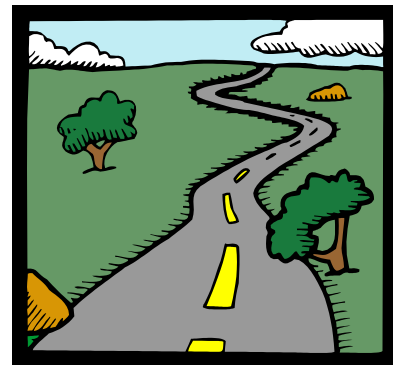


Dakota County Contiguous Plat Ordinance

MN Statute 383D.65



The Dakota County Contiguous Plat Ordinance provides for County review of plats and registered land surveys (RLS) that are contiguous with any existing or proposed County road (see back side for map of road needs). In addition, all plats in Townships must be submitted to the Plat Commission. The County Plat Commission (consisting of staff from the Department of Transportation, Office of Survey and Office of Planning) reviews the plats and registered land surveys and makes recommendations to the County Board. The Board in turn approves the plat, after which a building permit may be issued.

The Plat Commission requires review of initial filings, preliminary plats, and final plats with respect to 7 factors of Countywide significance:

1. Ingress and egress to and from County roads
2. Approach grade intersection with County roads
3. Drainage
4. Safety standards
5. Right of way requirements of County roads
6. Local road system integration with County road system
7. Land use impact of development on County road system

Dakota County Transportation Plan Policies Affecting the Plats

M.4 Access Spacing Guidelines - Local Streets and Driveways

Pursue spacing of intersecting local streets and driveways in accordance with the adopted access spacing guidelines through the plat approval process, in conjunction with construction projects, or as required by safety and operation of the highway.

M.16 – Contiguous Plat Ordinance The Plat Commission is required to review any plat adjacent to a County highway or along a highway shown on the plats needs map (see reverse side) as identified in the Contiguous Plat Ordinance by:

- ✓ Requiring traffic projections for proposed developments
- ✓ Requiring internal highway diagrams
- ✓ Requiring the official highway name/number on maps
- ✓ Requiring development adjacent to highways to follow access spacing guidelines prior to plat approval
- ✓ Requiring right-of-way dedication for plats adjoining highways according to the Contiguous Plat Ordinance and the approved right of way dedication guidelines. Right of way dedication is based on several features such as topography, obstacles, inclusion of trails, major intersection geometrics, site distance, road safety clear zones, snow removal storage, and other design characteristics that could influence with width of right of way. The Commission also initiates coordination with affected cities to determine how right of way may most effectively be obtained.

Access Spacing Guidelines

Access spacing guidelines have been developed to define appropriate access location on Dakota County highways. The access spacing associated with the guidelines is the County's long-term goal for the roadway segment. These guidelines will typically be applied in conjunction with the plat review and dedication process.

Functional classification	Principal Arterial	Divided Highways		Undivided Highways		
		Non-P.A.	Non-P.A.	Non-P.A.	Non-P.A.	Non-P.A.
2025 Projected ADT	All	>35,000	15,000 to 35,000	15,000 to 22,000	<15,000	<3,000
Full Movement Public Street Intersections (a)	½ mile	½ mile	¼ mile (c)	¼ mile (c)	1/8 mile (c), (d)	(b), (d)
¾ Public Street Access (a)	¼ mile (a)	¼ mile (a)	1/8 mile Right-in/Right-out only(c)	N/A	N/A	N/A

Roadway type refers to the anticipated cross section. Divided section must be in place for conditional intersection (right-in/right-out or ¾ intersection) to be built.

- (a) Median access points may be removed or modified to address safety and operational issues identified through engineering review.
- (b) Determined based on engineering review, judgment considering location, distance from other driveways, nearby intersections, alignment with other access points, visibility and other operation/safety issues.
- (c) Multiple commercial accesses permitted.
- (d) Private residential or individual commercial access permitted.

N/A – Not applicable to undivided roadway segments

Right of Way Dedication Guidelines

Plats are required to show dedicated right of way prior to plat approval.

Future Design	Total Right-of-Way
2-lane urban	100 feet
2-lane rural	110 feet
4-lane undivided	120 feet
4-lane divided	150 feet
6-lane divided	200 feet

Plat Commission Meeting and Submittal Dates 2012

Submittal Due Dates	Plat Commission Meeting Dates
Tuesday, December 27	Tuesday, January 3
Monday, January 9	Tuesday, January 17
Monday, January 23	Monday, January 30
Monday, February 6	Tuesday, February 13
Tuesday, February 21	Monday, February 27
Monday, March 5	Monday, March 12
Monday, March 19	Monday, March 26
Monday, April 2	Monday, April 9
Monday, April 16	Monday, April 23
Monday, April 30	Monday, May 7
Monday, May 14	Monday, May 21
Tuesday, May 29	Monday, June 4
Monday, June 11	Monday, June 18
Monday, June 25	Tuesday, July 2
Monday, July 9	Monday, July 16
Monday, July 23	Monday, July 30
Monday, August 6	Monday, August 13
Monday, August 20	Monday, August 27
Tuesday, September 4	Monday, September 10
Monday, September 17	Monday, September 24
Monday, October 1	Monday, October 8
Monday, October 15	Monday, October 22
Monday, October 29	Monday, November 5
Monday, November 12	Monday, November 19
Monday, November 26	Monday, December 3
Monday, December 10	Monday, December 17
Monday, December 24	Monday, December 31

Plats must be submitted by the dates shown in order to be acted on at the next scheduled Plat Commission meeting. The Plat Commission typically meets every other Monday. Dates shown in bold represent variation in the schedule due to a holiday.

Plat Commission Meetings are open to the public:

1:00 p.m. Room 1920

Dakota County Western Service Center

14955 Galaxie Avenue

Apple Valley, MN 55124

Todd Tollefson, Plat Commission Secretary
952-891-7070

