



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

September 6, 2023

City of Northfield
801 Washington St.
Northfield, MN 55057

Re: **CEDAR MEADOWS**

The Dakota County Plat Commission met on August 30, 2023, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 23 (Cedar Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes a residential development that is a replat of Outlot A, NORTH BOOSTER STATION ADDITION. The right-of-way needs along CSAH 23 for a two-lane rural roadway are 55 feet of half right of way, which has been met. Restricted access is shown along all of CSAH 23 except Lupine Drive per the underlying plat of NORTH BOOSTER STATION ADDITION. As discussed, the Plat Commission recommended the construction of a trail along CSAH 23 with this proposed plat. Also, street B was recommended to connect to the existing hospital road to the west.

A right turn lane will be required for the Lupine Drive access with a permit for review and approval of the turn lane design.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on September 26, 2023.

Traffic volumes on CSAH 23 are 2,207 ADT and are anticipated to be 3,100 ADT by the year 2030. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc.

Please contact Gordon McConnell regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink, reading "Todd B. Tollefson". The signature is written in a cursive style with a large, sweeping initial "T" and a long, horizontal flourish extending to the right.

Todd B. Tollefson
Secretary, Plat Commission

c: Brian Field