

Cannon Bluffs
Planned Cluster Development Guidelines
Cannon Falls, MN

April 19, 2002

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The following guidelines summarize the conceptual framework for the design of Cannon Bluffs planned unit development. Included in this summary are modifications to existing Cannon Falls Land Use Regulations. All other Cannon Falls zoning ordinances apply.

This development will be constructed in five phases. While the plot documents submitted with these guidelines plot Phase One only, all successive phases will consistently adhere to the environmental and aesthetic issues defined within this document.

I. DWELLING UNITS AND DEVELOPMENT PHASING

The Cannon Bluffs development consists of no more than 62 lots with a total of 78 total dwelling units. The development is proposed to be constructed in five phases as outlined below:

PHASE	# LOTS (62 Total)		# DWELLING UNITS (78 Total)	
	Single Family	Multi-Family	Single Family	Multi-Family
One	14	0	14	0
Two	17	4	17	12
Three	12	0	12	0
Four	6	4	6	12
Five	5	0	5	0
TOTALS	54	8	54	24

II. STORM WATER MANAGEMENT

An extensive soil boring analysis of the site confirmed the subsurface conditions located in the Cannon Bluffs development. The topsoil materials were generally underlain by either silty clay (CL/ML) or silty sand (SM) soils to depths at which the bedrock was encountered. Bedrock materials across the site consisted of sandstone and limestone. The average depth to weathered limestone in the vicinity of the storm water management practices is approximately 5 to 11 feet.

Utilities being designed for the development project include the water main, sanitary sewer and storm water system. Due to the shallow depth to bedrock and the environmental impact of blasting into the bedrock an above-ground storm water management system has been designed for the Cannon Bluffs development. This storm water management system will incorporate the following techniques:

- Wetland Treatment Systems
- Bioretention Areas
- Vegetated Swales
- Infiltration Ponds

In order to maintain the natural hydrology of the site we propose that the storm water be stored on site for rate control and water quality improvement. For larger rainfall events, the runoff would overflow to the ravines and Cannon River as it currently does. Storm water

calculations will be required prior to final design to size the BMPs (Best Management Practices) and minimize the impacts on downstream water bodies and bluffs. The objective will be to maintain predevelopment runoff rates and to the extent possible volumes for the design event by storing, infiltrating, and/or evapotranspiring the increase in storm water runoff. The remaining runoff will be discharged at multiple points along the bluff, through the ravines and as sheet flow reproducing as closely as possible the natural drainage patterns of the area.

III. BLUFFLINE MANAGEMENT

Above Wild and Scenic River District Boundary:

No structures shall be constructed in the Bluff Impact Zone as restricted by Cannon Falls Land Use Regulations Sec. 11.39 Bluff Protection Overlay District. This zone is defined as "all land located between the toe and the top of the bluff and the land located within 30' measured horizontally beyond the highest point of the top of the bluff and 30' measured horizontally beyond the lowest point of the toe of the bluff." In addition to structures, no vegetation may be removed except dead, diseased or invasive species. If invasive species are removed, do not remove stump of tree for erosion control measures.

Wild and Scenic River District – Private Lots

No structures shall be constructed within 30' of the bluffline. The bluffline is identified on EOR Grading Plan, Sheet 2, dated 1/25/02, on file with the City of Cannon Falls. See DNR approval, attached hereto as Exhibit A (DNR Approval) and Governing Documents for additional restrictions.

IV. SEWER AND WATER

Public sewer and water: see EOR Sheets 5, 6, 7, 9 and 10, dated 11/30/01, on file with the City of Cannon Falls.

V. PEDESTRIAN TRAILS

All paved pedestrian trails as shown on EOR Sheet 5, dated 11/30/01, on file with the City of Cannon Falls.

VI. SETBACKS

Minimum Setbacks	Existing Cannon	Cannon Bluffs
SINGLE FAMILY	R-1/R-2	PCD
1. Front Yard	30 feet	30 feet
2. Rear Yard	25 feet	20 feet
3. Side Yard	9 feet/5 feet	9 feet
4. Corner	15 feet	15 feet

MULTI-FAMILY	R-3	PCD
1. Front Yard	30 feet	20 feet
2. Rear Yard	35 feet	20 feet
3. Side Yard	15 feet	9 feet
4. Corner	30 feet	15 feet

BLUFFLINE

Bluffline setbacks and restrictions are 30 feet. See Section III.

- A. Lot sizes shall conform to the lot dimensions as shown on the Plat dated ____.
- B. Homes shall be located within the approved building envelopes as shown on Sheet by Samuelson Surveying Inc. hand-labeled "Dated 11-5-01; Building Envelopes & Bluffline." Prior to building permit approval, an individual lot site plan must be submitted to the architectural design and review team to confirm that all structures are located within the designated building envelope.
- C. Finished first floor elevations cannot exceed 30" above the highest existing elevation within the designated building envelopes.

VII. ACCESSORY STRUCTURES

Accessory structures are restricted by Cannon Falls land use regulations Section 11.46 subd. 3 Accessory Buildings, Uses and Equipment with the following modifications:

- A. No accessory structures shall exceed the height of the principal structure.
- B. No more than one detached accessory structure shall be used as parking garages.
- C. The sum total square footage of all accessory structures on each single family lot shall be limited to 1400 square feet, including the square footage of all finished floors of the accessory structures.
- D. The sum total square footage of all accessory structures on each multi-family lot shall be limited to 1920 square feet, including the square footage of all finished floors of the accessory structures.
- E. No access door or other opening shall exceed the height of 10 feet.
- F. Accessory structures shall be located within the designated building envelopes.

VIII. PARKING AND DRIVEWAYS

Parking is restricted by Cannon Falls land use regulations Section 11.50 subd. 8 Stall, Aisle and Driveway Design with the following modifications:

A. Lots

- Each lot will provide parking within the garage, driveway and/or parking pad.
- If desired by the homeowner, a compacted subbase can be installed under the turf grass within the first 20 feet of the lot along the street right of way for additional guest parking.
- The maximum width of any single family driveway is 12 feet. This width does not pertain to parking pads that are located adjacent to the front door of the garage.

B. Parking on Roads

- Parking on roads is restricted to designated areas. These areas are 8 foot wide, aggregate shoulders designated for parking. See EOR Sheet 5 and 11, dated 11/30/01, on file with the City of Cannon Falls.

IX. OUTDOOR STORAGE AND NON-GARAGE ACCESSORY STRUCTURES

A. Trash and recycling receptacles must be stored within an accessory building.

B. Vehicles and trailers of any type, whether motorized or not, must be kept in garages when not in use due to the limited parking areas on the Property and the appearance of the area.

C. Inoperative or unlicensed vehicles or recreational equipment may not be left anywhere at Cannon Bluffs I, except in the owner's garage. All vehicles required by law to be licensed or registered must have current registration and license tags, as applicable.

D. Additional buildings, animal enclosures, tents, awnings, shelters, additions, poles or other structures or physical improvements of any kind, temporary or permanent, which are visible from the exterior of a dwelling are prohibited without the prior written approval of the Board as set forth in Section 9 of the Declaration.

E. Owners and occupants have the responsibility for obtaining approval from the Board prior to the construction of any additions to their dwellings or any other exterior structure. If any such addition or structure is erected without approval by the Board, the Association has the right to remove the unapproved items at the expense of the violating owner.

X. PLANTINGS

Native plant species are used in the public open space areas in place of standard street tree plantings. Eastern red cedar, red oak, and other appropriate native species are planted in masses to complement the existing natural conditions of the development and to facilitate appropriate storm water management. Areas from the right-of-way to front setback of each lot will be seeded with prairie grass seed mix in accordance with DNR Approval, attached, and see Governing Documents for additional restrictions.

XI. LANDSCAPE GUIDELINES

The objective of the Landscape Guidelines is to ensure that all initial and continued landscaping respect the native surroundings and the sensitivity of the site and the site development concept. These guidelines apply to all development phases unless any alteration as determined by the architectural design and review team is deemed imperative to the success of the project.

A. Fences, Arbors, Trellises, Screens

- All fences to be designed by architect or builder or a landscape architect.
- All fences to be cedar, greenwood or approved equal.
- All fences to have a minimum of 6"x6" posts with a minimum of 2"x2" nailers, accents and pickets. Fences shall be minimum 25% open and maximum 6 feet in height for privacy fencing. All other fencing has a maximum height of 42 inches.
- All fences to be stained color specified by the architectural design and review team.
- All fences shall meet bluffline setbacks.

B. Retaining and Free Standing Site Walls: All retaining walls will be constructed from stone. Any walls attached to homes may be concrete and integral to house foundation. No artificial rock, concrete unit/block, or timber retaining walls are permitted. All walls shall meet bluffline structure setbacks.

C. Rock Mulch: 3/8 inch minus, or smaller crushed aggregate, or local limestone will be permitted along the drip line of residences, garages, fence lines, courtyards and flat (3% or less) planting beds. Rock mulch is not permitted in any bermed planting beds.

D. Finely Shredded Hardwood Mulch: Finely shredded hardwood mulch is permitted as suitable cover in all planting beds. Wood chips are not permitted.

E. Paving: Paving materials will be recommended as part of the individual lot landscape plan, or be included in the architectural drawings. Acceptable paving materials are: Portland concrete (only with sandblasted or acid-etched finish, no broom finish), real brick or brick pavers, quarried stone, exposed aggregate or pavers.

- Driveways: any of the acceptable paving materials.
- Parking Pads and Garage Aprons: any of the acceptable paving materials.
- Sidewalks: any of the acceptable paving materials.

F. Play Structures: All play structures to be of natural colors or matching colors of buildings or approved by the architectural design and review team.

G. Plant Materials: Plants are restricted to native species unless recommended by the architectural design and review team due to significance of the species to the rural character and heritage of the Cannon Falls area. The following approved "Acceptable Plant Material List" identifies a starting point for native species for Southeastern Minnesota. Native species shall be appropriate to the ecology and conditions of the site.

H. Acceptable Plant Material List

- Native Evergreen Tree

Balsam Fir	<i>Abies balsamea</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
White Pine	<i>Pinus strobes</i>
Jack Pine	<i>Pinus banksiana</i>

- Native Deciduous Shade Trees

Red Maple	<i>Acer rubra</i>
Hackberry	<i>Celtis occidentalis</i>
Bur Oak	<i>Quercus macrocarpa</i>
Red Oak	<i>Quercus rubra</i>
White Oak	<i>Quercus alba</i>
Basswood	<i>Tilia Americana</i>
Willows	<i>Salix</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Sugar Maple	<i>Acer saccharum</i>
Other Maples	<i>Acer</i>
Ash	<i>Fraxinus</i>
Silver Maple	<i>Acer saccharinum</i>
Cottonwood	<i>Populus deltoids</i>
Elm	<i>Ulmus</i>

- Native Ornamental Trees

Shadblow Serviceberry	<i>Amelanchier Canadensis</i>
Blue Beech	<i>Carpinus Carolina</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Grey Dogwood	<i>Cornus racemosa</i>
Hawthorn	<i>Crataegus crusgalli Inermis</i>
Quaking Aspen	<i>Populus tremuloides</i>
Ironwood	<i>Ostrya virginiana</i>
Red-osier Dogwood	<i>Cornus sericea</i>
Plum/Cherry	<i>Prunus</i>

- Native Shrubs

Bush Honeysuckle	<i>Diervilla lonicera</i>
Forsythia	<i>Forsythia species</i>
Common Witchazel	<i>Hammalis virginiana</i>
Horizontal Juniper	<i>Juniperus communis</i>
Fragrant Sumac	<i>Rhus aromatic</i>
Smooth Sumac	<i>Rhus glabra</i>
Staghorn Sumac	<i>Rhus typhina</i>
Red Snowberry	<i>Symphopcarpus orbiculatus</i>
White Snowberry	<i>Symphoricarpus albus</i>
Arrowood Viburnum	<i>Viburnum dentatum</i>
Nannyberry Viburnum	<i>Viburnum lentago</i>
Witherod Viburnum	<i>Viburnum cassinoides</i>

- Native Perennial Groundcovers

Wild Ginger	Asarum canadense
Bearberry	Arctostaphylos uva-ursi
Bluebead lily	Clintonia borealis
Bunchberry	Cornus Canadensis
Large Flowered Trillium	Trillium grandiflorum
Woodland Phlox	Phlox divaricata
False Spikenard	Smilacina racemosa
Sweet Woodruff	Galium odoratum
Foam Flower	Tiarella cordifolia
Ostrich fern	Mattencia struthiopteris

- Perennials: Non-native perennials are permitted providing they are contained in a designated perennial garden area or used as a continuous border for planting beds. To encourage the use of native perennials, the following list has been provided as a starting point.

Grasses

Big bluestem	Andropogon gerardii
Little bluestem	Andropogon scoparium
Kalm's brome	Bromus kalmii
Blue joint grass	Calamagrostis Canadensis
Canada wild rye	Elymus Canadensis
Switch grass	Panicum virgatum
Indiangrass	Sorghastrum nutans
Prairie cordgrass	Spartina pectinata
Grama species	Bouteloua
Path rush	Juncus tenuis
Pennsylvania sedge	Carex pennsylvanica
Northern dropseed	Sporobolus heterolepis

Wildflowers

Prairie onion	Allium stellatum
Canada anemone	Anemone Canadensis
Canada columbine	Aquilegia Canadensis
Butterflyweed	Asclepias tuberosa
Smooth aster	Aster laevis
New England aster	Aster novae-angliae
False indigo	Baptisia australis
Purple coneflower	Echinacea purpurea
Ox-eye daisy	Heliopsis helianthoides
Wild iris	Iris versicolor
Rough blazing star	Liatris aspera
Evening primrose	Oenothera biennis
Large-flowered penstemon	Penstemon grandiflorus
Prairie phlox	Phlox pilosa
Tall cinquefoil	Potenilla arguta
Pasque flower	Mertensia virginica
Tall meadow-rue	Thalictrum dasycarpum
Early meadow rue	Thalictrum dioicum
Swamp Milkweed pink	Asclepias incarnata
Purplestemmed aster	Aster puniceus
Cardinal Flower	Lobelia cardinalis
Cup Plant	Silphium perfoliatum
Showy Goldenrod	Solidago speciosa

Culver's Root	<i>Veronicastrum virginicum</i>
Sky Blue Aster	<i>Aster oolentagiensis</i>
Silky Aster	<i>Aster sericeus</i>
Partridge Pea	<i>Chamaecrista fasciculata</i>
Dotted Blazingstar	<i>Liatris punctata</i>
Great Blue Lobelia	<i>Lobelia siphilitica</i>
Prairie Blazingstar	<i>Liatris pycnostachya</i>
Columbine	<i>Aquilegia Canadensis</i>
Jack-in-the-Pulpit	<i>Arisaema triphyllum</i>
Large-leaved Aster	<i>Aster macrophyllum</i>
Lady Fern	<i>Athyrium angustum</i>
Wild Geranium	<i>Geranium maculatum</i>
Mayapple	<i>Podophyllum peltatum</i>
False Solomon Seal	<i>Smilacina racemosa</i>
Early Meadowrue	<i>Thalictrum dioicum</i>
Bellwort/Merrybells	<i>Uvularia grandiflora</i>
Blueflag Iris	<i>Iris versicolor</i>
Turk's Cap Lily	<i>Lilium michiganese</i>
Turtlehead	<i>Chelone glabra</i>
Golden Alexander	<i>Zizia aurea</i>
Downy Woodmint	<i>Blephilia cilata</i>
Harebells	<i>Campanula rotundifolia</i>
Wild Strawberry	<i>Fragaria virginiana</i>
Bottle Gentian	<i>Gentiana andrewsii</i>
Cream Gentian	<i>Gentiana alba</i>
Prairie Smoke	<i>Geum triflorum</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Leadplant	<i>Amorpha canescens</i>

I. Landscape Maintenance and Management

- **Single Family Lots:** It will be the responsibility of the homeowner to maintain his or her own premises. It is our intention to find a maintenance contractor that will offer its services to the entire Homeowners Association. Each owner will choose to participate in the maintenance program or maintain their property in accordance with the standards established by the Association.
- **Multi-Family Lots:** Owners of dwelling units within multi-family dwellings are responsible for maintaining their respective multi-family lots. These owners are members of a Homeowners Association.
- **Pedestrian Trails:** Trails will be under warranty from the contractor for one calendar year after owner acceptance. After this time, yearly maintenance will be paid for by the Association.

XII. ARCHITECTURAL GUIDELINES

The builders selected for this project will build all homes in the Cannon Bluffs development. Our intention is to work within the existing context of Cannon Falls. Traditional forms are updated with contemporary ideas and all the modern conveniences to promote this development into the twenty-first century.

These guidelines apply to all development phases unless any alteration as determined by the architectural design and review team is deemed imperative to the success of the project.

A. Architectural Design and Review Team

The Architectural Design and Review Team consists of two individuals from the Cannon Bluffs LLC:

Robert Epps, Sr.
118 N. 4th Street
Cannon Falls, MN 55009

Linda Ingle
431 S. 7th Street, Suite 2400
Minneapolis, MN 55415

All plans and specifications for homes, accessory structures, paving, fencing and landscaping are subject to the review and approval of the Architectural Design and Review Team prior to construction. Members remain until changed by the Board pursuant to the Declaration of Covenants, Conditions and Restrictions. In the event that a design team member resigns, he or she must select a replacement that is approved by the remaining team member. These two individuals will determine the ultimate decision. All decisions of the Architectural Design and Review Team are final.

B. Architectural Guidelines

- Houses shall be located within the approved building envelopes illustrated on Sheet by Samuelson Surveying Inc. hand-labeled "Dated 11-5-01; Building Envelopes & Bluffline," on file with the City of Cannon Falls. Prior to building permit approval, an individual lot site plan must be submitted to the Architectural Design and Review Team to confirm that all structures are located within the designated building envelope. Primary and accessory structures require the approval of the Architectural Design and Review Team prior to construction.
- Finished first floor elevations generally cannot exceed 30" above the highest existing elevation within the designated building envelopes.
- Total impervious surface coverage, including all impermeable surfaces, structures, accessory structures, parking areas, paving and paths, cannot exceed 30% of total lot square footage.
- Dimensions of primary structures:

Width: The designated architect or builder shall determine widths of the home while working with the homeowner.

Length: Structures are not limited in length within the approved building envelope. The designated architect or builder will determine lengths while working with the homeowner.

Height: Maximum primary structure total height is 35 feet. Designated architect or builder will determine heights while working with the homeowner.

- Dimensions of accessory structures:

Width: The designated architect or builder shall determine widths of the structures while working with the homeowner.

Length: Structures are not limited in length within the approved building envelope. The designated architect or builder will determine lengths while working with the homeowner.

Height: Maximum accessory structure height is 2 feet less than the primary structure. The designated architect or builder will determine heights while working with the homeowner.

- Roof pitch

The designated architect or builder shall determine roof pitches of primary structures and accessory structures used as garages.

Roof pitches of attached secondary structures, including porches, shall be determined by the designated architect or builder and homeowner.

- Basements

If primary structures include basements, basements to be poured concrete or concrete block. If concrete block is used, all exterior exposed surfaces to be back plastered. Each basement is to have minimum of one large egress window well.

- Materials (apply to all primary and accessory structures)

Siding: All siding shall be cedar, cement fiber, stone, brick or approved equal.

Windows: All windows shall be Loewen Clad, Anderson, Pella, Marvin, or approved equal.

Doors: All doors shall be wood Loewen, Anderson, Pella, Marvin, or approved equal.

Trim: All exterior trim shall be cedar, redwood, or approved equal.

Roofs: All roofs shall be metal roofs, cedar shingles, or approved non-asphalt material.

Chimneys: All chimneys shall be part of the architectural design.

- Color

Acceptable color chart will be determined by the Architectural Design and Review Team. Colors of primary and accessory structures will be determined by the designated architect or builder and homeowner. Only colors from the approved color

chart will be permitted. Identical colors and elevations will not be allowed on adjacent lots.

All fences, arbors, trellises, and similar structures shall be painted color specified by builder, architect and/or landscape architect and client and will be a color from the acceptable color chart.

Color of principal and accessory structures cannot be changed over time without permission of the Architectural Design and Review Team and Homeowners Association.

- Porches

Roof material of porches must be consistent with the roof of the house.

- Accessory Structures

All accessory structures, including garages, must comply with the same guidelines as the principal structure.

All overhead garage doors to be flush hardboard with 1"x6", 1"x8", or 1"x10" appliqués or custom designed by architect or builder.

Any custom garage doors to be equal to Designer Doors Inc. products.

A maximum of one accessory detached garage structure is permitted for each lot.

Where studios are designed and built above the garages or as a detached structure, either a kitchen or a bathroom is permitted; both cannot be included. Renting of the accessory structures is not permitted.

- Fences, Arbors, Trellises, Screens

All fences to be designed by architect, builder, or a landscape architect.

All fences, arbors, trellises and screens to be cedar, greenwood or approved equal.

All fences, arbors, trellises and screens to have a minimum of 6"x6" posts with a minimum of 2"x2" nailers, accents and pickets. Picket fences shall be a minimum of 25% open and maximum of 42 inches in height. Privacy fences shall be a minimum of 4 feet and maximum of 6 feet in height.

All fences shall meet bluffline setbacks.

- Mail Boxes and/or Mail Box Structures

All mail boxes and mail box structures are to be designated by the Architectural Design and Review Team as part of the comprehensive architectural character.

- Exterior Communication Devices

No visible TV antennas, communication discs or any type of communication disc greater than 24 inches in diameter is allowed.

- Exterior Storage

See Section IX OUTDOOR STORAGE AND NON-GARAGE ACCESSORY STRUCTURES, page 5.

- Alterations or Additions to Previously Built Structures

Any additions or alterations to an existing structure must meet structure setbacks and be approved by the Architectural Design and Review Team.

Any addition made to an original structure cannot be any greater than 2 feet less than the original width of the main structure.

The colors of the exterior cannot be altered without the approval of the Architectural Design and Review Team.

The placement of additions must be reviewed from the overall impact and visual appearance of the whole development and must be approved by the Homeowners Association and the Architectural Design and Review Team.

The details of all additions or new structures or fences, walks, etc. must follow the established vocabulary of the original development and must be approved by the Homeowners Association and the Architectural Design and Review Team.

XIII. AMENDMENT

These Development Guidelines may be amended at any time by Cannon Bluffs, LLC, its successors and assigns, with the express consent of the City of Cannon Falls and the DNR.

XIV. TEAM DIRECTORY

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