PLANNING AND ZONING MEETING AGENDA

Wednesday, October 14, 2026 at 7:10 AM MT
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

Chairman: Jason Fridrich

Vice Chairman: Scott Bullinger

Dean Franchuk

Zach Jahner

Val Decker

Rick Haugen

Aaron Johansen

Mike Schwab

Mathew Rothstein

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. **ORDER OF BUSINESS:**
2. **MINUTES**
   - **A. SEPTEMBER 9, 2026 MEETING**
3. **REGULAR AGENDA**
   - **A. FINAL MAJOR PLAT (FLP-006-2026)** - Presented by City Engineer, Joshua Skluzacek

     To consider a Final Major Subdivision Plat for the Taplands Addition Subdivision, being the replat of a portion of Lot 1, Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The site is zoned Limited Commercial (LC). The site consists of +/- 2.28 acres.
   - **B. FINAL MINOR PLAT (FLP-007-2026)** - Presented by City Engineer, Joshua Skluzacek

     To consider a Final Minor Subdivision Plat for the Heart River Sixth Subdivision, being the replat of Lots 32-36, Block 1 of the Heart River Fourth Subdivision, located in the

SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The site is zoned Medium Density Residential (R-2). The site consists of +/- 1.13 acres.

C. **FINAL MAJOR PLAT (FLP-008-2026)** - Presented by City Engineer, Joshua Skluzacek

To consider a Final Major Subdivision Plat for the Zowie Heights Addition Subdivision, being a portion of the SE ¼ of Section 27, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site is zoned Agricultural (AG). The site consists of +/- 40.006 acres.

D. **SPECIAL USE PERMIT (SUP-004-2026)** - Presented by City/County Planner, Steven Josephson

To consider a Special Use Permit for a group daycare located at 832 3rd Avenue W, on a property legally described as Lots 52 & 53, Block 2 of the Hilliard & Manning Subdivision, located in the NW ¼ of the NW ¼ of Section 3, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone. The lot is zoned Medium Density Residential (R-2). The site consists of +/- 0.26 acres.

E. **SPECIAL USE PERMIT (SUP-005-2026)** - Presented by City/County Planner, Steven Josephson

To consider a Special Use Permit for a home-based salsa production and storage business located at 14 2nd Avenue SE on a property legally described as Lot 5, Block 2 of the South Dickinson Subdivision, located in the NW ¼ of the NW ¼ of Section 10, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone. The lot is zoned Medium Density Residential (R-2). The site consists of +/- 0.13 acres.

4. **PUBLIC ISSUES OF CONCERN NOT ON AGENDA**
5. **ITEMS NOT ON AGENDA**
6. **WORK SESSION**
7. **ADJOURNMENT**

Link for viewing Planning and Zoning Commission Meeting:
https://youtube.com/live/2iah9nig3gs
This link will not be live until approximately 7:05 AM MT on October 14, 2026.

Teams Meeting: https://tinyurl.com/PZC10142026
Teams Meeting ID: 248 547 941 867 73 **Meeting Passcode:** fr7vJ6Bq
Teams Phone #: 1-701-506-0320 **Phone Conference ID:** 703 076 455#
Local Phone #: 701-456-7006

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator at (701) 456-7744 by the Friday preceding the meeting.

PLANNING AND ZONING MEETING MINUTES

Wednesday, September 09, 2026 at 7:10 AM MT
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:
Chairman: Jason Fridrich
Vice Chairman: Scott Bullinger
Dean Franchuk
Zach Jahner
Val Decker
Rick Haugen
Aaron Johansen
Mike Schwab
Mathew Rothstein

CALL TO ORDER
Meeting called to order at 7:10AM.

ROLL CALL
PRESENT
Chairman Jason Fridrich
Vice Chairman Scott Bullinger
Commissioner Dean Franchuk
Commissioner Aaron Johansen
Commissioner Richard Haugen
Commissioner Mike Schwab
Commissioner Val Decker
Commissioner Mathew Rothstein
Commissioner Zach Jahner

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

Motion made by: Vice Chairman Bullinger, **Seconded by:** Commissioner Johansen.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

2. MINUTES

A. AUGUST 12TH, 2026 MINUTES

Motion to approve as presented.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Haugen.
Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Schwab, Commissioner Decker, Commissioner Jahner

3. REGULAR AGENDA

A. PRELIMINARY MAJOR PLAT (PLP-006-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the preliminary major subdivision plat for the Gunwall Subdivision, a portion of the SW ¼ of Section 24, Township 140 North, Range 97 West, located within the City of Dickinson's Extra-Territorial Zone (ETZ). The property is zoned Agricultural (AG) and consists of approximately 5.00 acres.

The applicant is requesting approval to establish a 5-acre lot for the purpose of transferring it to a family member. Birchak noted the property is currently zoned AG; however, a companion rezoning request is scheduled for consideration later in the meeting. The rezoning would change the district to Rural Residential to meet minimum lot-size standards, as 5 acres is too small for the AG district. Staff reported no public comments had been received. Both staff and the applicant's representative were available for questions, and staff recommended approval contingent upon the approval of the associated rezoning request.

No commissioners had questions for staff, and the applicant declined to provide additional remarks prior to the public hearing.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of PLP-006-2026, the Gunwall preliminary major subdivision, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Johansen, **Seconded by:** Commissioner Decker.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

B. REZONING (REZ-004-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the zoning map amendment request for Lot 1, Block 1 of the proposed Gunwall Subdivision, located in the ½ of the SW ¼ of Section 24, Township 140 North, Range 97 West, within the City of Dickinson's Extra-Territorial Zone (ETZ). The site is zoned Agricultural (AG) and consists of approximately 5 acres.

The applicant is requesting a rezoning from Agricultural (AG) to Rural Residential (RR). Birchak explained the purpose of the request is to allow the Gunwall Subdivision to meet the minimum lot-size requirements of the Rural Residential district, which

requires a minimum of 1 acre, whereas the Agricultural district requires 10 acres. The associated preliminary plat application proposes establishing a 5-acre lot for transfer to a family member. Staff reported receiving no public comments regarding the request. Both staff and the applicant's representative were available for questions, and staff recommended approval contingent on approval of the related preliminary plat (PLP-006-2026).

No commissioners had questions for staff, and the applicant offered no additional comments prior to the public hearing.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of REZ-004-2026, the Gunwall zoning map amendment, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Haugen, **Seconded by:** Commissioner Rothstein.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

C. PRELIMINARY MAJOR PLAT (PLP-005-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the preliminary major subdivision plat for the Zowie Heights Addition Subdivision, a portion of the SE ¼ of Section 27, Township 140 North, Range 96 West, located within the City of Dickinson's Extra-Territorial Zone (ETZ). The property is zoned Agricultural (AG) and consists of approximately 40.01 acres.

The applicant is requesting approval to dedicate portions of the property as right-of-way for 4th Avenue East and 10th Avenue East and to establish one 8.745-acre lot to the east, which would continue to be utilized as a primary residence. The proposal also includes creating three 10-acre lots to the west that may be sold and developed in the future. Birchak noted the site remains zoned AG.

Birchak explained that at the previous Planning and Zoning Commission meeting, the preliminary plat had been tabled at the Commission's request so the applicant could submit a rezoning request, a future land use map amendment, and an annexation petition for the three 10-acre lots intended for future development. Those applications—FLM-001-2026, REZ-005-2026, and ANX-001-2026—are included later on the agenda for consideration. The eastern lot, which is proposed to remain in the ETZ, does not meet the minimum AG lot-size requirement and is scheduled to go before the Board of Adjustment to request a lot-size variance.

Staff reported receiving public comments from a property owner to the north requesting that a fence be required as part of future development of the western lots. At this time, staff is not requiring construction of a fence; however, if the property is

rezoned and development proceeds, fencing would be required at the building-permit stage due to the increased intensity of use. Birchak also noted that the city is preparing a development agreement with the owner to ensure that any future development on the western lots includes coordination with a licensed North Dakota engineer, proper connection to municipal services, and review of any future subdivisions.

Staff and the applicant's representatives were present to answer questions, and staff recommended approval of the preliminary plat contingent on approval of the associated FLM-001-2026, REZ-005-2026, ANX-001-2026, and the development agreement.

No commissioners had questions for staff, and the applicant did not provide additional comments.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of PLP-005-2026, the Zowie Heights Addition preliminary major subdivision, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Johansen, **Seconded by:** Vice Chairman Bullinger.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

D. FUTURE LAND USE MAP AMENDMENT (FLM-001-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the future land use map amendment request for approximately 30 acres located in the SE ¼ of Section 27, Township 140 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone (ETZ). The subject property corresponds to proposed Lots 1, 2, and 3, Block 1 of the Zowie Heights Addition Subdivision.

The applicant is requesting to amend the future land use designation from Agricultural within the Rural Reserve to Commercial. Birchak explained that this amendment is being brought forward in conjunction with the applicant's intent to rezone the property from Agricultural (AG) to General Commercial (GC) and to annex the land into the city. These related applications—REZ-005-2026, PLP-005-2026, ANX-001-2026—appear later on the agenda and are part of the coordinated review process. Staff reported receiving no public comments regarding the proposal. Both staff and the applicant's representative were available for questions, and staff recommended approval contingent upon approval of the companion applications and the associated development agreement.

No commissioners had questions for staff, and the applicant did not provide further comments prior to the public hearing.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of FLM-001-2026, the Zowie Heights Addition future land use map amendment, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Decker, **Seconded by:** Commissioner Rothstein.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

E. REZONING (REZ-005-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the zoning map amendment request for approximately 30 acres located in the SE ¼ of Section 27, Township 140 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone (ETZ). The subject property corresponds to proposed Lots 1, 2, and 3, Block 1 of the Zowie Heights Addition Subdivision.

The applicant is requesting a rezoning from Agricultural (AG) to General Commercial (GC). Birchak explained the purpose of the rezoning is to allow the property to be annexed into city limits and developed as commercial lots in the future. She noted that General Commercial zoning already exists to the west of the site, and the proposed district would be consistent with the surrounding zoning pattern. Staff also reported receiving public comments requesting that a fence be constructed along the north and east boundaries. Birchak clarified that while a fence is not being required at this stage, fencing would be required at the building-permit stage if the lots are developed for more intensive commercial uses.

One commissioner inquired about the narrow strip of land to the south, where a well is located, and how the rezoning would affect that area. Birchak explained that the southern portion would remain Agricultural unless future development is proposed, which would likely require well head reclamation, something not anticipated in the near future.

Staff and the applicant's representative were present to answer questions, and staff recommended approval contingent upon approval of the associated PLP-005-2026, FLM-001-2026, ANX-001-2026, and the development agreement.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of REZ-005-2026, the Zowie Heights Addition zoning map amendment, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Rothstein, **Seconded by:** Commissioner Franchuk.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

F. ANNEXATION (ANX-001-2026) - Presented by City Planner, Natalie Birchak

City Planner Natalie Birchak presented the annexation request for approximately 30.64 acres located in the SE ½ of Section 27, Township 140 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone (ETZ). The request includes proposed Lots 1, 2, and 3, Block 1 of the Zowie Heights Addition Subdivision, as well as the west 40 feet of the proposed right-of-way dedication associated with the subdivision.

Birchak explained the applicant is seeking to annex the property into city limits in coordination with associated applications to amend the future land use map from Agricultural to Commercial and to rezone the property from Agricultural (AG) to General Commercial (GC), consistent with existing commercial zoning to the west. These companion items—FLM-001-2026, REZ-005-2026, and PLP-005-2026—are being considered at the same meeting. Staff reported receiving no public comments regarding the annexation. Both staff and the applicant's representative were available for questions, and staff recommended approval contingent on approval of the related applications and the associated development agreement.

Commissioners had no questions for staff, and the applicant did not offer additional comments.

A public hearing was opened. No comments or concerns were presented. The hearing was closed.

A motion was made to recommend approval of ANX-001-2026, the Zowie Heights Addition annexation request, as being consistent with the City of Dickinson Comprehensive Plan, compliant with the zoning ordinance, and in the interest of public health, safety, and welfare.

Motion made by: Commissioner Johansen, **Seconded by:** Commissioner Rothstein.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Motion to adjourn at 7:34AM.

Motion made by: Commissioner Decker, **Seconded by:** Commissioner Rothstein.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein, Commissioner Jahner

Link for viewing Planning and Zoning Commission Meeting:
https://youtube.com/live/FvUmSgpsS-U
This link will not be live until approximately 7:05 AM MT on September 9, 2026.

Teams Meeting: https://tinyurl.com/PZC09092026
Teams Meeting ID: 250 270 787 635 88 **Meeting Passcode:** Es3Ko6Lg
Teams Phone #: 1-701-506-0320 **Phone Conference ID:** 653 776 296#
Local Phone #: 701-456-7006

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator at (701) 456-7744 by the Friday preceding the meeting.

From: Jotform
To: Development Admin; Development Admin; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Development Admin; Natalie Birchak
Subject: Re: Unified Development Application
Date: Thursday, August 20, 2026 8:21:15 AM

Unified Development Application

Have you met with Planning Staff regarding your application?	Yes
Please upload the letter or counseling form you received following your pre-application meeting:	Taplands Pre-Application Letter.pdf
Type of Development	Major Subdivision Final Plat
Is this a Replat	Yes
Subdivision Being Re-platted	Lot 1, Block 1, Green Acres Addition
Date of Final Plat Approval at Planning & Zoning Commission	10-14-2026
Name	Beau Sneed
Company	701 Taplands, LLC
Applicant Email	[redacted]
Applicant Phone #	[redacted]
Applicant Representative (if applicable)	Andrew Schrank
Applicant Representative Company	Highlands Engineering
Applicant Representative Email	[redacted]
Applicant Representative	

Phone #	[redacted]
Owner Name	701 Taplands, LLC
Owner Address	[redacted]
Owner Email	[redacted]
Owner Phone #	[redacted]
Is the owner present to Sign	No
Owner Signature Upload	261980_Owner Signature_2026-06-30.pdf
Will this application require any other action to complete the development?	No
Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)	A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, ND, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF SECTION NINE (9), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION NINE (9) BEING A FOUND BLM BRASS CAP; THENCE N 00°07'14" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4), A DISTANCE OF 118.38 FEET TO THE POINT OF BEGINNING AT THE CENTER OF THE HEART RIVER; THENCE CONTINUING N 00°07'14" W ALONG SAID WEST LINE, A DISTANCE OF 613.94 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°52'46" E A DISTANCE OF 33.00 FEET TO A SET REBAR AND CAP LS-5466 ON THE WEST RIGHT-OF-WAY LINE OF STATE AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 994.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°06'59", A DISTANCE OF 418.72 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 43°44'48" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A SET REBAR AND CAP LS-5466 AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1014.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°43'31", A DISTANCE OF 101.40 FEET TO A POINT ON THE CENTERLINE OF THE HEART RIVER; THENCE ALONG SAID RIVER CENTERLINE S 59°59'59" W, A DISTANCE OF 378.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED CONTAINS 2.28 ACRES, MORE OR LESS, IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, SURVEYS. SAID PARCEL DESCRIBED INCLUDES NAVIGABLE WATER BODY SOVEREIGN LANDS OWNED BY THE STATE OF NORTH DAKOTA WITHIN THE ORDINARY HIGH WATER MARK OF THE HEART RIVER IN ACCORDANCE WITH NORTH DAKOTA CENTURY CODE §61-33.

	1/4 Section	Township	Range
Description	SW1/4NW1/4 Section 9	T139N	R96W

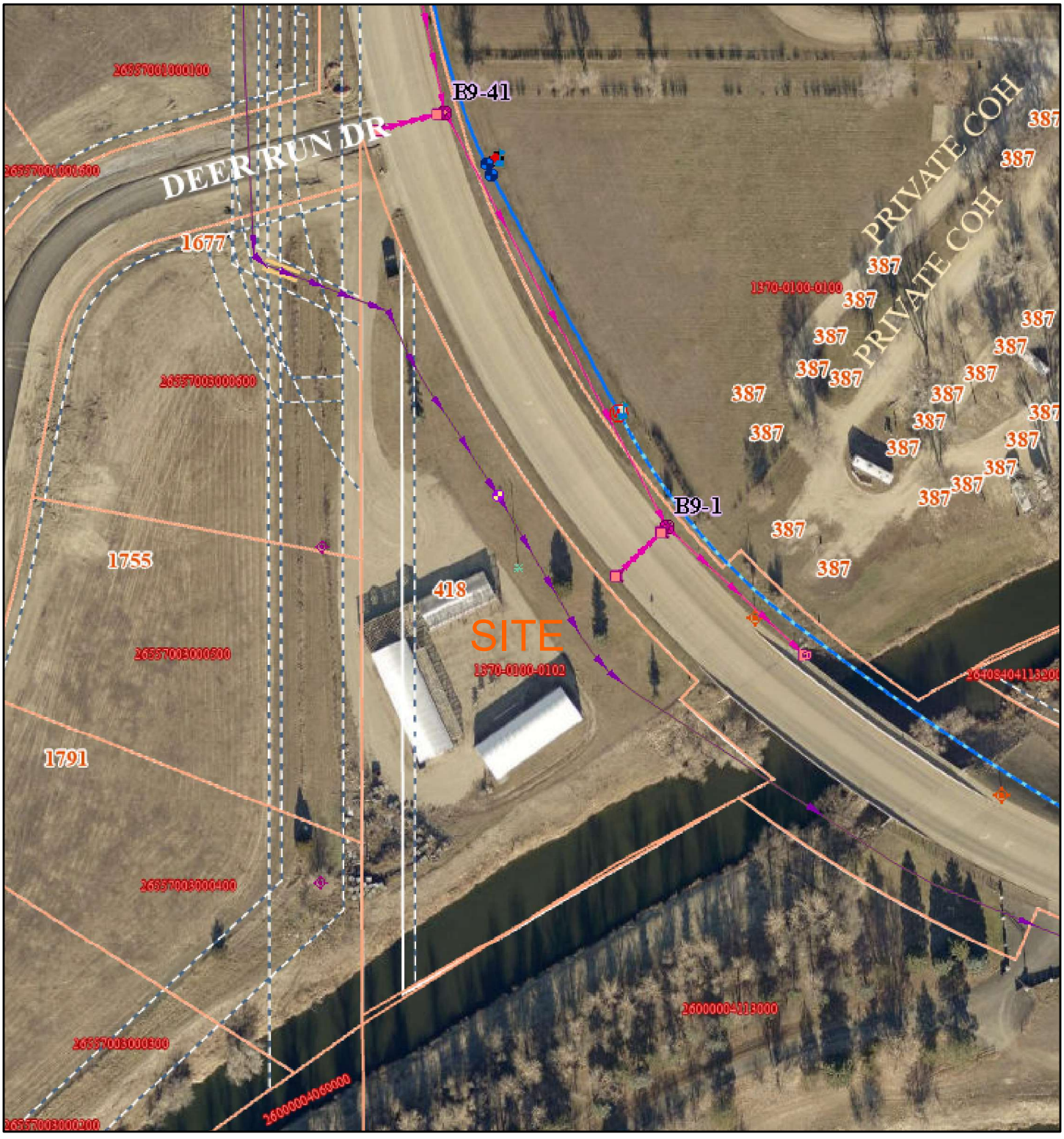
Property Address / General Project Location	418 S State Avenue
Total Square Footage or Acreage of Subject Property	2.28 acres
Transmittal Letter (Explanation of Request & Proposed Operations)	261980_Transmittal-FINAL PLAT_2026-08-20.pdf
Rezone Calc Multiplier	0
Minor Platting Multiplier	0
Prelim Platting Multiplier	0
Major Platting Multiplier	1
Name of Final Plat	Taplands Addition
Final Platted Lots	1 to 10 Lots
Final Platted Block(s)	1
Name of Preliminary Plat	Taplands Addition
Preliminary Number Lots	1 to 10 Lots
Preliminary Number of Block(s)	1
	0
Application Calc	350
Required Documentation	261980_Zoning Map_2026-06-24.pdf

Upload	261980_Utility Map_2026-06-24.pdf 261980_Parcel Map_2026-06-24.pdf 261980_PLAT-FINAL_2026-08-20.pdf 261980_PLAT-PRELIM_2026-06-24.pdf 261980_FIRMETTE_2026-03-06.pdf 261980_X-Site-2_2026-04-08.pdf 261980_Vacation Petition-COMB_2026-06-24.pdf
Deed for Property	3183201_Contract for Deed.pdf
Application Fees	Applicable Fees 350.00 USD
	Total: $350.00
	Transaction ID: cq7c1eb3
	Payment Information
	First Name: Andrew
	Last Name: Schrank
	E-Mail [redacted]
Applicant Signature	
Date	08-20-2026

You can edit this submission and view all your submissions easily.

Attachments: Because the total size is more than **5MB** the uploads are not attached.

Dickinson Utility Information Map



6/24/2026

1:2,000

0 62.5 125 250 ft

0 15 30 60 m

Public Street Names 8K
Private Street Names
Dickinson Tax Parcel ID
Stark Tax Parcel ID
Water Tracer Wire Station
Water System Valve
Normal Operation
Water Hydrant
City of Dickinson
Water Manhole
Water Lateral Lines
Hydrant

Water Main Lines
Fusible Polyvinyl Chloride - From 8 to 12 in
Polyvinyl Chloride - From 8 to 12 in
Sanitary Control Valve
Sanitary Pressurized Mains
Sanitary Casings
Storm Inlets
Storm Discharge
Storm Manholes
Storm Gravity Mains

Poles
Streetlight,Montana Dakota Utilities
General Lighting,Private
<all other values>
Dickinson Tax Parcels
Stark Parcels
Platted Lot Lines
Easement Lines
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

Dickinson Engineering Department, Engineering & Planning, Pictometry International, Eagleview, City of Dickinson, Microsoft, Vantor

HIGHLANDS ENGINEERING

Transmittal Letter

To: Natalie Birchak – City Planner
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: August 20, 2026

Re: Major Final Plat Application – Taplands 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 (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)
- Final Plat Drawing
- Signed Vacation Petitions

Written Statement

This proposed plat of Taplands Addition is the replat of a portion of Lot 1, Block 1 of Green Acres Addition located within the corporate limits of the City of Dickinson. This replat will create a single lot totaling ±2.28-acres for commercial development. A potential layout depicting how this site may develop is included with this application.

The currently platted Lot 1, Block 1 of Green Acres Addition was split into two parcels by the construction of State Avenue. This proposed replat for Taplands Addition includes the portion of said Lot 1 that lies west of State Avenue. This property is currently zoned Limited Commercial (LC), which allows all proposed commercial uses, so no zone change is proposed as part of this development.

Right-of-way was previously dedicated along the west edge of this parcel by the Green Acres Addition plat, and a 10-foot-wide utility easement was platted just east of this right-of-way. Since Green Acres Addition was platted, State Avenue was constructed through Lot 1 of Green Acres Addition providing a different access location than this previously dedicated right-of-way that followed the section line on the west side of this property. Therefore, the right-of-way along the west edge of this proposed subdivision, as well as the adjacent utility easement that is not used for public utilities, are proposed to be vacated by this plat application. The signed vacation petition documents are included with this application indicating that all utilities companies are agreeable to this vacation request.

Access to the lot will be provided by a new driveway from State Avenue along the east edge of this subdivision. The exact driveway location will be determined during project design and will be subject to approval by City Staff. A second access point onto Deer Run Dive may be explored if allowed by City Staff.

An existing City water main is located near this property on the east side of State Avenue. Water service will be extended to this site from this existing main by the developer. An existing City sanitary sewer forcemain also currently extends through this property. The developer plans to construct a private lift station within this site to pump sanitary waste into this existing forcemain, if allowed by City Staff. If this forcemain connection is not allowed, a private septic system will be constructed on this site since no other existing City sanitary sewer lines are located near this site that can be connected to by gravity lines.

Since this site currently contains existing impervious surfaces and the total site area is less than 5-acres, we do not anticipate that stormwater detention will be necessary since this increase in runoff will not be significant. The southern edge of this property does

lie within a FEMA Special Flood Hazard Area, However, this area is limited to the Heart River and its bank that is not developable, and it leaves sufficient buildable area to the north within this site. All planned development is located outside this Special Flood Hazard Area.

The applicant does not own or intend to purchase any additional surrounding land. Neighboring property owners would have been informed of this plan during the preliminary plat hearing, and this application has been prepared in accordance with local, state, and federal regulations to the best of our knowledge.

Changes Since Preliminary Plat Submittal

No notable changes have been to this application or plat drawing since the preliminary plat submittal.

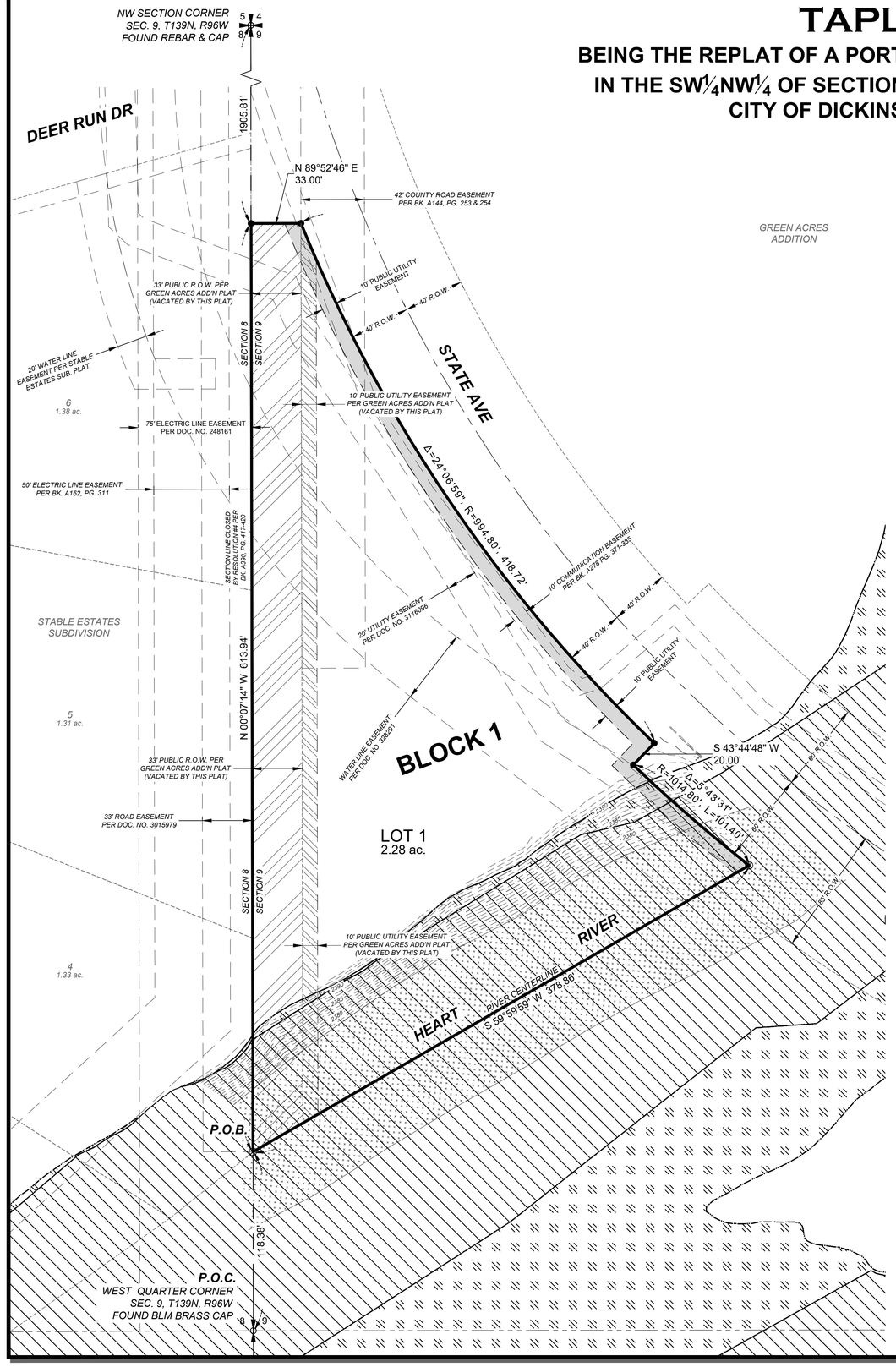
Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM
Highlands Engineering

TAPLANDS ADDITION

BEING THE REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION IN THE SW¼NW¼ OF SECTION 9, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, ND, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼NW¼) OF SECTION NINE (9), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION NINE (9) BEING A FOUND BLM BRASS CAP; THENCE N 00°07'14" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW¼), A DISTANCE OF 118.38 FEET TO THE POINT OF BEGINNING AT THE CENTER OF THE HEART RIVER; THENCE CONTINUING N 00°07'14" W ALONG SAID WEST LINE, A DISTANCE OF 613.94 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°52'46" E A DISTANCE OF 33.00 FEET TO A SET REBAR AND CAP LS-5466 ON THE WEST RIGHT-OF-WAY LINE OF STATE AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 994.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°06'59", A DISTANCE OF 418.72 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 43°44'48" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A SET REBAR AND CAP LS-5466 AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1014.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°43'31", A DISTANCE OF 101.40 FEET TO A POINT ON THE CENTERLINE OF THE HEART RIVER; THENCE ALONG SAID RIVER CENTERLINE S 59°59'59" W, A DISTANCE OF 378.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED CONTAINS 2.28 ACRES, MORE OR LESS, IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, SURVEYS. SAID PARCEL DESCRIBED INCLUDES NAVIGABLE WATER BODY SOVEREIGN LANDS OWNED BY THE STATE OF NORTH DAKOTA WITHIN THE ORDINARY HIGH WATER MARK OF THE HEART RIVER IN ACCORDANCE WITH NORTH DAKOTA CENTURY CODE §61-33.

SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE *TAPLANDS ADDITION* PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

_____

KC HOMISTON, LS-5466

PROPRIETOR'S CERTIFICATE

WE, 701 TAPLANDS, LLC, WHOSE ADDRESS IS 1261 47TH AVE W, DICKINSON, ND 58601, OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED BY THIS PLAT DOCUMENT, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AS SHOWN TO PUBLIC USE FOREVER AND DESIRE TO VACATE PUBLIC RIGHT OF WAY AND EASEMENTS AS DESCRIBED BY THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

SIGNATURE: _____
BEAU SNEED - TREASURER

STATE OF _____ }
SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEAU SNEED, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

RESIDING AT COUNTY OF _____,

STATE OF _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____

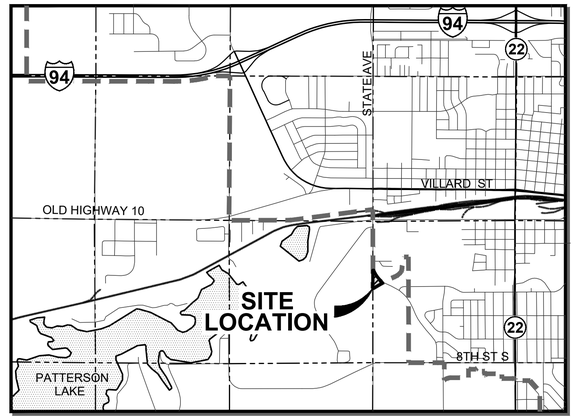
SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

AREA RESERVED FOR RECORDER'S OFFICE



VICINITY MAP
(1" = ½ MILE)

PLAT NOTES

1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AREA AS DEPICTED BY ZONE "AE" OF THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

SURVEY NOTES

1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT. SURVEYED IN A LOCAL COORDINATE SYSTEM HAVING A CENTRAL MERIDIAN DERIVED FROM A REBAR AND CAP WITH LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924" AND ELEVATION 2426.93'. BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.

2) VERTICAL DATUM: NAVD 88, GEOID 03

3) DATE OF FIELD WORK: MARCH, 2026

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINES
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINES
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING R.O.W. CENTERLINE
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- UNMONUMENTED REFERENCE POINT
- 2300 — 5' MAJOR CONTOURS
- 2301 — 1' MINOR CONTOURS
- SPECIAL FLOOD HAZARD AREA REGULATORY FLOODWAY
- SPECIAL FLOOD HAZARD AREA 'ZONE AE' 100-YEAR FLOODPLAIN
- WATER BODY
- RIGHT-OF-WAY VACATED BY THIS PLAT
- PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT

ABBREVIATIONS

R.O.W.	RIGHT-OF-WAY
AC.	ACRE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

N
W E
S

0 40' 80'
SCALE: 1" = 40'

HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER:	261980	SCALE:	1"=40'
DRAWN BY:	AWS	DATE:	08/20/26

CITY OF Dickinson North Dakota

City of Dickinson

Petition for Vacation

38 1st Street W | Dickinson, ND
701-456-7000
Fee: $250.00

(We) the undersigned certify that we are all adjoining property owners and request the City Commission to vacate (street, alley, easement, plat) located at:

The public right of way and easement on the west edge of a portion of Lot 1, Block 1, Green Acres Add'n shown by the attached plat drawing.

For the Reason:

The owners of this property desires to develop this area. There are not utilities in the easement based on our locate request, and the right of way is not used as a public street since State Ave is located to the east.

Shawn Alder
Applicant Name

Applicant Signature

406-740-0119
Applicant Phone Number

State of North Dakota)
:ss
County of Stark)

Shawn Alder, being first duty sworn, deposes and says as follows: That he/she has read the within and foregoing Petition and knows the contents thereof, and that the same are true to the best of his/her knowledge, information and belief.

Subscribed and sworn to before me this 8 day of June, 2026

ASHLEY SCHRANK
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES JULY 7, 2027

Ashley Schrank, Notary Public
Stark County, North Dakota
My Commission Expires: July 7, 2027

Signatures of Adjoining Property Owners (add more pages if needed)	Address, Lot, Block and Addition
701 Taplands, LLC	A portion of Lot 1, Block 1, Green Acres Add'n

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

MDU (Gas Department)	MDU (Electric Department)
Century Link (701-426-9685 Connie Kassian)	Roughrider Electric
Consolidated Telephone	Consolidated Cable Vision
Midcontinent Communications	City of Dickinson

CITY OF Dickinson North Dakota

City of Dickinson

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MY COMMISSION EXPIRES JULY 7, 2027

Ashley Schrank, Notary Public
Stark County, North Dakota
My Commission Expires: July 7, 2027

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Century Link (701-426-9685 Connie Kassian)	Roughrider Electric
Consolidated Telephone	Consolidated Cable Vision
Midcontinent Communications	City of Dickinson

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Stark County, North Dakota
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701 Taplands, LLC	A portion of Lot 1, Block 1, Green Acres Add'n

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MDU (Gas Department)	MDU (Electric Department)
Trevor Christensen Century Link (701-426-9685 Connie Kassian)	Roughrider Electric
Consolidated Telephone	Consolidated Cable Vision
Midcontinent Communications	City of Dickinson

CITY OF Dickinson North Dakota

City of Dickinson

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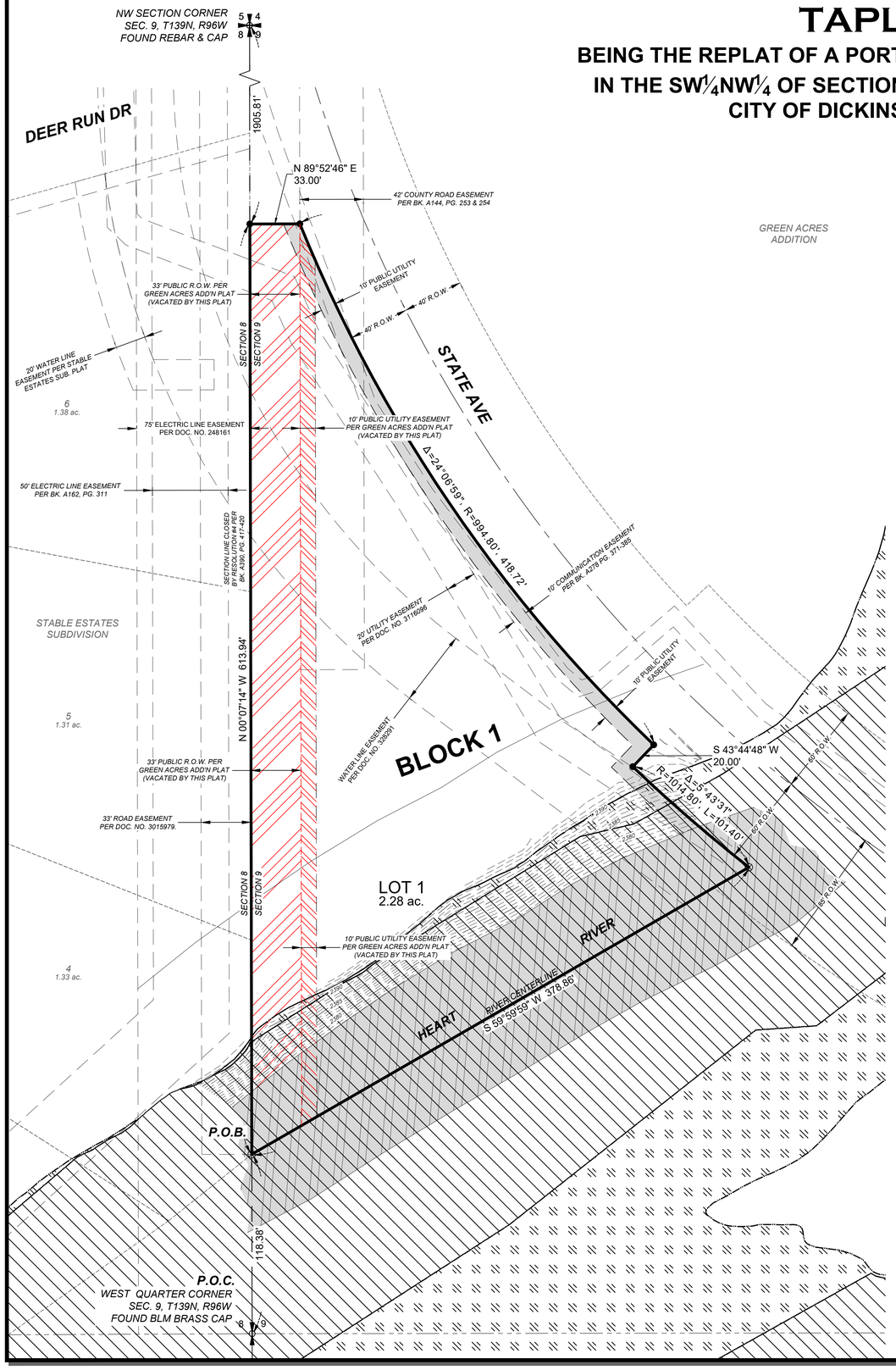
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Century Link (701-426-9685 Connie Kassian)	Roughrider Electric
Consolidated Telephone	Consolidated Cable Vision
Randy Heesten Midcontinent Communications	City of Dickinson

TAPLANDS ADDITION

BEING THE REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION IN THE SW¼NW¼ OF SECTION 9, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, ND, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼NW¼) OF SECTION NINE (9), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE *TAPLANDS ADDITION* PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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SIGNATURE: _____
BEAU SNEED - TREASURER

STATE OF _____ }
SS
COUNTY OF _____ }

ON THIS ____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEAU SNEED, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

RESIDING AT COUNTY OF _____,

STATE OF _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____

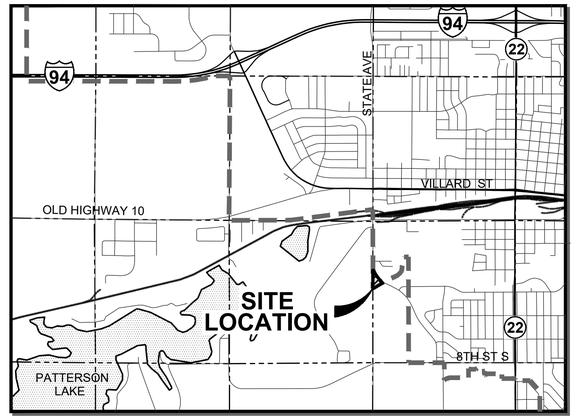
SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

AREA RESERVED FOR RECORDER'S OFFICE



VICINITY MAP
(1" = ½ MILE)

PLAT NOTES

1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AREA AS DEPICTED BY ZONE "AE" OF THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

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3) DATE OF FIELD WORK: MARCH, 2026

LEGEND

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- EXISTING LOT LINES
- SECTION LINE
- QUARTER LINE
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- WATER BODY
- RIGHT-OF-WAY VACATED BY THIS PLAT
- PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT

ABBREVIATIONS

R.O.W.	RIGHT-OF-WAY
AC.	ACRE
(M)	MEASURED DISTANCE
(R)	RECORDED DISTANCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

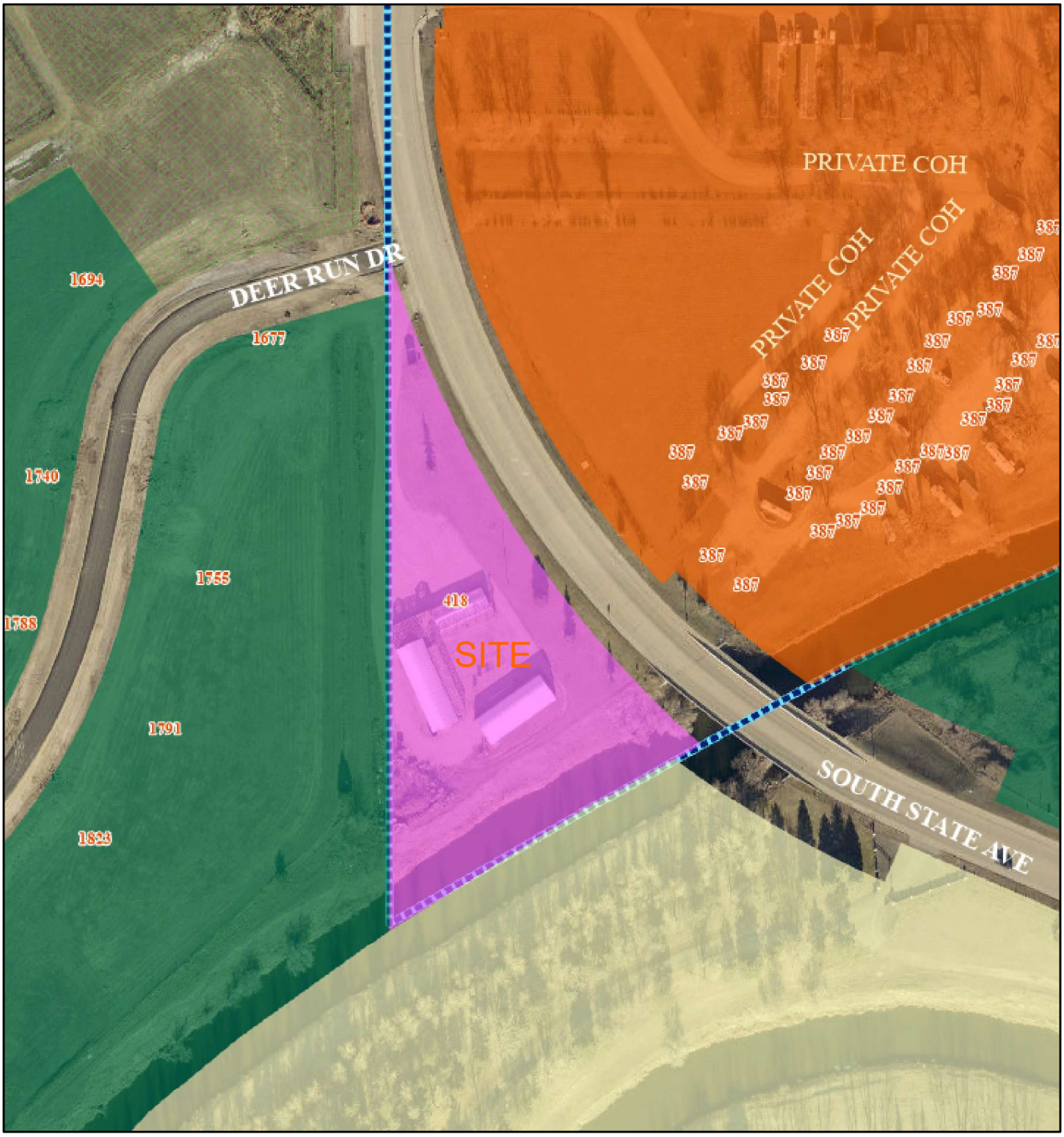
N
W E
S

0 40' 80'
SCALE: 1" = 40'

HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER:	261980	SCALE:	1"=40'
DRAWN BY:	AWS	DATE:	05/22/26

Dickinson Zoning Information Map



6/24/2026

1:2,640

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Public Street Names 8K

Private Street Names

Dickinson Zoning

Limited Commercial - LC

Low Density Residential - R1

Rural Residential - RR

Mobile Home - MH

Agricultural - AG

Extra Territorial Boundary

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Dickinson Engineering Department, Engineering & Planning, Pictometry International, Eagleview, City of Dickinson, Microsoft, Vantor

PRELIMINARY SITE PLAN

THAT PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION LYING WEST OF STATE AVE IN THE SW¼NW¼ OF SECTION 9, T139N, R96W, OF THE 5TH P.M. CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

EXISTING LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINES
- SECTION LINE
- QUARTER LINE
- EASEMENT LINE
- FOUND MONUMENT
- SURVEY CONTROL POINT
- 5' MAJOR CONTOURS
- 1' MINOR CONTOURS
- R.O.W. CENTERLINE
- WOOD FENCE
- BARB WIRE FENCE
- SANITARY SEWER FORCEMAIN
- SANITARY SEWER MANHOLE
- WATER MAIN
- SW WATER MAIN
- WATER MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- YARD HYDRANT
- STORM SEWER
- STORM MANHOLE
- STORM INLET
- UNDERGROUND COMMUNICATION LINE
- TELEPHONE PEDESTAL
- UNDERGROUND ELECTRIC
- ELECTRICAL TRANSFORMER
- ELECTRIC OUTLET POST
- LIGHT POLE
- UNDERGROUND NATURAL GAS
- DECIDUOUS TREE
- EVERGREEN TREE
- SIGN
- BUILDINGS
- CONCRETE
- ASPHALT
- GRAVEL
- WATER
- SPECIAL FLOOD HAZARD AREA REGULATORY FLOODWAY
- SPECIAL FLOOD HAZARD AREA 'ZONE AE' 100-YEAR FLOODPLAIN

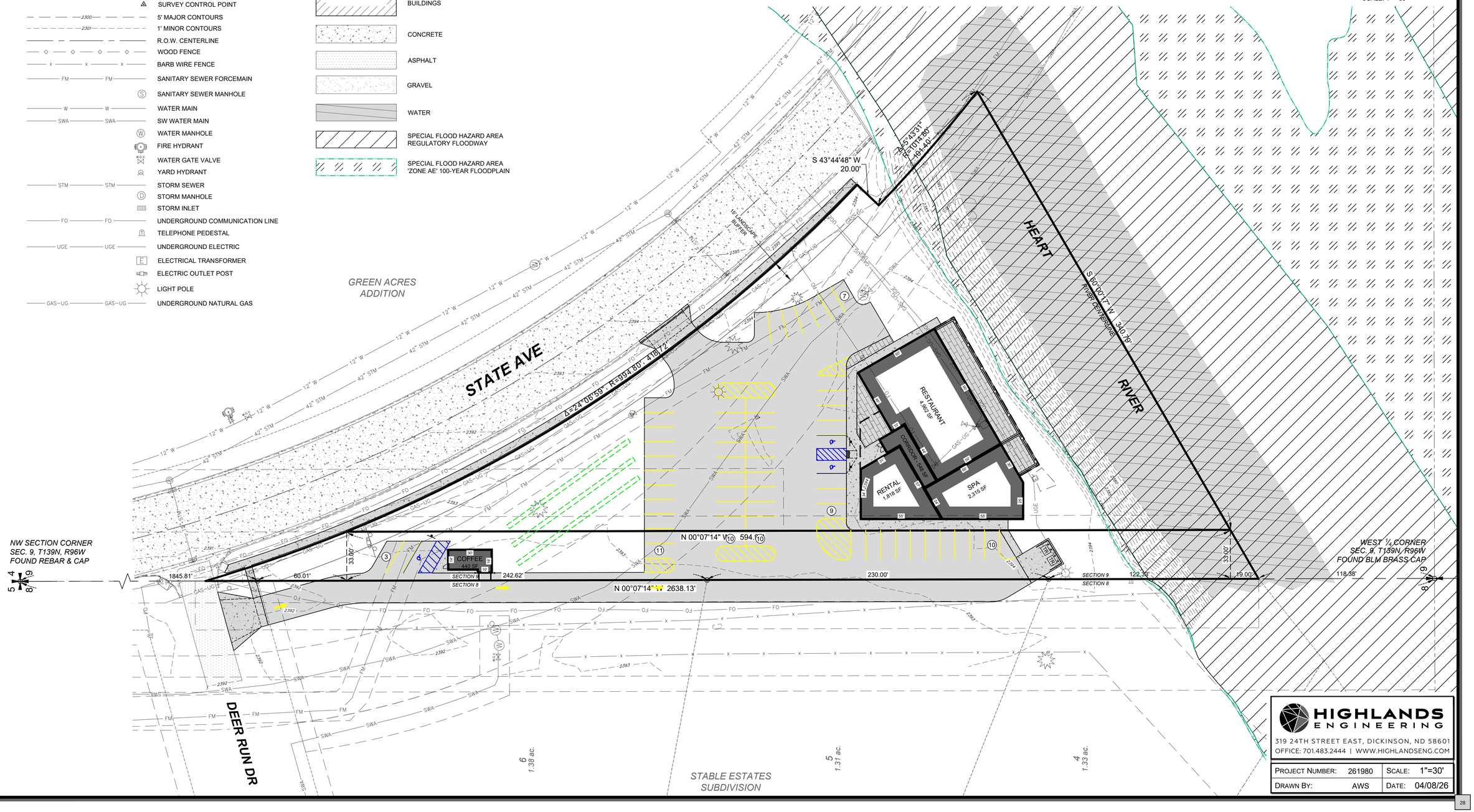
FLOODPLAIN NOTES

1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD AREA AS DEPICTED BY ZONE "AE" OF THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.
2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024, THE BASE FLOOD ELEVATION THROUGH THIS SITE IS ±2391'. THIS ELEVATION VARIES SOMEWHAT ACROSS THE SITE AND SHALL BE VERIFIED PRIOR TO ANY DEVELOPMENT OF THIS SITE.

SURVEY NOTES

1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
2) VERTICAL DATUM: NAVD88, GEOID 03.
3) DATE OF LATEST FIELD WORK: MARCH 3, 2026

0 30' 60'
SCALE: 1" = 30'

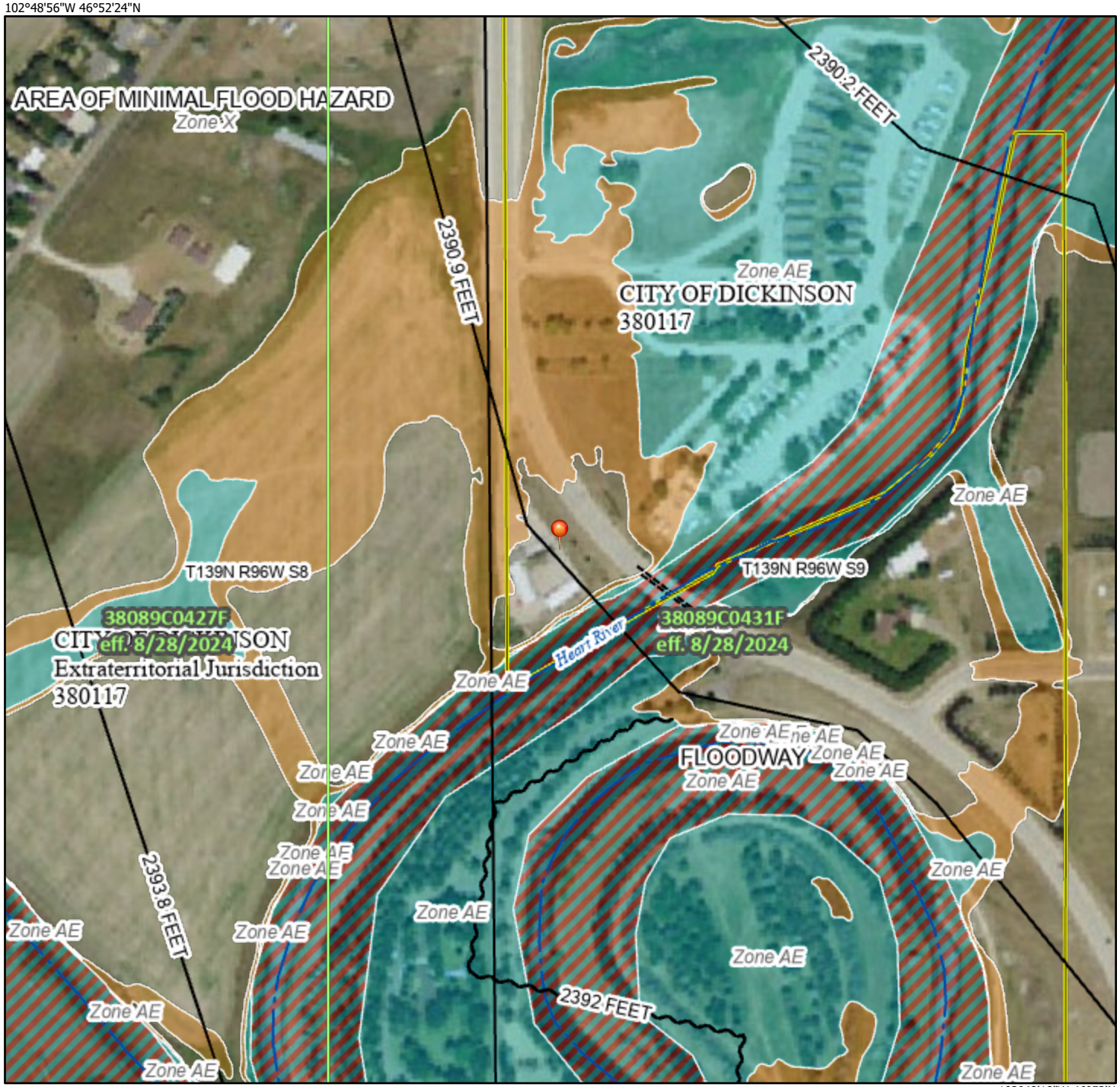


HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER:	261980	SCALE:	1"=30'
DRAWN BY:	AWS	DATE:	04/08/26

National Flood Hazard Layer FIRMette

102°48'56"W 46°52'24"N



102°48'18"W 46°52'N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND IN UT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/6/2026 at 5:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community ide FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used regulatory purposes.

Taplands Addition Final Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: October 7, 2026
Re: FLP-006-2026 Taplands Addition Preliminary Major Subdivision

APPLICANT
Beau Sneed
701 Taplands, LLC
1261 47th Avenue West
Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE
Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

The applicant is requesting approval of the Taplands Addition preliminary major subdivision, being a replat of a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to dedicate a portion of property as right-of-way and vacate existing right-of-way. The site is zoned Limited Commercial (LC). The site consists of +/- 2.28 acres.

Staff recommendation: Staff recommends **approval** of this final major subdivision.

DRAFT

LOCATION

The property is generally located to the south of South State Avenue and is currently legally described as a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson.

CURRENT ZONING	**LC**
FUTURE LAND USE MAP DESIGNATION	**COMMERCIAL**
GROSS SITE ACREAGE	**+/- 2.28 acres**
LOTS PROPOSED	**1**

ADJACENT ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	MH, AG	Mobile home park; stables
East	MH, RR	Mobile home park; single-family residential
South	R-1	Undeveloped
West	RR	Undeveloped

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 38089-C0431F, effective August 28, 2026, a portion of the proposed subdivision appears to be located within the National Flood Insurance Program's (NFIP) Special Flood Hazard Area (SFHA). According to the proposed plat, no development is proposed within the SFHA.

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and

- Consists of four lots or less.

The proposed Taplands Addition Subdivision consists of one lot and involves the dedication of right-of-way at the intersection of South State Avenue and Deer Run Drive. Therefore, the proposed subdivision does not meet the above requirements and is classified as a major subdivision.

The site is located in the Limited Commercial (LC) zoning district. According to Table 62-162-3b: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for the LC zoning district is 5,000 square feet. The proposed lot is 2.28 acres.

A portion of the proposed subdivision plat is located within the NFIP SFHA. That area falls within the City's Floodplain/Floodway (FP/FW) Overlay District. Currently, no new development is proposed within the FP/FW Overlay District. Redevelopment within the proposed subdivision that includes the area within the SFHA would need to adhere to both FP/FW Overlay District and NFIP requirements.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of FLP-006-2026.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-006-2026: The Taplands Addition Final Major Subdivision** *as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-006-2026: The Taplands Addition Final Major Subdivision** *as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*

TAPLANDS ADDITION FINAL MAJOR SUBDIVISION (FLP-006-2026)



CITY OF Dickinson North Dakota

TAPLANDS ADDITION FINAL MAJOR SUBDIVISION (FLP-006-2026)



CITY OF Dickinson North Dakota

From: Jotform
To: Development Admin
Subject: Willie Winn Unified Development Application Approval
Date: Friday, September 4, 2026 11:14:15 PM
Attachments: 6643943786227797269_signature_23.png

Please review the request below.

Accepted | Rejected | More Actions

Unified Development Application

Have you had a pre-submittal meeting with City Staff?	Yes
Please upload the required letter you received following your presubmittal meeting:	262103_Pre-app Meeting_2026-09-04.pdf
Type of Development	Minor Subdivision Plat
Is this a Replat	Yes
Subdivision Being Re-platted	Lots 32-36, Block 1, Heart River 4th Subdivision
Name	Willie Winn
Company	Winn Family Revocable Real Estate Trust
Applicant Email	[redacted]

Applicant Phone #	[redacted]
Applicant Representative (if applicable)	Andrew Schrank
Applicant Representative Company	Highlands Engineering
Applicant Representative Email	[redacted]
Applicant Representative Phone #	[redacted]
Owner Name	Winn Family Revocable Real Estate Trust
Owner Address	[redacted]
Owner Email	[redacted]
Owner Phone #	[redacted]
Is the owner present to Sign	No
Owner Signature Upload	262103_Owner Signature-SIGNED_2026-09-04.pdf
Will this application require any other action to complete the development?	No
Metes and Bounds Description	Lots 32-36, Block 1, Heart River 4th Subdivision

Legal - Section/Township/Range

	1/4 Section	Township	Range
Description	SE1/4SE1/4 Section 9	T139N	R96W

Property Address / General Project Location	Property is generally located south of 7th Street SW and west of 2nd Ave SW.
Total Square Footage or Acreage of Subject Property	1.13 acres

Transmittal Letter (Explanation of Request & Proposed Operations)	262103_Transmittal-PLAT_2026-09-04.pdf
Rezone Calc Multiplier	0
Minor Platting Multiplier	1
Prelim Platting Multiplier	0
Major Platting Multiplier	0
Name of Plat	Heart River 6th Subdivision
Number Lots	1 to 10 Lots
Number of Block(s)	1
Number of Dwelling Units	0 existing; 11 proposed
Application Calc	500
Deed for Property	3191406_Deed.pdf
Application Fees	Applicable Fees 500.00 USD Total: $500.00 Transaction ID: 200azprm Payment Information First Name: Andrew Last Name: Schrank E-Mail [redacted]
Applicant Signature	

Date 09-04-2026

LAST SAVED:10/08/2026 4:42 PM BY SCHRANK

SITE DATA

1. LEGAL DESCRIPTION:
1.1. LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION, CITY OF DICKINSON, ND

2. SITE AREA:
2.1. LOT 1: 0.39 ACRES (16,798 SF)
2.2. LOT 2: 0.37 ACRES (16,118 SF)
2.3. LOT 3: 0.38 ACRES (16,479 SF)
2.4. TOTAL: 1.13 ACRES (49,395 SF)

3. ZONING:
3.1. CURRENT: MEDIUM DENSITY RESIDENTIAL (R2)

4. PROPOSED DISTURBED AREA FOR CONSTRUCTION:
4.1. ±1.4 ACRES

5. BUILDING SETBACKS - MAIN STRUCTURES:
5.1. CITY CODE MINIMUM SETBACK REQUIREMENTS:
5.1.1. FRONT YARD: 25-FEET
5.1.2. REAR YARD: 20-FEET
5.1.3. STREET SIDE YARD: 15-FEET
5.1.4. INTERIOR SIDE YARD: 6-FEET
5.2. PROPOSED MINIMUM SETBACKS - LOT 1:
5.2.1. FRONT YARD (EAST): ±25.5-FEET
5.2.2. REAR YARD (WEST): ±102.5-FEET
5.2.3. STREET SIDE YARD (NORTH): ±24.2-FEET
5.2.4. INTERIOR SIDE YARD (SOUTH): ±14.0-FEET
5.3. PROPOSED MINIMUM SETBACKS - LOT 2:
5.3.1. FRONT YARD (EAST): ±25.5-FEET
5.3.2. REAR YARD (WEST): ±102.5-FEET
5.3.3. INTERIOR SIDE YARD (NORTH): ±20.0-FEET
5.3.4. INTERIOR SIDE YARD (SOUTH): ±14.0-FEET
5.4. PROPOSED MINIMUM SETBACKS - LOT 3:
5.4.1. FRONT YARD (EAST): ±30.1-FEET
5.4.2. REAR YARD (WEST): ±30.1-FEET
5.4.3. INTERIOR SIDE YARD (NORTH): ±53.5-FEET
5.4.4. INTERIOR SIDE YARD (SOUTH): ±14.6-FEET

6. BUILDING SETBACKS - ACCESSORY STRUCTURES:
6.1. CITY CODE MINIMUM SETBACK REQUIREMENTS:
6.1.1. FRONT YARD: NOT ALLOWED IN FRONT YARD
6.1.2. REAR YARD: 3-FEET
6.1.3. STREET SIDE YARD: 15-FEET
6.1.4. INTERIOR SIDE YARD: 3-FEET
6.2. PROPOSED MINIMUM SETBACKS - LOT 1:
6.2.1. REAR YARD (WEST): ±15.5-FEET
6.2.2. STREET SIDE YARD (NORTH): ±25.8-FEET
6.2.3. INTERIOR SIDE YARD (SOUTH): ±10.0-FEET
6.3. PROPOSED MINIMUM SETBACKS - LOT 2:
6.3.1. REAR YARD (WEST): ±15.5-FEET
6.3.2. INTERIOR SIDE YARD (NORTH): ±21.0-FEET
6.3.3. INTERIOR SIDE YARD (SOUTH): ±10.0-FEET

7. IMPERVIOUS COVERAGE:
7.2. MAXIMUM ALLOWED PER CODE: 65%
7.3. PROPOSED IMPERVIOUS COVERAGE:
7.3.1. LOT 1: ±57.0% (±9,583 SF)
7.3.2. LOT 2: ±60.1% (±9,680 SF)
7.3.3. LOT 3: ±63.7% (±10,498 SF)

8. BUILDING COVERAGE:
8.1. MAXIMUM ALLOWED PER CODE: 60%
8.2. PROPOSED BUILDING COVERAGE:
8.2.1. LOT 1: ±21.0% (±3,528 SF)
8.2.2. LOT 2: ±21.9% (±3,528 SF)
8.2.3. LOT 3: ±21.5% (±3,548 SF)

9. OFF-STREET PARKING:
9.1. OFF-STREET PARKING CODE REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL:
9.1.1. 1.5 SPACES / 1 BR UNIT
9.1.2. 2 SPACES / UNIT FOR OTHERS
9.2. OFF-STREET PARKING - LOT 1:
9.2.1. LOT 1 PARKING STALLS REQUIRED: 8
9.2.1.1. LOT 1 TOTAL 1 BR UNITS: 0
9.2.1.2. LOT 1 TOTAL >1 BR UNITS: 4
9.2.2. LOT 1 PARKING STALLS PROVIDED: 12
9.2.2.1. GARAGE STALLS: 6
9.2.2.2. STANDARD EXTERIOR STALLS: 4
9.3. OFF-STREET PARKING - LOT 2:
9.3.1. LOT 1 PARKING STALLS REQUIRED: 6
9.3.1.1. LOT 1 TOTAL 1 BR UNITS: 0
9.3.1.2. LOT 1 TOTAL >1 BR UNITS: 3
9.3.2. LOT 1 PARKING STALLS PROVIDED: 14
9.3.2.1. GARAGE STALLS: 6
9.3.2.2. STANDARD EXTERIOR STALLS: 7
9.3.2.3. VAN ACCESSIBLE PARKING STALLS: 1
9.4. OFF-STREET PARKING - LOT 3
9.4.1. LOT 3 PARKING STALLS REQUIRED: 8
9.4.1.1. LOT 3 TOTAL 1 BR UNITS: 0
9.4.1.2. LOT 3 TOTAL >1 BR UNITS: 4
9.4.2. LOT 3 PARKING STALLS PROVIDED: 9
9.4.2.1. GARAGE STALLS: 4
9.4.2.2. STANDARD EXTERIOR STALLS: 5

CIVIL SHEET INDEX

C0.01.....GENERAL NOTES & LEGEND

C1.01.....EXISTING CONDITIONS & EROSION CONTROL

C2.01.....SITE IMPROVEMENT PLAN
C2.02.....SITE DIMENSION PLAN

C3.01.....SITE GRADING PLAN
C3.02.....CUT/FILL PLAN

C4.01.....SITE UTILITY SERVICE PLAN
C4.02.....SITE UTILITY MAINS PLAN & PROFILE

C5.01-C5.03.....CIVIL DETAILS

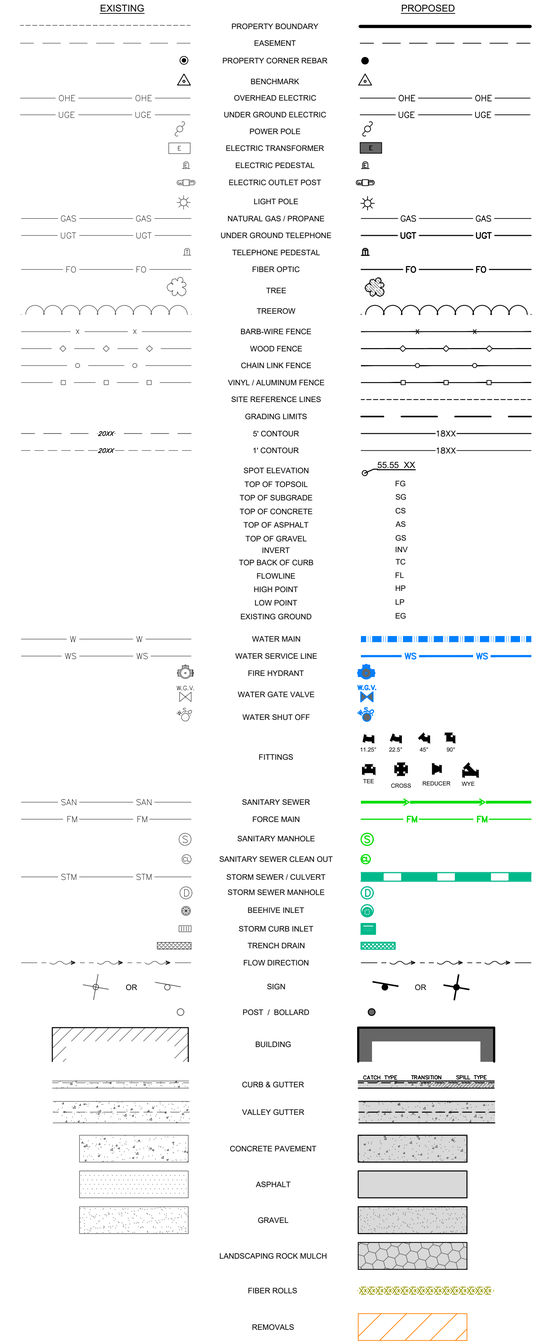
SURVEY NOTES

1. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
2. VERTICAL DATUM: NAVD 88
3. DATE OF FIELD WORK: JUNE, 2026

GENERAL NOTES

1. ONLY PLANS APPROVED BY THE GOVERNING AGENCY SHALL BE USED FOR CONSTRUCTION. DO NOT COMMENCE CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. CONTACT "NORTH DAKOTA ONE CALL" AT (800) 795-0555 OR 811 PRIOR TO START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES, WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE ANY AND ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.
4. ALL IMPROVEMENTS, MATERIALS, AND CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. IF ANY MONUMENTS ARE DAMAGED OR OBLITERATED DURING THE WORK, CONTRACTOR SHALL REPAIR OR RESET THE MONUMENT IN ACCORDANCE WITH N.D. CENTURY CODE REQUIREMENTS.
6. CAD FILES MAY BE PROVIDED BY HIGHLANDS ENGINEERING FOR BIDDING AND CONSTRUCTION WITH SIGNATURE OF A DISCLAIMER FORM TO BE PROVIDED TO THE CONTRACTOR UPON REQUEST.

CIVIL LEGEND



HIGHLANDS ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENG.COM

PRELIMINARY

REV	DATE	DESCRIPTION
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HEART RIVER 6TH TOWNHOMES

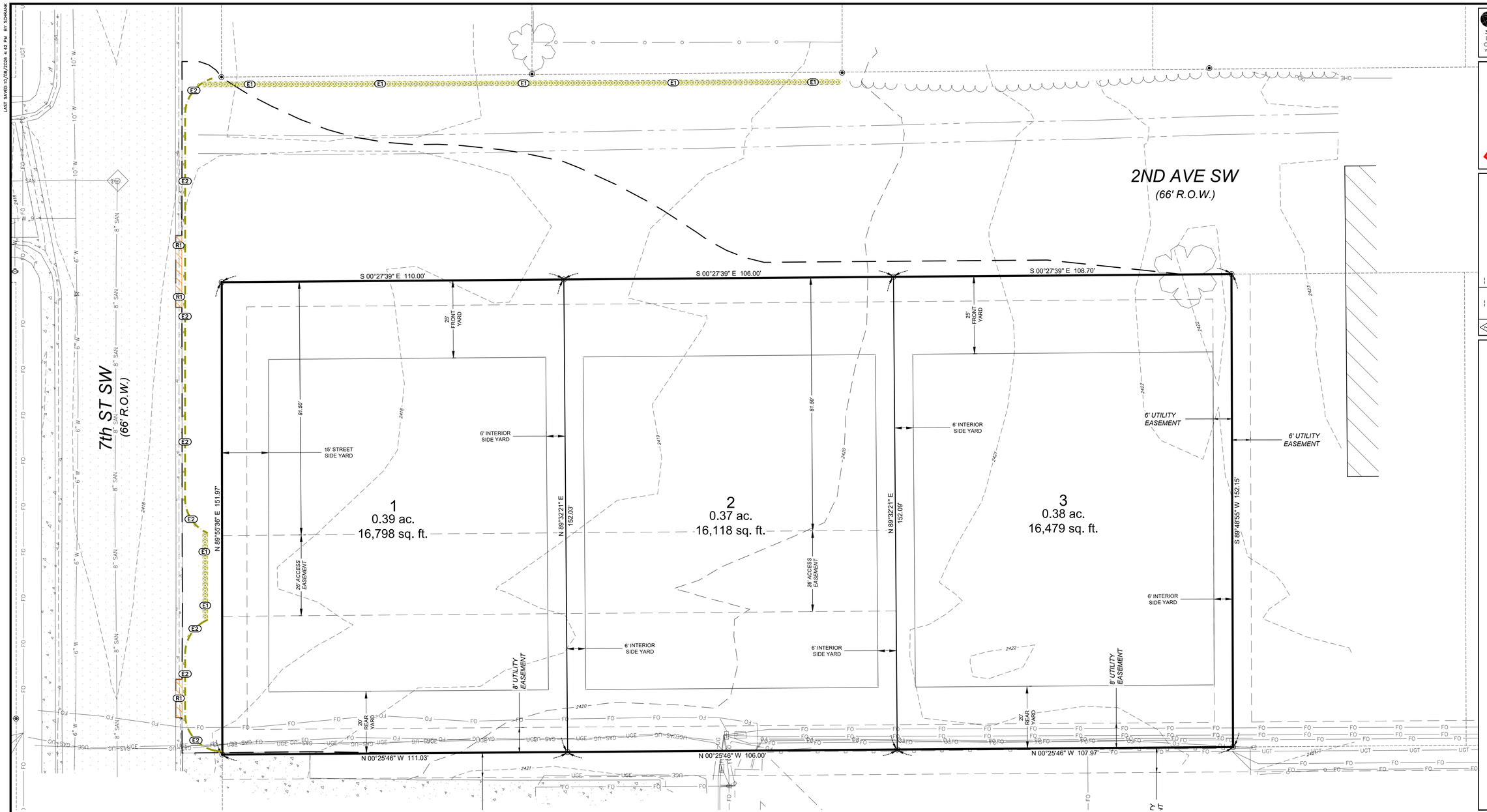
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: N/A
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE: GENERAL NOTES & LEGEND

SHEET NUMBER: C0.01
01 of 11

H:\262103\PROJECT CAD\CIVIL\REVIT\262103_C0-COVER.DWG



REMOVAL NOTES

R1. REMOVE CURB OF EXISTING CURB AND GUTTER TO NEAREST JOINT AND REPLACE ACCOMMODATE THE PROPOSED TRENCH DRAINS AND ACCESSIBLE CUR RAMP IN LOCATIONS SHOWN.

INITIAL EROSION & SEDIMENT CONTROL NOTES

E1. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, INSTALL 12-INCH DIAMETER FIBER ROLLS PER DETAIL "E1" IN LOCATION SHOWN. MAINTAIN FIBER ROLLS UNTIL SITE SOILS ARE STABILIZED.

E2. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, INSTALL WIRE BACKED SILT FENCE PER DETAIL "E2" IN LOCATIONS SHOWN. MAINTAIN SILT FENCE UNTIL SITE SOILS ARE STABILIZED.

E3. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) FOLLOWING CURRENT NORTH DAKOTA POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPDES) GENERAL PERMIT REQUIREMENTS (NDR10-0000). UPON COMPLETION OF THE SWPPP AND A MINIMUM OF SEVEN (7) DAYS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY ON-SITE, THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO OBTAIN COVERAGE UNDER NDPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (SFN 19145) TO THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY (NDDEQ). CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL AND SIGNATURE FOR THIS NOTICE OF INTENT. THE PROVISIONS OF THE PERMIT SHALL BE FOLLOWED BY THE CONTRACTOR AND ANY SUBCONTRACTORS ON-SITE, AND THE SWPPP SHALL BE UPDATED BY THE CONTRACTOR WITH ANY NECESSARY CHANGES THROUGHOUT THE DURATION OF CONSTRUCTION. ACTUAL EROSION AND SEDIMENT CONTROL ITEMS REQUIRED MAY VARY FROM THE PLAN SHOWN HEREIN DUE TO THE CONTRACTOR'S METHOD OF OPERATIONS. CONTRACTOR SHALL PROVIDE NECESSARY EROSION AND SEDIMENT CONTROL ITEMS AND METHODS TO COMPLY WITH THE NDPDES PERMIT AT ALL TIMES UNTIL THE "NOTICE OF TERMINATION TO CANCEL COVERAGE UNDER NDPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (SFN 19146) IS SUBMITTED BY THE CONTRACTOR TO THE NDDEQ. THE NOTICE OF TERMINATION SHALL NOT BE SUBMITTED UNTIL FINAL STABILIZATION AS DEFINED WITHIN THE NDPDES PERMIT HAS BEEN ACHIEVED.

E4. ALL WASTE MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF OFF-SITE AND NOT ALLOWED TO BE CARRIED BY RUNOFF OR WIND. THE SITE SHALL BE WATERED IF NECESSARY TO PREVENT DUST FROM BLOWING ONTO ADJACENT PROPERTIES.

E5. AT THE END OF EACH WORK DAY ANY MATERIAL PLACED ON A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED (NOT BY FLUSHING) TO PREVENT SEDIMENT TRACKING.

E6. THE CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO CONTROL OIL AND FUEL SPILLS, AND THE DISCHARGE OF ANY CHEMICALS TO PREVENT SUCH SPILLS OR DISCHARGES FROM ENTERING ANY WATER COURSE, SUMP, SEWER SYSTEM, WATER BODY, OR WETLAND.

E7. ANY ONSITE CONCRETE CLEANOUT AND WASH AREAS MUST NOT IMPACT PUBLIC PROPERTY. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE BY THE CONTRACTOR. THE CONCRETE WASHOUT AREA SHALL BE LOCATED AWAY FROM SURFACE WATERS AND AREAS WHERE WATER WILL DRAIN.

HIGHLANDS ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENG.COM

PRELIMINARY

REV.	DATE	MM/YY	DESCRIPTION
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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

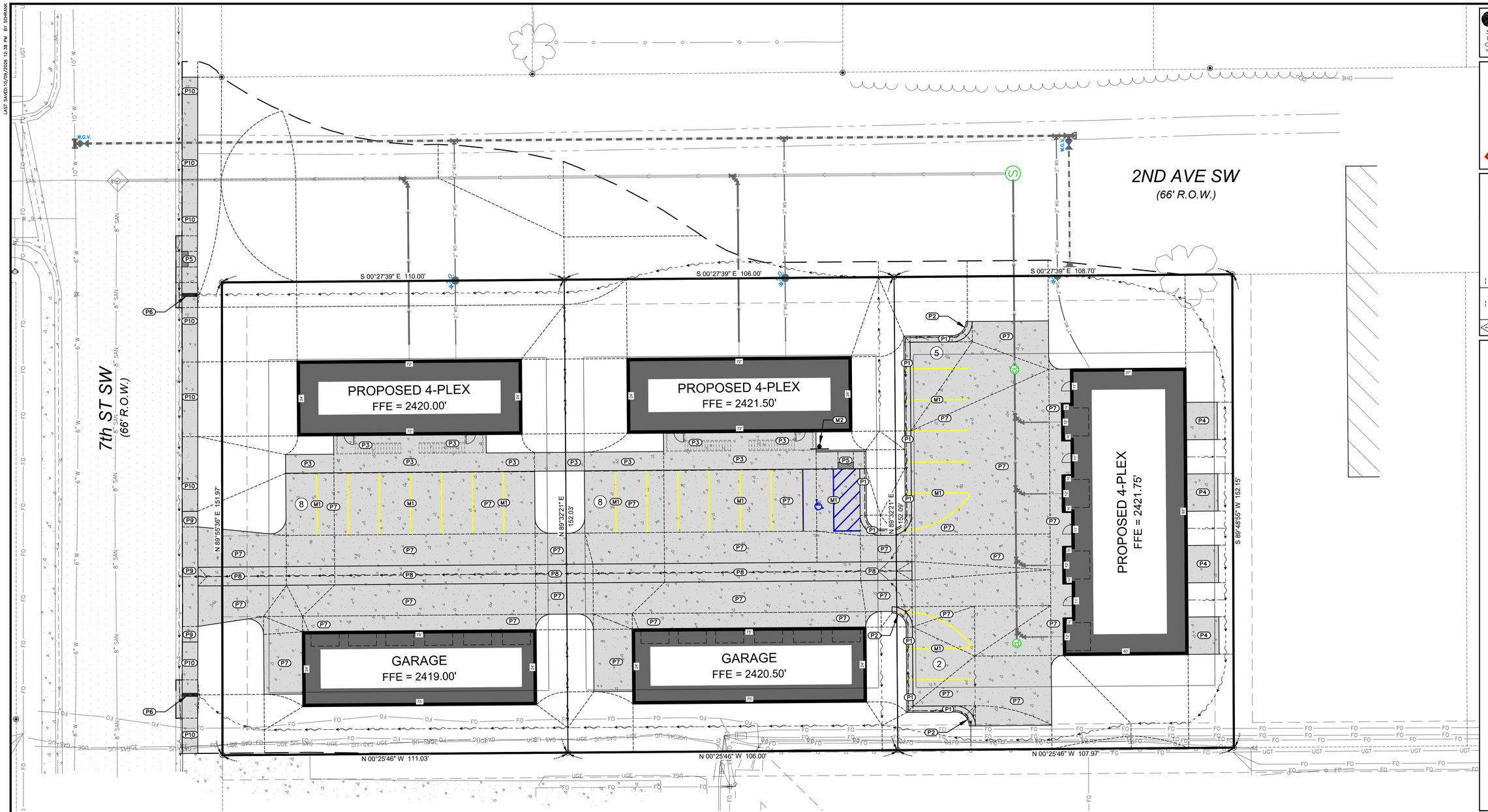
SHEET TITLE:
EXISTING CONDITIONS & EROSION CONTROL

SCALE: 1" = 15'

SHEET NUMBER:
C1.01
02 of 11

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SITE PAVING NOTES

P1. CONSTRUCT CURB AND GUTTER PER DETAIL 'P1' IN LOCATIONS SHOWN.
P2. CONSTRUCT CURB ENDING PER DETAIL 'P2' IN LOCATION SHOWN.
P3. CONSTRUCT INTEGRAL, REINFORCED, CONCRETE SIDEWALK AND CURB PER DETAIL 'P3' IN LOCATIONS SHOWN.
P4. CONSTRUCT REINFORCED CONCRETE SIDEWALK PER DETAIL 'P4' IN LOCATIONS SHOWN.
P5 CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL 'P5' IN LOCATION SHOWN.
P6. CONSTRUCT SIDEWALK TRENCH DRAIN PER DETAIL 'P6' IN LOCATIONS SHOWN.
P7. CONSTRUCT CONCRETE PAVEMENT PER DETAIL 'P7' IN LOCATIONS SHOWN.
P8. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 'P8' IN LOCATIONS SHOWN.
P9. CONSTRUCT RESIDENTIAL CONCRETE DRIVEWAY TYPE 3 PER CITY DETAIL 'C2.16' IN LOCATION SHOWN.
P10. CONSTRUCT PUBLIC CONCRETE SIDEWALK ALONG EXISTING CURB AND GUTTER PER CITY DETAILS 'C2.11' AND 'C2.13' IN LOCATIONS SHOWN.

PAVEMENT MARKING AND SIGN NOTES

M1. INSTALL PARKING LOT PAVEMENT MARKINGS PER DETAIL 'M1' AS SHOWN.
M2. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE SIGN PER DETAIL 'M2' IN LOCATION SHOWN.

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

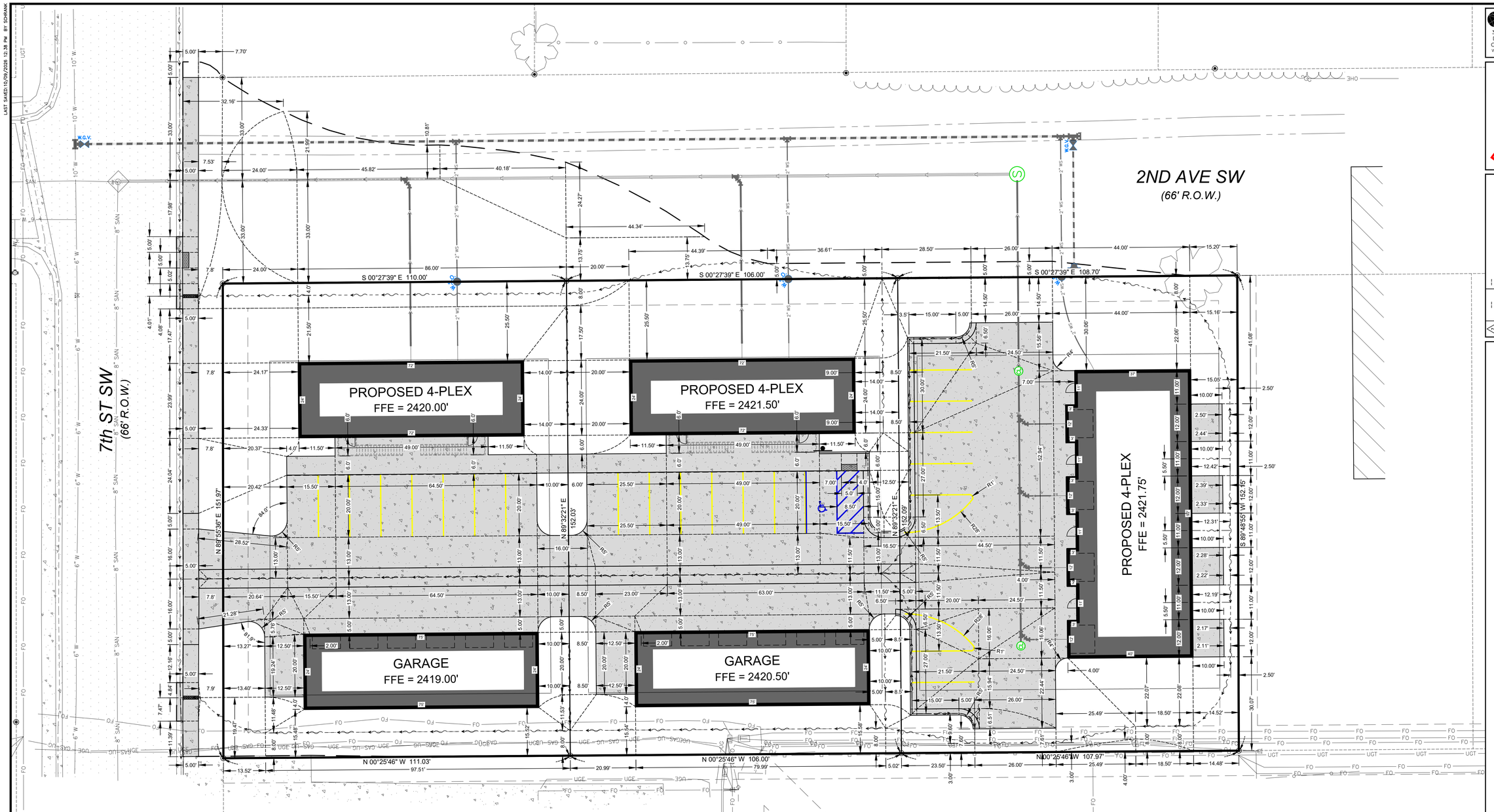
SHEET TITLE: SITE IMPROVEMENT PLAN

SHEET NUMBER: C2.01
03 of 11

SCALE: 1" = 15'

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

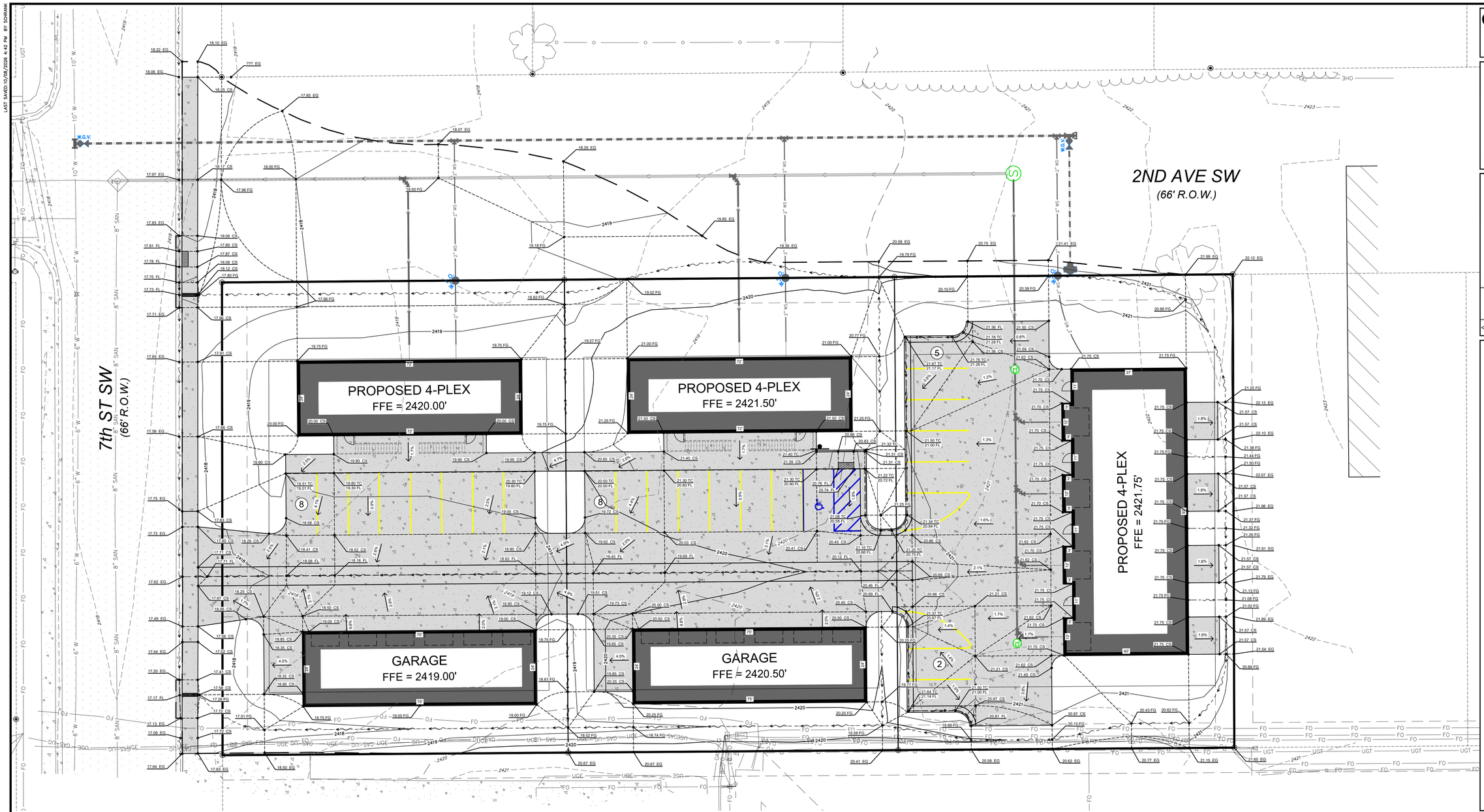
SHEET TITLE:
SITE DIMENSION PLAN

SHEET NUMBER:
C2.02
04 of 11

0 15' 30'
SCALE: 1" = 15'

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SITE GRADING NOTES

G1. STRIP AND SALVAGE TOPSOIL FROM AREAS TO BE GRADED. STOCKPILE TOPSOIL FOR RE-USE IN LANDSCAPE AREAS AFTER COMPLETION OF EXCAVATION AND FILLING.

G2. PERFORM EXCAVATION AND FILLING TO THE PROPOSED ELEVATIONS SHOWN PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT, IF AVAILABLE. EXISTING CONTOURS SHOWN ARE 1-FOOT CONTOURS REPRESENTING THE TOP OF EXISTING TOPSOIL, GRAVEL, OR PAVEMENT SURFACE. PROPOSED CONTOURS SHOWN ARE 1-FOOT CONTOURS REPRESENTING THE TOP OF FINISHED TOPSOIL, GRAVEL, OR PAVEMENT SURFACE AS INDICATED.

G3. REPLACE SALVAGED TOPSOIL IN LANDSCAPE AREAS AFTER COMPLETION OF SITE GRADING AND IMMEDIATELY COMMENCE STABILIZATION OF EXPOSED SOILS.

SITE STABILIZATION & LANDSCAPING NOTES

L1. IMMEDIATELY AFTER REPLACEMENT OF TOPSOIL, SEED ALL DISTURBED AREAS WITH GRASS AND MULCH OR OTHERWISE LANDSCAPE TO STABILIZE SOILS.

L2. INSTALL A MINIMUM OF ONE TREE WITH A MINIMUM CALIPER SIZE OF 2-INCHES ON EACH LOT IN LOCATION TO BE DETERMINED BY THE OWNER.

0 15' 30'
SCALE: 1" = 15'

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

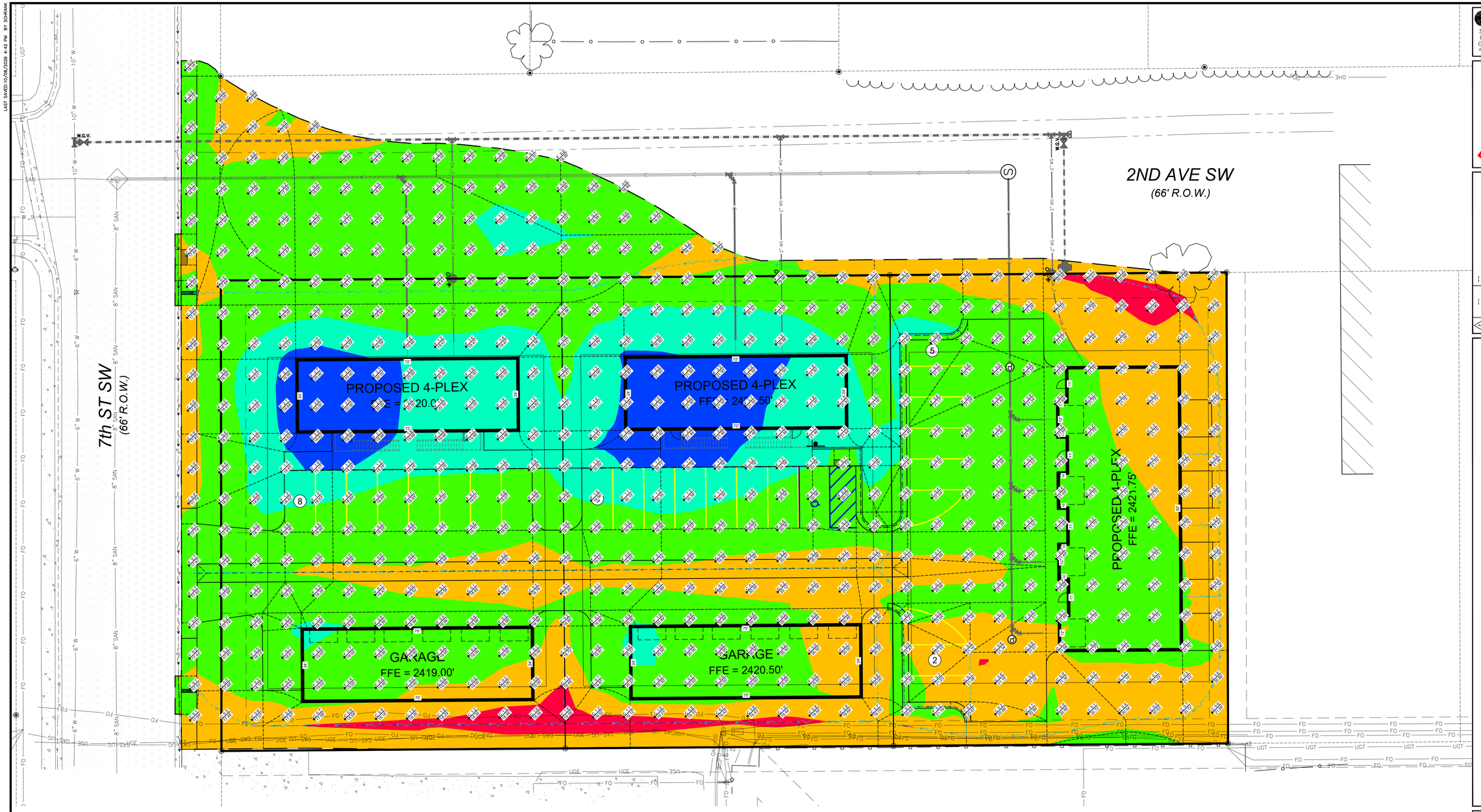
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DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE: SITE GRADING PLAN

SHEET NUMBER: C3.01
05 of 11

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CUT/FILL PLAN NOTES

C1. CUTS/FILLS SHOWN ARE FROM TOP OF EXISTING TOPSOIL, GRAVEL, OR PAVEMENT SURFACE TO THE TOP OF FINISHED TOPSOIL, GRAVEL, OR PAVEMENT SURFACE.

C2. ELEVATIONS SHOWN ARE TO TOP OF FINISHED TOPSOIL, GRAVEL, OR PAVEMENT SURFACE.

0 15' 30'

SCALE: 1" = 15'

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

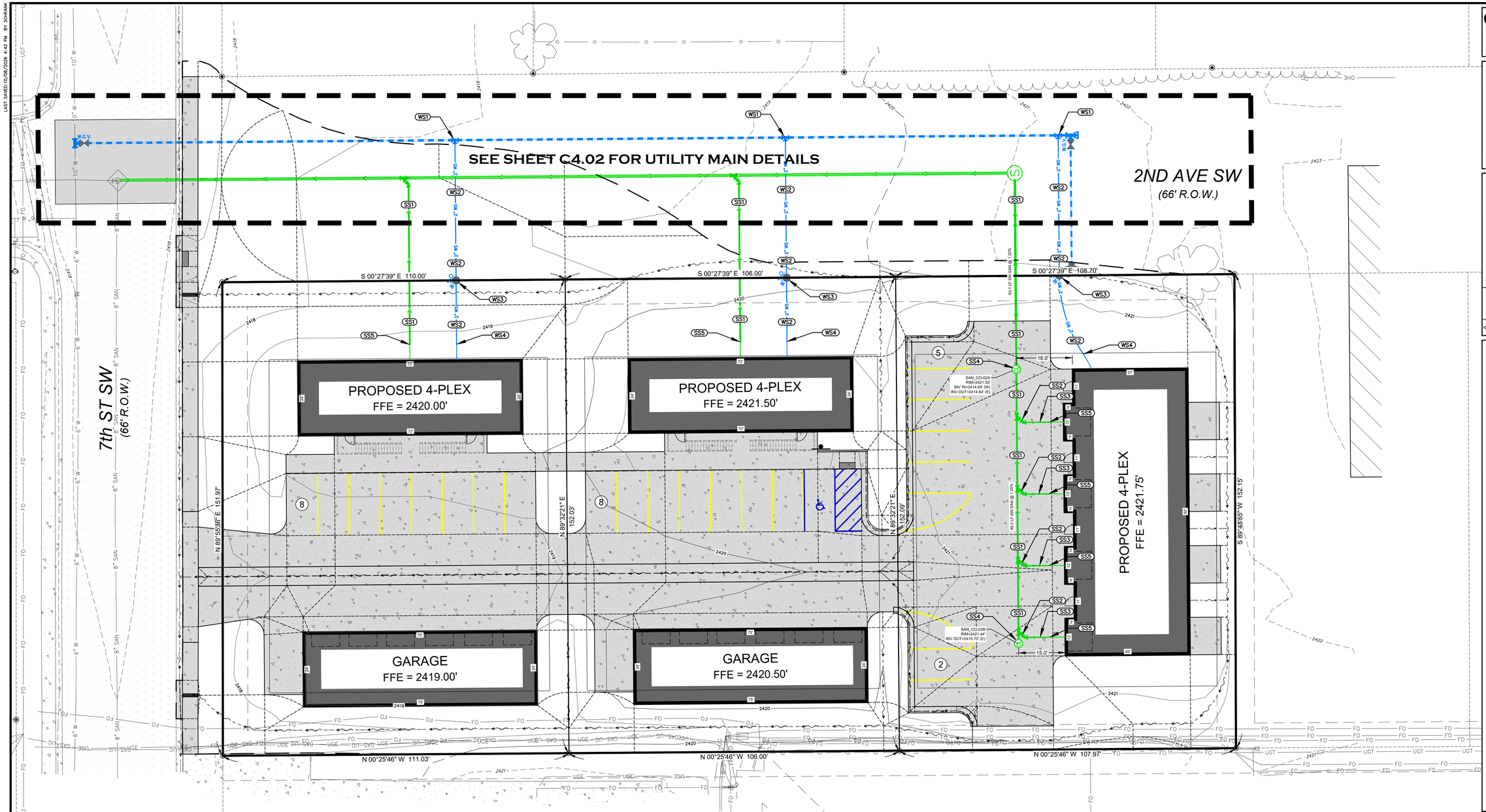
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DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE: CUT/FILL PLAN

SHEET NUMBER: C3.02
06 of 11

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WATER SERVICE NOTES

WS1. INSTALL 8-INCH BY 2-INCH DIAMETER WATER SERVICE LINE CONNECTION PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN.
WS2. INSTALL 2-INCH DIAMETER HDPE WATER SERVICE LINE PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN. INSTALL WATER SERVICE LINES A MINIMUM OF 7.5-FEET BELOW THE PROPOSED FINISH GRADE, AND MAINTAIN THE SEPARATION REQUIRED BY THE CITY SPECIFICATIONS WHEN CROSSING SANITARY SEWER MAINS.
WS3. INSTALL 2-INCH CURB STOP PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN.
WS4. CONNECT TO BUILDING WATER SERVICE LINE IN LOCATION SHOWN.

SANITARY SEWER SERVICE NOTES

SS1. INSTALL 6-INCH DIAMETER PVC SANITARY SEWER SERVICE PIPE IN LOCATIONS SHOWN. IF PIPE ELEVATIONS ARE NOT SHOWN, PIPE SHALL HAVE A MINIMUM SLOPE OF 1% AND SHALL BE INSTALLED A MINIMUM OF 4-FEET BELOW THE PROPOSED FINISH GRADE.
SS2. INSTALL 6-INCH BY 4-INCH SANITARY SEWER SERVICE LINE CONNECTION PER CITY DETAIL 'C3.07' IN LOCATIONS SHOWN.
SS3. INSTALL 4-INCH DIAMETER PVC SANITARY SEWER SERVICE PIPE IN LOCATIONS SHOWN. PIPE SHALL HAVE A MINIMUM SLOPE OF 2% AND SHALL BE INSTALLED A MINIMUM OF 4-FEET BELOW THE PROPOSED FINISH GRADE.
SS4. INSTALL SANITARY CLEANOUT PER DETAIL 'S4' IN LOCATIONS SHOWN.
SS5. CONNECT TO BUILDING SANITARY SEWER SERVICE LINE IN LOCATIONS SHOWN.

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

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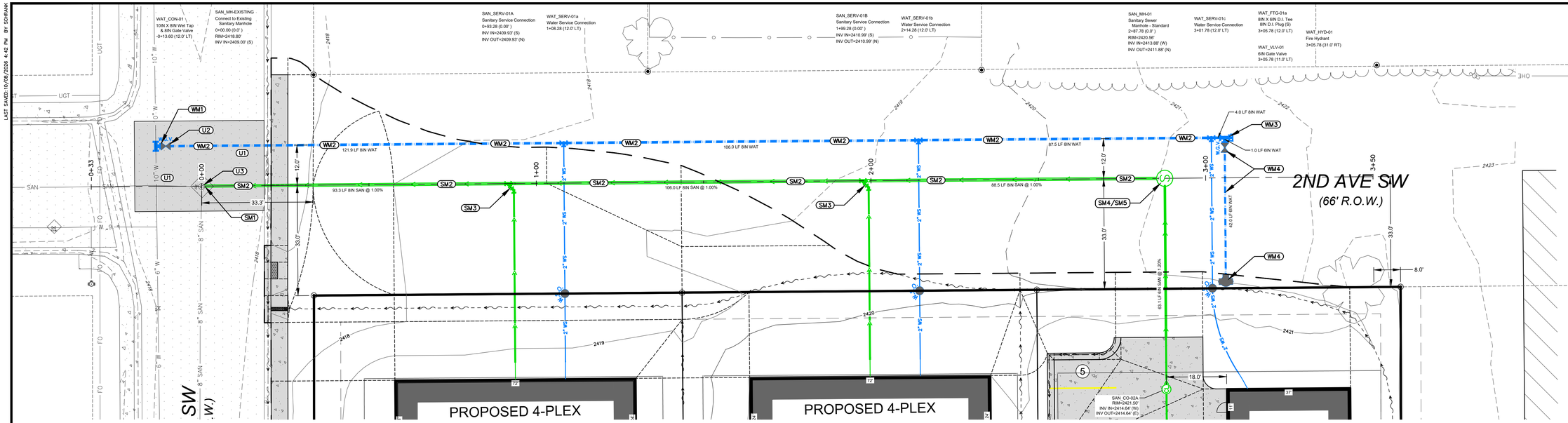
SHEET TITLE:
SITE UTILITY SERVICE PLAN

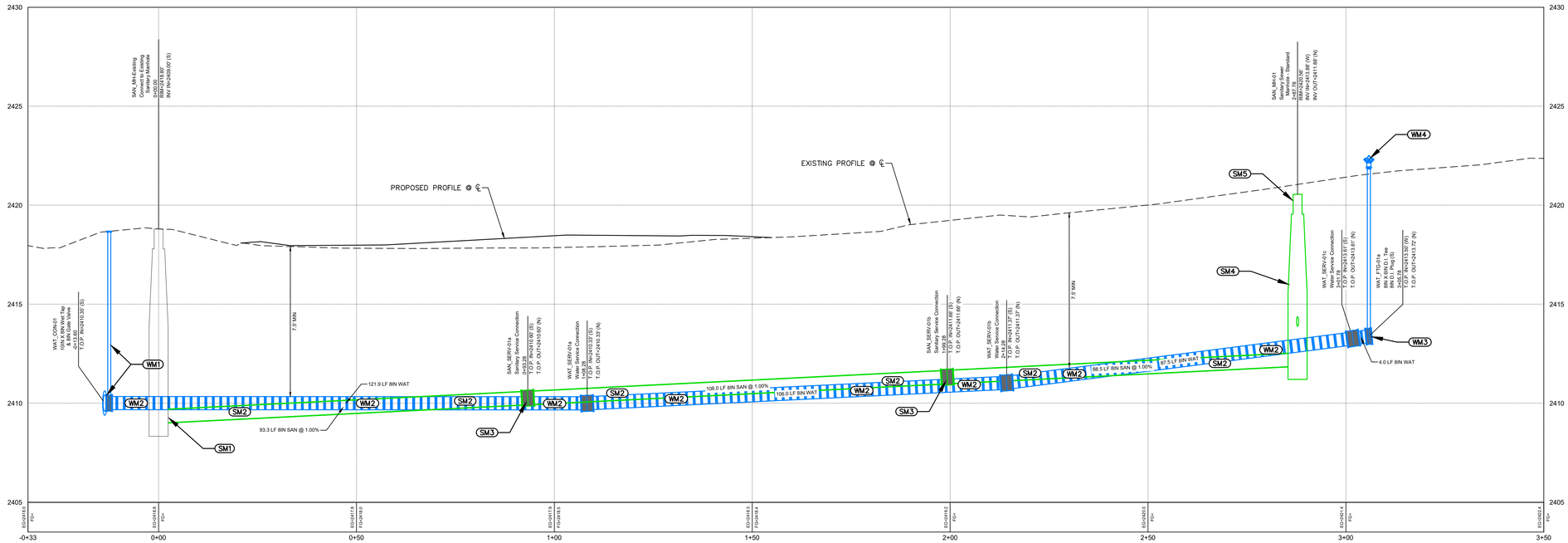
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C4.01
07 of 11

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WATER MAIN NOTES

WM1. CONNECT TO EXISTING 10-INCH DIAMETER WATER MAIN WITH A WET TAP USING A 10-INCH BY 8-INCH TAPPING SLEEVE WITH A FULL RUBBER GASKET AND INSTALL AN 8-INCH GATE VALVE AND BOX ON THE SOUTH SIDE OF THIS TAPPING SLEEVE PER CITY DETAIL 'C5.03' IN LOCATION SHOWN. INSTALL TRACER WIRE BOX AT THE GATE VALVE AS SHOWN BY CITY DETAIL 'C5.01'. DO NOT INSTALL THE CONCRETE COLLAR AROUND THE VALVE BOX, THE STATIONARY RISER ROD RISER, OR THE CENTERING RING SHOWN BY THESE DETAILS.

WM2. INSTALL 8-INCH DIAMETER WATER MAIN A MINIMUM OF 7.5-FEET BELOW THE PROPOSED FINISH GRADE IN LOCATIONS SHOWN. INSTALL TRACER WIRE WITH THIS WATER MAIN.

WM3. INSTALL 8-INCH BY 6-INCH DUCTILE IRON TEE AND 8-INCH DUCTILE IRON PLUG ON SOUTH SIDE OF TEE WITH THRUST BLOCKING PER CITY DETAIL 'C5.06' IN LOCATION SHOWN.

WM4. INSTALL 6-INCH DIAMETER WATER MAIN, 6-INCH GATE VALVE AND BOX, TRACER WIRE, AND FIRE HYDRANT PER CITY DETAIL 'C5.02' IN LOCATION SHOWN.

SANITARY SEWER MAIN NOTES

SM1. CONNECT TO EXISTING MANHOLE WITH 8-INCH DIAMETER SANITARY SEWER MAIN IN LOCATION SHOWN. MAKE CONNECTION BY CORING THROUGH EXISTING MANHOLE AND INSTALLING WATER TIGHT RUBBER GASKETED BOOT TO CONNECT TO THE EXISTING MANHOLE AND PROPOSED PIPE.

SM2. INSTALL 8-INCH DIAMETER SANITARY SEWER MAIN AS SHOWN. TRACER WIRE IS NOT REQUIRED FOR SANITARY SEWER.

SM3. INSTALL 8-INCH BY 6-INCH DIAMETER SANITARY SEWER SERVICE LINE CONNECTION PER CITY DETAIL 'C3.07' IN LOCATIONS SHOWN.

SM4. INSTALL STANDARD SANITARY SEWER MANHOLE PER CITY DETAIL 'C3.01' IN LOCATION SHOWN. DO NOT INSTALL THE TRACER WIRE, TRACER WIRE BOX, OR CONCRETE COLLAR SHOWN BY THIS DETAIL.

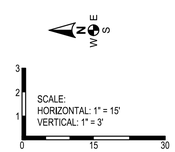
SM5. INSTALL SANITARY SEWER EXTERNAL CHIMNEY SEAL PER DETAIL 'C3.05' OR BY USING I & I BARRIER BY STRIKE PRODUCTS, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS IN LOCATION SHOWN.

UTILITY PATCHING NOTES

U1. REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO INSTALL PROPOSED UTILITIES IN LOCATION SHOWN. MATCH EXISTING PAVEMENT THICKNESS OVER A MINIMUM OF 8-INCHES OF NDDOT CLASS 5 AGGREGATE BASE.

U2. ADJUST THE EXISTING GATE VALVE BOX SO THE TOP IS 1/4-TO-3/4-INCHES BELOW THE FINAL ASPHALT PAVEMENT SURFACE.

U3. ADJUST THE EXISTING MANHOLE SO THE TOP IS FROM 1/4-TO-3/4-INCHES BELOW THE FINAL ASPHALT PAVEMENT SURFACE.



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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

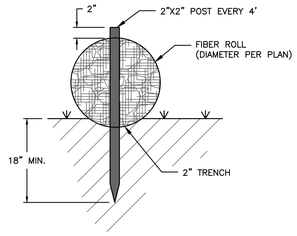
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DATE: PRELIM
DRAWN BY: AWS
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SHEET TITLE: SITE UTILITY MAINS PLAN & PROFILE

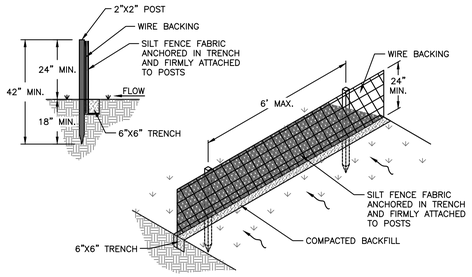
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08 of 11

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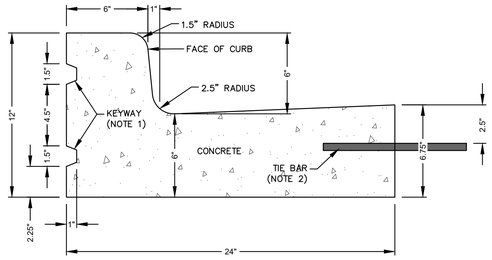
E1 FIBER FOLLS
SCALE: NOT TO SCALE



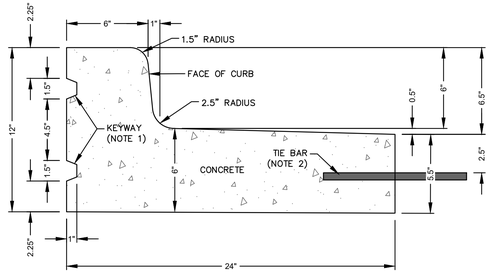
NOTES

1. FOR INITIAL EROSION CONTROL, USE WIRE BACKED SILT FENCE IN HIGH FLOW AREAS OR AS INDICATED ON THE PLANS.
2. FOR INTERIM EROSION CONTROL, CONTRACTOR MAY USE SILT FENCE WITHOUT WIRE BACKING, UNLESS NOTED OTHERWISE.

E2 SILT FENCE
SCALE: NOT TO SCALE



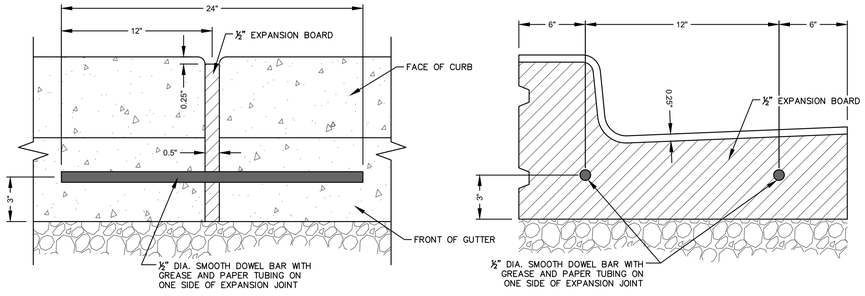
CATCH CURB AND GUTTER



SPILL CURB AND GUTTER

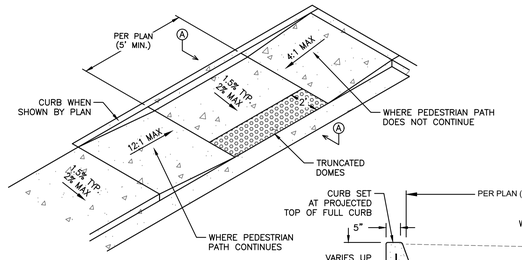
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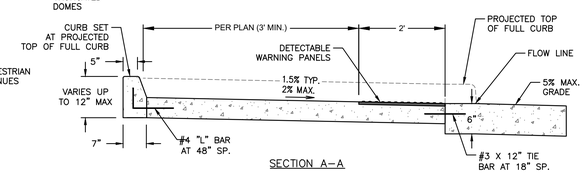
1. TOP KEYWAY IS REQUIRED WHEN SIDEWALK IS CONSTRUCTED ADJACENT TO CURB. BOTTOM KEYWAY IS REQUIRED WHEN A DRIVEWAY OR CURB RAMP IS CONSTRUCTED ADJACENT TO THE CURB.
2. ONLY USE TIE BARS WHEN CURB IS ABUTTING CONCRETE PAVEMENT. TIE BARS SHALL BE #4 EPOXY COATED REBAR, 18-INCHES LONG, SPACED AT 36-INCHES ON CENTER.
3. USE CATCH CURB AND GUTTER IN AREAS WHERE SITE DRAINS TOWARDS CURB AND GUTTER. USE SPILL CURB AND GUTTER IN AREAS WHERE SITE DRAINS AWAY FROM CURB AND GUTTER.
4. SUBGRADE MATERIALS AND COMPACTION SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND/OR SPECIFICATIONS. SUBGRADE ELEVATION SHALL MATCH THAT OF THE ADJOINING PAVEMENT SECTION.
5. INSTALL 6-INCHES MINIMUM AGGREGATE BASE BENEATH THE CURB AND GUTTER. EXTEND AGGREGATE BASE 12-INCHES MINIMUM BEHIND THE BACK OF CURB.
6. CONTRACTION JOINTS SHALL BE ½" TO ¾" WIDE, 2-INCH DEEP TOOLED JOINTS SPACED AS SHOWN IN THE PLANS. JOINTS SHALL BE SEALED WITH HOT POUR SEALANT.
7. EXPANSION JOINS SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.



CURB AND GUTTER EXPANSION JOINTS

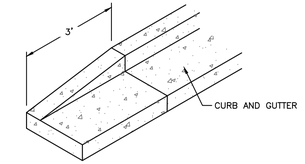
P1 CURB AND GUTTER
SCALE: NOT TO SCALE



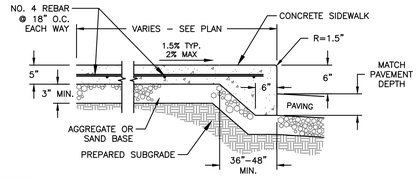


SECTION A–A

P5 ACCESSIBLE CURB RAMP
SCALE: NOT TO SCALE



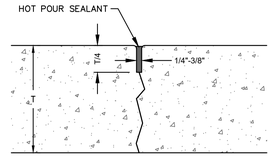
P2 CURB ENDING
SCALE: NOT TO SCALE



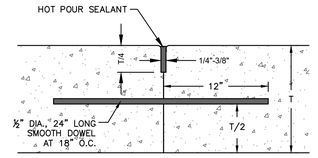
NOTES

1. TRANSVERSE CONTRACTION JOINTS SPACING SHALL BE 4-FEET MINIMUM TO 8-FEET MAXIMUM TO CREATE APPROXIMATELY SQUARE PANELS.
2. LONGITUDINAL CONTRACTION JOINTS SHALL BE USED WHERE THE SIDEWALK WIDTH IS 8-FEET OR GREATER, AND SHALL BE SPACED AT HALF THE SIDEWALK WIDTH.
3. CONTRACTION JOINTS MAY BE SAWED OR GROOVED TO A MINIMUM DEPTH OF 1/3 THE CONCRETE THICKNESS.
4. WHEN THE SIDEWALK IS ADJACENT TO CURB AND GUTTER, THE SIDEWALK JOINT SPACING SHALL BE VARIED TO MATCH UP WITH THE CURB AND GUTTER JOINTS.
5. ISOLATION JOINS CONSISTING OF 1/2" TO 3/4" INCH WIDE PRE-MOLDED EXPANSION MATERIAL EXTENDING THE FULL DEPTH OF THE CONCRETE AND UP TO 1/4" INCH BELOW THE CONCRETE SURFACE SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.
6. AGGREGATE BASE SHALL BE NDDOT CLASS 5 AGGREGATE BASE OR PURE SAND.

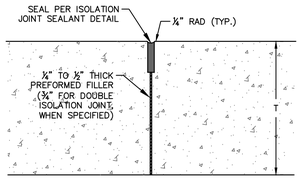
P3 INTEGRAL SIDEWALK AND CURB
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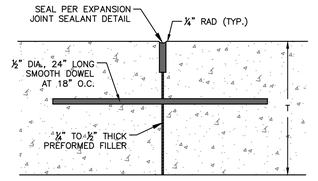
CONTRACTION JOINT



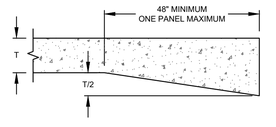
CONSTRUCTION JOINT / DOWELED JOINT



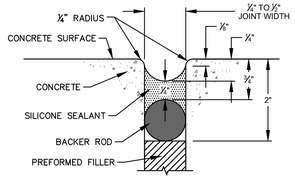
ISOLATION JOINT



EXPANSION JOINT

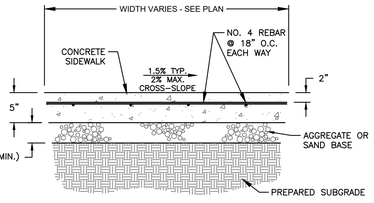


THICKENED EDGE



EXPANSION /ISOLATION JOINT SEALANT

J1 TYPICAL CONCRETE PAVEMENT JOINTS
SCALE: NOT TO SCALE

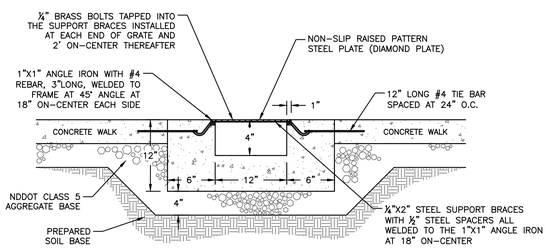


SIDEWALK TYPICAL SECTION

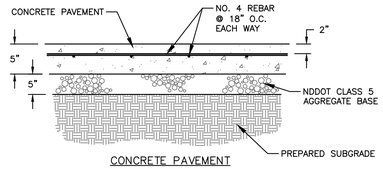
NOTES

1. TRANSVERSE CONTRACTION JOINTS SPACING SHALL BE 4-FEET MINIMUM TO 6-FEET MAXIMUM TO CREATE APPROXIMATELY SQUARE PANELS.
2. LONGITUDINAL CONTRACTION JOINTS SHALL BE USED WHERE THE SIDEWALK WIDTH IS 8-FEET OR GREATER, AND SHALL BE SPACED AT HALF THE SIDEWALK WIDTH.
3. CONTRACTION JOINTS MAY BE SAWED OR GROOVED TO A MINIMUM DEPTH OF 1/3 THE CONCRETE THICKNESS.
4. WHEN THE SIDEWALK IS ADJACENT TO CURB AND GUTTER, THE SIDEWALK JOINT SPACING SHALL BE VARIED TO MATCH UP WITH THE CURB AND GUTTER JOINTS.
5. ISOLATION JOINS CONSISTING OF1/2" TO 3/4" INCH WIDE PRE-MOLDED EXPANSION MATERIAL EXTENDING THE FULL DEPTH OF THE CONCRETE AND UP TO 1/4" INCH BELOW THE CONCRETE SURFACE SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.
6. AGGREGATE BASE SHALL BE NDDOT CLASS 5 AGGREGATE BASE OR PURE SAND.

P4 REINFORCED CONCRETE SIDEWALK
SCALE: NOT TO SCALE



P6 SIDEWALK TRENCH DRAIN
SCALE: NOT TO SCALE

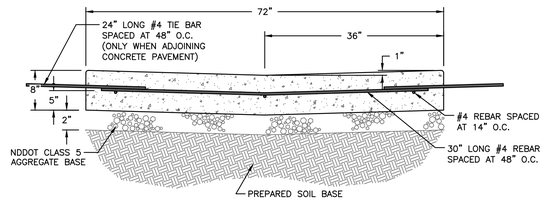


CONCRETE PAVEMENT

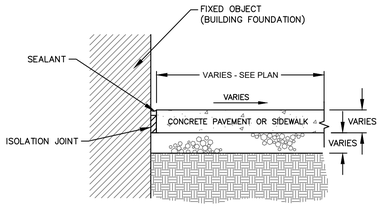
CONCRETE NOTES

1. CONCRETE CONTRACTION JOINTS SHALL BE PLACED AT ±10' INTERVALS TO CREATE APPROXIMATELY SQUARE PANELS. NO JOINTS SPACING SHALL BE GREATER THAN 14', AND NO PANEL SHALL HAVE A LENGTH TO WIDTH RATIO GREATER THAN 1.5:1.
2. PLACE CONCRETE ISOLATION JOINTS NEXT TO FIXED OBJECTS SUCH AS BUILDINGS, AND TRANSFORMERS.
3. ALL CONCRETE JOINTS SHALL BE CONSTRUCTED AND SEALED PER DETAIL "J1."

P7 PARKING LOT PAVEMENT SECTION
SCALE: NOT TO SCALE



P8 VALLEY GUTTER
SCALE: NOT TO SCALE



J2 CONCRETE ABUTTING FIXED OBJECT
SCALE: NOT TO SCALE

HIGHLANDS ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENG.COM

PRELIMINARY

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE:	AS SHOWN
DATE:	PRELIM
DRAWN BY:	AWS
PROJECT NUMBER:	262103

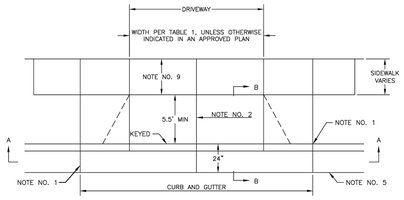
SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C5.01
09 of 11

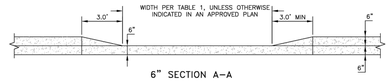
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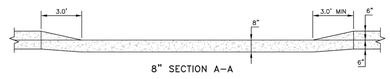
CONCRETE DRIVEWAY
BOULEVARD



DRIVEWAY TYPE 1



6" SECTION A–A

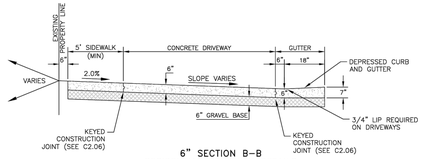


8" SECTION A–A

TABLE 1:
WIDTHS AT ROW, TYPE 1

RESIDENTIAL	22' MIN	40' MAX
COMMERCIAL*	34' MIN	48' MAX
INDUSTRIAL*	34' MIN	48' MAX
* REQUIRES SITE PLAN APPROVAL BY CITY ENGINEER		

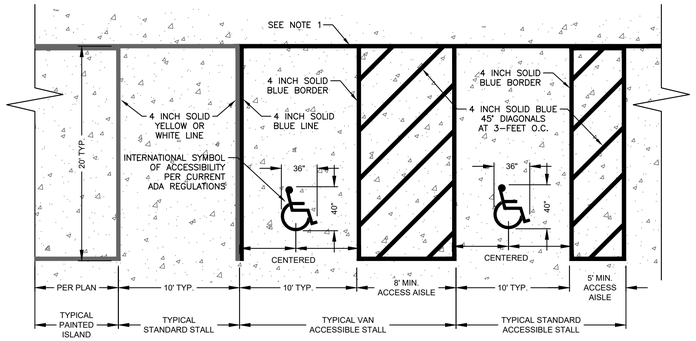
NOTES:
1. PLACE A ¾" ISOLATION JOINT FULL DEPTH AND THE SAME SHAPE AS THE CURB AND GUTTER.
2. JOINT SPACING: THIS DRIVEWAY JOINT SPACING SHALL MATCH THE CURB AND GUTTER OR P.C.C. PAVEMENT JOINT SPACING. THE JOINT MAY BE KEYED CONSTRUCTION JOINT, A SAWED, OR A GROOVED JOINT. THE JOINT DEPTH SHALL BE A MINIMUM OF 1/3 THE DEPTH OF THE CONCRETE.
3. 8" DRIVEWAY SHALL BE USED FOR ALL NON–RESIDENTIAL. 6" DRIVEWAY SHALL BE USED FOR ALL RESIDENTIAL WITHIN THE PUBLIC RIGHT–OF–WAY.
4. ALL EXPANSION JOINTS SHALL BE SEALED. THE JOINT SEALANT SHALL BE LOW MODULUS SILICONE. THE SEALANT SHALL BE INSTALLED AND TOOLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. EXISTING CURB AND GUTTERS SHALL BE DRILLED AND (2) #4 BARS X 3.0' INSTALLED.
6. 6" BASE MATERIAL SHALL BE PLACED UNDER THE CONCRETE DRIVEWAY TO THE PROPERTY LINE.
7. AT UNDERGROUND UTILITY CROSSINGS, A MINIMUM OF (4) #4 BARS SHALL BE PLACED PERPENDICULAR AND EXTENDING 10 FEET IN EACH DIRECTION FROM THE UTILITY CENTERLINE AT 12" ON CENTER.
8. SIDEWALK THAT FALLS BEHIND A DRIVEWAY SHALL BE CONSTRUCTED TO THE SAME THICKNESS AS THE DRIVEWAY AND SHALL BE PAID FOR AS DRIVEWAY CONCRETE.
9. SIDEWALKS SHALL BE 5' WIDE (MINIMUM) IN RESIDENTIAL ZONES AND 6' WIDE (MINIMUM) IN COMMERCIAL AND INDUSTRIAL ZONES.
10. SIDEWALK MUST COMPLY WITH ALL ADA REQUIREMENTS.
11. DETECTABLE WARNING PANELS AND CURB RAMPS SHALL BE PLACED ADJACENT TO ALL NON–RESIDENTIAL DRIVEWAYS WHERE SIDEWALK IS TO EXIST.
12. DRIVEWAY TYPE SHALL BE CONFIRMED WITH CITY INSPECTOR PRIOR TO INSTALLATION. ANY DRIVEWAY APRON PLACEMENT PRIOR TO CONFIRMATION WITH CITY INSPECTOR SHALL BE REMOVED AND REPLACED WITH CORRECT TYPE AT THE CONTRACTOR'S EXPENSE.
13. RESIDENTIAL DRIVEWAY WIDTHS MAY EQUAL GARAGE WIDTH UP TO 40 FEET.
14. ONLY (1) DRIVEWAY SHALL BE APPROVED PER RESIDENTIAL PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER.



6" SECTION B–B
RESIDENTIAL DRIVEWAY DETAILS

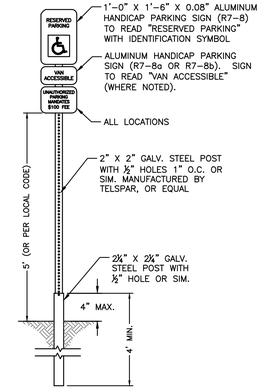
STANDARD DRAWINGS
CONCRETE DRIVEWAY
BOULEVARD

City Detail No.: C2.16
Last Revision: 11/2017
Scale: None



NOTES
1. MARKINGS AT FRONT OF PARKING SPACE ARE NOT REQUIRED WHEN CURBS ARE PRESENT AT THE FRONT OF THE STALL OR WHERE THE PAVEMENT ENDS AT THE FRONT OF THE STALL.
2. STANDARD PARKING SPACES AND ISLANDS MAY BE WHITE OR YELLOW PAINT, BUT COLOR SELECTED SHALL BE CONSISTENT FOR THE SITE.

M1 TYPICAL PARKING SPACE STRIPING
SCALE: NOT TO SCALE



NOTES
1. ALL ITEMS AND CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (CURRENT VERSION).
2. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGG-SHEEL MATTE OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND (EITHER WHITE CHARACTERS ON BLUE BACKGROUND OR BLUE CHARACTERS ON WHITE BACKGROUND).
3. SIGNS SHALL BE BOLTED TO POST WITH ½" CADMIUM PLATED BOLTS, NUTS, AND WASHERS.
4. SIGN SHALL BE PLACED AT LEAST 3.5' BEHIND THE FACE OF PARKING LOT CURB.
5. MOUNT PER STANDARD DETAILS D754-24 AND D754-25.
6. SIGN MAY BE MOUNTED TO THE BUILDING INSTEAD OF USING POST SHOWN IF ABLE.

M2 ACCESSIBLE PARKING SIGN
SCALE: NOT TO SCALE

HIGHLANDS ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENG.COM

PRELIMINARY

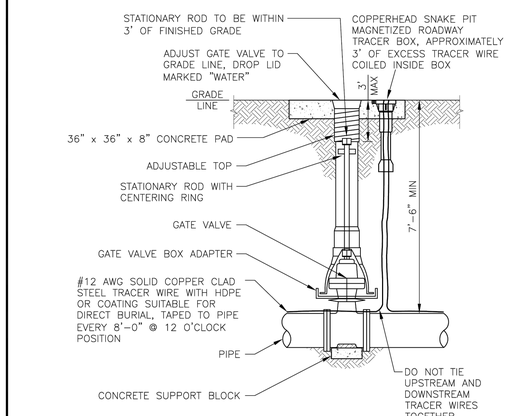
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HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: AS SHOWN
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

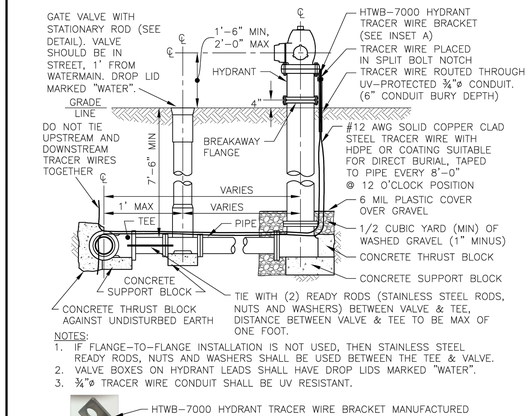
SHEET TITLE: CIVIL DETAILS

SHEET NUMBER: C5.02
10 of 11



STANDARD DRAWINGS
GATE VALVE - STANDARD

City Detail No.: C5.01
Last Revision: 3/2017
Scale: None



NOTES:
1. IF FLANGE–TO–FLANGE INSTALLATION IS NOT USED, THEN STAINLESS STEEL READY RODS, NUTS AND WASHERS SHALL BE USED BETWEEN THE TEE & VALVE.
2. VALVE BOXES ON HYDRANT LEADS SHALL HAVE DROP LIDS MARKED "WATER".
3. ¾"ø TRACER WIRE CONDUIT SHALL BE UV RESISTANT.

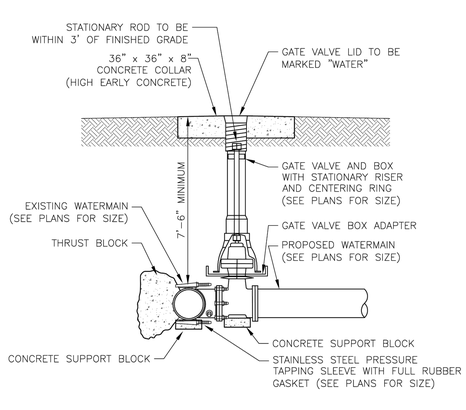


INSET A

HTWB–7000 HYDRANT TRACER WIRE BRACKET MANUFACTURED BY VAIT PRODUCTS (OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

STANDARD DRAWINGS
HYDRANT WITH GATE VALVE - STANDARD

City Detail No.: C5.02
Last Revision: 11/2017
Scale: None

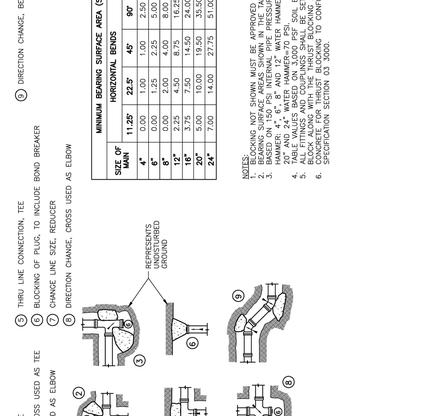


STANDARD DRAWINGS
TAPPING SLEEVE WITH FULL RUBBER GASKET AND GATE VALVE

City Detail No.: C5.03
Last Revision: 3/2017
Scale: None

MINIMUM BEARING SURFACE AREA (SQ. FT.)					
	HORIZONTAL BENDS				TEE OR DEAD END PLUG
SIZE OF MAIN	11.25°	22.5°	45°	90°	
4"	0.00	1.00	1.00	2.50	1.50
6"	0.00	1.25	2.25	5.00	3.00
8"	0.00	2.00	4.00	8.00	5.25
12"	2.25	4.50	8.75	16.25	11.25
16"	3.75	7.25	14.50	27.00	19.00
20"	5.00	10.00	19.50	33.50	25.00
24"	7.00	14.00	27.75	51.00	36.00

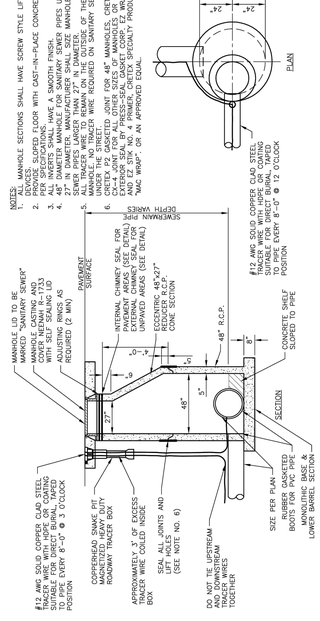
NOTES:
1. BLOCKING NOT SHOWN MUST BE APPROVED BY ENGINEER.
2. BEARING SURFACE AREAS SHOWN IN THE TABLE ARE MINIMUMS.
3. BASED ON 2,000 PSF SOIL BEARING CAPACITY, 1,000 PSI CONCRETE, 4" - 8" AND 12" WATER HAMMER=110 PSI; 16", 20" AND 24" WATER HAMMER=100 PSI.
4. TABLE VALUES BASED ON 3,000 PSF SOIL BEARING CAPACITY.
5. ALL FITTINGS AND COUPLINGS SHALL BE SET ON A CONCRETE BLOCK AND WRAPPED WITH POLYETHYLENE AS SHOWN.
6. CONCRETE FOR THRUST BLOCKING TO CONFORM TO SPECIFICATION SECTION 03 3000.



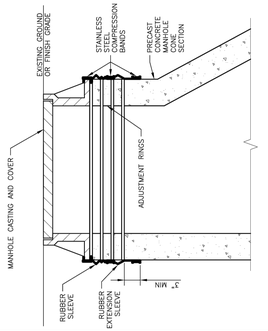
STANDARD DRAWINGS
THRUST BLOCKING

City Detail No.: C5.06
Last Revision: 3/2017
Scale: None

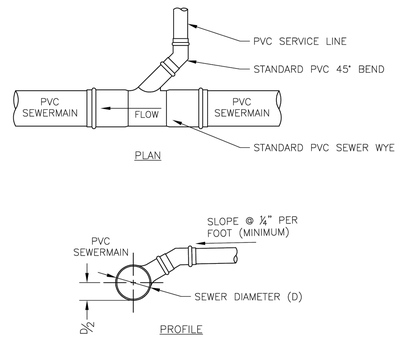
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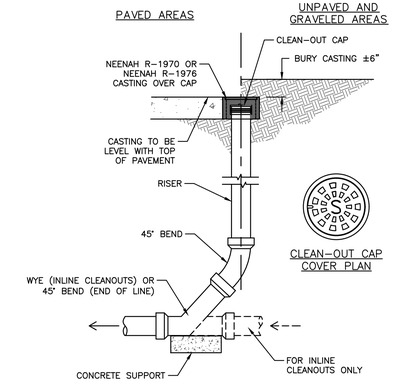
City Detail No.:	STANDARD DRAWINGS
C3.01	SANITARY SEWER MANHOLE - STANDARD
Last Revision: 3/2017	
Scale: None	



City Detail No.:	STANDARD DRAWINGS
C3.05	SANITARY SEWER
Last Revision: 3/2017	EXTERNAL CHIMNEY SEAL
Scale: None	



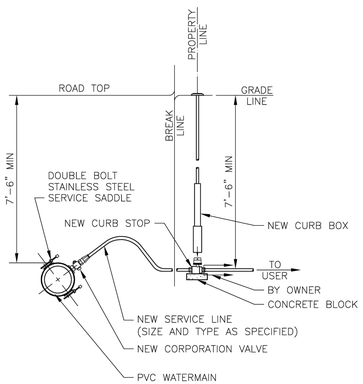
City Detail No.:	STANDARD DRAWINGS
C3.07	SANITARY SEWER SERVICE
Last Revision: 3/2017	LINE CONNECTION
Scale: None	



NOTES

1. DIAMETER OF CLEANOUT PIPE SHALL MATCH THE SERVICE LINE SIZE THAT THE CLEANOUT IS SERVING.

S4 SANITARY SEWER CLEANOUT
SCALE: NOT TO SCALE



NOTE: A 2x4 SHALL BE USED TO MARK THE END OF ANY SERVICE STUBBED OUT.

City Detail No.:	STANDARD DRAWINGS
C5.04	WATER SERVICE LINE CONNECTION
Last Revision: 11/2017	
Scale: None	

HIGHLANDS ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENG.COM

PRELIMINARY

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HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

Scale:	AS SHOWN
Date:	PRELIM
Drawn By:	AWS
Project Number:	262103

Sheet Title: CIVIL DETAILS

Sheet Number: C5.03
11 of 11

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HIGHLANDS ENGINEERING

Transmittal Letter

To: Natalie Birchak – City Planner
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 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

RESERVED FOR RECORDER'S OFFICE

HEART RIVER 6TH SUBDIVISION

BEING THE REPLAT OF LOTS 32-36, BLOCK 1, HEART RIVER 4TH SUBDIVISION
IN THE SE¼SE¼ SECTION 9, T139N, R96W, OF THE 5TH P.M.
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), AND THIRTY-SIX (36), BLOCK ONE (1) OF HEART RIVER 4TH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SECTION NINE (9), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 1.13 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE HEART RIVER 6TH SUBDIVISION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

_____
KC HOMISTON, LS-5466

PROPRIETOR'S CERTIFICATE

I, WILLIS D. WINN, THE UNDERSIGNED, AS TRUSTEE OF THE *WINN FAMILY REVOCABLE REAL ESTATE TRUST*, THE OWNER AND PROPRIETOR OF LOTS 32-36, BLOCK 1, HEART RIVER 4TH SUBDIVISION IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

SIGNATURE: _____
WILLIS D. WINN

STATE OF _____ }
SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED **WILLIS D. WINN**, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

SIGNATURE: _____

MY COMMISSION EXPIRES: _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

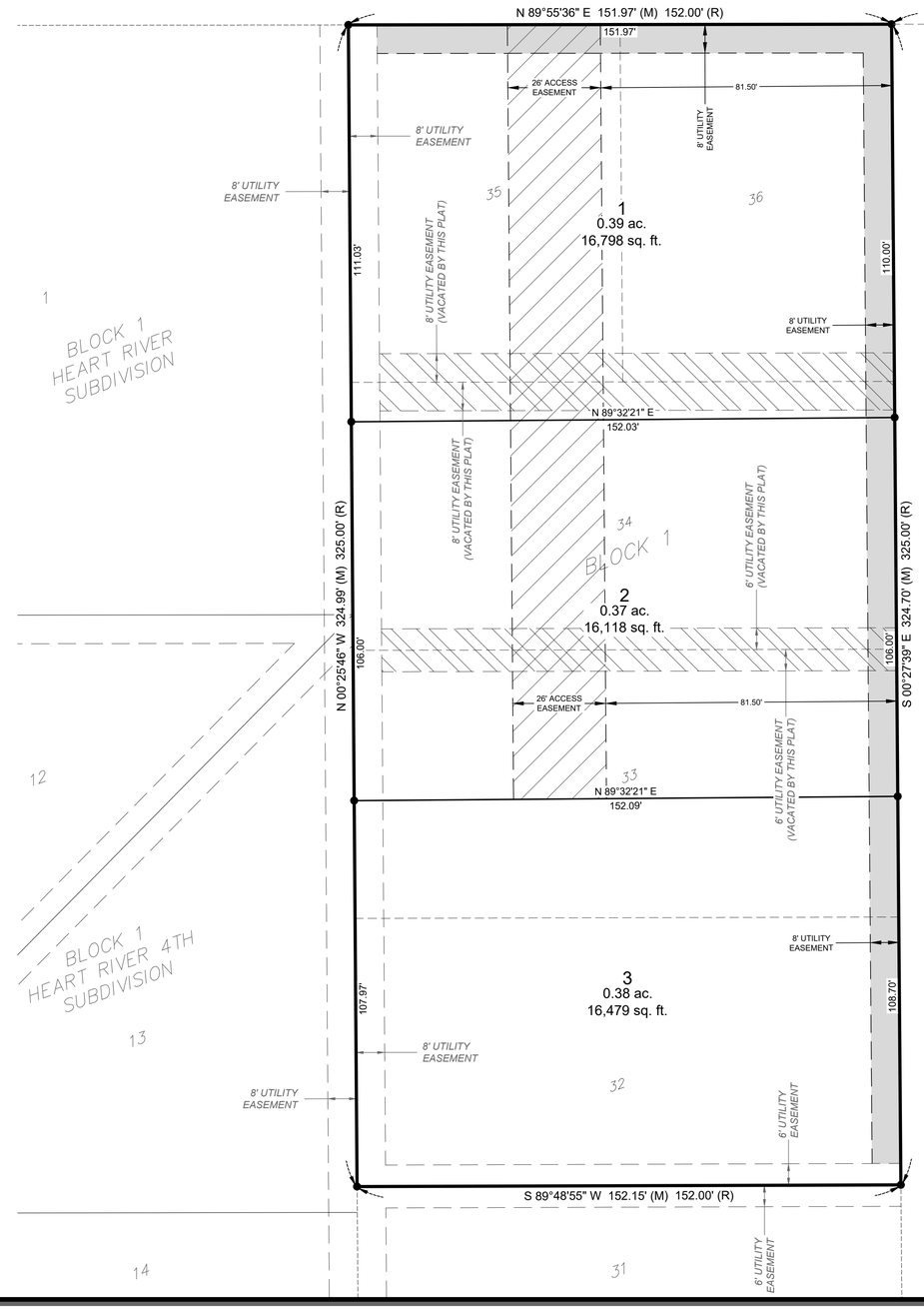
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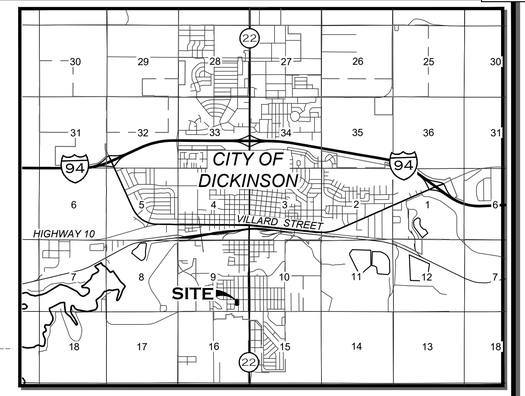
SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____





VICINITY MAP
1" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING LOT LINES VACATED BY THIS PLAT
- EXISTING EASEMENTS
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT

ABBREVIATIONS

R.O.W.	RIGHT-OF-WAY
AC.	ACRE
(M)	MEASURED DISTANCE
(R)	RECORDED DISTANCE

NOTES

1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM. SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38124" / LONGITUDE: 102°47'24.24987". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
2) DATE OF LATEST FIELD WORK: JUNE 2026
3) THIS SUBDIVISION IS LOCATED OUTSIDE THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0431F, WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.
4) RECORDED DISTANCES DEPICTED WERE OBTAINED FROM THE *HEART RIVER 4TH SUBDIVISION* PLAT.
5) THE PROPOSED ACCESS EASEMENT SHALL ALLOW FOR VEHICULAR AND PEDESTRIAN ACCESS BETWEEN THE LOTS OF THIS SUBDIVISION. THIS ACCESS SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS AS INDICATED BY THE DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION.

N
W E
S

0 20' 40'
SCALE: 1" = 20'

HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER:	262103	SCALE:	1"=20'
DRAWN BY:	AWS	DATE:	10/08/26

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made on the _____ day of _____, 20___ ("Effective Date") between the City of Dickinson, a political subdivision, hereinafter called the CITY, and OWNER as identified herein.

Owner: Winn Family Revocable Real Estate Trust

Address: 1872 7th St W

Dickinson, ND 58601

Legal Description of Property:

Real property in the City of Dickinson, County of Stark, State of North Dakota, described as follows:

Lots 32, 33, 34, 35, and 36, Block 1, Heart River 4th Subdivision.

Said property is being re-platted as described as follows:

Lots 1, 2, and 3, Block 1, Heart River 6th Subdivision.

Also referred to herein as "Subject Property".

RECITALS

WHEREAS, the Owner is the fee owner of the Subject Property, located in the City of Dickinson, Stark County, North Dakota, legally described as provided above; and

WHEREAS, the Owner intends on subdividing, improving, and developing the Subject Property into a Residential Development; and

WHEREAS, the Owner agrees that the Subject Property will be improved and developed pursuant to the terms of this Agreement and all applicable federal and state laws and City ordinances and regulations;

NOW THEREFORE, in mutual consideration of the promises, covenants and agreements of the parties contained herein, the parties hereby agree as follows:

1. Regulation of Development. This Agreement is executed in conformance with Chapter 52 of the Dickinson City Code effective as of the date of this agreement and shall satisfy the requirements contained therein for a Subdivision Agreement to be completed for the Subject Property. This Agreement shall control the development of the Subject Property and the construction of Municipal Improvements necessary to serve the Subject Property with municipal services. Remedies contained in this Agreement shall be in addition to those otherwise provided by law to the City for other violations of the Dickinson City Municipal Code.

2. Infrastructure Improvements – Special Conditions. The following outlines the special conditions for the improvement, development, and use of this site that the City and the Owner hereby agree to.

a) Public water and sanitary sewer improvements are required in the existing right-of-way for 2nd Ave SW directly east of the Subject Property to serve the proposed development within the Subject Property. The following provisions are hereby agreed to for the construction and maintenance of this infrastructure:

   i. Owner shall prepare or have prepared and submitted to the City plans and specifications for the construction of public water and sanitary sewer mains, valves, fittings, service lines, fire hydrant assemblies (valves, pipe, fittings, and hydrant), and sanitary manholes within the 2nd Ave SW Right-of-way directly east of the Subject Property as needed to provide water and sanitary sewer service to the property line of each proposed Lot in the Subject Property. The cost of preparing these plans shall be paid by the Owner. These plans shall be reviewed and approved by the City Engineer prior to construction of these improvements. These planned improvements shall conform to the City of Dickinson Standards and Details and shall be approved by the North Dakota Department of Environmental Quality (NDDEQ).

   ii. Owner shall construct or have constructed and shall pay all expenses for construction of the water and sanitary sewer improvements as described by the approved plans and specifications as noted by Section 2. a) i. of this Agreement.

   iii. Owner shall allow City to perform inspection of these improvements as needed to ensure proper construction in accordance with the approved plans and specifications noted by Section 2. a) i. of this Agreement. Owner shall reimburse fees accrued by the City for said inspection services in accordance with the rates defined by the current City fee schedule.

   iv. Upon completion of the construction of the water and sanitary sewer improvements as noted by Section 2. a) ii. of this Agreement, the City shall review or have reviewed and approve the construction of this infrastructure as long as it is found to be in conformance with the approved plans and specifications noted by Section 2. a) i. of this Agreement. Upon approval of this infrastructure by the City, the City shall be responsible for all future maintenance of these water and sanitary sewer improvements, except for any maintenance or improvements required by the

"Maintenance Warranty" defined by Section 8 of this Agreement, which shall be paid for by Owner.

v. This public water and sanitary sewer infrastructure shall be complete and approved prior to a Certificate of Occupancy being issued for any Lot in Heart River 6th Subdivision.

b) A private driveway connecting to 7th Street SW is required within the access easement depicted by the Heart River 6th Subdivision Plat to provide access between the proposed Lots in the Subject Property. The following provisions are hereby agreed to for the construction and maintenance of this infrastructure:

i. This access easement shall allow for the movement of vehicles and pedestrians, including emergency management vehicles, between each Lot of the Subject Property.

ii. The current Owner, and any future Owner(s), shall be responsible for all design, construction, maintenance, and reconstruction of a paved driveway within the access easement depicted by Heart River 6th Subdivision plat in perpetuity.

iii. This driveway shall be paved with asphalt or concrete that is able to support emergency vehicles as required by City Codes and Ordinances.

iv. The current Owner, and any future Owner(s), shall be responsible for the condition of this driveway lying within the portion of the access easement within their property. The driveway shall be maintained by the Owner(s) to a condition that is sufficient for vehicular access, including emergency vehicle access in accordance with City Codes and Ordinances, between the Lots of said Heart River 6th Subdivision.

v. Paved access within this easement from 7th Street SW must be provided prior to a Certificate of Occupancy being issued for a Lot in the Subject Property. Construction of this access may be phased for each Lot as long as the Lot requesting a Certificate of Occupancy has paved access connecting the Lot to 7th Street SW.

vi. City shall have the right to enter the proposed access easement area to inspect the driveway to ensure its condition is adequate for emergency vehicles. If the City and/or their representative finds that the driveway condition has reached a Pavement Condition Index (PCI) of 35 or less as determined in accordance with ASTM D6433, current edition, the City shall notify Owner in writing that improvements are to be made to the roadway within 12 months to improve its condition, or the City will perform said improvements and assess Owner. If no improvements are completed, the City shall send a second written notification 6 months after the first notification, and a third written notification shall be sent 9 months after the first notification. If improvements to the access road are not complete by Owner within 12 months after the first written notification is received, the City and/or their representative shall have the right to reconstruct the access road with a pavement section having a 30-year design life maximum, as determined by industry standard methods at the time of reconstruction, unless otherwise agreed upon by both parties. The City may assess the costs for all surveying, design, testing, engineering, administration, and construction to Owner over a period of ten (10) years unless a different term is agreed upon by both parties. The cost shall be assessed according

to N.D.C.C. requirements at the time of assessment, except Owner shall not be allowed the right to protest this assessment if the criteria indicated herein are met.

c) It is agreed that access from the existing right-of-way for 2nd Ave SW on the east side of the Subject Property is not necessary after construction of the improvements indicated by Section 2 b) of this agreement. Therefore, the Owner shall not be required to construct a City standard roadway within this right-of-way as part of this development. Should access from the right-of-way of the unconstructed portion of 2nd Ave SW between 7th Street SW and 8th Street SW become necessary to provide access to the Subject Property or any other property abutting the right-of-way of 2nd Ave SW between 7th Street SW and 8th Street SW, Owner shall be responsible for the cost of the engineering and infrastructure improvements for the half of the portion of this roadway that is located in the right-of-way adjacent to the Subject Property at the time this roadway is constructed.

3. Assurance of Infrastructure Completion. In the event that construction of required public infrastructure in Section 2 a) is not completed at the time of building permit approval, the Owner hereby agrees that no improvements or infrastructure shall be constructed within any land located within the Subject Property unless and until a plan for developing and constructing such improvements and infrastructure is approved by the City. Prior to the City issuing any building permit for any structure within a phase of the Subject Property, the Owner shall post with the City sufficient security to assure the completion of the required infrastructure for the Subject Property, as required under Dickinson City Code §52-6. The security posted by Owner shall be held by the City until the cost of each approved phase(s) of the infrastructure for the whole of the Subject Property has been completed. A full release of the security shall be made upon completion of the work, inspection, acceptance of the same, and a one-year warranty period. The financial security will remain in effect through warranty examination and final inspection by the CITY per paragraph eleven of this Agreement.

4. City Engineer Approval Required. No improvements within the Subject Property shall be made unless and until necessary plans and specifications therefore have been submitted to and approved by the City Engineer in accordance with City Code for the lot or parcel covered by such plans and specifications. The City Engineer or his designee reserves the right to make any necessary changes in the design of the public infrastructure prior to its construction. The City Engineer or his designee shall also have the authority to reject all work and materials which do not conform to the City approved Plans and Specifications and to decide all questions which arise in the execution of the work as to whether or not the work complies with the City approved Plans and Specifications.

5. Subdivision of Land. Owner shall otherwise conform to all requirements regarding the subdivision of land enacted by the City of Dickinson, as set forth in Chapter 52 of the City of Dickinson Municipal Code, as may be amended from time to time. The provision of remedies in this Agreement shall be in addition to those otherwise provided by law to the City for other violations of the City of Dickinson Municipal Code.

6. Permits. The City's approval of this Agreement does not include approval of permits for construction within the Subject Property. The Owner shall separately apply to the City for any building permits, certificates of occupancy, right-of-way permits, stormwater permits, or similar approvals for any and all construction within the Subject Property.

The City shall waive the fees associated with all building-related permits, and water and sewer connection fees associated with any residences constructed in the Subject Property within the timeframe outlined in Section 7 of this Agreement. This Agreement does not govern any tax incentives regarding the Subject Property. Owner is responsible for submitting the Property Tax Exemption Application for any new residential construction associated with the Subject Property.

7. Construction Timeline. To obtain the waiver of fees indicated by Section 6, of this Agreement, Owner shall submit all building permit applications within ten (10) years of the day of the approval of this agreement. Any building permits submitted for the Subject Property after the timeframe listed above must be paid in full based on the City's fee schedule rates at that time. Water and sewer connection fees for residences constructed within the timeframe above shall be waived in full.

8. Construction and Inspections. The City shall provide for engineering inspection and construction material testing of all construction within the platted rights-of-way. Weekly inspection reports shall be submitted to Owner and the City by the engineer providing engineering inspection and construction material testing. Any change orders shall be approved by the City before the work occurs. The inspector shall certify to the City that all construction was performed in general conformance with the Plans and Specifications. At a minimum, engineering inspectors will be onsite when any test is being performed, when asphalt or concrete paving is underway and when connections are being made to the City's water or sewer system. After project completion, the engineer providing engineering inspection and construction material testing shall provide as-built drawings, construction inspection records, and final review & acceptance forms. The as-built drawings shall include the electronic submittal in pdf and shape file to meet the City's GIS standards. Owner shall reimburse City, at Owner's expense, for said site construction inspection costs of municipal infrastructure within the Subject Property up to a maximum of 10% of the City approved construction cost estimate for the public infrastructure.

The Owner shall at all times maintain proper facilities and provide safe access for inspection by City of Dickinson personnel to all parts of the work and to any and all facilities wherein the work is in preparation. The Owner shall immediately cease work if ordered to do so by City personnel in order to protect to the life, health or safety of the public, or to prevent deficient work within public rights-of-way.

9. Repairs and Replacements. The Owner shall replace, or have replaced, or repair, or have repaired, as the case may be, any and all pipes and monuments within the Subject Property that have been destroyed or damaged. The Owner shall replace, or have replaced, or repair, or have repaired, and incur the entire cost of such replacement or repair, of any and all property damaged or destroyed by reason of any work done pursuant to this Agreement,

whether such property is owned by the United States, or any agency or entity thereof, or the State of North Dakota, or any agency or political subdivision thereof, or by the City or by any public or private corporation, or any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval of the City Engineer or his designee.

10. Title to Public Improvements. Title to, and ownership of, any and all public improvements within public rights-of-way, having been constructed by the Owner or its agents or assignees, shall vest in the City upon substantial completion, acceptance, and satisfaction of any warranty issues for such improvements.

11. Maintenance Warranty. For the public improvements noted by Section 2 a) if this Agreement, at the time of construction commencement through substantial completion and acceptance of such improvements, the Owner shall provide to the City a security acceptable to the City in accordance with Section 2 of this Agreement, that is to remain in full effect for no less than one year following substantial completion.

Until the end of this one year warranty period, the Owner shall remedy at the Owner's expense any damage to real or personal property, when that damage is the result of: (1) the Owner's failure to conform to the requirements of the City; or (2) any defect of equipment, material, workmanship, or design furnished. The Owner shall restore any work damaged in fulfilling the terms and conditions of this Section. The Owner shall: (1) use commercially reasonable efforts to obtain all warranties that would be given in normal commercial practice; (2) to the extent possible, require all warranties be executed, in writing, for the benefit of the City; and (3) enforce all warranties for the benefit of the City. In the event the Owner's warranty as provided herein has expired, the City may bring suit at its expense to enforce a subcontractor's, manufacturer's, or supplier's warranty.

12. Agreement Runs With the Land. This Agreement shall be binding on, and shall inure to the benefit of, the parties hereto and their respective heirs, administrators, representatives, successors, and assigns. This Agreement shall run with the land and shall be recorded with the Office of the Stark County Recorder against the Subject Property. All obligations, promises and covenants of Owner contained herein shall similarly be binding upon purchasers of lots within the Subject Property, and shall no longer apply to previous Owner upon conveyance of ownership.

13. Severability. In the event that any provision of this Agreement shall be held invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other section or provision of this Agreement.

14. Non-waiver. Each right, power or remedy conferred upon the City or the Owner by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City or the Owner at law or in equity, or

under any other agreement. Each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City or the Owner and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

15. **Governing Law – Venue.** This Agreement shall be governed by and construed according to the laws of the State of North Dakota. The parties hereby stipulate and agree that the District Court, Southwest Judicial District, State of North Dakota, shall have personal jurisdiction over the parties hereto, and that such District Court, Southwest Judicial District, State of North Dakota, is the appropriate and proper venue for resolving any dispute under this Agreement.

16. **Relationship.** Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that any other provisions contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than expressly stated herein.

17. **Entire Agreement.** This Agreement contains the entire agreement between and among the parties hereto, and supersedes all prior and contemporaneous discussions, negotiations, understandings, and agreements, whether oral or written, express or implied, between or among them relating to the subject matter of this Agreement. This Agreement may not be amended orally, nor shall any purported oral amendment (even if accompanied by partial or complete performance in accordance therewith) be of any legal force or effect or constitute an amendment of this Agreement, but rather this Agreement may be amended only by an agreement in writing signed by the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY – City of Dickinson

By: _____
Scott Decker, President
Board of City Commissioners

ATTEST:

_____
Dustin Dassinger
City Administrator

STATE OF NORTH DAKOTA)
:ss
COUNTY OF STARK)

On this _____ day of _____, 20____, before me personally appeared **Scott Decker**, known to me as the President of the Board of City Commissioners of the City of Dickinson, and **Dustin Dassinger**, known to me as the City Administrator of the City of Dickinson, and who executed the within and foregoing document and acknowledged to me that the City of Dickinson executed the same.

_____
Notary Public

OWNER – Winn Family Revocable Real Estate Trust

By: _____
Willis. D Winn

Its: Trustee

STATE OF _____)
): ss
COUNTY OF _____)

On this _____ day of _____, 20____, before me personally appeared **Willis D. Winn**, the Authorized Representative of the Owner, described herein, known to me, and who executed the within and foregoing document and acknowledged to me that such entity executed the same.

_____
Notary Public

7th ST SW

2ND AVE SW

SCALE: 1" = 30'

0 30' 60'

N 89°55'36" E 151.97'

S 00°27'39" E 324.70'

S 89°48'55" W 152.15'

N 00°25'46" W 324.99'

32.0'

GARAGE

GARAGE

GARAGE

PROPOSED 4-PLEX

PROPOSED 3-PLEX

PROPOSED 4-PLEX

FO GAS UG UGT SAN W WS 2418 2419 2420 2421 2422 2423

N W E S

PROJECT NUMBER: 262103			
HIGHLANDS ENGINEERING 319 24TH STREET EAST DICKINSON, ND 58601 OFFICE: 701.483.2444 WWW.HIGHLANDSENG.COM			
REV	DATE (M/D/Y)	DESCRIPTION	
1	--	--	
2	--	--	
3	--	--	
4	--	--	
5	--	--	
6	--	--	
7	--	--	

HEART RIVER 4TH

MULTI-FAMILY DEVELOPMENT

WINN FAMILY REVOCABLE REAL ESTATE TRUST

SHEET TITLE: PRELIMINARY SITE PLAN	
SCALE:	1"=30'
DATE:	09/01/26
DRAWN BY:	AWS
SHEET NUMBER:	SP-01
	01 of 01

Dickinson Utility Information Map



9/1/2026

1:2,640

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Public Street Names 8K
Private Street Names
Water Curb Stop Valve
Water System Valve
Normal Operation
Water Hydrant
City of Dickinson
Water Lateral Lines
Hydrant
Service
Water Main Lines
Asbestos Cement - From 8 to 12 in
Asbestos Cement - Under 8 in
Polyvinyl Chloride - From 8 to 12 in
Polyvinyl Chloride - Under 8 in
Sanitary Clean Outs
Sanitary Manhole
Sanitary Lateral Lines
Sanitary Gravity Mains
Storm Inlets
Storm Manholes
Storm Gravity Mains
Poles
Streetlight,City of Dickinson
Streetlight,Montana Dakota Utilities
<all other values>
Wire Lines
Streetlight
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

Dickinson Engineering Department, Pictometry International, Eagleview, City of Dickinson, Microsoft, Vantor

Dickinson Zoning Information Map



9/1/2026

1:2,640

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Public Street Names 8K
- Private Street Names

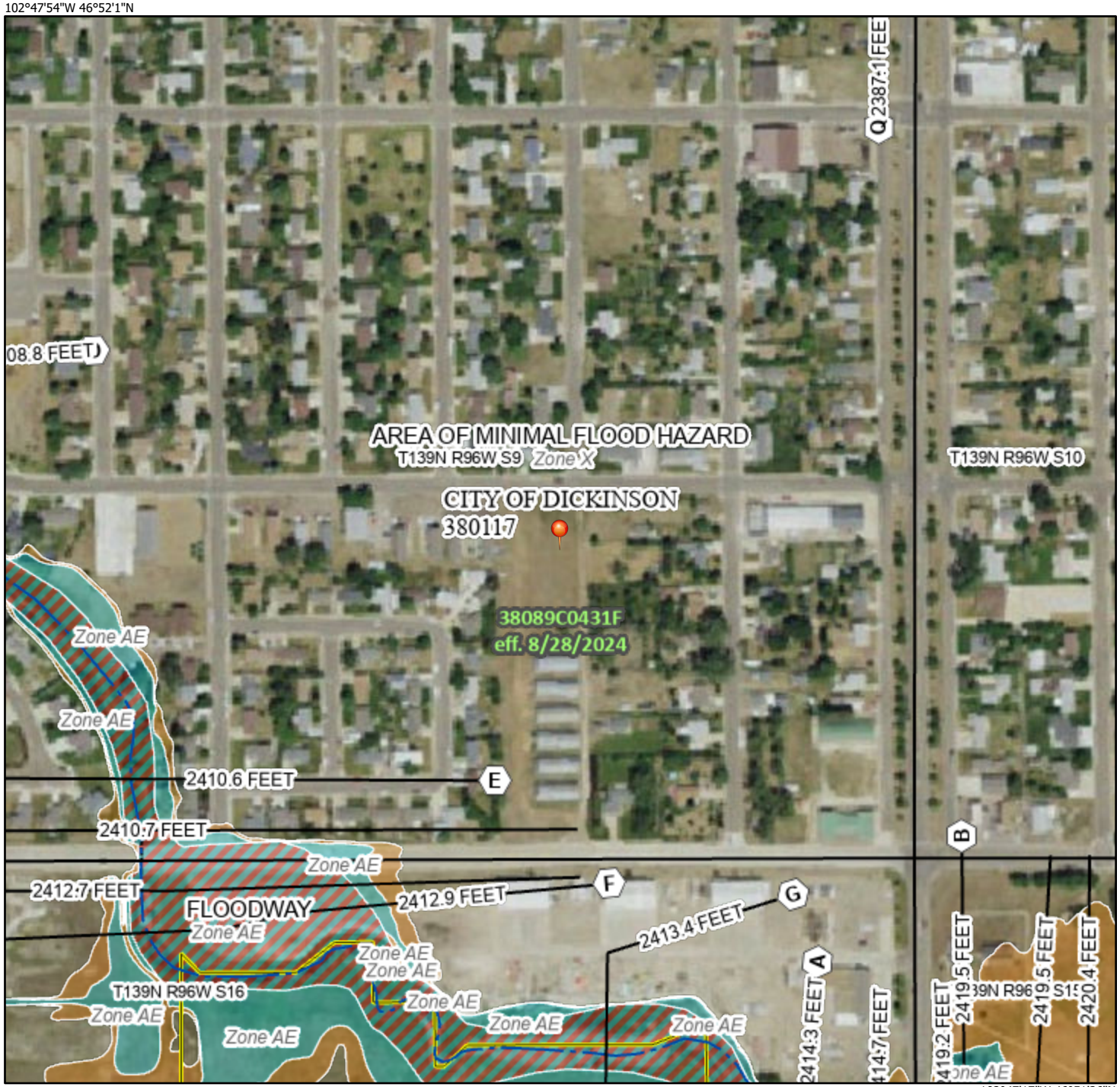
Dickinson Zoning

- Community Commercial - CC
- General Commercial - GC
- Low Density Residential - R1
- Medium Density Residential - R2
- Municipal Boundary
- Extra Territorial Boundary

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

Dickinson Engineering Department, Engineering & Planning, Pictometry International, Eagleview, City of Dickinson, Microsoft, Vantor

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND IN UT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/1/2026 at 11:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

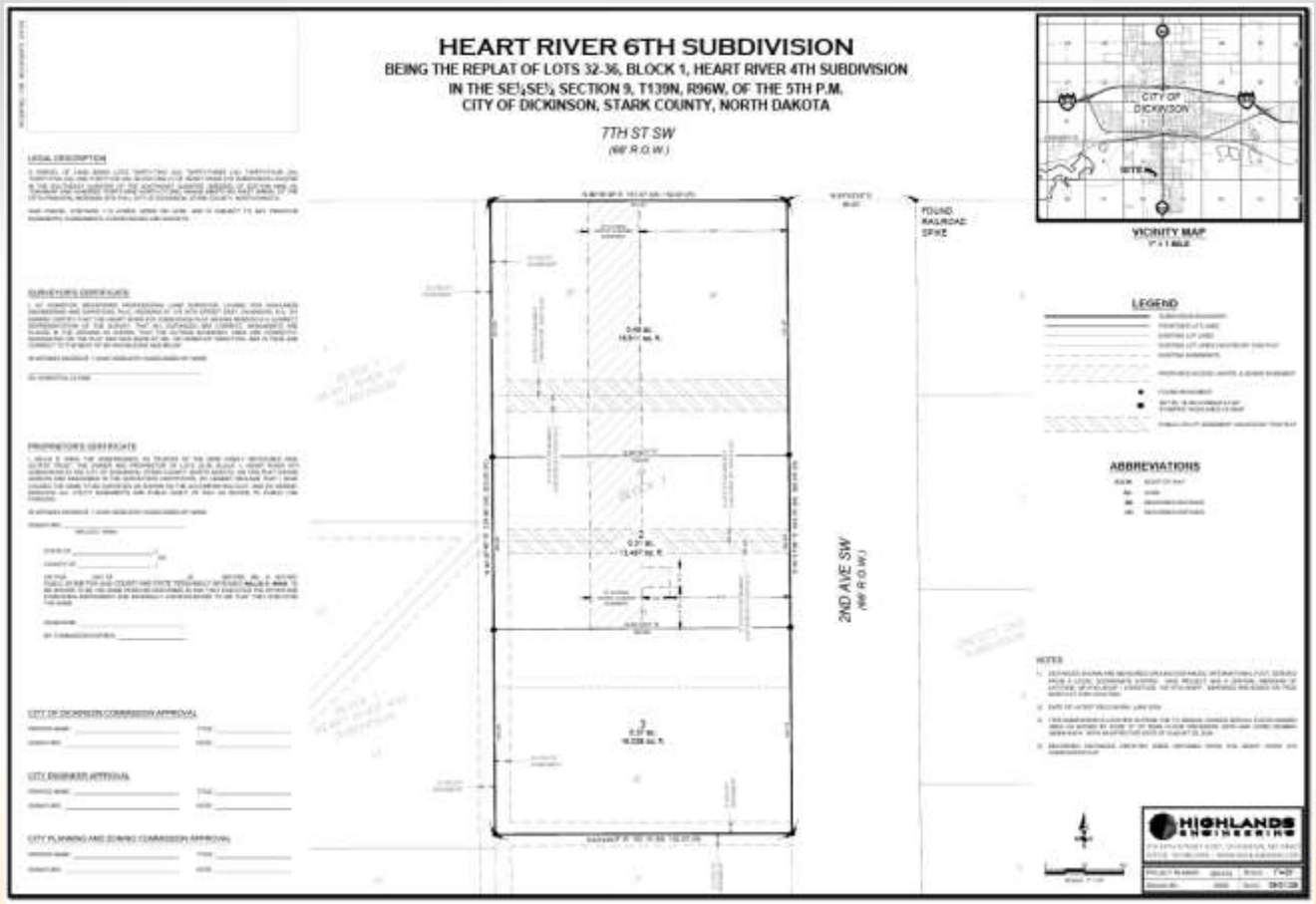
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community ide FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used regulatory purposes.

HEART RIVER 6TH FINAL MINOR SUBDIVISION (REZ-007-2025)



CITY OF Dickinson North Dakota

HEART RIVER 6TH FINAL MINOR SUBDIVISION (REZ-007-2025)



CITY OF Dickinson North Dakota

Heart River 6th Addition Final Minor Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: October 7, 2026
Re: FLP-007-2026 Heart River 6th Addition Preliminary Major Subdivision

APPLICANT
Winn Family Revocable
Real Estate Trust
1872 7th Street West
Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE
Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

The applicant is requesting approval of the Heart River 6th Addition preliminary major subdivision, being a replat of Lots 32-36 of Block 1 of the Heart River 4th Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to reconfigure the lot lines to allow for the construction of two four-unit and one three-unit multi-family residential buildings. The site is zoned Medium Density Residential (R-2). The site consists of +/- 1.13 acres.

Staff recommendation: Staff recommends **approval** of this final major subdivision.

DRAFT

LOCATION

The property is generally located to the south of South State Avenue and is currently legally described as a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson.

CURRENT ZONING	**R-2**
FUTURE LAND USE MAP DESIGNATION	**HIGH DENSITY RESIDENITAL**
GROSS SITE ACREAGE	**+/- 1.13 acres**
LOTS PROPOSED	**3**

ADJACENT ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	R-1	Single-family residential
East	R-1	Single-family residential
South	R-1	Quonset storage structures
West	R-2; R-1	Multi-family residential; single-family residential

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Heart River 6th Addition Subdivision consists of three lots and does not involve the construction of 2nd Avenue SW. Therefore, the proposed subdivision meets the above requirements and is classified as a minor subdivision.

The site is located in the Medium Density Residential (R-2) zoning district. According to Table 62-162-3b: Summary of Site Development Regulations in the Municipal Code, the minimum lot size is 13,000 square feet for three-unit multifamily residences and 16,000 square feet for four-unit multifamily residences. The proposed lots meet these requirements for the respective proposed uses.

The property owner is looking to construct the proposed multifamily residences without constructing 2nd Avenue SW. A shared access point for the three proposed lots onto 7th Street SW shall be required as part of any building permit issued on the three proposed lots. The proposed subdivision establishes a shared access easement on the property.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of FLP-007-2026.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-007-2026: The Heart River 6th Addition Final Major Subdivision** *as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-007-2026: The Heart River 6th Addition Final Major Subdivision** *as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*

Natalie Birchak

From: Jotform <noreply@jotform.com>
Sent: Thursday, August 13, 2026 12:24 AM
To: Leonard W. Schwindt; Joshua Skluzacek; building.applications@dickinsongov.com; Natalie Birchak; Kylee Zastoupil
Subject: New Unified Development Application

Jotform

You can see the submission details below.

Unified Development Application

Have you had a pre-submittal meeting with City Staff?	Yes
Please upload the required letter you received following your presubmittal meeting:	Tormaschy Pre-Application Letter.pdf
Type of Development	Future Land Use Map Amendment
Name	Jason Tormaschy
Applicant Email	[redacted]
Applicant Phone #	[redacted]
Applicant Representative (if applicable)	Nick Jensen
Applicant Representative Company	Western Edge Surveying, PLLC
Applicant Representative Email	[redacted]

Applicant Representative Phone #	[redacted]
Owner Name	Jason Tormaschy
Owner Address	[redacted]
Owner Email	[redacted]
Owner Phone #	[redacted]
Is the owner present to Sign	Yes
Signature	
Will this application require any other action to complete the development?	Yes
Identify other actions required to complete the development:	Rezoning Annexation

Legal - Section/Township/Range

	1/4 Section	Township	Range
Description	SE 1/4 Sec. 27	140	96

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	1	1	Zowie Heights Subdivision

Property Address / General Project Location	2845 10th Avenue East

Total Square Footage or Acreage of Subject Property	30.000 AC
Proposed Month for Consideration	September
Existing Future Land Use Map Category	Agricultural
Proposed Future Land Use Map Category	Commercial
Existing Zoning	AG - Agriculture
Existing Use	Agriculture
Overlay District Description	n/a
Transmittal Letter (Explanation of Request & Proposed Operations)	26-008_Tormaschy_Rezone_Transmittal.pdf
Map of Proposed Amendment to Future Land Use Map - Drawn to Scale	Rezone Sketch.pdf
Rezone Calc Multiplier	0
Minor Platting Multiplier	0
Prelim Platting Multiplier	0
Major Platting Multiplier	0
Application Calc	750
Deed for Property	3157672.pdf 328562.pdf

Application Fees

Applicable Fees	750.00 USD
Total:	$750.00

Transaction ID: 2g4438ns

Payment Information

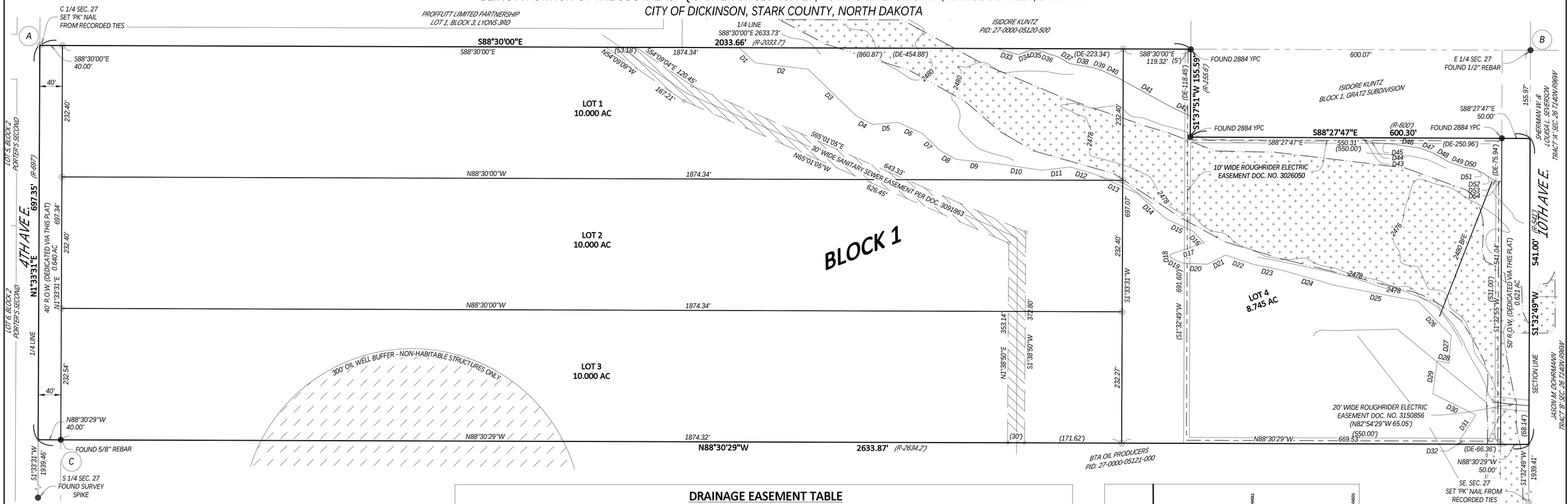
First Name: Nicholas
Last Name: Jensen
E-Mail [redacted]

Applicant Signature 

Date 08-13-2026

ZOWIE HEIGHTS ADDITION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 140 NORTH, RANGE 96 WEST, 5TH P.M.
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



DRAINAGE EASEMENT TABLE

NAME	BEARING	LENGTH	NAME	BEARING	LENGTH	NAME	BEARING	LENGTH	NAME	BEARING	LENGTH
D1	S44°51'10"E	38.45'	D17	S72°29'57"W	63.90'	D33	S72°55'14"E	39.43'	D49	S69°03'17"E	27.62'
D2	S81°51'39"E	94.29'	D18	S7°40'30"E	5.68'	D34	N70°25'10"E	23.54'	D50	S77°54'06"E	20.99'
D3	S44°33'01"E	119.30'	D19	S63°15'04"E	22.06'	D35	S84°23'02"E	13.68'	D51	S63°46'52"E	15.00'
D4	S61°37'27"E	32.20'	D20	S85°46'27"E	45.31'	D36	S70°13'02"E	38.35'	D52	S54°01'34"E	21.01'
D5	N86°40'38"E	44.81'	D21	N64°00'46"E	35.76'	D37	S58°08'06"E	22.00'	D53	S69°13'47"E	9.96'
D6	S64°14'12"E	47.70'	D22	S70°21'51"E	53.38'	D38	S79°05'14"E	42.86'	D54	N86°03'41"E	6.25'
D7	S44°10'36"E	42.66'	D23	S77°11'59"E	50.47'	D39	S69°58'35"E	15.62'			
D8	S60°11'59"E	33.24'	D24	S72°36'56"E	97.09'	D40	S63°28'09"E	33.67'			
D9	S83°06'27"E	64.28'	D25	S77°56'37"E	149.59'	D41	S59°58'56"E	102.50'			
D10	S80°17'28"E	87.22'	D26	S42°35'42"E	84.51'	D42	S63°00'26"E	39.60'			
D11	N85°01'53"E	51.57'	D27	S5°56'54"W	48.71'	D43	S67°41'44"E	17.24'			
D12	S72°22'02"E	43.86'	D28	N78°08'23"W	21.31'	D44	S74°14'31"E	10.45'			
D13	S64°14'01"E	82.71'	D29	S8°37'16"W	58.68'	D45	S84°15'49"E	34.57'			
D14	S47°25'59"E	67.19'	D30	S62°20'11"E	84.55'	D46	S80°14'23"E	46.87'			
D15	S63°32'45"E	52.93'	D31	S33°49'19"W	51.77'	D47	S67°49'56"E	23.76'			
D16	S43°21'11"E	29.13'	D32	S31°57'21"E	9.59'	D48	S59°18'43"E	32.42'			

AREA TABLE

LOT 1, 2, 3 ACREAGE	30.000 AC ±
+ DEDICATED ACREAGE	0.640 AC±
TOTAL	30.640 AC±
LOT 4 ACREAGE	8.745 AC ±
+ DEDICATED ACREAGE	0.621 AC ±
TOTAL	9.366 AC ±
DEDICATED AREA TOTAL	1.261 AC ±
SUBDIVISION TOTAL	40.006 AC±

BOUNDARY DESCRIPTION:

PER WARRANTY DEED RECORDED IN BOOK 237, PAGE 97, AND CHECKED AGAINST DOCUMENT NO. 3157672 STARK COUNTY, NORTH DAKOTA

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF THE ABOVE SAID SECTION 27, THE POINT OF BEGINNING, THENCE ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ON AND ALONG THE 1/4 LINE A DISTANCE OF 2033.7 FEET, THENCE ON A BEARING OF SOUTH ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 155.6 FEET, THENCE ON A BEARING OF EAST ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 600 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27, THENCE ON A BEARING OF SOUTH ON AND ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 541 FEET, THENCE ON A BEARING OF SOUTH 89 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 2634.2 FEET TO A POINT ON THE 1/4 LINE, THENCE ON A BEARING OF NORTH ON AND ALONG THE 1/4 LINE A DISTANCE OF 697 FEET TO THE POINT OF BEGINNING.

SAID TRACT NOW PLATTED AS ZOWIE HEIGHTS SUBDIVISION CONTAINS 40.006 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS AGREEMENTS, EASEMENTS, CONVEYANCES, AND SURVEYS.

BASIS OF BEARINGS:

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE NAD1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID, DISTANCES ARE GROUND, USING A SCALE FACTOR OF 1.0001799774. COORDINATES ARE GRID. VERTICAL DATUM IS NAVD88 (GEOID18).

SURVEYOR'S CERTIFICATE:

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT ZOWIE HEIGHTS ADDITION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

_____
NICHOLAS R. JENSEN R.L.S. 29362

FOR FINAL PLAT

SUBDIVISION NOTES:

1) A 40' STRIP LYING EAST OF THE WEST BOUNDARY LINE WAS PREVIOUSLY GRANTED PER EASEMENT DOCUMENT NO. 3091864.
2) A 50' STRIP LYING WEST OF THE EAST BOUNDARY LINE WAS PREVIOUSLY GRANTED PER EASEMENT DOCUMENT NO. 189001.
3) A PORTION OF ZOWIE HEIGHTS ADDITION FALLS WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN. PER FEMA FIRM NO. 38089C0192F DATED AUGUST 28TH, 2024. DRAINAGE EASEMENT FOLLOWS THE MAPPED AREA FOR ZONE X & ZONE AE AS INDICATED PER SAID FEMA FIRM.
4) OIL AND GAS WELL INFORMATION PER NORTH DAKOTA INDUSTRIAL COMMISSION:
OPERATOR: SCOUT ENERGY MANAGEMENT
WELL NAME: 9403 JV-P RASHKO 1
FILE NO.: 13692
LOCATION OF WELL HEAD WAS DOCUMENTED AT TIME OF THIS SURVEY TO REFLECT 300' NON-HABITABLE STRUCTURE BUFFER.

SURVEY NOTES:

1) UTILITIES DEPICTED ARE THE RESULT OF AN 811 CALL TICKET #26023437 AND WERE EITHER MARKED OR ELECTRONICALLY SUBMITTED TO THE SURVEYOR. SURVEYOR MAKES NO GUARANTEES TO THE PHYSICAL LOCATION OF UTILITIES.
2) DATE OF LATEST FIELD WORK: XXXXXXXXXXX

PROPRIETORS CERTIFICATE:

WE, JASON H. TORMASCHY AND LISA TORMASCHY, OWNERS AND PROPRIETORS OF ZOWIE HEIGHTS ADDITION TO CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC STREET RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

*BY:*_____ *BY:*_____
JASON H. TORMASCHY *LISA TORMASCHY*

STATE OF _____
SS
*COUNTY OF*_____

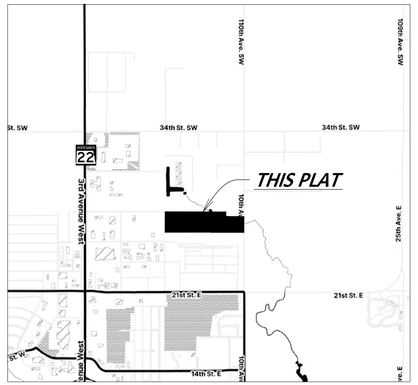
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND OF SAID COUNTY AND STATE, PERSONALLY APPEARED JASON H. TORMASCHY AND LISA TORMASCHY, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

_____ *MY COMMISSION EXPIRES:*_____
NOTARY PUBLIC

RESIDING AT THE COUNTY OF _____, STATE OF _____

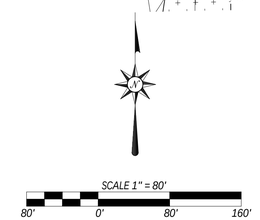
LEGEND:

- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT 5/8X24" REBAR W/2" ALUM CAP STAMPED 'WES 29362' (UNLESS NOTED OTHERWISE)
- CALCULATED POINT (NOT SET)
- BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT EDGE
- DRAINAGE EASEMENT BOUNDARY
- (R-100.00) RECORD DISTANCE
- (100.00) EASEMENT TIE DISTANCE
- (DE-100.00) DRAINAGE EASEMENT TIE DISTANCE
- FEMA 'REGULATORY FLOODWAY'
- ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE



VICINITY MAP

SCALE: NTS



COORDINATE TABLE

NAME	NORTHING	EASTING	ELEVATION
A	462508.85	1398967.13	2509.96'
B	462439.92	1401599.48	2494.31'
C	461810.85	1398988.15	2517.59'

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ *TITLE:*_____
SIGNATURE: _____ *DATE:*_____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ *TITLE:*_____
SIGNATURE: _____ *DATE:*_____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ *TITLE:*_____
SIGNATURE: _____ *DATE:*_____

STARK COUNTY COMMISSION APPROVAL

PRINTED NAME: _____ *TITLE:*_____
SIGNATURE: _____ *DATE:*_____

DRAWN BY: NRJ	SHEET: 1 OF 1
PROJECT NO: 26-008	DATE: 9/2/26

WESTERN EDGE SURVEYING, PLLC
P.O. BOX 168
DICKINSON, ND 58601
PHONE:(701) 505-8209
WWW.WESTERNEDGESURVEYING.COM

Western Edge Surveying, PLLC
P.O. BOX 168
Dickinson, ND 58601

Phone: (701) 505-8209
Email: nick.jensen@westernedgesurveying.com
Website: www.westernedgesurveying.com

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

Subject: Major Plat Final Application – Zowie Heights Subdivision

Attached to the application form you will find the following Major Plat documents for Zowie Heights Subdivision, submitted for your consideration:

- Pre-Application Response Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Preliminary Plat Drawing
- Preliminary Plat Drawing – with image, showing current land usage
- Sketch of Private Septic System
- City Parcel Map (ETZ)
- City Utility Map (ETZ)
- City Zoning Map (ETZ)
- FEMA Floodplain Map

PROJECT SCOPE:

The applicant is submitting this Major Subdivision Plat request as part of a pending sale of 30 acres. The parcel falls within the City of Dickinson ETZ. Per our pre-application meeting with the City and the attached response letter, the easements previously recorded along 4th Avenue East and 10th Avenue East are now being dedicated to public use. Also noted are various utilities, including a sanitary sewer line crossing the subject property, as well as a 300-foot non-habitable structure buffer around an active oil and gas well located off the property to the south.

ZONING:

The applicant is not requesting a rezone; both lots will remain zoned Agricultural (AG). The applicant acknowledges that Lot 2 (8.745 acres) is below the 10-acre minimum lot size for the AG district. Because the FEMA floodplain renders most of Lot 2 unbuildable, and the existing development on the lot is complete with no further development proposed, the applicant requested a variance through the Board of Adjustment and is pending the meeting for approval.

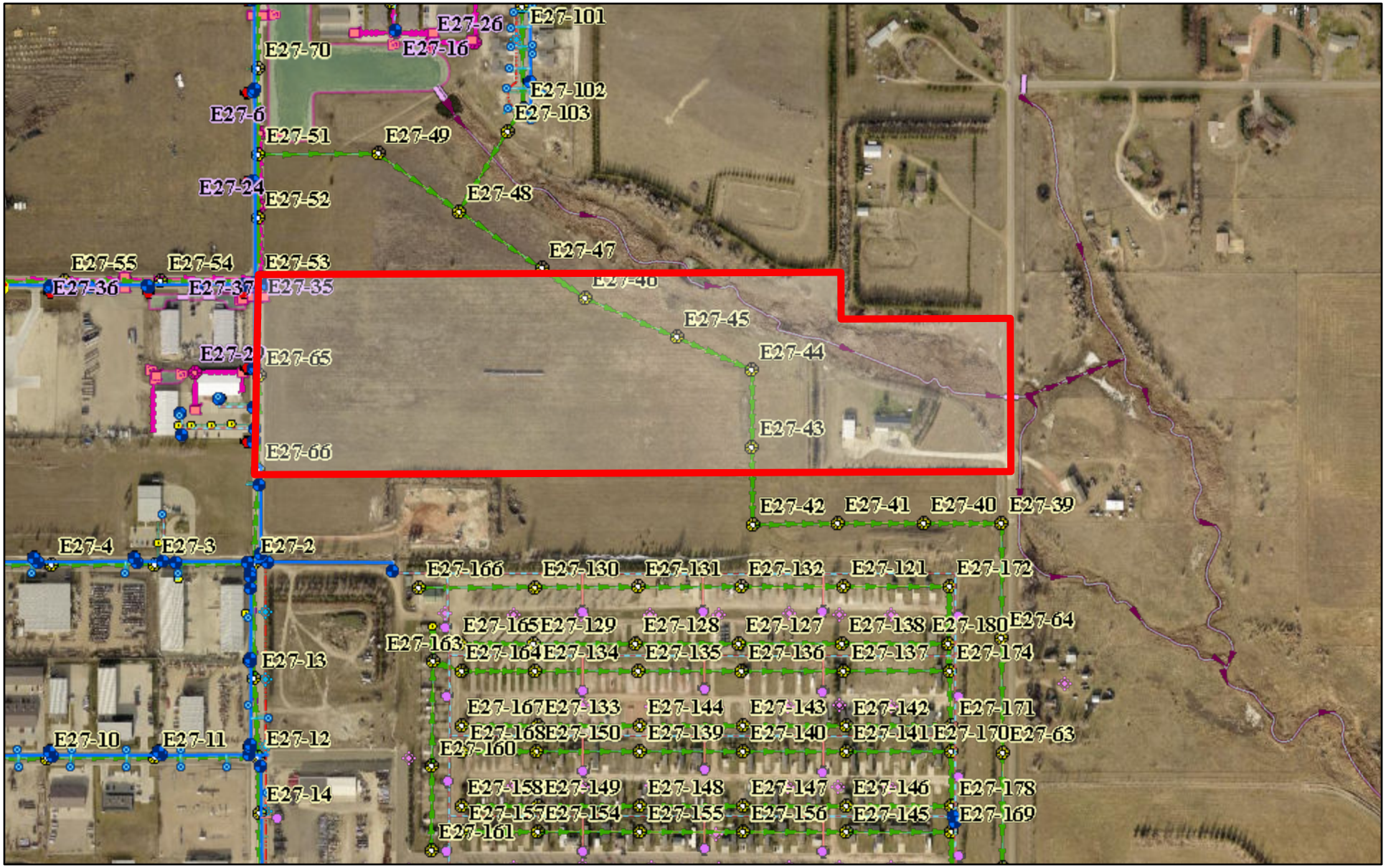
FLOOD / DRAINAGE EASEMENT INFORMATION:

The proposed drainage easement encompasses the FEMA Zone AE (Special Flood Hazard Area) and the adjacent Zone X area as mapped on the plat. The plat also depicts the Regulatory Floodway per FEMA mapping.

Thank you for your time and consideration of this application. We appreciate any feedback you can provide during the review process.

Thanks,
Nicholas Jensen, PLS
Western Edge Surveying, PLLC

Dickinson Utility Information Map



6/29/2026

- Water Curb Stop Valve
- Water System Valve
  - Normally Closed
  - Normal Operation
- Water Hydrant
  - City of Dickinson
  - Private or Other
- Water Lateral Lines
  - Fire
  - Hydrant
  - Service
- Water Main Lines
  - Polyvinyl Chloride - From 8 to 12 in
  - Polyvinyl Chloride - Under 8 in
- Sanitary Clean Outs
- Sanitary Manhole
- Sanitary Lateral Lines
- Sanitary Gravity Mains
- Sanitary Pressurized Mains
- Storm Inlets
- Storm Discharge
- Storm Manholes
- Storm Gravity Mains
- Storm Culverts
- Storm Open Drains
- Storm Detention Structures
- Poles
  - Streetlight,City of Dickinson
  - Streetlight,Roughrider Electric
- Wire Access Points
  - Electric-Service
- Wire Lines
  - Streetlight
- World Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

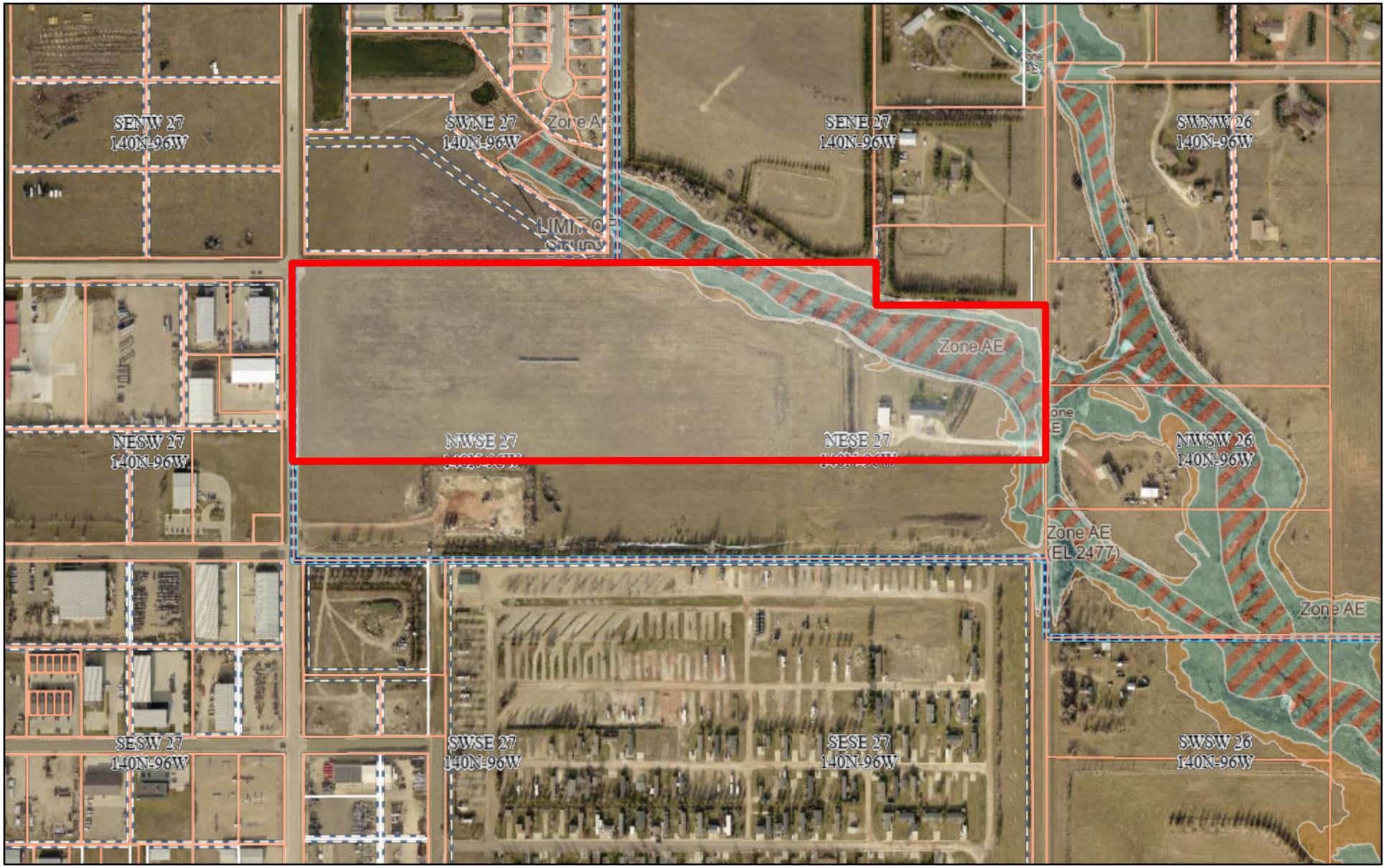
1:8,450

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Dickinson Engineering Department, Pictometry International, Eagleview, City of Dickinson, Vantor

FEMA Mapping



6/29/2026

PLSS Description 12k
Dickinson Tax Parcels
Stark Parcels
Platted Lot Lines
Easement Lines

Flood Hazard Boundaries
Limit Lines
SFHA / Flood Zone Boundary

Flood Hazard Zones
1% Annual Chance Flood Hazard
Regulatory Floodway
0.2% Annual Chance Flood Hazard
Municipal Boundary
Extra Territorial Boundary
World Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:8,450

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Dickinson Engineering Department, Engineering & Planning, Pictometry International, Eagleview, City of Dickinson, Vantor

SOUTHWESTERN DISTRICT HEALTH UNIT
2869 3rd Ave. West
DICKINSON, ND 58601
225-0171

APPLICATION FOR SEWAGE & WATER FACILITIES

General Information: Legal Description TWP-R96 SECTION 27 SE 1/4
Lot _____, Block _____.
Lot Size 40 ACRES Number of Bedrooms 4 Baths 3
Owner SYDNEY & JILL MESSMER, Address RT 3. BOX 200

Sewer & Water System Information:
Percolation test results or soil type SANDY LOAM
SEPTIC TANK: (1000 gal. minimum)
Size, (gallons) 1250 Material CONCRETE
Distance from foundation 38'-0" (minimum of 10 ft.)
Distance from well 101'-0" (minimum of 50 ft.)
LIFT PUMP: yes ___ no X, Chamber diameter _____
DRAINFIELD:
Distance From; Well 140'-0" (min. 50ft.), Septic tank 20 FT (min. 10ft.)
Stream, lake, drainage area, 200FT+ (minimum of 100 ft.)
Property line 200FT+ (minimum of 10 ft.)
Length of perforated pipe 186 FT
Width of trench 30"
Depth of perforated from surface 36" (30-36 inches is maximum)
Depth of absorption material under perforated 18" to 20"
Type of absorption material CRUSHED ROCK
Total amount of absorption area (bottom of trench) length X width in square feet 465 SQ.FT.

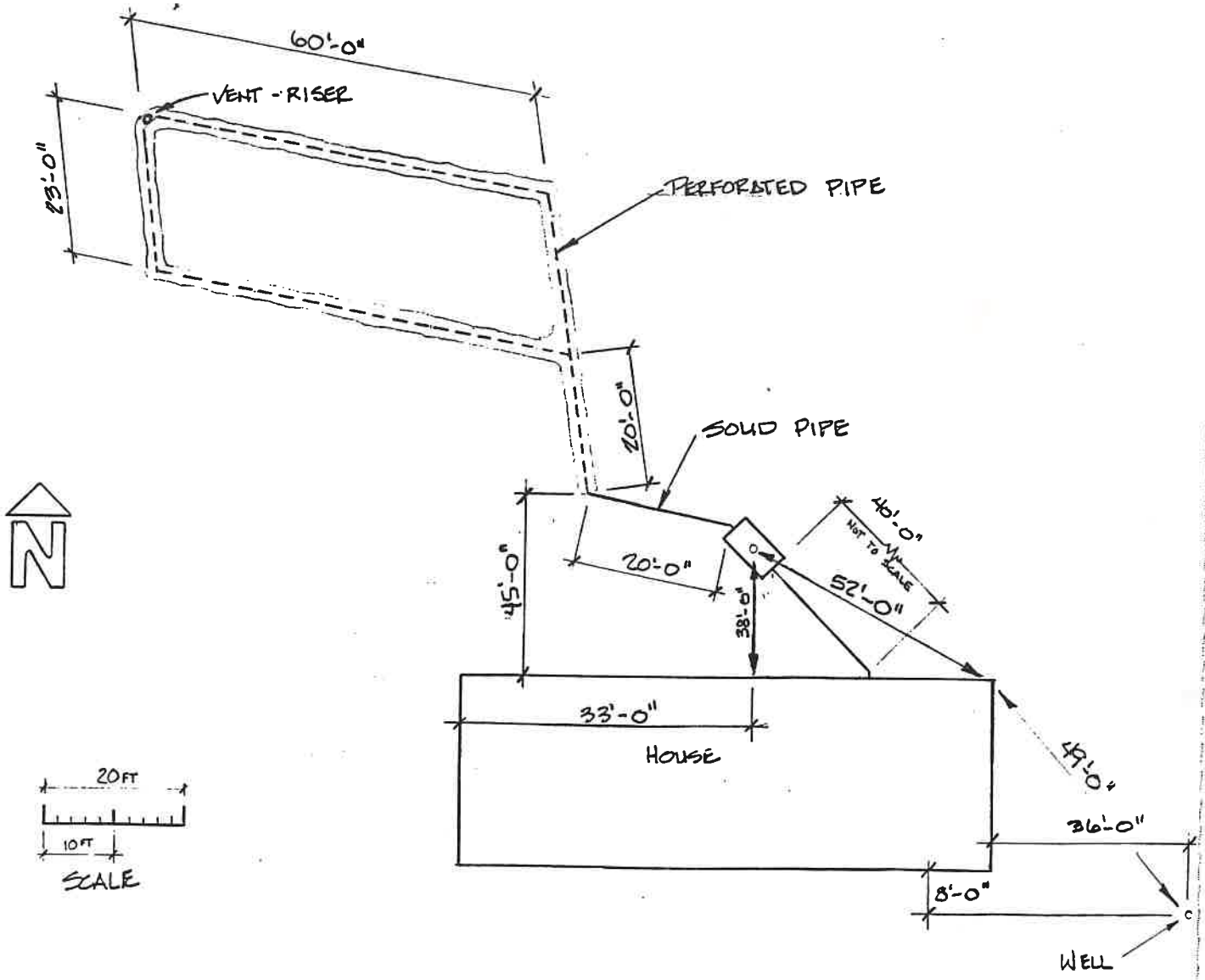
WATER WELL:
Type of well, drilled X, dug ___, bored ___
Depth of well 117 FT, Diameter 4 1/2"
Distance from, sewer 101'-0", foundation 36'-0"
property line 200 FT+, buried tanks X

I hereby submit the above information to be correct as to present or proposed installation: Use other side of this form for drawing. (required)

Signature of: Well driller: (SEE ATTACHED FORM)
Sewer system installer: Sydney E Messmer / PUMP SYSTEMS
Owner: Sydney E. Messmer

...w a diagram of proposed or existing sewer and water system. Pl...
...ne drawing as accurate as possible. Needed are locations of: Hou...
septic tank, lift pump, drainfield, sources of contamination. * see note.

NORTH



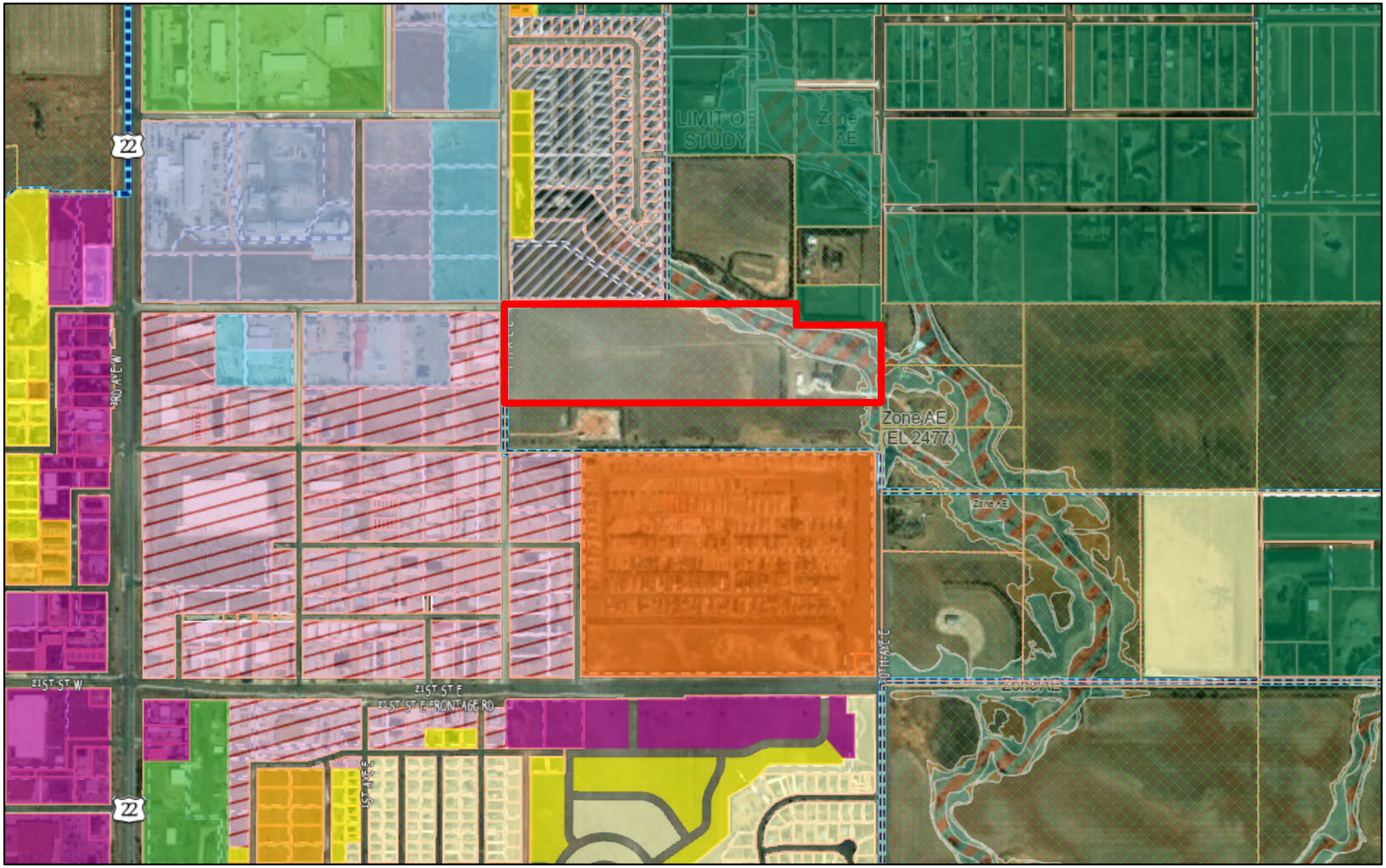
* Please note some of the minimum & maximum distances listed on the front.

The proposed sewer and/or water system is hereby approved and subject to an onsite inspection before covering.

(EHP signature)

Conditions:

City Zoning Map (ETZ)



6/29/2026

Street Markers 45k

22 Highway 22

Public Street Names 25K

Dickinson Zoning

Planned Unit Development - PUD

Community Commercial - CC

General Commercial - GC

Limited Commercial - LC

General Industrial - GI

Limited Industrial - LI

Low Density Residential - R1

Medium Density Residential - R2

High Density Residential - R3

Rural Residential - RR

Mobile Home - MH

Public - P

Agricultural - AG

Dickinson Tax Parcels

Stark Parcels

Platted Lot Lines

Easement Lines

Flood Hazard Boundaries

Limit Lines

SFHA / Flood Zone Boundary

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Municipal Boundary

Extra Territorial Boundary

World Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:16,900

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Dickinson Engineering Department, Engineering & Planning, Pictometry International, Eagleview, City of Dickinson, Vantor

Zowie Heights Addition Final Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: October 7, 2026
Re: FLP-008-2026 Zowie Heights Addition Final Major Subdivision

APPLICANT
Jason Tormaschy
2845 10th Avenue East
Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE
Nick Jensen
Western Edge Surveying, PLLC
1175 Lincoln Street
Dickinson ND 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

The applicant is requesting approval of the Zowie Heights Addition final major subdivision, being a portion of the SE ¼ of Section 27, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). According to the applicant, the purpose of this subdivision is to dedicate portions of the lot as right-of-way for 4th Avenue East and 10th Avenue East, as well as to establish a one 8.745-acre lot to the east that would continue to be utilized as a primary residence as well as three 10-acre lots to the west to be further subdivided by a future developer. The site is zoned Agricultural (AG). The site consists of +/- 40.01 acres.

Staff recommendation: Staff recommends **approval** of this final major subdivision contingent on the approval of the associated FLM-001-2026, REZ-005-2026, ANX-001-2026, and the associated development agreement.

DRAFT

LOCATION

The property is generally located to the east of 4th Avenue East and is currently legally described as a portion of the SE ¼ of Section 27, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ).

CURRENT ZONING	**AG**
FUTURE LAND USE MAP DESIGNATION	**RURAL RESERVE**
GROSS SITE ACREAGE	**+/- 40.01 acres**
LOTS PROPOSED	**4**

ADJACENT ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	PUD, AG	Residential planned unit development; undeveloped
East	AG, RR	Single-family residential; undeveloped
South	AG	Undeveloped; oil well
West	GC	Commercial

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Zowie Heights Addition Subdivision consists of four lots and involves the dedication of right-of-way along 4th Avenue East and 10th Avenue East. Therefore, the proposed subdivision does not meet the above requirements and is classified as a major subdivision.

The site is located in the Agricultural (AG) zoning district. The proposed subdivision divides the existing parcel into three 10-acre parcels (Lots 1-3, Block 1) to the west, and one 8.745-acre parcel to the east (Lot 4, Block 1). According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for the AG zoning district is 10 acres. The proposed Lot 4 of Block 1 does not meet the 10-acre lot size minimum. The property owner obtained a variance for Lot 4 at the October 12th, 2026 Board of Adjustment (BOA) meeting to permit the minimum lot size reduction.

The site is located in the Rural Reserve category of the future land use map (FLUM). The Rural Reserve category does not allow for lots to rezone into either the AG or Rural Residential (RR) zoning districts.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of FLP-008-2026 contingent on the approval of the associated FLM-001-2026, REZ-005-2026, ANX-001-2026, the associated development agreement, and the property owner obtaining a minimum lot size variance from the Board of Adjustment.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-008-2026: The Zowie Heights Addition Final Major Subdivision** *as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

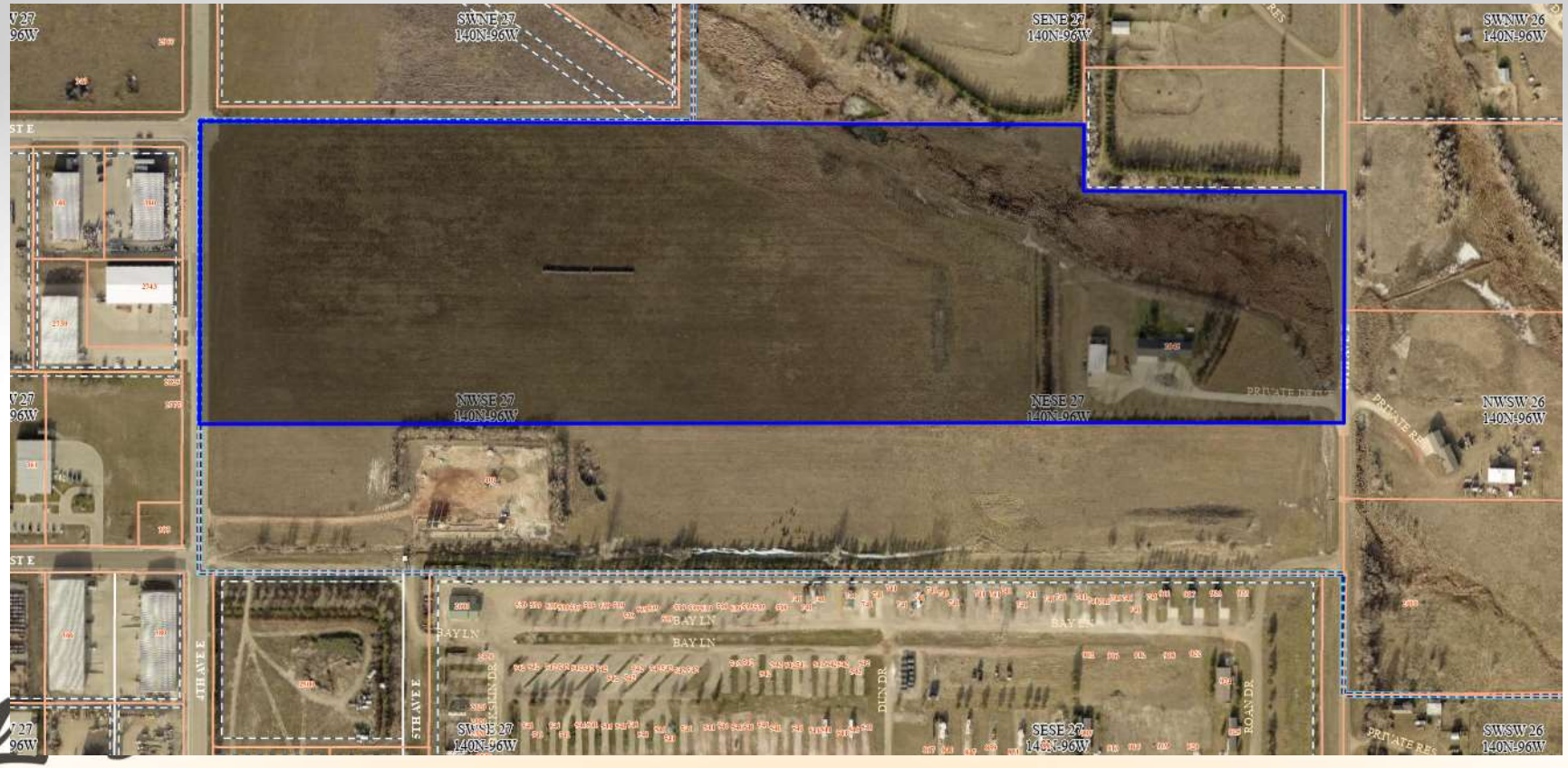
(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend Denial of **FLP-008-2026: The Zowie Heights Addition Final Major Subdivision** *as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*

ZOWIE HEIGHTS ADDITION FINAL MAJOR SUBDIVISION (FLP-008-2026)



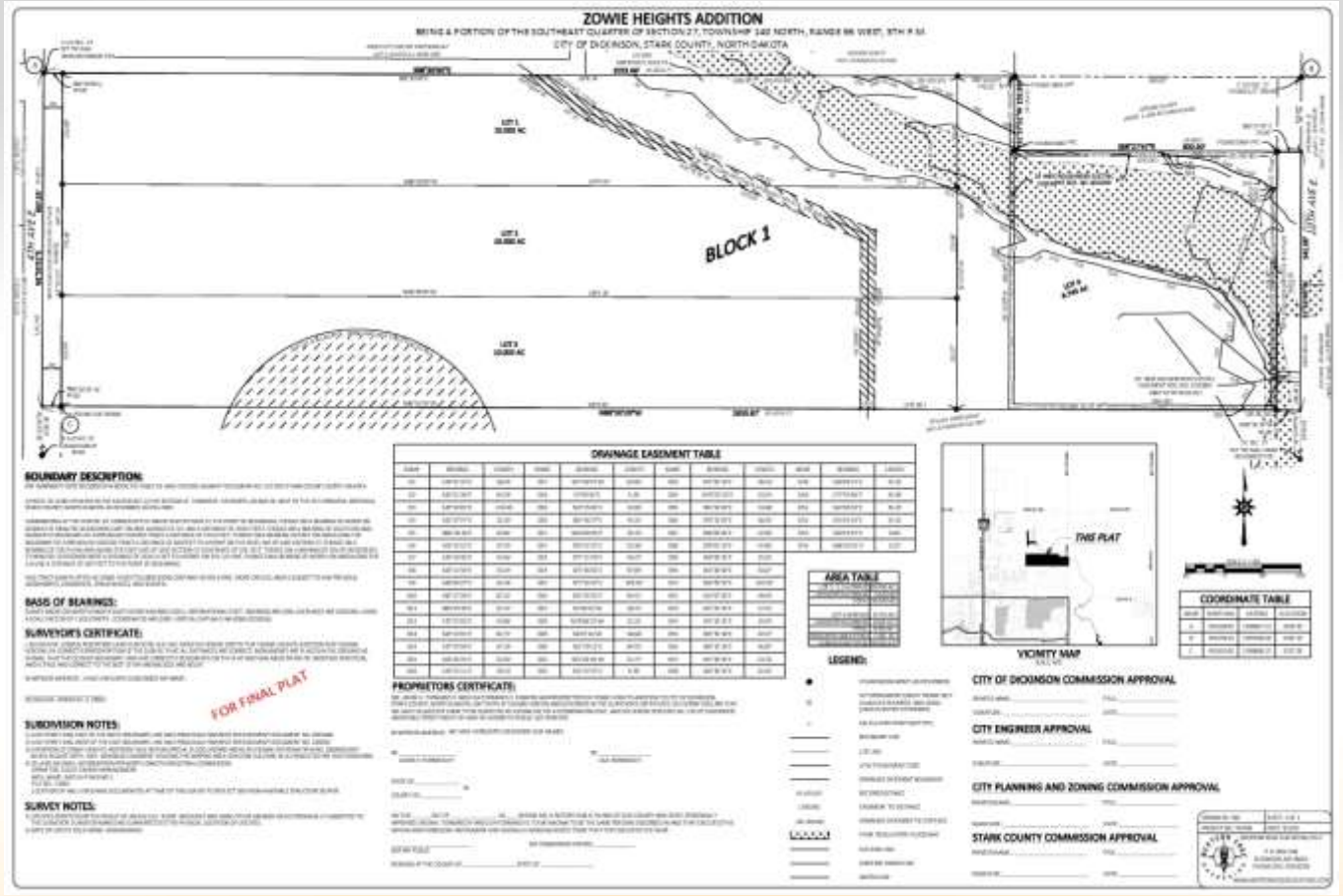
CITY OF Dickinson North Dakota

ZOWIE HEIGHTS ADDITION FINAL MAJOR SUBDIVISION (FLP-008-2026)



CITY OF Dickinson North Dakota

ZOWIE HEIGHTS ADDITION FINAL MAJOR SUBDIVISION (FLP-008-2026)



CITY OF Dickinson North Dakota

From: Jotform
To: Development Admin; Development Admin; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Development Admin; Natalie Birchak
Subject: Re: Unified Development Application
Date: Friday, August 28, 2026 1:52:24 PM

Unified Development Application

Have you met with Planning Staff regarding your application?	Yes
Please upload the letter or counseling form you received following your pre-application meeting:	2026-08-28 12-53.pdf
Type of Development	Special Use Permit
Name	Marta Munoz
Company	Bright Start LLC
Applicant Email	[redacted]
Applicant Phone #	[redacted]
Applicant Representative (if applicable)	Marta Munoz
Applicant Representative Company	N/A
Owner Name	Marta Munoz
Owner Address	[redacted]
Owner Email	[redacted]
Owner Phone #	[redacted]
Is the owner present to Sign	Yes
Signature	

Will this application require any other action to complete the development?	No

	1/4 Section	Township	Range
Description	N/A	Dickinson	N/A

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	52 & 53	2	Hillard & Manning

Property Address / General Project Location	832 3rd Ave West Dickinson ND
Total Square Footage or Acreage of Subject Property	1570 square feet. 12210 sqf.
Existing Future Land Use Map Category	Residential
Existing Zoning	R2 - Medium Density Residential
Existing Use	Residential Single Family
Overlay District Description	N/A
Special Use Permit for the following Use:	For a Group Day Care facility located at 832 3rd Ave West for 12 Children ages 0 -12 years.
Site Exhibit - Not Less than 1" = 20' Scale	2026-08-28 12-58.pdf
Transmittal Letter (Explanation of Request & Proposed Operations)	2026-08-28 12-55.pdf
Floor Plan if Accessory Dwelling Unit	2026-08-28 12-58 (1).pdf
Rezone Calc Multiplier	0
Minor Platting Multiplier	0
Prelim Platting Multiplier	0

Major Platting Multiplier	0
Application Calc	350
Deed for Property	2026-08-28 12-56.pdf
Application Fees	Applicable Fees 350.00 USD
	Total: $350.00
	Transaction ID: 831m3wvr
	Payment Information
	First Name: Marta
	Last Name: Munoz
	E-Mail [redacted]
Applicant Signature	
Date	08-28-2026

You can edit this submission and view all your submissions easily.

Attachments: Because the total size is more than **5MB** the uploads are not attached.

Transmittal Letter and Narrative

Special Use Permit Application – Bright Star Daycare

Date: August 27, 2026

To: Planning and Zoning Department / Special Use Permit Review Committee
Re: Special Use Permit Application for Group Daycare – 12 Children at 832 3rd Ave. W., Dickinson, ND
Applicant/Owner: Bright Star Daycare
Current Location: 990 3rd Ave W
Proposed Location: 832 3rd Ave. W., Dickinson, ND

Dear Planning and Zoning Department / Review Committee:

I am submitting this narrative in support of my application for a Special Use Permit to operate a Group Daycare serving up to 12 children, ages 0 through 12 years, at any one time, at 832 3rd Ave. W., Dickinson, ND.

I am the owner and operator of Bright Star Daycare, currently operating at 990 3rd Ave W. The purpose of this application is to expand our childcare services to the proposed location at 832 3rd Ave. W., Dickinson, ND, in order to meet the growing needs of families in our community. Bright Star Daycare currently has families on a waiting list who are ready and interested in enrolling their children. The requested expansion would allow us to provide additional childcare opportunities to these families while continuing to provide a safe, nurturing, and structured environment for the children in our care.

Proposed Operations and Activities

The proposed use at 832 3rd Ave. W., Dickinson, ND would be a group daycare with a maximum capacity of 12 children at any one time, ranging in age from infants through 12 years old. Our hours of operation will be M-F from 6:00 am to 6 pm. The daycare would provide supervised childcare and age-appropriate activities during the hours of operation, We expect to hire three more employes at the property.

Because we will be caring for children from birth through age 12 We will follow ND Daycare licensing requirements for staff-to-child ratios, group sizes, qualifications, safe sleep, background checks, food, transportation, medication and emergency procedures.

We plan to organize care by developmental age, while keeping the whole environment safe, structured, and flexible.

Daily activities may include:

● Supervised indoor play and learning activities;

● Age-appropriate educational and developmental activities;

● Arts, crafts, reading, and other quiet activities;

● Meals and snacks as appropriate to the children's schedules;

● Rest and nap periods for children who require them;

● Outdoor play and recreational activities; and

● Other developmentally appropriate activities designed to support children's social, emotional, physical, and cognitive development.

The daycare would operate in accordance with all applicable childcare licensing, health, safety, building, fire, and occupancy requirements.

Indoor and Outdoor Areas

The building and proposed daycare space at 832 3rd Ave. W., Dickinson, ND would be utilized in a manner appropriate for a maximum enrollment of 12 children at any one time. The indoor areas would provide sufficient space for childcare activities, meals, rest periods, and age-appropriate play.

Outdoor space would also be utilized for supervised recreational activities and outdoor play when weather and conditions permit. Outdoor activities would be conducted under appropriate supervision and in accordance with applicable safety requirements.

The proposed capacity of 12 children is intended to ensure that the daycare can provide adequate space, supervision, and a safe environment for all children in attendance.

Reason for the Special Use Permit

The primary reason for requesting the Special Use Permit for 832 3rd Ave. W., Dickinson, ND is to allow Bright Star Daycare to expand its existing childcare services and serve additional families who are currently seeking childcare. There is a demonstrated need for additional childcare availability, as families are already on a waiting list and ready to enroll.

The proposed expansion would allow Bright Star Daycare to respond to this need while maintaining a manageable group size and continuing to provide individualized attention and quality care.

The requested use is intended to be compatible with the surrounding area and will be operated responsibly, with consideration given to safety, cleanliness, traffic, noise, and the general welfare of neighboring properties.

Conclusion

Bright Star Daycare respectfully requests approval of the Special Use Permit to operate a Group Daycare for up to 12 children, ages 0 through 12 years, at any one time, at 832 3rd Ave. W., Dickinson, ND.

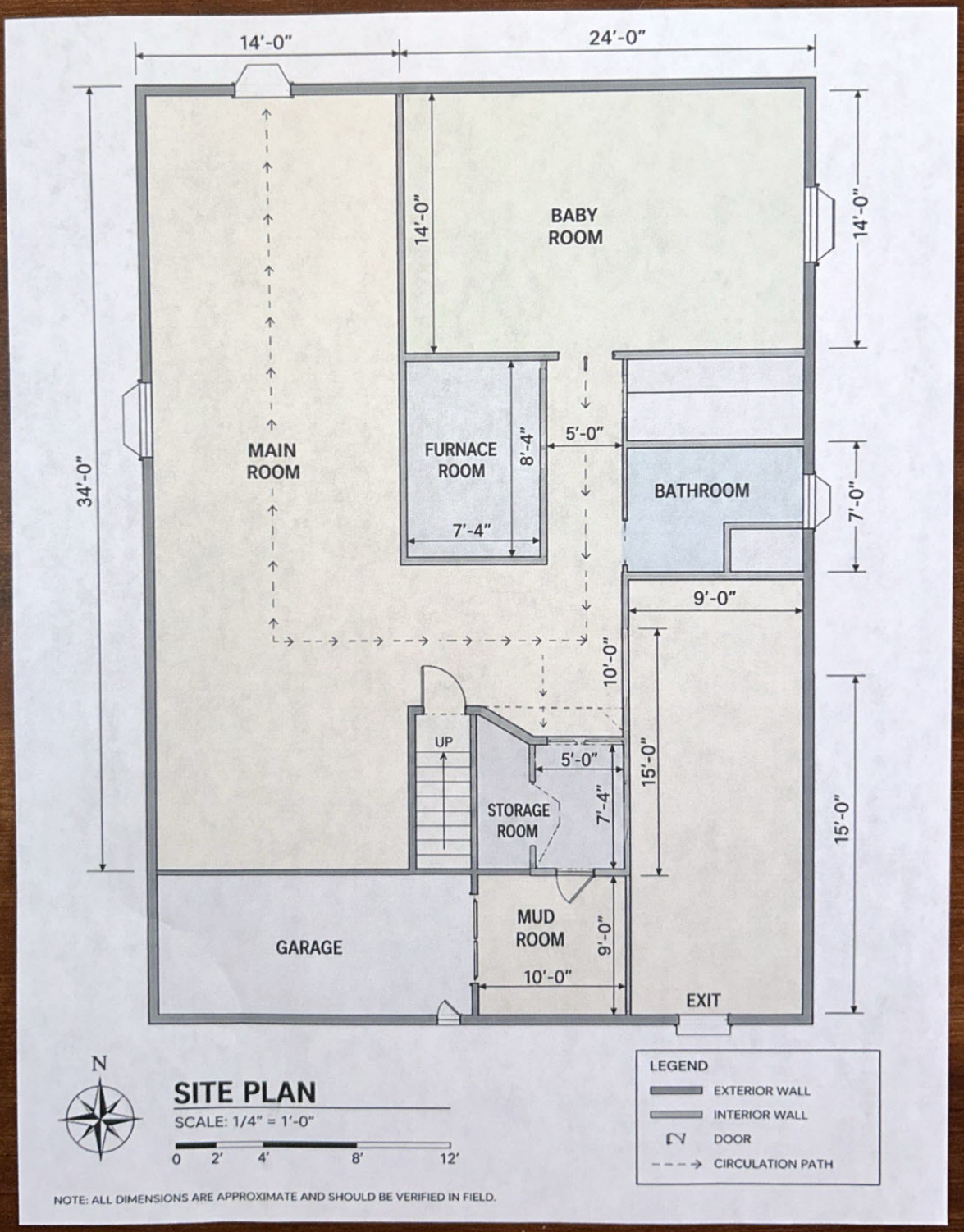
The proposed use would provide a valuable childcare service to local families, address an existing need for additional childcare availability, and allow families currently waiting for care to have an opportunity to enroll their children.

I am committed to operating Bright Star Daycare in a safe, professional, and responsible manner and to complying with all applicable regulations and conditions associated with the Special Use Permit.

Thank you for your consideration of this application. I respectfully request approval of the Special Use Permit for 832 3rd Ave. W., Dickinson, ND, so that Bright Star Daycare can continue serving families in our community and expand its services to meet the demonstrated demand for quality childcare.

Sincerely,

Owner/Operator
Bright Star Daycare
Current Location: 990 3rd Ave W
Proposed Location: 832 3rd Ave. W., Dickinson, ND


14'-0"
24'-0"
34'-0"
14'-0"
BABY ROOM
14'-0"
MAIN ROOM
FURNACE ROOM
8'-4"
5'-0"
7'-4"
BATHROOM
7'-0"
9'-0"
10'-0"
UP
5'-0"
15'-0"
STORAGE ROOM
7'-4"
15'-0"
GARAGE
MUD ROOM
9'-0"
10'-0"
EXIT
N
SITE PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8' 12'
LEGEND
EXTERIOR WALL
INTERIOR WALL
DOOR
CIRCULATION PATH
NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.

PARK AVE
3RD AVE W
3RD AVE W

Bright Start Daycare Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: October 14, 2026
Re: **SUP-004-2026 Bright Start Daycare Special Use Permit**

APPLICANT
Marta Munoz
Bright Start LLC
832 3rd Avenue W
Dickinson, ND, 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based group daycare business. The business would be located in a primary residence on a 12,210-square-foot parcel at 832 3rd Avenue W in the City of Dickinson. The property is zoned Medium Density Residential (R-2).

Staff Recommendation: Staff recommends approval of this special use permit subject to conditions.

LOCATION

The properties are located within the NW1/4 of the NW1/4 of Section 3, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as the North 92 feet of Lot 5, Block 2, South Dickinson Subdivision.

CURRENT ZONING	**R-2**
FUTURE LAND USE MAP DESIGNATION	**LOW DENSITY RESIDENTIAL**
GROSS SITE ACREAGE	**+/- 0.29**
LOTS PROPOSED	**N/A**

NEARBY ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	R-2	Single-family residential; multi-family residential
East	R-1	Single-family residential
South	R-2	Single-family residential; undeveloped
West	R-3; R-1	Multi-family residential; single-family residential

STAFF ANALYSIS

BACKGROUND

The applicant previously obtained a Special Use Permit (SUP) for a day care business at the subject property in September of 2021. However, operations of the business ceased in 2024. According to Section 62-55(g)(1) of the Dickinson Municipal Code, an SUP is voided if the operations do not occupy the property for two (2) years. The applicant is reapplying for a new SUP for the group day care use.

There is an existing single-family residence located at 832 3rd Avenue W. The applicant has indicated there will be no significant changes to the exterior of the residence, and it will continue to be residential in appearance. Hours of operation shall be limited to normal business hours of 6AM to 6PM Monday through Friday. Customers must utilize the alleyway for pick-up and drop-off to limit traffic impacts to 3rd Avenue W.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a R-2-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, group day care uses are allowed in R-2 zoning upon obtaining a Special Use Permit, which is subject to a public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to the first floor of the residence. Additionally, all outdoor play areas are screened with a six-foot privacy fence. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

The applicant has indicated they will have a tenant living on the property. This tenant shall be an employee of the daycare.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public comments regarding this proposal.

Staff Recommendation: City of Dickinson Community Development Staff recommends **approval** of SUP-004-2026 subject to the conditions listed below:

- Hours of operation shall be limited to 6:00 a.m. to 6:00 p.m. Mondays through Fridays.
- The maximum number of children shall be limited to 12 children at any one time.
- Any tenants living on the property shall be employees of the daycare.
- Operation of the group day care use shall be as described in this staff report as well as in the material found in Attachment A.
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
- Operation of the group day care use shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-004-2026: Bright Start Group Day Care Special Use Permit** *as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend denial of **SUP-004-2026: Bright Start Group Day Care Special Use Permit** *as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

BRIGHT START DAYCARE SPECIAL USE PERMIT (SUP-004-2026)



CITY OF Dickinson North Dakota

From: Jotform
To: Development Admin; Development Admin; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Development Admin; Natalie Birchak
Subject: Re: Unified Development Application
Date: Friday, September 4, 2026 10:09:27 AM

Unified Development Application

Have you met with Planning Staff regarding your application?	Yes
Please upload the letter or counseling form you received following your pre-application meeting:	Henriquez Pre-Application Letter.pdf
Type of Development	Special Use Permit
Name	Lori Henriquez
Applicant Email	[redacted]
Applicant Phone #	[redacted]
Owner Name	Lori Henriquez
Owner Address	[redacted]
Owner Email	[redacted]
Owner Phone #	[redacted]
Is the owner present to Sign	Yes
Signature	
Will this application require any other action to complete the development?	Yes

	1/4 Section	Township	Range

Description	10	139 North	96 West

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	5	2	N92

Property Address / General Project Location: 14 2nd Ave SE
Dickinson, ND 58601

Total Square Footage or Acreage of Subject Property: 2200

Existing Future Land Use Map Category: Residential

Existing Zoning: R2 - Medium Density Residential

Existing Use: Residential Single Family

Overlay District Description: N/A

Special Use Permit for the following Use: Make, Store, And Distribute Fresh Salsa.

Site Exhibit - Not Less than 1" = 20' Scale: E3C34520-559D-41FD-A6E2-48A1E6952F6F.jpeg

Transmittal Letter (Explanation of Request & Proposed Operations): FRESH FIRE SALSA.docx

Rezone Calc Multiplier: 0

Minor Platting Multiplier: 0

Prelim Platting Multiplier: 0

Major Platting Multiplier: 0

Application Calc: 350

Deed for Property: CCF8B080-0D84-4471-8478-76EE47097FFD.jpeg
6C2E55E8-9074-4A78-A7CA-E78AA0287EC5.jpeg
52B587DE-2029-434C-A2AE-4E5D8657D373.jpeg

Application Fees

Applicable Fees	350.00 USD
Total:	$350.00

Transaction ID: b5p6xqzj

Payment Information

First Name: Lori
Last Name: Henriquez
E-Mail [redacted]

Applicant Signature

Date 09-04-2026

You can edit this submission and view all your submissions easily.

Attachments: Because the total size is more than **5MB** the uploads are not attached.



FRESH FIRE SALSA

Lori Henriquez. - 14 2nd Ave SE, Dickinson, ND 58601. - 701-300-4987

REQUEST FOR SPECIAL USE PERMIT (SUP)

To the City of Dickinson Staff:

I am requesting to operate a commercialized kitchen out of my existing operational second kitchen located in my basement. I will make changes as needed to obtain a commercial food license for this product. It will be for making, storing, and selling fresh salsa. This will be a small home-based business intended to sell my homemade salsa recipe at local grocery stores. Over the last several years I have made and sold this salsa to friends and family. This summer I have also sold at the local Dickinson famer's market. It has been a great success and this is why I would like to begin expanding my small business.

OPERATION

INGREDIENTS AND PROCESSING FOR SALSA

- Canned Tomatoes
- Fresh Cilantro
- Fresh Jalapenos
- Fresh Habaneros
- Fresh onions
- Salt
- White Vinegar

All of the ingredients I use are fresh or ready to use. There is no cooking process needed. First, I peel, wash, and cut the vegetables and herbs. Then I open the cans or tomatoes, and next I put all necessary ingredients in a food processor and blend. When it is blended to my desired consistency, I taste for acid, salt, and heat content. Depending on the heat level of the batch, I distribute to plastic deli containers and label as necessary. I, then put

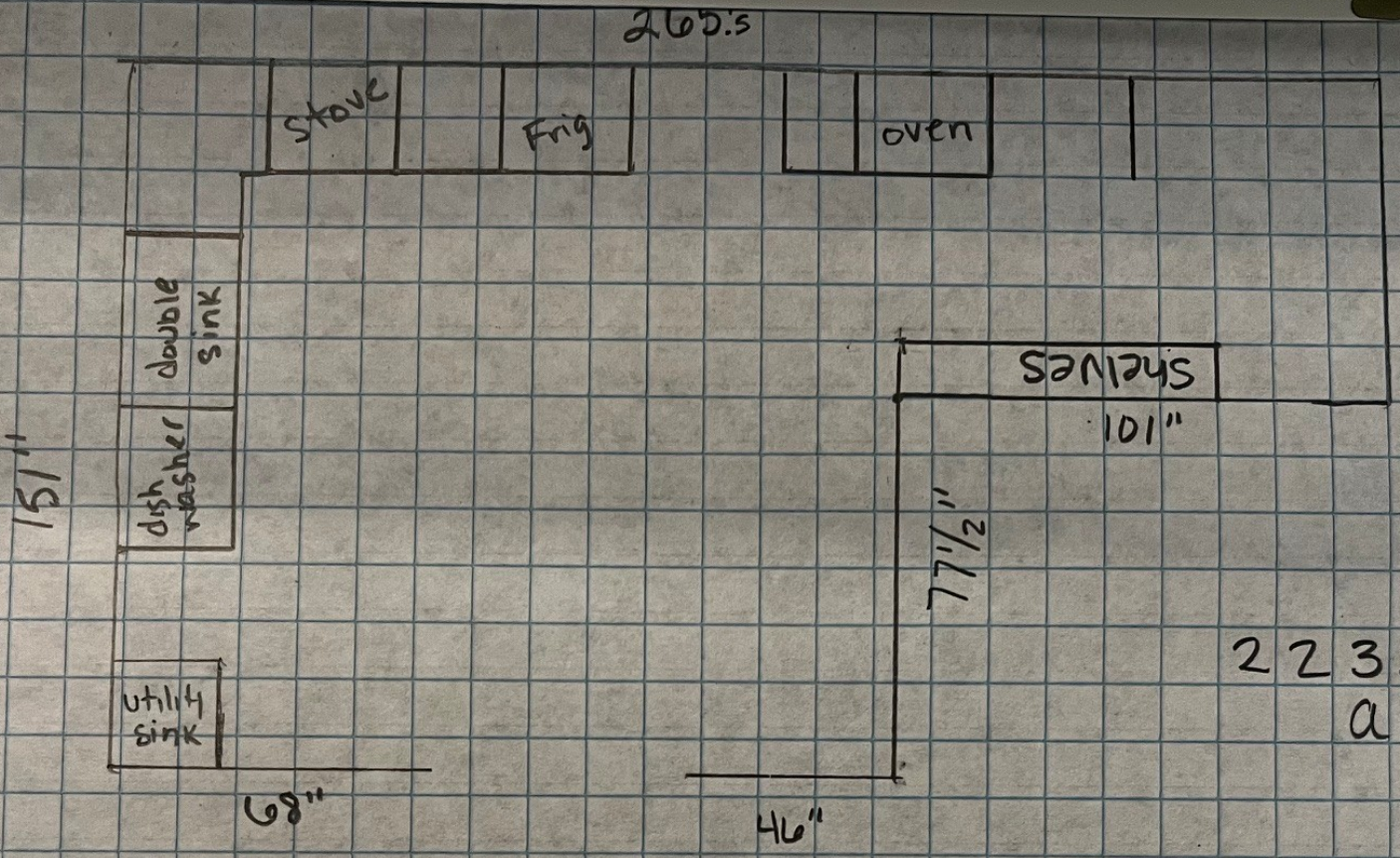
them in the refrigerator to cool. When I transport the salsa, I use coolers with ice to keep them in a temperature zone.

SCOPE AND ZONING REQUIREMENTS

Where I live, there are two bars, and two restaurants, a railroad, a baseball field, a church, and several industrial type businesses that are in very close proximity. On East Broadway Street, where my driveway is attached to, there is already a pretty high volume of traffic, including semi-truck deliveries. With that being said, we still do maintain a quiet and peaceful neighborhood. I do not intend to cause any sort of noise, traffic, or parking issues, nor do I plan to have consistent foot traffic in and out of my house. I do plan to have a delivery truck once a week, make the salsa, and provide delivery to local grocery stores as needed. Operational hours will not be outside of normal business hours.

All utilities and sewage are currently up to date and functional in the kitchen. I am presuming that I will need to add a three-compartment sink to the kitchen. Curb stop for water control is located on the Northeast corner of the property where East Broadway streets meets 2nd Ave SE. Water use for this business will not exceed the limitations of the current water flow. I may need to purchase another garbage receptacle, but sewer usage will also not exceed current limitations for flow.

Square footage of the house is 2200 square feet. The Calculated square footage of the basement kitchen is 223.9 square feet. That is just over 10% of the structure. See drawing for details.



223.9 ft²
area

Basement Kitchen in 14 2nd Ave SE
Dickinson, ND 58601

Fresh Fire Salsa Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: October 14, 2026
Re: **SUP-005-2026 Fresh Fire Salsa Special Use Permit**

APPLICANT
Lori Henriquez
Fresh Fire Salsa
14 2nd Avenue SE
Dickinson, ND, 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based salsa making and storage business. The business would be located in a commercialized kitchen of a primary residence on a 5,520-square-foot parcel at 14 2nd Avenue SE in the City of Dickinson. The property is zoned Medium Density Residential (R-2).

Staff Recommendation: Staff recommends approval of this Special Use Permit subject to conditions.

LOCATION

The properties are located within the NW1/4 of the NW1/4 of Section 10, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as the North 92 feet of Lot 5, Block 2, South Dickinson Subdivision.

CURRENT ZONING	**R-2**
FUTURE LAND USE MAP DESIGNATION	**LOW DENSITY RESIDENTIAL**
GROSS SITE ACREAGE	**+/- 0.13**
LOTS PROPOSED	**N/A**

NEARBY ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	GC	Commercial
East	R-2	Single-family residential; undeveloped; religious assembly
South	R-2	Single-family residential; undeveloped
West	R-2; GC	Single-family residential; commercial

STAFF ANALYSIS

BACKGROUND

There is an existing single-family residence located at 14 2nd Avenue SE. The applicant has indicated there will be no significant changes to the exterior of the residence, and it will continue to be residential in appearance. Hours of operation shall be limited to normal business hours of 8AM to 5PM Monday through Sunday. Customers will not be picking up products at the property. Supplies will be delivered to the property once a week.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a R-2-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, home-based business/home occupations are allowed in R-2 zoning upon obtaining a Special Use Permit, which is subject to a public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to a roughly 223.9-square-foot basement kitchen. This 223.9-square-foot section of the house is less than 30 percent of the building's 2,200-square-foot total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public comments regarding this proposal.

Staff Recommendation: City of Dickinson Community Development Staff recommends **approval** of SUP-005-2026 subject to the conditions listed below:

- Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Sundays.
- Supply deliveries to the property shall be limited to once a week.
- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
- Operation of the home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-005-2026: Fresh Fire Salsa Special Use Permit** *as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend denial of **SUP-005-2026: Fresh Fire Salsa Special Use Permit** *as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

FRESH FIRE SALSA SPECIAL USE PERMIT (SUP-005-2026)



CITY OF Dickinson North Dakota