



## Transmittal Letter

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

**From:** Andrew Schrank, PE  
Highlands Engineering  
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Dickinson, ND 58601  
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**Date:** March 27, 2024

**Re:** Minor Plat Application – Fisher East Side 3<sup>rd</sup> Addition

**Message:** Enclosed you will find the following Minor Plat application documents for the above referenced project being submitted for consideration at the May 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 Flood Map of the Plat Area
- City Utility Map of the Plat Area

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## WRITTEN STATEMENT

### General Project Description

The proposed minor plat application for Fisher East Side 3<sup>rd</sup> Addition is intended to split the current Lot 1A into two lots for residential development. Since an irregular plat has already been approved for this property, this parcel is being subdivided through the minor plat process as required by City Ordinances. This property is currently zoned Medium Density Residential (R2), so no change in zoning will be required to complete this application request. This subdivision is also located within the City's Corporate Limits. The northern lot proposed by this plat, Lot 2, already has a water and sanitary sewer service stubbed into it. The southern lot, Lot 1, will require a new water and sanitary sewer service connection from the existing mains in 15<sup>th</sup> Ave E on the east side of this lot. The owner does not own or intend to purchase surrounding property. 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!



**Andrew Schrank, PE, CFM**

Highlands Engineering