



BURLEIGH COUNTY HIGHWAY DEPARTMENT

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Request for County Board Action

DATE: July 21, 2025

TO: Mark Splonskowski
County Auditor

FROM: Marcus J. Hall
County Engineer

RE: Northridge Estates Subdivision

Please place the following item on the next Burleigh County Board agenda.

ACTION REQUESTED:

Declare a Resolution of Necessity for the Northridge Estates Subdivision special assessment district (SAD) and call for a Public Hearing.

BACKGROUND:

Hay Creek Township has requested that the Burleigh County Board create a special assessment district in Northridge Estates Subdivision to perform pavement patching and a micro surfacing application to the existing paved roadways. (approximately 3.77 miles). North Dakota Century Code allows the local unit of government to establish a special assessment district without a petition from the local residents.

We have included an Engineering Report stating the general nature, purpose, feasibility and estimate of probable cost for the Northridge Estates Subdivision special assessment district (SAD). Hay Creek Township has decided to allocate \$127,000 from their general fund to reduce to total cost of the project. The Commission should review and accept the report, and declare a Resolution of Necessity for the SAD and call for a public hearing.

RECOMMENDATION:

It is recommended that the Burleigh County Board adopt the attached proposed resolution.

PROPOSED RESOLUTION:

THEREFORE, BE IT RESOLVED: That the County accepts the Engineering Report and declares a Resolution of Necessity for the Northridge Estates Subdivision special assessment district (SAD) and to authorize the call for a Public Hearing on August 18, 2025.



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Engineering Report Northridge Estates Subdivision

Hay Creek Township has asked the Burleigh County Highway Department to review the suitability of a Patching and Micro surfacing project in Northridge Estates subdivisions. (See attached map for location)

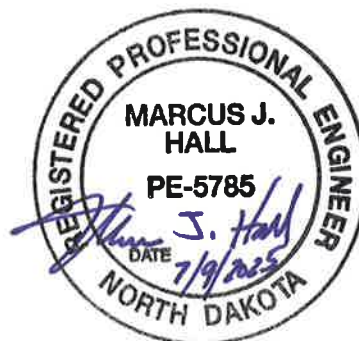
Existing Condition: Northridge Estates Subdivisions (First, and Second) contain 116 benefitted lots and has approximately 19,906 ft (3.77 miles) of paved roadway that varies between 23 and 24 feet wide. The roadway pavement is in fair to good condition however will require some patching before the micro surfacing is applied.

Proposal: The Patching and Micro surfacing project will include the following roadways: Ridgeland Loop from North Washington Street to Ridgeland Drive. Ridgeland Drive from Highway 1804 to 84th Avenue NE. Crestland Place from Ridgeland Drive to and including the cul-de-sac on the east edge of Northridge Estates Subdivision. Highridge Drive from Ridgeland Drive to the east edge of Northridge Estates Subdivision. 79th Avenue NE from Ridgeland Drive to the east edge of Northridge Estates Subdivision. Parkridge Lane from Northwood Drive to and including the cul-de-sac on the east edge of Northridge Estates Subdivision. Northwood Drive from Ridgeland Loop to 84th Avenue NE. Crestridge Lane from the west edge of Northridge Estates Subdivision to Ridgeland Drive. Northwood Place from Northwood Drive to and including the cul-de-sac by Block 5, Lots 4 & 5 in Northridge Estates Second subdivision. All work will take place in 2026 and meet Burleigh County Subdivision standards.

Cost Estimate: The total construction cost of this project is estimated at \$668,533.91. Hay Creek Township has agreed to allocate \$127,000 to this project, therefore the total cost to the residents is estimated at \$540,933.91 (\$4,663 per lot).

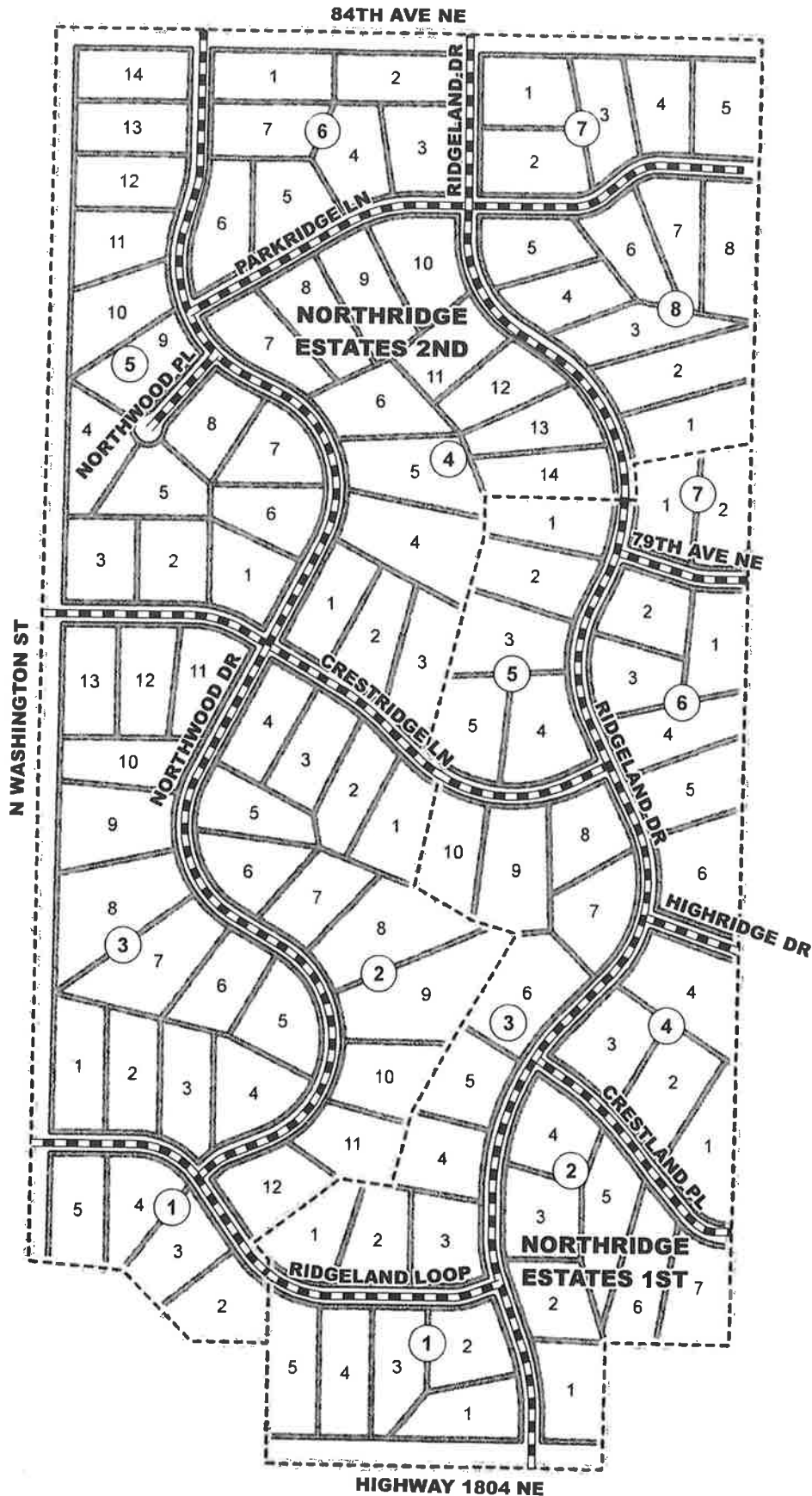
Marcus J. Hall P.E.
Burleigh County Highway Engineer

Attachments:
Map of benefitted properties



BURLEIGH COUNTY, NORTH DAKOTA BENEFITED PROPERTIES

N
05/21/2025



 BENEFITED PROPERTIES  PARTICIPATING ROADWAY
 SUBDIVISION BOUNDARY  LOT BOUNDARY