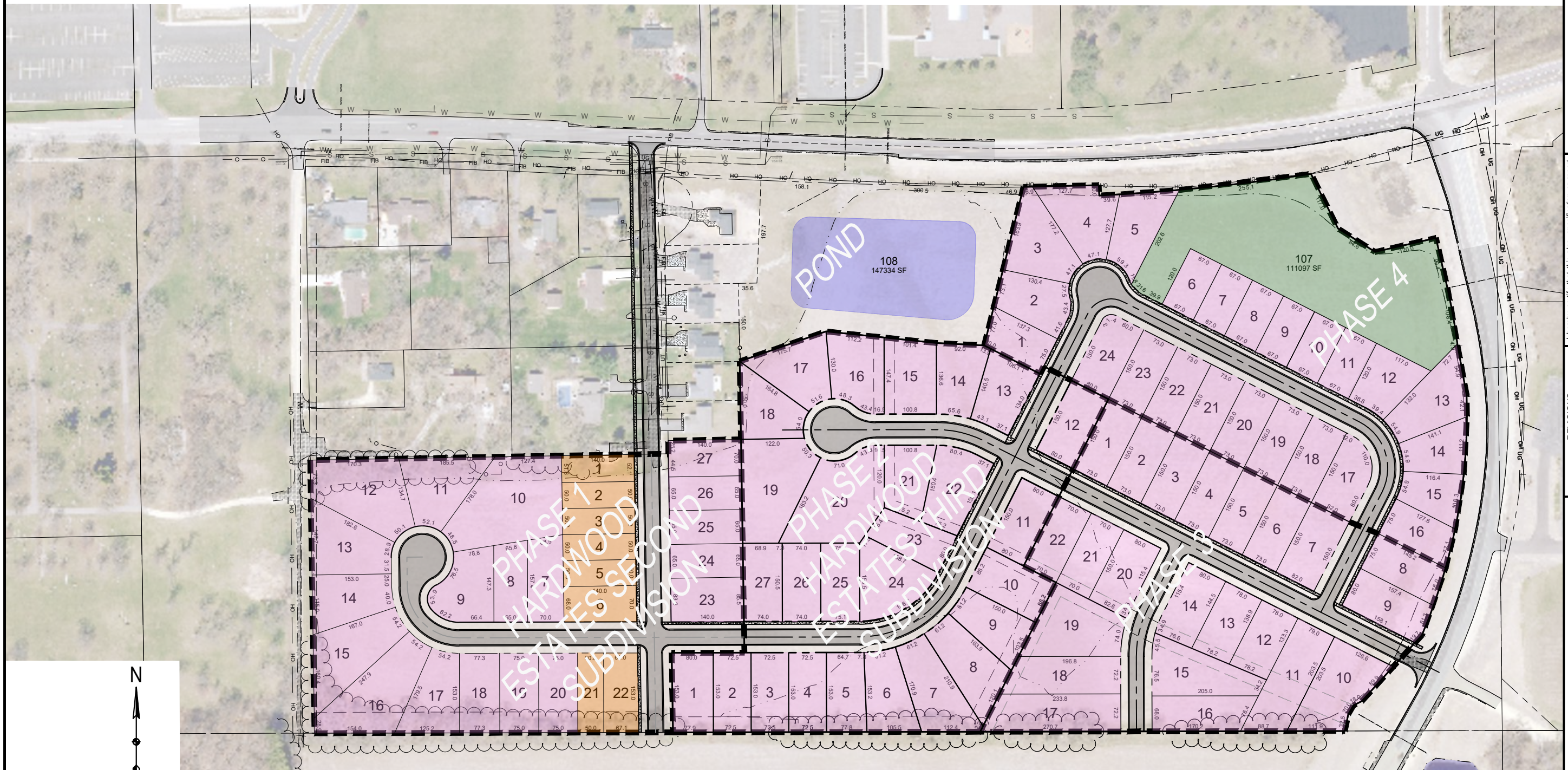
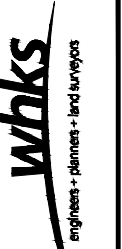
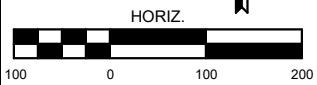


HARDWOOD ESTATES THIRD SUBDIVISION

PUD EXHIBIT



FILE PATH: C:\bms\whks-pw-01\dms05574\10196 HARDWOOD ESTATES 3RD PUD EXHIBIT.dwg PLOT DATE: 4/9/2025 9:09 AM



94 SINGLE FAMILY LOTS

6 TOWNHOME LOTS

PARK AREA

OWNER/DEVELOPER: CANNON FALLS EDA
 CONTACT: LAURA QAULEY
 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 = 10.46 ACRES
 TOTAL ROW AREA = 1.97 ACRES
 NUMBER OF LOTS = 27 LOTS

ZONING: PROPOSED PUD (R-2), 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: 80' CORNER LOT
 60' INTERIOR LOT

MIN. LOT AREA: 11,000 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.

David A. Martin
 Date _____ License No. 51131

NO.	DATE	DESCRIPTION

1 PUD EXHIBIT

HARDWOOD ESTATES THIRD SUBDIVISION
 CANNON FALLS, MINNESOTA
 2025

SCALE: AS SHOWN
 WHKS PROJECT NO. 10196
 DRAWN BY: KML
 CHECKED BY: JPP
 SHEET

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