



## Transmittal Letter

**To:** Joshua Skluzacek – Development Director  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
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**Date:** August 2, 2024

**Re:** Preliminary Plat Application – West Ridge 4<sup>th</sup> Addition

**Message:** Enclosed you will find the following Preliminary Plat application documents for the above referenced project being submitted for consideration at the September Planning and Zoning Meeting:

- Written Statement (included, below)
- Deed for the Property
- Preliminary Plat drawing with Aerial Imagery Overlay
- Final Plat drawing
- Mathematical solution for closure of lots
- City Parcels Map of the Plat Area
- City Zoning Map of the Plat Area
- City Utility Map of the Plat Area
- City Flood Map of the Plat Area



## **WRITTEN STATEMENT**

This proposed preliminary major plat application for West Ridge 4<sup>th</sup> Addition is intended to subdivide Lots 13-15, Block 6 of the Replat of West Ridge 1<sup>st</sup> Addition, Block 1, Lots 1 & 17-21 into eight (8) lots. This subdivision is located within the City's Corporate Limits. Since this will exceed four (4) lots, a major plat application is being submitted in accordance with the City Ordinance.

The applicant/owner, Venture Homes, LLC, intends to build three (3), 3-unit, multi-family homes within this property for a total of nine (9) proposed housing units. The proposed building configuration is shown by the enclosed preliminary plat drawing. The proposed subdivision of these lots will allow for each of the individual housing units to be sold off for individual ownership, with the exception of the proposed Lot 5 which will include 2 housing units.

This property is currently zoned Medium Density Residential (R2). The proposed subdivision layout and development plan meets all City ordinances to the best of our knowledge. Therefore, no change in zoning should be required to complete this application request.

Each of the eight (8) lots proposed as part of this subdivision has a separate water and sewer service already in place. These service lines are shown by the enclosed preliminary plat drawing. To prevent the additional cost of adding or revising these service lines, the proposed lot lines were drawn to work with these existing service lines. Since only eight water and sewer services are stubbed into this site and 9 housing units are proposed, one of the proposed lots (Lot 5) will include two housing units.

Each of these lots abuts the existing right-of-way of 12<sup>th</sup> Street W, which is a fully constructed urban roadway. This roadway will provide access to each of these proposed lots.

The applicant does own additional property across the street from this property being platted. The applicant does not intend to purchase additional surrounding property at this time. We have not informed neighboring properties of this request. This application is being submitted in accordance with local, state, and federal requirements to the best of our knowledge.

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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