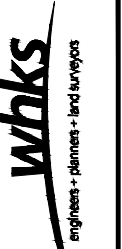
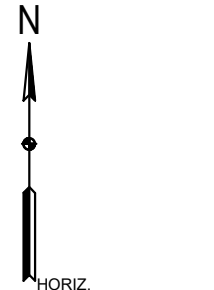
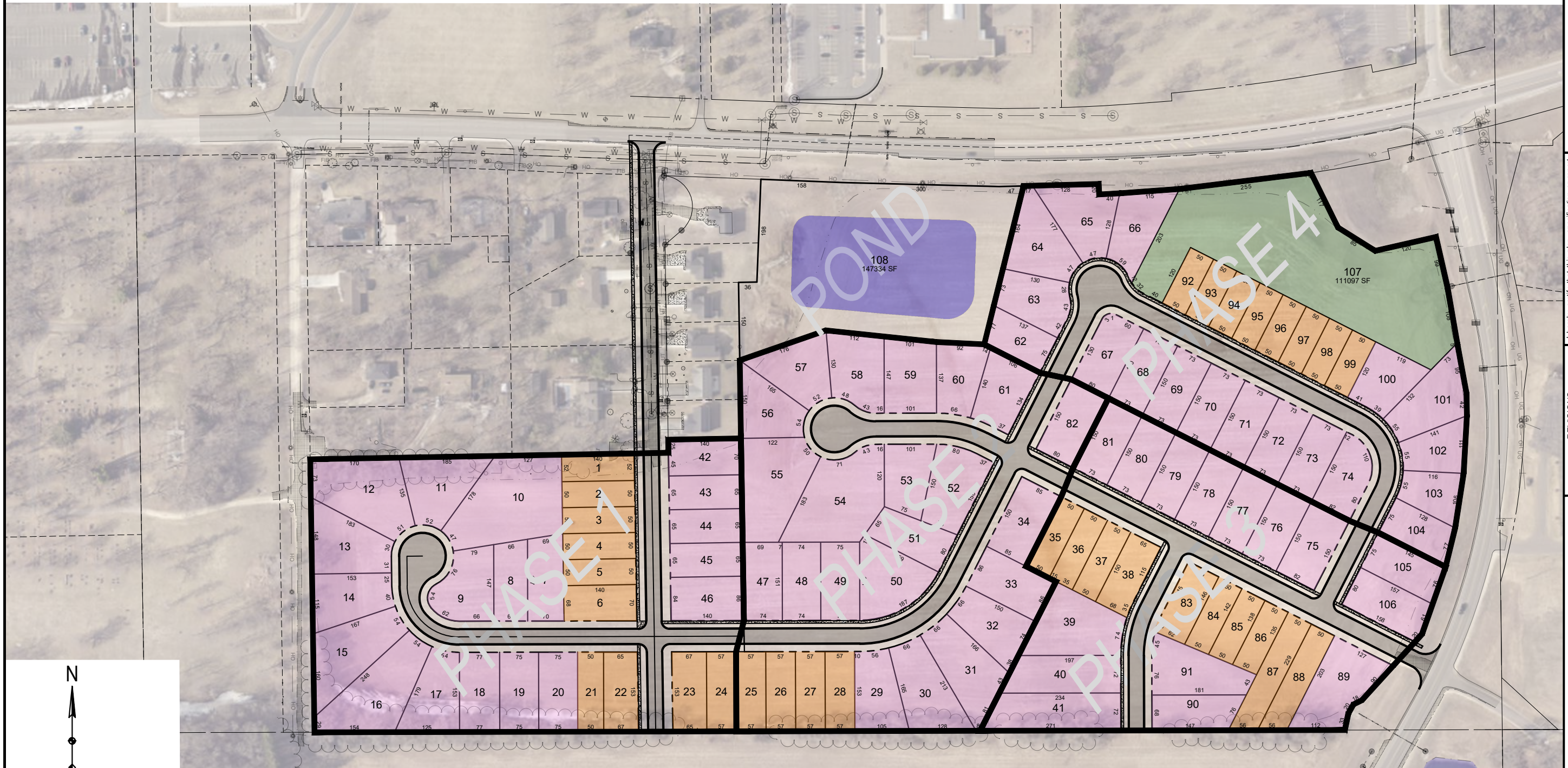


HARDWOOD ESTATES SECOND SUBDIVISION

PUD EXHIBIT



FILE PATH: S:\Jobs\Cannon Falls\9724.01 Multivhll Phase 1 Design\Drawings\9724.01 PUD AND PARKLAND EXHIBITS.dwg PLOT DATE: 7/31/2023 3:58 PM



- 74 SINGLE FAMILY LOTS
- 32 TOWNHOME LOTS
- PARK AREA

OWNER/DEVELOPER: CANNON FALLS EDA
CONTACT: JON DAHL
918 RIVER ROAD
CANNON FALLS, MN 55009

SURVEYOR: TIMOTHY A. HRUSKA, P.E., L.S.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

ENGINEER: DAVID MARTIN, P.E.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

PLAT AREA: TOTAL PROPERTY AREA = 41.84 ACRES
TOTAL ROW AREA = 1.97 ACRES
NUMBER OF LOTS = 29 LOTS AND 2 OUTLOTS

ZONING: PROPOSED PUD (R-3), SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY DETACHED

SETBACKS: 25 FRONT YARD
20' EXCEPT 25' FOR DOUBLE FRONTAGE REAR YARD
5.0' MIN. SIDE YARD (COMBINED TOTAL 15.0' FEET SIDE YARDS),
EXCEPT 20' FOR THE SIDE YARD OF A CORNER LOT ABUTTING A PUBLIC RIGHT-OF-WAY SIDE YARD

MIN. LOT DEPTH: 120'

MIN. LOT WIDTH: 70' CORNER LOT
60' INTERIOR LOT

MIN. LOT AREA: 9,000 SF

TOWNHOUSE

SETBACKS: 25 FRONT YARD
20' EXCEPT 25' FOR DOUBLE FRONTAGE REAR YARD
5.0' MIN. SIDE YARD (COMBINED TOTAL 15.0' FEET SIDE YARDS),
EXCEPT 20' FOR THE SIDE YARD OF A CORNER LOT ABUTTING A PUBLIC RIGHT-OF-WAY SIDE YARD

MIN. LOT DEPTH: 120'

MIN. LOT WIDTH: 50'

MIN. LOT AREA: 6,000 SF

I hereby certify that this plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Name _____ Date _____ License No. _____

REVISIONS	
NO.	DESCRIPTION

PUD EXHIBIT

HARDWOOD ESTATES SECOND SUBDIVISION
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
WHKS PROJECT NO. 9724.01
DRAWN BY: JPP
CHECKED BY: DAM
SHEET
1 OF 1