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

Subject: Major Plat Preliminary 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 is requesting a variance through the Board of Adjustment for the lot area requirement.

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