



Water | Transportation | Municipal | Facilities

# Preliminary Engineering Report

**2026 UTILITY & STREET IMPROVEMENT PROJECT**

**SPECIAL IMPROVEMENT DISTRICTS No. 202605-01 & 202605-02**





Water | Transportation | Municipal | Facilities

# Preliminary Engineering Report

## 2026 UTILITY AND STREET IMPROVEMENT PROJECT

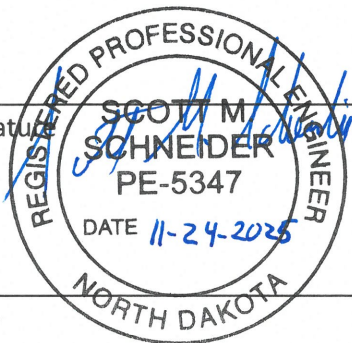
## SPECIAL IMPROVEMENT DISTRICTS 202605-01 & 202605-02

City of Dickinson Project No. CIP 202605  
Apex Project Number 22.107.0010

### CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of North Dakota.

Signature \_\_\_\_\_



Date \_\_\_\_\_

\_\_\_\_\_  
Scott M. Schneider  
Typed or Printed Name

\_\_\_\_\_  
PE-5347  
License Number

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### 1.01 PROJECT BACKGROUND

This Special Improvement Districts (SID) 202605-01 and 202605-02 are proposed to be constructed as part of the 2026 Utility and Street Improvement Project identified as City of Dickinson Project Number 202605. The project is included in the City's 2026 budget.

### 1.02 PROPOSED PROJECT IMPROVEMENTS AND PROJECT LIMITS

The 2026 Improvement Project will be constructed on the following streets:

- SE Area (202605-01)
  - 1<sup>st</sup> Street SE – South Main to 5<sup>th</sup> Avenue SE
  - 2<sup>nd</sup> Street SE – 2<sup>nd</sup> Avenue SE to 150 Feet East of 5<sup>th</sup> Avenue SE
  - 1<sup>st</sup> Avenue SE – East Broadway to 2<sup>nd</sup> Street SE
  - 2<sup>nd</sup> Avenue SE – East Broadway to 2<sup>nd</sup> Street SE
  - 3<sup>rd</sup> Avenue SE – East Broadway to 2<sup>nd</sup> Street SE
  - 4<sup>th</sup> Avenue SE – East Broadway to Alley South of 2<sup>nd</sup> Street SE
  - 5<sup>th</sup> Avenue SE – East Broadway to 2<sup>nd</sup> Street SE
- NE Area (202605-02)
  - 3<sup>rd</sup> Avenue E – 2<sup>nd</sup> Street E to 7<sup>th</sup> Street E
  - 4<sup>th</sup> Street E – 3<sup>rd</sup> Avenue E to 4<sup>th</sup> Avenue E

In summary, the project will include watermain replacements in areas where existing pipes are Asbestos Cement or Cast Iron, along with lead service line replacements to improve water quality and system reliability. Sewer spot repairs will be completed to address localized defects and prepare the system for future sewer relining by the city. In addition, the project will include concrete improvements such as curb and gutter, sidewalk, and ADA-compliant ramps, as well as an asphalt mill and overlay or full pavement reconstructs to the roadway surface. Together, these upgrades will enhance utility performance, extend infrastructure life, and improve safety and accessibility for residents.

### 1.03 PROJECT JUSTIFICATION

The proposed SID will replace deteriorating driveways and sidewalks as well as correct deficiencies on pedestrian facilities where practical. The street maintenance portion of the project will correct poor drainage along curb and gutter sections that have settled and deteriorated and upgrade pavement conditions.

Creating the SID is in accordance with the City's Special Assessment Policy (see Appendix A). The policy was approved (Resolution 39-2019) by the City Commission on December 17, 2019. The Policy gives the City authority to assess for constructing sidewalks, curb and gutter, and driveway aprons in conjunction with street maintenance projects. The city has opted only to use a SID for sidewalk and driveway repairs and replacement. The costs associated with repair and replacement of curb, gutter and accessibility ramps will be funded under the pavement maintenance budget.

#### 1.03.1 WATER SYSTEM IMPROVEMENTS

Publicly operated water systems provide numerous advantages for urban communities. A municipal water treatment and distribution network ensures a consistent and reliable supply of

potable water for residential, commercial, and industrial users, supporting the diverse needs of the population. Because the system is centrally maintained by the City, inspections, repairs, and necessary upgrades are routinely performed to protect water quality and reduce the financial and maintenance burden on individual property owners. These systems are also designed to meet fluctuating demand and accommodate future growth, enhancing public health, fire protection, and overall community resilience. As a result, municipal water infrastructure contributes to higher property values and supports long-term economic development by ensuring dependable access to clean water.

In contrast, individual wells are generally impractical in urban settings. They require substantial space, offer variable water quality and quantity based on groundwater conditions, and often need additional filtration to meet drinking water standards. All testing, maintenance, and repair responsibilities fall to the property owner, including pump maintenance and potential system failures. Over a 25-year period, owning and maintaining a well system can cost anywhere from \$30,000 to \$100,000 or more, depending on site conditions and required repairs. While individual wells can serve as a cost benchmark, they are not a viable alternative within city limits.

A failed water main system can also cause extensive property damage, including structural impacts and loss of personal belongings. It is important to note that the water distribution improvements within the Special Improvement District are **not** being assessed to property owners, further increasing the value and overall benefit to those who receive service from the upgraded municipal system

### 1.03.2 ROADWAY PAVING AND INCIDENTAL IMPROVEMENTS

Roadway pavement is critical for maintaining safe and efficient transportation within urban communities. A properly maintained paved road network enhances both vehicle and pedestrian safety by providing a smooth, reliable surface that minimizes accidents and reduces vehicle wear associated with uneven or unpaved roads. Paved streets also support better traffic flow, lowering congestion and travel time for residents and businesses and contributing to a higher overall quality of life. In addition, paved roads are more durable and resilient to weather, preventing issues such as erosion, dust, and water pooling that commonly degrade unpaved surfaces and lead to frequent, costly repairs.

Although unpaved roads may have lower initial installation costs, they are not practical in urban settings due to their high long-term maintenance needs, vulnerability to weather, and inability to withstand heavy traffic. These roads require constant grading, deteriorate quickly in adverse conditions, and generate dust, erosion, and potholes—factors that increase maintenance costs and negatively affect vehicle condition, property values, and public safety. Unpaved roads also do not meet International Fire Code requirements in urban areas, making them an unsuitable alternative. While not viable within city limits, they provide a baseline comparison for evaluating the costs and benefits of paved roadway improvements in urban improvement districts.

Unpaved roads require significant ongoing maintenance to keep them functional. Over a 25-year period, the costs of maintaining an unpaved roadway include regular grading, dust control, erosion management, and resurfacing. Below is a breakdown of key expenses:

- Initial Installation Costs
- Routine Maintenance
  - Grading
  - Dust Control
  - Resurfacing
- Vehicle Damage and Safety Implications
- Additional costs to consider are related to delay time to the average use

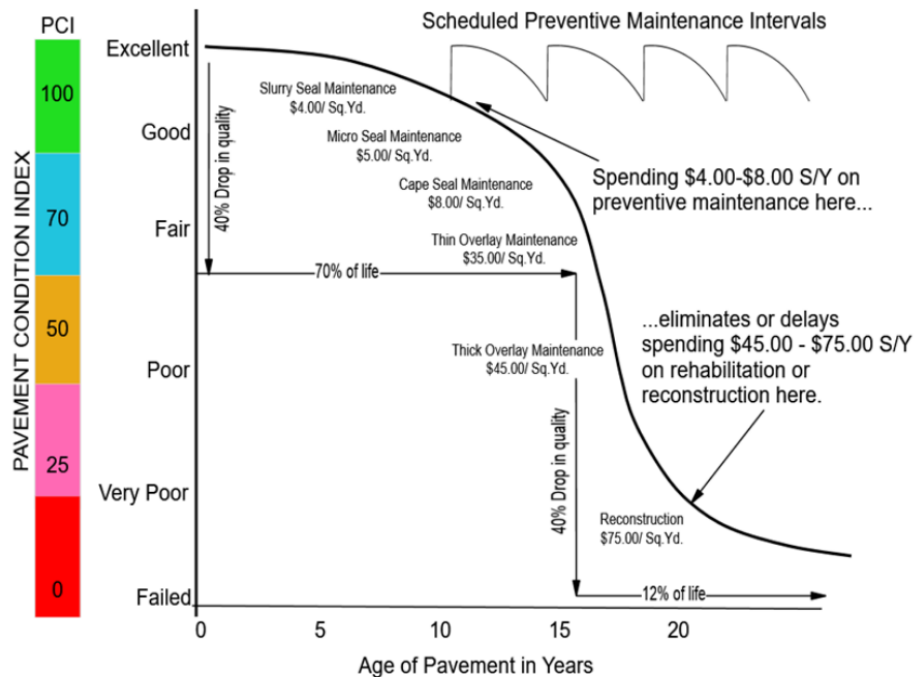
The capital costs of a typical local roadway system is between \$4,500,000 and \$5,500,000 per mile.

Pavement preservation is a proactive approach that involves a series of low-cost, preventative maintenance treatments aimed at protecting our roadway network, extending pavement life, and meeting the needs of our citizens. While no pavement lasts forever, the timely application of these treatments can significantly extend the lifespan of the pavement, resulting in substantial cost savings.

The following pavement rehabilitation strategy is from the City of Dickinson's *2023 Pavement Management Report (MDS Technologies, Inc., February 1, 2024)*:

### ***8 Rehabilitation Programs and Budget Analysis***

*Effective management of a pavement network involves understanding how pavements deteriorate over time and applying appropriate maintenance and rehabilitation treatments at critical times in the life of a pavement to minimize the long term cost of maintaining the network at a desirable condition level. The concept of pavement management is illustrated in Figure 4 below.*



**Figure 4: Pavement Management Concept and Effect of Timely Maintenance**

*Figure 4 shows that pavements typically do not deteriorate linearly. A pavement may experience only a 40 percent drop in quality over the first 70 percent of its life. During this time the life of a pavement may be extended significantly through the periodic application of relatively low cost maintenance treatments. This is represented by the “shark-fin” shaped curve in the upper-right of the figure.*

A failed roadway system not only results in costly public repairs but also creates indirect expenses for road users, including increased vehicle wear, higher fuel consumption, and more frequent maintenance needs. Timely pavement preservation projects help maintain smoother, more reliable surfaces, reducing these additional costs for adjacent landowners. While the pavement within the Special Improvement District existed prior to this project, improvements are necessary due to required water system upgrades and significant deterioration of the existing roadway. Importantly, the asphalt surface costs within the Special Improvement District are **not** being assessed to property owners, further enhancing the overall benefit to those within the district. Per City of Dickinson policy, the only roadway-related assessment applied to landowners in special improvement districts is for sidewalk and curb-and-gutter maintenance; however curb and gutter maintenance is **not** being assessed. Historically, this portion of work in the City’s Road Maintenance projects has accounted for approximately 15% to 40% of the total project cost within special improvement districts

### 1.03.3 SANITARY SEWER IMPROVEMENTS

The project will include targeted sewer main spot repairs to address isolated sections of deteriorated or damaged sewer pipe within the project area. These repairs are necessary to prevent blockages, reduce inflow and infiltration, and ensure reliable sewer service for nearby residents. Completing these spot repairs will help stabilize the system and extend the life of the existing infrastructure, allowing the city to efficiently plan for future comprehensive sewer relining. By addressing the most critical issues in advance, the City can minimize disruptions, improve service performance, and ultimately reduce long-term maintenance costs for the community.

### 1.04 SCHEDULE AND OPINION OF COST

Construction is scheduled for summer of 2026, with the bid opening anticipated for February 2026. The preliminary opinion of construction cost for the utility and street improvement portion of the project that will be included in the Special Improvement District is shown in Appendix B while specific parcel assessments for the SID are shown in Appendices C.1 and C.2.

### 1.05 SID MAPS AND ESTIMATED SPECIAL ASSESSMENTS

The proposed SID boundary for each district is shown in Appendices C.1 and C.2, along with detailed information for each district. Appendices C.1 and C.2 include an overall layout identifying the related subdivisions and adjacent streets, as well as preliminary plan-view drawings illustrating the proposed improvements for each parcel based on field observations or anticipated areas of utility improvements. Preliminary SID assessment tables summarizing the improvements and estimated costs for each parcel are also provided in Appendices C.1 and C.2.

APPENDIX A  
CITY OF DICKINSON SPECIAL ASSESSMENT POLICY

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**RESOLUTION NO. 39 - 2019**

**A RESOLUTION DECLARING A SPECIAL ASSESSMENT POLICY FOR COSTS FOR SIDEWALKS, CURB AND GUTTER IMPROVEMENTS**

WHEREAS, the City of Dickinson intends to perform routine maintenance projects on asphalt and concrete streets, and

WHEREAS, the City of Dickinson has a limited amount of funding available to perform maintenance projects, and

WHEREAS the City of Dickinson has the legal authority to assess costs for sidewalks and curb and gutter improvements to properties within the City Of Dickinson pursuant to N.D.C.C. Section 40-31-06 and Municipal Code Section 33.04.180.

NOW, THEREFORE, it is hereby resolved by the Board of City Commissioners, as follows:

1. There is hereby created a special assessment policy for street maintenance projects.
2. Sidewalk and curb and gutter improvements made in conjunction with the street maintenance projects will be assessed to the adjacent landowners except in the following conditions:
  - a. On corner lots, through the entirety of the radius around the corner.
  - b. Where otherwise satisfactory curb and gutter or sidewalk need to be replaced because of work being done on the street project, including lighting and signing.
  - c. Where curb and gutter or sidewalk about the back lot line of a property
  - d. Where at the discretion of the City Engineer, sidewalk installation is not feasible.
3. Of the eligible costs in Section 2, one hundred percent (100%) will be assessed to the benefitting properties.
4. The costs of assessments shall be paid by the benefitting properties over a ten (10) year term at a rate of 1.5% over the then current market interest rate at the time of construction.


NOW, THEREFORE, BE IT RESOLVED that the Board of City Commissioners of the City of Dickinson, North Dakota creates a special assessment policy for street maintenance projects.

Dated this 17th day of December 2019.



Scott Decker, President  
Board of City Commissioners

ATTEST:



Joseph Gaa, Dickinson City Administrator

APPENDIX B  
OPINION OF PROBABLE CONSTRUCTION COST

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**OPINION OF PROBABLE COSTS**

Project:	2026 UTILITY AND STREET IMPROVEMENTS	Basis for Estimate	Sheet 1 of 1
		No Design Completed	
Location: Dickinson, North Dakota		<input checked="" type="checkbox"/> Preliminary Design	
Date Prep: November 21, 2025		<input type="checkbox"/> Final Design	
Project No. 22.107.0010 - CIP 202605			

Item No.	Description	Unit Measurement	No. Units	SURFACE IMPROVEMENTS		WATERMAIN IMPROVEMENTS	
				Per Unit	Total	Per Unit	Total
1	GENERAL CONDITIONS	LSUM	1	\$175,000.00	\$175,000.00	\$ -	\$ -
2	MOBILIZATION	LSUM	1	\$400,000.00	\$400,000.00	\$ -	\$ -
3	CLEARING & GRUBBING	LSUM	1	\$10,000.00	\$10,000.00	\$ -	\$ -
4	TRAFFIC CONTROL	LSUM	1	\$40,000.00	\$40,000.00	\$ -	\$ -
5	<b>*REMOVAL OF CONCRETE DRIVEWAY / SIDEWALK</b>	SY	9239	\$15.00	\$138,581.10	\$ -	\$ -
6	<b>*REMOVAL OF CURB &amp; GUTTER</b>	LF	12100	\$9.00	\$108,900.00	\$ -	\$ -
7	REMOVAL OF BITUMINOUS SURFACING	SY	30000	\$13.00	\$390,000.00	\$ -	\$ -
8	REMOVAL OF CONCRETE PAVEMENT	SY	450	\$15.00	\$6,750.00	\$ -	\$ -
9	MILLING PAVEMENT SURFACE	SY	5750	\$5.00	\$28,750.00	\$ -	\$ -
10	WATERMAIN	LF	4100			\$135.00	\$553,500.00
11	WATER SERVICE	LF	2500			\$90.00	\$225,000.00
12	FITTINGS	LBS	10000			\$12.00	\$120,000.00
13	CURB STOPS	EA	80			\$1,000.00	\$80,000.00
14	GATE VALVE	EA	18			\$7,000.00	\$126,000.00
15	HYDRANTS	EA	9			\$11,000.00	\$99,000.00
16	SADDLE AND CORP	EA	80			\$700.00	\$56,000.00
17	STORM CROSSING	EA	2			\$3,000.00	\$6,000.00
18	SANITARY SEWER SERV CROSSING	EA	45			\$1,200.00	\$54,000.00
19	CONNECTION TO EXISTING WATERMAIN	EA	15			\$6,500.00	\$97,500.00
20	TYPE A-LEAD SERVICE REPLACEMENT	EA	3			\$7,000.00	\$21,000.00
21	TYPE B-LEAD SERVICE REPLACEMENT	EA	3			\$9,500.00	\$28,500.00
22	TYPE C-LEAD SERVICE REPLACEMENT	EA	2			\$12,500.00	\$25,000.00
23	BORE POLY WATER SERVICE	LF	200			\$100.00	\$20,000.00
24	SANITARY SEWER MAIN REPAIR	EA	10	\$6,000.00	\$60,000.00	\$ -	\$ -
25	TEMPERARY COVER CROP	SY	5200	\$0.75	\$3,900.00	\$ -	\$ -
26	HYDRAULIC MULCH	SY	5200	\$4.00	\$20,800.00	\$ -	\$ -
27	SEEDING CLASS I	SY	5200	\$2.00	\$10,400.00	\$ -	\$ -
28	TOPSOIL-IMPORTED	CY	55	\$62.50	\$3,416.67	\$ -	\$ -
29	INLET PROTECTION-SPECIAL TEMPORARY	EA	20	\$225.00	\$4,500.00	\$ -	\$ -
30	SUBGRADE PREP	SY	30000	\$5.00	\$150,000.00	\$ -	\$ -
31	AGGREGATE BASE COURSE CL 5	TON	9400	\$80.00	\$752,000.00	\$ -	\$ -
32	ASPHALT PAVEMENT (SUPERPAVE FAA 45)	TON	8247	\$160.00	\$1,319,570.37	\$ -	\$ -
33	ASPHALT PAVEMENT TRENCH (SUPERPAVE FAA 45)	TON	741	\$250.00	\$185,185.19	\$ -	\$ -
34	ASPHALT CEMENT (PG58H-34)	TON	540	\$700.00	\$378,000.00	\$ -	\$ -
35	GEOSYNTHETIC MATERIAL TYPE G	SY	30000	\$5.00	\$150,000.00	\$ -	\$ -
36	CURB & GUTTER-TYPE I	LF	12100	\$70.00	\$847,000.00	\$ -	\$ -
37	VALLEY GUTTER	SY	360	\$190.00	\$68,400.00	\$ -	\$ -
38	CURB-TYPE I	LF	100	\$45.00	\$4,500.00	\$ -	\$ -
39	<b>*SIDEWALK CONCRETE 4IN</b>	SY	5382	\$160.00	\$861,134.40	\$ -	\$ -
40	<b>*DRIVEWAY CONCRETE 6IN</b>	SY	2480	\$195.00	\$483,525.90	\$ -	\$ -
41	<b>*DRIVEWAY CONCRETE 8IN</b>	SY	812	\$270.00	\$219,156.30	\$ -	\$ -
42	SIGNS	LSUM	1	\$5,000.00	\$5,000.00	\$ -	\$ -
43	PAVEMENT MARKINGS	LSUM	1	\$15,000.00	\$15,000.00	\$ -	\$ -
44	MH/GV ADJUST TO GRADE	EA	70	\$1,200.00	\$84,000.00	\$ -	\$ -
45	DETECTABLE WARNING PANELS	SF	500	\$35.00	\$17,500.00	\$ -	\$ -
46	ROUTE & SEAL CURB	LF	150	\$60.00	\$9,000.00	\$ -	\$ -
47	ROCK EXCAVATION	LSUM	1	\$45,000.00	\$45,000.00	\$ -	\$ -
48	SIDEWALK TRENCH DRAIN	LF	30	\$860.00	\$25,800.00	\$ -	\$ -
				Subtotal	\$7,020,769.92		\$1,511,500.00
				Contingencies (5%)	\$ 351,000.00		\$ 226,700.00
				<b>Total</b>	<b>\$ 7,371,800.00</b>		<b>\$ 1,738,200.00</b>
					<b>Construction Total</b>		<b>\$9,110,000.00</b>

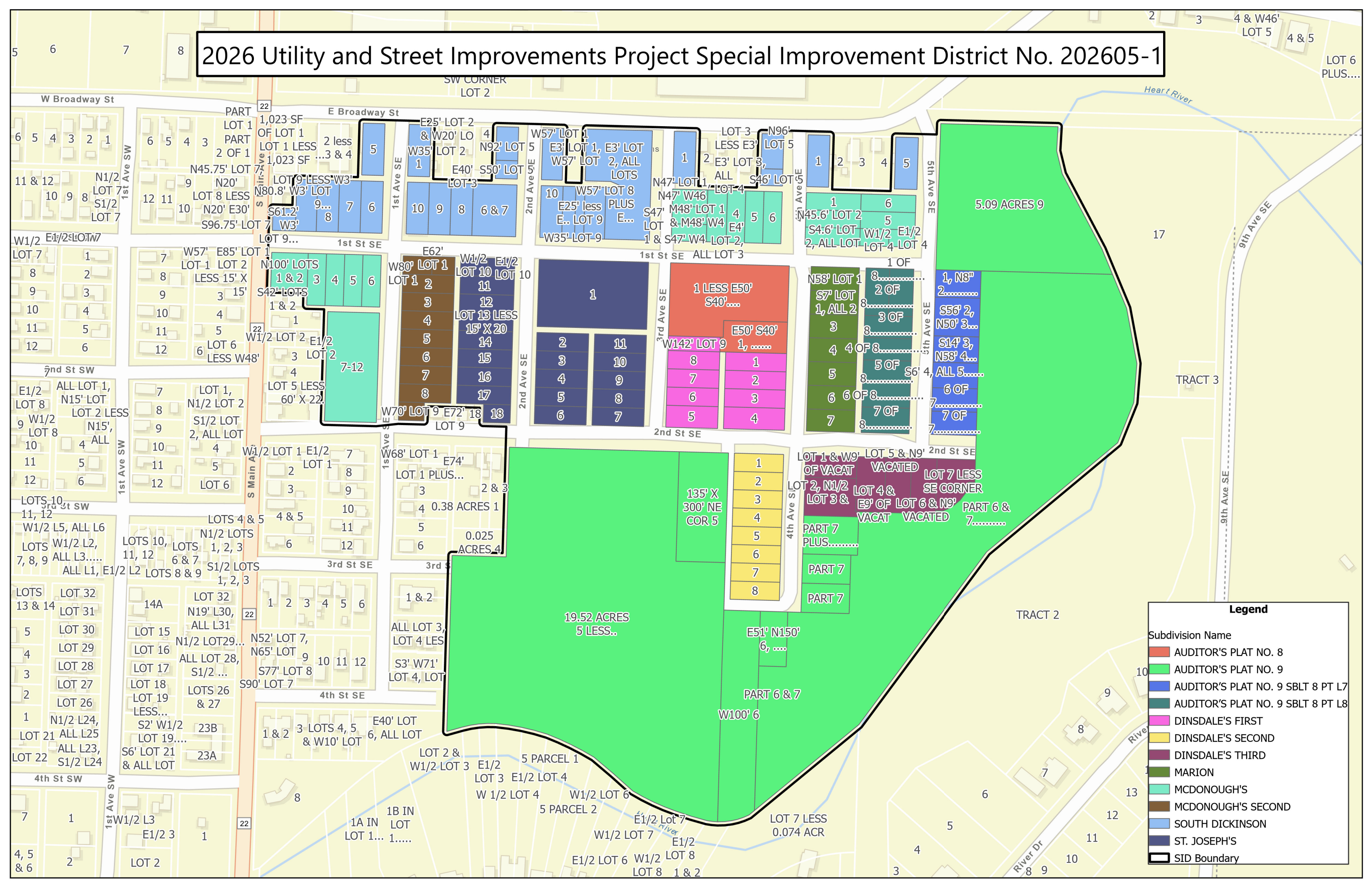
\* Special Improvement District eligible item

## APPENDIX C.1

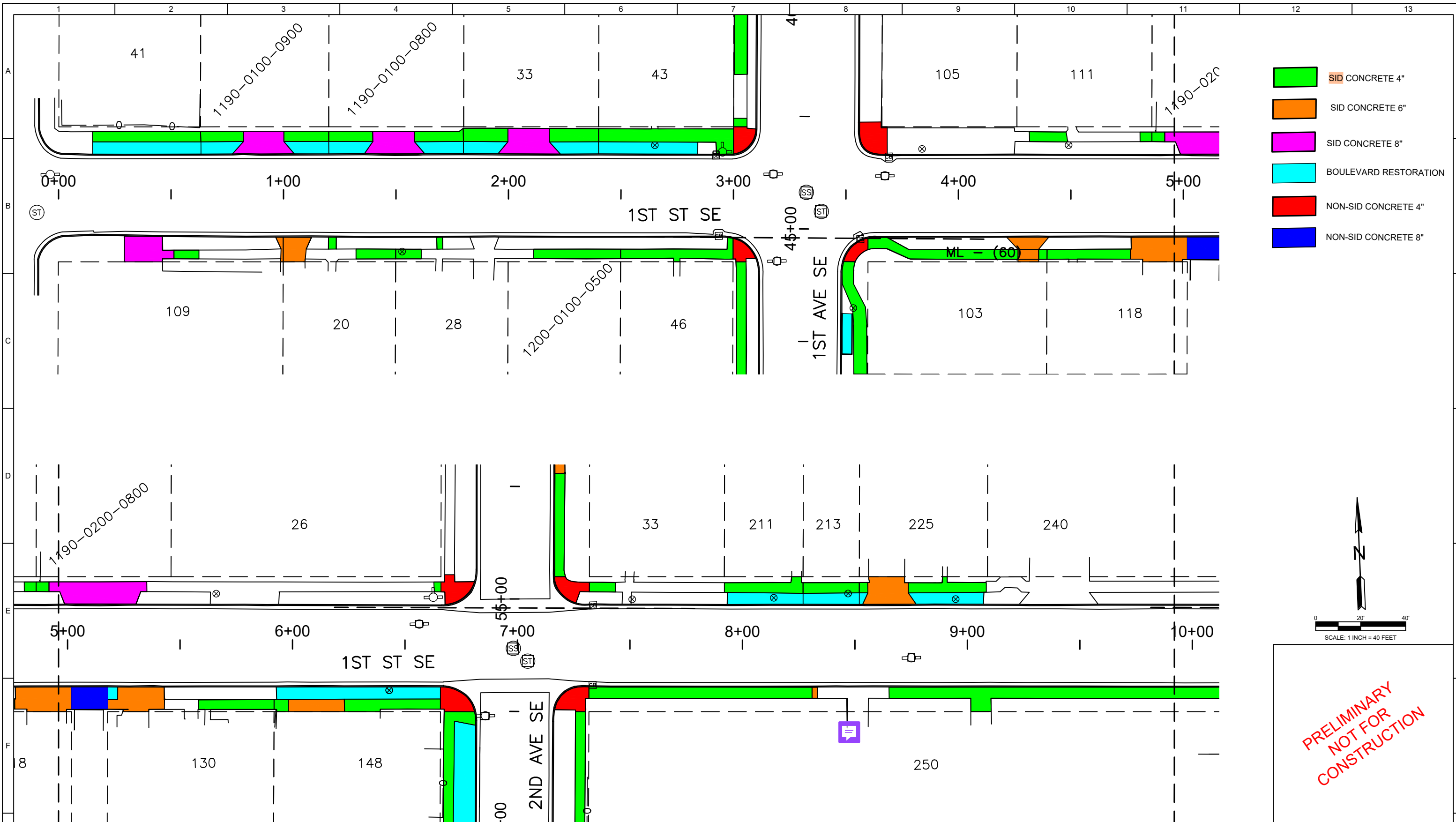
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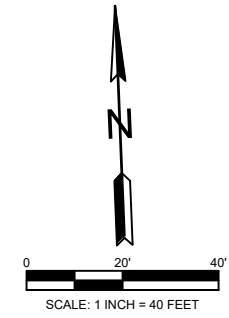
# 2026 Utility and Street Improvements Project Special Improvement District No. 202605-1



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<span style="color: blue;">■</span>	AUDITOR'S PLAT NO. 9 SBLT 8 PT L7
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<span style="color: purple;">■</span>	DINSDALE'S THIRD
<span style="color: green;">■</span>	MARION
<span style="color: cyan;">■</span>	MCDONOUGH'S
<span style="color: brown;">■</span>	MCDONOUGH'S SECOND
<span style="color: darkblue;">■</span>	SOUTH DICKINSON
<span style="color: navy;">■</span>	ST. JOSEPH'S
<span style="border: 1px solid black;"> </span>	SID Boundary



- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



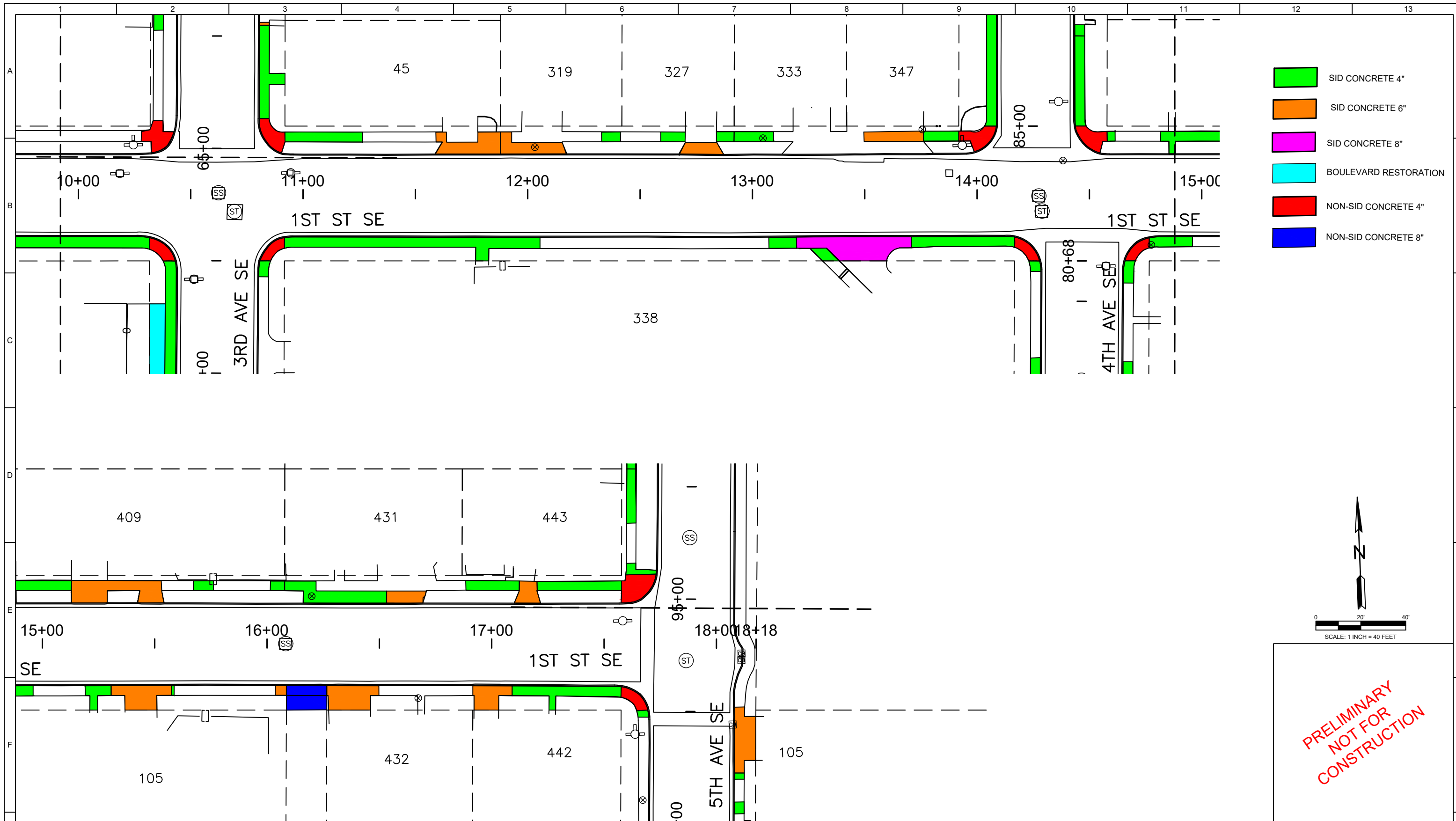
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IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 1ST STREET SE  
 STA: 0+00 TO 10+00



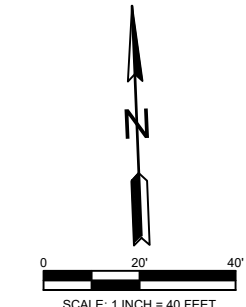
Bismarck - Detroit Lakes -  
 Dickinson - Fargo - St. Cloud  
 204 Sims Street, Suite # 201  
 Dickinson, North Dakota 58601  
 Office: 701-264-3939  
 www.apexenggroup.com

Project #: \_\_\_\_\_ 24.107.0026  
 Date: \_\_\_\_\_ November 2025  
 Drawn By: \_\_\_\_\_ LF/TS  
 Checked By: \_\_\_\_\_ LF/TS  
 Approved By: \_\_\_\_\_ SS

Sheet:  
  
**SID.01**



- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



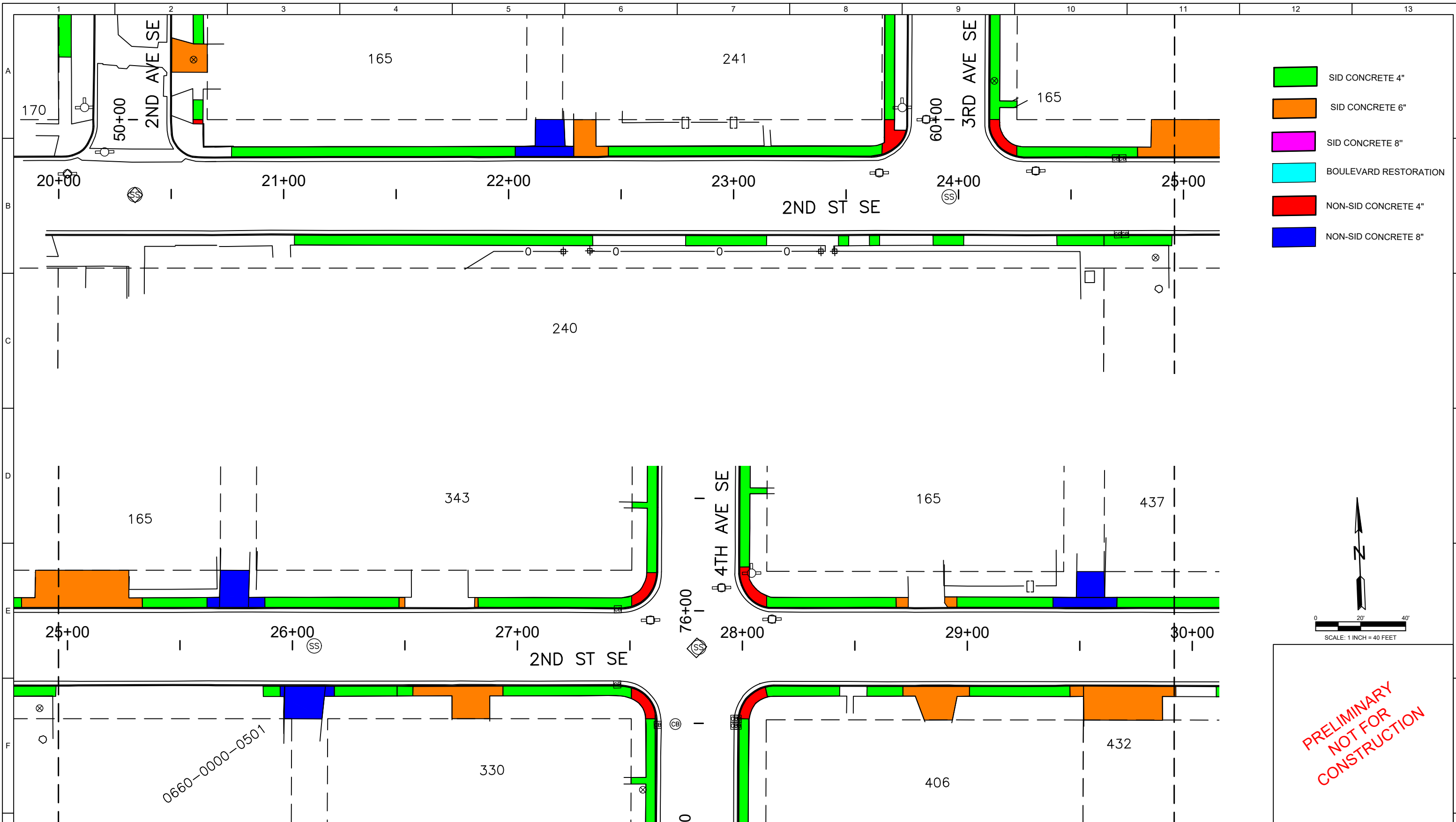
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 1ST STREET SE  
 STA: 10+00 TO 18+00



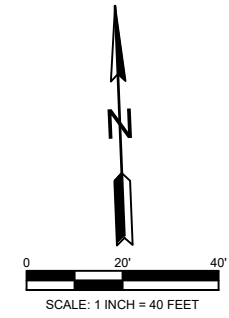
Bismarck - Detroit Lakes -  
 Dickinson - Fargo - St. Cloud  
 204 Sims Street, Suite # 201  
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Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

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**SID.02**

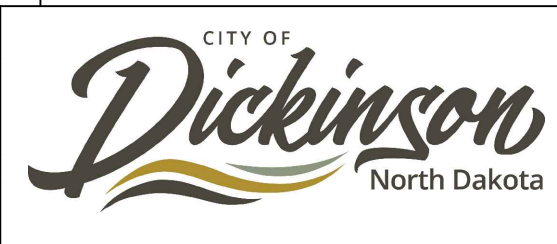


- SID CONCRETE 4"
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- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"

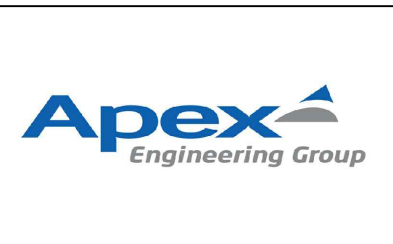


PRELIMINARY  
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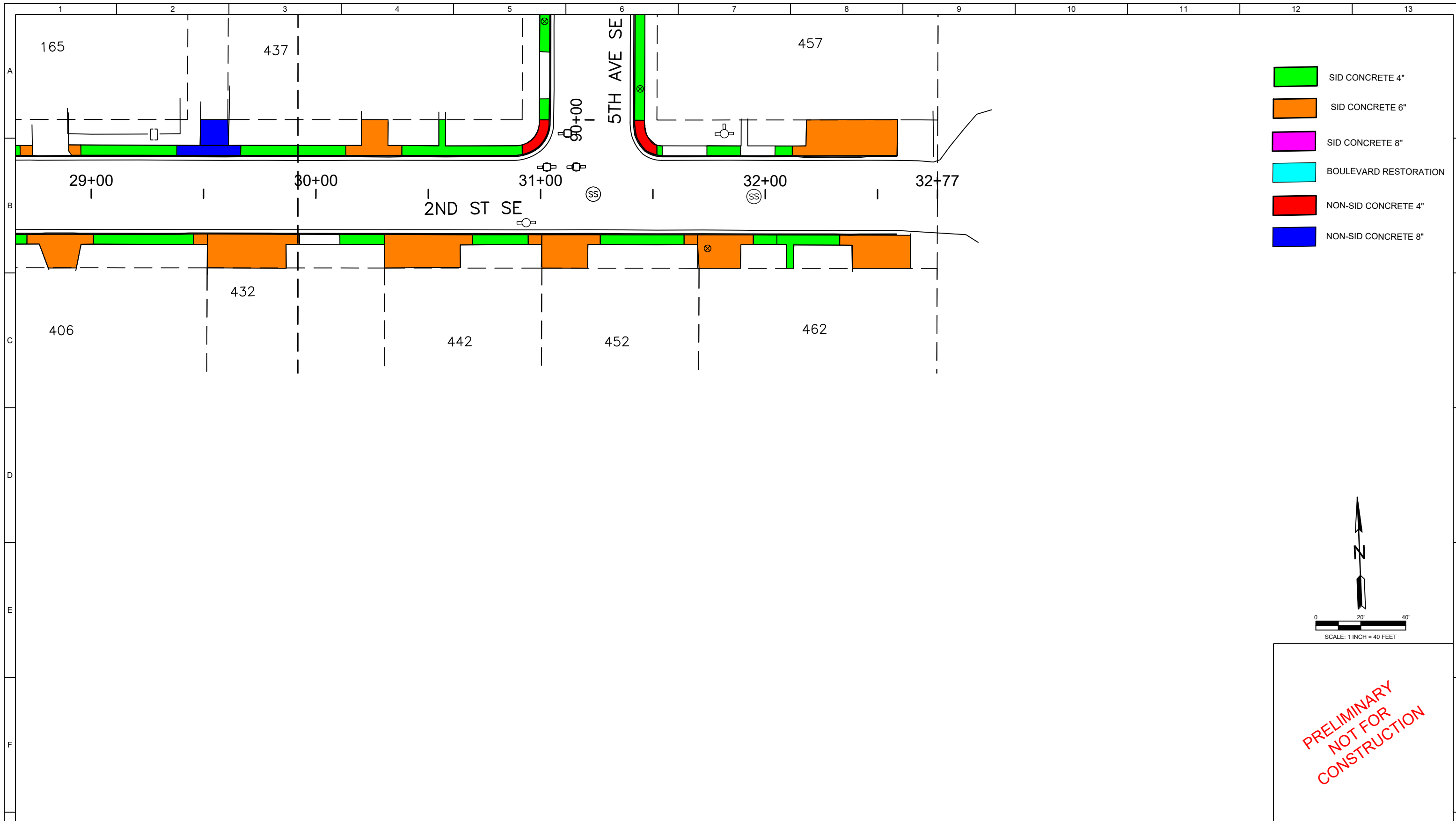
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 2ND STREET SE  
 STA: 20+00 TO 30+00



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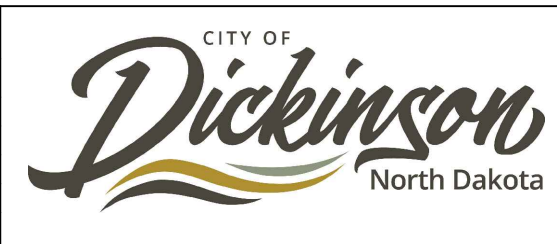
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 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

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**SID.03**



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISIONS		
Issue #	Description	Date



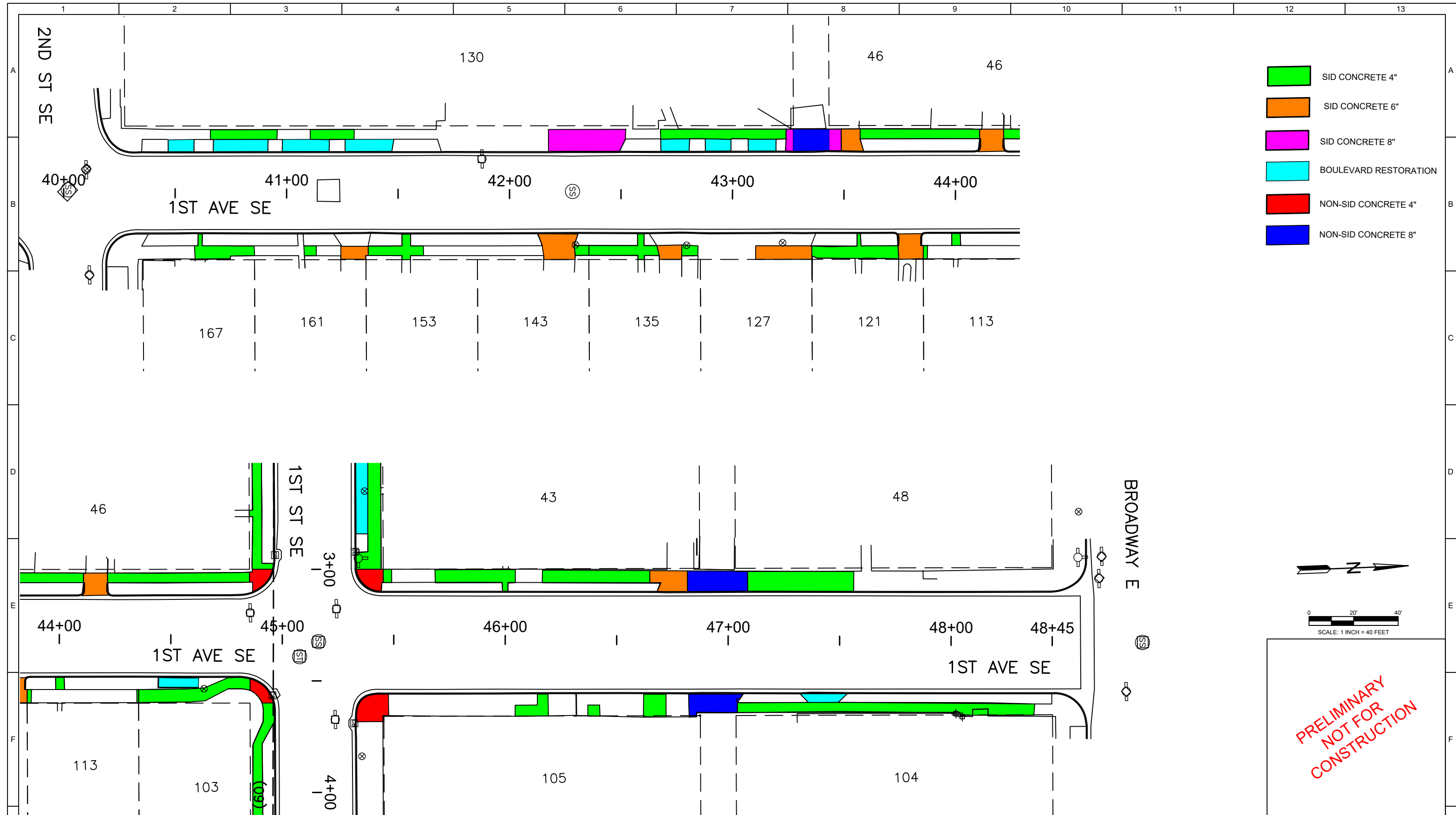
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 IMPROVEMENT PROJECT  
 SID NO. 202605-01  
 2ND STREET SE  
 STA: 30+00 TO 33+00



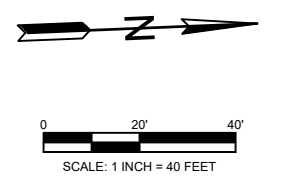
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Project #: \_\_\_\_\_ 24.107.0026  
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 Checked By: \_\_\_\_\_ LF/TS  
 Approved By: \_\_\_\_\_ SS

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**SID.04**

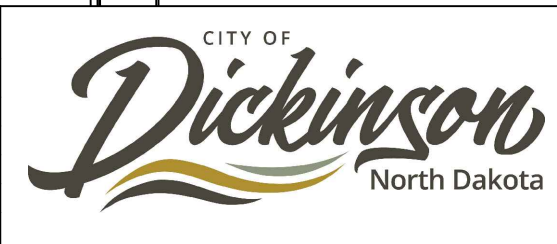


- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



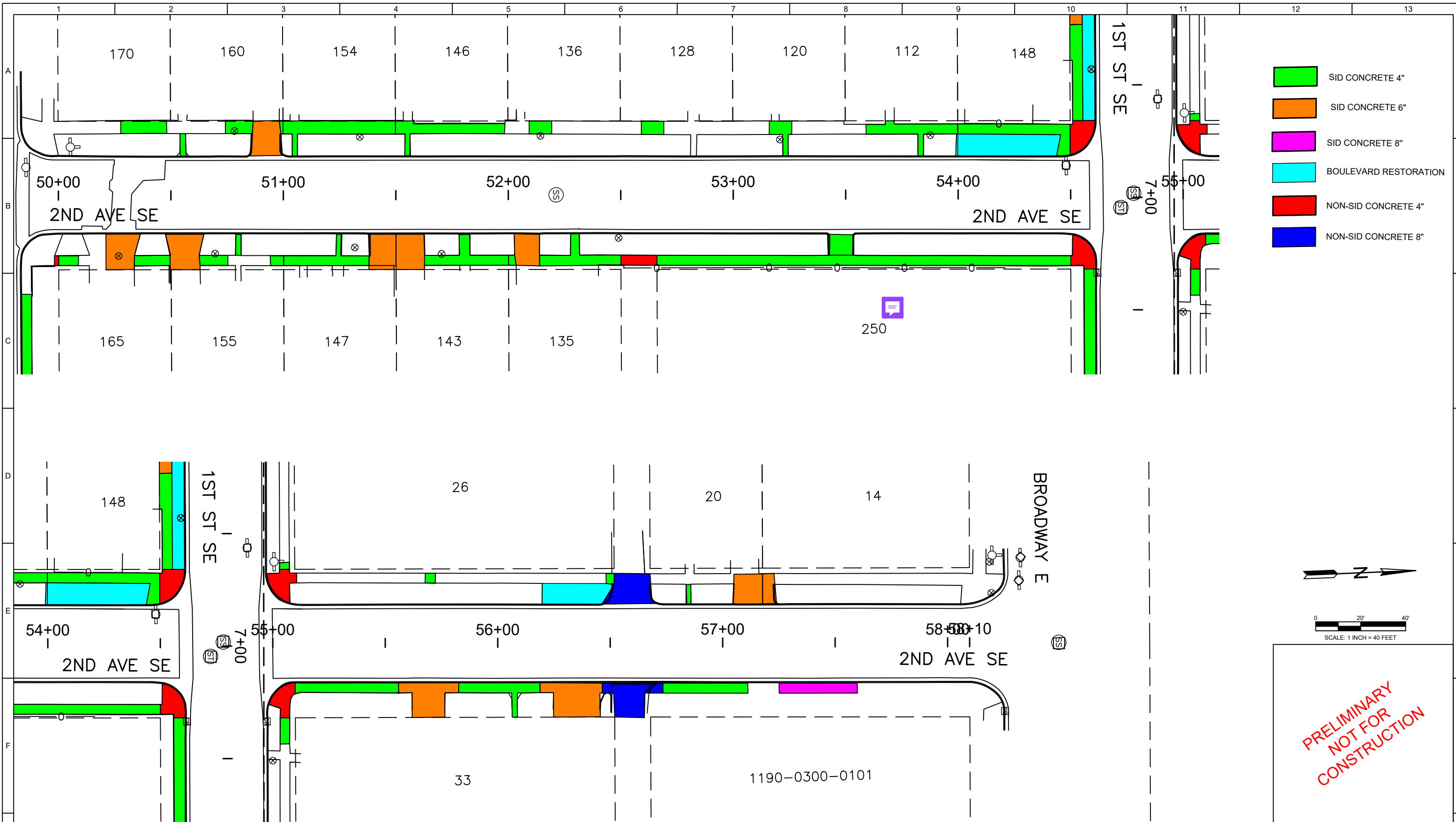
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 1ST AVE SE  
 STA: 44+00 TO 48+00



Bismarck - Detroit Lakes -  
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Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

Sheet:  
**SID.05**



- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



0 20' 40'  
SCALE: 1 INCH = 40 FEET

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



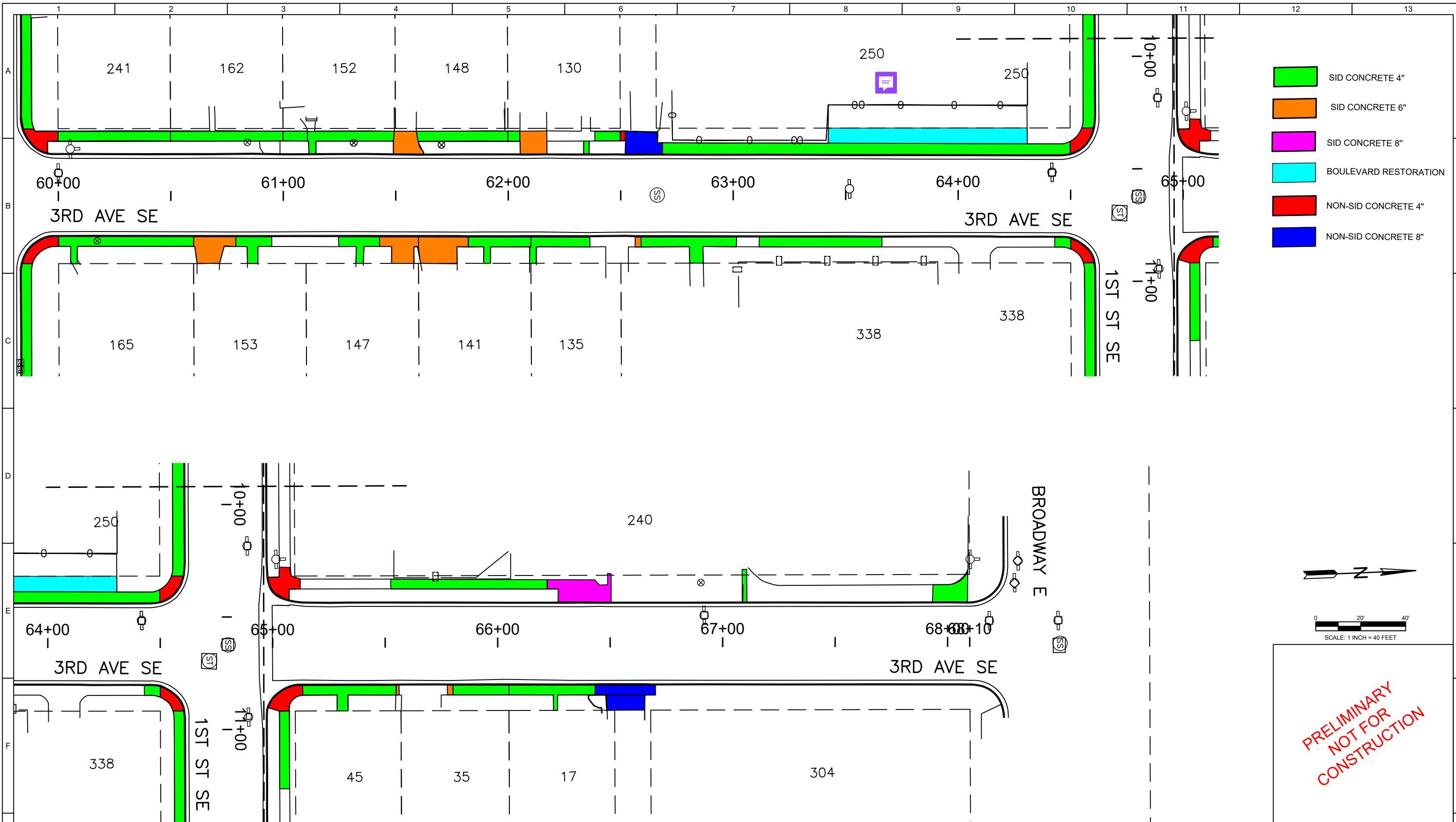
**2026 UTILITY & STREET IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 2ND AVE SE  
 STA: 50+00 TO 58+00



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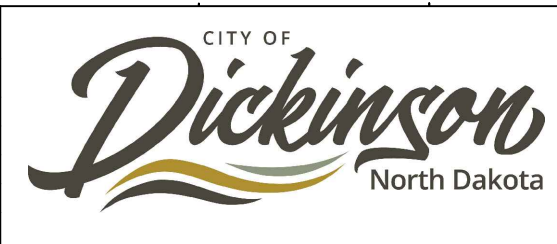
Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
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**SID.06**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



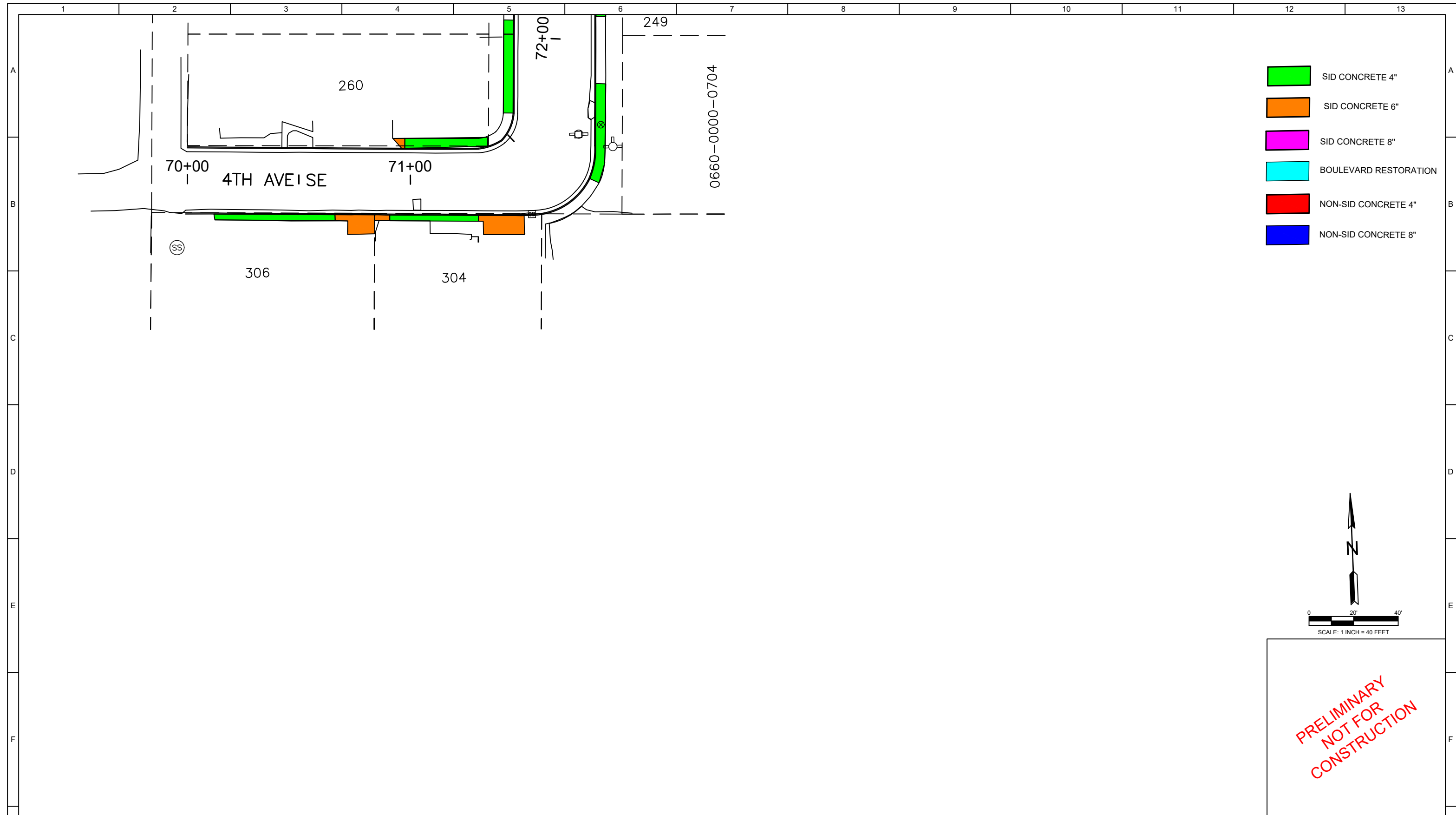
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 3RD AVE SE  
 STA: 60+00 TO 69+00



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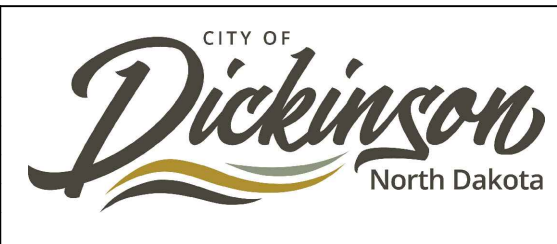
Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

Sheet:  
**SID.07**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



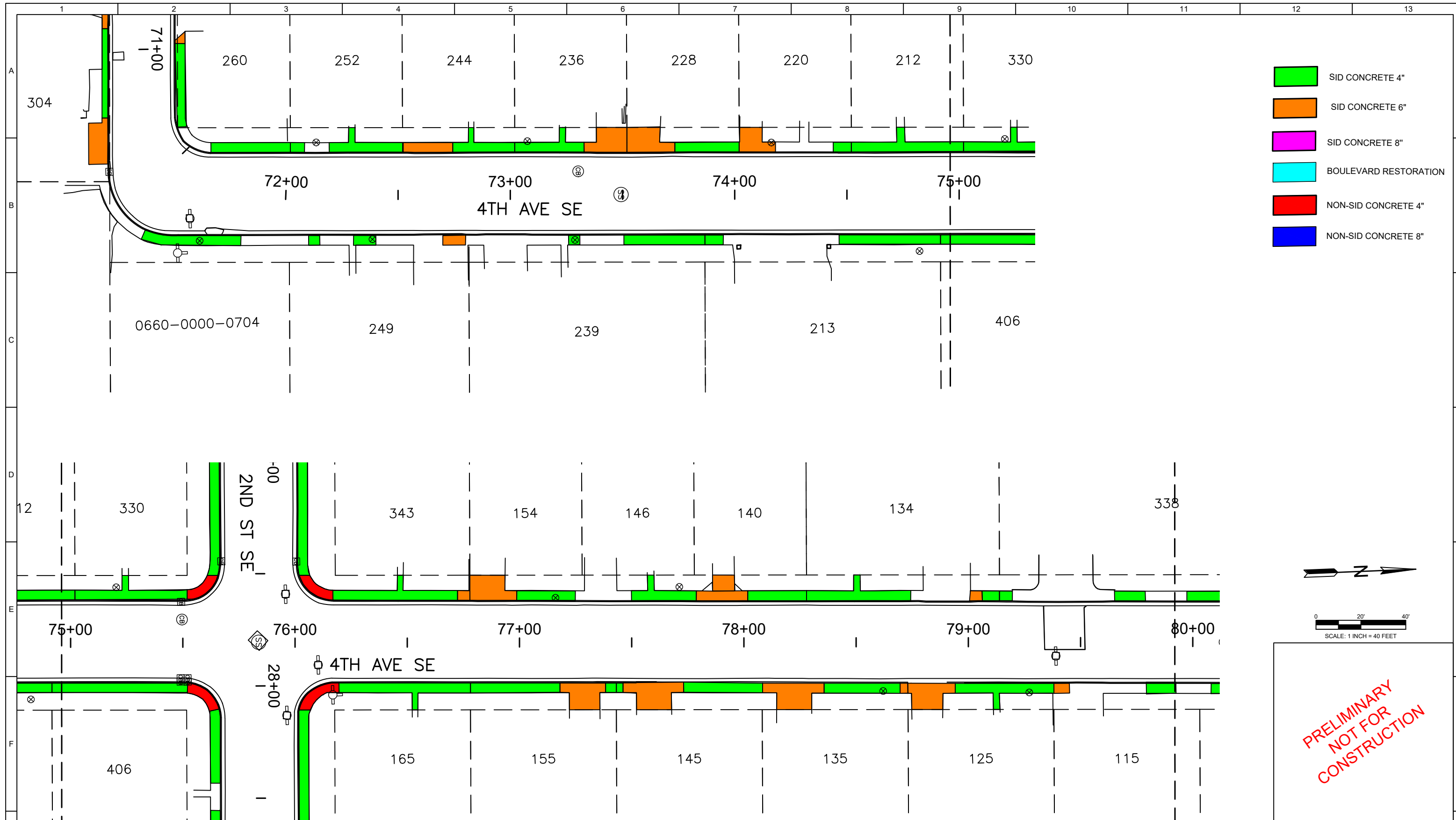
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
**4TH AVE SE**  
 STA: 70+00 TO 72+00



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 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

Sheet:  
**SID.08**



- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



0 20' 40'  
SCALE: 1 INCH = 40 FEET

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



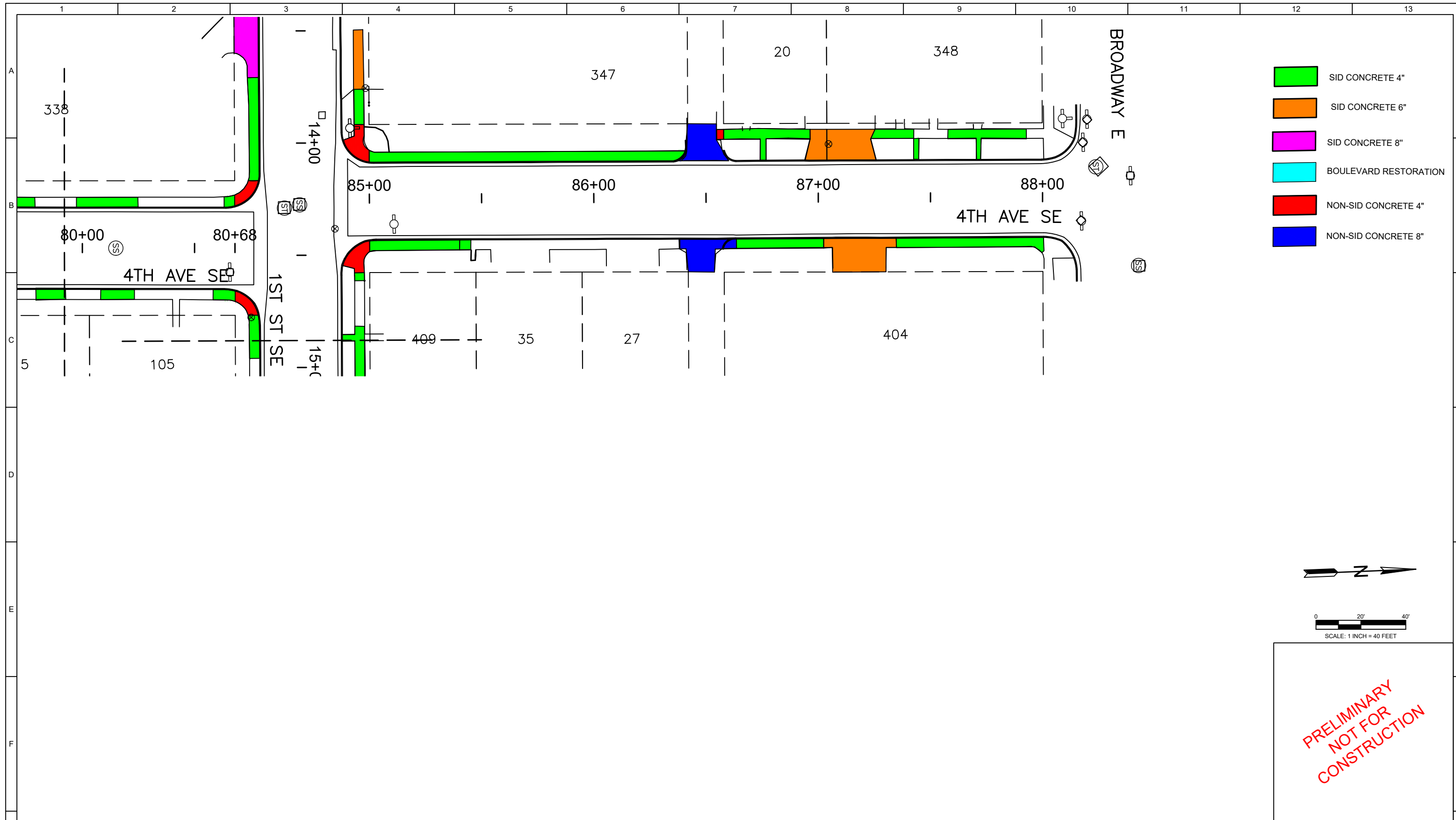
**2026 UTILITY & STREET IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
 4TH AVE SE  
 STA: 72+00 TO 80+00



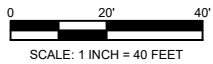
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 Date: November 2025  
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**SID.09**

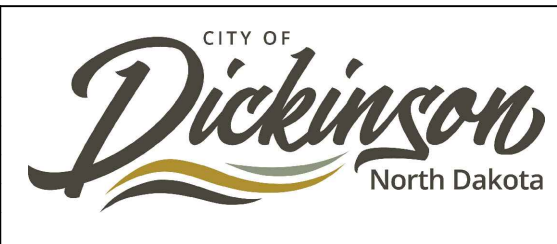


- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISIONS		
Issue #	Description	Date



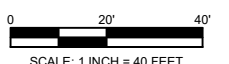
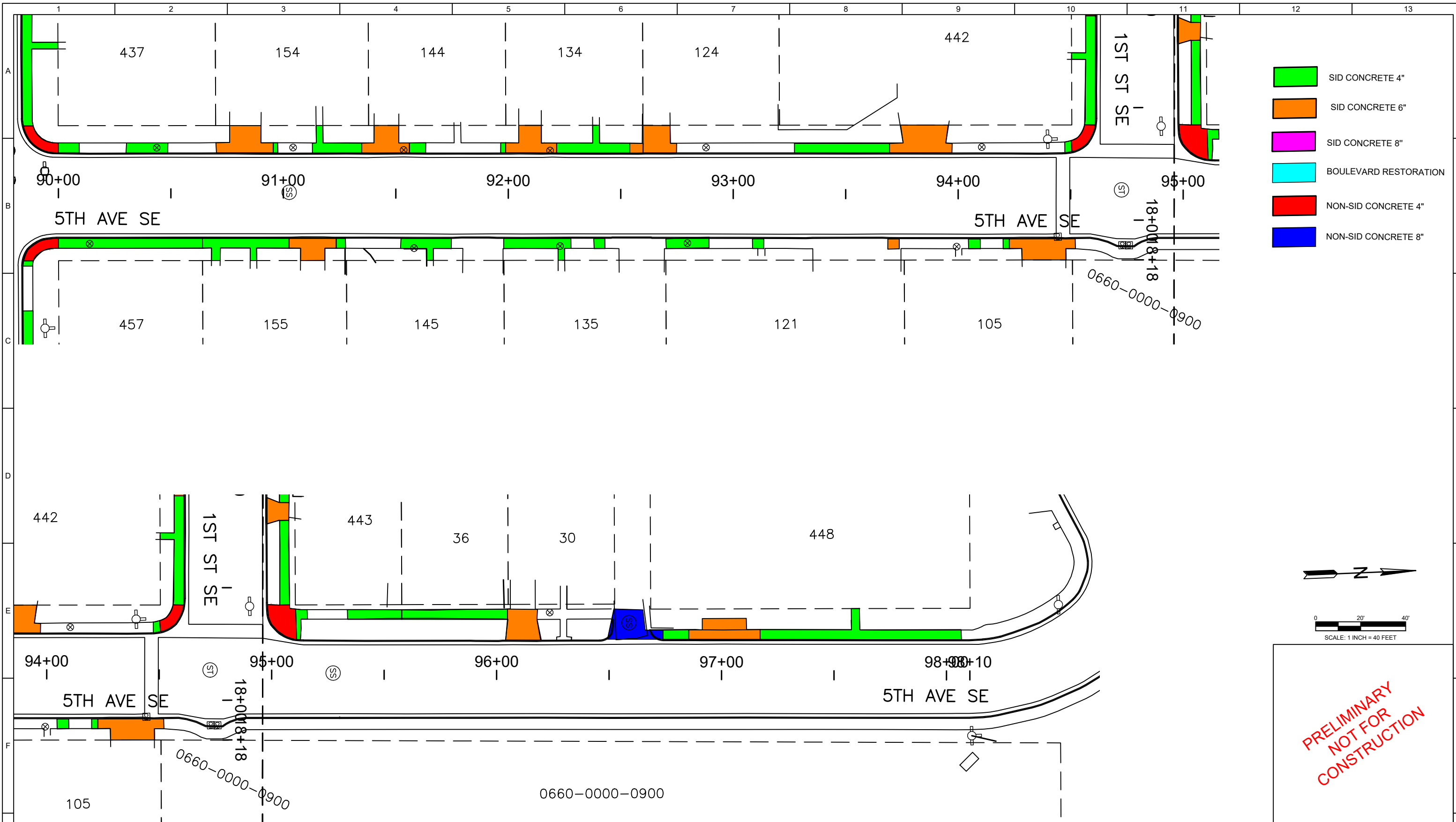
2026 UTILITY & STREET  
 IMPROVEMENT PROJECT  
 SID NO. 202605-01  
 4TH AVE SE  
 STA: 80+00 TO 88+00



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 Date: November 2025  
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Sheet:  
**SID.10**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-01  
**5TH AVE SE**  
 STA: 90+00 TO 99+00



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 Date: November 2025  
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**SID.11**

CITY OF DICKINSON - 2026 UTILITY & STREET IMPROVEMENTS PROJECT  
SID NO. 202605-01

PARCEL ID	HOUSE #	STREET	LOT	BLOCK	LEGAL DESCRIPTION	REMOVAL OF CONCRETE (SY)	CONCRETE (4")	CONCRETE (6")	CONCRETE (8")	BOULEVARD RESTORATION (SY)	TOTAL ASSESSMENT
0660-0000-0501			135' X 300' NE COR 5		135' X 300' NE CORNER LOT 5, AUDITOR'S PLAT #9	18.9	18.9	-	-	-	\$ 3,307.50
0660-0000-0900			5.09 ACRES 9		5.09 ACRES LOT 9, AUDITOR'S PLAT #9	-	-	-	-	-	\$ -
0660-0000-0704			PART 7		PART LOT 7, AUDITOR'S PLAT #9	21.4	21.4	-	-	-	\$ 3,745.00
1200-0100-0500			5	A	LOT 5, BLOCK A, MCDONOUGH'S	18.1	18.1	-	-	-	\$ 3,167.50
1190-0300-0101			W57' LOT 1	3	W57' LOT 1, BLOCK 3, SOUTH DICKINSON	35.9	18.6	-	17.3	-	\$ 8,185.50
1210-0600-0101	103	1ST AVENUE SE	W80' LOT 1	F	W80' LOT 1, BLOCK F, MCDONOUGH'S 2ND	88.9	65.8	14.0	-	9.1	\$ 14,591.50
1210-0600-0200	113	1ST AVENUE SE	2	F	LOT 2, BLOCK F, MCDONOUGH'S 2ND	4.1	4.1	-	-	-	\$ 717.50
1210-0600-0300	121	1ST AVENUE SE	3	F	LOT 3, BLOCK F, MCDONOUGH'S 2ND	39.0	25.2	13.8	-	-	\$ 7,308.00
1210-0600-0400	127	1ST AVENUE SE	4	F	LOT 4, BLOCK F, MCDONOUGH'S 2ND	17.1	-	17.1	-	-	\$ 3,591.00
1200-0200-0700	130	1ST AVENUE SE	7-12	B	LOTS 7 - 12, BLOCK B, MCDONOUGH'S	161.5	51.8	-	40.7	69.0	\$ 21,699.50
1210-0600-0500	135	1ST AVENUE SE	5	F	LOT 5, BLOCK F, MCDONOUGH'S 2ND	28.8	21.4	7.4	-	-	\$ 5,299.00
1210-0600-0600	143	1ST AVENUE SE	6	F	LOT 6, BLOCK F, MCDONOUGH'S 2ND	22.4	3.1	19.3	-	-	\$ 4,595.50
1210-0600-0700	153	1ST AVENUE SE	7	F	LOT 7, BLOCK F, MCDONOUGH'S 2ND	14.9	14.9	-	-	-	\$ 2,607.50
1210-0600-0800	161	1ST AVENUE SE	8	F	LOT 8, BLOCK F, MCDONOUGH'S 2ND	10.5	2.7	7.8	-	-	\$ 2,110.50
1210-0600-0902	167	1ST AVENUE SE	W70' LOT 9,	F	W70' LOT 9, BLOCK F, MCDONOUGH'S 2ND	16.8	16.8	-	-	-	\$ 2,940.00
1190-0200-0800		1ST STREET E	8	2	LOT 8, BLOCK 2, SOUTH DICKINSON	44.6	2.8	-	41.8	-	\$ 12,403.00
1190-0100-0800		1ST STREET E	8	1	LOT 8, BLOCK 1, SOUTH DICKINSON	66.0	20.9	-	22.8	22.3	\$ 10,490.00
1200-0100-0300	20	1ST STREET SE	3	A	LOT 3, BLOCK A, MCDONOUGH'S	23.5	10.7	12.8	-	-	\$ 4,560.50
1200-0100-0400	28	1ST STREET SE	4	A	LOT 4, BLOCK A, MCDONOUGH'S	7.0	7.0	-	-	-	\$ 1,225.00
1190-0100-0700	33	1ST STREET SE	7	1	LOT 7, BLOCK 1, SOUTH DICKINSON	75.4	27.4	-	25.9	22.1	\$ 12,508.00
1190-0100-0600	43	1ST STREET SE	6	1	LOT 6, BLOCK 1, SOUTH DICKINSON	143.1	101.1	15.9	-	26.1	\$ 21,423.00
1200-0100-0600	46	1ST STREET SE	6	A	LOT 6, BLOCK A, MCDONOUGH'S	110.6	82.5	22.2	5.9	-	\$ 20,781.00
1190-0200-1002	105	1ST STREET SE	10	2	LOT 10, BLOCK 2, SOUTH DICKINSON	25.1	25.1	-	-	-	\$ 4,392.50
1190-0200-0900	111	1ST STREET SE	9	2	LOT 9, BLOCK 2, SOUTH DICKINSON	10.6	10.6	-	-	-	\$ 1,855.00
1210-0600-0102	118	1ST STREET SE	E62' LOT 1,	F	E62' LOT 1, BLOCK F, MCDONOUGH'S 2ND	48.1	18.4	29.7	-	-	\$ 9,457.00
1230-0100-1002	130	1ST STREET SE	W1/2 LOT 10,	J	W1/2 LOT 10, BLOCK J, ST. JOSEPH'S	45.4	16.2	26.4	-	2.8	\$ 8,421.00
1230-0100-1001	148	1ST STREET SE	E1/2 LOT 10,	7	E1/2 LOT 10, BLOCK 7, ST. JOSEPH'S	165.6	57.8	15.2	-	92.6	\$ 14,696.00
1190-0300-0902	211	1ST STREET SE	W35' LOT 9,	3	W35' LOT 9, BLOCK 3, SOUTH DICKINSON	38.3	19.0	-	-	19.3	\$ 3,614.50
1190-0300-0901	213	1ST STREET SE	E25' less E.. LOT 9,	3	E25' less E2.5' of N21.66' LOT 9, BLOCK 3, SOUTH DICKINSON	26.6	12.8	-	-	13.8	\$ 2,447.00
1190-0300-0801	225	1ST STREET SE	W57' LOT 8 PLUS E...	3	W57' LOT 8 PLUS E2.5' OF N21.66' LOT 9, BLOCK 3, SOUTH DICKINSON	64.7	19.8	25.5	-	19.4	\$ 9,111.00
1230-0200-0100	250	1ST STREET SE	1	K	LOT 1, BLOCK K, ST. JOSEPH'S	424.6	355.4	1.3	-	67.9	\$ 63,486.50
1200-0400-0300	319	1ST STREET SE	E4' LOT 2, ALL LOT 3	D	E4' LOT 2, ALL LOT 3, BLOCK D, MCDONOUGH'S	23.1	4.1	19.0	-	-	\$ 4,707.50
1200-0400-0400	327	1ST STREET SE	4	D	LOT 4, BLOCK D, MCDONOUGH'S	19.2	9.2	10.0	-	-	\$ 3,710.00
1200-0400-0500	333	1ST STREET SE	5	D	LOT 5, BLOCK D, MCDONOUGH'S	8.6	8.6	-	-	-	\$ 1,505.00
0650-0000-0100	338	1ST STREET SE	1 LESS E50' S40'....		LOT 1 LESS E44' S46', N154' LOT 2, AUDITOR'S PLAT #8	221.3	175.4	1.3	44.6	-	\$ 43,679.00
1200-0400-0600	347	1ST STREET SE	6	D	LOT 6, BLOCK D, MCDONOUGH'S	88.5	75.5	13.0	-	-	\$ 15,942.50
1200-0500-0300	409	1ST STREET SE	S4.6' LOT 2, ALL LOT	E	S4.6' LOT 2 PLUS 8' VACATED ALLEY, ALL LOT 3 PLUS 8' VACATED ALLEY, BLOCK E, MCDONOUGH'S	84.1	48.1	36.0	-	-	\$ 15,977.50
1200-0500-0402	431	1ST STREET SE	W1/2 LOT 4	E	W1/2 LOT 4 PLUS 8' VACATED ALLEY, BLOCK E, MCDONOUGH'S	38.9	28.8	10.1	-	-	\$ 7,161.00
0662-0000-0200	432	1ST STREET SE	2 OF 8.....		LOT 2 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	24.6	-	24.6	-	-	\$ 5,166.00
0662-0000-0100	442	1ST STREET SE	1 OF 8.....		LOT 1 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	94.8	47.4	47.4	-	-	\$ 18,249.00
1200-0500-0401	443	1ST STREET SE	E1/2 LOT 4	E	E1/2 LOT 4, BLOCK E, MCDONOUGH'S	54.8	45.1	9.7	-	-	\$ 9,929.50
1190-0100-0900		1ST STREET SE	LOT 9 LESS W3',	1	LOT 9 LESS W3', BLOCK 1, SOUTH DICKINSON	63.5	19.8	-	23.0	20.7	\$ 10,330.50
1190-0200-0501	14	2ND AVENUE SE	N92' LOT 5,	2	N92' LOT 5, BLOCK 2, SOUTH DICKINSON	8.4	-	8.4	-	-	\$ 1,764.00
1190-0200-0502	20	2ND AVENUE SE	S50' LOT 5	2	S50' LOT 5, BLOCK 2, SOUTH DICKINSON	21.1	1.9	19.2	-	-	\$ 4,364.50
1190-0200-0600	26	2ND AVENUE SE	6 & 7	2	LOTS 6 & 7, BLOCK 2, SOUTH DICKINSON	35.5	5.6	-	-	29.9	\$ 1,428.50
1190-0300-1000	33	2ND AVENUE SE	10	3	LOT 10, BLOCK 3, SOUTH DICKINSON	117.4	48.4	69.0	-	-	\$ 22,960.00
1230-0100-1100	112	2ND AVENUE SE	11	J	LOT 11, BLOCK J, ST. JOSEPH'S	23.8	23.8	-	-	-	\$ 4,165.00
1230-0100-1200	120	2ND AVENUE SE	12	J	LOT 12, BLOCK J, ST. JOSEPH'S	9.2	9.2	-	-	-	\$ 1,610.00
1230-0100-1300	128	2ND AVENUE SE	LOT 13 LESS 15' X 20	J	LOT 13 LESS 15' X 20' MDU, BLOCK J, ST. JOSEPH'S	6.5	6.5	-	-	-	\$ 1,137.50
1230-0200-0200	135	2ND AVENUE SE	2	K	LOT 2, BLOCK K, ST. JOSEPH'S	41.3	24.1	17.2	-	-	\$ 7,829.50
1230-0100-1400	136	2ND AVENUE SE	14	J	LOT 14, BLOCK J, ST. JOSEPH'S	6.4	6.4	-	-	-	\$ 1,120.00
1230-0200-0300	143	2ND AVENUE SE	3	K	LOT 3, BLOCK K, ST. JOSEPH'S	45.1	23.2	21.9	-	-	\$ 8,659.00
1230-0100-1500	146	2ND AVENUE SE	15	J	LOT 15, BLOCK J, ST. JOSEPH'S	27.3	27.3	-	-	-	\$ 4,777.50
1230-0200-0400	147	2ND AVENUE SE	4	K	LOT 4, BLOCK K, ST. JOSEPH'S	41.7	20.8	20.9	-	-	\$ 8,029.00
1230-0100-1600	154	2ND AVENUE SE	16	J	LOT 16, BLOCK J, ST. JOSEPH'S	35.1	35.1	-	-	-	\$ 6,142.50
1230-0200-0500	155	2ND AVENUE SE	5	K	LOT 5, BLOCK K, ST. JOSEPH'S	36.6	11.6	25.0	-	-	\$ 7,280.00
1230-0100-1700	160	2ND AVENUE SE	17	J	LOT 17, BLOCK J, ST. JOSEPH'S	34.4	11.7	22.7	-	-	\$ 6,814.50
1230-0200-0600	165	2ND AVENUE SE	6	K	LOT 6, BLOCK K, ST. JOSEPH'S	98.1	74.5	23.6	-	-	\$ 17,993.50

CITY OF DICKINSON - 2026 UTILITY & STREET IMPROVEMENTS PROJECT

SID NO. 202605-01

PARCEL ID	HOUSE #	STREET	LOT	BLOCK	LEGAL DESCRIPTION	REMOVAL OF CONCRETE (SY)	CONCRETE (4")	CONCRETE (6")	CONCRETE (8")	BOULEVARD RESTORATION (SY)	TOTAL ASSESSMENT
1230-0100-1801	170	2ND AVENUE SE	18	J	LOT 18, BLOCK J, ST. JOSEPH'S	13.0	13.0	-	-	-	\$ 2,275.00
0660-0000-0502	240	2ND STREET SE	19.52 ACRES 5 LESS..		19.52 ACRES LOT 5 LESS 135' X 300', AUDITOR'S PLAT #9	105.3	105.3	-	-	-	\$ 18,427.50
1230-0200-0700	241	2ND STREET SE	7	K	LOT 7, BLOCK K, ST. JOSEPH'S	105.3	84.5	20.8	-	-	\$ 19,155.50
1250-0200-0100	330	2ND STREET SE	1	2	LOT 1, BLOCK 2, DINSDALE'S 2ND	107.2	69.4	37.8	-	-	\$ 20,083.00
1240-0100-0400	343	2ND STREET SE	4	1	LOT 4, BLOCK 1, DINSDALE'S	96.1	91.4	4.7	-	-	\$ 16,982.00
1260-0300-0100	406	2ND STREET SE	LOT 1 & W9' OF VACAT	3	LOT 1 & W9' OF VACATED ALLEY, BLOCK 3, DINSDALE'S 3RD	109.5	73.8	35.7	-	-	\$ 20,412.00
1260-0300-0400	432	2ND STREET SE	LOT 4 & E9' OF VACAT	3	LOT 4 & E9' OF VACATED ALLEY & N9' OF VACATED ALLEY, BLOCK 3, DINSDALE'S 3RD	71.7	9.8	61.9	-	-	\$ 14,714.00
0662-0000-0700	437	2ND STREET SE	7 OF 8.....		LOT 7 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	94.1	66.8	27.3	-	-	\$ 17,423.00
1260-0300-0500	442	2ND STREET SE	LOT 5 & N9' VACATED	3	LOT 5 & N9' VACATED ALLEY, BLOCK 3, DINSDALE'S 3RD	73.1	12.3	60.8	-	-	\$ 14,920.50
1260-0300-0600	452	2ND STREET SE	LOT 6 & N9' VACATED	3	LOT 6 & N9' VACATED ALLEY, BLOCK 3, DINSDALE'S 3RD	57.5	18.1	39.4	-	-	\$ 11,441.50
0661-0000-0700	457	2ND STREET SE	7 OF 7.....		LOT 7 OF LOT 7, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	118.1	43.2	74.9	-	-	\$ 23,289.00
1260-0300-0701	462	2ND STREET SE	LOT 7 LESS SE CORNER	3	LOT 7 LESS SE CORNER, BLOCK 3, DINSDALE'S 3RD, PLUS NW CORNER LOT 7, AUDITOR'S PLAT #9, PLUS W9' & E9' VACATED ALLEY	101.4	22.2	79.2	-	-	\$ 20,517.00
1200-0400-0103	17	3RD AVENUE SE	N47' LOT 1, N47' W46	D	N47' LOT 1, N47' W46' LOT 2, BLOCK D, MCDONOUGH'S	19.8	19.8	-	-	-	\$ 3,465.00
1200-0400-0102	35	3RD AVENUE SE	M48' LOT 1 & M48' W4	D	M48' LOT 1 & M48' W46' LOT 2, BLOCK D, MCDONOUGH'S	13.1	11.9	1.2	-	-	\$ 2,334.50
1200-0400-0101	45	3RD AVENUE SE	S47' LOT 1 & S47' W4	D	S47' LOT 1 & S47' W46' LOT 2, BLOCK D, MCDONOUGH'S	64.8	40.6	24.2	-	-	\$ 12,187.00
1230-0200-1100	130	3RD AVENUE SE	11	K	LOT 11, BLOCK K, ST. JOSEPH'S	23.0	9.4	13.6	-	-	\$ 4,501.00
1240-0100-0901	135	3RD AVENUE SE	W142' LOT 9,	1	W142' LOT 9, BLOCK 1, DINSDALE'S FIRST	15.0	15.0	-	-	-	\$ 2,625.00
1240-0100-0800	141	3RD AVENUE SE	8	1	LOT 8, BLOCK 1, DINSDALE'S 1ST	40.6	16.0	24.6	-	-	\$ 7,966.00
1240-0100-0700	147	3RD AVENUE SE	7	1	LOT 7, BLOCK 1, DINSDALE'S 1ST	28.0	11.5	16.5	-	-	\$ 5,477.50
1230-0200-1000	148	3RD AVENUE SE	10	K	LOT 10, BLOCK K, ST. JOSEPH'S	33.4	20.5	12.9	-	-	\$ 6,296.50
1230-0200-0900	152	3RD AVENUE SE	9	K	LOT 9, BLOCK K, ST. JOSEPH'S	25.9	25.9	-	-	-	\$ 4,532.50
1240-0100-0600	153	3RD AVENUE SE	6	1	LOT 6, BLOCK 1, DINSDALE'S 1ST	30.1	11.6	18.5	-	-	\$ 5,915.00
1230-0200-0800	162	3RD AVENUE SE	8	K	LOT 8, BLOCK K, ST. JOSEPH'S	24.3	24.3	-	-	-	\$ 4,252.50
1240-0100-0500	165	3RD AVENUE SE	5	1	LOT 5, BLOCK 1, DINSDALE'S FIRST	154.1	71.6	82.5	-	-	\$ 29,855.00
1190-0400-0502	20	4TH AVENUE SE	S46' LOT 5,	4	S46' LOT 5, BLOCK 4, SOUTH DICKINSON	35.0	22.3	12.7	-	-	\$ 6,569.50
1200-0500-0100	27	4TH AVENUE SE	1	E	LOT 1 PLUS 8' VACATED ALLEY, BLOCK E, MCDONOUGH'S	-	-	-	-	-	\$ -
1200-0500-0201	35	4TH AVENUE SE	N45.6' LOT 2,	E	N45.6' LOT 2 PLUS 8' VACATED ALLEY, BLOCK E, MCDONOUGH'S	-	-	-	-	-	\$ -
1270-0100-0100	105	4TH AVENUE SE	N58' LOT 1	1	N58' LOT 1, BLOCK 1, MARION	56.6	30.9	25.7	-	-	\$ 10,804.50
1270-0100-0200	115	4TH AVENUE SE	S7' LOT 1, ALL 2	1	S7' LOT 1, ALL LOT 2, BLOCK 1, MARION	10.9	7.5	3.4	-	-	\$ 2,026.50
1270-0100-0300	125	4TH AVENUE SE	3	1	LOT 3, BLOCK 1, MARION	45.4	23.7	21.7	-	-	\$ 8,704.50
0650-0000-0900	134	4TH AVENUE SE	E50' S40' 1, .....		E44' S46' LOT 1, S86' LOT 2, AUDITOR'S PLAT #8 & E58' LOT 9, DINSDALES 1ST ADDITION	32.0	29.3	2.7	-	-	\$ 5,694.50
1270-0100-0400	135	4TH AVENUE SE	4	1	LOT 4, BLOCK 1, MARION	44.5	16.7	27.8	-	-	\$ 8,760.50
1240-0100-0100	140	4TH AVENUE SE	1	1	LOT 1, BLOCK 1, DINSDALE'S 1ST	32.0	13.1	18.9	-	-	\$ 6,261.50
1270-0100-0500	145	4TH AVENUE SE	5	1	LOT 5, BLOCK 1, MARION	45.3	18.5	26.8	-	-	\$ 8,865.50
1240-0100-0200	146	4TH AVENUE SE	2	1	LOT 2, BLOCK 1, DINSDALE'S	16.7	16.7	-	-	-	\$ 2,922.50
1240-0100-0300	154	4TH AVENUE SE	3	1	LOT 3, BLOCK 1, DINSDALE'S	34.8	12.7	22.1	-	-	\$ 6,863.50
1270-0100-0600	155	4TH AVENUE SE	6	1	LOT 6, BLOCK 1, MARION	42.2	21.1	21.1	-	-	\$ 8,123.50
1270-0100-0700	165	4TH AVENUE SE	7	1	LOT 7, BLOCK 1, MARION	85.6	80.4	5.2	-	-	\$ 15,162.00
1250-0200-0200	212	4TH AVENUE SE	2	2	LOT 2, BLOCK 2, DINSDALE'S 2ND	26.6	26.6	-	-	-	\$ 4,655.00
1260-0300-0200	213	4TH AVENUE SE	LOT 2, N1/2 LOT 3 &	3	LOT 2, N1/2 LOT 3 & W9' VACATED ALLEY, BLOCK 3, DINSDALE'S 3RD, PLUS 5' X 18' TRACT, AUDITOR'S PLAT #9	24.6	24.6	-	-	-	\$ 4,305.00
1250-0200-0300	220	4TH AVENUE SE	3	2	LOT 3, BLOCK 2, DINSDALE'S 2ND	19.2	3.9	15.3	-	-	\$ 3,895.50
1250-0200-0400	228	4TH AVENUE SE	4	2	LOT 4, BLOCK 2, DINSDALE'S 2ND	35.2	13.8	21.4	-	-	\$ 6,909.00
1250-0200-0500	236	4TH AVENUE SE	5	2	LOT 5, BLOCK 2, DINSDALE'S 2ND	36.6	17.1	19.5	-	-	\$ 7,087.50
0660-0000-0702	239	4TH AVENUE SE	PART 7 PLUS.....		PART LOT 7 PLUS 18' X 105' AUDITOR'S PLAT #9, PLUS S1/2 LOT 3, BLOCK 3, DINSDALES 3RD ADDITION	19.6	19.6	-	-	-	\$ 3,430.00
1250-0200-0600	244	4TH AVENUE SE	6	2	LOT 6, BLOCK 2, DINSDALE'S 2ND	25.8	15.2	10.6	-	-	\$ 4,886.00
0660-0000-0703	249	4TH AVENUE SE	PART 7		PART LOT 7, AUDITOR'S PLAT #9	12.1	7.2	4.9	-	-	\$ 2,289.00
1250-0200-0700	252	4TH AVENUE SE	7	2	LOT 7, BLOCK 2, DINSDALE'S 2ND	21.1	21.1	-	-	-	\$ 3,692.50
1250-0200-0800	260	4TH AVENUE SE	8	2	LOT 8, BLOCK 2, DINSDALE'S 2ND	36.5	34.8	1.7	-	-	\$ 6,447.00
0660-0000-0602	304	4TH AVENUE SE	E51' N150' 6, ....		E51' N150' LOT 6, 24' X 150' LOT 7, AUDITOR'S PLAT #9	31.7	11.6	20.1	-	-	\$ 6,251.00
0660-0000-0601	306	4TH AVENUE SE	W100' 6		W100' LOT 6, AUDITOR'S PLAT #9	29.4	16.1	13.3	-	-	\$ 5,610.50
1200-0500-0600	30	5TH AVENUE SE	6	E	LOT 6 PLUS 8' VACATED ALLEY, BLOCK E, MCDONOUGH'S	21.2	-	21.2	-	-	\$ 4,452.00
1200-0500-0500	36	5TH AVENUE SE	5	E	LOT 5, BLOCK E PLUS 8' VACATED ALLEY, MCDONOUGH'S	23.2	23.2	-	-	-	\$ 4,060.00
0661-0000-0100	105	5TH AVENUE SE	1, N8" 2.....		LOT 1, N8' LOT 2, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	29.0	3.8	25.2	-	-	\$ 5,957.00
0661-0000-0200	121	5TH AVENUE SE	S56' 2, N50' 3...		S56' LOT 2, N50' LOT 3 OF LOT 7, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	14.5	12.0	2.5	-	-	\$ 2,625.00
0662-0000-0300	124	5TH AVENUE SE	3 OF 8.....		LOT 3 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	17.8	-	17.8	-	-	\$ 3,738.00
0662-0000-0400	134	5TH AVENUE SE	4 OF 8.....		LOT 4 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	41.5	18.7	22.8	-	-	\$ 8,060.50
0661-0000-0300	135	5TH AVENUE SE	S14' 3, N58' 4...		S14' LOT 3, N58' LOT 4 OF LOT 7, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	18.8	18.8	-	-	-	\$ 3,290.00
0662-0000-0500	144	5TH AVENUE SE	5 OF 8.....		LOT 5 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	24.9	4.8	20.1	-	-	\$ 5,061.00

**CITY OF DICKINSON - 2026 UTILITY & STREET IMPROVEMENTS PROJECT**  
**SID NO. 202605-01**

PARCEL ID	HOUSE #	STREET	LOT	BLOCK	LEGAL DESCRIPTION	REMOVAL OF CONCRETE (SY)	CONCRETE (4")	CONCRETE (6")	CONCRETE (8")	BOULEVARD RESTORATION (SY)	TOTAL ASSESSMENT
0661-0000-0400	145	5TH AVENUE SE	S6' 4, ALL 5.....		S6' LOT 4, ALL LOT 5 OF LOT 7, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	12.9	12.9	-	-	-	\$ 2,257.50
0662-0000-0600	154	5TH AVENUE SE	6 OF 8.....		LOT 6 OF LOT 8, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	39.0	14.5	24.5	-	-	\$ 7,682.50
0661-0000-0600	155	5TH AVENUE SE	6 OF 7.....		LOT 6 OF LOT 7, AUDITOR'S PLAT #9, SUBDIVISION PART LOT 7, ALL LOT 8	41.2	24.5	16.7	-	-	\$ 7,794.50
1190-0100-0500	48	EAST BROADWAY	5	1	LOT 5, BLOCK 1, SOUTH DICKINSON	47.7	47.7	-	-	-	\$ 8,347.50
1190-0200-0100	104	EAST BROADWAY	1	2	LOT 1, BLOCK 2, SOUTH DICKINSON	75.0	67.6	-	-	7.4	\$ 11,941.00
1190-0300-0300	240	EAST BROADWAY	E3' LOT 2, ALL LOTS	3	E3' LOT 2, ALL LOTS 3-7, E3' LOT 8, BLOCK 3, SOUTH DICKINSON	78.7	51.3	-	27.4	-	\$ 16,786.50
1190-0400-0100	304	EAST BROADWAY	1	4	LOT 1, BLOCK 4, SOUTH DICKINSON	-	-	-	-	-	\$ -
1190-0400-0501	348	EAST BROADWAY	N96' LOT 5,	4	N96' LOT 5, BLOCK 4, SOUTH DICKINSON	60.9	29.2	31.7	-	-	\$ 11,767.00
1190-0500-0100	404	EAST BROADWAY	1	5	LOT 1, BLOCK 5, SOUTH DICKINSON	93.0	49.4	43.6	-	-	\$ 17,801.00
1190-0500-0500	448	EAST BROADWAY	5	5	LOT 5, BLOCK 5, SOUTH DICKINSON	79.3	53.3	26.0	-	-	\$ 14,787.50
1190-0100-0901	41	SOUTH MAIN	S61.2' W3' LOT 9...	1	S61.2' W3' LOT 9, S61.2' LOT 10, BLOCK 1, SOUTH DICKINSON	53.4	24.3	-	-	29.1	\$ 4,689.00
1200-0100-0101	109	SOUTH MAIN	N100' LOTS 1 & 2	A	N100' LOTS 1 & 2, BLOCK A, MCDONOUGH'S	30.2	4.8	1.9	23.5	-	\$ 7,936.50
<b>TOTAL ASSESSMENT ITEMS</b>						<b>6252.8</b>	<b>3715.6</b>	<b>1812.8</b>	<b>272.9</b>	<b>451.5</b>	<b>\$ 1,115,467.00</b>

## APPENDIX C.2

### SID NO. 202605-02 DISTRICT MAP, PLAN DRAWINGS AND ASSESSMENT TABLE

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**Legend**

Subdivision Name

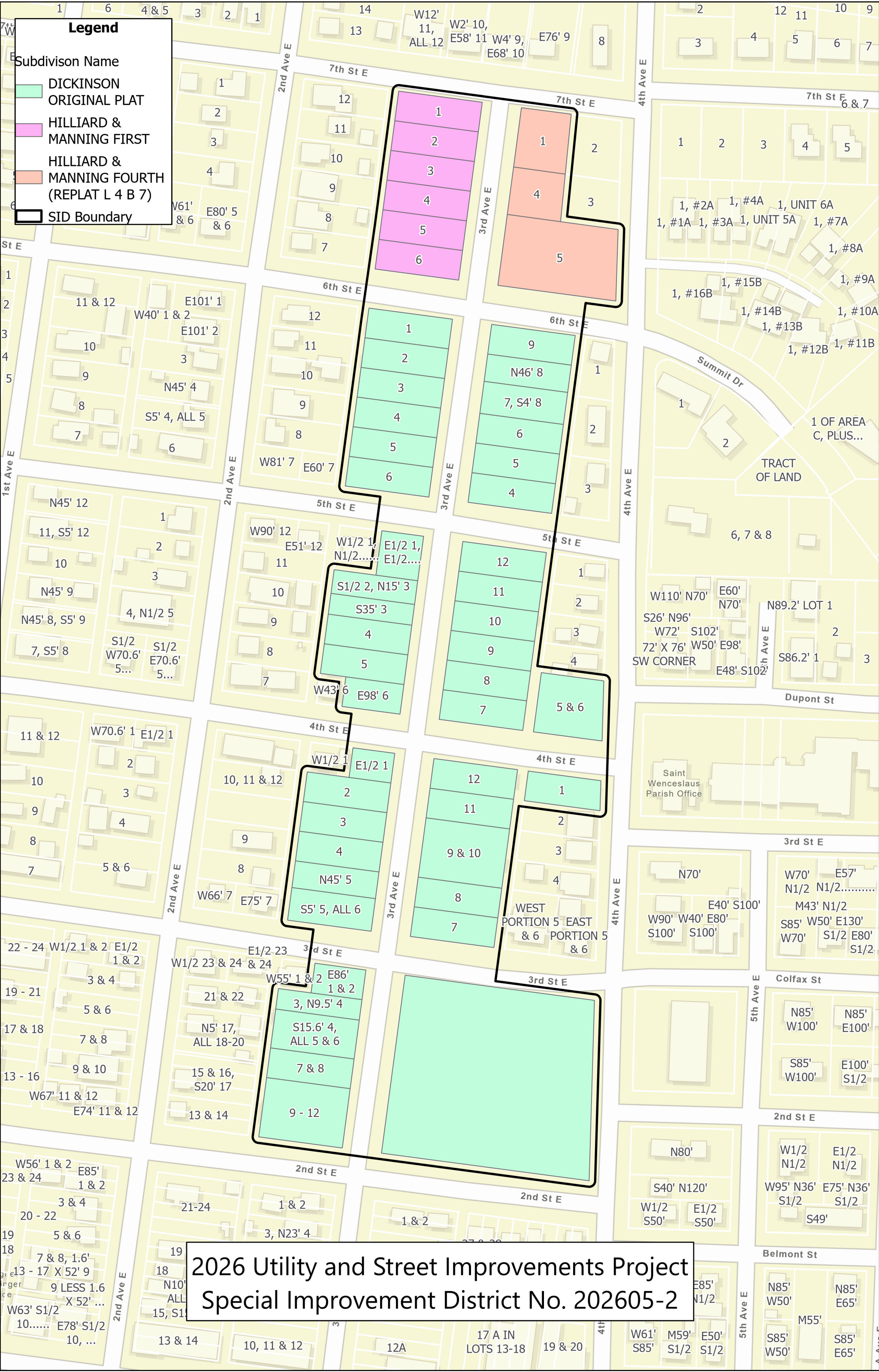
DICKINSON ORIGINAL PLAT

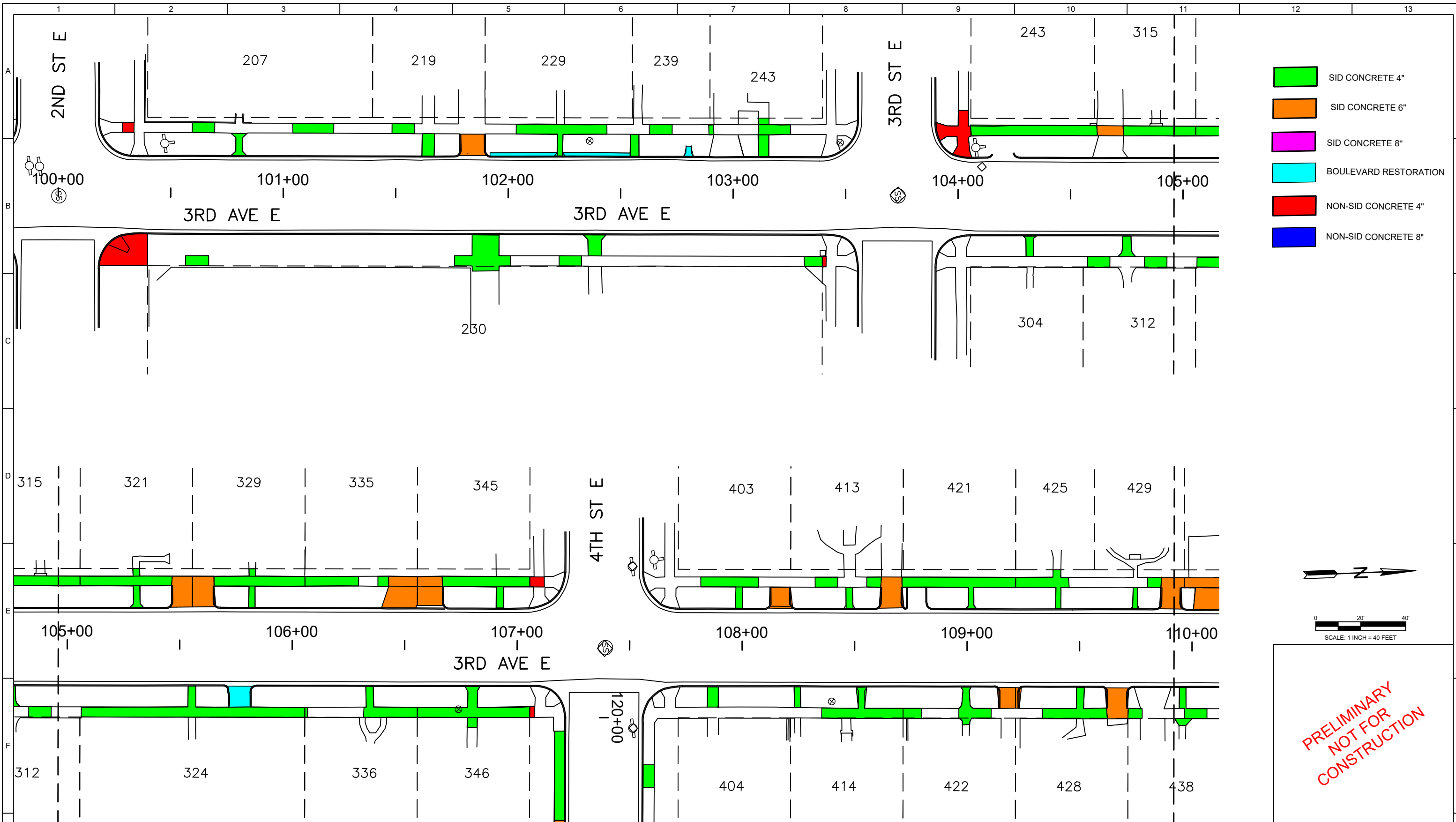
HILLIARD & MANNING FIRST

HILLIARD & MANNING FOURTH (REPLAT L 4 B 7)

SID Boundary

**2026 Utility and Street Improvements Project  
Special Improvement District No. 202605-2**





- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



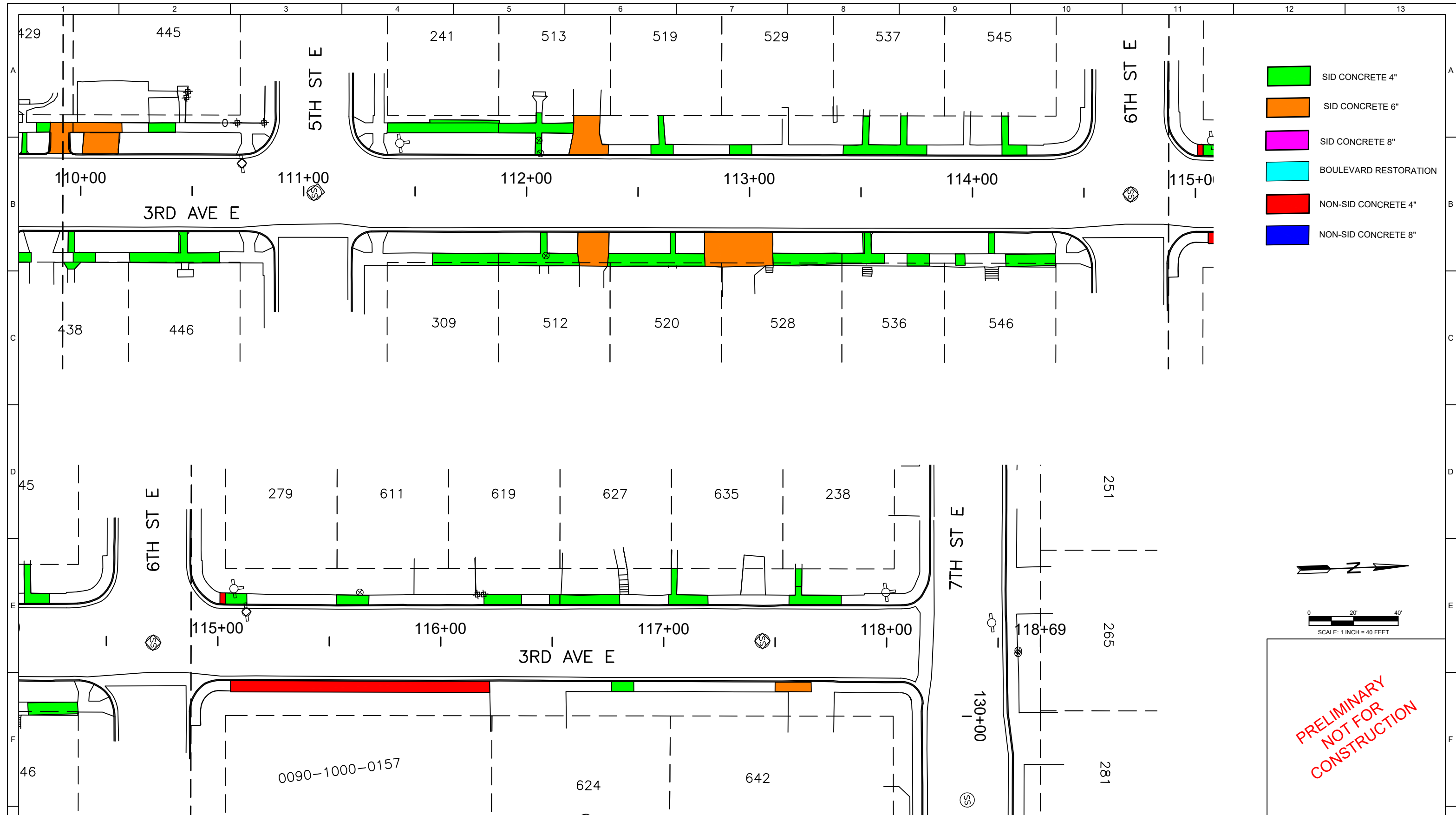
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-02  
 3RD AVE E  
 STA: 100+00 TO 110+00



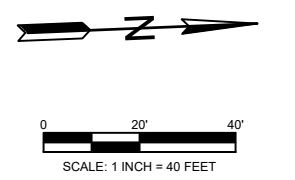
Bismarck - Detroit Lakes -  
 Dickinson - Fargo - St. Cloud  
 204 Sims Street, Suite # 201  
 Dickinson, North Dakota 58601  
 Office: 701-264-3939  
 www.apexenggroup.com

Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

Sheet:  
**SID.12**

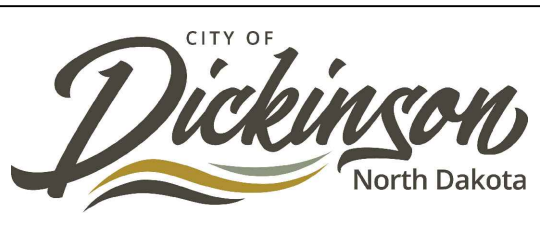


- SID CONCRETE 4"
- SID CONCRETE 6"
- SID CONCRETE 8"
- BOULEVARD RESTORATION
- NON-SID CONCRETE 4"
- NON-SID CONCRETE 8"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
Issue #	Description	Date



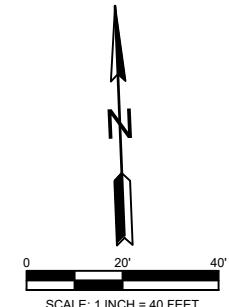
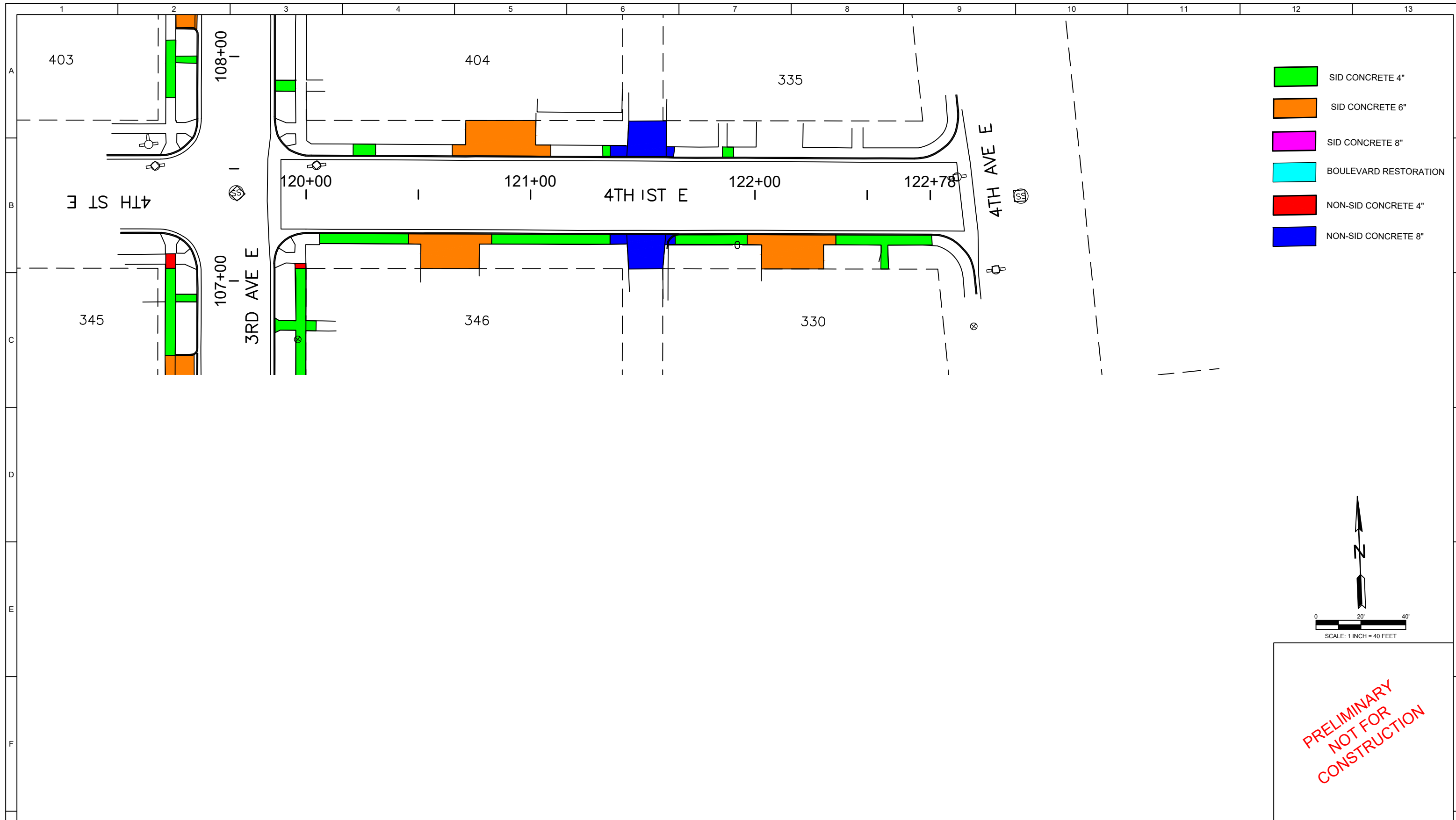
**2026 UTILITY & STREET  
IMPROVEMENT PROJECT**  
 SID NO. 202605-02  
 3RD AVE E  
 STA: 110+00 TO 119+00



Bismarck - Detroit Lakes -  
 Dickinson - Fargo - St. Cloud  
 204 Sims Street, Suite # 201  
 Dickinson, North Dakota 58601  
 Office: 701-264-3939  
 www.apexenggroup.com

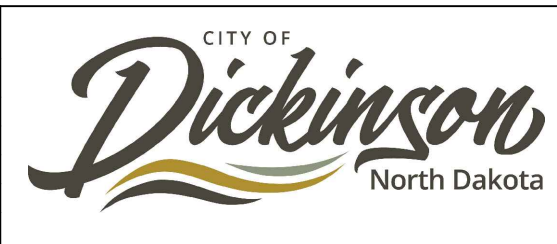
Project #: \_\_\_\_\_ 24.107.0026  
 Date: \_\_\_\_\_ November 2025  
 Drawn By: \_\_\_\_\_ LF/TS  
 Checked By: \_\_\_\_\_ LF/TS  
 Approved By: \_\_\_\_\_ SS

Sheet:  
  
**SID.13**



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REVISIONS		
Issue #	Description	Date



**2026 UTILITY & STREET  
 IMPROVEMENT PROJECT**  
 SID NO. 202605-02  
**4TH ST E**  
 STA: 120+00 TO 122+78



Bismarck - Detroit Lakes -  
 Dickinson - Fargo - St. Cloud  
 204 Sims Street, Suite # 201  
 Dickinson, North Dakota 58601  
 Office: 701-264-3939  
 www.apexenggroup.com

Project #: 24.107.0026  
 Date: November 2025  
 Drawn By: LF/TS  
 Checked By: LF/TS  
 Approved By: SS

Sheet:  
**SID.14**

**CITY OF DICKINSON - 2026 UTILITY & STREET IMPROVEMENTS PROJECT**  
**SID NO. 202605-02**

PARCEL ID	PLANNAME	HOUSE #	STREET	LEGAL DESCRIPTION	REMOVAL OF CONCRETE (SY)	CONCRETE (4")	CONCRETE (6")	CONCRETE (8")	BOULEVARD RESTORATION (SY)	TOTAL ASSESSMENT
0090-1000-0157	HILLIARD & MANNING FOURTH (REPLAT L 4 B 7)			LOT 5, BLOCK 10, HILLIARD & MANNING 4TH ADDITION, SUBDIVISION BLOCK 10	-	-	-	-	-	\$ -
0010-2000-0900	DICKINSON ORIGINAL PLAT	207	3RD AVENUE E	LOTS 9-12, BLOCK 20, ORIGINAL PLAT	17.7	17.7	-	-	-	\$ 3,097.50
0010-2000-0700	DICKINSON ORIGINAL PLAT	219	3RD AVENUE E	LOTS 7 & 8, BLOCK 20, ORIGINAL PLAT	23.3	11.0	12.3	-	-	\$ 4,508.00
0010-2000-0500	DICKINSON ORIGINAL PLAT	229	3RD AVENUE E	S15.6' LOT 4, ALL LOTS 5 & 6, BLOCK 20, ORIGINAL PLAT	31.7	21.9	-	-	9.8	\$ 3,979.50
0010-2100-0000	DICKINSON ORIGINAL PLAT	230	3RD AVENUE E	BLOCK 21, ORIGINAL PLAT	48.5	48.5	-	-	-	\$ 8,487.50
0010-2000-0300	DICKINSON ORIGINAL PLAT	239	3RD AVENUE E	LOT 3, N9.5' LOT 4, BLOCK 20, ORIGINAL PLAT	10.5	9.0	-	-	1.5	\$ 1,597.50
0010-2000-0101	DICKINSON ORIGINAL PLAT	243	3RD AVENUE E	E86' LOTS 1 & 2, BLOCK 20, ORIGINAL PLAT	14.7	14.7	-	-	-	\$ 2,572.50
0010-2200-0700	DICKINSON ORIGINAL PLAT	304	3RD AVENUE E	LOT 7, BLOCK 22, ORIGINAL PLAT	3.5	3.5	-	-	-	\$ 612.50
0010-2200-0800	DICKINSON ORIGINAL PLAT	312	3RD AVENUE E	LOT 8, BLOCK 22, ORIGINAL PLAT	15.6	15.6	-	-	-	\$ 2,730.00
0010-2300-0501	DICKINSON ORIGINAL PLAT	315	3RD AVENUE E	N45' LOT 5, BLOCK 23, ORIGINAL PLAT	21.5	15.7	5.8	-	-	\$ 3,965.50
0010-2300-0400	DICKINSON ORIGINAL PLAT	321	3RD AVENUE E	LOT 4, BLOCK 23, ORIGINAL PLAT	38.3	24.1	14.2	-	-	\$ 7,199.50
0010-2200-0900	DICKINSON ORIGINAL PLAT	324	3RD AVENUE E	LOTS 9 & 10, BLOCK 22, ORIGINAL PLAT	64.2	53.4	-	-	10.8	\$ 9,507.00
0010-2300-0300	DICKINSON ORIGINAL PLAT	329	3RD AVENUE E	LOT 3, BLOCK 23, ORIGINAL PLAT	38.8	23.9	14.9	-	-	\$ 7,311.50
0010-2300-0200	DICKINSON ORIGINAL PLAT	335	3RD AVENUE E	LOT 2, BLOCK 23, ORIGINAL PLAT	35.0	13.7	21.3	-	-	\$ 6,870.50
0010-2200-1100	DICKINSON ORIGINAL PLAT	336	3RD AVENUE E	LOT 11, BLOCK 22, ORIGINAL PLAT	16.1	16.1	-	-	-	\$ 2,817.50
0010-2300-0101	DICKINSON ORIGINAL PLAT	345	3RD AVENUE E	E1/2 LOT 1, BLOCK 23, ORIGINAL PLAT	39.4	23.2	16.2	-	-	\$ 7,462.00
0010-2200-1200	DICKINSON ORIGINAL PLAT	346	3RD AVENUE E	LOT 12, BLOCK 22, ORIGINAL PLAT	128.5	78.2	50.3	-	-	\$ 24,248.00
0010-3400-0602	DICKINSON ORIGINAL PLAT	403	3RD AVENUE E	E98' LOT 6, BLOCK 34, ORIGINAL PLAT	26.0	15.8	10.2	-	-	\$ 4,907.00
0010-3500-0700	DICKINSON ORIGINAL PLAT	404	3RD AVENUE E	LOT 7, BLOCK 35, ORIGINAL PLAT	74.1	12.3	61.8	-	-	\$ 15,130.50
0010-3400-0500	DICKINSON ORIGINAL PLAT	413	3RD AVENUE E	LOT 5, BLOCK 34, ORIGINAL PLAT	26.6	11.3	15.3	-	-	\$ 5,190.50
0010-3500-0800	DICKINSON ORIGINAL PLAT	414	3RD AVENUE E	LOT 8, BLOCK 35, ORIGINAL PLAT	24.8	24.8	-	-	-	\$ 4,340.00
0010-3400-0400	DICKINSON ORIGINAL PLAT	421	3RD AVENUE E	LOT 4, BLOCK 34, ORIGINAL PLAT	27.6	27.6	-	-	-	\$ 4,830.00
0010-3500-0900	DICKINSON ORIGINAL PLAT	422	3RD AVENUE E	LOT 9, BLOCK 35, ORIGINAL PLAT	23.9	15.9	8.0	-	-	\$ 4,462.50
0010-3400-0300	DICKINSON ORIGINAL PLAT	425	3RD AVENUE E	S35' LOT 3, BLOCK 34, ORIGINAL PLAT	15.4	15.4	-	-	-	\$ 2,695.00
0010-3500-1000	DICKINSON ORIGINAL PLAT	428	3RD AVENUE E	LOT 10, BLOCK 35, ORIGINAL PLAT	35.2	18.1	17.1	-	-	\$ 6,758.50
0010-3400-0200	DICKINSON ORIGINAL PLAT	429	3RD AVENUE E	S1/2 LOT 2, N15' LOT 3, BLOCK 34, ORIGINAL PLAT	20.2	5.2	15.0	-	-	\$ 4,060.00
0010-3500-1100	DICKINSON ORIGINAL PLAT	438	3RD AVENUE E	LOT 11, BLOCK 35, ORIGINAL PLAT	12.9	12.9	-	-	-	\$ 2,257.50
0010-3400-0101	DICKINSON ORIGINAL PLAT	445	3RD AVENUE E	E1/2 LOT 1, E1/2 N1/2 LOT 2, BLOCK 34, ORIGINAL PLAT	33.6	5.8	27.8	-	-	\$ 6,853.00
0010-3500-1200	DICKINSON ORIGINAL PLAT	446	3RD AVENUE E	LOT 12, BLOCK 35, ORIGINAL PLAT	24.2	24.2	-	-	-	\$ 4,235.00
0010-3600-0500	DICKINSON ORIGINAL PLAT	512	3RD AVENUE E	LOT 5, BLOCK 36, ORIGINAL PLAT	47.8	25.1	22.7	-	-	\$ 9,159.50
0010-3700-0500	DICKINSON ORIGINAL PLAT	513	3RD AVENUE E	LOT 5, BLOCK 37, ORIGINAL PLAT	47.2	21.1	26.1	-	-	\$ 9,173.50
0010-3700-0400	DICKINSON ORIGINAL PLAT	519	3RD AVENUE E	LOT 4, BLOCK 37, ORIGINAL PLAT	8.7	8.7	-	-	-	\$ 1,522.50
0010-3600-0600	DICKINSON ORIGINAL PLAT	520	3RD AVENUE E	LOT 6, BLOCK 36, ORIGINAL PLAT	29.8	29.8	-	-	-	\$ 5,215.00
0010-3600-0700	DICKINSON ORIGINAL PLAT	528	3RD AVENUE E	LOT 7, S4' LOT 8, BLOCK 36, ORIGINAL PLAT	69.7	17.8	51.9	-	-	\$ 14,014.00
0010-3700-0300	DICKINSON ORIGINAL PLAT	529	3RD AVENUE E	LOT 3, BLOCK 37, ORIGINAL PLAT	4.9	4.9	-	-	-	\$ 857.50
0010-3600-0800	DICKINSON ORIGINAL PLAT	536	3RD AVENUE E	N46' LOT 8, BLOCK 36, ORIGINAL PLAT	19.9	19.9	-	-	-	\$ 3,482.50
0010-3700-0200	DICKINSON ORIGINAL PLAT	537	3RD AVENUE E	LOT 2, BLOCK 37, ORIGINAL PLAT	26.8	26.8	-	-	-	\$ 4,690.00
0010-3700-0100	DICKINSON ORIGINAL PLAT	545	3RD AVENUE E	LOT 1, BLOCK 37, ORIGINAL PLAT	9.9	9.9	-	-	-	\$ 1,732.50
0010-3600-0900	DICKINSON ORIGINAL PLAT	546	3RD AVENUE E	LOT 9, BLOCK 36, ORIGINAL PLAT	18.6	18.6	-	-	-	\$ 3,255.00
0060-0700-0500	HILLIARD & MANNING FIRST	611	3RD AVENUE E	LOT 5, BLOCK 7, HILLIARD & MANNING ADDITION	7.0	7.0	-	-	-	\$ 1,225.00
0060-0700-0400	HILLIARD & MANNING FIRST	619	3RD AVENUE E	LOT 4, BLOCK 7, HILLIARD & MANNING ADDITION	10.7	10.7	-	-	-	\$ 1,872.50
0090-1000-0156	HILLIARD & MANNING FOURTH (REPLAT L 4 B 7)	624	3RD AVENUE E	LOT 4, BLOCK 10, HILLIARD & MANNING 4TH ADDITION, SUBDIVISION BLOCK 10	5.0	5.0	-	-	-	\$ 875.00
0060-0700-0300	HILLIARD & MANNING FIRST	627	3RD AVENUE E	LOT 3, BLOCK 7, HILLIARD & MANNING ADDITION	13.2	13.2	-	-	-	\$ 2,310.00
0060-0700-0200	HILLIARD & MANNING FIRST	635	3RD AVENUE E	LOT 2, BLOCK 7, HILLIARD & MANNING ADDITION	11.8	11.8	-	-	-	\$ 2,065.00
0090-1000-0153	HILLIARD & MANNING FOURTH (REPLAT L 4 B 7)	642	3RD AVENUE E	LOT 1, BLOCK 10, HILLIARD & MANNING 4TH ADDITION, SUBDIVISION BLOCK 10	7.7	-	7.7	-	-	\$ 1,617.00
0010-2300-0600	DICKINSON ORIGINAL PLAT	243	3RD STREET E	S5' LOT 5, ALL LOT 6, BLOCK 23, ORIGINAL PLAT	28.8	28.8	-	-	-	\$ 5,040.00
0010-2200-0100	DICKINSON ORIGINAL PLAT	330	4TH STREET E	LOT 1, BLOCK 22, ORIGINAL PLAT	93.1	40.5	52.6	-	-	\$ 18,133.50
0010-3500-0600	DICKINSON ORIGINAL PLAT	335	4TH STREET E	LOTS 5 & 6, BLOCK 35, ORIGINAL PLAT	2.5	2.5	-	-	-	\$ 437.50
0010-3700-0600	DICKINSON ORIGINAL PLAT	241	5TH STREET E	LOT 6, BLOCK 37, ORIGINAL PLAT	29.0	29.0	-	-	-	\$ 5,075.00
0010-3600-0400	DICKINSON ORIGINAL PLAT	309	5TH STREET E	LOT 4, BLOCK 36, ORIGINAL PLAT	18.1	18.1	-	-	-	\$ 3,167.50
0060-0700-0600	HILLIARD & MANNING FIRST	279	6TH STREET E	LOT 6, BLOCK 7, HILLIARD & MANNING ADDITION	5.2	5.2	-	-	-	\$ 910.00
0060-0700-0100	HILLIARD & MANNING FIRST	238	7TH STREET E	LOT 1, BLOCK 7, HILLIARD & MANNING ADDITION	15.0	15.0	-	-	-	\$ 2,625.00
<b>TOTAL ASSESSMENT ITEMS</b>					<b>1422.2</b>	<b>948.9</b>	<b>451.2</b>	<b>-</b>	<b>22.1</b>	<b>\$ 261,141.00</b>