



Transmittal Letter

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

From: Andrew Schrank, PE
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Dickinson, ND 58601
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Date: April 2, 2026

Re: Minor Subdivision Plat Application – Energy Center 7th Addition

Message: Enclosed you will find the following Minor Subdivision Plat application documents for the above-mentioned project being submitted for consideration at the next Planning and Zoning Meeting:

- Written Statement (included, below)
- Pre-application Meeting Letter from the City
- Warranty Deed for the Property
- Preliminary Plat drawing with Aerial Imagery Overlay and Preliminary Site Plan for Lot 1
- Final Plat drawing
- Parcel map from the City's GIS page
- Zoning map from the City's GIS page
- Utility map from the City's GIS page
- FEMA FIRMette for Project Area

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WRITTEN STATEMENT

This proposed minor subdivision plat for Energy Center 7th Addition is intended to create three (3) industrial lots. Lot 1 is intended to be used for the owner/developer's business, Legend Homes. The remaining two lots are to be marketed for sale for future general industrial development. This site is located within City Limits and is currently zoned General Industrial (GI), so no zone change is proposed.

Each lot will abut existing public right-of-way, but access to each Lot will be provided by a shared private access road through the center of this subdivision extending east from Energy Drive to limit the number of access points required from Energy Drive. This access road will line up with an existing driveway on the west side of Energy Drive to meet the City's access management requirements. This access road will be privately owned and maintained by the owners of the lots in this proposed subdivision.

This site is located within the City's Urban Service area, and water and sanitary sewer mains are present in the rights-of-way adjacent to this subdivision as shown by the enclosed Utility Map. Service line connections will be made to these existing mains to serve the Lots within this subdivision at the time of development.

Private drainage and stormwater management easements are being dedicated by this plat to control site drainage. A stormwater management pond is currently graded within the proposed stormwater management easement at the northwest corner of this site. An appropriately sized outlet structure will be added to this pond prior to developing the proposed lots. Based on preliminary analysis, this pond has adequate volume to detain pre-vs-post development site runoff. Final calculations outlining the required pond size and outlet structure configuration will be submitted to the City for approval when complete. The stormwater management facility and drainageways will be privately owned and maintained by the owners of the lots in this proposed subdivision.

This subdivision is located within the City's Corporate Limits. The owner does not own or intend to purchase surrounding property. To the best of my knowledge, neighboring property owners have not been informed of this request, and this application is being submitted in accordance with local, state, and federal requirements.

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



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