



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: March 6, 2026

Re: Major Preliminary Plat Application – Eagles Point Second Subdivision

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)
- Warranty 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
- FEMA FIRMette of the site
- Preliminary Plat Drawing with aerial image showing current site conditions
- Proposed Final Plat Drawing
- Draft Access Easement

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Legal Description

Lot 2, Block 1 of Eagles Point Subdivision

Zoning

Current: Agricultural

Proposed: Rural Residential

Written Statement

This proposed plat of Eagles Point Second Subdivision is the replat of Lot 2, Block 1 of Eagles Point Subdivision located within the City's ETZ northwest of the City of Dickinson. This replat will create eight (8) Rural Residential lots within this lot that are ± 5 -acres in area, each. The applicant plans to advertise these lots for sale for residential development after approval of this plat.

This site is currently zoned *Agricultural*, which requires a minimum lot size of 10-acres. Therefore, a zone change request to *Rural Residential* is being submitted to allow for the proposed ± 5 -acre lot sizes.

This site is located outside of the City's Urban Service Area as defined by the City's current comprehensive plan. Therefore, no city services are planned to be extended to this site as part of this development. Water to serve these lots will be provided by SW Water Authority or well water. Private septic systems will be necessary as each lot is developed to dispose of septic waste. An easement for a proposed water line is depicted in the center of this development along the back of the lots to allow for extension of the existing SW Water line that runs along the north boundary of this property through this development to serve each of these lots. The water line constructed in this easement will be privately maintained by the owners of these proposed lots.

Access to the proposed lots is to be provided by the private access roads that are currently constructed along the east and west boundaries of this subdivision. The road in the west boundary of this subdivision is located in an existing access easement as recorded by Stark County Document Number 3093776. A draft of a proposed access easement to allow for private and emergency access is provided with this application. This draft easement is planned to be finalized and recorded prior to final plat approval. Both of these roads are to be privately maintained by the lot owners per this easement.

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Stormwater for this site will not be altered from its current drainage patterns since no site grading is proposed by the developer as part of this subdivision. Any grading would be performed by future lot owners as they determine necessary for their own development plans. Due to the large size of these lots, the percentage of impervious area is expected to be low as these lots are developed. As single-family residences are developed as allowed by the proposed Rural Residential zoning designation, the increase in site runoff that may be seen from adding buildings and access roads will be largely offset by the increased thickness of grass that is typical with residential development when compared to the current agricultural land on-site. This thicker grass will help slow this runoff generated from pavement and roofs and will allow for greater infiltration/evaporation. Therefore, the increase in runoff from development is anticipated to be minimal, so no stormwater detention is proposed for this development.

The applicant does own Lot 3, Block 1 of Eagles Point Subdivision east of this site but does not own or intend to purchase any additional surrounding land at this time. 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
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