

**COLOGNE CITY COUNCIL
RESOLUTION NO. 12-17**

**A RESOLUTION APPROVING A FINAL PLAT OF 4 RESIDENTIAL
SINGLE FAMILY LOTS AND 1 OUTLOT ON _____ ACRES FOR
HANS HAGEN HOMES**

WHEREAS, the City of Cologne (the "City") is a Minnesota municipal corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Hans Hagen Homes, Inc., a Minnesota corporation (the "Developer"), is the fee owner of certain real property located in the City of Cologne, County of Carver, State of Minnesota, legally described as follows:

Outlot A, The Village at Cologne Third Addition

(the "Subject Property"); and

WHEREAS, the Planning Commission has considered the proposed final plat and it made the following findings of fact:

1. The proposed final plat is consistent with the City's current comprehensive plan as amended to facilitate the development of the Subject Property.
2. Approval of the final plat is appropriate.

WHEREAS, the Planning Commission on February 7, 2005, approved the proposed preliminary plat of The Village at Cologne and rezoning; and

WHEREAS, the City Council, by Resolution No. 05-01, adopted on March 21, 2005, approved the proposed preliminary plat of The Village at Cologne and rezoning. Resolution No. 05-01 was amended at the request of the Developer on May 2, 2005, and amended by consent

of the City and Developer by Agreement dated May 7, 2007, and approved by the City Council on May 7, 2007.

NOW, THEREFORE, the final plat for The Village at Cologne Thirteenth Addition prepared by E.G. Rud & Sons, Inc., which is attached hereto as **Exhibit "A"** is approved subject to the following conditions:

1. The plat shall be labeled "The Village at Cologne Thirteenth Addition."
2. All terms and conditions of Resolution No. 05-01 (as amended May 7, 2007), including all exhibits thereto, are incorporated into this final plat Resolution by reference as though set out in full.
3. Single family residential is the permitted use on the four single family lots (Lots 1-4, Block 1).
4. All houses shall be constructed in conformance with the applicable setback requirements of the City.
5. The single family homes on the four lots will have exterior elevations which are consistent with what was in the PUD approved plan and the standards of City Ordinance No. 105-K. The Developer shall, on or before January 15th of each year, provide to the City a written summary of the exterior elevation materials on each housing unit within each plat of The Village at Cologne.
6. The lowest floor elevations, lowest opening elevations and garage floor elevations for each house pad on each separate lot must be shown on the grading plan.

The freeboard standards related to the houses shall be as follows:

- A. Low opening of each house is a minimum of 2-feet above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams with a separate emergency overflow.
- B. Low opening of each house is a minimum of 3-feet above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams without a separate emergency overflow.


- C. Low floor elevations of each house is a minimum of 1-foot above the 100-year, 24-hour storm flood elevation for each house adjacent to ponds, wetlands, lakes or streams.

In addition, residences and garages shall not be constructed within 25-feet horizontally of the calculated 100-year, 24-hour storm encroachment line.

7. The Developer must submit details on corrected building pads including compaction tests, limits of the pads and elevations of the excavations. The general soils report for the development must also be submitted to the City prior to the issuance of building permits.
8. All improvements to be constructed for The Village at Cologne Thirteenth Addition shall be constructed in accordance with the plans approved by the City Engineer.
9. Utilities have been previously designed and constructed by the Developer.
10. The Developer may not commence construction of any improvements on the Subject Property until the City Engineer has approved both the detailed grading plan and the detailed construction plan and issued written confirmation to the City and the Developer of the approval of such plans and Developer has complied with paragraph 20 herein.
11. The Developer shall locate all existing agricultural tile lines on the Subject Property and provide for their continued discharge through the storm water system that will be constructed by Developer.
12. The Developer shall supply detailed storm sewer calculations for ten year storm events to the City Engineer to review and approve.
13. The Developer, if not already provided, shall supply detailed construction plans for sanitary sewer, water main, street access points and storm sewer improvements for the City Engineer to review and approve. All utility improvements shall be constructed in accordance with the City's specifications and detail standards.
14. The Developer shall be responsible for obtaining and complying with all necessary permits from the Metropolitan Council, Minnesota Department of Health, DNR, Carver Watershed District, PCA, MnDOT, Carver County Public Works Department and any other governmental agencies.

15. The Developer shall incorporate the standards and procedures of the Best Management Practices Handbook for site restoration and erosion control measures during the construction process.
16. The City shall be responsible for removal of snow on platted streets after the first lift of bituminous is installed but prior to acceptance of such streets by the City.
17. The Developer must reimburse City for all costs incurred by City and its consultants in relation to review of the proposed development plan of Developer and in relation to the installation of any improvements making up the development of the Subject Property.
18. The Developer shall comply with and/or satisfy all requirements set forth in the City Engineer's report dated October 14, 2012, and the City Planner's report of October 23, 2012.
19. The Developer shall satisfy parkland dedication requirements for the Subject Property as provided in Resolution No. 05-01 (as amended).
20. The Developer may not proceed with any construction until the Developer has entered into a Developer's Agreement, or an addendum to the existing Developer's Agreement for The Village at Cologne, prepared and approved by the City Attorney, and posted the financial security required by Cologne City Code.
21. The approval is conditional upon the City Engineer receiving and approving a grading plan for the Subject Property.

Adopted and approved by the City Council of the City of Cologne on a 5 to 0 vote effective on the 5th day of November 2012.



Bernie Shambour, Mayor

Attest:



Susan Mueller, Deputy City Clerk

EXHIBIT A

Final Plat

THE VILLAGE AT COLOGNE THIRTEENTH ADDITION

PLAT FILE NO. _____
C.R. DOC. NO. _____

KNOW ALL MEN BY THESE PRESENTS That Hans Hagen Homes, Inc., a Minnesota Corporation, the owner of the following described property situated in the County of Carver, State of Minnesota, to-wit:

Outlot A, THE VILLAGE AT COLOGNE THIRD ADDITION, Carver County, Minnesota.

Have caused the same to be surveyed and platted as THE VILLAGE AT COLOGNE THIRTEENTH ADDITION and do hereby donate and dedicate to the public forever the drainage and utility easements as shown on the plat.

In witness whereof said Hans Hagen Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____ 20____

SIGNED: HANS HAGEN HOMES, INC.

John P. Ross, Vice President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by John P. Ross, Vice President of Hans Hagen Homes, Inc., a Minnesota corporation, on behalf of the corporation.

(Printed Name)

(Signed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I surveyed and plotted or directly supervised the surveying and plotting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as of this date are shown and labeled; and all public ways are shown and labeled.

Daniel W. Obermiller, Land Surveyor
Minnesota License Number 25341

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by Daniel W. Obermiller, Minnesota License No. 25341.

(Printed Name)

(Signed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

COLOGNE, MINNESOTA

This plat of THE VILLAGE AT COLOGNE THIRTEENTH ADDITION was approved and accepted by the City Council of the City of Cologne, Minnesota, at a regular meeting thereof held this _____ day of _____ 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 305.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF COLOGNE MINNESOTA
By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 365, Minnesota Laws of 1971, this plat has been approved this _____ day of _____ 20____
John E. Freeman, Carver County Surveyor By: _____

COUNTY AUDITOR/TREASURER, Carver County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____ 20____

LAURIE ENGLEN, County Auditor/Treasurer By: _____

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of THE VILLAGE AT COLOGNE THIRTEENTH ADDITION was filed this _____ day of _____ 20____ at _____ o'clock _____ M. as Document No. _____

MARK LUNDGREN, County Recorder By: _____

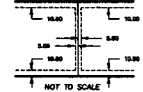
☛ DENOTES FOUND COUNTY CAST IRON MONUMENT

• DENOTES IRON FOUND, INCLUDING THOSE SET IN PREVIOUS BOUNDARY SURVEYS AND PLATS BY E.G. RUD & SONS, INC.

○ DENOTES A 1/2 INCH BY 1/4 INCH IRON PIPE MARKED BY PLD 25341 TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.

BEARINGS BASED ON CARVER COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJUSTMENT)

DRAINAGE AND UTILITY
EASEMENTS SHOWN THERE:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

