



Western Edge Surveying, PLLC
1175 Lincoln Street
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

Date: April 2nd, 2025

Subject: Major Plat Preliminary Application – Jolliffe Acres Subdivision

Attached to the application form you will find the following Major Plat documents for Jolliffe Acres Subdivision being submitted for consideration:

- Pre-submittal Meeting Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Preliminary Plat Drawing
- Preliminary Plat Drawing – With image, showing current land usage.
- City Parcel Map (ETZ Zone)
- City Utility Map (ETZ Zone)
- City Zoning Map (ETZ Zone)
- FEMA Floodplain Map

PROJECT SCOPE:

The applicant is submitting this Major Subdivision Plat as a replat of Greenvale 3rd Subdivision. This has been reconfigured to contain one block, with four lots. Additionally, the applicant proposes to vacate the previously platted public Right-of-Way, replacing it with a private easement (as depicted on the plat) to maintain access to all lots along the main North-South corridor. The 12' wide east-west utility easements are also requested to be vacated. A minor adjustment to the road alignment is proposed at the northern end to facilitate construction and reduce encroachment into lower elevations of the FEMA SFHA Zone 'A'.

ZONING AND FUTURE LAND USE MAP (FLUM) CHANGE REQUEST:

The subject property is currently zoned Rural Residential and designated on the Future Land Use Map for future residential zoning. The applicant requests rezoning to Agriculture and a corresponding FLUM amendment to Agriculture to align with its intended agricultural use and potential tax benefits. The property's current condition, characterized by significant drainage features, supports this shift, as agricultural use may better accommodate its natural state than future residential development. To meet Agricultural zoning standards, the lots have been reconfigured to five acres or greater, as reflected in the accompanying Major Subdivision Replat. We acknowledge city staff's recommendation against these changes and the Planning and Zoning Commissions' likely hesitation, given planned residential growth; however, the applicant believes

this rezoning supports the property's rural character and long-term viability. We welcome feedback to address concerns during the review process.

UTILITY INFORMATION:

A One-Call was placed and the following utilities responded:

Company name	Status
BRIDGER PIPELINE LLC	Clear/No conflict
CONSOLIDATED TELECOM	Marked (Marked fiber line & services)
CTLQL-CENTURYLINK	Clear/No conflict
MONTANA DAKOTA UTILITIES	Clear/No conflict
ROUGH RIDER ELECTRIC COOP, INC.	Survey Request Completed (As-built drawings, sketches and/or utility maps provided)
SOUTHWEST PIPELINE PROJECT	Survey Request Completed (As-built drawings, sketches and/or utility maps provided) (sent shape file DW3/10/25)

Southwest Water and Consolidated Telecom utilities are marked on the preliminary plat based on the information provided. Roughrider Electric supplied a separate map. These utilities appear to follow existing corridors along the east and north sides of the plat. Older telephone boxes observed on the east and west sides are presumed to be CenturyLink lines (cleared by CTLQL); however, their routes within the subdivision require further investigation. Southwest Water has an existing meter installed on-site, as noted on the plat.

FLOOD/DRAINAGE EASEMENT INFORMATION:

The FEMA SFHA Zone 'A' is outlined on the plat, along with a proposed drainage easement. The drainage easement follows the high bank through the subdivision to manage stormwater flow effectively.

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