



Transmittal Letter

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

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: September 16, 2024

Re: Major Final Plat Application – West Ridge 4th Addition

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

- Pre-submittal Meeting Letter
- Written Statement of Project Purpose (included, below)
- Written Statement of Changes Since Preliminary Plat Approval (included, below)
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Final Plat Drawing
- Subdivision Plat Closure Report

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

Project Purpose

This proposed final major plat application for West Ridge 4th Addition is intended to subdivide Lots 13-15, Block 6 of the Replat of West Ridge 1st 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 12th 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.

Changes since Preliminary Plat Approval

No changes have been made to the plat since the Preliminary Plat approval.

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