

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Preliminary Plat Amendment—Timber Ridge Development
DATE: January 16, 2024

BACKGROUND

On August 15th, City Council approved the Preliminary Plat, Rezoning, and PUD plans for Timber Ridge. The four 2+ acre estate lots (see exhibit A) were replaced with two outlots.

Cannon Falls City Council amended City Code 151.112 at their November 21st meeting. The amended ordinance allows for well and septic to serve residential lots in the city. Now that these lots can be served, the estate lots can be added to the approved plat.

At the January 8th Planning Commission meeting, a public hearing was held to consider the Preliminary Plat Amendment, adding the four estate lots to the originally submitted plat. Commission voted unanimously to recommend approval.

The following exhibits are enclosed to further describe the proposal:

1. Application from Endres Cannon Falls LLC
2. Exhibit A (Estate lots location on First Addition and Preliminary Plat)
3. Exhibit B (Advanced Onsite, Inc's soil boring logs showing suitability of well and septic systems to serve estate lots)
4. Resolution 2732

REQUESTED CITY COUNCIL ACTION

Please consider and make a motion to approve of Resolution 2732, adding the four estate lots to the approved Timber Ridge Preliminary Plat.

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 January 8, 2024, to hold a Public Hearing to consider a request by Leon Endres for a Preliminary Plat Amendment request as well as a Variance request to serve residential lots via well and septic, legally described as Outlots F and G of the Timber Ridge 1st Addition.

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.

Zach Logelin



DEVELOPMENT APPLICATION

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

SUBJECT TO STAFF REVIEW

Street Location of Property: Timber Ridge Development

Legal Description of Property: Outlots F and G of Timber Ridge 1st Add

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 type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input checked="" type="checkbox"/> | Variance |
| | | <input type="checkbox"/> Concept | <input type="checkbox"/> | Interim Use Permit |
| | | <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> | Amendment |
| | | <input type="checkbox"/> Final Plat | <input 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 checked="" 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: _____

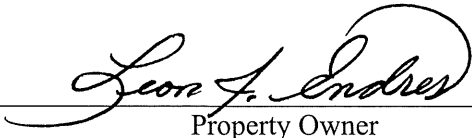
Give detailed description of project and reason for conditional use or variance, if applicable:

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: 12/7/23

Applicant (if not the Property Owner)

Date: _____

FOR CITY USE ONLY

Date Application Filed: _____

Basic Fees: _____

Received By: _____

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: _____

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

Attachment A1

CITY OF CANNON FALLS
ZONING AND SUBDIVISION FEE SCHEDULE
2023

| | Base Fee/Recording | Escrow Deposit* | Total |
|---|-------------------------------------|-----------------|-----------------------------|
| Zoning: | | | |
| Comprehensive Plan Amendment | \$450 | \$0 | \$450 |
| Variance | \$450 | \$0 | \$450 |
| Appeal | \$450 | \$0 | \$450 |
| Rezoning and Ordinance Text Amendment | \$450 | \$0 | \$450 |
| Amendment | \$450 | \$0 | \$450 |
| Conditional Use Permit | \$450 | \$0 | \$450 |
| Planned Unit Development / Conditional Use Permit | \$450 | \$0 | \$450 |
| Site Plan Review | \$0 | \$0 | \$0 |
| Interim Use Permit | \$450 | \$0 | \$450 |
| Administrative Permit | \$150 | \$0 | \$150 |
| Home Occupation | \$150 | \$0 | \$150 |
| | | | |
| Annexation Petition | \$450 | \$0 | \$450 |
| Vacation | \$450 | \$0 | \$450 |
| Renewal Permit | \$150 | \$0 | \$150 |
| Other | \$250 | \$0 | \$250 |
| Subdivision: | | | |
| Administrative Subdivision | \$250 | \$0 | \$250 |
| Concept Plan | \$250 | \$0 | \$250 |
| Preliminary Plat | \$500 | \$2,500 | \$3,000 |
| Final Plat | \$500 | \$500 | \$1,000 |
| Park Dedication: | | | |
| All Residential Units | Fees set by City Council Resolution | NA | 10% land \$1,390.00/unit |
| Commercial | Fees set by City Council Resolution | NA | 10% land \$2,000.00/acre |
| Industrial | Fees set by City Council Resolution | NA | 10% land \$2,000.00/acre |

**Whether or not an Escrow Deposit is required, if a consultant is engaged by the City to review the application and a cost is incurred for services rendered the applicant is responsible for payment of any and all professional service expenses. The final determination by the City Council will not be recorded unless and until any and all fees due have been paid by the applicant.*

EXHIBIT A

ESTATE LOTS LOCATION ON THE TIMBER RIDGE PRELIMINARY PLAT
AND
ESTATE LOTS LOCATION ON THE TIMBER RIDGE FIRST ADDITION PLAT

TIMBER RIDGE CANNON FALLS, MINNESOTA PRELIMINARY PLAT EXHIBITS

FOR
ENDRES CANON FALLS, LLC
1505 RIVER SHORE DR, HASTINGS, MN 55033
PHONE: (612) 598-9999

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Ch. Rd. #2, Suite 100, Burnsville, MN 55306
PHONE: (952) 890-6044 FAX: (952) 890-6244

PRELIMINARY
DATE: 07/13/2023
DRAWN BY: JSO

TIMBER RIDGE
CANNON FALLS, MINNESOTA
TITLE SHEET
FOR
ENDRES CANON FALLS, LLC
1505 RIVER SHORE DR, HASTINGS, MN 55033

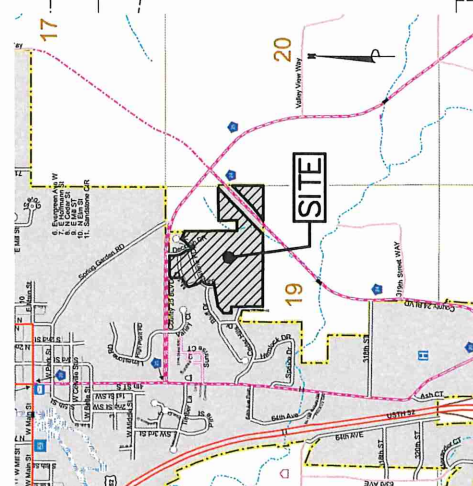
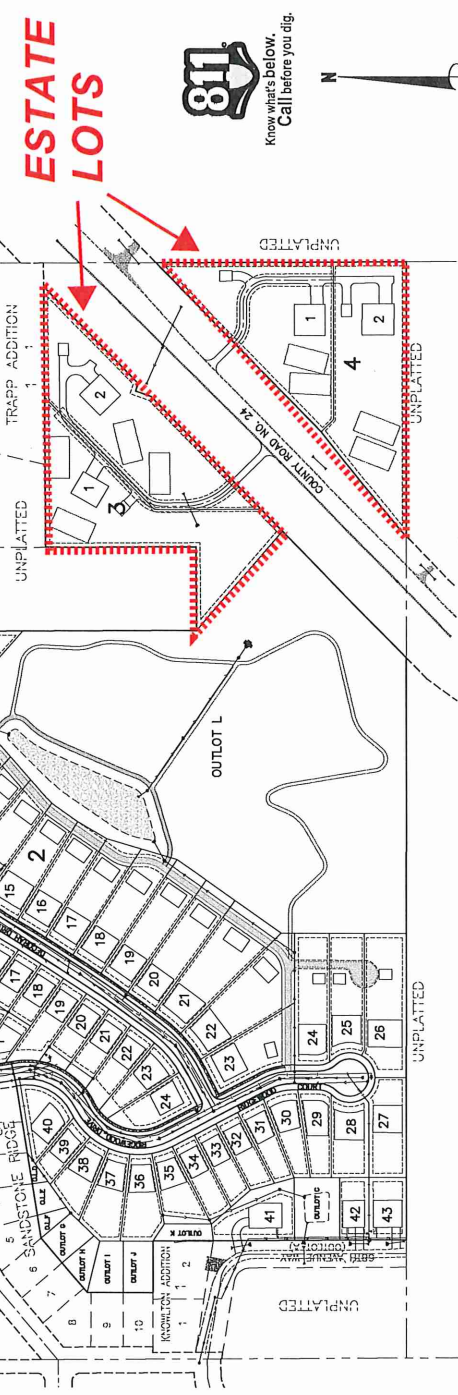
| | |
|-------------|------------|
| CAD FILE | 240591S |
| PROJECT NO. | 24059 |
| SCALE | 1.0 |
| DATE | 07/13/2023 |
| REVISIONS | |
| DRAWN BY | JSO |

INDEX

| | |
|------------------------------------|-----------|
| TITLE SHEET | 1.0 |
| EXISTING CONDITIONS (AERIAL) | 1.1 |
| EXISTING CONDITIONS | 1.2 |
| PRELIMINARY PLAN | 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 |
| OVERALL GRADING & DRAINAGE PLAN | 4.1 - 4.4 |
| UTILITY PLAN | 5.0 |
| UTILITY PLAN | 5.1 - 5.3 |
| CONSTRUCTION DETAILS | 6.0 - 6.3 |

LEGEND

| | |
|---------------------------------|-----|
| EXISTING WATERMAIN | --- |
| EXISTING SANITARY SEWER | --- |
| EXISTING STORM SEWER | --- |
| EXISTING ELECTRIC BOX | ⊗ |
| EXISTING LIGHT POLE (WATERS) | ⊗ |
| EXISTING TELEPHONE PEDESTAL | ⊗ |
| EXISTING TV PEDESTAL | ⊗ |
| EXISTING WALL | ⊗ |
| EXISTING CONDUIT | --- |
| EXISTING TREE/LINE/TREES | ⊗ |
| EXISTING ASPHALT | --- |
| EXISTING CONCRETE | --- |
| EXISTING GRAVEL | --- |
| PROPOSED WATERMAIN | --- |
| PROPOSED SANITARY SEWER | --- |
| PROPOSED STORM SEWER | --- |
| PROPOSED CURB & GUTTER | --- |
| PROPOSED CONCRETE | --- |
| PROPOSED GRAVEL | --- |
| PROPOSED BITUMINOUS TRAIL | --- |
| PROPOSED WET SEDIMENTATION POND | --- |



PROJECT CONTACTS
PROJECT ENGINEER: RICK L. CASPER, P.E. - JAMES R. HILL, INC.
DEVELOPER REPRESENTATIVE: LEON ENDRES - ENDRES CANON FALLS, LLC
CITY ENGINEER: MARK SONSTEGARD - JMH LAND DEVELOPMENT
INDICES OFFICER: BILL ANGERMAN, P.E. - WHKS
GENERAL CONTRACTOR REPRESENTATIVE: BRIAN GREEN - MFCA
TBD

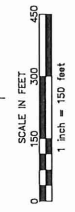


EXHIBIT B
ADVANCE ONSITE, INC
SOIL BORING LOTS

SOIL BORINGS

for

SUBDIVISION

Prepared For: **Andrew Endres**

Prepared By: **Advanced OnSite, Inc.**

Prepared: **09/08/2023**

The Endres Project

PID# 527190100

4 Lot Subdivision

The Andrew Endres Project
PID # 527190100
Sec. 19, T-112-N, R-17-W,
Cannon Falls Township, Goodhue County, MN.

Summary-Block 3

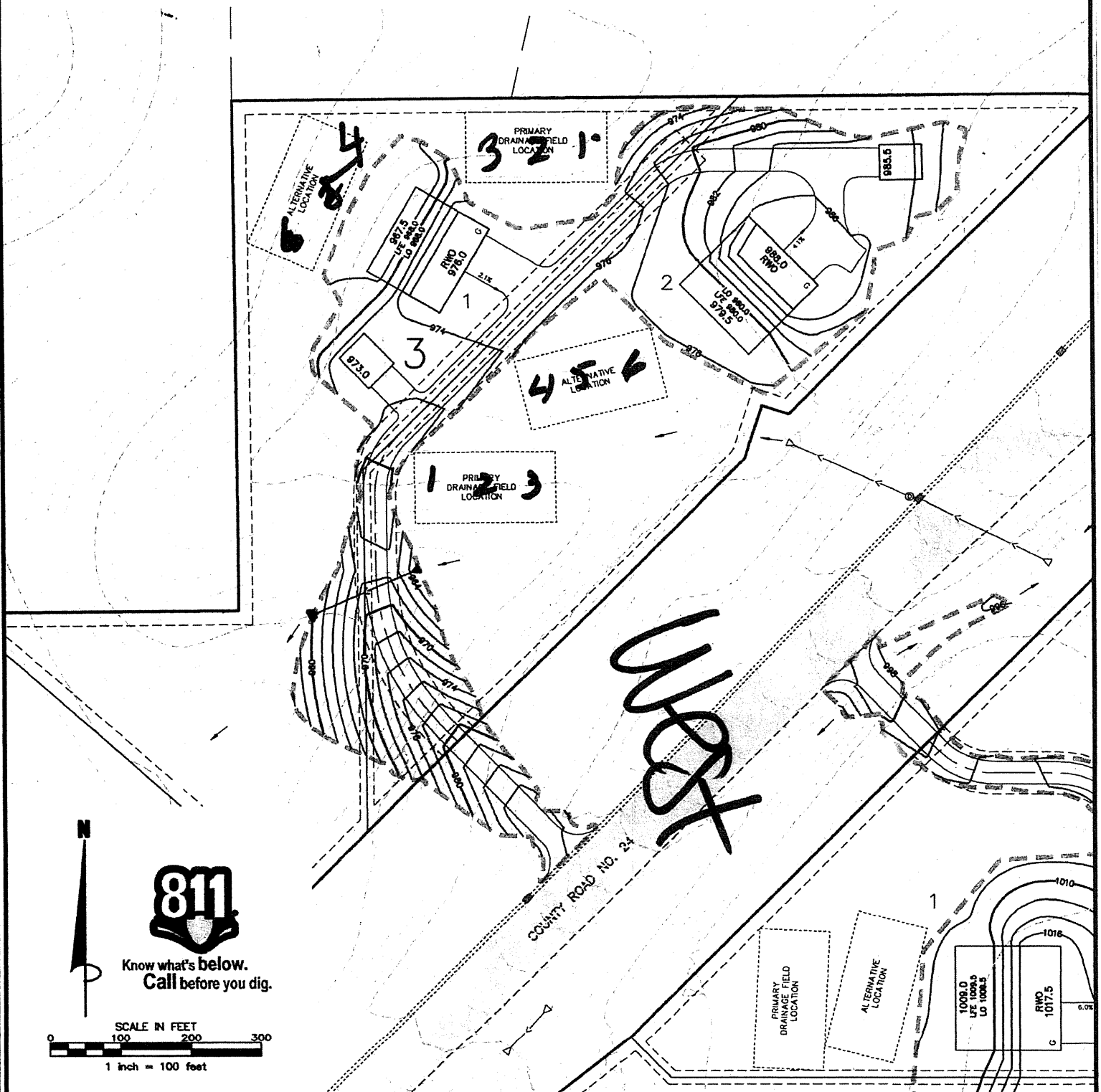
| <u>LOT #</u> | <u>BORING</u> | <u>System Type</u> |
|--------------|--|--------------------|
| Lot 1 | B1...M = 17" B2...M = 26" B3...M = 20" | (Mound) |
| Lot 2 | B1...M = 12" B2...M = 13" B3...M = 14" | (Mound) |

Summary-Block 4

| <u>LOT #</u> | <u>BORING</u> | <u>System Type</u> |
|--------------|--|--------------------|
| Lot 1 | B1...M = 17" B2...M = 19" B3...M = 18" | (Mound) |
| Lot 2 | B1...M = 16" B2...M = 16" B3...M = 17" | (Mound) |

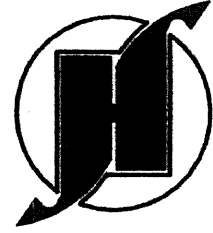
SEPTIC DRAINFIELD LOCATIONS

FOR: BLOCK 3, LOT 1 & 2



G:\Users\USER25\pdp\dwg\local\temp\AcPublish_10332\240596.dwg - 7/31/2023 09:37AM

| | | | | | |
|-------------|----------------------|------------------------|-----------|--------------------|-----------------|
| PAGE 1 OF 2 | PROJECT NO. 24059 | CAD FILE 240596.dwg | REVISIONS | DATE 07/31/2023 | DRAWN BY JSO |
|-------------|----------------------|------------------------|-----------|--------------------|-----------------|



James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
 2500 WEST C.R. 42, SUITE 120, BURNSVILLE, MN 55337
 PHONE: 952.890.6044 www.jrhinc.com

Block 3

Lot1

Primary



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres

Location / Address:

PID# 527190100

Soil parent material(s): (Check all that apply)

Outwash
 Lacustrine
 Loess
 Till
 Alluvium
 Bedrock
 Organic Matter
 Disturbed/Fill

Landscape Position: Back/Side Slope

Slope %:

Slope shape:

Linear, Linear

Flooding/Run-On potential:

No

Vegetation: Grass

Soil survey map units:

Surface Elevation-Relative to benchmark:

100.0

Date/Time of Day/Weather Conditions:

9/4/2023

2:00 PM

Sunny

Limiting Layer Elevation:

98.6

Observation #/Location:

B1

Block 3 Lot 1 Primary

Observation Type:

Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure | | |
|------------|-------------------|--------------|-----------------|-----------------|---------------|--------------|--------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-10 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | X | X | Granular | Moderate | Friable |
| | | | | X X | X | X | | | |
| 10-17 | Medium Loamy Sand | <5% | 10YR 4/3 | X X | X | X | Single grain | Moderate | Friable |
| | | | | X X | X | X | | | |
| 17-x | Bedrock | >50% | | | | | Massive | Strong | Rigid |
| | | | | | | | | | |
| | | | | | | | | | |
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| | | | | | | | | | |
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Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

(Designer/Inspector)

(Signature)

(License #)

(Date)

L 2656

9/4/2023

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres

Location / Address:

PID# 527190100

Soil parent material(s): (Check all that apply)

Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope

Slope %:

Slope shape:

Linear, Linear

Flooding/Run-On potential:

No

Vegetation: Grass

Soil survey map units:

Surface Elevation-Relative to benchmark:

100.0

Date/Time of Day/Weather Conditions:

9/4/2023

2:10 PM

Sunny

Limiting Layer Elevation:

97.8

Observation #/Location:

B2

Block 3 Lot 1 Primary

Observation Type:

Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure | | |
|------------|-------------|--------------|-----------------|-----------------|---------------|--------------|--------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-17 | Loamy Sand | <5% | 10YR 3/2 | X X | X | X | Granular | Moderate | Friable |
| | | | | X X | X | X | | | |
| 17-26 | Medium Sand | <5% | 10YR 4/3 | X X | X | X | Single grain | Moderate | Friable |
| | | | | X X | X | X | | | |
| | | | | | | | | | |
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Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

L 2656

9/4/2023

(Designer/Inspector)

(Signature)

(License #)

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres Location / Address: _____ PID# 527190100

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope Slope %: _____ Slope shape: _____ Linear, Linear Flooding/Run-On potential: No

Vegetation: Grass Soil survey map units: _____ Surface Elevation-Relative to benchmark: 100.0

Date/Time of Day/Weather Conditions: 9/4/2023 2:20 PM Sunny Limiting Layer Elevation: 98.8

Observation #/Location: B3 Block 3 Lot 1 Primary Observation Type: Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure | | |
|------------|-------------------|--------------|-----------------|-----------------|---------------|--------------|--------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-11 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | X | X | Granular | Moderate | Friable |
| | | | | X X | X | X | | | |
| 11-20 | Medium Sand | <5% | 10YR 4/3 | X X | X | X | Single grain | Moderate | Friable |
| | | | | X X | X | X | | | |
| 20-24 | Fine Sand | <10% | 10YR 5/4 | 10YR 5/2 | Depletions | S1 | Single grain | Moderate | Friable |
| | | | | | | | | | |
| 24-x | Bedrock | >50% | | | | | | | |

Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

(Designer/Inspector)

(Signature)

(License #)

(Date)

L 2656

9/4/2023

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)

Alternate

Soil Observation Log

Project ID:

v 03.15.2023

Client: **Andrew Endres**

Location / Address:

PID# 527190100

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope Slope shape: Linear, Linear Slope slope: Linear, Linear Flooding/Run-On potential: No

Vegetation: Grass Soil survey map units: 9/4/2023 2:40 PM Sunny Surface Elevation-Relative to benchmark: 100.0

Date/Time of Day/Weather Conditions: 9/4/2023 2:40 PM Block 3 Lot 1 Alt Limiting Layer Elevation: 96.7

Observation #/Location: B4 Observation Type: Auger

Depth (in) Texture Rock Frag. % Matrix Color(s) Mottle Color(s) Redox Kind(s) Indicator(s) Shape Grade Consistence

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Shape | Grade | Consistence |
|------------|-------------------|--------------|-----------------|-----------------|----------------|--------------|--------------|----------|-------------|
| 0-9 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | X | X | Granular | Moderate | Friable |
| 9-23 | Medium Sand | <5% | 10YR 4/3 | X X | X | X | Single grain | Moderate | Friable |
| 23-40 | Fine Sand | <10% | 10YR 5/4 | X X | X | X | Single grain | Moderate | Friable |
| 40-45 | Fine Sand | <10% | 7.5YR 5/4 | 7.5YR 6/2 | Concentrations | S1 | Single grain | Moderate | Friable |
| 45-x | Bedrock | >50% | | | | | Massive | Strong | Rigid |

Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

L 2656

9/4/2023

(Designer/Inspector)

(Signature)

(License #)

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID: _____ v 03.15.2023

Client: **Andrew Endres** Location / Address: _____ PID# 527190100

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope Slope %: _____ Slope shape: Linear, Linear Flooding/Run-On potential: No

Vegetation: Grass Soil survey map units: _____ Surface Elevation-Relative to benchmark: 100.0

Date/Time of Day/Weather Conditions: 9/4/2023 2:50 PM Sunny Limiting Layer Elevation: 96.7

Observation #/Location: B5 Block 3 Lot 1 Alt Observation Type: Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure | | |
|------------|-------------------|--------------|-----------------|-----------------|----------------|--------------|--------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-9 | Medium Loamy Sand | <5% | 10YR 3/2 | x x | x | x | Granular | Moderate | Friable |
| 9-24 | Medium Sand | <5% | 10YR 4/3 | x x | x | x | Single grain | Moderate | Friable |
| 24-40 | Fine Sand | <10% | 10YR 5/4 | x x | x | x | Single grain | Moderate | Friable |
| 40-45 | Fine Sand | <10% | 7.5YR 5/4 | 7.5YR 6/2 | Concentrations | S1 | Single grain | Moderate | Friable |
| 45-x | Bedrock | >50% | | | | | Massive | Strong | Rigid |

Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik L 2656 9/4/2023

(Designer/Inspector) (Signature) (License #) (Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector) (Signature) (Cert #) (Date)

Block 3

Lot 2



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres

Location / Address:

PID# 527190100

Soil parent material(s): (Check all that apply)

Outwash
 Lacustrine
 Loess
 Till
 Alluvium
 Bedrock
 Organic Matter
 Disturbed/Fill

Landscape Position: Back/Side Slope

Slope %:

Slope shape:

Linear, Linear

Flooding/Run-On potential: No

Vegetation: Grass

Soil survey map units:

Surface Elevation-Relative to benchmark: 100.0

Date/Time of Day/Weather Conditions:

9/4/2023

3:00 PM

Sunny

Limiting Layer Elevation: 96.7

Observation #/Location:

B6

Block 3 Lot 1 Alt

Observation Type:

Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure | | |
|------------|-------------------|--------------|-----------------|-----------------|----------------|--------------|--------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-10 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | X | X | Granular | Moderate | Friable |
| | | | | X X | X | X | | | |
| 10-22 | Medium Sand | <5% | 10YR 4/3 | X X | X | X | Single grain | Moderate | Friable |
| | | | | X X | X | X | | | |
| 22-40 | Fine Sand | <10% | 10YR 5/4 | X X | X | X | Single grain | Moderate | Friable |
| | | | | X X | X | X | | | |
| 40-45 | Fine Sand | <10% | 7.5YR 5/4 | 7.5YR 6/2 | Concentrations | S1 | Single grain | Moderate | Friable |
| | | | | | | | | | |
| 45-x | Bedrock | >50% | | | | | Massive | Strong | Rigid |
| | | | | | | | | | |

Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

(Designer/Inspector)

(Signature)

(License #)

(Date)

L 2656

9/4/2023

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)

Primary



Soil Observation Log

Project ID: v 03.15.2023

Client: **Andrew Endres** Location / Address: **PID# 527190100**

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: **Back/Side Slope** Slope %: **Slope shape: Linear, Linear** Flooding/Run-On potential: **No**

Vegetation: **Grass** Soil survey map units: **Surface Elevation-Relative to benchmark: 100.0**

Date/Time of Day/Weather Conditions: **9/4/2023 3:20 PM Sunny** Limiting Layer Elevation: **99.0**

Observation #/Location: **B1 Block 3 Lot 2 Primary** Observation Type: **Auger**

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | I----- Structure-----I | | |
|------------|-------------------|--------------|-----------------|-----------------|---------------|--------------|------------------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-12 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | x | x | Granular | Moderate | Friable |
| 12-x | Bedrock | >50% | X X | X X | x | x | Massive | Strong | Rigid |
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Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik (Designer/Inspector) **L 2656** (License #) **9/4/2023** (Date)
(Signature)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

 (LGU/Designer/Inspector) (Cert #) _____ (Date)



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres Location / Address: PID# 527190100

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope Slope %: Slope shape: Linear, Linear Flooding/Run-On potential: No

Vegetation: Grass Soil survey map units: Surface Elevation-Relative to benchmark: 100.0

Date/Time of Day/Weather Conditions: 9/4/2023 3:30 PM Sunny Limiting Layer Elevation: 98.9

Observation #/Location: B2 Block 3 Lot 2 Primary Observation Type: Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | Structure-----I | | |
|------------|-------------------|--------------|-----------------|-----------------|---------------|--------------|-----------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-13 | Medium Loamy Sand | <5% | 10YR 3/2 | x/x | x | x | Granular | Moderate | Friable |
| | | | | x/x | x | x | | | |
| 13-x | Bedrock | >50% | | x/x | x | x | Massive | Strong | Rigid |
| | | | | x/x | x | | | | |
| | | | | x/x | x | | | | |
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Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik

(Designer/Inspector)

(Signature)

L 2656

(License #)

9/4/2023

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID:

v 03.15.2023

Client: Andrew Endres **Location / Address:** PID# 527190100

Soil parent material(s): (Check all that apply) Outwash Lacustrine Loess Till Alluvium Bedrock Organic Matter Disturbed/Fill

Landscape Position: Back/Side Slope **Slope %:** **Slope shape:** Linear, Linear **Flooding/Run-On potential:** No

Vegetation: Grass **Soil survey map units:** **Surface Elevation-Relative to benchmark:** 100.0

Date/Time of Day/Weather Conditions: 9/4/2023 3:40 PM **Sunny** **Limiting Layer Elevation:** 98.8

Observation #/Location: B3 **Block 3 Lot 2 Primary** **Observation Type:** Auger

| Depth (in) | Texture | Rock Frag. % | Matrix Color(s) | Mottle Color(s) | Redox Kind(s) | Indicator(s) | I----- Structure-----I | | |
|------------|-------------------|--------------|-----------------|-----------------|---------------|--------------|------------------------|----------|-------------|
| | | | | | | | Shape | Grade | Consistence |
| 0-14 | Medium Loamy Sand | <5% | 10YR 3/2 | X X | x | x | Granular | Moderate | Friable |
| 14-x | Bedrock | >50% | X X | X X | x | x | Massive | Strong | Rigid |
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Comments: Soil Observation for Subdivision

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

T. Klanchnik L 2656 9/4/2023
 (Designer/Inspector) (License #) (Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

 (LGU/Designer/Inspector) (Cert #) (Date)

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2732

PRELIMINARY PLAT AMENDMENT FOR TIMBER RIDGE

WHEREAS, Timber Ridge has made an application for a Preliminary Plat Amendment to allow the four 2+ acre estate lots to be added to the approved Timber Ridge Preliminary Plat, described as Block 3 lots 1 & 2 and Block 4 lots 1 & 2; and

WHEREAS, the Planning Commission conducted a public hearing on January 8, 2024 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of this Timber Ridge Preliminary Plat Amendment, dated July 13th 2023, reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Plat Amendment be conditionally approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Plat Amendment to add the four 2+ acre estate lots, described as Block 3 lots 1 & 2 and Block 4 lots 1 & 2 be added to the Timber Ridge Preliminary Plat be approved subject to compliance with all remaining requirements of the City of Cannon Falls Zoning Code Chapter 152 requirements.

ADOPTED by the City Council of Cannon Falls this 16th day of January 2024.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator