



Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
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Date: July 1, 2026

Re: Major Preliminary Plat Application – Taplands Addition

Message: Enclosed you will find the following Major Preliminary Plat application documents for the above-referenced project being submitted for consideration:

- Pre-Submittal Meeting Letter
- Written Statement (included, below)
- Deed for the Property
- Parcel Map of the site location from the City's GIS page
- Zoning Map of the site location from the City's GIS page
- Utility Map of the site location from the City's GIS page
- FEMA FIRMette of the site
- Preliminary Plat Drawing with aerial image showing current site conditions
- Potential Site Concept of the current development plan (subject to change)
- Proposed Final Plat Drawing
- Signed Vacation Petitions

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Written Statement

This proposed plat of Taplands Addition is the replat of a portion of Lot 1, Block 1 of Green Acres Addition located within the corporate limits of the City of Dickinson. This replat will create a single lot totaling ± 2.28 -acres for commercial development. A potential layout depicting how this site may develop is included with this application.

The currently platted Lot 1, Block 1 of Green Acres Addition was split into two parcels by the construction of State Avenue. This proposed replat for Taplands Addition includes the portion of said Lot 1 that lies west of State Avenue. This property is currently zoned Limited Commercial (LC), which allows all proposed commercial uses, so no zone change is proposed as part of this development.

Right-of-way was previously dedicated along the west edge of this parcel by the Green Acres Addition plat, and a 10-foot-wide utility easement was platted just east of this right-of-way. Since Green Acres Addition was platted, State Avenue was constructed through this subdivision providing a different access location than this previously dedicated right-of-way that followed the section line on the west side of this property. Therefore, the right-of-way along the west edge of this proposed subdivision, as well as the adjacent utility easement that is not used for public utilities, are proposed to be vacated by this plat application. The signed vacation petition documents are included with this application indicating that all utilities companies are agreeable to this vacation request.

Access to the lot will be provided by a new driveway from State Avenue along the east edge of this subdivision. The exact driveway location will be determined during project design and will be subject to approval by City Staff. A second access point onto Deer Run Drive may be explored if allowed by City Staff.

An existing City water main is located near this property on the east side of State Avenue. Water service will be extended to this site from this existing main by the developer. An existing City sanitary sewer forcemain also currently extends through this property. The developer plans to construct a private lift station within this site to pump sanitary waste into this existing forcemain, if allowed by City Staff. If this forcemain connection is not allowed, a private septic system will be constructed on this site since no other existing City sanitary sewer lines are located near this site that can be connected to by gravity lines.

Since this site currently contains existing impervious surfaces and the total site area is less than 5-acres, we do not anticipate that stormwater detention will be necessary since this increase in runoff will not be significant. The southern edge of this property does

lie within a FEMA Special Flood Hazard Area, However, this area is limited to the Heart River and its bank that is not developable, and it leaves sufficient buildable area to the north within this site. All planned development is located outside this Special Flood Hazard Area.

The applicant does not own or intend to purchase any additional surrounding land. To the best of our knowledge, neighboring property owners have not been informed of this plan to date, and this application has been prepared in accordance with local, state, and federal regulations.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM
Highlands Engineering