



Transmittal Letter

To: Joshua Skluzacek – Community Development Director
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
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Date: September 16, 2024

Re: Development Agreement – Fisher's 3rd City East Addition

Message: Enclosed you will find a revised development agreement for the above referenced project and revised civil construction plans for the Key-Lix being submitted for the City's consideration. The following statement outlines the changes proposed and justifications for these revisions.

Written Statement per City's Engineering Checklist

The subdivision plat for Fisher's 3rd City East Addition was finalized and the plat was recorded in January of 2022. The draft development agreement submitted with this plat application was never signed or recorded. As part of this development agreement, ±800 LF of new water main was planned within the proposed water easement along the west edge of this development that would dead end in the proposed cul-de-sac. This water main was to be constructed by the developer prior to a Certificate of Occupancy being issued, and it was to be maintained by the City after construction. After further discussion and consideration, we would like to propose an alternate plan for this water main for the City's consideration. The attached revised plans and development agreement incorporate the necessary revisions for this alternate plan.

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We would like to propose a shorter water main within the remaining right-of-way of 21st Ave E on the south edge of this development. A fire hydrant would be placed at the end of this right-of-way. Placing this infrastructure within the existing right-of-way will allow the City to maintain the fire hydrant and the water line serving this hydrant in accordance with your current policies. This water main would be constructed by the developer and maintained by the City after construction. This water line would be extended to the proposed Key-Lix facility for domestic wire and the fire sprinkler system, but only the water system within the right-of-way would be maintained by the City. This would shorten the proposed water main to ± 150 LF, which will create significant cost savings for this project helping to make this project feasible. This will also significantly reduce the amount of water line that will need to be maintained by the City. Dead end water lines have additional maintenance requirements, and this proposed plan will reduce the required maintenance for the City.

The original plan to extend and provide water to the cul-de-sac on the north end of the development could result in a water line being installed that is not used for many years, if ever. It is unknown when or if the lots north of this subdivision will develop or if they will require domestic water service. Installing this water line now will create additional maintenance costs for the City for a water line that is not used, and it will reduce the usable life of this main if it is connected to in the future. For example, if the lots to the north connect to this water main in 30-years, this water line will already be roughly 1/3 of the way through its design life. It is also possible that water to serve these undeveloped lots will come from different locations, such as existing mains in the I-94 Business Loop or 22nd Ave E. Connections to these other water mains may actually result in shorter lengths of water main and less infrastructure for the City to maintain.

This alternate plan provides the water line to serve the property that is currently developing. The platted water easement would remain in-place to provide a location for a water line that may be required to serve adjacent properties to the north in the future if necessary.

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