



Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
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Dickinson, ND 58601
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Date: September 4, 2026

Re: Minor Plat Application – Heart River 6th Addition

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

- Written Statement (included, below)
- 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
- Utility 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
- Potential Site Concept of the current development plan (subject to change)
- Proposed Final Plat Drawing

Written Statement

This proposed plat of Heart River 6th Addition is the replat of Lot 32-36, Block 1 of Heart River 4th Addition located within the corporate limits of the City of Dickinson. This replat will create three (3) lots for multi-family residential development. Lots 1 and 3 are to include 4-plexes, and Lot 2 is to include a 3-plex. A potential layout depicting how this site may develop is included with this application. This property was recently re-zoned to R2, so no change in zoning is required.

Right-of-way is dedicated along the north and east sides of this subdivision. 7th Street SW to the north includes a fully developed urban roadway with utilities. 2nd Ave SW to the east is not developed. Access and utilities to this site are proposed to be extended through the center of this development, so no infrastructure is required in 2nd Ave SW to serve or to provide access to this site.

Two existing public utility easements extend east-west through this site along previously platted lot lines. Based on our locate request, no utilities lie within these easements, so these easements are planned to be vacated as part of this re-plat. Signed vacation petitions from each of the required utility companies are currently being obtained. These petitions will be submitted to the City prior to the planning and zoning meeting for this application.

Since this site currently contains existing impervious surfaces and the total site area is less than 5-acres, stormwater detention will not be necessary per City Code. This site is not within a Special Flood Hazard Area.

The applicant does currently own the property directly west of this site but does not own or intend to purchase any additional surrounding land. Neighboring property owners were informed of this plan during the recent zone change for this property, 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
Highlands Engineering