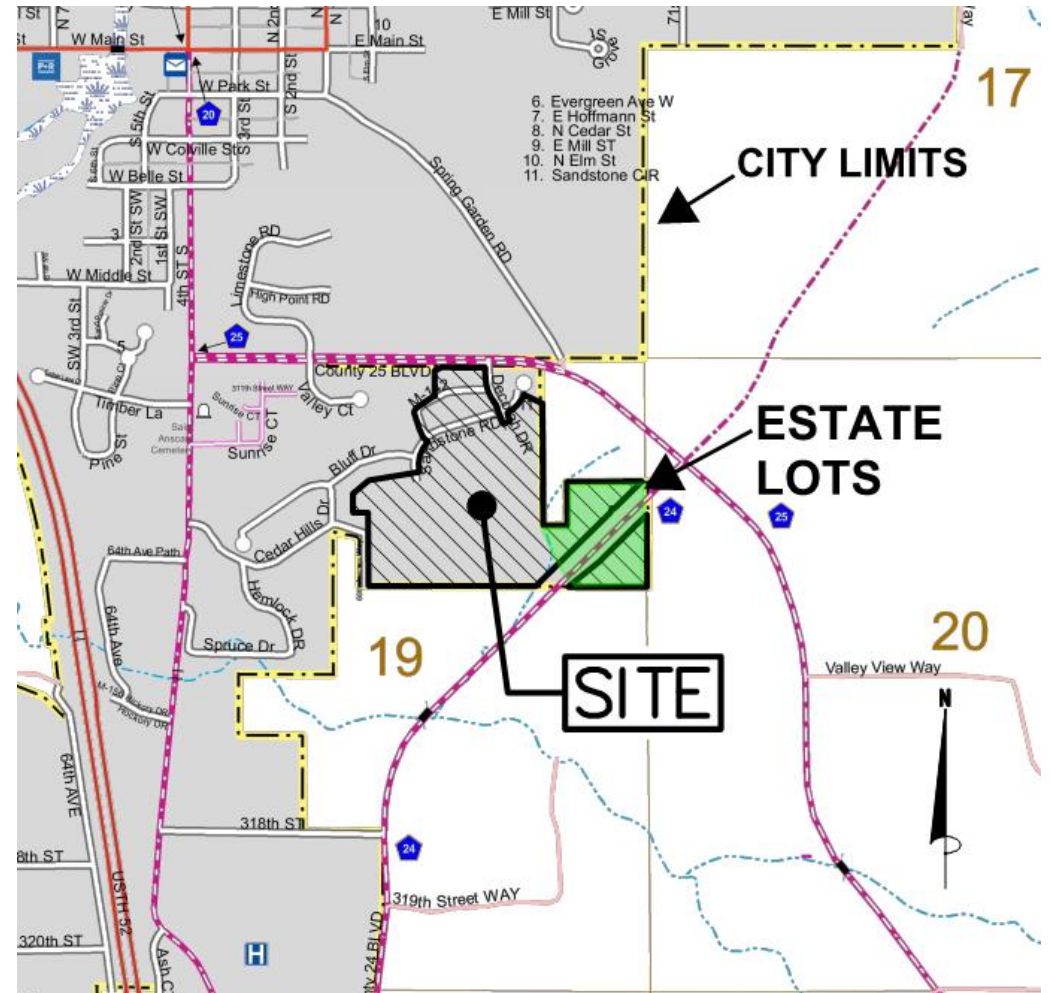
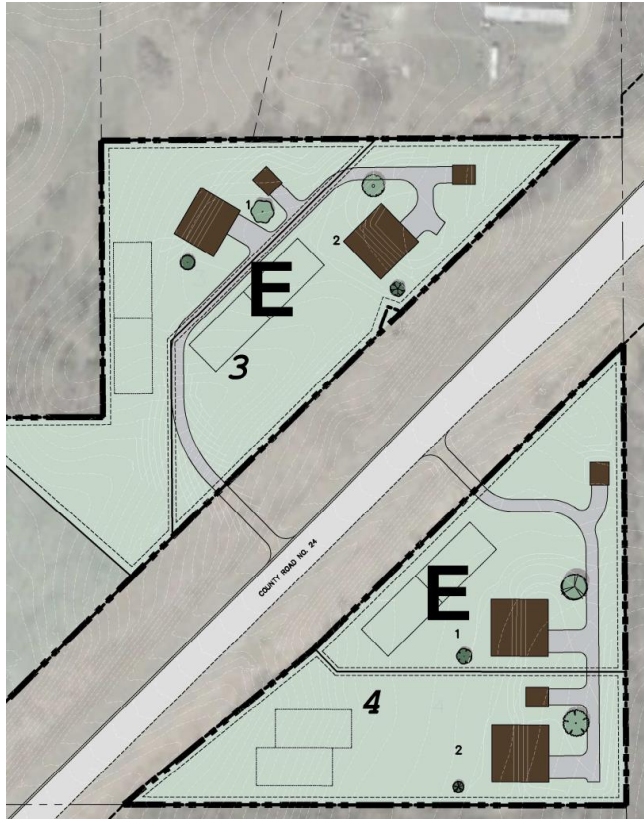
ACTIVE PARK

PASSIVE PARK



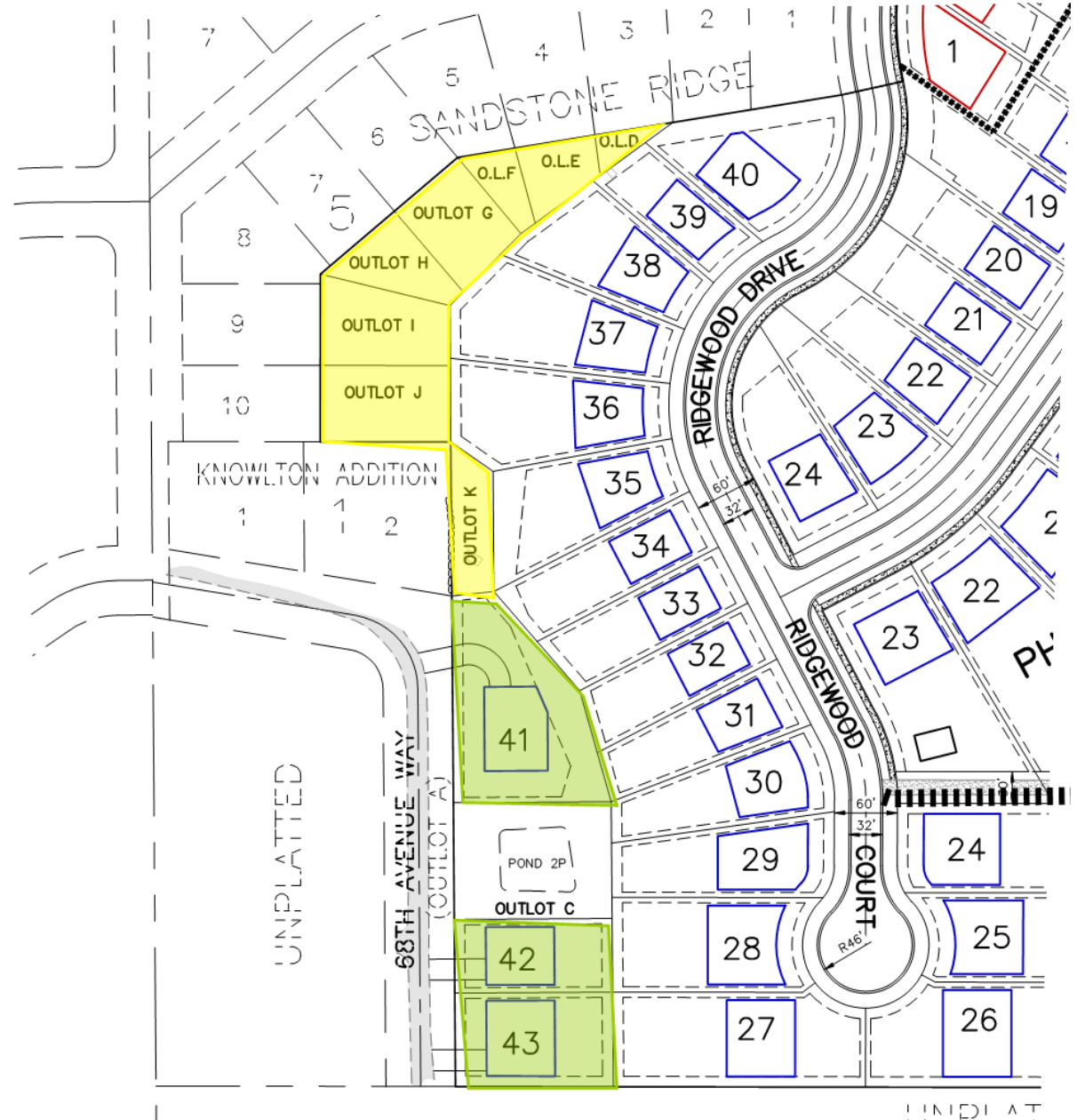
TIMBER RIDGE, ESTATE LOTS

A Variance is requested to allow these four Estate Lots to be served by well and septic.



TIMBER RIDGE, OUTLOTS & PRIVATE DRIVE LOTS

- (8) Outlots for possible extensions to Sandstone Ridge lots
- (3) New lots planned off 68th Avenue Way, a private street
 - Easement agreement over the private street is anticipated
 - Water and sewer services are proposed from Ridgewood Court



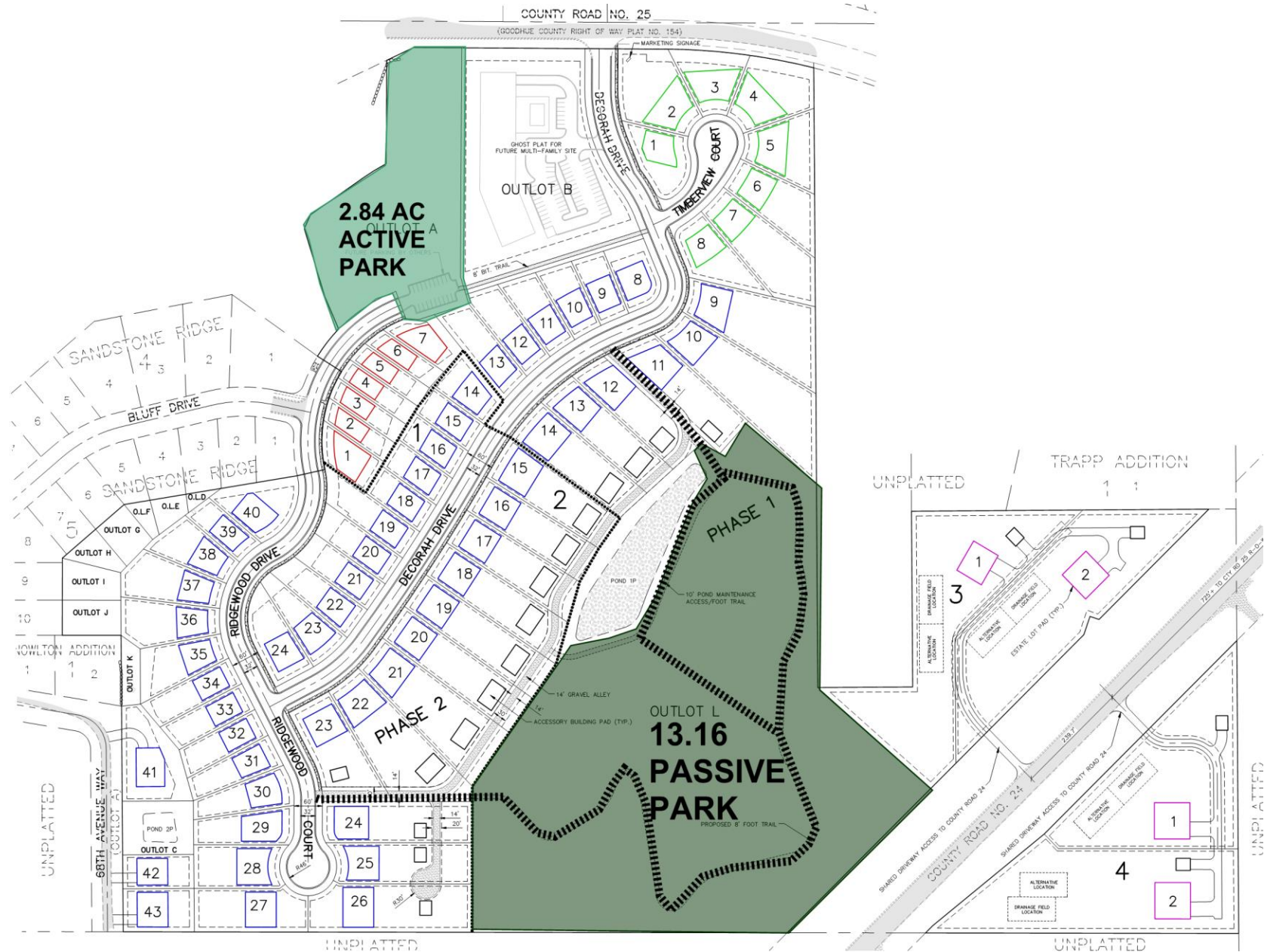
TIMBER RIDGE, HOA & PUBLIC EASEMENTS

- Master HOA:
 - Community Rules & Regulations
 - Alley maintenance
- Villa Sub HOA:
 - Lawn and snow maintenance for the Villa Lots
- Public Access Easements:
 - Easement for trail maintenance
 - Easement for access to passive park trails

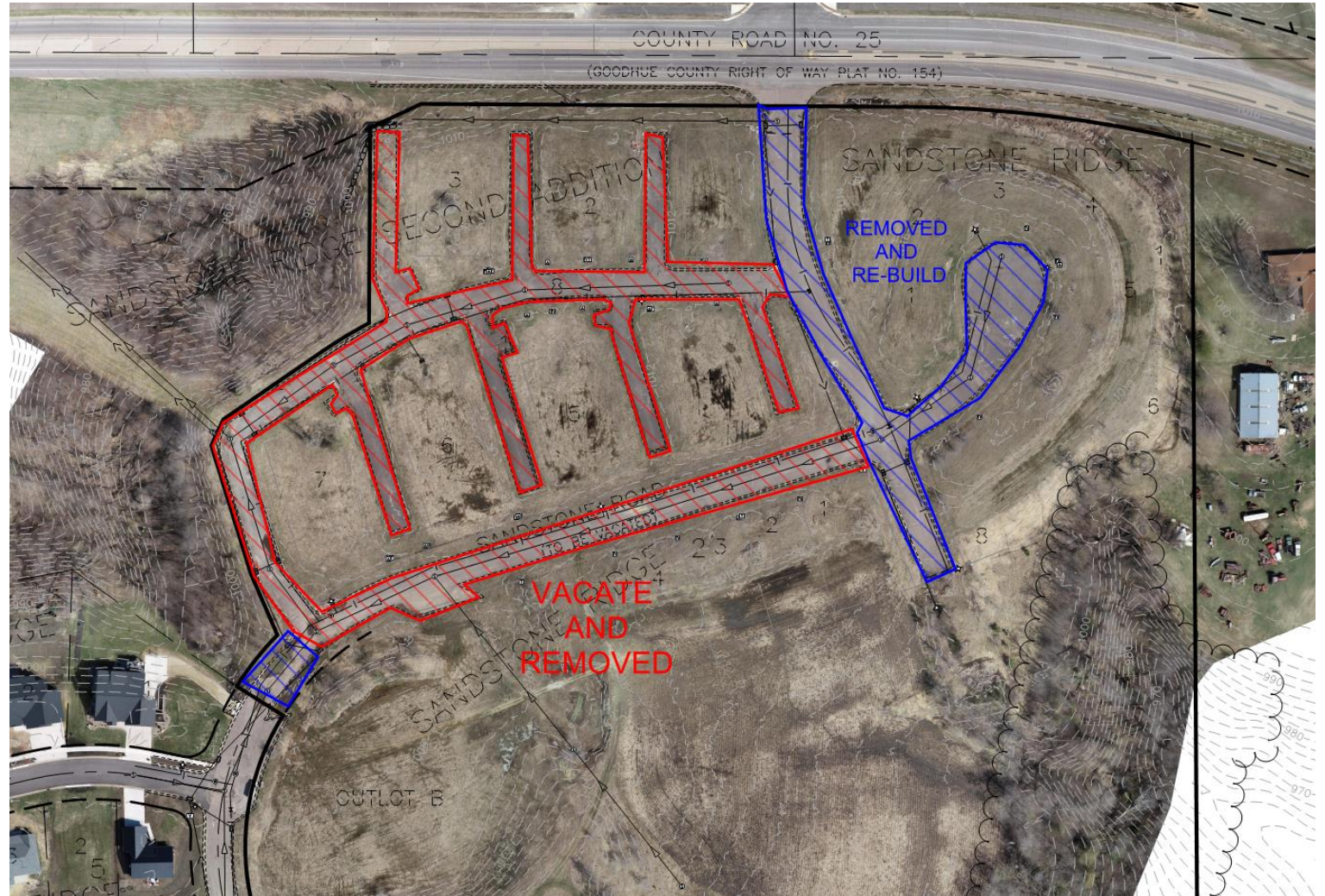


TIMBER RIDGE, PARKS

- Active Park – 2.84 AC
- Passive Park – 13.16 Ac



OLD SANDSTONE STREETS



TIMBER RIDGE, PHASE 1 DEVELOPMENT

