

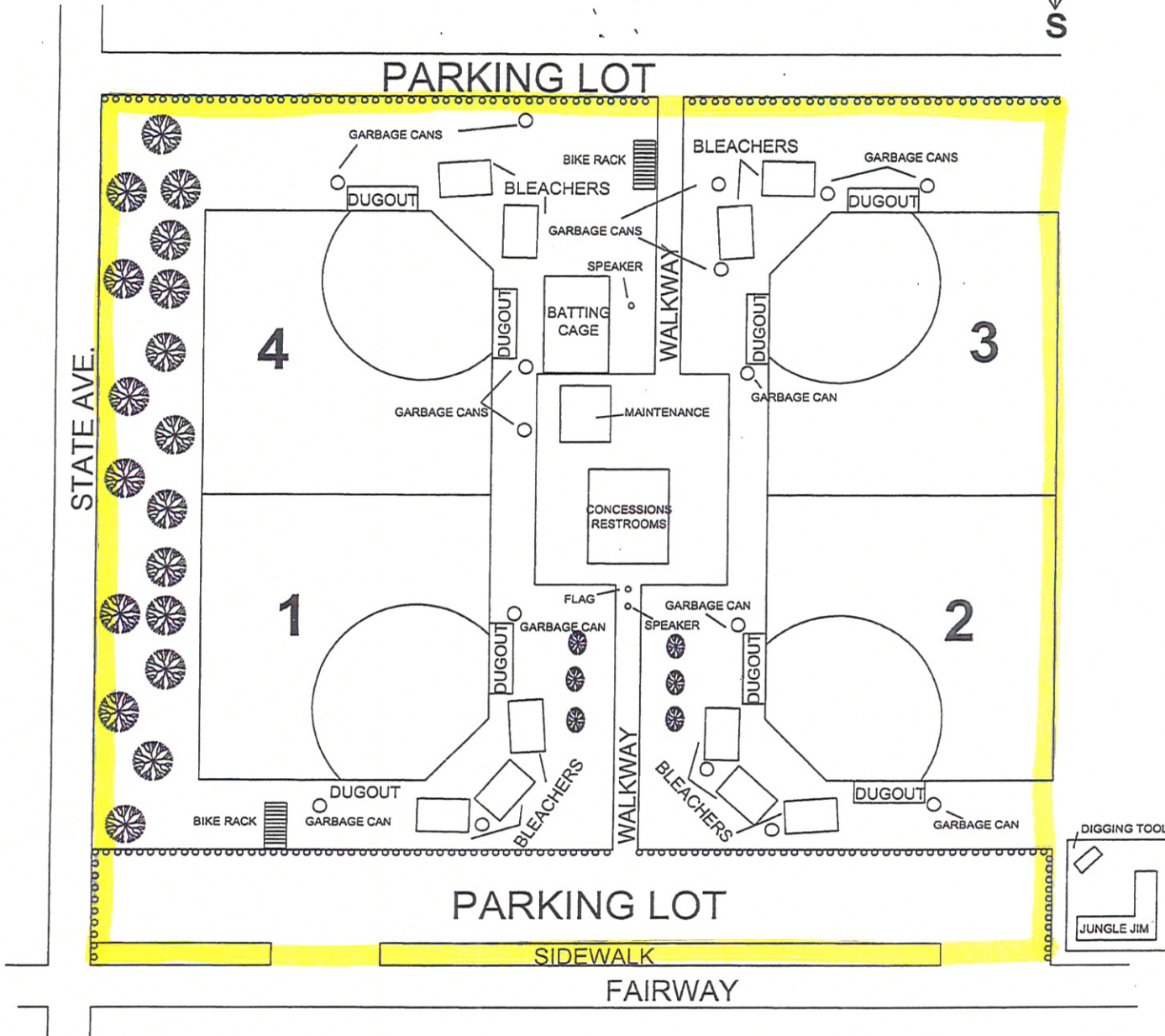
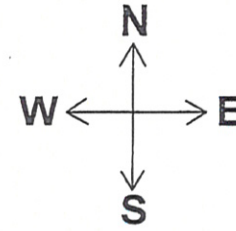
**Dickinson Parks and Recreation / Dickinson Public Schools**  
**Middle School Land Proposal**

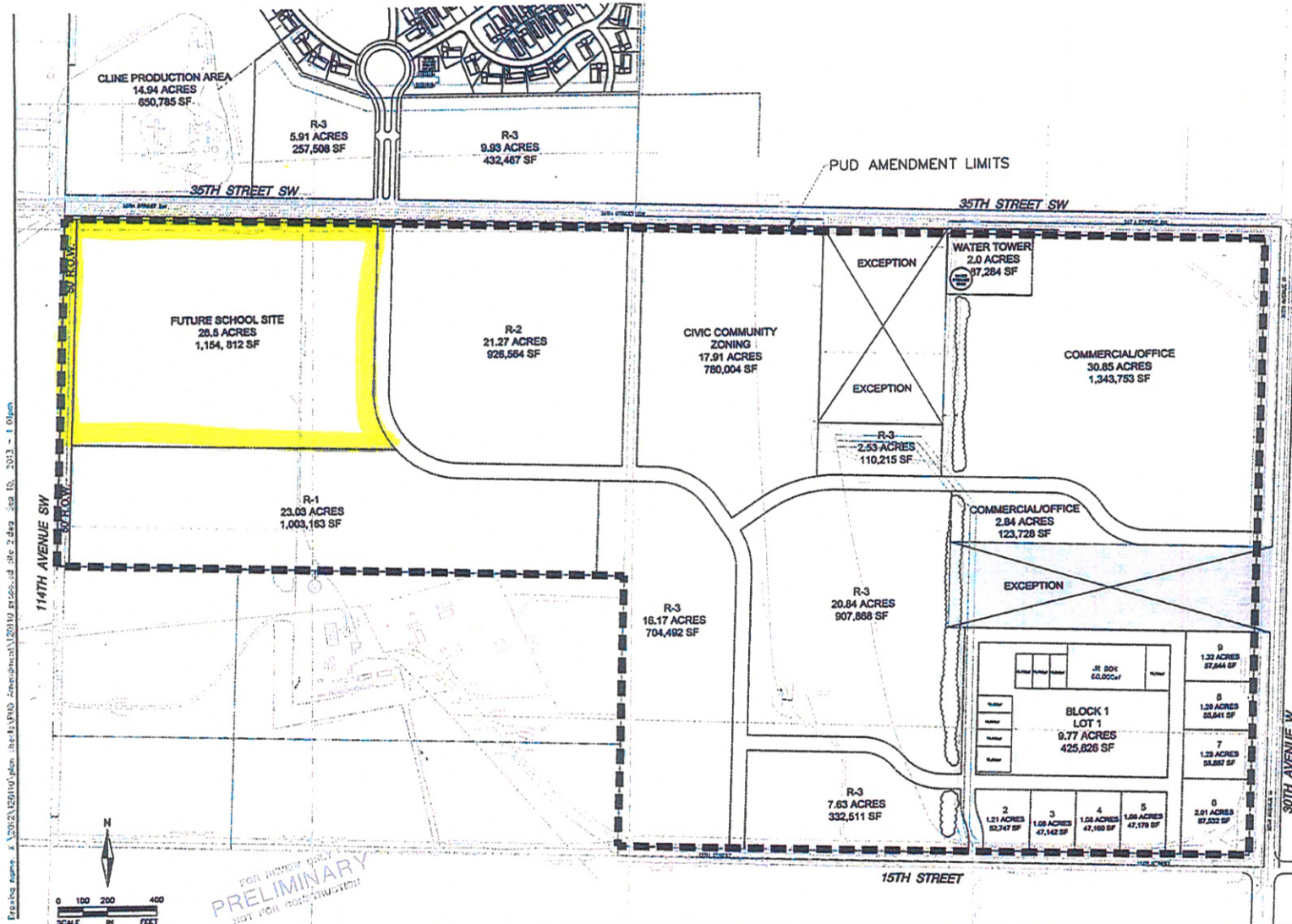
Dickinson Parks and Recreation will secure the deed from Pinecrest Commons for 26.5 acres in the desired location within Pinecrest/Westwood Court. In return, Dickinson Public Schools will allow Dickinson Parks and Recreation to construct a neighborhood park at the middle school site, deed the North Complex to Dickinson Parks and Recreation, and financially compensate for the remaining lost Park Impact fees.

<b>Value of Park Impact Fees</b>	
26.5 acres = \$26,792/acre .....	\$710,000
 <b>Deduct value of park @ middle school</b>	
1.5 acres @ \$26,792 .....	\$40,188
 <b>Deduct value of North Complex Deed</b>	
7.2 acres @ \$26,792 .....	\$192,902
 <b>Remaining Lost Park Impact Fee .....</b>	<b>\$476,910</b>
Payable to Dickinson Parks & Recreation	

Once a general consensus is reached, the Park District will have our legal counsel draft a formal agreement.

# NORTH SOFTBALL COMPLEX





**LEGEND:**  
 - - - - - EASEMENT LINE  
 - - - - - BUILDING SETBACK  
 - - - - - PROPERTY LINE  
 - - - - - LOT LINE  
 - - - - - R.O.W.  
 [Hatched Box] EXISTING TREES TO REMAIN

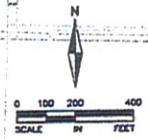
**LAND USE:**  
 CURRENT LAND USE = COMMERCIAL, RESIDENTIAL, PUBLIC/CIVIC  
 \*FOR COMPREHENSIVE PLAN  
 PROPOSED LAND USE = COMMERCIAL, RESIDENTIAL, PUBLIC/CIVIC  
 CURRENT ZONING = AG  
 PROPOSED ZONING = PUD

**NOTES:**  
 1. PROPOSED SETBACKS (BUILDING, PARKING, ETC.) SHALL MEET REQUIREMENTS OF CITY OF GORHAM BUILDING ORDINANCE UNLESS OTHERWISE NOTED DIFFERENTLY IN THE FOLLOWING LOT DETAILS.

**SITE PLAN DATA**

PUD AMENDMENT LIMITS AREA	208.81 ACRES
PUD AMENDMENT ROAD ROW	15.14 ACRES
PUD AMENDMENT NET AREA	193.67 ACRES
TOTAL DWELLING AREAS	91.47 ACRES
R3 APARTMENTS/FAMILY FAMILY	47.17 ACRES 350 UNITS
R2 TOWNHOMES/TOWNHOMES	21.29 ACRES
R1 SINGLE FAMILY	23.03 ACRES
SCHOOL SITE	26.50 ACRES
CIVIC COMMUNITY SITE	17.91 ACRES
COMMERCIAL/OFFICE AREA	53.80 ACRES
WATER TOWER	2.00 ACRES

Drawing Name: A:\2024\250110\plan\_250110\_PUD\_Submittal\250110\_PUD\_Submittal.dwg Date: 2/25/25 10:30:11 AM 2025 - 1.00mm



FOR ARCHITECT ONLY  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**ALLIANT ENGINEERING, INC.**  
 233 PARK AVE. SOUTH, SUITE 200  
 MINNEAPOLIS, MN 55416  
 PHONE: 612 769-9090  
 FAX: 612 769-9090

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.  
 JON GARDNER  
 DATE: \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

**PROJECT TEAM**  
 DESIGNER: JMG  
 DRAWN: JMG  
 PROJECT NO: 250110  
**QA/QC REVIEW**  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE	ISSUE	DATE	ISSUE
1-24-25	CITY SUBMITTAL		
2-24-25	CITY ACTION COMMENTS		
4-10-25	PUD AMENDMENT		

**PINECREST**  
 PUD AMENDMENT SUBMITTAL  
 PROPOSED SITE PLAN