

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

**RESOLUTION NUMBER 2695**

**PRELIMINARY PLAT, REZONING, PUD PLANS FOR  
TIMBER RIDGE**

**WHEREAS**, Endres Canon Falls LLC (“**Developer**”) owns and intends to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “**Property**”);

**WHEREAS**, on August 14, 2022, the Planning Commission held a public hearing and adopted Resolution No. 2023-06 recommending conditional approval of Developer’s request to rezone the Property from R-3 Medium Density Residential to a Planned Unit Development District, Developer’s preliminary plat for a residential development attached hereto with related plans as **Exhibit B** (the “**Preliminary Plat**”), and Developer’s Planned Unit Development (“**PUD**”) general concept and development stage plans attached hereto as **Exhibit C** (collectively, the “**PUD Plan**”);

**WHEREAS**, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

**WHEREAS**, the City Council considered the matter at its August 15, 2023 meeting.

**NOW, THEREFORE**, based upon the Preliminary Plat, PUD Plan, public testimony, and all project information presented and considered, the City Council hereby finds:

**FINDINGS**

1. The Developer is requesting preliminary plat, rezoning, and simultaneous PUD general concept plan and development stage plan approval for the Timber Ridge development described on the attached **Exhibit D** (the “**Project**”).
2. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.
3. The proposed subdivision of Property is governed by City Code Chapter 151.
4. The Developer, pursuant to City Code Chapter 151, has submitted the Preliminary Plat and related plans in Exhibit B for the Planning Commission’s review and approval.
5. City Code § 151.112(B) prohibits new individual wells.
6. City Code § 151.112(E) states:

(E) *Sanitation.* Water and sewer lines shall be installed and connected to the public system to serve all lots within the proposed subdivision under the provisions of applicable statutes and ordinances. The City Council shall require the installation of water and sewer mains at the applicant's expense or under the provisions of applicable statutes and ordinances.

7. The Developer proposes four 2+ acre estate lots located in the southeast corner of the Property to be served by wells and septic, which is not permitted by City Code §§ 151.112(B) and (E).

8. The Preliminary Plat is not a premature subdivision as defined by City Code § 151.025, meets the City Code requirements, and satisfies applicable performance standards set forth in City Code Chapter 151, provided that the Preliminary Plat is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.

9. The requested rezoning of the Property is governed by City Code Chapter 152.

10. City Code § 152.057 directs the Planning Commission to consider the possible effects of the proposed zoning amendment and its judgment shall be based upon, but not limited to, five enumerated effects. The five effects and Planning Commission's findings relating thereto are as follows:

(A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan. **The City's Comprehensive Plan guides the Property low density residential. The Property abuts single family residential to the west and agricultural land to the south. Residential use is appropriate and consistent with the proposed rezoning and plat.**

(B) The proposed use is or will be compatible with present and future land uses of the area. **The proposed residential use is compatible with existing and future land uses in the area.**

(C) The proposed use conforms with all performance standards contained in this chapter. **Subject to the conditions below, the proposed use conforms with all applicable performance standards contained in City Code**

(D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity. **The City's existing public services are sufficient to serve the proposed subdivision.**

(E) Traffic generation by the proposed use is within capabilities of streets serving the property. **The streets in the area are sufficient to serve the proposed subdivision.**

11. City Code §§ 152.150-.153 and 152.705-.706 govern planned unit developments within the City including by prescribing the general requirements and standards for a planned unit development and the procedures for processing a planned unit development.

12. City Code § 152.153(A) states:

(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:

(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.

13. Under City Code § 152.153(H)(1), the purpose of a general concept plan is to provide an opportunity for the applicant to submit a plan to the city showing the basic intent and the general nature of the entire development without incurring substantial cost. The concept plan serves as the basis for the public hearing so that the proposal may be publicly considered at an early stage.

14. City Code § 152.153(H)(4) states:

*Optional submission of development stage plan.* In cases of single stage PUDs or where the applicant wishes to begin the first stage of a multiple stage PUD immediately, the applicant may, at his or her option, submit development stage plans for the proposed PUD simultaneously with the submission of the general concept plan. In that case, the applicant shall comply with all provisions of the ordinance applicable to submission of the development stage plan. The Planning Commission and City Council shall consider the plans simultaneously and shall grant or deny development stage plan approval in accordance with the provisions of this chapter.

15. The Developer, pursuant to City Code §§ 152.153(A), (H) and (I), submitted the PUD Plan for the Planning Commission's review and consideration.

16. The PUD Plan meets the City Code requirements, provided that it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.

**DECISION**

NOW, THEREFORE BE IT RESOLVED by the City Council for the City of Cannon Falls that, based upon the findings cited herein:

1. The Developer’s Preliminary Plat is approved, subject to the conditions set forth in Section 4 below that must be met, to the satisfaction of the City, prior to or simultaneously with final plat approval.

2. The Developer’s PUD Plan is approved, subject to the conditions set forth in Section 4 below that must be met, to the satisfaction of the City, prior to or simultaneously with final plat approval.

3. The Developer’s rezoning request is approved, subject to the conditions set forth in Section 4 below that must be met, to the satisfaction of the City, prior to or simultaneously with final plat approval.

4. The following conditions must be met to the satisfaction of the City prior to or simultaneously with final plat approval:

(a) The Developer shall submit, for the City’s review and consideration, information demonstrating that the PUD complies with all of the general requirements and standards for a planned unit development set forth in City Code § 152.152;

(b) The Preliminary Plat, final plat, PUD Plan and final plans for the PUD are subject to review and approval of the City Engineer;

(c) The Timber Ridge final plans for the PUD and the final plat shall be consistent with each other;

(d) The Developer shall submit, for the City’s review and consideration, all information required under City Code ch. 151 for the City Council’s consideration of the Timber Ridge final plat;

(e) City Council approval of the Developer’s final plan for the PUD and Project;

(f) City Council approval of an ordinance rezoning the Property from R-3 Medium Density Residential to Planned Unit Development District;

(g) City Council approval of a development agreement governing the Property;

(h) City Council approval of the Timber Ridge final plat and Project;



(i) The Developer shall enter into a PUD agreement (the “**PUD Agreement**”), drafted by the City, memorializing the Developer’s obligations under this Resolution and City Code. The PUD Agreement shall be recorded against and run with the Property. The City will not issue any permits for the development of the Property or Project prior to being provided recording information for the PUD Agreement;

(j) The Developer shall comply with the recommendations of the City Engineer;

(k) The Developer’s satisfaction of all park dedication requirements for the Project prior to the City’s release of the final plat;

(l) The Developer shall modify the Preliminary Plat by changing the four 2+ acre estate lots located in the southeast corner of the Property to outlots. Such outlots will not be platted as buildable lots until such time as sewer and water services can be provided to the lots in accordance with all applicable City Code requirements;

(m) The conditional approvals granted by this Resolution are subject to the completion of and compliance with all ministerial matters set forth in the City Code and required by the City, including but not limited to, those of Engineering, Planning, Administrative and Legal Departments, *eg.* payment of fees;

(n) The conditional approvals granted by this Resolution apply only to the Property;

(o) Any signage on the Property is not part of the approvals granted by this Resolution and a separate application, subject to review and approval by the City, shall be required;

(p) All construction on and maintenance of the Property shall comply, at all times, with this Resolution, the PUD Plan, the final plat, and City Code; and

(q) Unless otherwise expressly provided for by this Resolution, the Developer shall comply with the requirements of previous approvals for the Property within the timeframes set forth therein.

**ADOPTED** by the City Council this 15<sup>th</sup> day of August 2023.

---

Matt Montgomery, Mayor

ATTEST:

---

Neil L. Jensen, City Administrator

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

#### TIMBER RIDGE

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.

**EXHIBIT B**  
**PRELIMINARY PLAT**

EX B

# TIMBER RIDGE

CANNON FALLS, MINNESOTA

## PRELIMINARY PLAT EXHIBITS

FOR

### ENDRES CANON FALLS, LLC

1505 RIVER SHORE DR, HASTINGS, MN 55033  
PHONE: (612) 598-9993

**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS

2999 W. Ctr. Rd. Rm. 42, Suite 100, Burnsville, MN 55308  
PHONE: (952) 990-6044 FAX: (952) 990-6244

**PRELIMINARY**

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

Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Title: \_\_\_\_\_

**TIMBER RIDGE**  
FOR  
**ENDRES CANON FALLS, LLC**

**TITLE SHEET**

CANNON FALLS, MINNESOTA  
1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | USD        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 240625     |
| PROJECT NO. | 240625     |
| SCALE       | 1.0        |

**INDEX**

|                                    |           |
|------------------------------------|-----------|
| TITLE SHEET                        | 1.0       |
| EXISTING CONDITIONS (AERIAL)       | 1.1       |
| EXISTING UTILITIES                 | 1.2       |
| PRELIMINARY PLAT                   | 2.0 - 2.3 |
| EROSION & SEDIMENT CONTROL PLAN    | 3.0       |
| EROSION & SEDIMENT CONTROL DETAILS | 3.1 - 3.3 |
| EXISTING DRAINAGE MAP              | 3.4       |
| PROPOSED DRAINAGE MAP              | 3.5       |
| OVERALL GRADING & DRAINAGE PLAN    | 4.0       |
| GRADING & DRAINAGE PLAN            | 4.1 - 4.4 |
| OVERALL UTILITY PLAN               | 5.0       |
| UTILITY PLAN                       | 5.1 - 5.3 |
| CONSTRUCTION DETAILS               | 6.0 - 6.3 |

**LEGEND**

EXISTING WATERMAN  
EXISTING SANITARY SEWER  
EXISTING WATERMETER  
EXISTING ELECTRIC BOX  
EXISTING LIGHT POLE  
EXISTING MANHOLE (WATER)  
EXISTING TRUNKLINE PEDISTAL  
EXISTING TRUNKLINE  
EXISTING VALVE  
EXISTING CURB & GUTTER  
EXISTING CONTOUR  
EXISTING TRAILWAYS/FRSES  
EXISTING ASPHALT  
EXISTING CONCRETE  
EXISTING GRAVEL

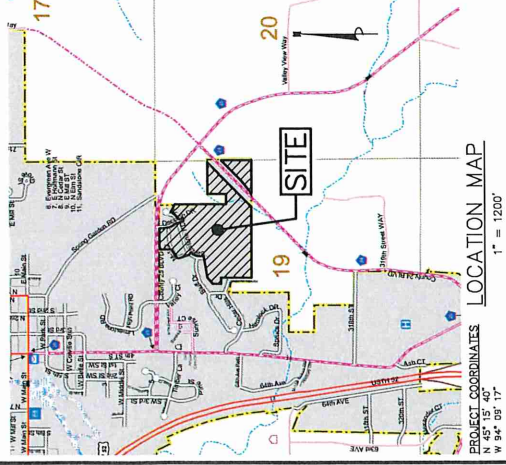
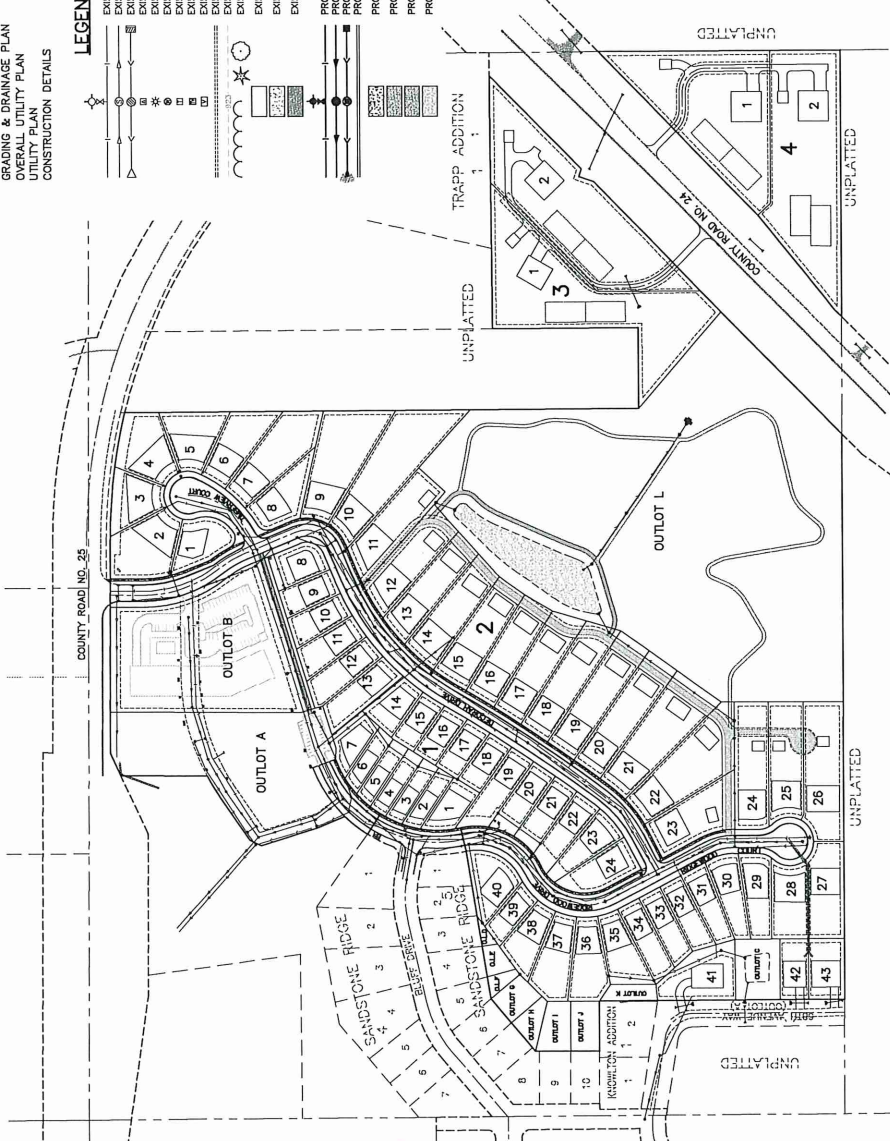
PROPOSED WATERMAN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
PROPOSED CURB & GUTTER  
PROPOSED CONCRETE  
PROPOSED GRAVEL  
PROPOSED BITUMINOUS TRAIL  
PROPOSED NET SEDIMENTATION POND

**811**

Know what's below.  
Call before you dig.

N

SCALE IN FEET  
0 150 300 450  
1 inch = 150 feet



**PROJECT CONTACTS**

PROJECT ENGINEER: RICK L. OSBERG, P.E. - JAMES R. HILL, INC.  
DEVELOPER REPRESENTATIVE: JAMES R. HILL, INC.  
CITY ENGINEER: MARK SONSTEGARD - W&H LAND DEVELOPMENT  
NPDES OFFICER: BILL ANGERMAN, P.E. - WHS  
GENERAL CONTRACTOR REPRESENTATIVE: BRIAN GREEN - WPCA

852-990-6044 (O)  
852-990-6244 (F)  
852-432-3569 (O)  
507-288-3923 (O)  
507-206-2610 (O)



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2999 W. Ctr. Rte. 42, Suite 100, Burnsville, MN 55306  
 PHONE: (952)990-6044 FAX: (952)990-6244

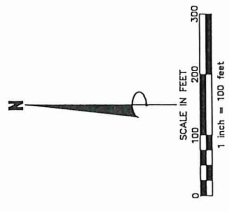
**EXHIBIT**  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 Date of Revision: \_\_\_\_\_  
 Date of Approval: \_\_\_\_\_  
 Date of Record: \_\_\_\_\_  
 Date of Final: \_\_\_\_\_  
 Date of Closeout: \_\_\_\_\_  
 Date of As-Built: \_\_\_\_\_  
 Date of Final: \_\_\_\_\_  
 Date of Closeout: \_\_\_\_\_  
 Date of As-Built: \_\_\_\_\_

**TIMBER RIDGE**  
**EXISTING CONDITIONS (AERIAL)**  
 FOR  
**ENDRES CANYON FALLS, LLC**  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | USO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 2405BXC    |
| PROJECT NO. | 2469       |
|             | 1.1        |



- LEGEND**
- EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING ELECTRIC BOX
  - EXISTING MANHOLE (WATER)
  - EXISTING TELEPHONE PEDestal
  - EXISTING TV PEDestal
  - EXISTING CURB & GUTTER
  - EXISTING CONTOUR
  - EXISTING ASPHALT
  - EXISTING PRELIME/TREES
  - EXISTING CONCRETE
  - EXISTING GRAVEL

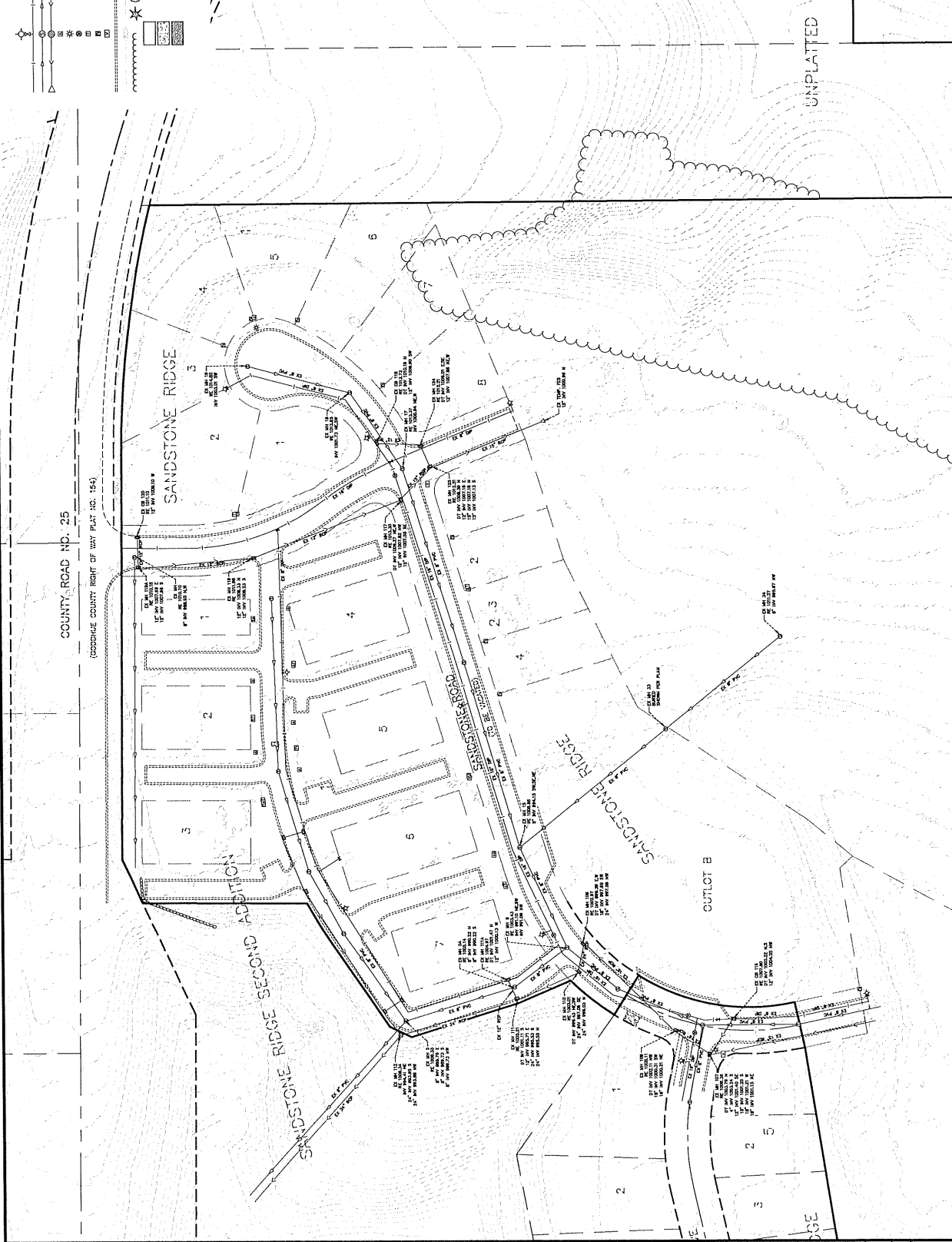




**LEGEND**

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING LIGHT POLE
- EXISTING MANHOLE (WATER)
- EXISTING TELEPHONE PEDISTAL
- EXISTING MANHOLE (SEWER)
- EXISTING MANT
- EXISTING CURB & CUTTER
- EXISTING CONTOUR
- EXISTING ASPHALT
- EXISTING REEFLING/PRES
- EXISTING CONCRETE
- EXISTING GRAVEL

SCALE IN FEET  
 0 50 100 150  
 1 inch = 60 feet







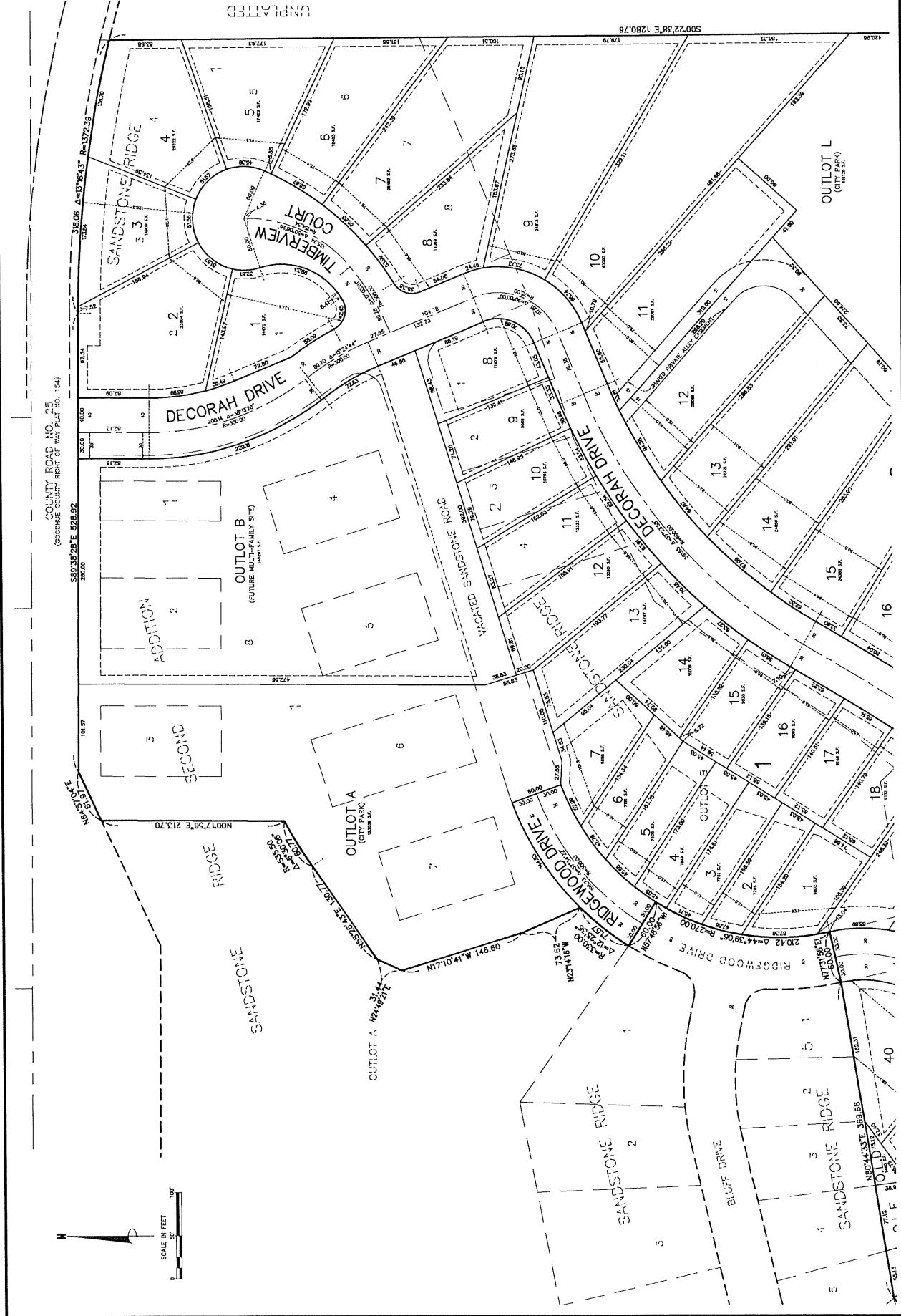


**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2995 WEST C.A. 42 SUITE 100 BARRINGTON, ILL. 60015  
 PHONE: 815.836.6644  
 www.jrhinc.com

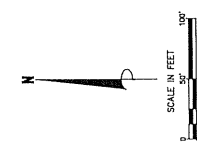


**TIMBER RIDGE**  
 PRELIMINARY PLAT  
 ENDRES CANON FALLS LLC

|          |      |           |           |               |             |           |
|----------|------|-----------|-----------|---------------|-------------|-----------|
| DRAWN BY | FILE | DATE      | REVISIONS | CAD FILE      | PROJECT NO. | SHEET NO. |
|          |      | 7/15/2023 |           | 240599p-2.dwg | 24059-00    | 2.1       |

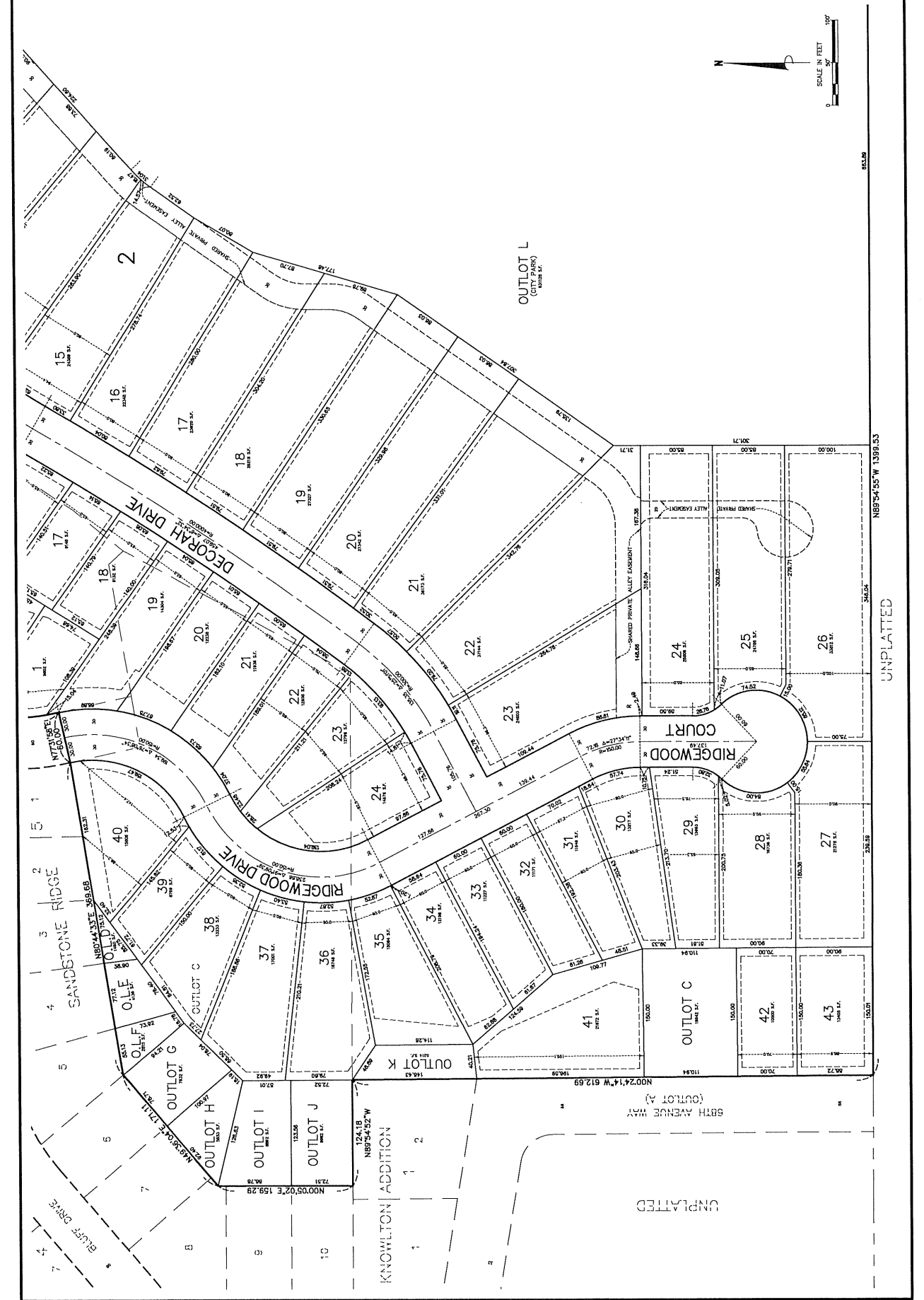


COUNTY ROAD NO. 25  
 (COMMONWEALTH COUNTY RIGHT OF WAY PLAT NO. 144)



UNPLATTED

|             |               |
|-------------|---------------|
| DRAWN BY    | FILE          |
| DATE        | 7/19/2023     |
| REVISIONS   |               |
|             |               |
|             |               |
|             |               |
|             |               |
|             |               |
|             |               |
| CAD FILE    | 240599P-2.dwg |
| PROJECT NO. | 24059-0P      |
|             | 2.2           |





James R. Hill, Inc.  
 PLANNERS / ENGINEERS / SURVEYORS  
 2999 W. Cyr. Rd. #2, Suite 100, Roseville, MN 55305  
 PHONE: (952) 990-6044 FAX: (952) 990-6244

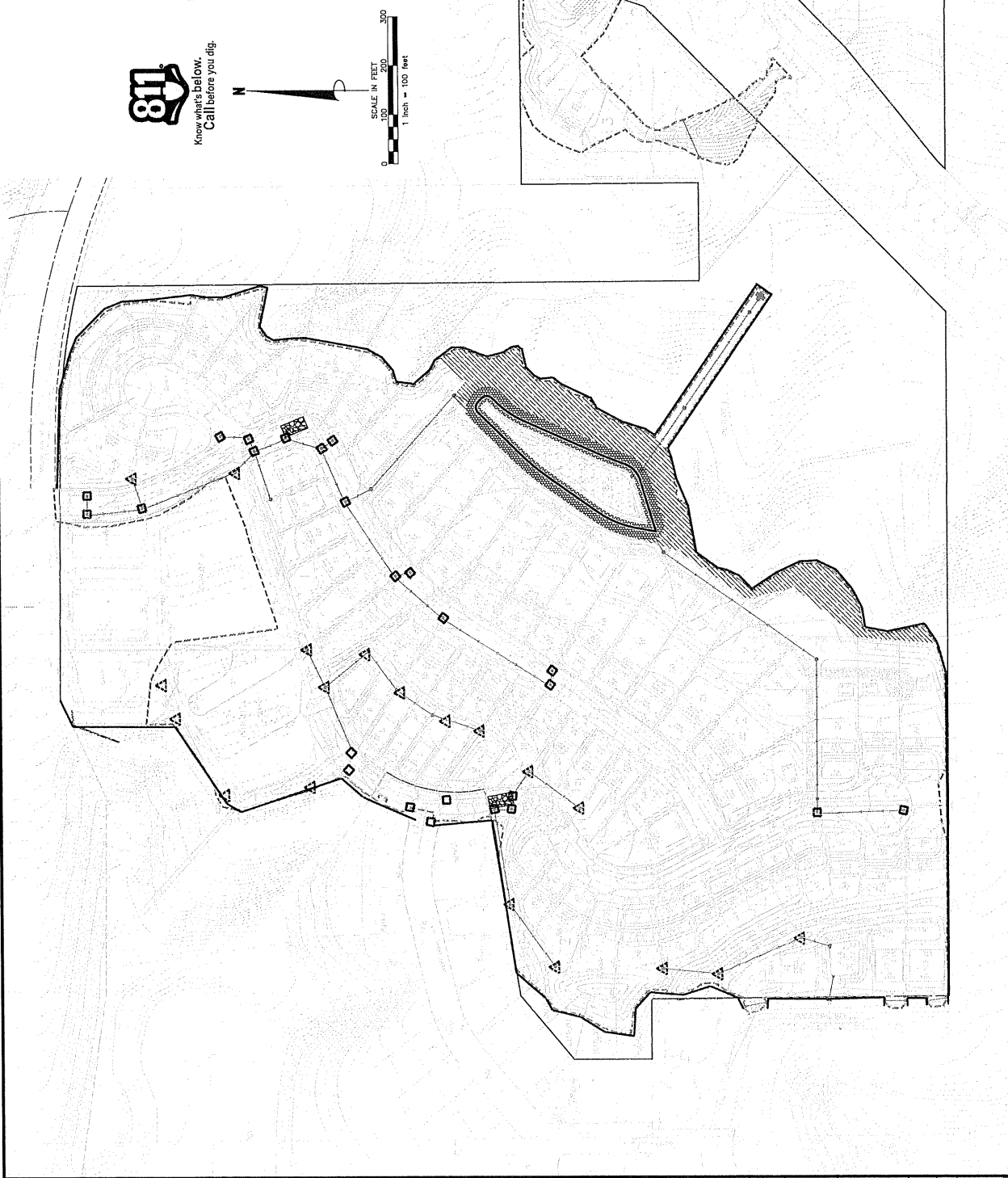
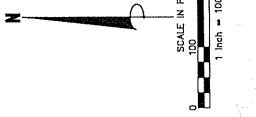


DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

TIMBER RIDGE  
 CANNON FALLS, MINNESOTA  
 EROSION & SEDIMENT CONTROL PLAN  
 FOR  
 ENDRES CANNON FALLS, LLC  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

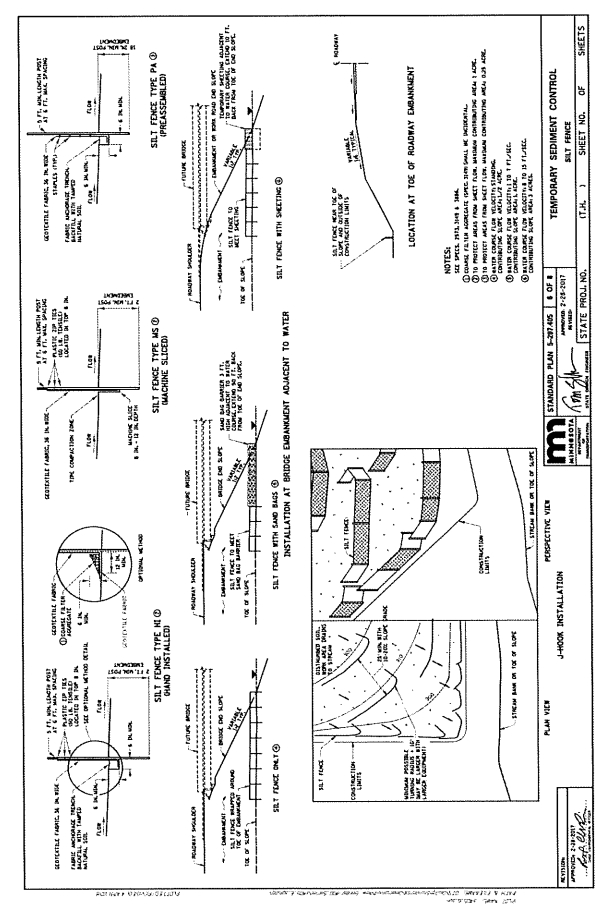
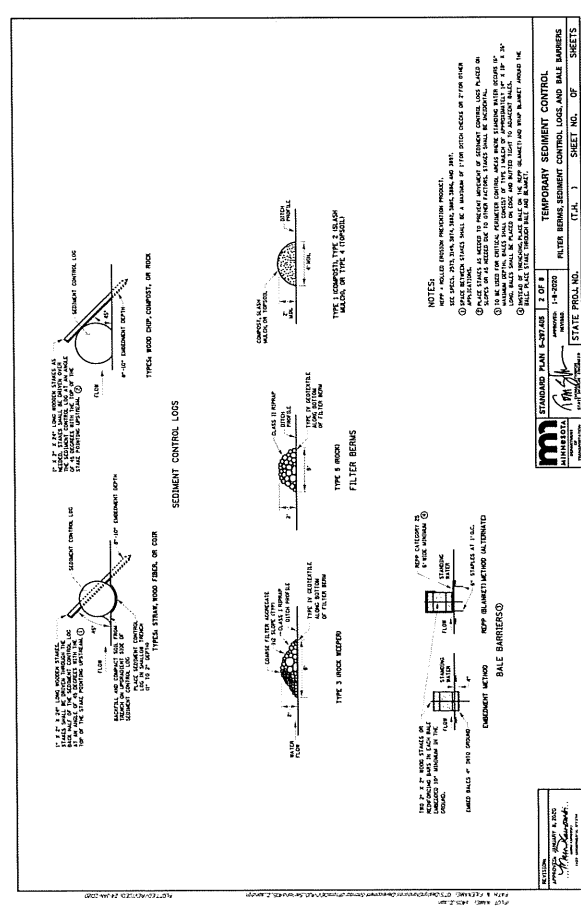
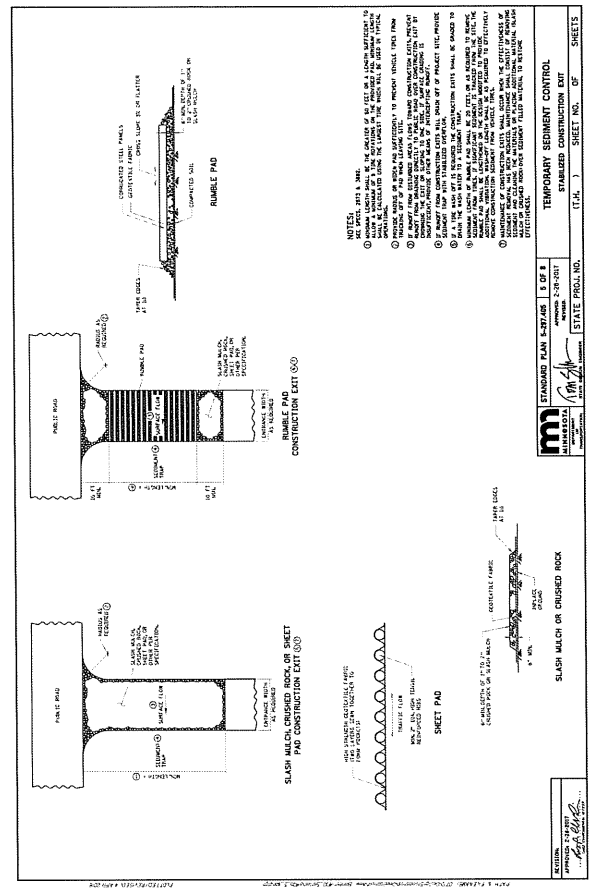
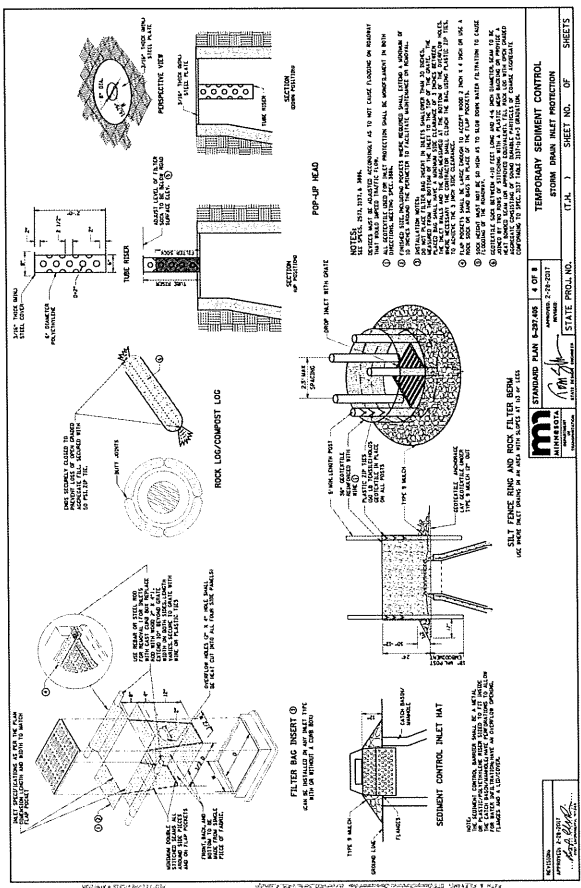
|             |            |
|-------------|------------|
| DRAWN BY    | USO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
| CAD FILE    | 2405BENC   |
| PROJECT NO. | 2405B      |
|             | 3.0        |

- LEGEND**
- EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING MANHOLE (WATER)
  - EXISTING TV PEDISTAL
  - EXISTING CURB & GUTTER
  - EXISTING CONTOUR
  - EXISTING TREELINE/TREES
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - PROPOSED WATERMAN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED CURB & GUTTER
  - PROPOSED CONTOUR
  - PROPOSED GRADING LIMITS
  - PROPOSED EMERGENT OVERFLOW
  - PROPOSED CONCRETE
  - PROPOSED GRAVEL
  - PROPOSED MET SEDIMENTATION POND
  - PROPOSED SILT FENCE
  - PROPOSED SILT FENCE POST CONSTRUCTION
  - PROPOSED SLOTTED SAND FILTER
  - PROPOSED STORM SEWER CONSTRUCTION
  - PROPOSED YARD OR INLET PROTECTION
  - PROPOSED SLOTTED SAND FILTER
  - PROPOSED DITCH CHECK - MADOT TYPE 3
  - PROPOSED GRAVING/UTILITY CONSTRUCTION
  - PROPOSED CONSTRUCTION ENTRANCE
  - PROPOSED SEED & MULCH MIX 14-35-221
  - PROPOSED SEED & MULCH MIX
  - NATIVE FENCE & NET AREAS MADOT 33-281











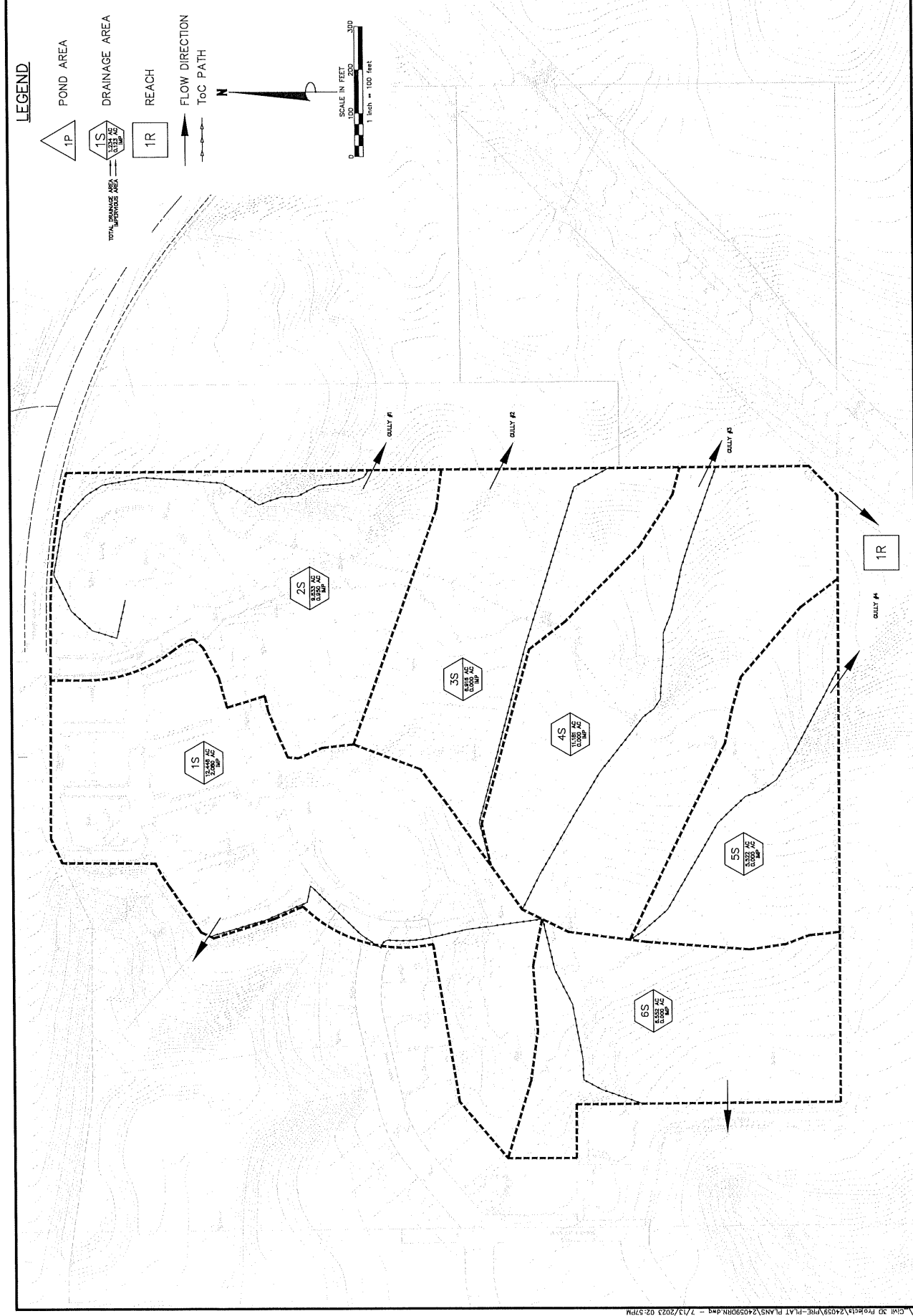






PROFESSIONAL SURVEYOR  
 STATE OF MINNESOTA  
 No. 10000  
 10000  
 10000

|             |            |
|-------------|------------|
| DRAWN BY    | USO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
|             |            |
| CAD FILE    | 2405DRN    |
| PROJECT NO. | 2405R      |
|             | 3.4        |



LEGEND

- IP POND AREA
- 1S TOTAL DRAINAGE AREA CLASS #12 15,000 SF
- 1R REACH
- FLOW DIRECTION TO C PATH
- N
- SCALE IN FEET: 0, 100, 200, 300. 1 inch = 100 feet.

James R. Hill, Inc.  
PLANNERS / ENGINEERS / SURVEYORS  
2899 W. City, Rd. #2, Suite 100, Burnsville, MN 55306  
PHONE: (952)990-6044 FAX: (952)990-6244



**PROPOSED DRAINAGE MAP**  
CANNON FALLS, MINNESOTA  
FOR  
ENDRES CANNON FALLS, LLC  
1505 RIVER SHORE DR., HASTINGS, MN 55033

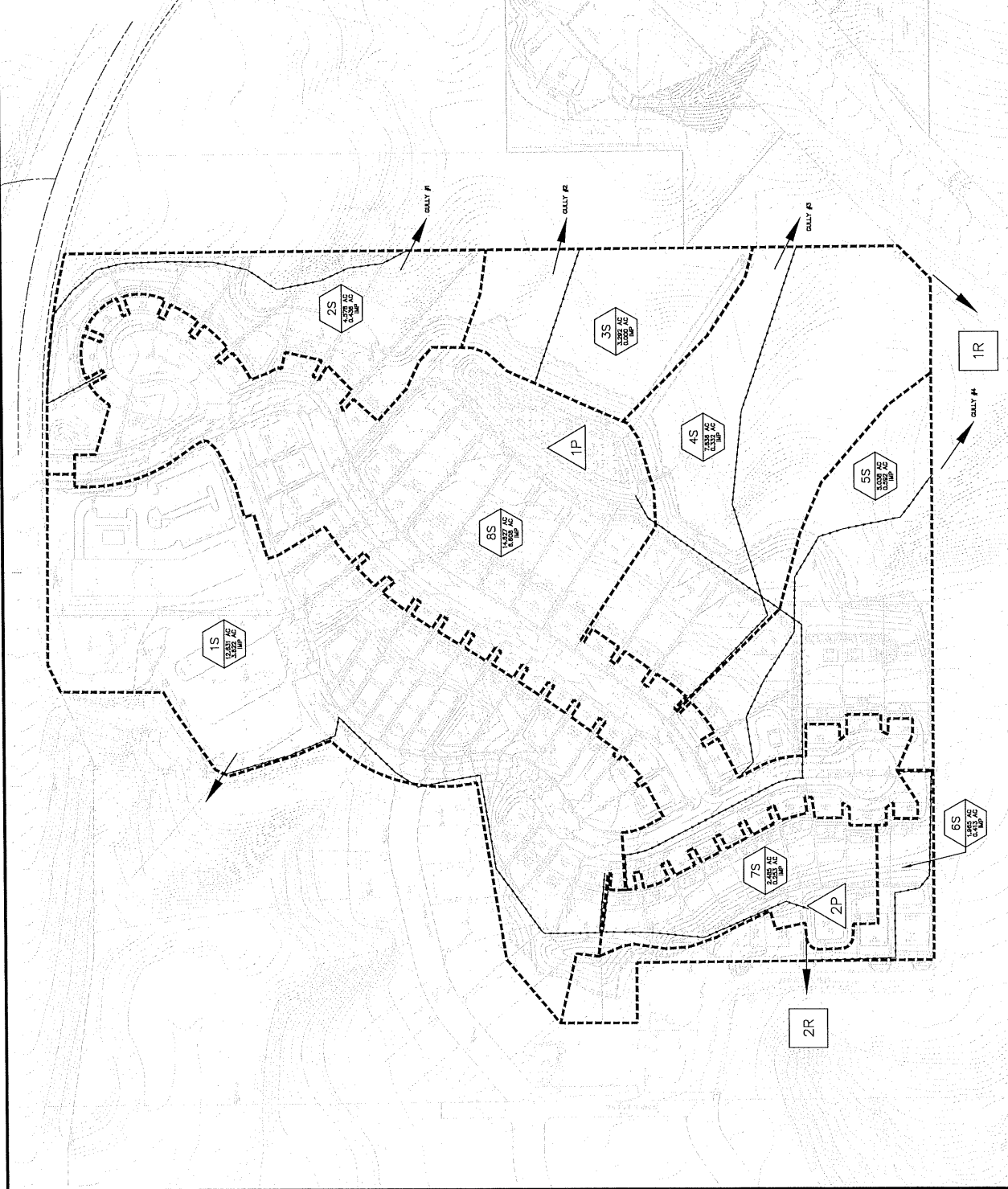
| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

DRAWN BY: JSO  
DATE: 07/13/2023  
PROJECT NO.: 24059DN  
PROJECT NO.: 24059  
3.5

**LEGEND**

- 1P POND AREA
- 1S TOTAL DRAINAGE AREA
- 1R REACH
- Flow Direction
- ToC PATH

SCALE IN FEET  
0 100 200 300  
1 inch = 100 feet



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2999 W. CRYE RD. 42, SUITE 100, BARNESVILLE, MN 55306  
 PHONE: (952) 990-6044 FAX: (952) 990-6244



**PRELIMINARY**  
 THIS DRAWING IS THE PROPERTY OF JAMES R. HILL, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES R. HILL, INC.

**TIMBER RIDGE**  
 CANNON FALLS, MINNESOTA  
**OVERALL GRADING & DRAINAGE PLAN**  
 FOR  
**ENDRES CANNON FALLS, LLC**  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | USO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 240596     |
| PROJECT NO. | 24055      |
|             | 4.0        |

**LEGEND**

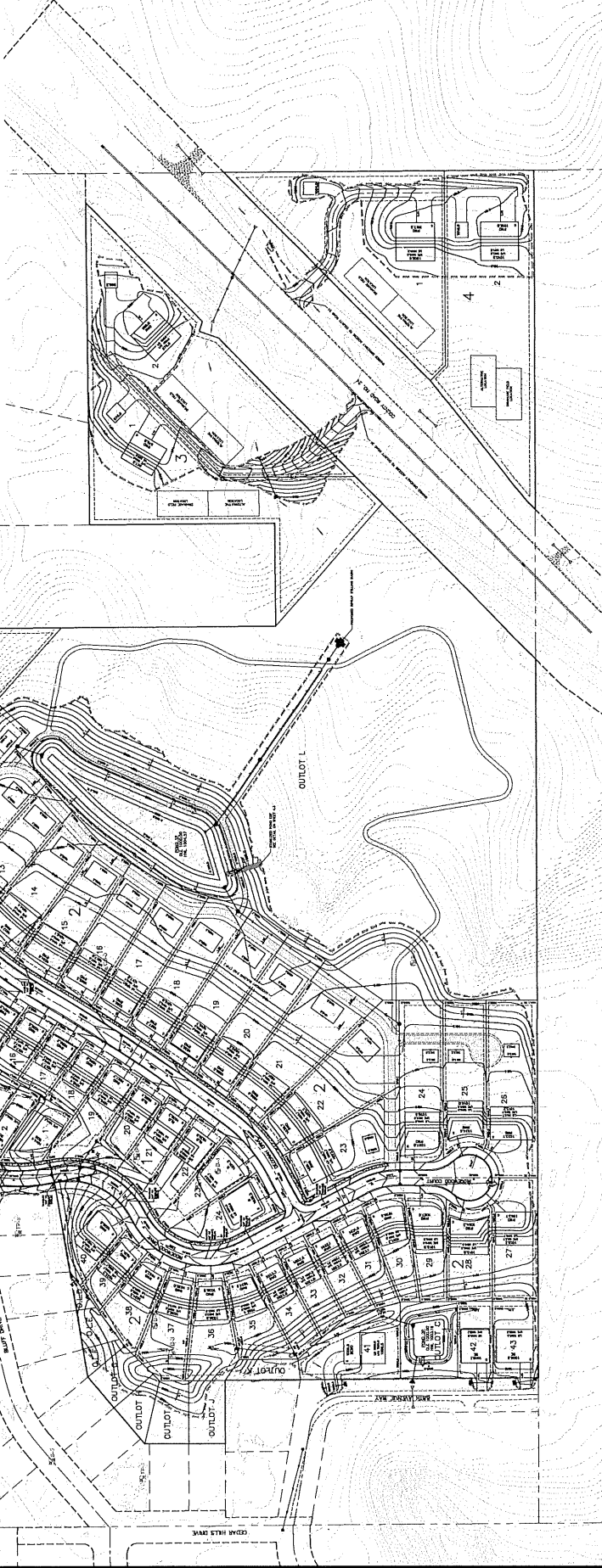
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING LIGHT POLE
- EXISTING MANHOLE (WATER)
- EXISTING TELEPHONE PEDESTAL
- EXISTING VAIL PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING TREELING/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVEFLOW
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED WET SEDIMENTATION POND
- SOIL BORING (CVT REPORT, 2023)
- SOIL BORING (AECOM REPORT, 2009)
- CHECK BORING (AECOM REPORT, 2009)
- TEST PIT (AECOM REPORT, 2009)

**POND SUMMARY**

**SOIL 1E**  
 TYPE: SCLAY  
 BOTTOM ELEV 995.00  
 OLE 1000.00  
 100-YR HWL 1003.16  
 MEET VOL. 2168 AC-FT

**SOIL 1B**  
 TYPE: SCLAY  
 BOTTOM ELEV 1000.00  
 OLE 1000.00  
 100-YR HWL 1003.16

**818**  
 Know what's below.  
 Call before you dig.



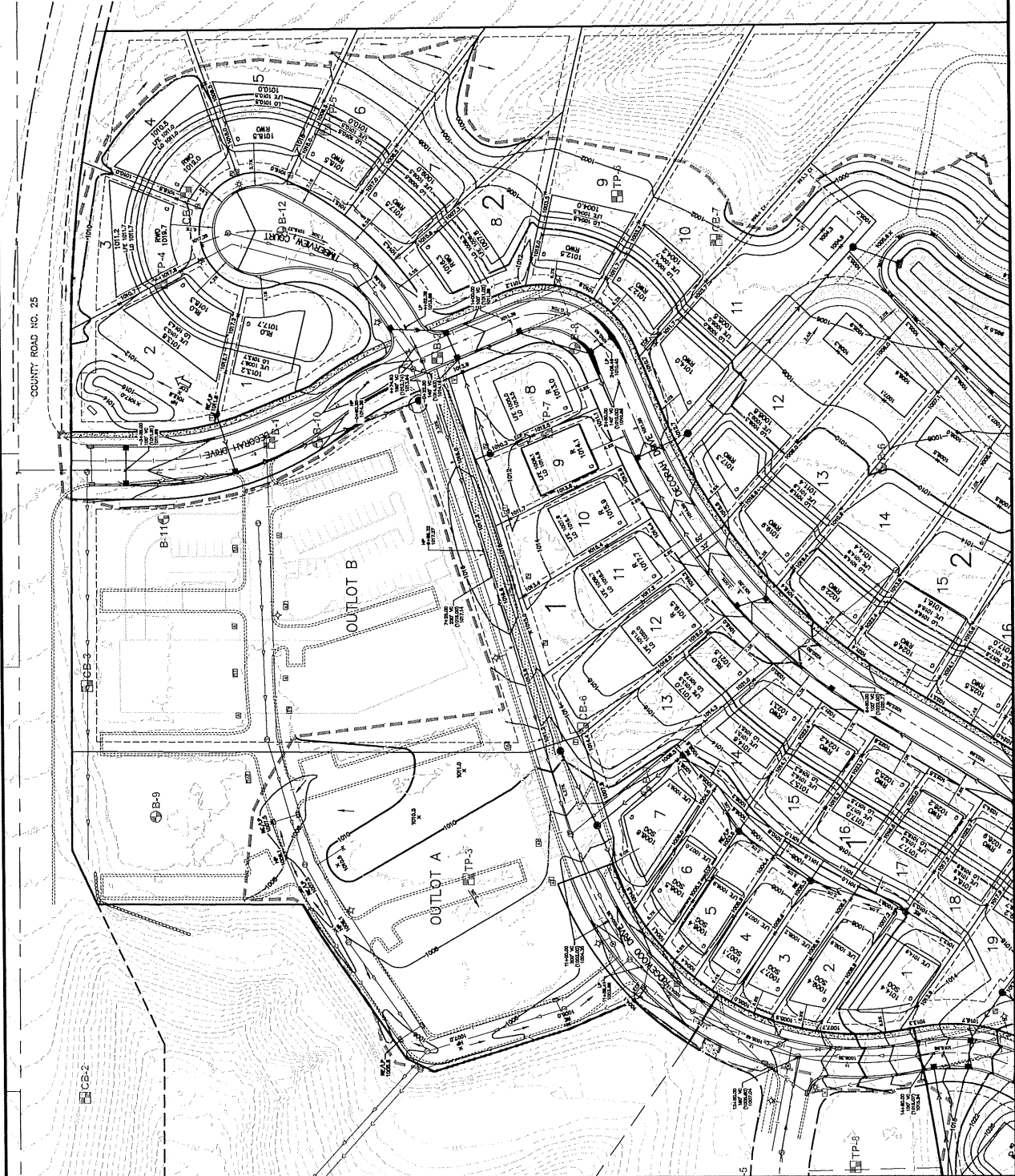
**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. Ctr. Rd. #2, Suite 100, Burnsville, MN 55306  
 PHONES: (952) 890-6044 FAX: (952) 890-6244

**PROPOSED**  
 (952) 890-6044  
 (952) 890-6244

**TIMBER RIDGE**  
 GRADING & DRAINAGE PLAN  
 FOR  
**ENDRES CANON FALLS, LLC**  
 1505 RIVER SHORE DR., HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | ISO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24039G     |
| PROJECT NO. | 24025      |
|             | 4.1        |

- LEGEND**
- EXISTING WATERMAN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING MANHOLE (WATER)
  - EXISTING MANHOLE (SEWER)
  - EXISTING LIGHT POLE
  - EXISTING TELEPHONE (WATER)
  - EXISTING TELEPHONE (SEWER)
  - EXISTING VENTILATION
  - EXISTING VAULT
  - EXISTING CONTOUR
  - EXISTING CURB & GUTTER
  - EXISTING TREELINE/TREES
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - PROPOSED WATERMAN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED CURB & GUTTER
  - PROPOSED DRAINAGE
  - PROPOSED GRADING LIMITS
  - PROPOSED EMERGENCY OVERFLOW
  - PROPOSED CONCRETE
  - PROPOSED GRAVEL
  - PROPOSED WET SEDIMENTATION POND
  - SOIL BORING (CVT REPORT, 2022)
  - SOIL BORING (AECOM REPORT, 2009)
  - CHECK BORING (AECOM REPORT, 2009)
  - TEST PIT (AECOM REPORT, 2009)



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. City Blvd., Suite 100, Burnsville, MN 55306  
 PHONE: (952) 890-6044 FAX: (952) 890-6244

**LEGEND**  
 EXISTING WATERMAIN  
 EXISTING SANITARY SEWER  
 EXISTING STORM SEWER  
 EXISTING MANHOLE  
 EXISTING LIGHT POLE  
 EXISTING MANHOLE (WATER)  
 EXISTING TELEPHONE (WATER)  
 EXISTING TELEPHONE (PEDESTAL)  
 EXISTING VAULT  
 EXISTING CURB & GUTTER  
 EXISTING CONTOUR  
 EXISTING TRELLISE/TREES  
 EXISTING ASPHALT  
 EXISTING CONCRETE  
 EXISTING GRAVEL

**TIMBER RIDGE**  
 GRADING & DRAINAGE PLAN  
 FOR  
**ENDRES CANON FALLS, LLC**  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | USO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 240592     |
| PROJECT NO. | 24059      |
|             | 4.2        |

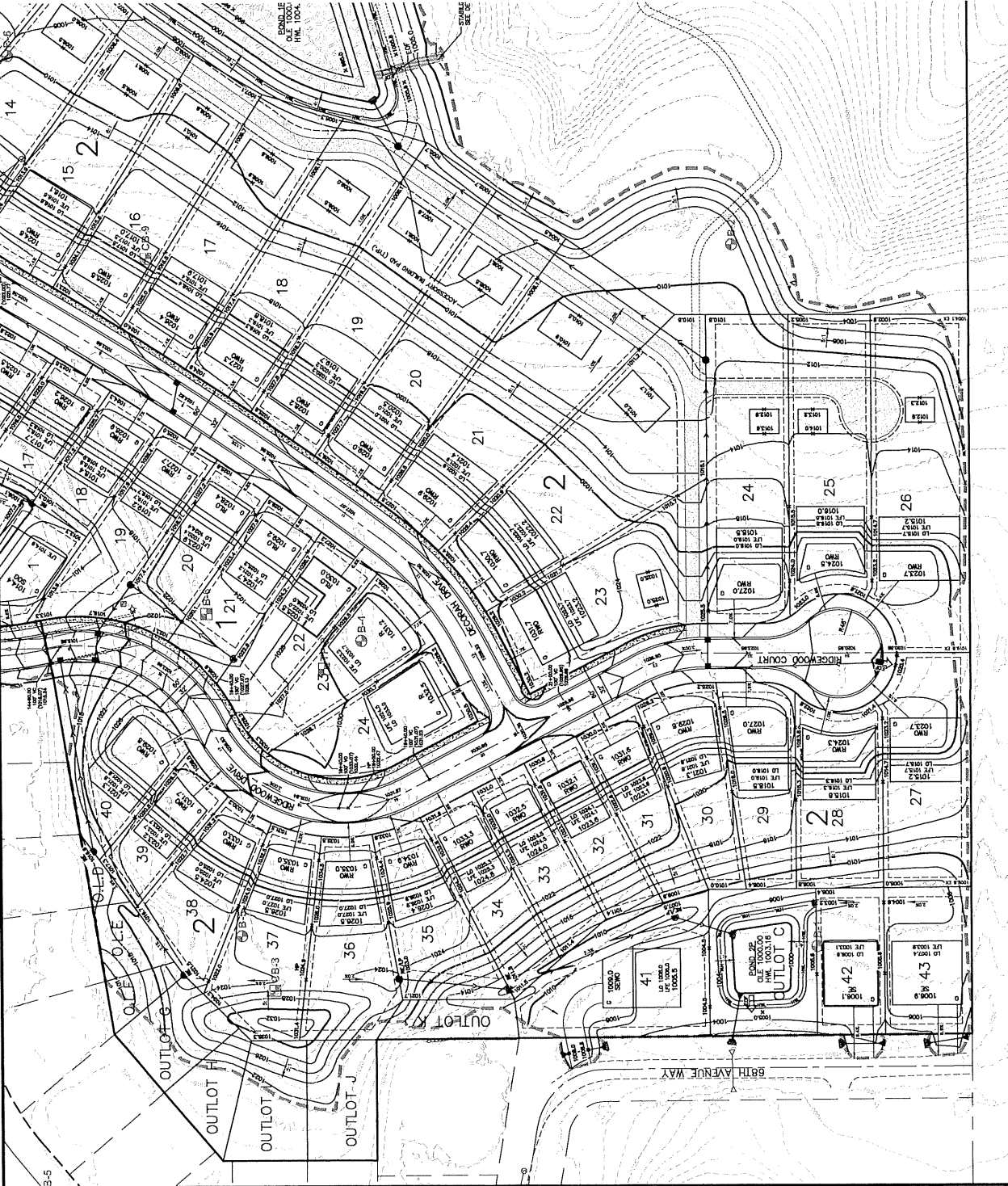
**LEGEND**

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED DRAINING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED WET SEDIMENTATION POND
- SOIL BORING (CITY REPORT, 2023)
- SOIL BORING (AECOM REPORT, 2009)
- CHECK BORING (AECOM REPORT, 2009)
- TEST PIT (AECOM REPORT, 2009)

B-1  
 B-1  
 CB-1  
 TP-1

**811**  
 Know what's below.  
 Call before you dig.

N  
 SCALE IN FEET  
 0 50 100 150  
 1 inch = 50 feet



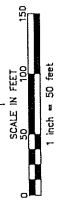
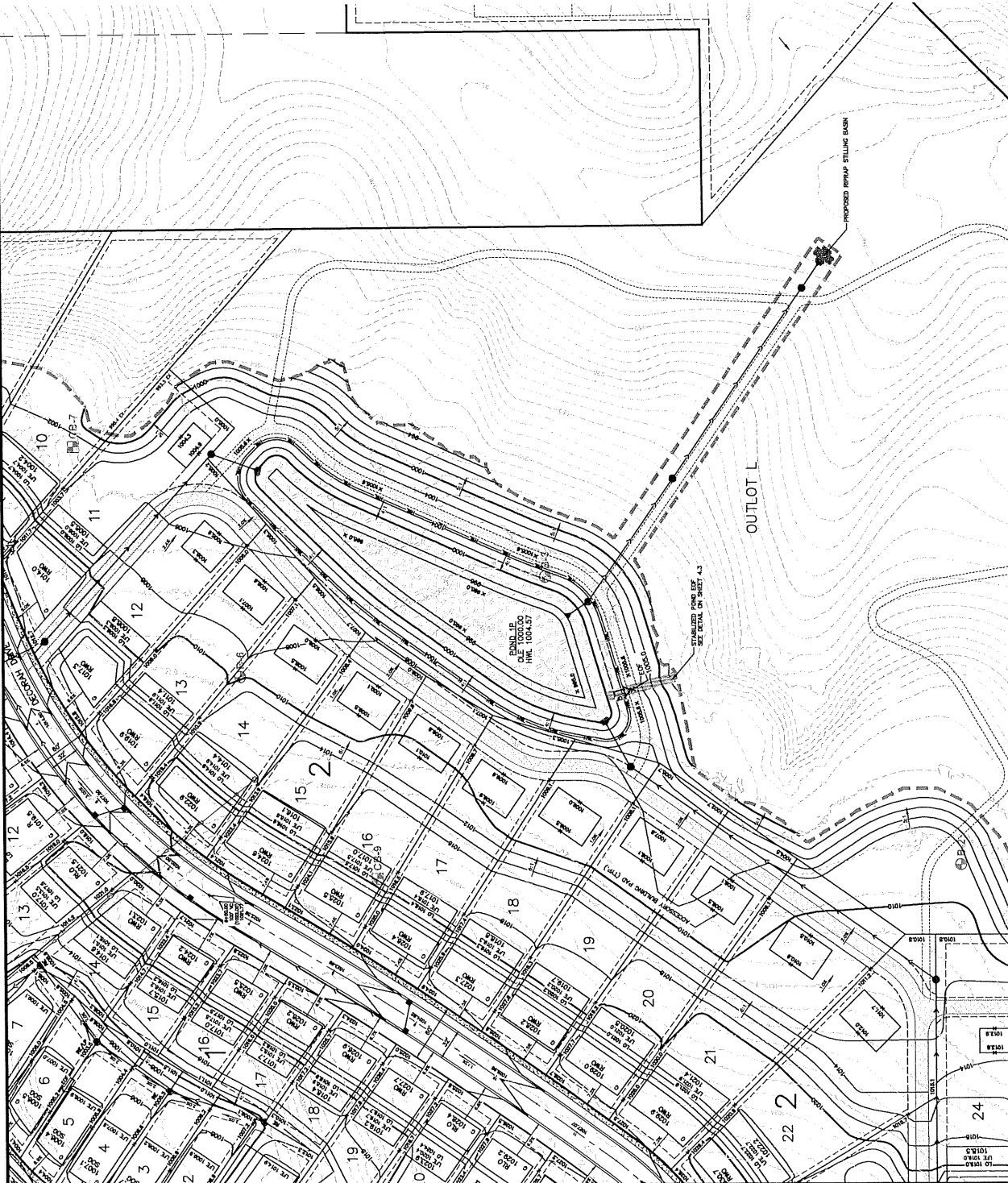
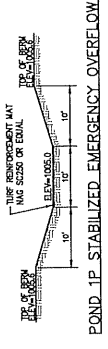
**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 8899 W. Cty. Rm. 42, Suite 100, Burnsville, MN 55306  
 PHONE: (952)890-6044 FAX: (952)890-6244

**811**  
 Call before you dig.  
 Know what's below.

**TIMBER RIDGE**  
 CANNON FALLS, MINNESOTA  
**GRADING & DRAINAGE PLAN**  
**ENDRES CANON FALLS, LLC**  
 1505 RIVER SHORE DR. HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | JSO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24029G     |
| PROJECT NO. | 24029      |
|             | 4.3        |

- LEGEND**
- EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING MANHOLE (WATER)
  - EXISTING LIGHT POLE
  - EXISTING MANHOLE (SEWER)
  - EXISTING TELEPHONE (FEDERAL)
  - EXISTING TELEPHONE (PRIVATE)
  - EXISTING VAULT
  - EXISTING CURB & GUTTER
  - EXISTING TREELINE/TREES
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - PROPOSED WATERMAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED CURB & GUTTER
  - PROPOSED CONTOUR
  - PROPOSED CONTOUR LIMITS
  - PROPOSED EMERGENCY OVERFLOW
  - PROPOSED CONCRETE
  - PROPOSED GRAVEL
  - PROPOSED WET SEDIMENTATION POND
  - SOIL BORING (COT REPORT, 2022)
  - SOIL BORING (ACCOM REPORT, 2009)
  - CHECK BORING (ACCOM REPORT, 2009)
  - TEST PIT (ACCOM REPORT, 2009)





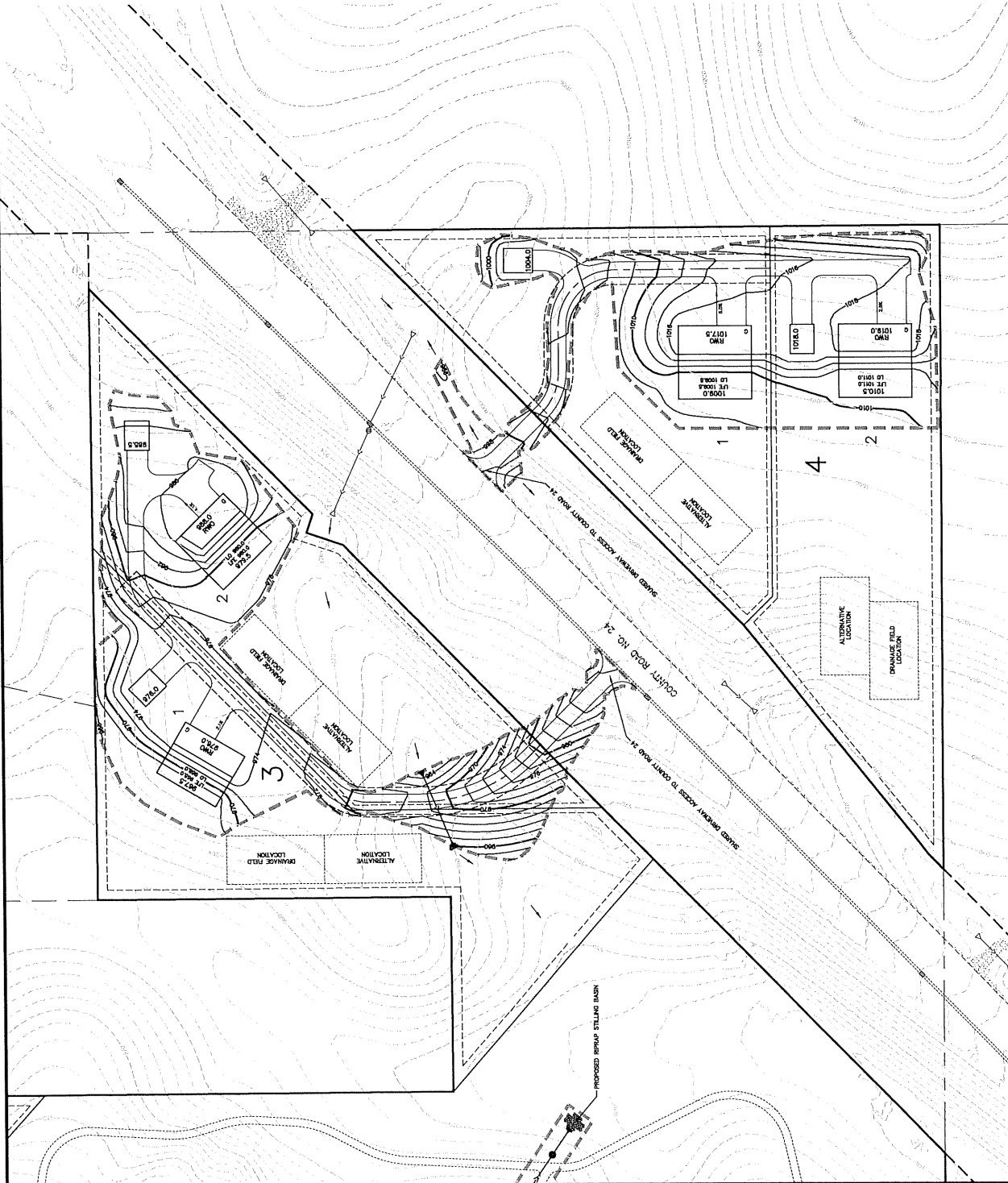
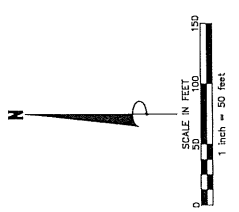
**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. Ctr. Rd. #2, Suite 100, Brainerd, MN 55306  
 PHONES (827)990-6044 FAX (827)990-6244

**TEMPORARY**  
 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.

**TIMBER RIDGE GRADING & DRAINAGE PLAN**  
 FOR  
**ENDRES CANON FALLS, LLC**  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | XXX        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 240626     |
| PROJECT NO. | 240626     |
|             | 4.4        |

- LEGEND**
- EXISTING WATERMAN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING LIGHT POLE
  - EXISTING MANHOLE (WATER)
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING VAULT
  - EXISTING CONTOUR
  - EXISTING TREELINE/TREES
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - PROPOSED WATERMAN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED CURB & GUTTER
  - PROPOSED DRIVE
  - PROPOSED GRADING LIMITS
  - PROPOSED EMERGENCY OVEFLOW
  - PROPOSED CONCRETE
  - PROPOSED GRAVEL
  - PROPOSED WET SEDIMENTATION POND
  - SOIL BORING (CVT REPORT, 2022)
  - SOIL BORING (AECOM REPORT, 2009)
  - CHECK BORING (AECOM REPORT, 2009)
  - TEST PIT (AECOM REPORT, 2009)
  - B-1
  - B-1
  - CB-1
  - TP-1



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. City Tr. #2, Suite 100, Roseville, MN 55006  
 PHONES (952) 980-6044 FAX (952) 980-6244

**PROFESSIONAL SEAL**  
 State of Minnesota  
 License No. 1000000000  
 Exp. Date 12/31/2023  
 Registered Professional Engineer  
 in the State of Minnesota  
 License No. 1000000000  
 Exp. Date 12/31/2023

**TIMBER RIDGE**  
**OVERALL UTILITY PLAN**  
 FOR  
**ENDRES CANYON FALLS, LLC**  
 1505 RIVER SHORE DR, HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | USD        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24059U     |
| PROJECT NO. | 24059      |
|             | 5.0        |

**LEGEND**

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE (WATER)
- EXISTING MANHOLE (SEWER)
- EXISTING TELEPHONE (FEDERAL)
- EXISTING TELEPHONE (PRIVATE)
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED WET SEDIMENTATION POND

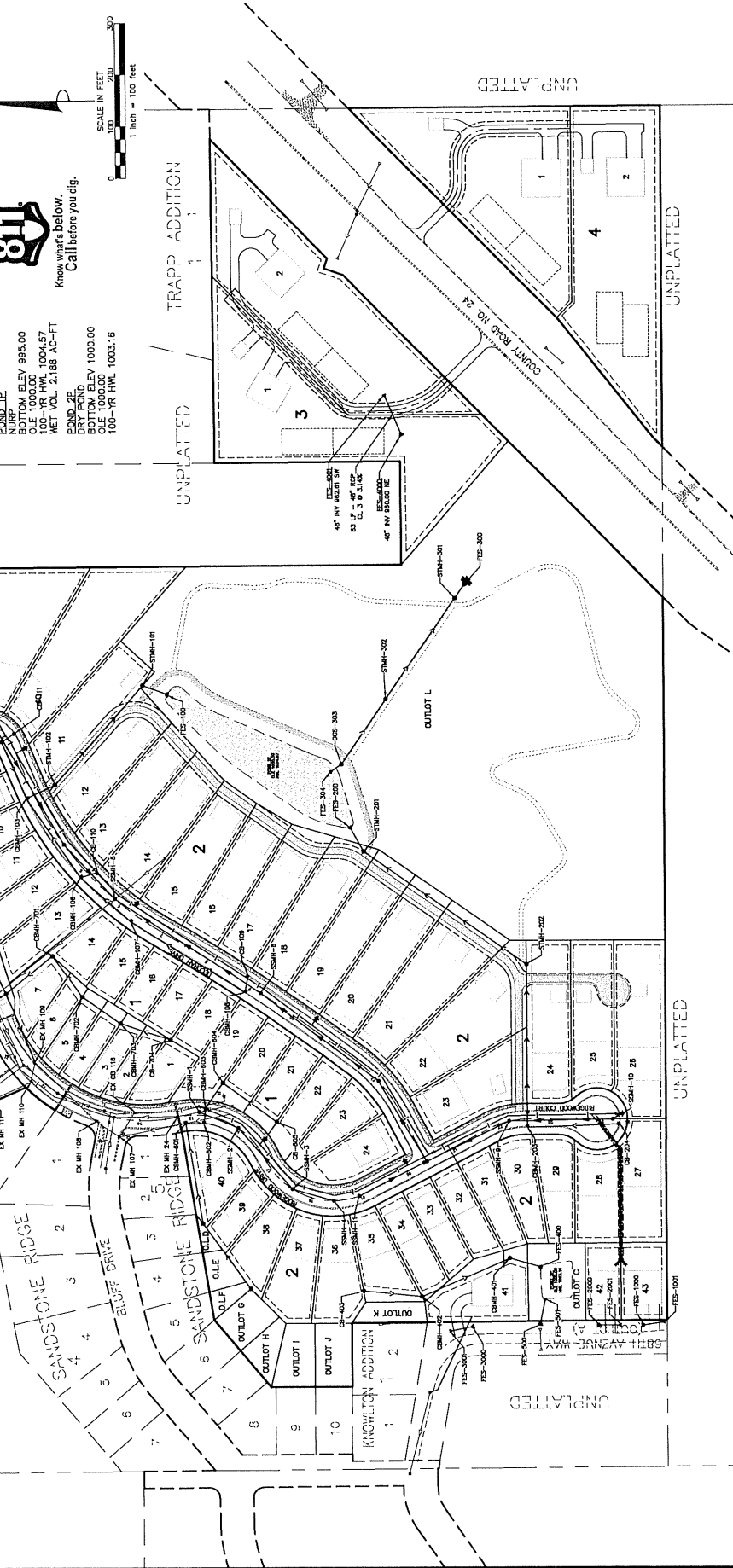
**POND SUMMARY**

**POND 1P**  
 NURP  
 BOTTOM ELEV 995.00  
 100-YR HWL 1004.57  
 WET VOL. 2,188 AC-FT

**POND 2P**  
 DRY POND  
 BOTTOM ELEV 1000.00  
 100-YR HWL 1003.16

**811**  
 Know what's below.  
 Call before you dig.

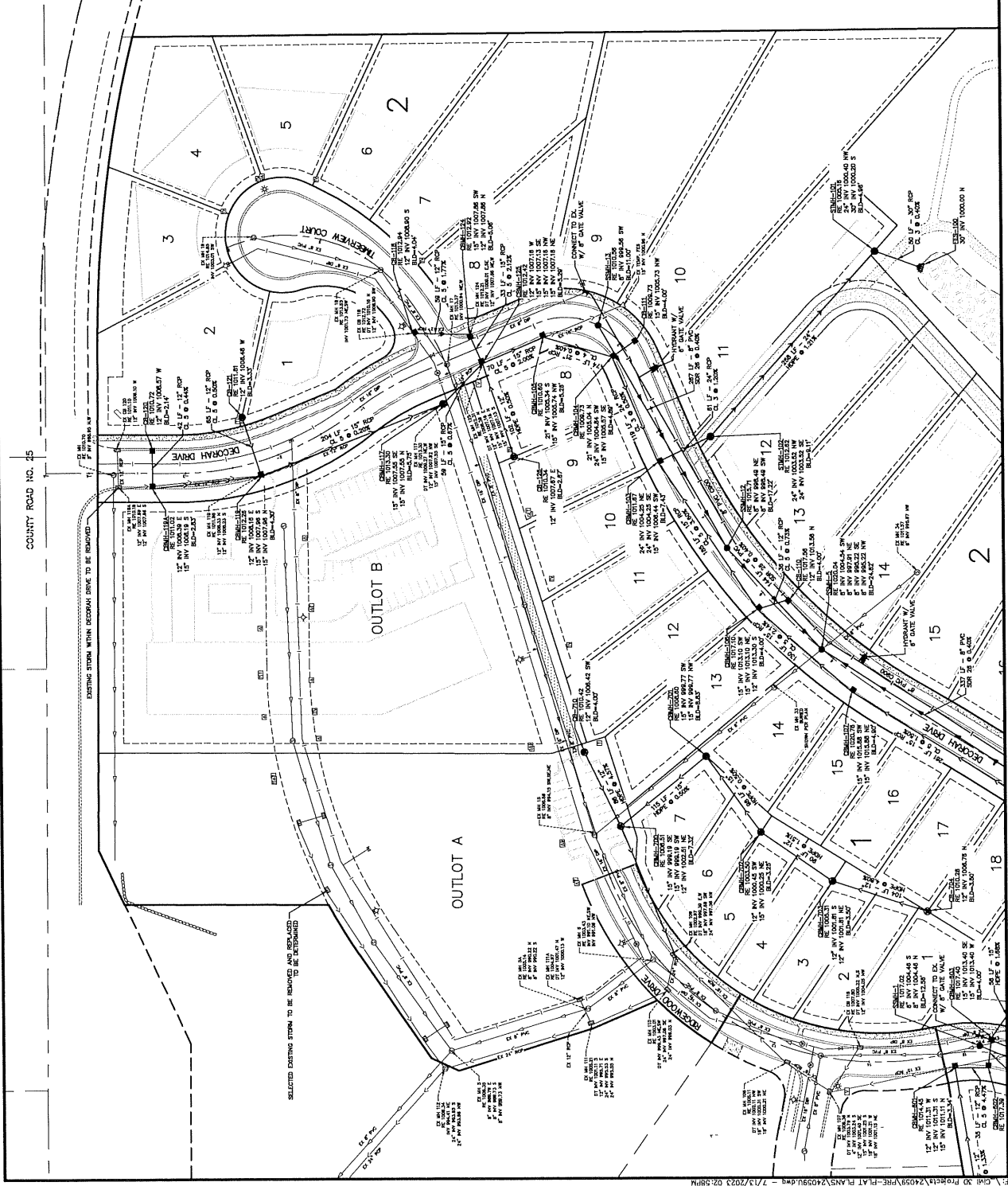
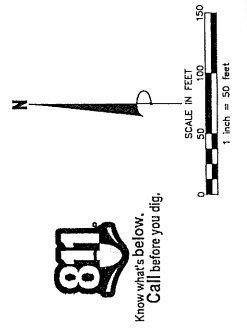
SCALE IN FEET  
 0 100 200 300  
 1 inch = 100 feet





|             |            |
|-------------|------------|
| DRAWN BY    | USD        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24059J     |
| PROJECT NO. | 24059      |
|             | 5.1        |

- LEGEND**
- EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING ELEC. BOX
  - EXISTING ELEC. POLE
  - EXISTING LIGHT POLE
  - EXISTING MANHOLE (WATER)
  - EXISTING MANHOLE (SEWER)
  - EXISTING TELEPHONE
  - EXISTING TV CABLE
  - EXISTING VAULT
  - EXISTING CURB & GUTTER
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - PROPOSED WATERMAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED CURB & GUTTER
  - PROPOSED CONCRETE
  - PROPOSED GRAVEL
  - PROPOSED MET SEDIMENTATION POND

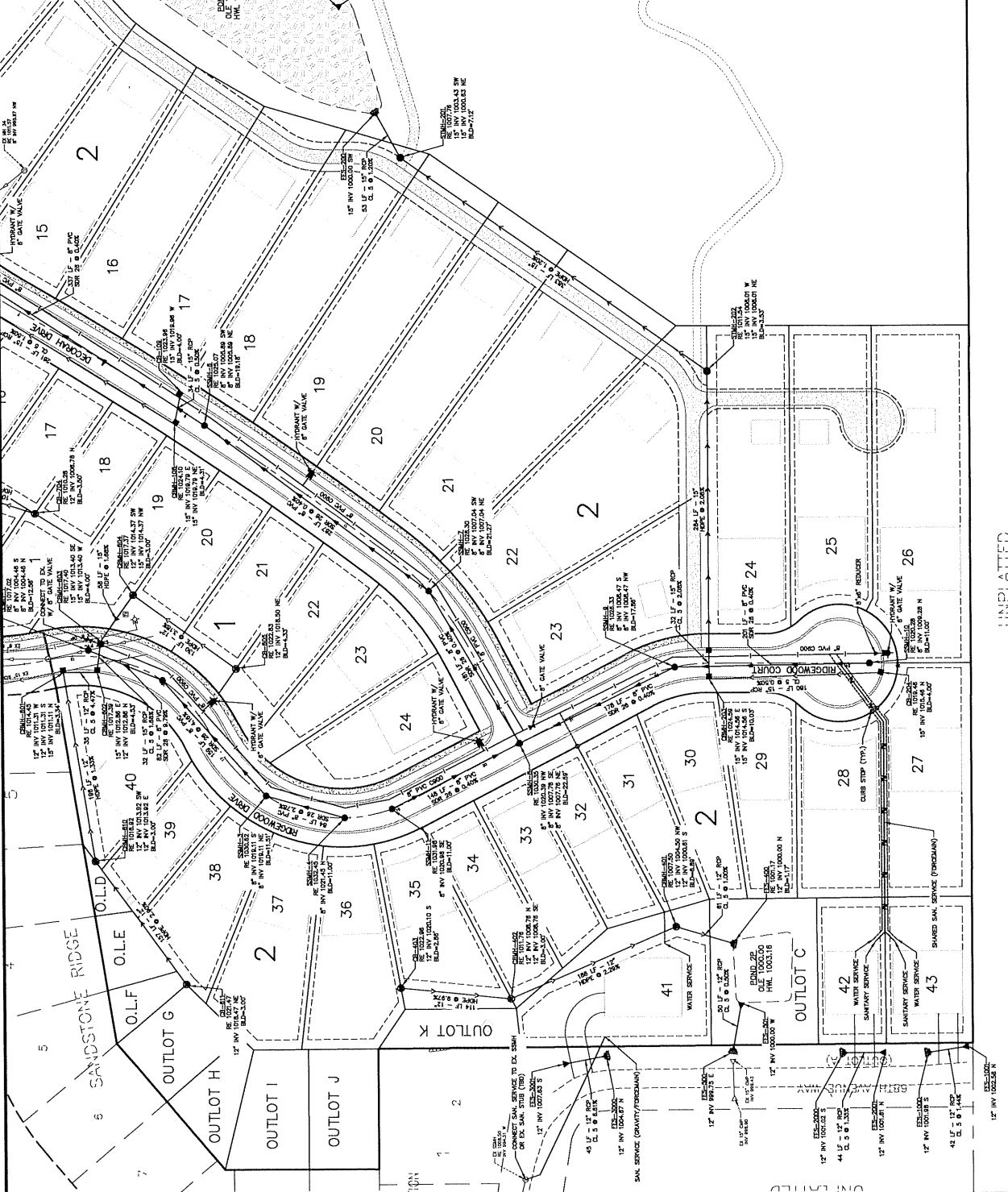
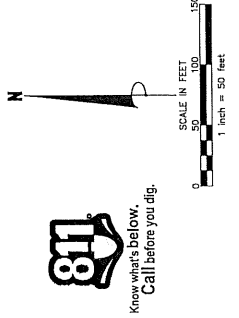
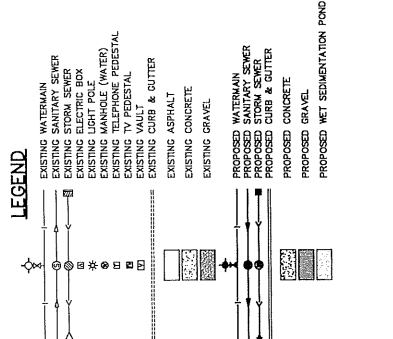


**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. Cr. Rd. 42, Suite 100, Burnsville, MN 55306  
 PHONE (952)990-6244 FAX (952)990-6244

**PROFESSIONAL SEAL**  
 STATE OF MINNESOTA  
 CIVIL ENGINEER  
 No. 1000000000  
 EXPIRES 12/31/2023

**TIMBER RIDGE**  
 CANON FALLS, MINNESOTA  
 FOR  
**UTILITY PLAN**  
 ENDRÉS CANON FALLS, LLC  
 1505 RIVER SHORE DR., HASTINGS, MN 55033

|             |            |
|-------------|------------|
| DRAWN BY    | JSO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24058U     |
| PROJECT NO. | 24029      |
|             | 5:2        |

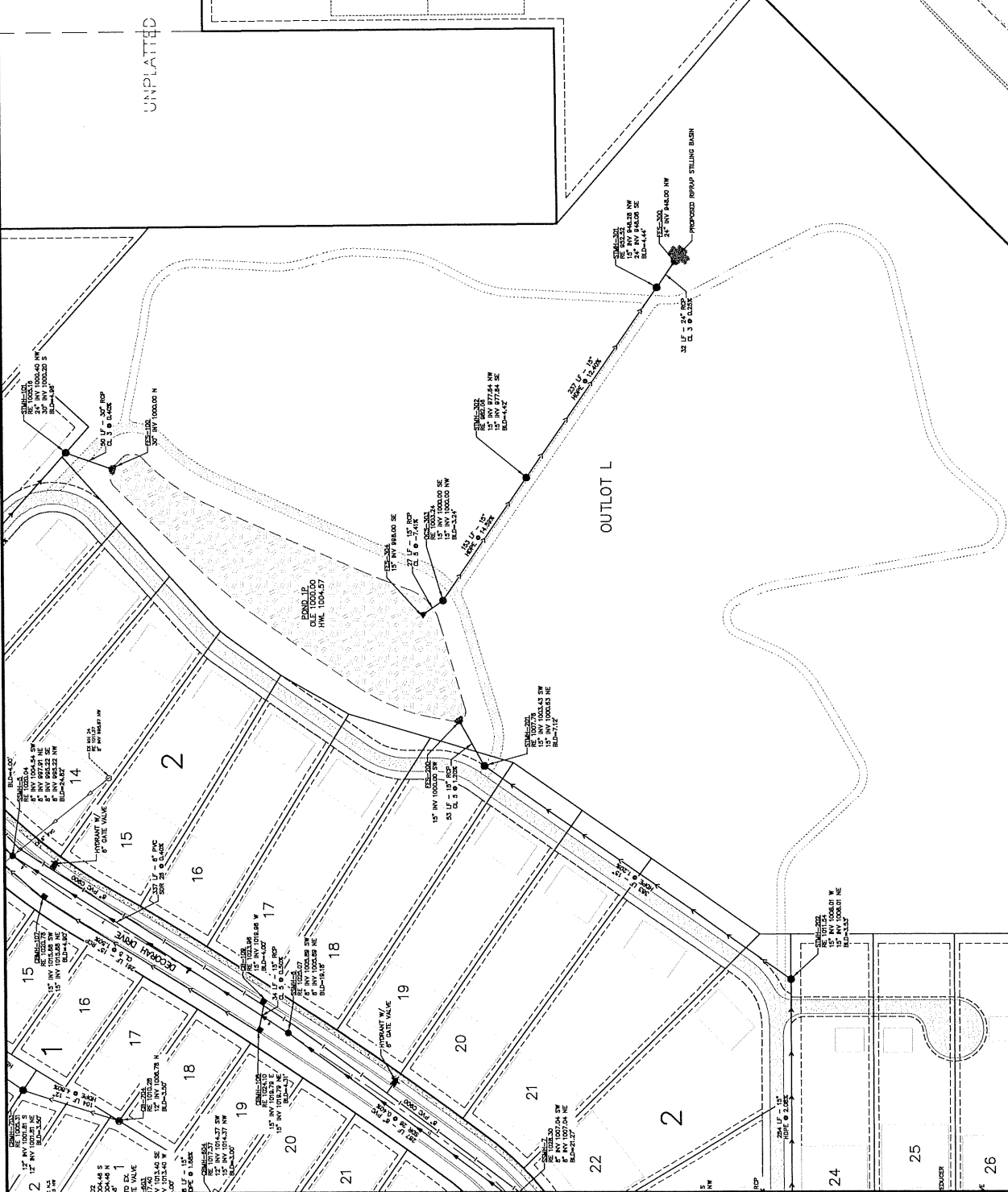
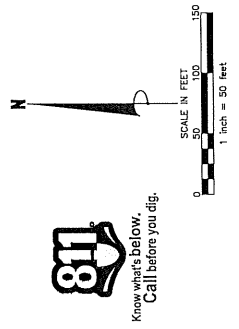
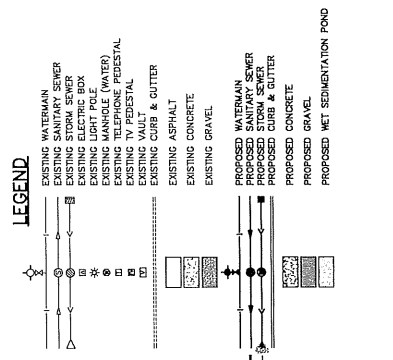


**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2899 W. Ctr. Rd. 42, Suite 100, Brooklyn, MN 55306  
 PHONE: (952) 890-6044 FAX: (952) 890-6244

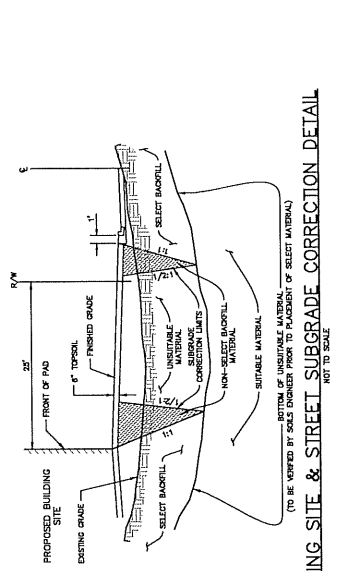
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA. I HEREBY CERTIFY THAT THIS PLAN IS MY ORIGINAL WORK AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECT OR PROJECTS OF THE SAME NATURE AT THE SAME TIME.

**TIMBER RIDGE**  
 UTILITY PLAN  
 FOR  
**ENDRÉS CANON FALLS, LLC**  
 1505 RIVER SHORE DR., HASTINGS, MN 55033

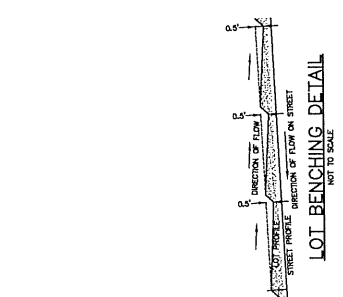
|             |            |
|-------------|------------|
| DRAWN BY    | JSO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 240326U    |
| PROJECT NO. | 240326     |
|             | 5.3        |



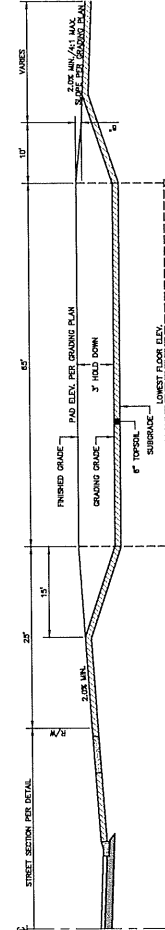
|             |            |
|-------------|------------|
| DRAWN BY    | ISO        |
| DATE        | 07/13/2023 |
| REVISIONS   |            |
| CAD FILE    | 24052D     |
| PROJECT NO. | 2405S      |
|             | 6.0        |



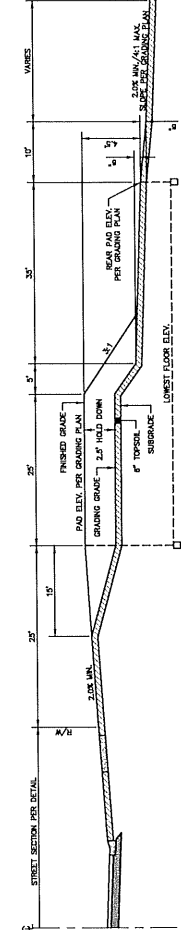
**BUILDING SITE & STREET SUBGRADE CORRECTION DETAIL**  
 (TO BE VERIFIED BY FIELD ENGINEER PRIOR TO PLACEMENT OF SELECT MATERIAL)  
 NOT TO SCALE



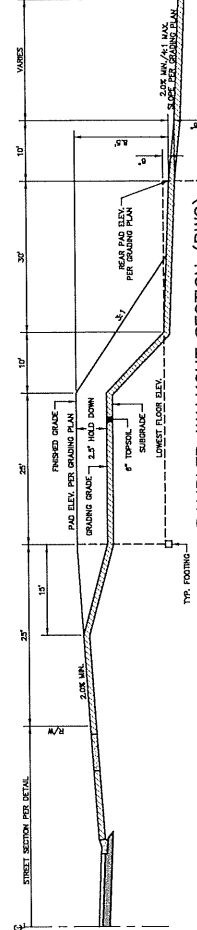
**LOT BENCHING DETAIL**  
 NOT TO SCALE



**RAMBLER SECTION (R)**  
 NOT TO SCALE

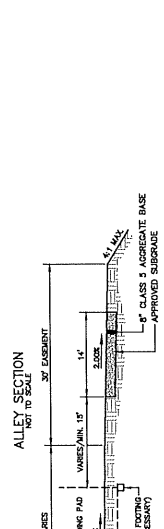


**RAMBLER LOOKOUT SECTION (RLO)**  
 NOT TO SCALE

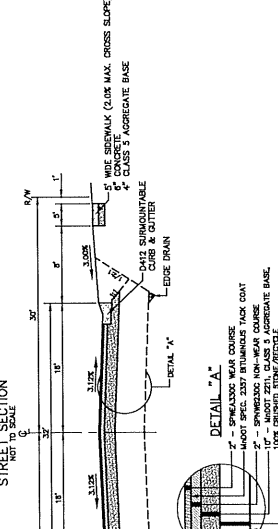


**RAMBLER WALKOUT SECTION (RWO)**  
 NOT TO SCALE

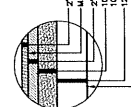
- STANDARD GRADING NOTES:**
1. THE MOST RECENT EDITIONS OF THE MANIPULATION ACT AND THE MINNESOTA CONSTRUCTION UNIFORM ACT SHALL APPLY UNLESS OTHERWISE NOTED ON THESE CONTRACT DOCUMENTS.
  2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "TOPHER" MANIPULATION SOFTWARE TO CALL OUT THE EXISTING GRADE AND TO PROVIDE A STREET ELEVATION CORRECT TO THE NEAREST TENTH OF A FOOT.
  3. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND RECORD THEM PRIOR TO CONSTRUCTION.
  4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL ORDINANCES.
  5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.
  7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT THE SOILS ENGINEER CAN CONDUCT FIELD TESTING AND SOILS ANALYSIS PRIOR TO THE START OF CONSTRUCTION.
  8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE SUBGRADE AND FINISHED GRADE. THE CONTRACTOR SHALL PROVIDE A RECORD OF ALL DENSITY TESTS TO THE ENGINEER OF RECORD.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.
  11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PADS SHALL BE AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A PERMANENT FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION.
  12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE 0.01' FOR STREETS AND 0.03' FOR UNDEVELOPED AREAS.
  13. TYPICAL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL EXISTING SURFACES.



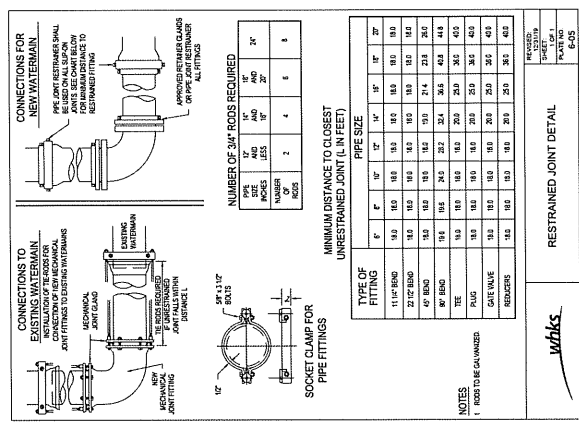
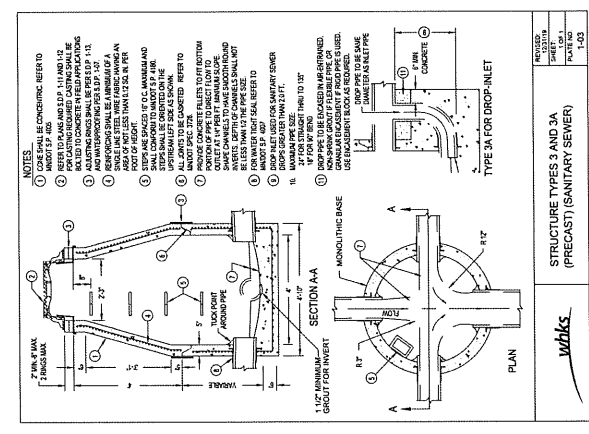
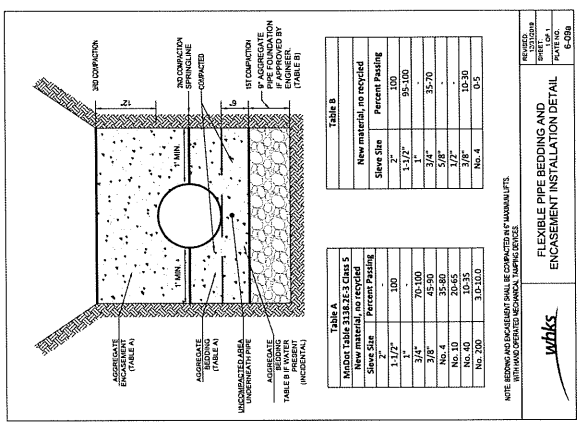
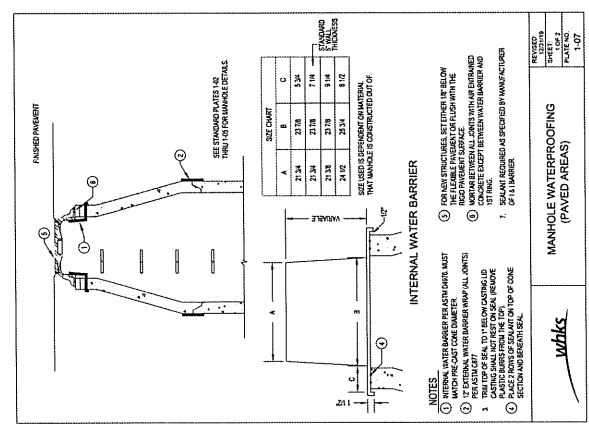
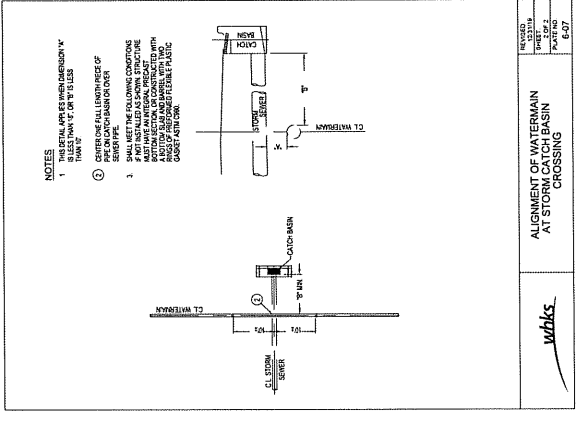
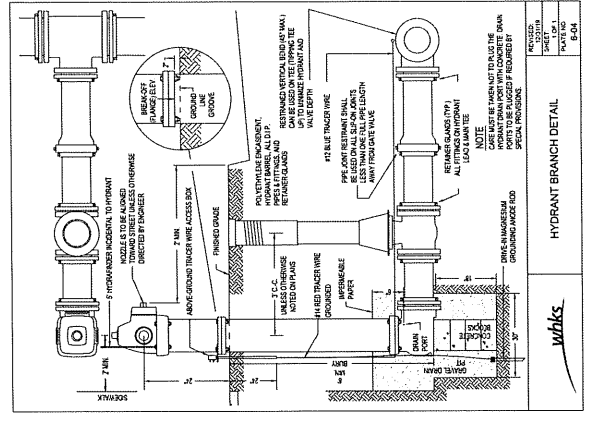
**ALLEY SECTION**  
 NOT TO SCALE



**60' R-O-W RESIDENTIAL STREET SECTION**  
 NOT TO SCALE

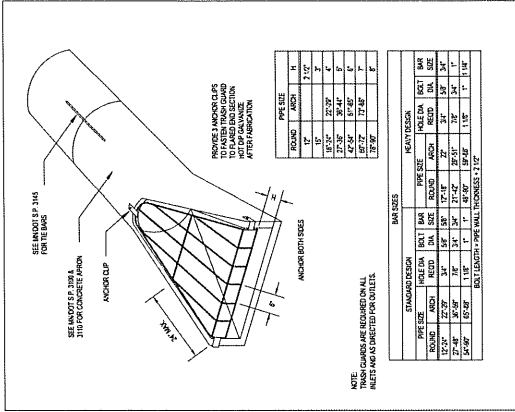


**DETAIL "A"**

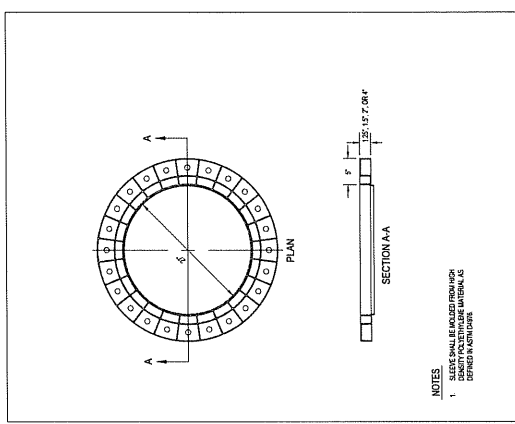


1. GENERAL UTILITY CONSTRUCTION NOTES:
  - a. EXPEDIENTS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAIL PLANS FOR STREET AND UTILITY CONSTRUCTION.
  - b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
  - c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
  - d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.

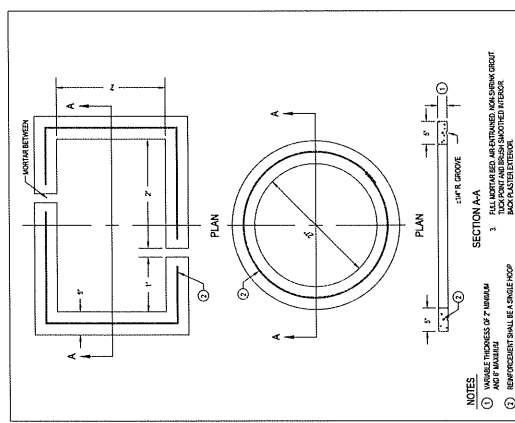
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANNON FALLS, MN.



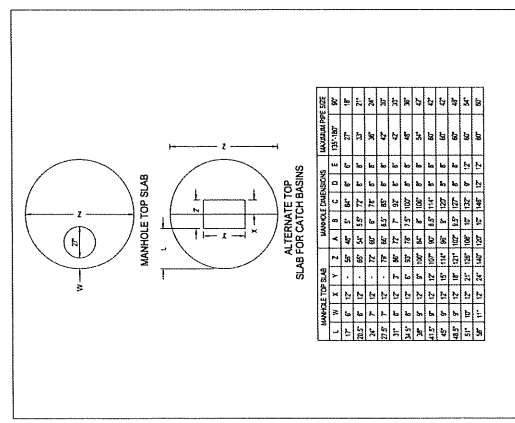
REVISIONS:  
 SHEET NO. 1-14  
 DATE: 07/13/2023



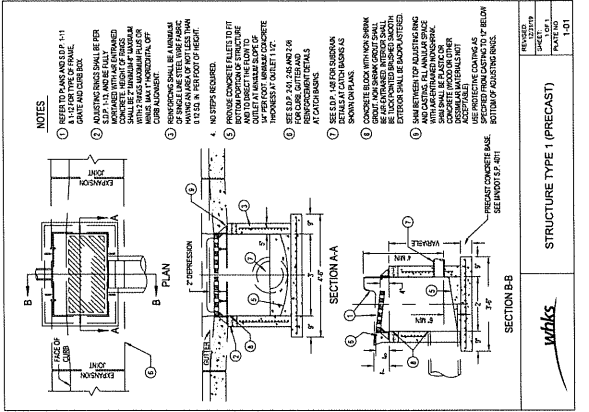
REVISIONS:  
 SHEET NO. 1-15  
 DATE: 07/13/2023



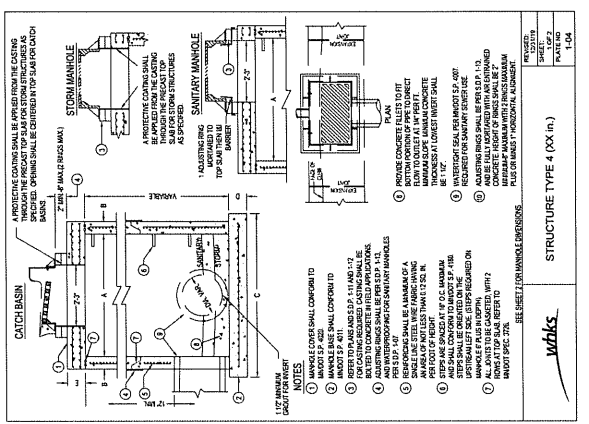
REVISIONS:  
 SHEET NO. 1-16  
 DATE: 07/13/2023



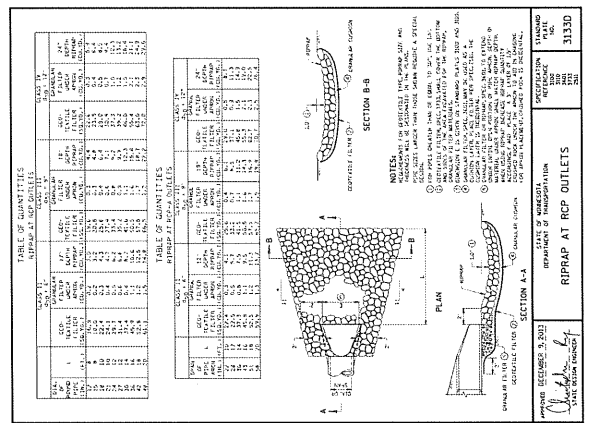
REVISIONS:  
 SHEET NO. 1-18  
 DATE: 07/13/2023



REVISIONS:  
 SHEET NO. 1-17  
 DATE: 07/13/2023



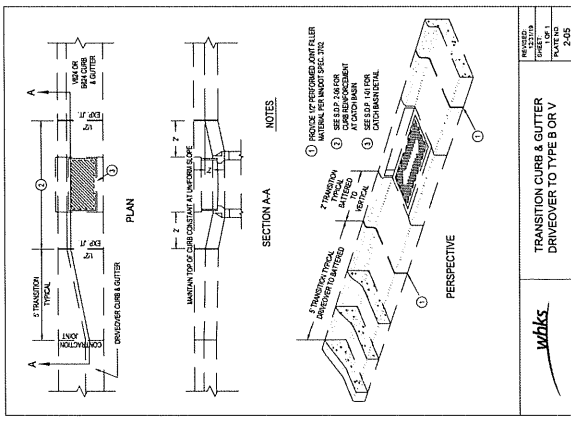
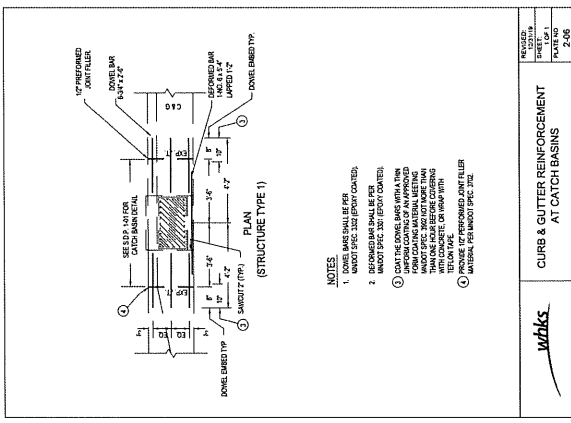
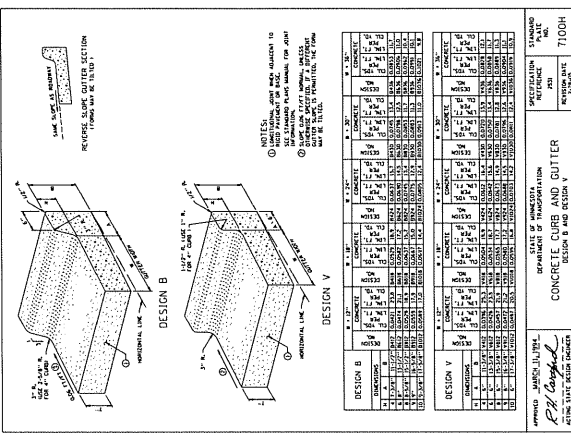
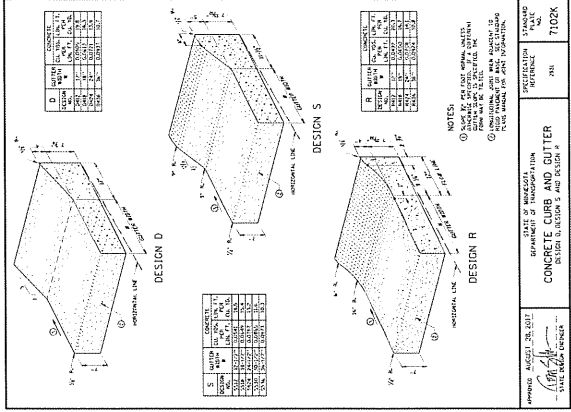
REVISIONS:  
 SHEET NO. 1-18  
 DATE: 07/13/2023



REVISIONS:  
 SHEET NO. 31330  
 DATE: 07/13/2023



REVISIONS:  
 SHEET NO. 1-19  
 DATE: 07/13/2023



APPROVED: **MARCEL HILL**  
 STATE OF MINNESOTA  
 DEPARTMENT OF TRANSPORTATION  
 CONCRETE CURB AND GUTTER  
 DESIGN # 1 AND DESIGN # 2

STANDARD SPECIFICATION FOR CONSTRUCTION  
 SECTION 200.05  
 CURB AND GUTTER

DATE: 7/13/23

PROJECT NO.: 24059D  
 SHEET NO.: 7102A  
 TOTAL SHEETS: 63

APPROVED: **MARCEL HILL**  
 STATE OF MINNESOTA  
 DEPARTMENT OF TRANSPORTATION  
 CONCRETE CURB AND GUTTER  
 DESIGN # 1 AND DESIGN # 2

STANDARD SPECIFICATION FOR CONSTRUCTION  
 SECTION 200.05  
 CURB AND GUTTER

DATE: 7/13/23

PROJECT NO.: 24059D  
 SHEET NO.: 7102A  
 TOTAL SHEETS: 63

APPROVED: **MARCEL HILL**  
 STATE OF MINNESOTA  
 DEPARTMENT OF TRANSPORTATION  
 CONCRETE CURB AND GUTTER  
 DESIGN # 1 AND DESIGN # 2

STANDARD SPECIFICATION FOR CONSTRUCTION  
 SECTION 200.05  
 CURB AND GUTTER

DATE: 7/13/23

PROJECT NO.: 24059D  
 SHEET NO.: 7102A  
 TOTAL SHEETS: 63

APPROVED: **MARCEL HILL**  
 STATE OF MINNESOTA  
 DEPARTMENT OF TRANSPORTATION  
 CONCRETE CURB AND GUTTER  
 DESIGN # 1 AND DESIGN # 2

STANDARD SPECIFICATION FOR CONSTRUCTION  
 SECTION 200.05  
 CURB AND GUTTER

DATE: 7/13/23

PROJECT NO.: 24059D  
 SHEET NO.: 7102A  
 TOTAL SHEETS: 63

**EXHIBIT C**  
**PUD PLAN**



Exc

LEGEND

- PREVIOUSLY PLATTED LOTS (8)
  - NEW PLATTED 60' LOTS (34)
  - NEW PLATTED VILLA LOTS (7)
  - NEW PLATTED BLUFF LOTS (18)
  - ESTATE LOTS (4)
- TOTAL OF 71 SF LOTS



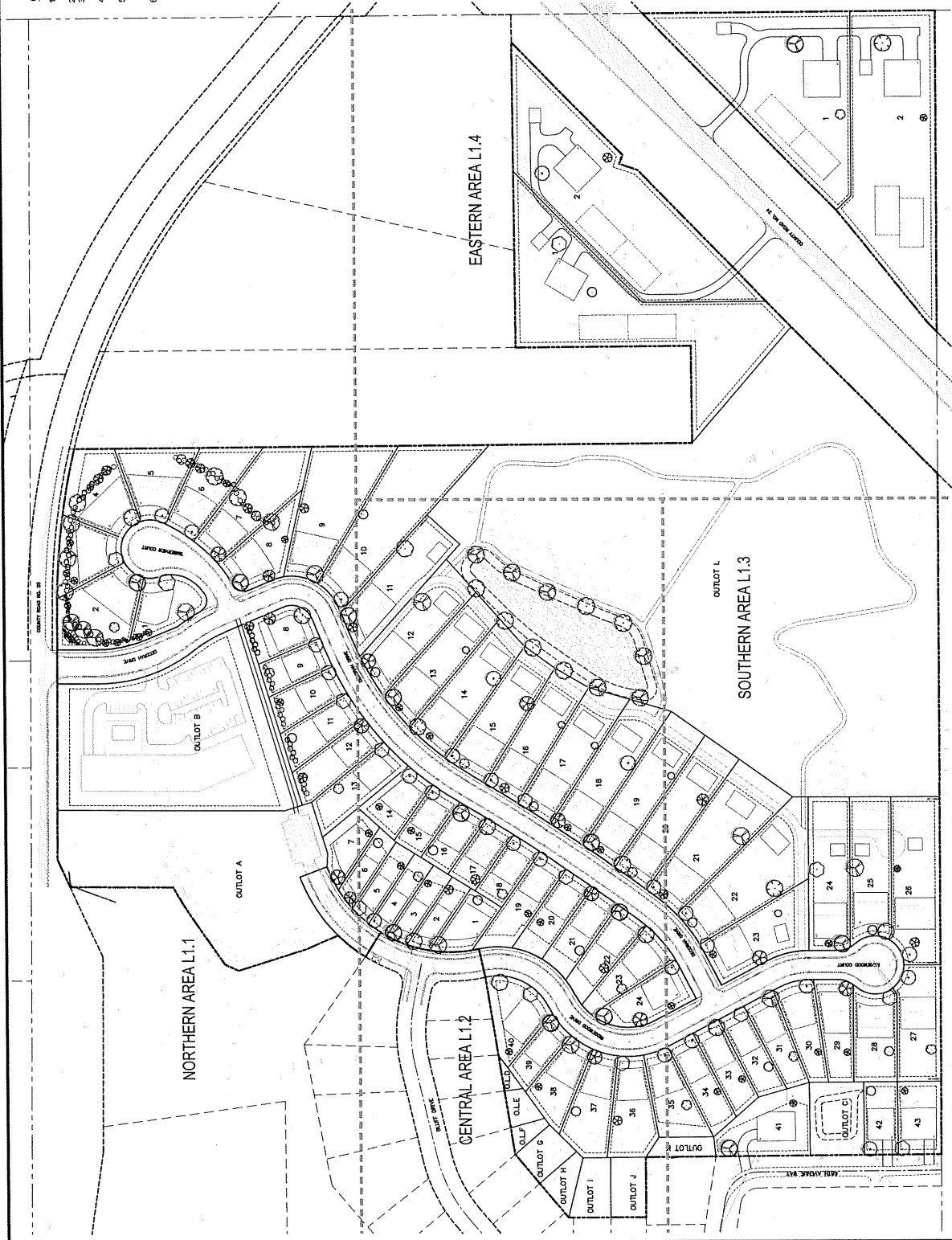
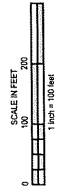
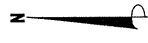
TIMBER RIDGE | CANNON FALLS, MN

| ZONING CODE REF                       | R3 ZONING STANDARDS | PROPOSED PUD STANDARDS |                   |                     |                        |
|---------------------------------------|---------------------|------------------------|-------------------|---------------------|------------------------|
|                                       |                     | CURRENT ZONING         | PREV PLATTED LOTS | NEW PLATTED SF LOTS | NEW PLATTED VILLA LOTS |
|                                       |                     |                        | L1-8/B2           | L8-24/B1,L9-40/B2   | L1-7/ B1               |
| <b>LOT STANDARDS</b>                  |                     | 152.546                |                   |                     |                        |
| MIN LOT WIDTH - INTERIOR (FT)         |                     | 60                     | 60                | 60                  | 45                     |
| MIN LOT WIDTH - CORNER (FT)           |                     | 70                     | 70                | 70                  | 55                     |
| MIN LOT AREA (SF)                     |                     | 9,000                  | 9,000             | 9,000               | 5,400                  |
| FRONT SETBACK (FT)                    |                     | 25                     | 30                | 25                  | 25                     |
| SIDE YARD SETBACK - HOUSE (FT)        |                     | 10                     | 10                | 7.5                 | 5                      |
| SIDE YARD SETBACK - ATT. GARAGE (FT)  |                     | 5                      | 10                | 7.5                 | 5                      |
| REAR SETBACK (FT)                     |                     | 20                     | 20                | 30                  | 30                     |
| REAR SETBACK - DBL FRONTAGE LOTS (FT) |                     | 25                     | 25                | 30                  | 30                     |
| MIN DEPTH - DBL FRONTAGE LOTS (FT)    |                     | 155                    | NA                | 155                 | NA                     |
| MIN LOT DEPTH (FT)                    |                     | 135                    | NA                | 135                 | 135                    |
| <b>BUILDING STANDARDS</b>             |                     |                        |                   |                     |                        |
| MIN EAVE OVERHANG (GABLE)             | 152.549.C.3         | 18"                    | 18"               | 18"                 | 6"                     |
| MIN ACC. BLDG HEIGHT (FT)             | 152.238             | 16                     | 16                | 20*                 | 16                     |
| MIN GARAGE AREA - BSMNT/NO BSMNT (SF) | 152.549.D.1         | 440/540                | 440/540           | 440/540             | 440                    |

\* INCREASED HEIGHT APPLIES ONLY TO L11-26/B2

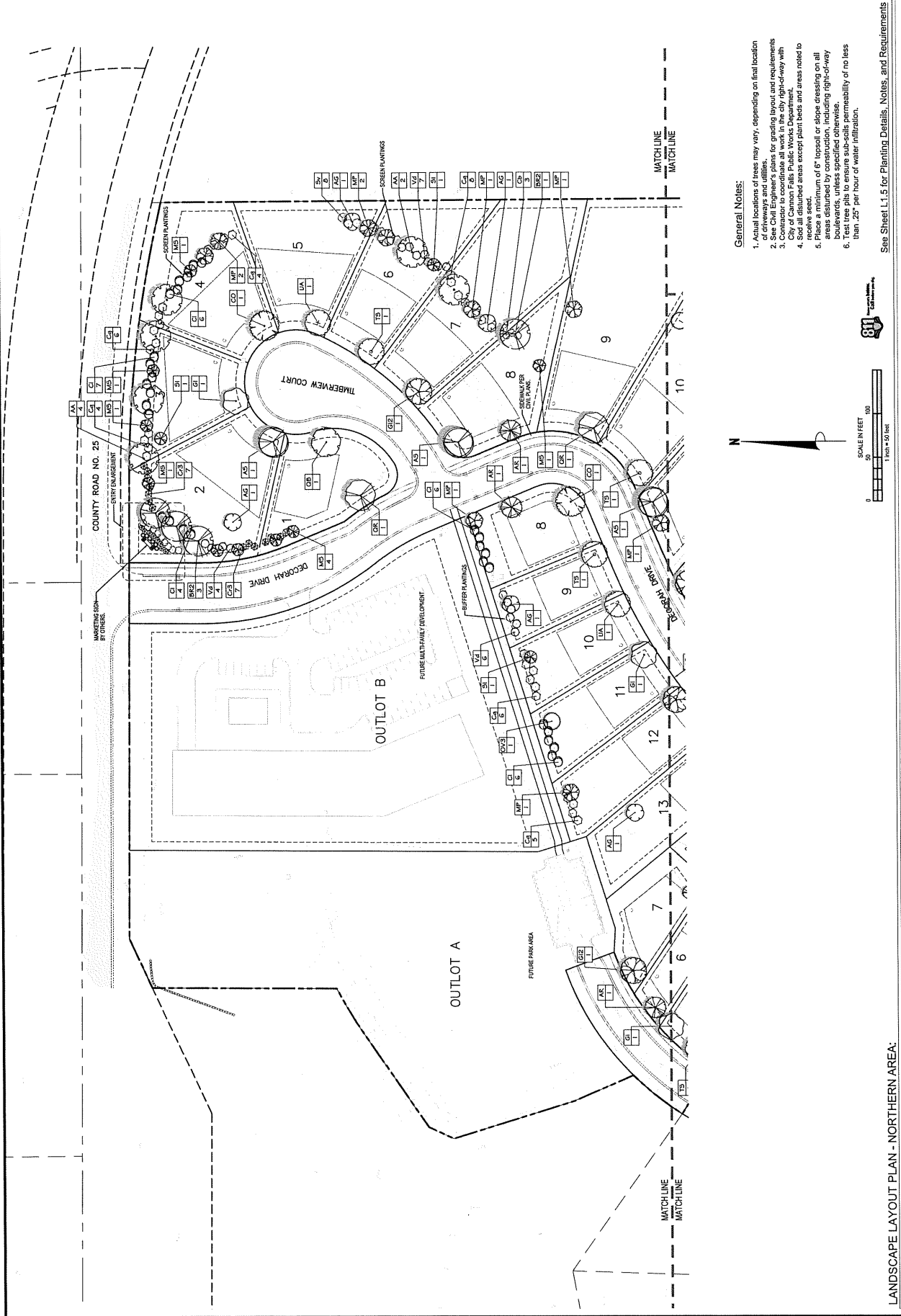
**General Notes:**

- Actual locations of trees may vary, depending on final location.
- See Civil Engineer's plans for grading layout and requirements.
- Contractor to coordinate all work in the city right-of-way with City of Cannon Falls Public Works Department.
- Plantable areas except plant beds and areas noted to receive seed.
- Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- Test for soil compaction and moisture content. A minimum of 25% per hour of water infiltration.



OVERVIEW LANDSCAPE PLAN:

|             |          |
|-------------|----------|
| DRAWN BY    | HL       |
| DATE        | 07/13/23 |
| REVISIONS   |          |
| CAD FILE    | 240684   |
| PROJECT NO. | 24069    |
|             | L1.1     |



- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
  2. See CH2I Engineers' plans for grading layout and requirements.
  3. Coordinate all plantings with the City of Cannon Falls, Minnesota, and the City of Cannon Falls Public Works Department.
  4. Sod all disturbed areas except plant beds and areas noted to receive seed.
  5. Place a minimum of 2" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
  6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

See Sheet L1.5 for Planting Details, Notes, and Requirements



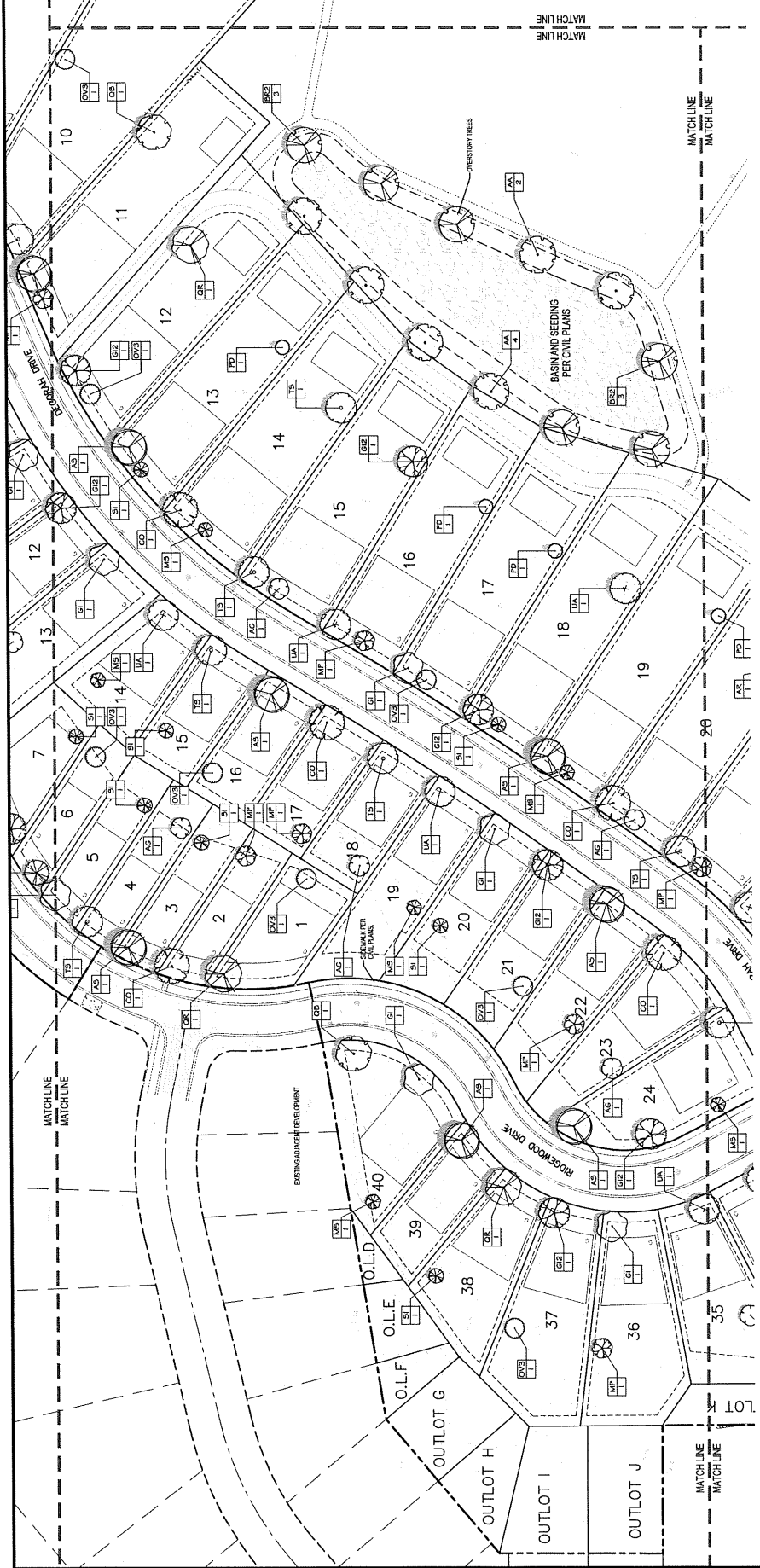


**CALYX DESIGN GROUP**  
 Landscape Architecture - Planning  
 475 Cleveland Avenue N | Suite 101A | St. Paul, MN 55104  
 Telephone: 651.789.9018  
 Internet: www.calyxdesigngroup.com

**PRELIMINARY**

**TIMBER RIDGE**  
 CANNON FALLS, MINNESOTA  
**LANDSCAPE PLAN**  
 FOR  
**ENDRES CANNON FALLS, LLC**  
 1505 RIVER SHORE DRIVE, HASTINGS, MN 55033

|             |          |
|-------------|----------|
| DRAWN BY    | HL       |
| DATE        | 07/13/23 |
| REVISIONS   |          |
| CAD FILE    | 240824   |
| PROJECT NO. | 240824   |
|             | L1.2     |



- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
  2. See Civil Engineers plans for grading layout and requirements.
  3. Coordinate all utility work with City of Cannon Falls Public Works Department.
  4. Sod all disturbed areas except plant beds and areas noted to receive seed.
  5. Place a minimum of 6" topsoil or slope, freshing or all topsoil, and seed, before installing lighting/utility conduits, unless specified otherwise.
  6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

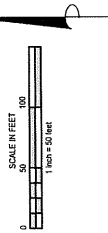
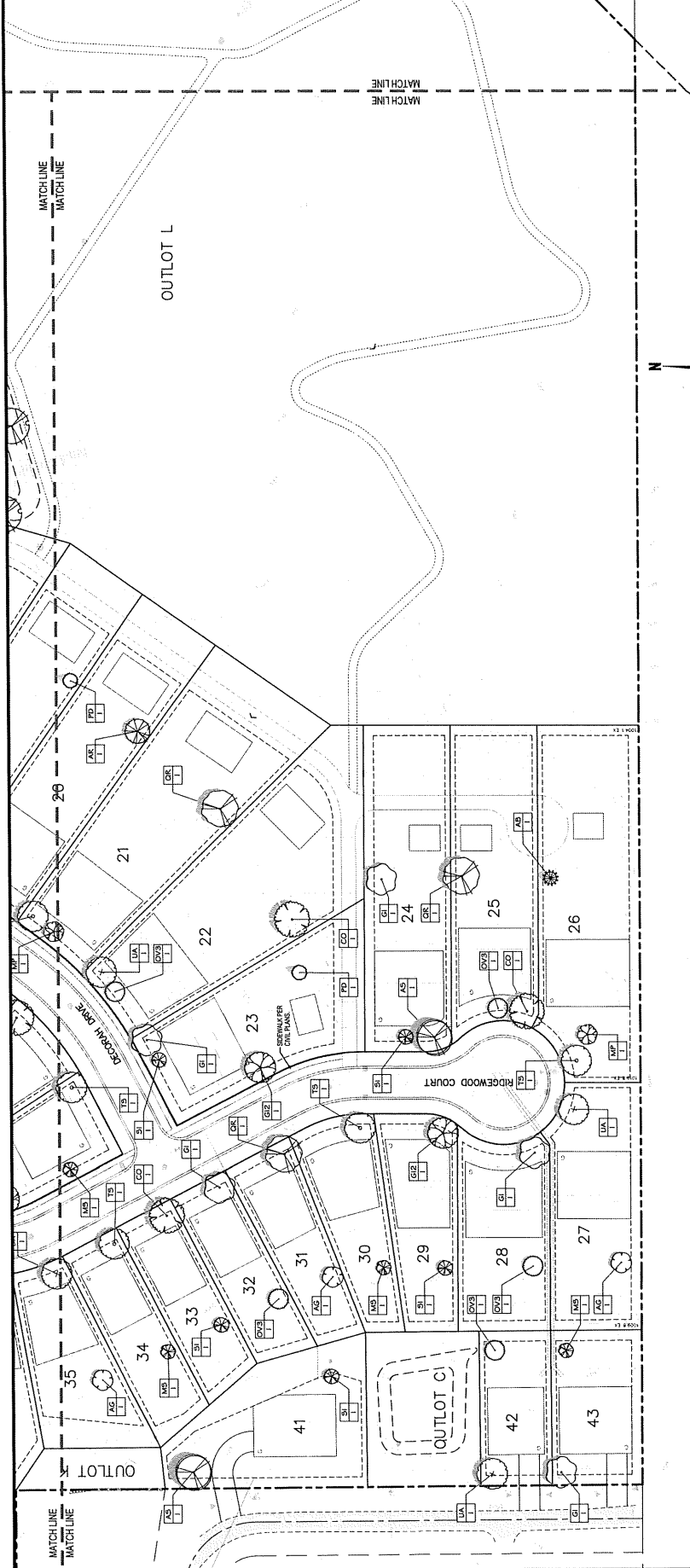
See Sheet L1.5 for Planting Details, Notes, and Requirements

SCALE IN FEET  
 0 50 100  
 1" = 50' REF

LANDSCAPE LAYOUT PLAN - CENTRAL AREA:



|             |          |
|-------------|----------|
| DRAWN BY    | HL       |
| DATE        | 07/13/23 |
| REVISIONS   |          |
| CAD FILE    | 240624-  |
| PROJECT NO. | 240624-  |
|             | L1.3     |

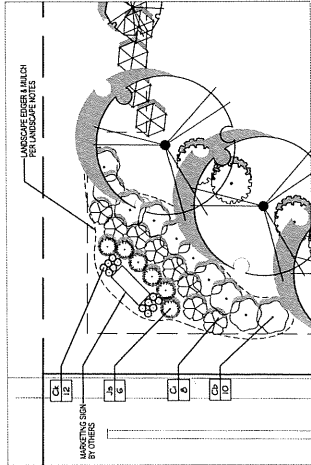


- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
  2. See Civil Engineer's plans for grading layout and requirements.
  3. Coordinate all utility work with the City of Cannon Falls Public Works Department.
  4. Sod all disturbed areas except plant beds and areas noted to receive seed.
  5. Place a minimum of 6" topsoil or slope dressing on all disturbed areas, including high-driveway boulevards, unless specified otherwise.
  6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

See Sheet L1.5 for Planting Details, Notes, and Requirements



LANDSCAPE LAYOUT PLAN - SOUTHERN AREA:



ENTRY PLANTING PLAN ENLARGEMENT:

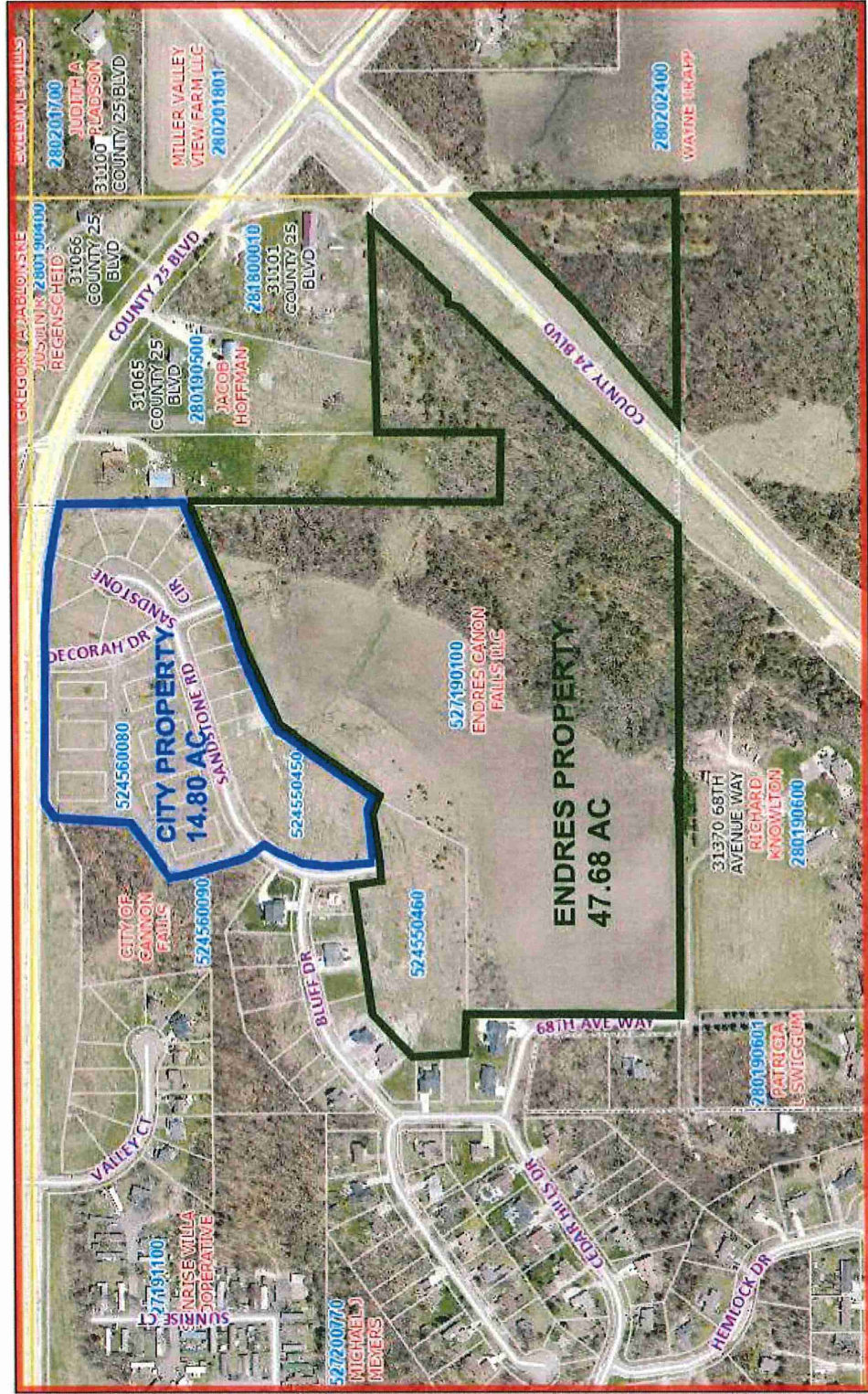






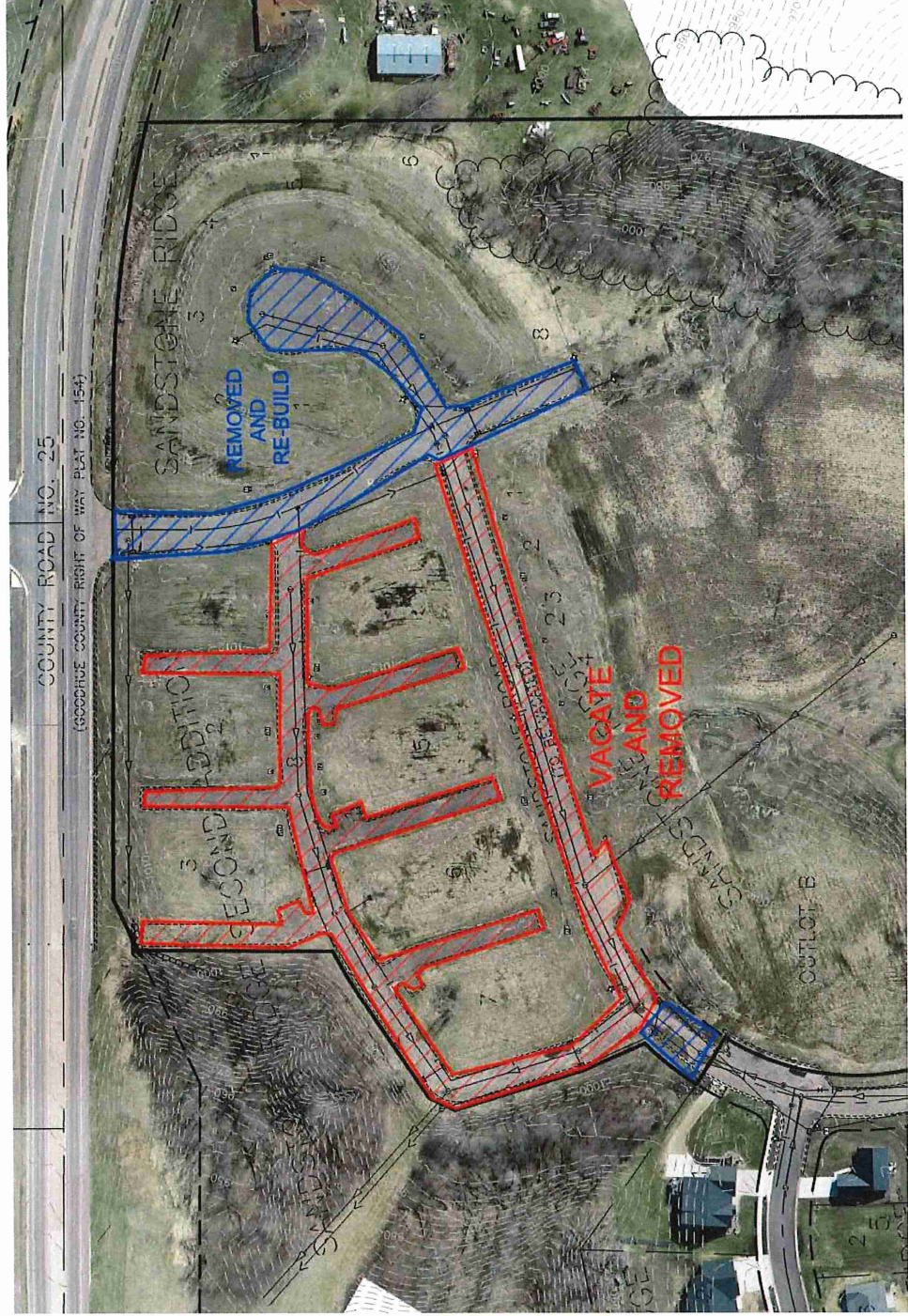


# TIMBER RIDGE, PROPERTY





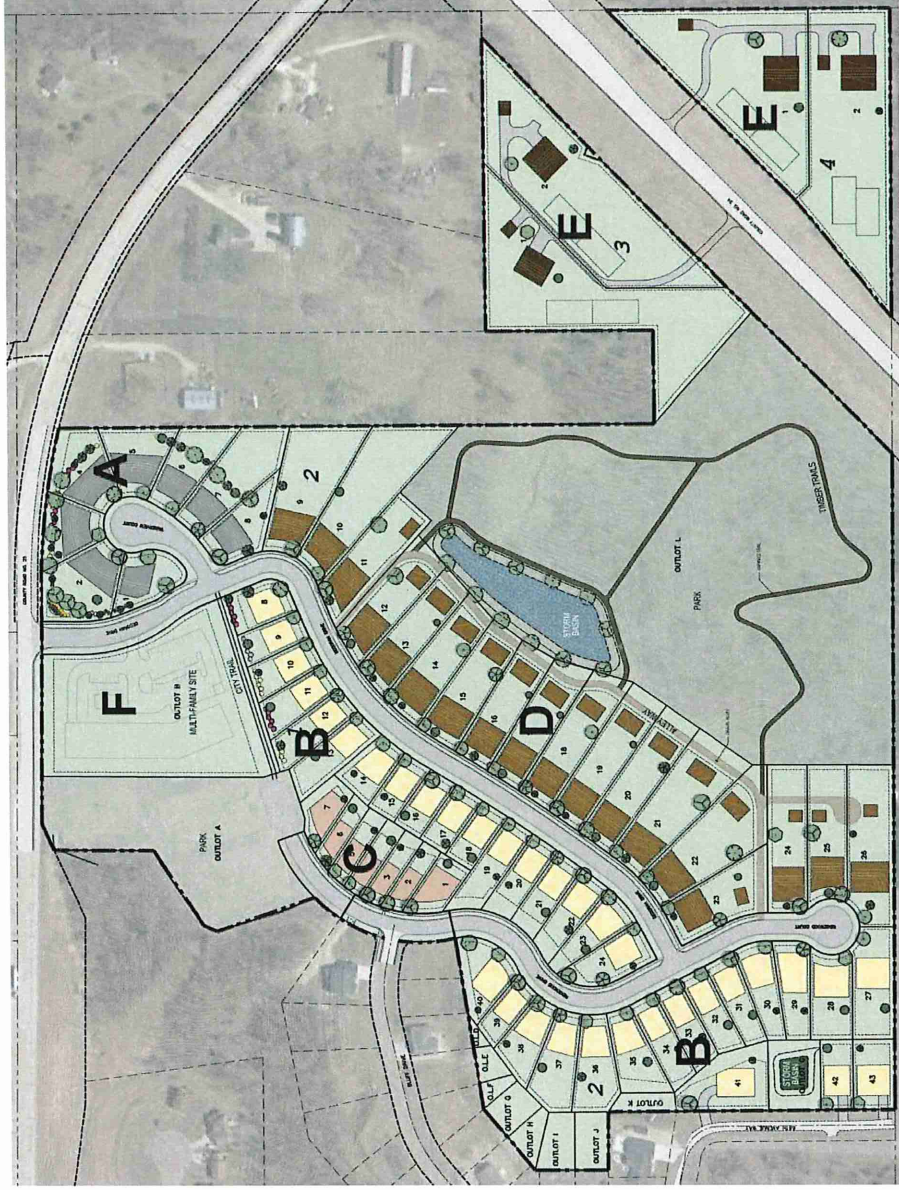
# OLD SANDSTONE STREETS



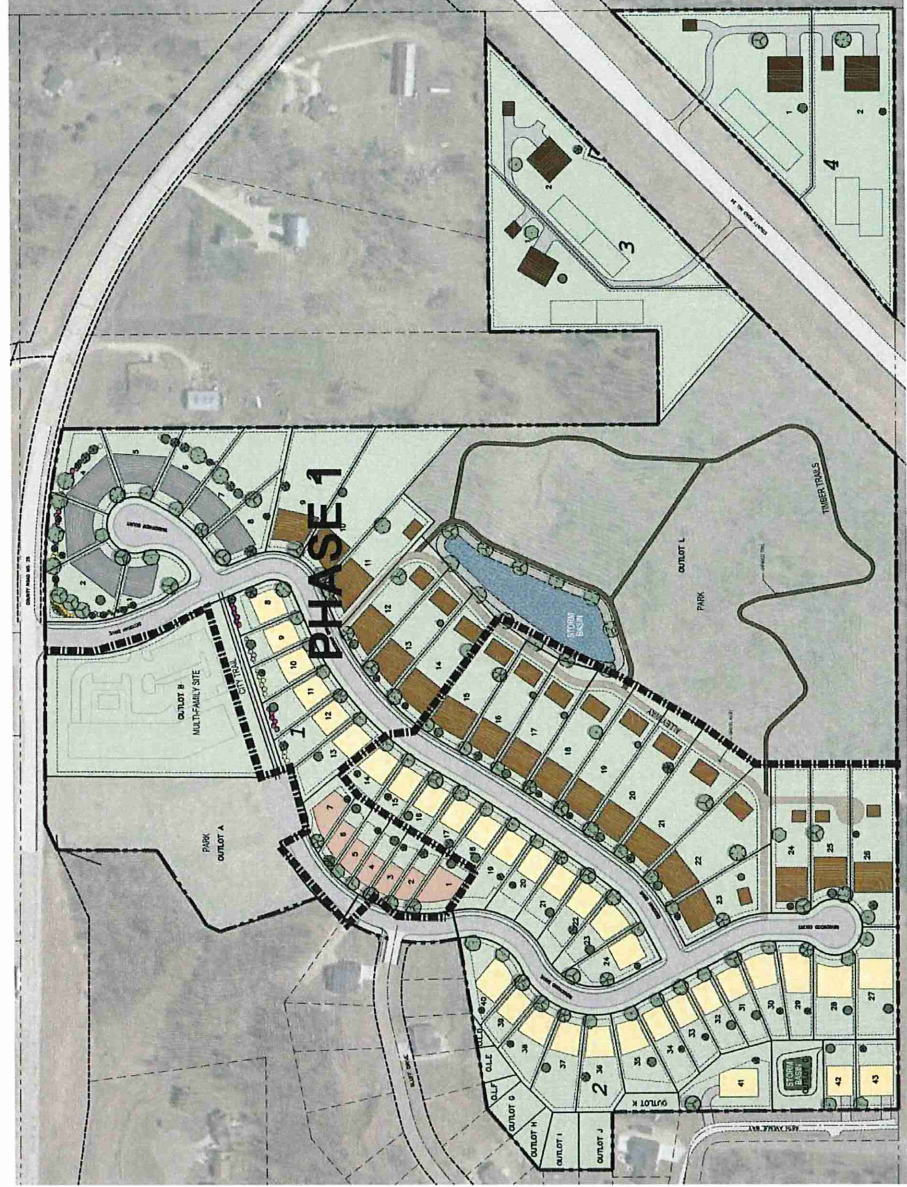


# TIMBER RIDGE, LOTS

- 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
- F - Multi-Family Site



# TIMBER RIDGE, PHASE 1 DEVELOPMENT



**EXHIBIT D**  
**PROJECT NARRATIVE**

EX D

## **TIMBER RIDGE DEVELOPMENT NARRATIVE**

We are pleased to submit the proposed Timber Ridge development to the City of Cannon Falls. Our development application includes a request for preliminary plat and rezoning to a PUD. Our development team includes Leon Endres, Andrew Endres, Nick Conzemius all with Endres Canon Falls LLC (owner group), Rick Osberg with James R. Hill, Inc. (engineering & survey) and Mark Sonstegard with JMH Land Development Company (development consultant).

The Property: Timber Ridge consists of property owned by Endres Canon Falls LLC (Endres) and the City of Cannon Falls. The Endres property currently contains agricultural and wooded lands totaling 47.68 acres. The remaining 14.80 acres are remnants from the Sandstone Ridge developments currently owned by the City of Cannon Falls. The total gross area of the Timber Ridge development is 62.48 acres. At the time of this application, Endres and the City of Cannon Falls' Finance Committee are in agreement on the base terms for a land sale and are currently working towards a final purchase agreement for the City property.

The Development Plan: Timber Ridge proposes seventy-one (71) single-family lots in a variety of housing styles, a future multifamily site, an active City Park, and a passive City Park with trails. In addition, the development work will include the removal and rebuilding of the failed Sandstone Ridge's streets. The preliminary plat application includes changing the zoning of the property from a R3 to a PUD to accommodate the variety of housing options and some unique property conditions. Homeowner associations will be formed to manage and maintain the development's common elements and to maintain an aesthetically pleasing neighborhood.

The PUD: Most of the proposed housing adheres to the current R3 zoning requirements. The following are the exceptions that don't fit within the R3 zoning:

- The new villa lots have a reduced lot width of 45 FT, reduced minimum lot size of 5,400 SF, and reduced side yard setback of 5 FT. In addition, for the villa lots we are requesting the minimum garage area to be reduced to 400 SF and eave overhangs to be reduced to a minimum of 6 inches. The villa homes will have their own sub-HOA, where the HOA will provide snow removal and lawn maintenance.
- Sixteen of the larger single-family lots are extra deep and due to the lot's elevation change, it would be difficult to get vehicle access to the rear yards. The development plan includes a 14 FT wide gravel alley to provide backyard access for these homeowners. In addition, the alley will provide access to backyard accessory building pads. With the PUD, we are requesting the accessory building height restriction be raised to 20 FT. The HOA will be responsible for the maintenance of the alley.



- To add entry level housing to the development, a 3.2-acre multi-family site is included with the development plan. A three to four story building is anticipated which will have 75 to 125 apartment units.
- Four 2+ acres estate lots are planned with this development. Located in the southeast corner of the property, down the bluff from the rest of the development and bisected by County Road 24, it is difficult to serve these lots with City water and sewer. Therefore, we are requesting these lots be served by well and septic. In addition, due to County access guidelines, access to these lots will be by shared driveways.
- Several small outlots have been planned between Timber Ridge and portions of Sandstone Ridge development. This property is not necessarily needed for the new single-family lots and may be more suitable for extensions to the existing Sandstone Ridge lots.
- Three lots have been planned off the private drive 68<sup>th</sup> Ave Way. The current owner of the private drive has shown interest in purchasing these lots. The two southern most lots will be served with water and sewer services from the new Ridgewood Court, down neighboring lot lines. The remaining lot will be served with a water service from the new Ridgewood Drive down neighboring lots lines and a sewer service from the current public sanitary sewer line located in the private drive. All three homes will require grinder pumps for their sewer services.

Park Land: Two City parks are planned for Timber Ridge. A 2.84-acre active park in the northwest corner of the development and just west of the proposed multi-family building. Access to this park will be by City streets from the southwest and by a City trail from the southeast. The second 14.19-acre passive park has mostly wooded terrain and contains a 1.33-acre storm pond. Over a half mile of grass public walking trails, "Timber Trails", are planned though the wooded terrain and around the southeast side of the new storm pond. Access to the walking trail will be via portions of the development's alley ways. The park's net area is approximately 16 acres (2.84 + 14.49 – 1.33) and is proposed to meet all of Timber Ridge's park dedication requirements.

Development Timeline: With the needed preliminary plat approvals, we will proceed with a phase 1 final plat application and development this fall. Phase 1 development will include the seven villa lots, the eight previously platted Sandstone Court lots and twelve additional new single-family lots up Decorah Drive. Phase 1 development will include the rebuilding of old Decorah Drive, Sandstone Court, and Sandstone Road. The multi-family phase and the remaining single-family phases are anticipated to be developed over the next two to four years.

Our Development Team appreciates City Staff's time and efforts thus far in preparation for this application. We look forward to working with Staff in developing and building a new successful neighborhood for the City of Cannon Falls.

This Instrument Drafted By:  
Hoff Barry, P.A.  
100 Prairie Center Drive, Suite 200  
Eden Prairie, MN 55344

**PLANNED UNIT DEVELOPMENT AGREEMENT  
TIMBER RIDGE  
CANNON FALLS, MINNESOTA**

**THIS PLANNED UNIT DEVELOPMENT AGREEMENT TIMBER RIDGE CANNON FALLS, MINNESOTA** (the “**Agreement**”) is entered into this \_\_\_ day of \_\_\_\_, 2023 (the “**Effective Date**”) by and between Endres Canon Falls LLC, a Minnesota limited liability company (“**Developer**”), and the City of Cannon Falls, a Minnesota municipal corporation (“**City.**”) Developer and City are each a “**Party**” and collectively the “**Parties**” to this Agreement.

**RECITALS:**

**WHEREAS**, Developer is the fee owner and intends to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “**Property**”); and

**WHEREAS**, on August 14, 2022, the Planning Commission held a public hearing and adopted Resolution No. \_\_\_\_\_ recommending conditional approval of Developer’s request to rezone the Property from R-3 Medium Density Residential to a Planned Unit Development District, Developer’s preliminary plat for a residential development attached hereto with related plans as **Exhibit B** (the “**Preliminary Plat**”), and Developer’s Planned Unit Development (“**PUD**”) general concept and development stage plans attached hereto as **Exhibit C** (collectively, the “**PUD Plan**”); and

**WHEREAS**, on \_\_\_\_\_, 2023, the City Council enacted Ordinance No. \_\_\_\_\_ attached hereto as **Exhibit D**, which conditionally rezoned the Property from R-3 Medium Density Residential to a Planned Unit Development District;

**WHEREAS**, on \_\_\_\_\_, 2023, the City Council adopted Resolution No. \_\_\_\_\_ attached hereto as **Exhibit E**, which conditionally approved the PUD Plan and final plans for the Timber Ridge PUD (collectively, the “**Timber Ridge Final Plan**”);

**WHEREAS**, on \_\_\_\_\_, 2023, the City Council adopted Resolution No. \_\_\_\_\_ attached hereto as **Exhibit F** (Resolution No. \_\_\_\_ and Resolution No. \_\_\_\_ are collectively referred to herein as the “**City Resolutions**”), which conditionally approved (i) the Timber Ridge Final Plat drafted by \_\_\_\_\_ (the “**Final Plat**”), which consists of \_\_\_\_\_ and easements dedicated to the public for public ways, drainage and utilities and (ii) the Timber Ridge Development Agreement (the “**Development Agreement**”);

**WHEREAS**, this Agreement is entered into for the purpose of (1) setting forth and memorializing the understandings and agreements of the Parties concerning the use of the Property

as a PUD and in accordance with the City Resolutions, PUD Plan, Timber Ridge Final Plan, Final Plat, Ordinance No. \_\_\_\_, and City Code, and (2) putting subsequent owners of the Property on notice of the limitations and obligations of the Parties concerning the Property.

**NOW, THEREFORE,** it is hereby and herein mutually agreed, in consideration of promises and considerations of City and Developer herein set forth, as follows:

1. **Incorporation.** The above Recitals and all exhibits attached to this Agreement are a material part of this Agreement and are incorporated herein.

2. **Zoning.** The zoning of the Property is Planned Unit Development District. The City Resolutions and all exhibits thereto, Ordinance No. \_\_\_\_, and City Code shall govern the zoning of the Property.

3. **Development; Maintenance.** Development of, construction on and maintenance of the Property shall be done in accordance with and shall comply, at all times, with the Development Agreement, the City Resolutions and all exhibits thereto, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations. Further, all plans for construction on individual lots within the Property are subject to the review and approval of the City for compliance with the PUD Plan and Timber Ridge Final Plan at the time application is made for a building permit. Such applicants must make all changes to said construction plans as required by the City. If an applicant does not make the required changes, the City shall not issue the building permit requested by such applicant.

4. **PUD Requirements.** The Developer shall comply with all the requirements set forth in Resolution No. \_\_\_\_ conditionally approving the PUD Plan and Timber Ridge Final Plan and this Agreement, to the satisfaction of the City and prior to the issuance of any permits for the development of the Property.

5. **Developer to Pay All Costs.** Developer shall pay, within thirty (30) days of demand, all reasonable expenses that the City incurs in direct relation to the development of the Property and this Agreement. Said expenses shall include, but are not limited to, staff, engineering, legal and other consulting fees reasonably incurred in relation to this Agreement.

6. **Violation of Agreement.** In the event the Developer, including its successors and permitted assigns, violates any of its covenants or agreements in this Agreement and such violation is not corrected, or commenced to be corrected by the Developer, (which correction shall be diligently and promptly pursued and completed), within thirty (30) days after written notice specifying such violation, the City is hereby granted the right and privilege to declare a default in any or all of the terms of this Agreement and pursue any remedies at law or equity against the Developer.

7. **Certificate of Occupancy.** No Certificate of Occupancy shall be issued for any building constructed on any lot within the Property until the Developer has complied with the Development Agreement, the City Resolutions and all exhibits thereto, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations. If the Developer

is in default under this Agreement, the City may, among other remedies set forth in this Agreement, withhold future Certificates of Occupancy issued for the Property.

**8. Notices.** All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each referred to as a “**Notice**”) shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service (receipt requested); provided, that a Notice may be sent by e-mail where expressly permitted by this Agreement or by telephone where expressly permitted by this Agreement (any such telephone Notice shall be followed by an email confirmation within a reasonable time period). A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

If to City: City of Cannon Falls  
c/o City Administrator  
918 River Road  
Cannon Falls, MN 55009

With copy to: Hoff Barry, P.A.  
Attn: Shelley M. Ryan  
100 Prairie Center Drive, Ste. 200  
Eden Prairie, MN 55344

If to Developer: Endres Canon Falls LLC  
c/o Leon Endres  
1505 River Shore Drive  
Hastings, MN 55033

With copy to:

**9. Proof of Title/City Attorney Requirements.** The Developer shall provide a platting title commitment as required by Minn. Stat. § 505.03. Such evidence of title shall be subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property. Further, the Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to the City Resolutions and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

**10 Cluster Box Unit Requirements.** The Developer shall install cluster box units as required by the United States Postal Service (the cluster box units and the area near and adjacent

to allow its reasonable use are referred to as the “**CBU**”). The PUD Plan and Timber Ridge Final Plan shall be modified prior to release of the Final Plat, subject to the review and approval of the City Engineer, to comply with the requirements of the United States Postal Service for the CBU. Prior to release of the Final Plat, the Developer shall submit a maintenance declaration or contain such maintenance responsibility in homeowner association documents, subject to the review and approval of the City Engineer, to apportion to all lots of the Property the responsibility and cost to maintain the CBU.

**11. MISCELLANEOUS.**

a. Attorneys’ Fees. If any action is brought to enforce the terms of this Agreement and the City prevails, the Developer will pay the City’s costs and reasonable attorneys’ fees to be fixed by the Court.

b. Entire Agreement. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

c. Agreement Effect. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties, their respective successors and permitted assigns and the benefits and burdens shall run with the Property. The Developer shall record this Agreement against the title to the Property along with the recording of the Final Plat. The Developer warrants and guarantees that this Agreement shall have priority on the property records over any other lien or encumbrance. The Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that this Agreement is recorded and all conditions herein have been satisfied prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

d. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota.

e. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express, or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

f. Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

g. Time is of the Essence. Time is of the essence in the performance of the terms and obligations of this Agreement.

h. Modification. Any modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement shall be binding only if evidenced in writing



signed by each Party or an authorized representative of each Party.

i. Warrant of Authority. The Developer warrants and guarantees that it has the authority to enter into this Agreement and to make it a covenant on the Property binding all current and future owners.

j. Compliance with City Code § 152.153(J)(2)(g). Pursuant to City Code § 152.153(J)(2)(g), the Developer shall make application for and receive (on the condition that the Developer complies with the requirements of the Development Agreement, the City Resolutions and all exhibits thereto, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations) a building permit and construction activities on the Property shall commence on or before \_\_\_\_\_, 2024. In such event of failure of the Developer to meet the above deadline, the Development Agreement, the City Resolutions and all exhibits thereto, this Agreement, and all approvals granted under the same for the development of the Property shall become null and void with no further action required by either the Developer or City.

k. Non-Waiver. The action or inaction of the City shall not constitute a waiver or amendment of the provisions of this Agreement. The waiver by or the failure of the City to enforce any particular section, portion, or requirement of this Agreement at any particular time shall not in any way constitute a waiver of any other section, provision, requirement, time element, or the right to enforce such provision at a subsequent time. To be binding, any amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

l. Cumulative Rights. Each right, power, or remedy herein conferred upon the City is cumulative and in addition to every other right, power, or remedy, express or implied, now or hereinafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and will not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy.

*The remainder of this page intentionally left blank; signature pages follow*

**IN WITNESS WHEREOF**, the Parties herein have executed this Agreement as of the Effective Date.

**CITY OF CANNON FALLS,**  
A Minnesota municipal corporation

BY: \_\_\_\_\_  
Mayor

AND: \_\_\_\_\_  
City Administrator

STATE OF MINNESOTA    )  
COUNTY OF GOODHUE   )ss.  
CITY OF CANNON FALLS   )

On this \_\_\_\_ day of \_\_\_\_\_, 202, before me personally appeared Matt Montgomery and Neil Jensen to me known to be the persons described in the foregoing instrument and who did say they are, respectively, the Mayor and City Administrator of the City of Cannon Falls, Minnesota, a municipal corporation, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and that said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council, and said Matt Montgomery and Neil Jensen acknowledged said instrument to be the free act and deed of said corporation.

\_\_\_\_\_  
Notary Public

**ENDRES CANON FALLS LLC**

By: \_\_\_\_\_

Its:

STATE OF MINNESOTA    )  
  ) SS.  
COUNTY OF \_\_\_\_\_)

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2023,  
by \_\_\_\_\_, the \_\_\_\_\_ of Endres Canon Falls LLC, on behalf of said company.

\_\_\_\_\_  
Notary Public

DRAFT

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

#### TIMBER RIDGE

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.

**EXHIBIT B**  
**PRELIMINARY PLAT**

DRAFT



**EXHIBIT C**

**PUD PLAN**

DRAFT

**EXHIBIT D**  
**ORDINANCE NO.**

DRAFT

**EXHIBIT E**

**RESOLUTION NO.**

DRAFT

**EXHIBIT F**

**RESOLUTION NO.**

DRAFT