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To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

Date: May 29th, 2025

Subject: Major Plat Final 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)
- Final Plat Drawing
- 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. The petition to vacate the utilities as indicated on the plat was turned into the City. 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'. *No changes have occurred from the preliminary hearing to final plat application.*

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