



Phone (507) 238-9461

CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031
www.fairmont.org ♦ citygov@fairmont.org

Fax (507) 238-9469

**CITY OF FAIRMONT
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Fairmont **Planning Commission** will meet at the City Hall Council Chambers, 100 Downtown Plaza, Fairmont, MN 56031 at 5:30 p.m. on **Tuesday, October 4, 2022** to conduct a Public Hearing to review the following item:

Whitetail Ridge 2nd Addition
Major Subdivision along E Belle Vue Rd and Red Bird Ln
Preliminary and Final Plat

Notice is hereby given that the Fairmont **City Council** will meet at the City Hall Council Chambers, 100 Downtown Plaza, Fairmont, MN 56031 at 5:30 p.m. on **Monday, October 10, 2022** to conduct a Public Hearing to review the following item:

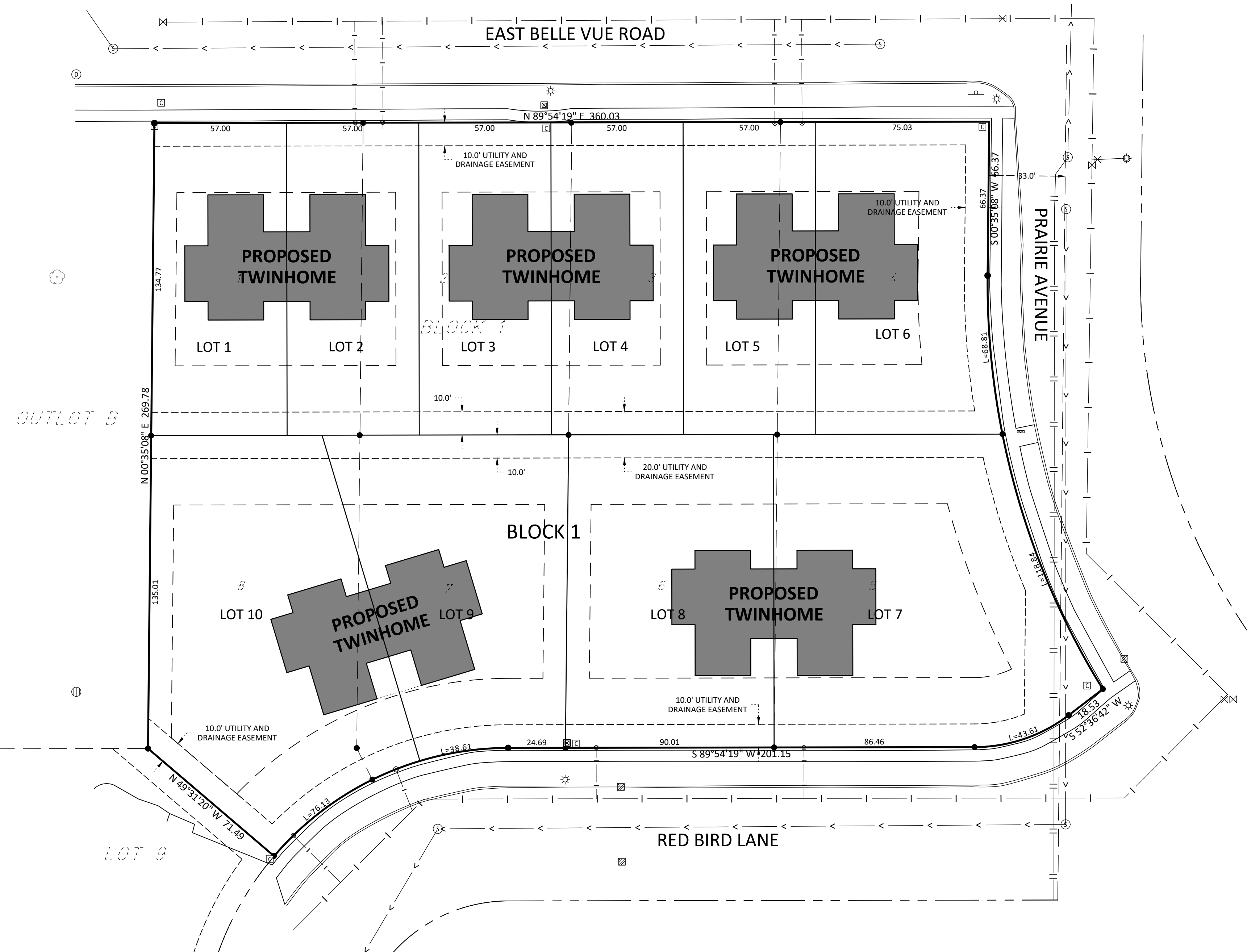
Whitetail Ridge 2nd Addition
Major Subdivision along E Belle Vue Rd and Red Bird Ln
Preliminary and Final Plat

Members of the public wishing to provide public comment may attend the meetings. Written comments can also be submitted by email to pmonsen@fairmont.org or in writing to City of Fairmont, attention Patricia Monsen, 100 Downtown Plaza, Fairmont, MN 56031.

Questions about the proposal can be directed to Peter Bode, Planner & Zoning Official at pbode@fairmont.org or 507-238-3940.

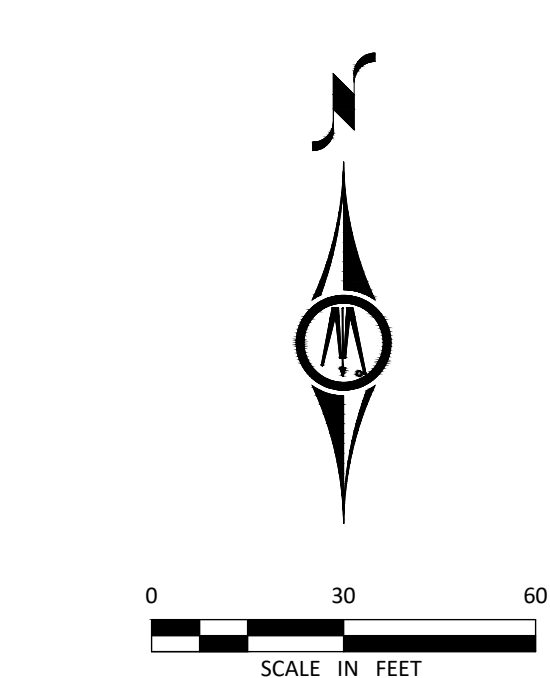
Patricia Monsen
City Clerk
(Published in Fairmont Sentinel on September 29, 2022)

PRELIMINARY PLAT OF
**WHITETAIL RIDGE
 SECOND ADDITION**
 IN THE
 CITY OF FAIRMONT, MARTIN COUNTY, MINNESOTA



OUTLOT B

LOT 9



TOTAL SUBDIVISION AREA

2.38 ACRES

Horizontal Datum: HARN 2011 County Coordinate System
 Vertical Datum: NAVD 1988

PROPERTY DESCRIPTION

Lots 1 thru 8, Block 1, of Whitetail Ridge in Section 20, Township 102 North, Range 30 West, Martin County, Minnesota.

OWNERS:
 CITY OF FAIRMONT EDA

CURRENT ZONING:
 R-2 One and Two Family District

SETBACKS:
 FRONT YARD - 30 feet minimum.
 INTERIOR SIDE YARD - 10% of lot width not more than 10 feet required
 CORNER YARD - 25 feet minimum.
 REAR YARD - not less than 25 percent of lot depth.

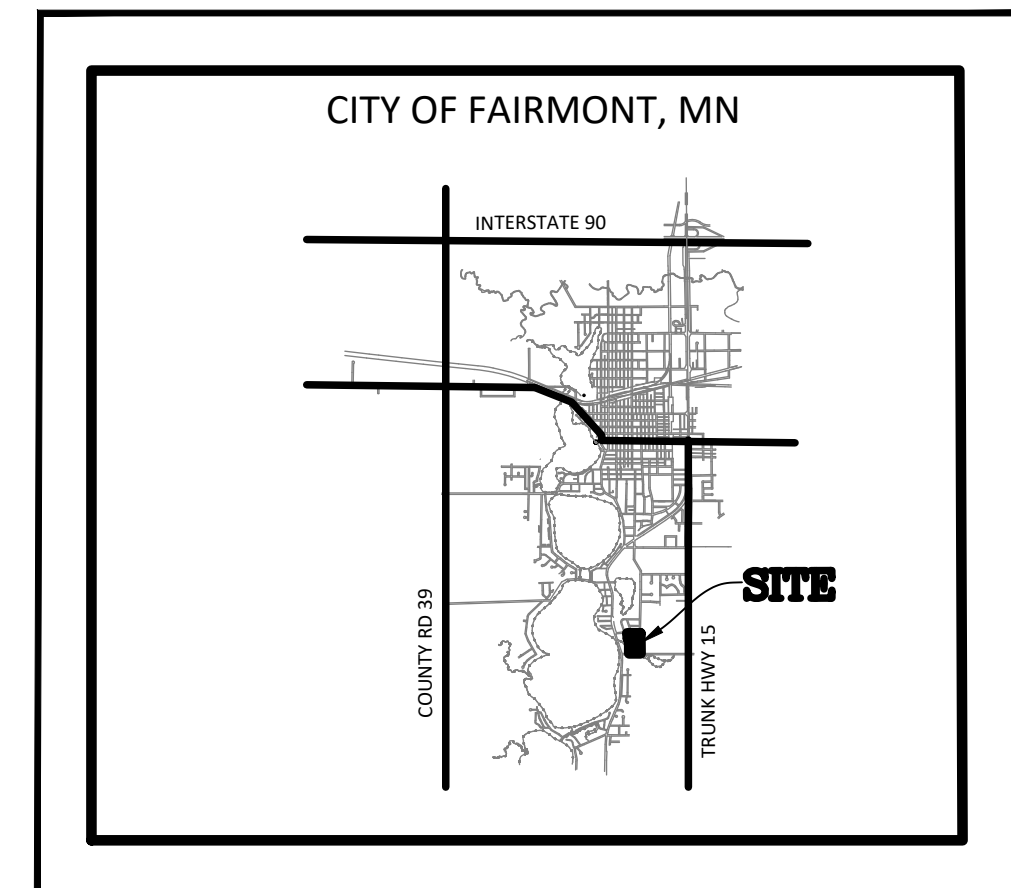
MINIMUM LOT REQUIREMENTS:
 LOT AREA - 8,500 square feet (single family) and 9,500 (two-family)
 LOT WIDTH - 85 feet
 EXCEPTION - for exempted use, no structure shall exceed 30 feet in height.

ZERO LOT LINE DWELLINGS - TWINHOMES:
 REQUIRED LOT AREA AND WIDTH minimum of one-half of the required lot area and width for attached single-family dwelling in the underlying zoning district
 FRONT YARD - 30 feet minimum.
 INTERIOR SIDE YARD - 10 feet minimum
 CORNER YARD - 25 feet minimum.
 REAR YARD - 30 feet minimum

BENCH MARK

TOP OF HYDRANT PRAIRIE AVE.
 AND E. BELLE VUE ROAD
 ELEV=1182.89

VICINITY MAP



○	IRON PIPE MONUMENT SET	Ⓜ	METER
●	MONUMENT FOUND	Ⓜ	ORDER MICROPHONE
⊙	CAST IRON MONUMENT FOUND	Ⓜ	PARKING METER
⊠	STONE MONUMENT FOUND	Ⓜ	PAVEMENT MARKING
⊕	CONTROL POINT	Ⓜ	PEDESTAL-COMMUNICATION
⊖	BENCH MARK	Ⓜ	PEDESTAL-ELECTRIC
⊗	ACCESS GRATE	Ⓜ	PEDESTRIAN PUSH BUTTON
⊘	AIR CONDITIONER	Ⓜ	PICNIC TABLE
⊙	ANTENNA	Ⓜ	POLE-UTILITY
⊚	AUTO SPRINKLER CONNECTION	Ⓜ	POLE-BRACE
⊛	BARRICADE PERMANENT	Ⓜ	POST
⊜	BASKETBALL POST	Ⓜ	RAILROAD SIGNAL POLE
⊝	BENCH	Ⓜ	REGULATION STATION GAS
⊞	BIRD FEEDER	Ⓜ	SATELLITE DISH
⊟	BOLLARD	Ⓜ	SIGN NON TRAFFIC
⊠	BUSH	Ⓜ	SIGN TRAFFIC
⊡	CATCH BASIN	Ⓜ	SIGNAL CONTROL CABINET
⊢	CATCH BASIN	Ⓜ	SOIL BORING
⊣	CURB STOP	Ⓜ	SIREN
⊤	CLEAN OUT	Ⓜ	TELEPHONE BOOTH
⊥	CULVERT END	Ⓜ	TILE INLET
⊦	DRINKING FOUNTAIN	Ⓜ	TILE OUTLET
⊧	DOWN SPOUT	Ⓜ	TILE RISER
⊨	FILL PIPE	Ⓜ	TRANSFORMER-ELECTRIC
⊩	FIRE HYDRANT	Ⓜ	TREE-CONIFEROUS
⊪	FLAG POLE	Ⓜ	TREE-DEAD
⊫	FLARED END / APRON	Ⓜ	TREE-DECIUOUS
⊬	FUEL PUMP	Ⓜ	TREE STUMP
⊭	GUY WIRE ANCHOR	Ⓜ	TRAFFIC ARM BARRIER
⊮	HANDHOLE	Ⓜ	TRAFFIC SIGNAL
⊯	HANDICAP PARKING	Ⓜ	TRASH CAN
⊰	IRRIGATION SPRINKLER HEAD	Ⓜ	UTILITY MARKER
⊱	IRRIGATION VALVE BOX	Ⓜ	UTILITY MARKER-COMMUNICATION
⊲	LIFT STATION CONTROL PANEL	Ⓜ	UTILITY MARKER-ELECTRIC
⊳	LIFT STATION	Ⓜ	UTILITY MARKER-FIBER
⊴	LIGHT POLE	Ⓜ	UTILITY MARKER-GAS
⊵	LIGHT-GROUND	Ⓜ	UTILITY VAULT
⊶	MAILBOX	Ⓜ	VALVE
⊷	MANHOLE-COMMUNICATION	Ⓜ	VALVE POST INDICATOR
⊸	MANHOLE-ELECTRIC	Ⓜ	VALVE VAULT
⊹	MANHOLE-GAS	Ⓜ	VAULT
⊺	MANHOLE-HEAT	Ⓜ	VENT
⊻	MANHOLE-SANITARY SEWER	Ⓜ	WATER SPIGOT
⊼	MANHOLE-STORM SEWER	Ⓜ	WELL
⊽	MANHOLE-UTILITY	Ⓜ	WETLAND-DELINEATED
⊾	MANHOLE-WATER	Ⓜ	WETLAND
⊿	COMMUNICATION UNDERGROUND	Ⓜ	WET WELL
Ⓚ	DISTRICT HEAT UNDERGROUND	Ⓜ	YARD HYDRANT
Ⓛ	ELECTRIC UNDERGROUND	Ⓜ	ACCESS CONTROL
Ⓜ	FIBER UNDERGROUND	Ⓜ	ADJACENT
Ⓨ	GAS UNDERGROUND	Ⓜ	EASEMENT
Ⓩ	OVERHEAD UTILITY	Ⓜ	BUILDING SETBACK
ⓐ	OVERHEAD COMMUNICATION	Ⓜ	CENTERLINE
ⓑ	OVERHEAD ELECTRIC	Ⓜ	RIGHT OF WAY
ⓓ	SANITARY SEWER	Ⓜ	SIXTEENTH LINE
ⓔ	SANITARY FORCEMAIN	Ⓜ	QUARTER LINE
ⓖ	TILE LINE	Ⓜ	SECTION LINE
ⓗ	STORM SEWER	Ⓜ	INTERMEDIATE CONTOUR
ⓘ	WATER SYSTEM	Ⓜ	INDEX CONTOUR
ⓙ	FENCE	Ⓜ	FLOOD LINE
ⓚ	FENCE - DECORATIVE	Ⓜ	WATER EDGE
ⓛ	GUARD RAIL	Ⓜ	HIGHWATER LINE
ⓜ	CURB & GUTTER	Ⓜ	WETLAND EDGE
ⓝ	RETAINING WALL	Ⓜ	EDGE OF BUSHES
		Ⓜ	EDGE OF TREES

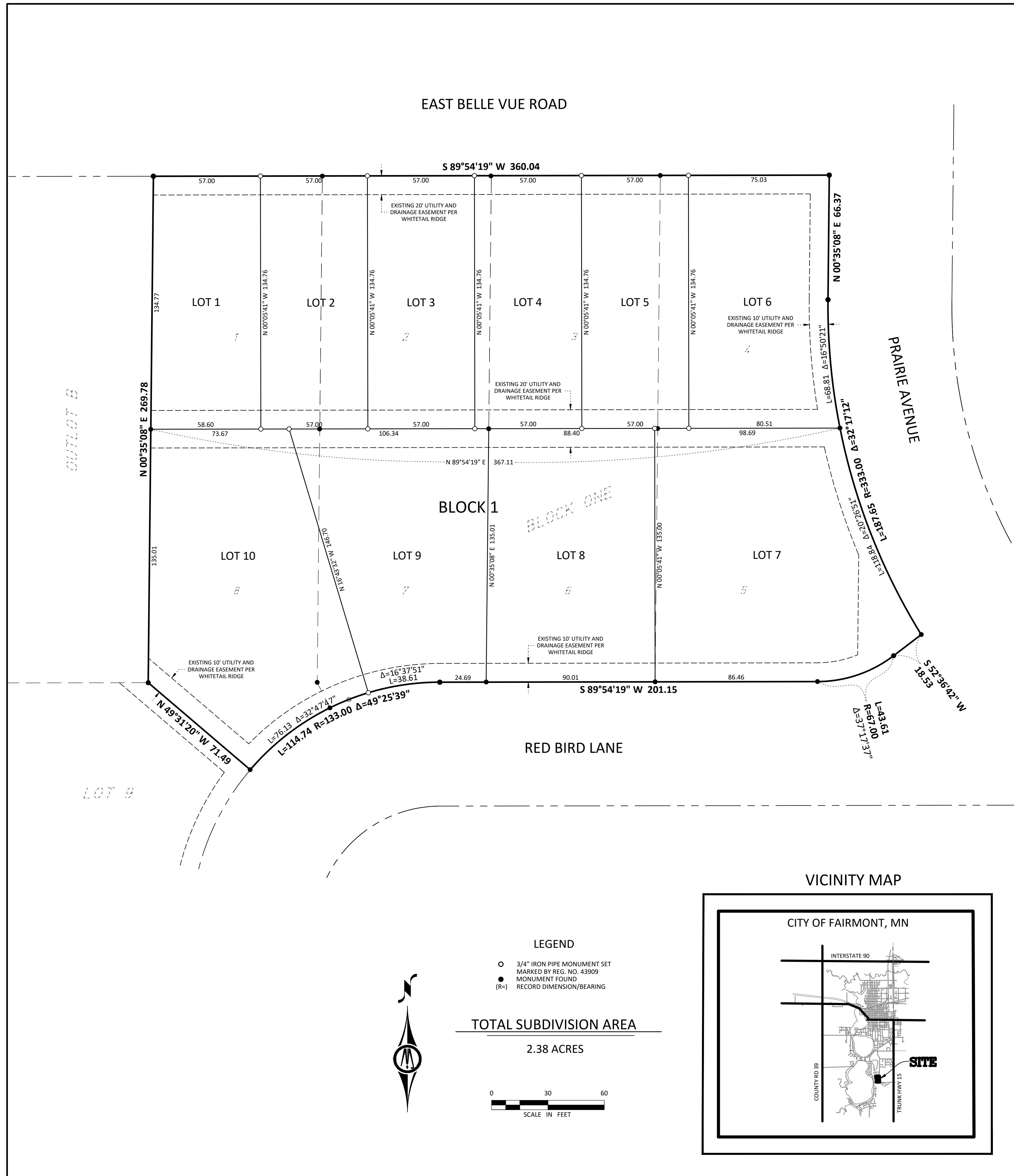
14.91 ACRES

SURVEYOR'S CERTIFICATION

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

Select Surveyor _____
 XXXXXXXXXXXX
 Date _____
 XX/XX/XXXX

PLAT OF
WHITETAIL RIDGE SECOND ADDITION
IN THE
CITY OF FAIRMONT, MARTIN COUNTY, MINNESOTA



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Fairmont Economic Development Authority, owner of the following described property:

Lots 1 thru 8, Block 1, of WHITETAIL RIDGE in Section 20, Township 102 North, Range 30 West, Martin County, Minnesota.

Has caused the same to be surveyed and platted as WHITETAIL RIDGE SECOND ADDITION and does hereby dedicate to the public for the public use the public way(s) and the drainage and utility easement as created by this plat.

In witness whereof said Fairmont Economic Development Authority, has caused these presents to be signed by its proper officers this ____ day of _____, 2022.

Signed: Fairmont Economic Development Authority

Andy Noll, President

Rich Johnson, Secretary

State of Minnesota)

County of Martin) ss

This instrument was acknowledged before me on this ____ day of _____ 2022 by Andy Noll, President and Rich Johnson, Secretary on behalf of Fairmont Economic Development Authority.

Notary Public,
Martin County, Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Joseph A. Haefner, Registered Land Surveyor, certify that I have surveyed and platted the property described in this plat as WHITETAIL RIDGE and that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be placed in the ground as designated, that the outside boundary lines are correctly designated on the plat, and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Joseph A. Haefner, Land Surveyor
Minnesota License No. 43909

NOTARY'S CERTIFICATE

State of Minnesota)

County of Martin) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Joseph A. Haefner, Land Surveyor, Minnesota License No. 43909.

Valerie Rae Ellis, Notary Public
Martin County, Minnesota
My Commission Expires 1-31-2024.

APPROVALS

Be it known that on the ____ day of _____, 2022, the Planning Commission of the City of Fairmont, Minnesota, did duly approve this plat.

Chair

Be it known that on the ____ day of _____, 2022, the City Council of the City of Fairmont, Minnesota, did duly approve this plat of WHITETAIL RIDGE, and is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

Mayor

Administrator

COUNTY TREASURER

All current 20__ taxes are paid in full as of this ____ day of _____, 2022

Martin County Treasurer

COUNTY AUDITOR

No delinquent taxes and transfer entered this ____ day of _____, 2022.

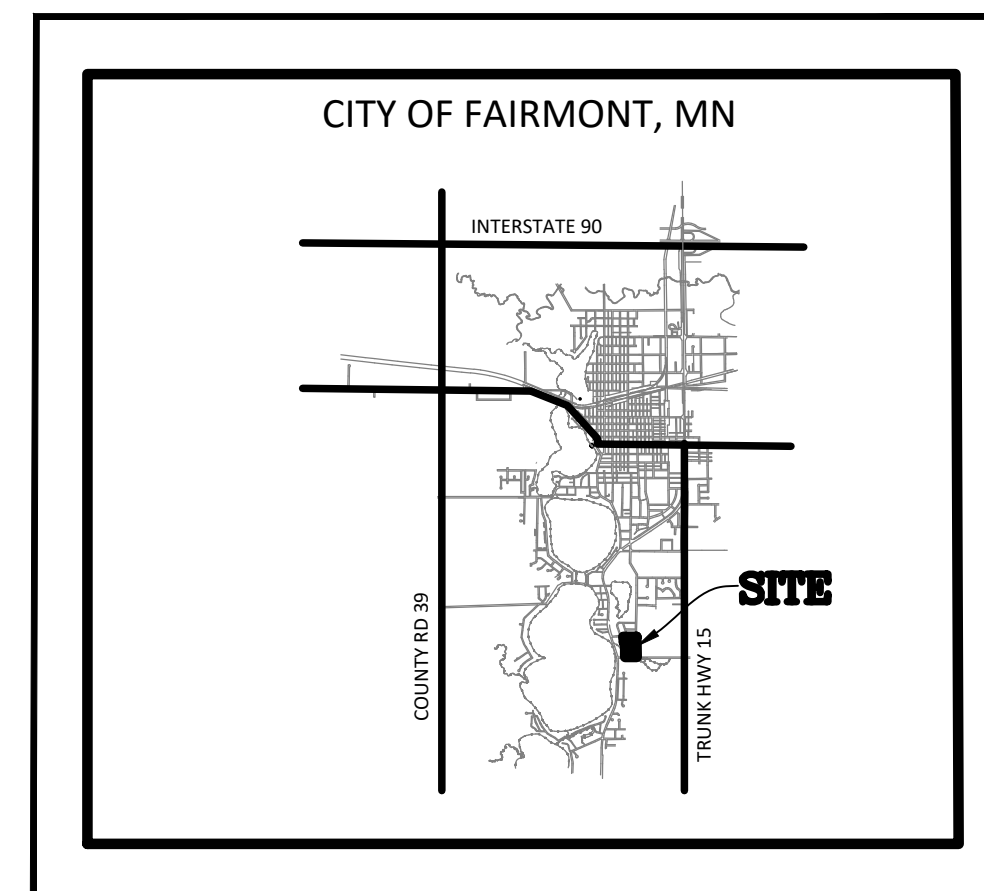
Martin County Auditor

COUNTY RECORDER

I hereby certify that this plat was filed in this office this ____ day of _____, 2022, at ____ o'clock ____ m. as Document No. _____.

Martin County Recorder

VICINITY MAP



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 43909
- MONUMENT FOUND
- (R-) RECORD DIMENSION/BEARING

TOTAL SUBDIVISION AREA

2.38 ACRES

