Dakota County Surveyor's Office
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February 8, 2018

City of Apple Valley
7100 147th Street W.
Apple Valley, MN 55124

Re: **SPRINGS AT COBBLESTONE LAKE**

Dakota County Plat Commission met on February 5, 2018, to consider the preliminary plan of the above referenced plat. The plat is adjacent to CSAH 46 (160th St.) and CSAH 31 (Pilot Knob Rd), and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The preliminary plat includes a 196-unit multi-family development (rental) on 11.8 acres in the northeast corner of CSAH 46 and CSAH 31. The property is a replat of Outlot M, Cobblestone Lake Commercial 3rd Addition. The minimum right-of-way needs along CSAH 31 and CSAH 46 are 100 feet of half right-of-way, which have been met. Additional right-of-way will be needed in the future along CSAH 31 and CSAH 46 according to the CSAH 31 Corridor Study dated May 10, 2007 and approved by the County Board on June 19, 2007. The Study identified a future compact urban interchange at the CSAH 31 and CSAH 46 intersection and recommended the need for a minimum of 125 feet of half right-of-way, one-quarter mile in each direction, from the intersection of CSAH 31 and CSAH 46. A "Reserved Area" agreement to preserve an additional 25-foot strip for the future compact urban interchange was recorded as Document No.2798825. As discussed, this agreement needs clarification to better define the Reserved Area with a legal description along Outlot M. A supplement to the original agreement will be needed between the City, County, and South Shore Development, Inc. to include a legal description for the Reserved Area. The County will draft the "Supplement to Reserved Area Agreement".

The original Reserved Area Agreement allows landscaping, signage, irrigation, storm water infiltration, monuments, pathways, and small utilities and lighting in the Reserved Area. Other private uses, such as permanent structures and parking lots, are not allowed. The drawings submitted with the plat show the retaining wall itself is planned to be constructed outside of the Reserved Area. There is some concern by the County and City that the supports /tie backs for the retaining wall (structure) are located in the Reserved Area. Continental Properties would like to add language to the agreement supplement that would allow permanent structures such as retaining wall supports/tie backs in the Reserved Area, and that the County would not be responsible for removal or relocation expenses for any impacts to the retaining wall supports/tiebacks constructed within the Reserved Area.

The retaining walls have not yet been designed in detail. The County asked if a wall design that does not require tiebacks could be considered by the developer. The developer indicated they would look into it. Ultimately, for retaining wall supports to be included in the Reserve Area, new language would need to be included in the agreement supplement that gains the approval of the County Board, and a wall design showing the specific impacts to the Reserved Area will need to be reviewed and approved by the County together with final plat approval.

Restricted access is shown along all of CSAH 31 and CSAH 46, which was deeded to Dakota County per Document No. 2735273.

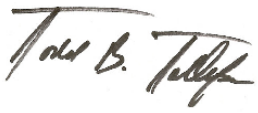
A trail, drainage, and utility easement to the City of Apple Valley will be provided by the developer for the North Creek Greenway along the northern property boundary. The easement should be shown on the plat and accompany the plat mylars prior to recording. The County will provide a template/draft for the easement.

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 46 and CSAH 31 are 23,200 and 24,000 ADT, respectively, and are anticipated to both be 35,000 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,



Todd B. Tollefson
Secretary, Plat Commission

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