

THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Ronald Olson, single person, fee owner of the following described property situate in the County of Carver, State of Minnesota, to wit:

Outlot C, THE VILLAGE AT COLOGNE FIFTH ADDITION, Carver County, Minnesota.
Outlot C, THE VILLAGE AT COLOGNE NINTH ADDITION, Carver County, Minnesota.
Outlot A, THE VILLAGE AT COLOGNE SEVENTH ADDITION, Carver County, Minnesota.

Have caused the same to be surveyed and platted as THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Ronald Olson, a single person, has hereunto set his hand this ____ day of _____, 20____.

By: _____
Ronald Olsen

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 20____,
by Ronald Olson.

Notary Public, _____ County, _____ Printed Name
My Commission Expires _____

I Nicholas M. Hillmer do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been; or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Nicholas M. Hillmer, Licensed Land Surveyor, Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by Nicholas M. Hillmer.

Notary Public, _____ County, _____ Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF WACONIA, MINNESOTA

This plat of THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION was approved by the City Council of the City of Waconia, Minnesota, at a regular meeting held this ____ day of _____, 20____. and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF WACONIA

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

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

Kaaren Lewis, County Recorder

By: _____

C.R. DOC. NO.



FINAL PLAT

THE VILLAGE AT COLOGNE, 18TH ADDITION

COLOGNE, MN



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

THE VILLAGE AT
COLOGNE
18TH ADDITION

COLOGNE, MN 55322

RON OLSON

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE
OF MINNESOTA.

PRINT NAME: LEE KOPPY, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 8/29/2025 LICENSE NO. 41267

REVISION LOG

NO.	DESCRIPTION OF REVISIONS

FINAL PLAT

8/29/2025

DESIGNED: LRK	DRAWN: CDN	CHECKED BY: LRK
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DRAWING TITLE

COVER SHEET

DRAWING NO.

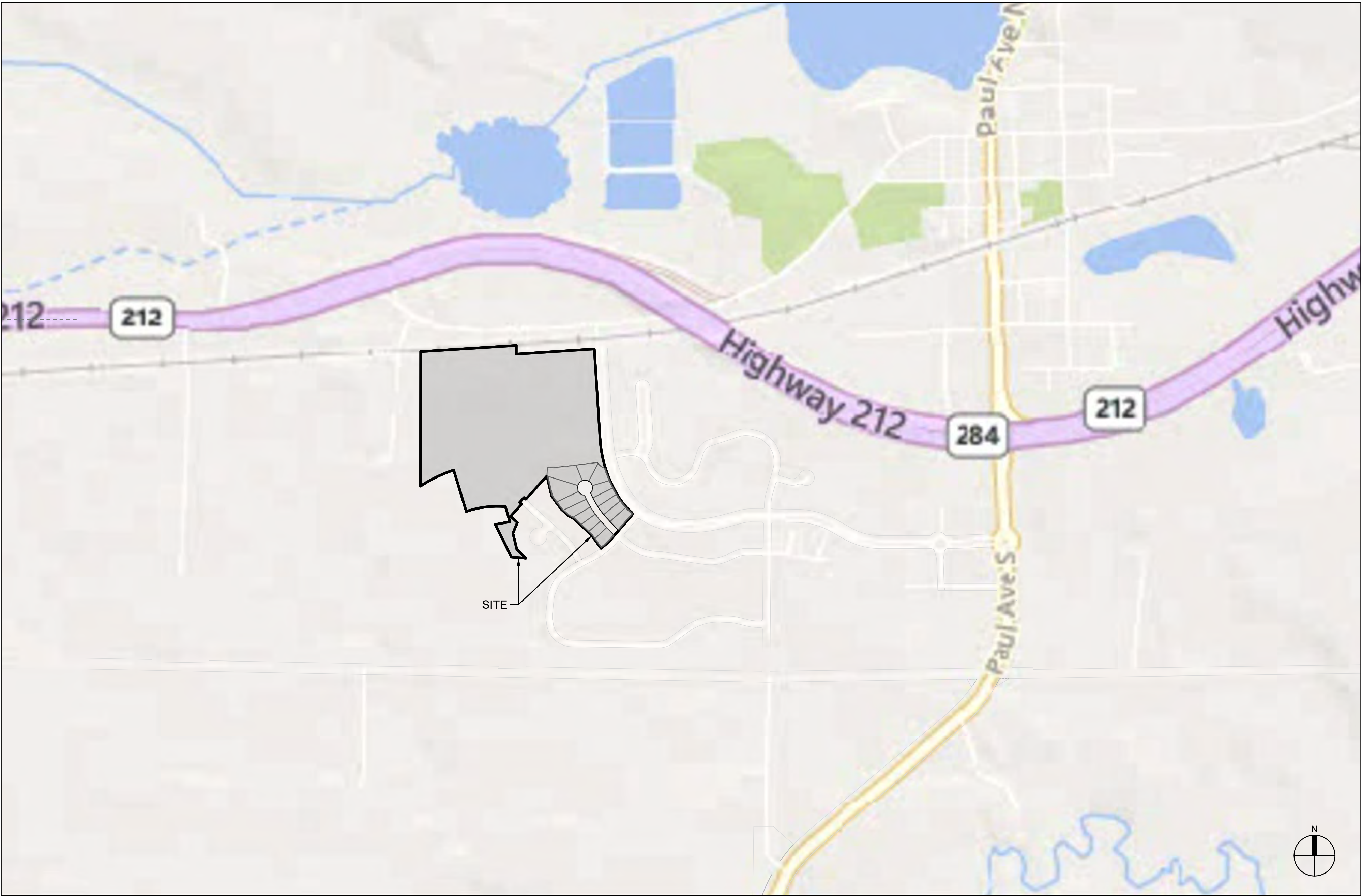
G0

PLOTTED:
AUG. 29, 2025

COMM. NO.
18344

LOCATION MAP

N.T.S.



INDEX

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CALL 48 HOURS BEFORE DIGGING
Utilities Underground Location Center

DIAL 811



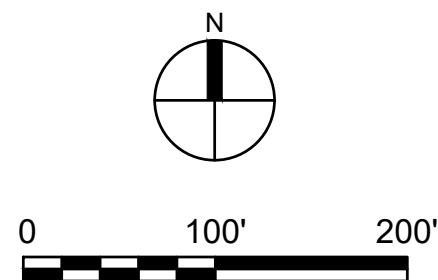
Know what's below,
Call before you dig.

Aug 29, 2025 - 10:28am
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18344_2234_TileBlock_18344_11.dgn



LEGEND

- PROPOSED PLAT BOUNDARY
- EXISTING PARCEL BOUNDARY



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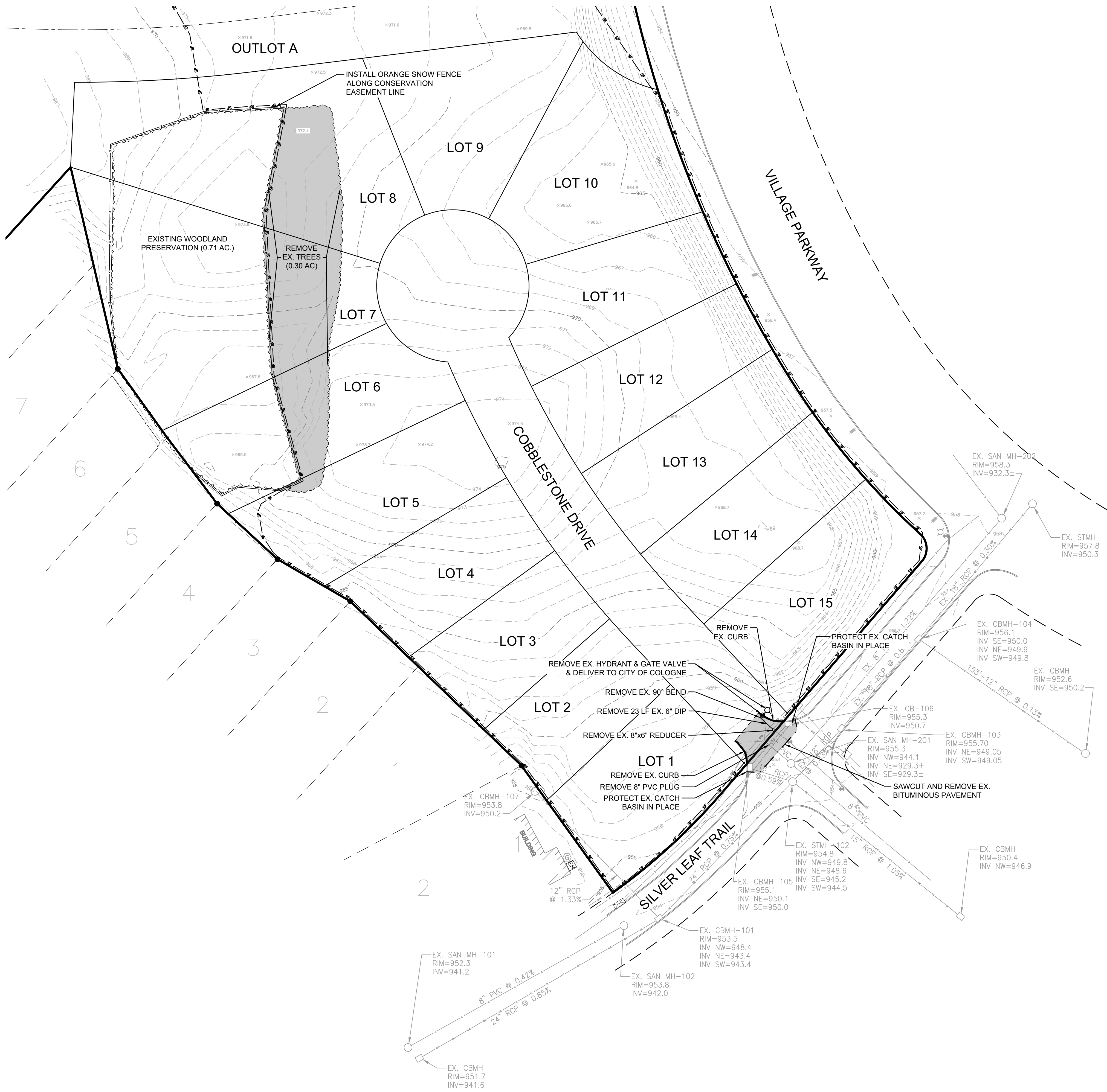
EXISTING
PARCEL MAP

DRAWING NO.

E1

PLOTTED: AUG. 29, 2025	COMM. NO. 18344
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Aug 29, 2025 - 10:28am
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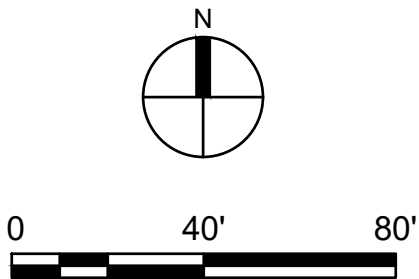


LEGEND

- PROPERTY LIMITS
- SAWCUT EXISTING BITUMINOUS PAVEMENT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- MINOR CONTOUR
- MAJOR CONTOUR
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STREET SIGN
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE C&G
- ORANGE SNOW FENCE
- SILT FENCE
- REMOVE TREES

EXISTING CONDITIONS AND DEMOLITION NOTES

- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS INDICATED OR DIRECTED BY THE ENGINEER. ANY DAMAGE TO SIGNS DURING CONSTRUCTION REQUIRES THE CONTRACTOR TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS TO SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND IS REQUIRED TO ENSURE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS.
- UNLESS OTHERWISE STATED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DEMOLITION WITHIN ALL AREAS OF PROPOSED IMPROVEMENTS REMOVAL LIMITS ARE INDICATED ON THE DRAWINGS IN ANTICIPATED LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVALS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS AND MEET DESIGN REQUIREMENTS. ALL FACILITIES TO REMOVED MUST BE UNDERCUT TO SUITABLE FILL MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL. AS PER THE SPECIFICATIONS AND ENGINEERS DIRECTIVES.
- THE CONTRACTOR MUST REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON THE PLAN TO DETERMINE SLAVAGE OR REMOVAL THAT MAY CONFLICT WITH CONSTRUCTION, IN COORDINATION WITH THE ENGINEER/OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN PERMITS NECESSARY FOR DEMOLITION, REMOVAL, AND DISPOSAL. MATERIALS REMOVED OR DEMOLISHED BY THE CONTRACTOR BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE STATED. THE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING AND PROPERTY DISPOSING OF MATERIALS IN COMPLIANCE WITH APPLICABLE REGULATIONS. THE SITE MUST BE LEFT IN A CONDITION SATISFACTORY TO THE OWNER AND ENGINEER.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

THE VILLAGE AT
COLOGNE
18TH ADDITION

COLOGNE, MN 55322

RON OLSON

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PRINT NAME: LEE KOPPY, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 8/29/2025 LICENSE NO. 41267

REVISION LOG

NO.	DESCRIPTION OF REVISIONS

FINAL PLAT

8/29/2025

DESIGNED: LRK	DRAWN: CDN	CHECKED BY: LRK
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DRAWING TITLE

EXISTING
CONDITIONS AND
DEMOLITION PLAN

DRAWING NO.

D1

PLOTTED:
AUG. 29, 2025

COMM. NO.
18344



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P 763.412.4000 | **F** 763.412.4090
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FINAL PLAT

8/29/2025

DESIGNED:
LRK

DRAWN:
CDN

CHECKED BY:
LRK

DRAWING TITLE

OVERALL
PLAT

DRAWING NO.

C1

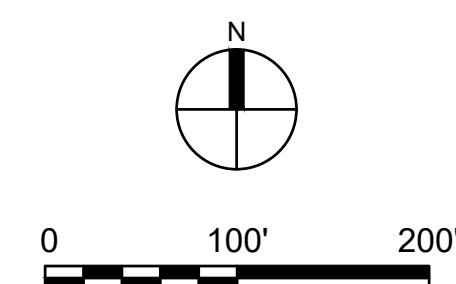
PLOTTED:
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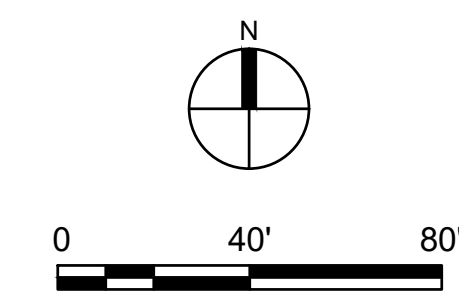


LEGEND

PLAT BOUNDARY
PROPOSED LOT LINE
EXISTING LOT LINE
CONSERVATION EASEMENT
CONSERVATION EASEMENT SIGN



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	PLAT BOUNDARY
	PROPOSED LOT LINE
	BUILDING SETBACK
	DRAINAGE & UTILITY EASEMENT
	CONSERVATION EASEMENT
	WOODLAND PRESERVATION
	CONSERVATION EASEMENT SIGN



COLOGNE, MN 55322

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[illegible]

8/29/2025

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FINAL PLAT

C2

PLOTTED:
AUG. 29, 2025

COMM. NO.
18344

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LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	DRAINAGE AND UTILITY EASEMENT
	CONSERVATION EASEMENT
	PROPOSED CONCRETE C&G
	PROPOSED BITUMINOUS PAVEMENT

IMPERVIOUS AREA

PAVEMENT & CURBS	19,077 SF
DRIVEWAYS	9,943 SF
HOMES	32,400 SF (15 x 2,160 SF)
TOTAL	61,420 SF



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DRAWING TITLE

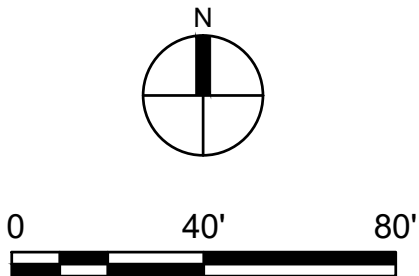
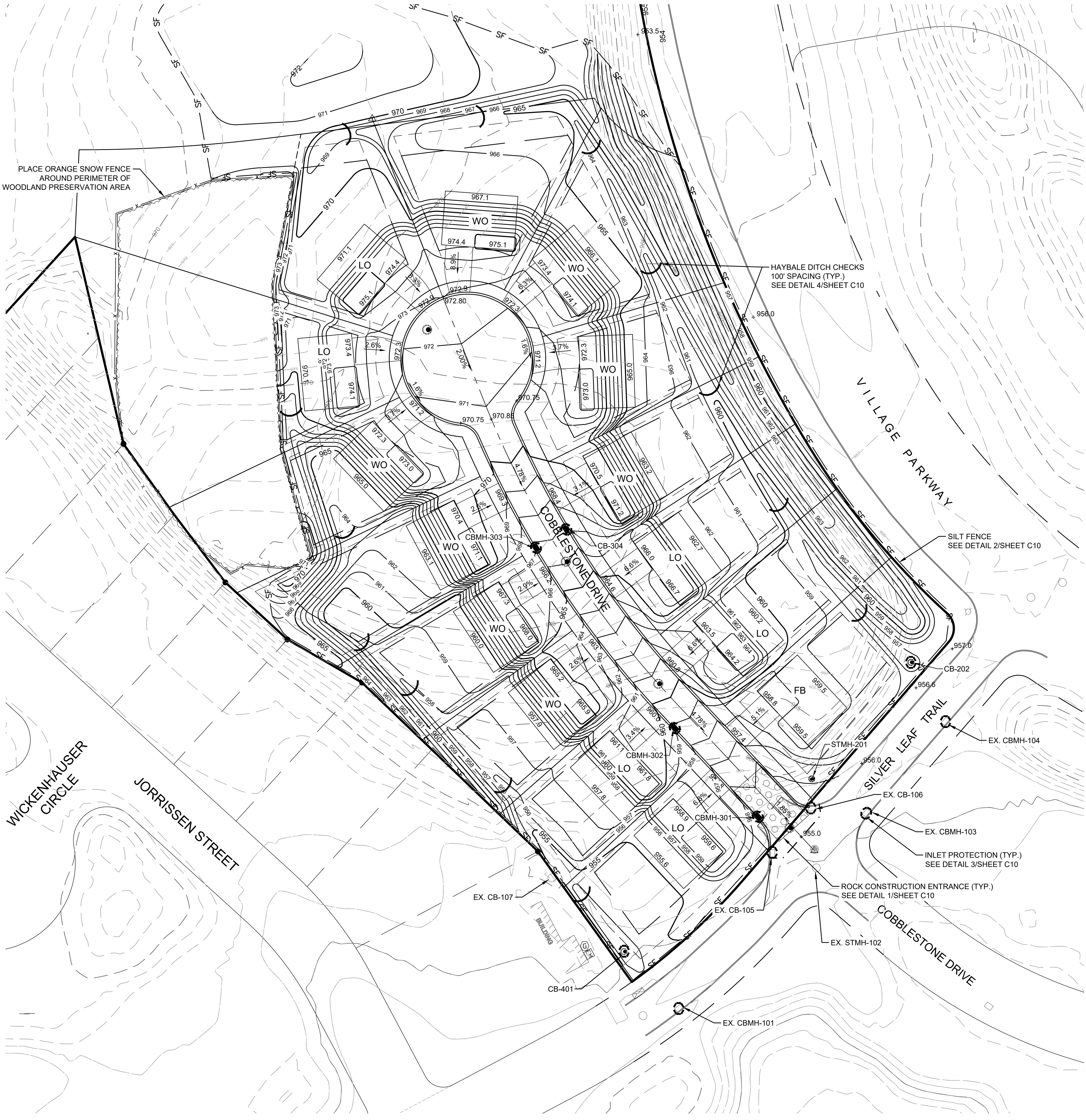
SITE PLAN

DRAWING NO.

C3

PLOTTED:
AUG. 29, 2025

COMM. NO.
18344



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- EXISTING SPOT ELEVATION
- SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- TIP OUT CURB
- SILT FENCE
- INLET SEDIMENT PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- SPOT ELEVATION
- ORANGE SNOW FENCE
- HAYBALE DITCH CHECK



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DRAWING TITLE

GRADING &
EROSION
CONTROL PLAN

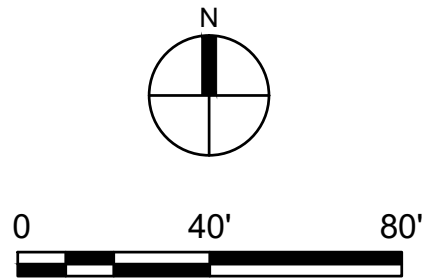
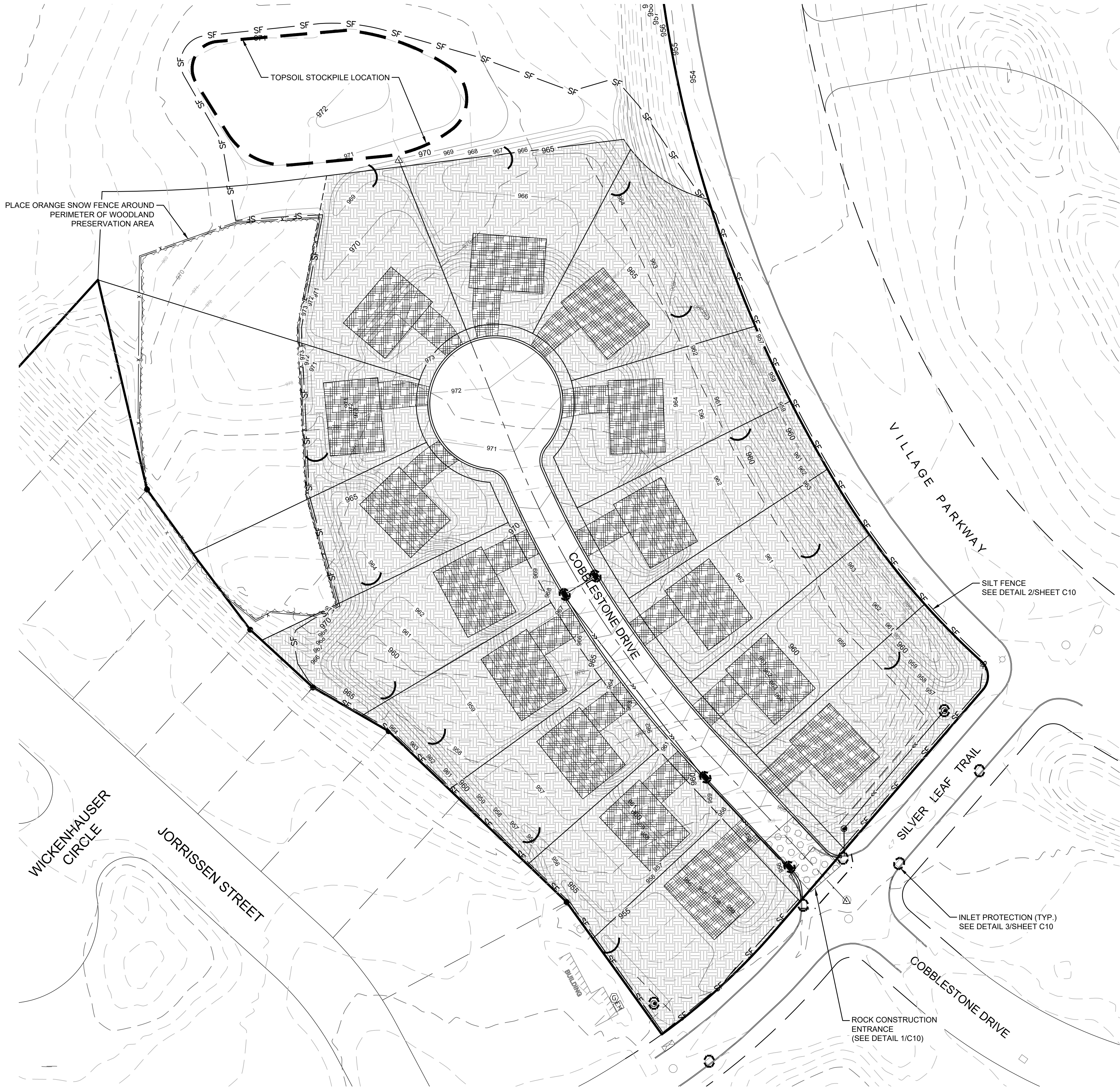
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PLOTTED:
AUG. 29, 2025

COMM. NO.
18344

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Y:\18300\18344 RON OLSON - RESIDENTIAL - COLOGNE MN_07 Civil_01 CAD files_01 SHEETS\18344_C_GRAD.dwg



LEGEND

	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	AREA OF 2" TOPSOIL RESPREAD
	AREA OF 6" TOPSOIL RESPREAD
	SILT FENCE
	INLET SEDIMENT PROTECTION
	ROCK CONSTRUCTION ENTRANCE
	HAYBALE DITCH CHECK

TOPSOIL MANAGEMENT NOTES

- RESPREAD 2 INCHES OF TOPSOIL TO ALL PERVIOUS PORTIONS OF THE LOT UNTIL HOMES ARE BUILT.
- PRIOR TO CERTIFICATE OF OCCUPANCY, CONTRACTOR TO RESPREAD TOPSOIL ON ALL PREVIOUS PORTIONS OF THE LOT TO 6" DEPTH AND HOMEOWNER TO SOD.
- TOPSOIL MUST MEET THE CCWMO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMENDED OR IMPORTED TO MEET THE STANDARD.
- CARVER COUNTY TOPSOIL STANDARD (SEE BELOW)

CARVER COUNTY TOPSOIL STANDARD		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE $\frac{3}{8}$ IN [19mm]	100%	ASTM D 422
MATERIAL PASSING NO. 4 IN [4.75mm]	$\geq$ 85%	-
CLAY	5% - 33%	ASTM D 422
SILT	5% - 35%	ASTM D 422
SAND	30% - 75%	ASTM D 422
ORGANIC MATTER	2.5% - 15%	ASTM D 2974
pH	6.1 - 8.0	ASTM G 51
COMPACTION	1,400 KILOPASCALS (kPa) / 200 POUNDS PER SQUARE INCH (psi) IN THE UPPER 12 INCHES OF SOIL OR BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (g/cm3) IN THE UPPER 12 INCHES OF SOIL	FIELD TEST

- SUBSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF 2" OF TOPSOIL. CONTRACTOR TO USE SOIL RIPPER TO DECOMPACT SUBSOIL.
- CONTRACTOR TO RE-APPLY STOCKPILED TOPSOIL AND RESPREAD WITH LGP DOZER.
- AN AMOUNT OF TOPSOIL EQUAL TO 1,143 CY RESPREAD OVER AN AREA OF 4.23 ACRES IS NEEDED TO RESTORE 2 INCHES OF TOPSOIL TO ALL PERVIOUS AREAS BEFORE CONSTRUCTION OF THE HOMES. AN ADDITIONAL AMOUNT OF 1,747 CY RESPREAD OVER AN AREA OF 3.44 ACRES IS NEEDED TO RESTORE 6 INCHES OF TOPSOIL TO ALL PERVIOUS AREAS AFTER THE CONSTRUCTION OF THE HOMES. A TOTAL OF 2,890 CY OF TOPSOIL IS NEEDED TO RESTORE THIS SITE.
- SOIL ENGINEER SHALL RUN TEST SAMPLES FOR pH, ORGANIC MATTER AND FERTILITY.



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DRAWING TITLE

TOPSOIL MANAGEMENT PLAN

DRAWING NO.

C5

PLOTTED: AUG. 29, 2025	COMM. NO. 18344
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