



COMMUNITY DEVELOPMENT DEPARTMENT

DATE: March 19, 2020
FROM: Ben Ehreth, AICP, Community Development Director
ITEM: Apple Meadows Third Subdivision Request for Continuation of Public Hearing

REQUEST

Staff is requesting a continuation of the public hearing for the zoning change from A – Agricultural to RR – Residential zoning district and major subdivision from the March 24, 2020 City Commission agenda to the next regularly scheduled meeting of the City Commission to be determined.

Please place this item on the next regularly scheduled City Commission meeting.

BACKGROUND INFORMATION

The public hearing has initially been scheduled for the regularly scheduled meeting of the City Commission on March 24, 2020. This item did receive public testimony from at least one member of the public at the Bismarck Planning and Zoning Commission public hearing. Given federal and state recommendations related to limiting gatherings of 10 or more individuals it is possible that one or multiple members of the public may wish to attend and provide testimony at the March 24, 2020 meeting. We are requesting this continuation to limit potential exposure of COVID-19, to the extent possible, consistent with federal and state guidance.

RECOMMENDED CITY COMMISSION ACTION

Continue the public hearing for this item until the next regularly scheduled meeting of the Bismarck Board of Commissioners at a date to be determined.

STAFF CONTACT INFORMATION

Ben Ehreth, AICP, Community Development Director | 355-1842 | behreth@bismarcknd.gov

ORDINANCE NO. 6413

<i>Introduced by</i>	_____
<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE 1986 CODE OF ORDINANCES, OF THE CITY OF BISMARCK, NORTH DAKOTA, AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the A-Agricultural zoning district and included in the RR-Residential zoning district:

Lots 1-14, Block 1 and Lots 1-14, Block 2, Apple Meadows Third Subdivision.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

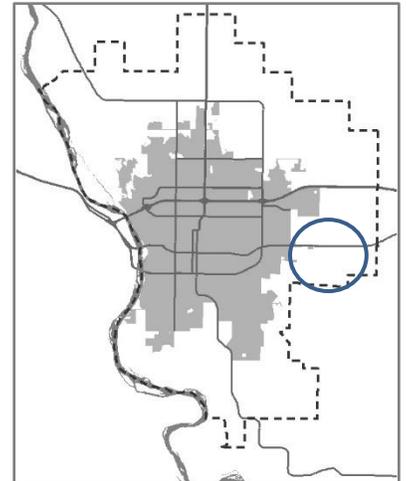
February 26, 2020

Application for: Zoning Change
Major Subdivision Final Plat

TRAKiT Project ID: ZC2019-009
FPLT2020-003

Project Summary

Title:	Apple Meadows Third Subdivision
Status:	Planning & Zoning Commission – Public Hearing
Owner(s):	Sattler Family, LLLP
Project Contact:	Landon Niemiller, Swenson, Hagen & Co.
Location:	East of Bismarck, south of County Highway 10 between 4th Avenue SE and Apple Creek Road, along the east side of 80th Street SE (part of the SW¼ of Section 4, T138N-R79W/ Apple Creek Township)
Project Size:	103.1 acres
Request:	Plat and zone property for rural residential development



Site Information

Existing Conditions		Proposed Conditions	
Number of Lots:	1 parcel	Number of Lots:	28 lots in 2 blocks
Land Use:	Agriculture	Land Use:	Rural Residential
Designated GMP	Conventional Rural Residential	Designated GMP	Conventional Rural Residential
Future Land Use:	Conservation	Future Land Use:	Conservation
Zoning:	A – Agricultural	Zoning:	RR – Residential
Uses Allowed:	A – Agriculture	Uses Allowed:	RR – Large lot single-family residential and limited agriculture
Max Density Allowed:	A – 1 unit / 40 acres	Max Density Allowed:	RR – 1 unit per 65,000 square feet

Property History

Zoned:	N/A	Platted:	N/A	Annexed:	N/A
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Staff Analysis

Sattler Family, LLLP is requesting approval of a zoning change from the A – Agriculture zoning district to the RR

– Residential zoning district and a major subdivision final plat for Apple Meadows Third Subdivision.

(continued)

The Planning and Zoning Commission at their meeting of December 19, 2019 tentatively approved the proposed plat and called for a public hearing on the proposed zoning change.

Adjacent uses include rural residential to the north across 4th Avenue SE, to the west across 80th Street SE, and to the south, and agriculturally-zoned residential uses to the east.

Future Land Use Plan

The Future Land Use Plan in the 2014 Growth Management Plan, as amended, identifies the majority of the area in the proposed plat as Rural Residential (RR) and a smaller area in the southeastern portion of the plat identified as Conservation (C).

The Rural Residential land use designation allows for single-family residential uses and calls for densities of less than one unit per acre. The Conservation land use designation allows for areas such as streams, greenways, and wetlands maintained as permanent open space. This conservation area is also located within the Special Flood Hazard Area (SFHA) or 100-year floodplain. The proposed zoning change conforms to the Future Land Use Plan.

Fringe Area Road Master Plan

The 2014 Fringe Area Road Master Plan identifies 80th Street SE along the west side of the proposed plat as an arterial roadway and 4th Avenue SE, along the north side of the proposed plat as a collector roadway. Eighty feet of right-of-way is proposed to be dedicated for 4th Avenue SE and 4th Avenue SE is proposed to be paved in accordance with Burleigh County standards from 80th Street SE to the eastern portion of the intersection of 4th Avenue SE and Fuji Drive, the north-south roadway in the proposed plat. The proposed plat conforms to the Fringe Area Road Master Plan.

Required Findings of Fact (relating to land use)

Zoning Change

1. The proposed zoning change generally conforms to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;

2. The proposed zoning change is compatible with adjacent land uses and zoning;
3. The City of Bismarck and/or other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the new zoning classification at the time the property is developed;
4. The Apple Creek Township Board of Supervisors has received notification of the proposed zoning change; however, they have not yet made a recommendation for the proposed zoning change;
5. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map;
6. The zoning change is in the public interest and is not solely for the benefit of a single property owner;
7. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
8. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
9. The proposed zoning change would not adversely affect the public health, safety, and general welfare.

Final Plat

1. All technical requirements for approval of a final plat have been met;
2. The final plat generally conforms to the preliminary plat for the proposed subdivision that was tentatively approved by the Planning and Zoning Commission;
3. The proposed subdivision generally conforms to the 2014 Fringe Area Road Master Plan, as amended;
4. The City Engineer has conditionally approved the Post-Construction Stormwater Management Permit (PCSMP) with written concurrence from the County Engineer;

(continued)

5. The provision of neighborhood parks and open space is not needed because the proposed final plat is not an urban subdivision with residential zoning districts;
6. The Apple Creek Township Board of Supervisors has received notification of the proposed final plat; however, they have not yet made a recommendation for the proposed final plat;
7. The proposed subdivision plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision.
8. The City of Bismarck and/or other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed subdivision at the time the property is developed;
9. Portions of the proposed subdivision is located within the Special Flood Hazard Area (SFHA), also known as the 100-year floodplain. However, the subdivision is proposed to be developed according to existing ordinance requirements pertaining to development in the floodplain and therefore, the proposed development would not adversely impact water quality and/or environmentally sensitive lands,
10. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
11. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
12. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the zoning change from the A – Agriculture zoning district to the RR – Residential zoning district and the major subdivision final plat for Apple Meadows Third Subdivision.

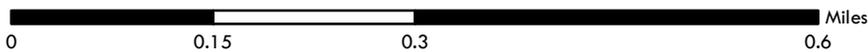
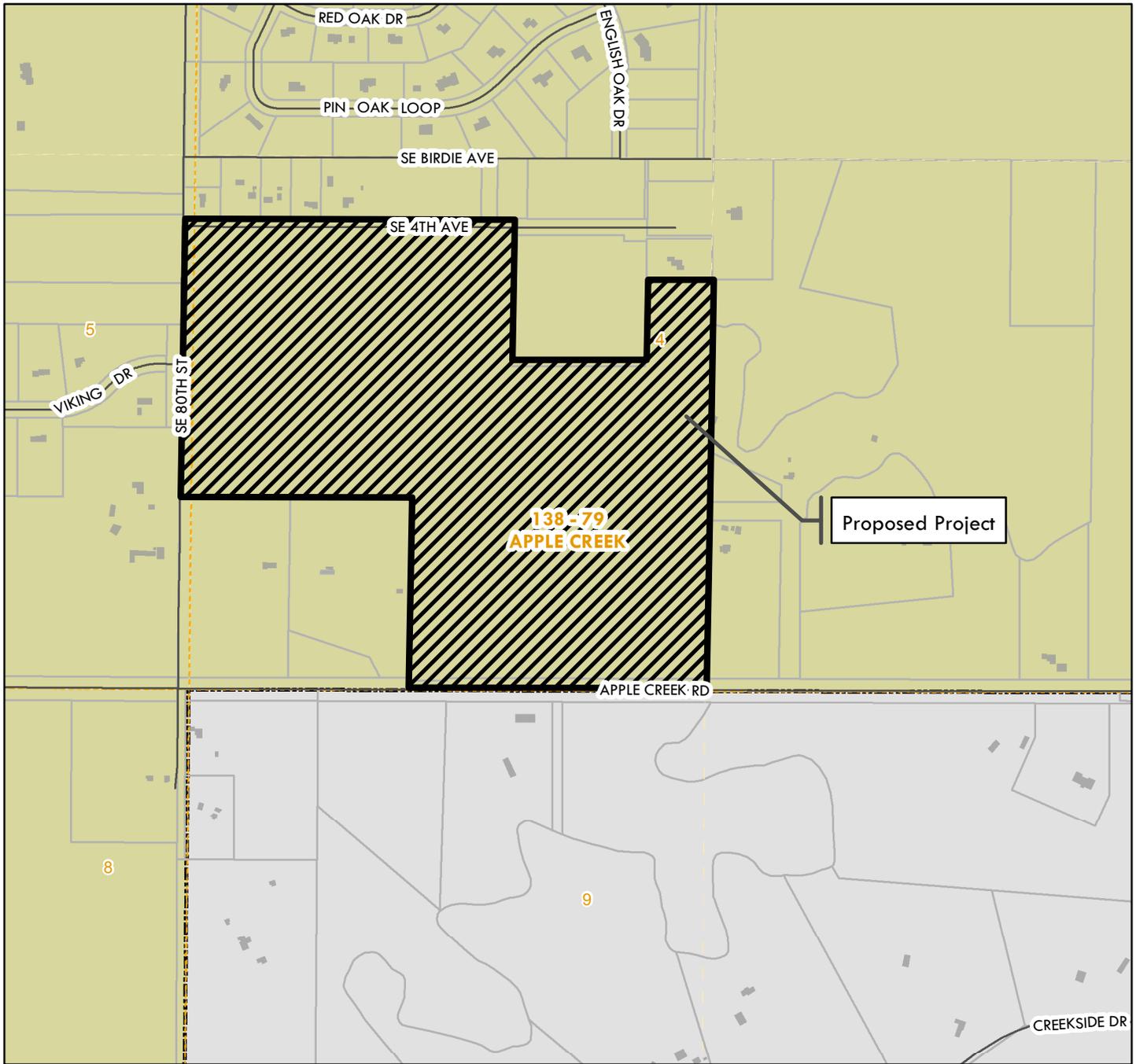
Attachments

1. Location Map
2. Aerial Map
3. Zoning and Plan Reference Map
4. Final Plat
5. Preliminary Plat



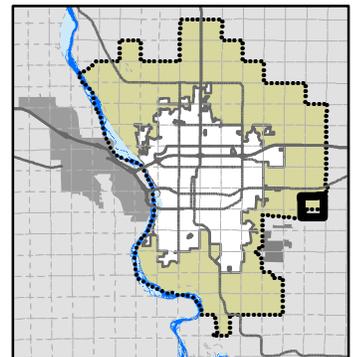
Location Map
Apple Meadows Third Subdivision

PPLT2019-006
ZC2019-009
FPLT2020-003



- City Limits
- Bismarck ETA Jurisdiction
- County Outside ETA

Section, township, and range indicated in orange



City of Bismarck
Community Development Department
Planning Division
October 21, 2019 (HLB)

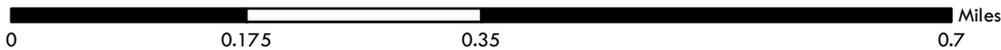
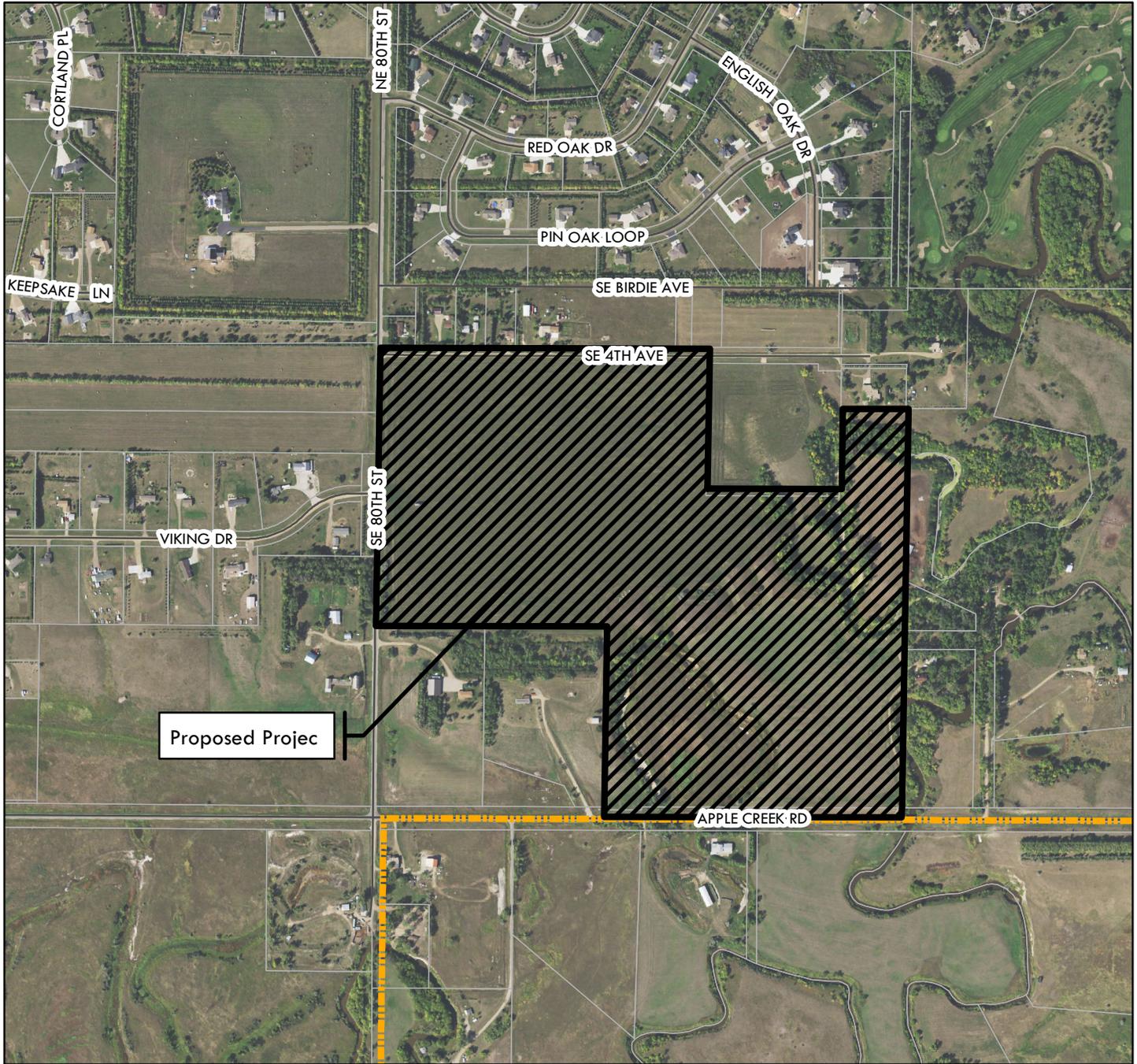
This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.



Aerial Map

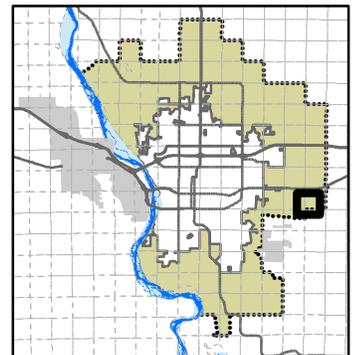
FPLT2020-003
ZC2019-009

Apple Meadows Thrid Subdivision



Aerial Imagery from 2018

City of Bismarck
Community Development Department
Planning Division
November 14, 2019



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Zoning and Plan Reference Map

Apple Meadows Third Subdivision

FPLT2020-003
ZC2019-009

- Project Area - No Change Proposed
- Zoning or Plan Change Proposed

Zoning Districts

- A** Agriculture
- RR** Rural Residential
- R5** Residential
- RMH** Manufactured Home Residential
- R10** Residential
- RM** Residential Multifamily
- RT** Residential (Offices)
- HM** Health and Medical
- CA** Commercial
- CG** Commercial
- MA** Industrial
- MB** Industrial
- PUD** Planned Unit Development
- DC** Downtown Core
- DF** Downtown Fringe

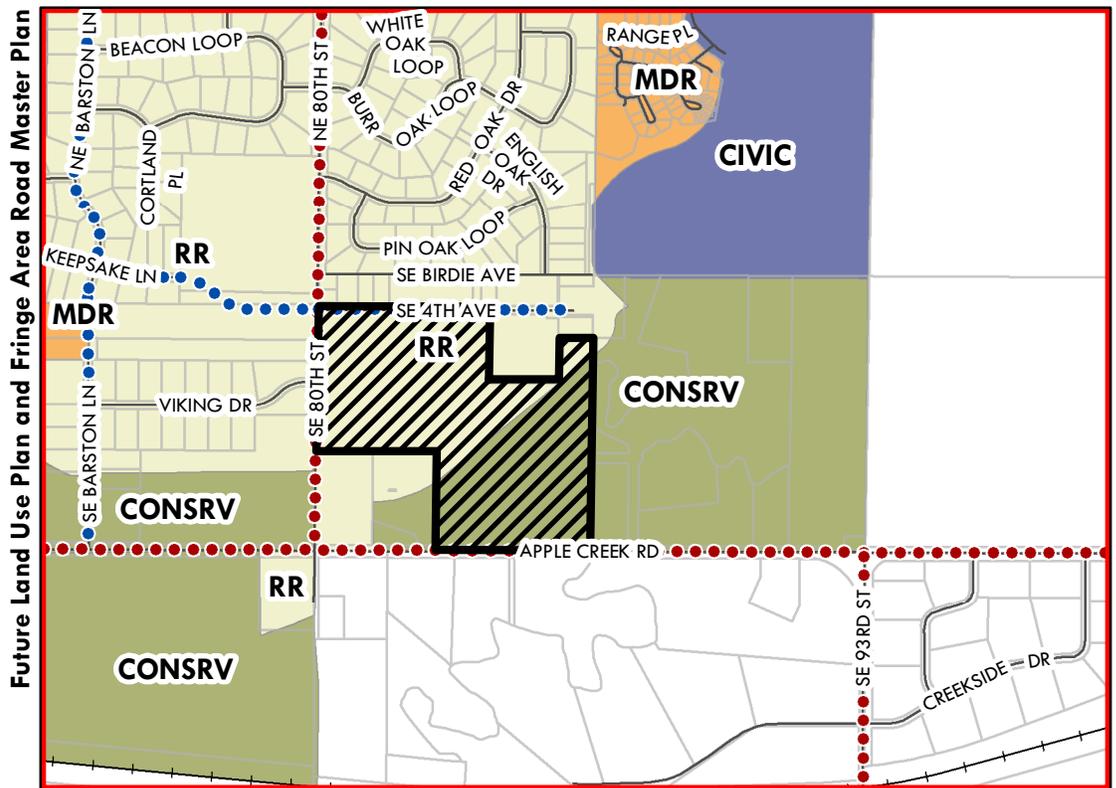
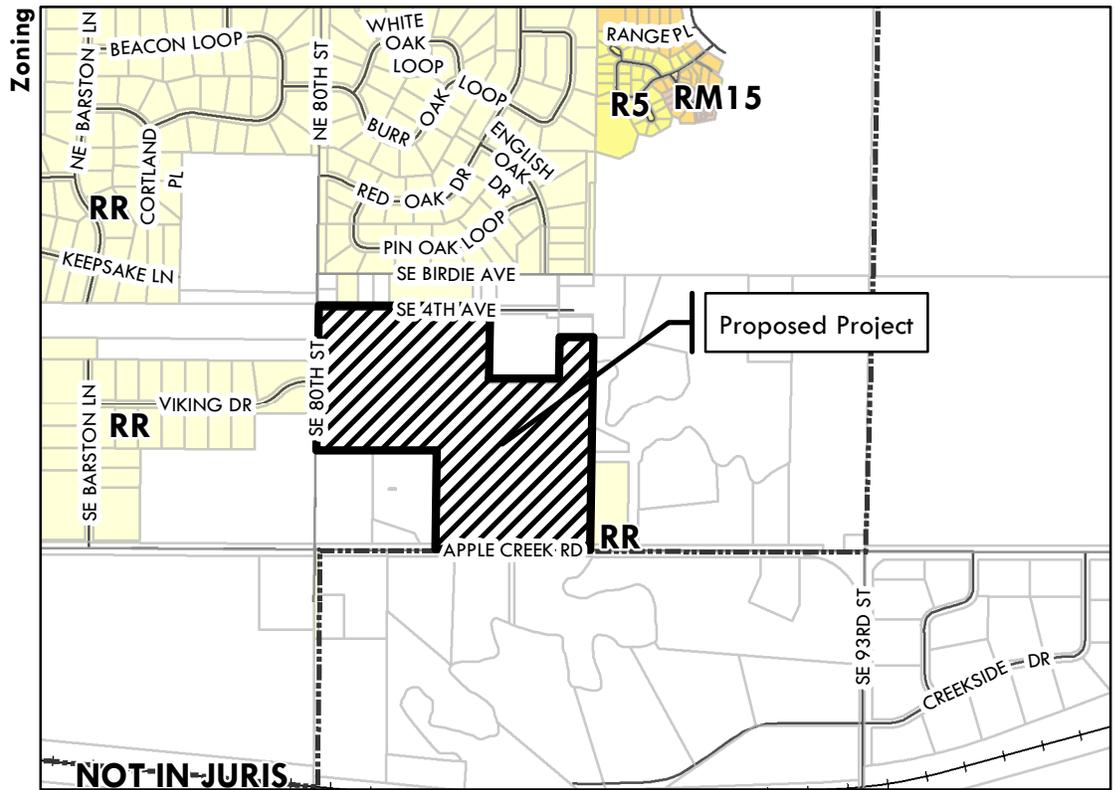
Diagonal lines indicate special condition

Future Land Use Plan

- CONSRV** Conservation
- BP** Business Park
- C** Commercial
- C/MU** Commercial/Mixed Use
- CIVIC** Civic
- HDR** High Density Residential
- I** Industrial
- LDR** Low Density Residential
- MDR** Medium Density Residential
- MDR-/MU** Medium Density Residential/Mixed Use
- O/MU** Office/Mixed Use
- RR-C** Clustered Rural Residential
- RR** Standard Rural Residential
- UR** Urban Reserve

Fringe Area Road Master Plan

- Planned Arterial
- Planned Collector



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



City of Bismarck
Community Development Dept.
Planning Division
November 14, 2019

APPLE MEADOWS THIRD SUBDIVISION

BEING 4TH AVENUE SE OF WEIGAND'S SUBDIVISION AND
PART OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA

DESCRIPTION

BEING 4TH AVENUE SE OF WEIGAND'S SUBDIVISION AND PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST, BURLEIGH COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AUDITOR'S LOT A OF THE SW 1/4 OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE BOUNDARY OF SAID AUDITOR'S LOT A, A DISTANCE OF 668.17 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 01 SECOND EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 439.56 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST, A DISTANCE OF 327.23 FEET TO THE EAST LINE OF SAID SW 1/4; THENCE SOUTH 00 DEGREES 49 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 2053.07 FEET TO THE SOUTH LINE OF SAID SW 1/4; THENCE NORTH 89 DEGREES 30 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1468.56 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID SW 1/4; THENCE NORTH 00 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 949.76 FEET TO THE NORTH LINE OF SAID AUDITOR'S LOT B; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 603.77 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 135.13 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1282.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LANDSBERGER SUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND ALONG THE SOUTH LINES OF AUDITOR'S LOTS C & D OF SAID SW 1/4 AND THE SOUTH LINE OF WEIGAND'S SUBDIVISION AND ITS EASTERLY EXTENSION, A DISTANCE OF 2310.32 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 01 SECOND WEST, A DISTANCE OF 115.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 114.37 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 34.97 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 551.77 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 462.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 103.07 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, HEREBY CERTIFY I AM A LICENSED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS, AND MARKS SET, TOGETHER WITH THOSE FOUND, ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON, AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

STATE OF NORTH DAKOTA) SWENSON, HAGEN & CO. P.C.
COUNTY OF BURLEIGH) 355 909 BASIN AVENUE
BISMARCK, NORTH DAKOTA 58504

TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3095

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE _____ DAY OF _____, 2020, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN ATTEST
BEN EHREITH - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT OF THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE REDEDICATION OF ALL RIGHTS OF WAY AND PUBLIC EASEMENTS SHOWN THEREON, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE _____ DAY OF _____, 2020.

ATTEST
KEITH J. HUNKE - CITY ADMINISTRATOR

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BURLEIGH COUNTY, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 20____.

BRIAN BITNER-CHAIRMAN ATTEST
KEVIN GLATT
BURLEIGH COUNTY AUDITOR/TREASURER

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "APPLE MEADOWS THIRD SUBDIVISION", BURLEIGH COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

GABRIEL J. SCHELL
CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION

WE, SATTLER FAMILY, LLP, BEING ALL THE OWNERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED "APPLE MEADOWS THIRD SUBDIVISION", AND DEDICATE AND REDEDICATE ALL RIGHTS OF WAY TO BURLEIGH COUNTY AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENTS" TO RUN WITH THE LAND FOR PUBLIC AND PRIVATE UTILITIES OR SERVICES ON, ACROSS, OR UNDER THOSE CERTAIN STRIPS OF LAND.

WE ALSO DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AS "ACCESS EASEMENTS" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS, AND LICENSEES, AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICES AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.

WE ALSO DEDICATE TO BURLEIGH COUNTY, FOR PUBLIC USE, ALL EASEMENTS AS SHOWN ON THIS PLAT AS "STORMWATER & DRAINAGE EASEMENTS" TO RUN WITH THE LAND FOR THE PURPOSES OF ALLOWING THE FREE AND UNOBSTRUCTED FLOW OF WATER UNDER AND/OR OVER THOSE AREAS INCLUDING THE CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH THE NECESSARY APPURTENANCES.

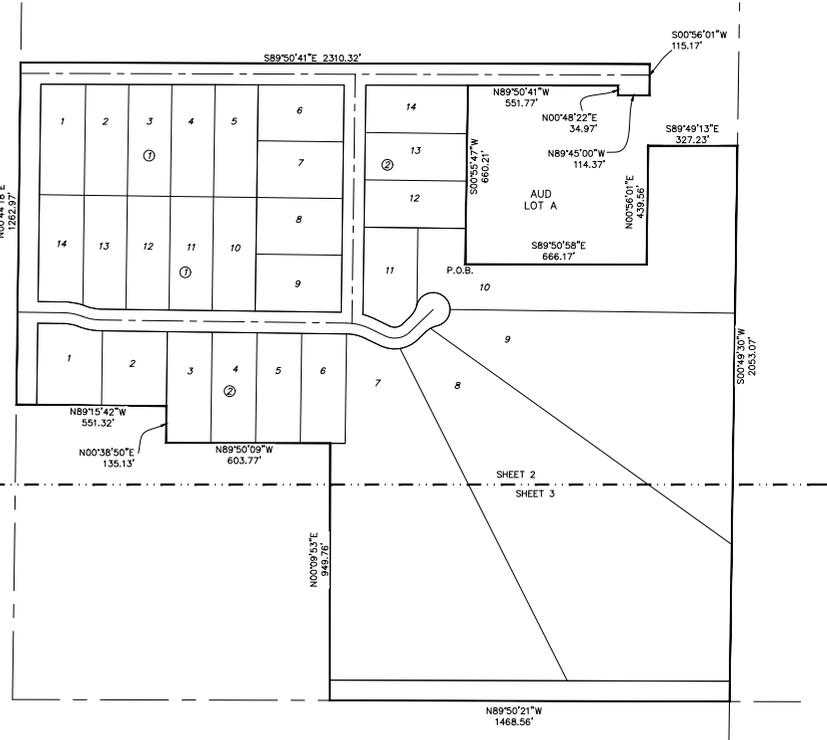
WE FURTHER GRANT ANY OTHER EASEMENTS OR SERVITUDES AS SHOWN AND THOSE THAT ARE RECORDED, BUT NOT SHOWN.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

ROBB SATTLER
SATTLER FAMILY, LLP
3220 ARIZONA DR.
BISMARCK, ND 58503

ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED ROBB SATTLER OF SATTLER FAMILY, LLP, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____



NOTES

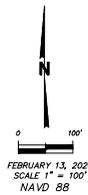
BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY
CITY ORDINANCE

COORDINATE DATA:
NORTH DAKOTA STATE PLANE, COORDINATE
SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.

FLOODPLAIN INFORMATION
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 38050820D
DATED AUGUST 4, 2014
FLOOD PLAIN ELEVATION
VARIES BETWEEN 1658-1661 (NAVD 88)

AREA DATA
LOTS 1,300,807 S.F. 89.55 ACRES
STREETS 58,109 S.F. 1.32 ACRES
TOTAL 4,450,059 S.F. 103.07 ACRES



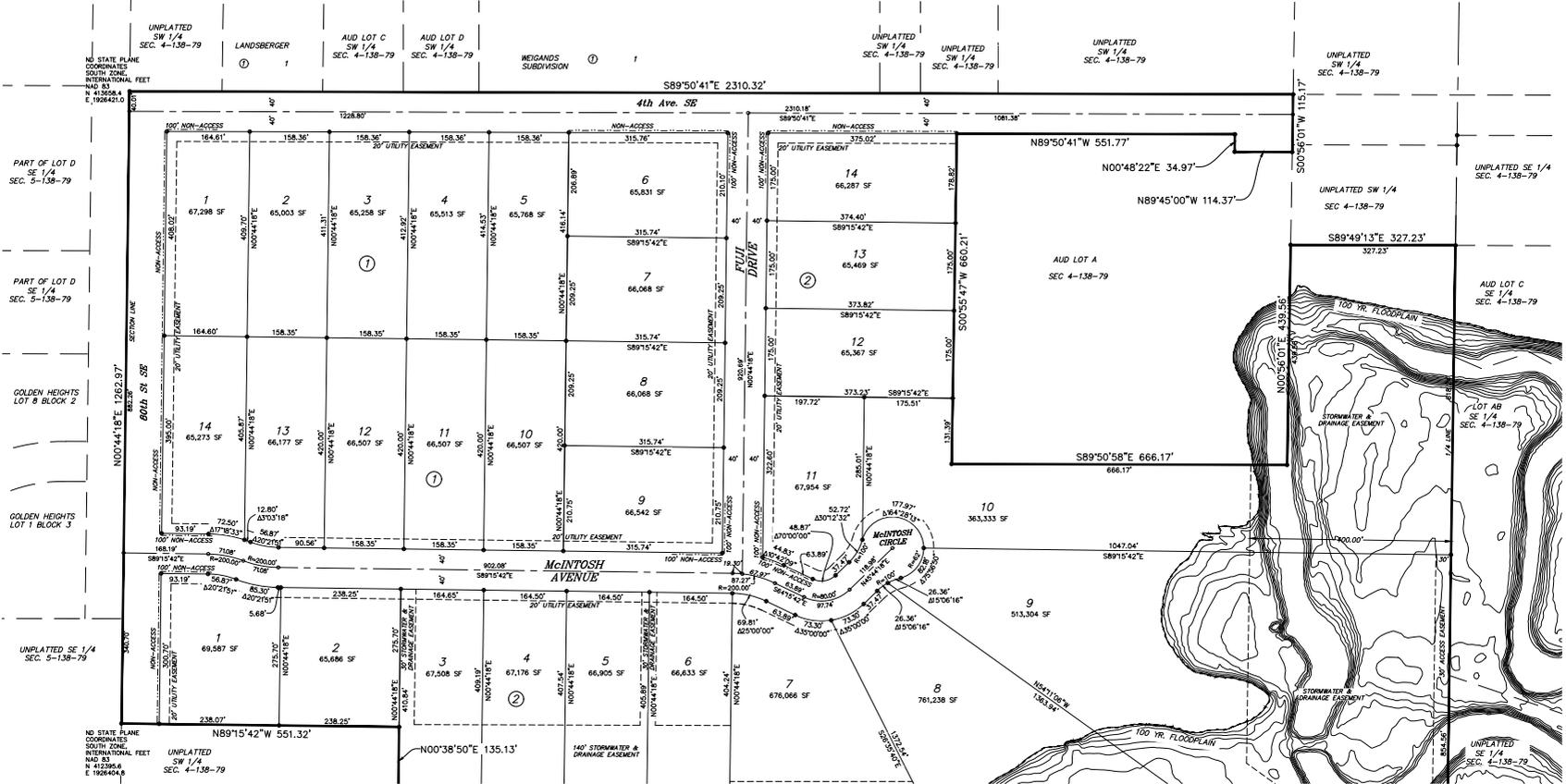
FEBRUARY 13, 2020
SCALE 1" = 100'
NAVD 88



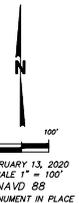
909 Basin Avenue
Bismarck, North Dakota 58504
shc@swensonhagen.com
1101 15th Street, Suite 100
Bismarck, ND 58503
Tel: (701) 221-2006
Fax: (701) 221-2006

Surveying
Hydrology
Land Planning
Civil Engineering
Landscaping & Site Design
Construction Management

**BEING 4TH AVENUE SE OF WEIGAND'S SUBDIVISION AND
PART OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA**



ND STATE PLANE COORDINATES
SOUTH ZONE,
INTERNATIONAL FEET
NAD 83
E 12365.6
E 1926421.0



FEBRUARY 13, 2020
SCALE 1" = 100'
NAVD 88
MONUMENT IN PLACE

NOTES
BASIS OF BEARINGS:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY
CITY ORDINANCE
COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE
SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET
BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.

FLOODPLAIN INFORMATION
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 36015008200
DATED AUGUST 4, 2014
FLOOD R-RATE ELEVATION
VARIES BETWEEN 1658-1661 (NAVD 88)

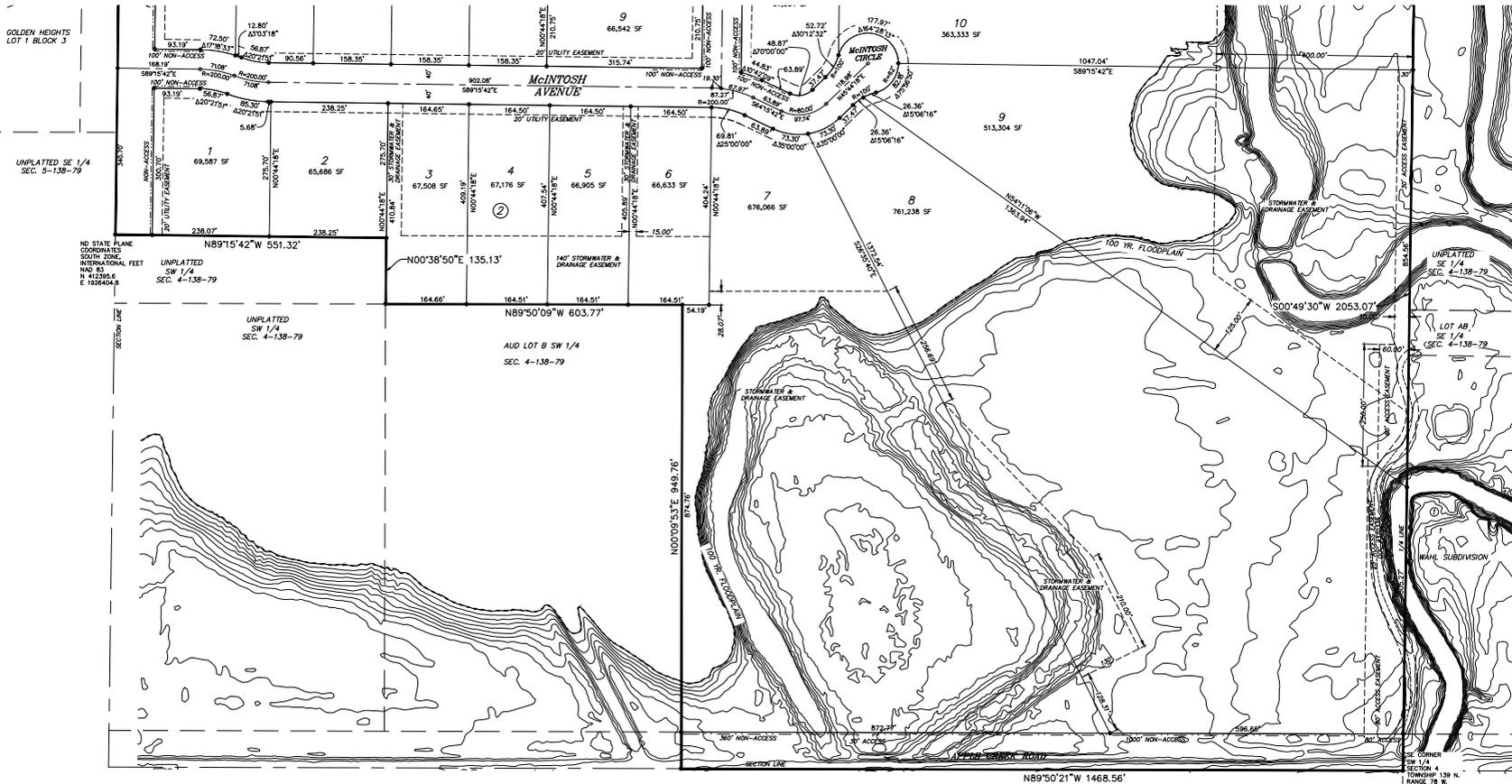
AREA DATA

LOTS	13,900,907 SF	89.56 ACRES
STREETS	69,588 SF	13.37 ACRES
TOTAL	14,000,009 SF	103.07 ACRES

SWENSON, HAGEN & COMPANY P.C.

 Surveying
 Hydrology
 Land Planning
 Civil Engineering
 Landmark & Site Design
 Construction Management
 909 Basin Avenue
 Bismarck, North Dakota 58504
 shc@swensonghagen.com
 Phone (701) 221-2000
 Fax (701) 221-2006

**BEING 4TH AVENUE SE OF WEIGAND'S SUBDIVISION AND
PART OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA**



NOTES

BASIS OF BEARINGS:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY
CITY ORDINANCE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE
SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET

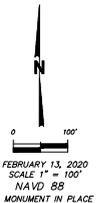
BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.

FLOODPLAIN INFORMATION:

FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 38015C08200
DATED AUGUST 4, 2014
FLOOD PLAIN ELEVATION:
VARIES BETWEEN 1635-61 (NAVD 88)

AREA DATA

LOTS	13,000,807 S.F.	89.55 ACRES
STREETS	598,110 S.F.	13.52 ACRES
TOTAL	14,490,009 S.F.	1103.07 ACRES



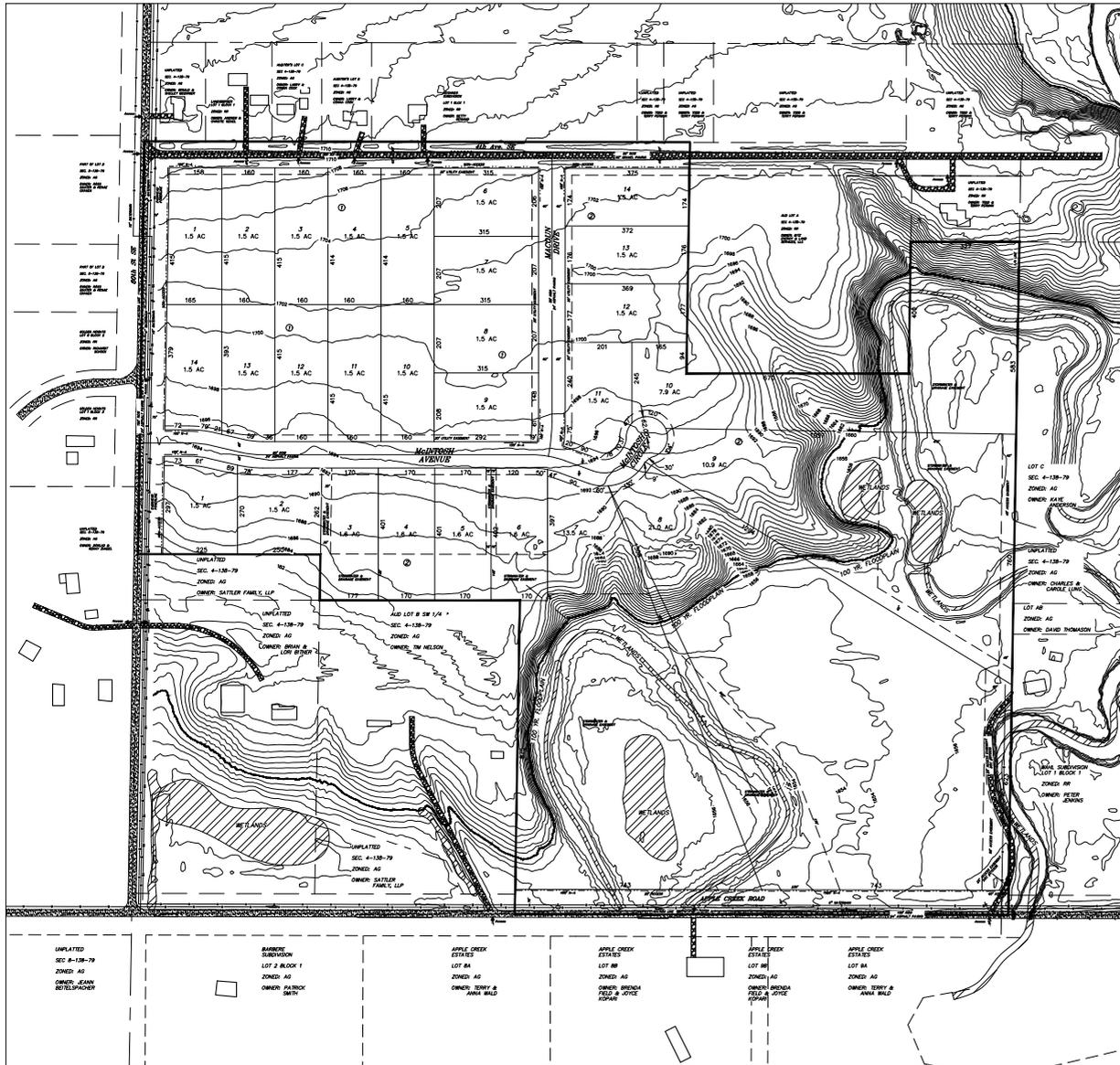
SWENSON, HAGEN & COMPANY P.C.

900 Basin Avenue
 Bismarck, North Dakota 58501
 shc@swensonhagen.com
 Phone (701) 221-2000
 Fax (701) 221-2006
 Surveying
 Hydrology
 Land Planning
 Civil Engineering
 Landscape & Site Design
 Construction Management

APPLE MEADOWS THIRD SUBDIVISION

PART OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST

BURLEIGH COUNTY, NORTH DAKOTA



LOCATION MAP

102 ACRES
EXISTING ZONING: AG
PROPOSED ZONING: RR
28 LOTS

OWNER: SATTLER FAMILY, LLP
ADDRESS: 3220 ARIZONA DR
BISMARCK, ND 58503

FLOODPLAIN INFORMATION
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 5805000200
DATED AUGUST 2, 2014
FLOOD PLAIN ELEVATION:
APPROXIMATELY 1660 (NAVD 88)

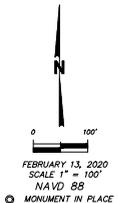
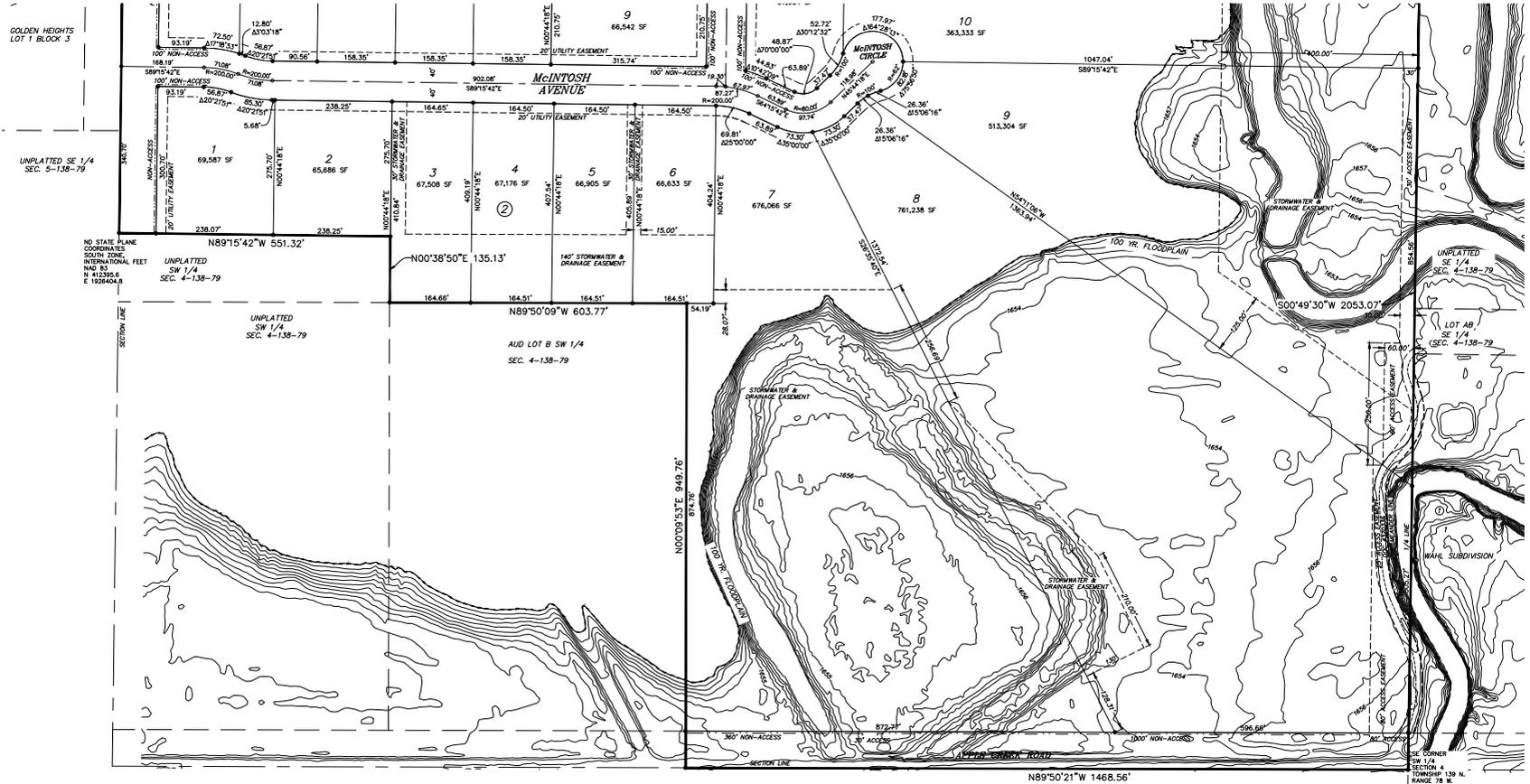


0 150' 300'
SCALE - 1" = 150'

VERTICAL DATUM: NAVD 88

NOVEMBER 14, 2019

BEING 4TH AVENUE SE OF WEIGAND'S SUBDIVISION AND
PART OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 138 NORTH, RANGE 79 WEST
BURLEIGH COUNTY, NORTH DAKOTA



NOTES

BASIS OF BEARINGS:
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY
CITY ORDINANCE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE
SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 1986
UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.

FLOODPLAIN INFORMATION:

FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 38015C08200
DATED AUGUST 4, 2014
FLOOD PLAIN ELEVATION:
VARIES BETWEEN 1635-61 (NAVD 88)

AREA DATA

LOTS	13,000,807 S.F.	89.55 ACRES
STREETS	598,110 S.F.	4.32 ACRES
TOTAL	14,490,009 S.F.	103.87 ACRES

SWENSON, HAGEN & COMPANY P.C.

Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

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