



AGENDA
HUTCHINSON – RENO COUNTY JOINT SUBDIVISION COMMITTEE

Wednesday, April 1, 2015 – 5:00 p.m.
City Council Chambers
125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- French
- Richardson
- Martin (Chair)
- Etzler
- Freund
- Macklin
- Hamilton (Vice Chair)

2. WELCOME BY CHAIRPERSON

3. APPROVAL OF MINUTES – Meeting of January 7, 2015

4. PUBLIC HEARINGS

- a. 15-SD-01: Sugar Mill Addition – Request for approval of the preliminary plat and final plat for a proposed subdivision consisting of two lots on 2.499 acres in the vicinity of East 1st Avenue and North Pershing Street (Applicant/Owner: T & T Leasing, Inc., c/o Ted Robinson)

5. OTHER BUSINESS

- a. Open comments from the audience. (Please limit comments to five minutes.)

6. ADJOURNMENT

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Justin LaFountain	620-694-2635
	Charlene Mosier	620-694-2639		

MINUTES
 HUTCHINSON-RENO COUNTY
 JOINT SUBDIVISION COMMITTEE
 WEDNESDAY, JANUARY 7, 2015 – 5:00 p.m.
 HUTCHINSON CITY COUNCIL CHAMBERS
 125 EAST AVENUE B

1. The Joint Subdivision Committee meeting was called to order with the following members present: Mark Richardson, Lisa French, Thom Etzler, and Jack Martin. Harley Macklin and Janet Hamilton were not in attendance. Jana McCarron, Director; Casey Jones, Senior Planner; Amy Denker, Associate Planner; and Justin LaFountain; Associate Planner, were also present.
2. Martin welcomed everyone in attendance.
3. The minutes for the meeting of November 5, 2014 were approved on a motion by French, seconded by Richardson, passed unanimously.
4. APPOINTMENT OF AT-LARGE MEMBER TO THE COMMITTEE
 - 4a. Consider appointment of Dave Freund

McCarron said Janet Hamilton was appointed to the Joint Subdivision Committee at the last Planning Commission meeting as a Planning Commission representative. This leaves an at-large vacancy on the committee. Dave Freund's term on the Planning Commission has expired and he is willing to serve as the at-large appointee on the Joint Subdivision Committee.

Motion by Richardson, seconded by Etzler to recommend Freund to serve on the Joint Subdivision Committee as the at-large representative, passed unanimously.

5. NEW BUSINESS

5a. **13-SD-01 Sugar Mill Addition**

Request for Preliminary and Final plat approval of a new subdivision, consisting of two lots and totaling 2.499 acres, located in the vicinity of East 1st Ave. and North Pershing St.
 Applicant: Ted Robinson
 Owner: T & T Leasing, Inc.

LaFountain said this request is for approval of the Preliminary and Final plats for the Sugar Mill Addition at 600-612 East 1st Avenue. The applicant has requested additional time to locate easements on the property and to revise the plans. Staff is recommending the Joint Subdivision Committee table the Preliminary and Final plat requests until the revised plats have been submitted and reviewed by City staff.

Motion by Etzler, seconded by French to table this request for Preliminary and Final plat approval of the Sugar Mill Addition subdivision to a public hearing date to be determined when revised plats have been submitted and reviewed by Staff, passed with the following vote: Yes - French, Richardson, Etzler, Martin.

5b. 15-SD-02 **Mervis Railcar Addition**

Request for Preliminary and Final plat approval of a replat of lots 3, 4, & 5 of Salt City Business Park II; lots 15 & 16 of Salt City Business Park III; and adjacent vacated right-of-way, consisting of one lot totaling 105.22 acres, located in the vicinity of Enterprise Dr. and Commerce Pl.

Applicant: Mervis Industries

Owner: City of Hutchinson

Martin asked if there were any outside contacts or conflicts of interest; there were none.

McCarron reviewed the staff report (attached). The request is for Hutchinson-Reno County Joint Subdivision Committee approval of the Preliminary and Final plats of the Mervis Railcar Addition. The subdivision consists of one lot on 105.22 acres and is zoned I-3 Heavy Industrial District. The replat will vacate the Commerce Place and Halstead Street right-of-ways and vacate existing easements that will not be needed for utilities to serve the development. The project consists of the construction of four buildings and installation of new track. McCarron showed photos of the area and the site plan indicating where railcars will enter the site and proceed to the cleaning building, inspection building, maintenance building, and painting building. A portion of the property will also need to be annexed because the Halstead right-of-way corner is in the county and an easement for a high pressure gas line along the eastern boundary of the site needs to be confirmed it is abandoned prior to City Council approval of the final plat.

Sid Arpin, BG Consultants, reviewed the drainage and utilities and said these would be maintained by the property owner. Because the right-of-way has been vacated, the drives will be considered private drives.

There were no comments from the audience and Martin asked for the staff recommendation.

McCarron said Staff recommends approval of the Preliminary and Final plats with the following conditions:

1. Annexation of the Halstead Street ROW area shall occur prior to approval of the final plat by City Council.
2. All new utilities shall be located underground.
3. A signed mylar for the subdivision shall be submitted a minimum of one week prior to the desired City Council meeting.
4. Final plat shall be recorded prior to issuance of a building permit for the project.
5. High pressure gas line easement located on eastern boundary of plat shall be resolved prior to moving this item on to City Council.

Martin closed the hearing and asked for a motion.

Motion by Richardson, seconded by French to approve the Preliminary plat for the Mervis Railcar Addition as recommended by staff, passed with the following vote: Yes – French, Richardson, Etzler, Martin.

Motion by French, seconded by Richardson to approve the Final plat for the Mervis Railcar Addition as recommended by staff, passed with the following vote: Yes – French, Richardson, Etzler, Martin.

6. ELECTION OF OFFICERS

A motion by French, seconded by Etzler to retain Martin as Chair and Hamilton as Vice-Chair, passed unanimously.

7. RESOLUTION OF DATES

The Resolution of Dates was unanimously approved on a motion by Richardson, seconded by Etzler.

8. OTHER

8a. Update on Progress of Subdivision Regulations Rewrite

McCarron gave an update regarding the Subdivision Regulations Rewrite. She told the Committee everything has been approved except the Standards portion and Staff is working with the Engineering Department on these. The Standards should be completed the end of February or March and the document could be approved in May or June.

9. ADJOURNMENT – The meeting adjourned at 5:25 p.m.

Respectfully Submitted,

Charlene Mosier

Approved this _____ day of _____

Attest:

Attachments:

15-SD-02 Staff Report

DATE: March 24, 2015

TO: Hutchinson–Reno County Joint
Subdivision Committee

FROM: Justin LaFountain, Associate Planner

CC: Jana McCarron, Director of Planning
and Development
Casey A. Jones, Senior Planner



SUBJECT: 15-SD-01 Sugar Mill Addition Subdivision Preliminary and Final Plat
(600-612 E 1st Avenue)

OWNER: T&T Leasing, 600 E 1st Avenue, Hutchinson

APPLICANT: Ted Robinson, 600 E 1st Avenue, Hutchinson

MEETING: April 1, 2015 Joint Subdivision Committee Meeting

BACKGROUND:

This request is for Hutchinson-Reno County Joint Subdivision Committee approval of the Preliminary and Final Plats for the Sugar Mill Addition. The proposed subdivision is located at the northeast corner of Ford Street and 1st Avenue, on property known as 600-612 E 1st Avenue, in the City of Hutchinson. The subdivision consists of 2 lots on 2.499 acres of land and is zoned *I-1, Light Industrial District*. The subdivision includes a portion of the west half of the northwest quarter of Section 18, Township 23 South, Range 5 West of the 6th Principal Meridian. The property is presently comprised of two unplatted lots. The owner wishes to revise the lot lines associated with these lots. Subdivision is required because several easements are necessary in order for the property to be divided as proposed.

The subdivision applications were originally submitted on November 14, 2014. Copies of the proposed preliminary plat and final plat for the subdivision were sent to the Development Review Committee (DRC) on November 28, 2014. The Development Review Committee held a meeting on December 9, 2014, to discuss the proposal. Based on comments made by the DRC, revised plats were required. These plats were tabled several times as the surveyor prepared the revisions. Revised plats were submitted on February 23, 2015. The revisions addressed many of

the original issues; however, several minor revisions were still necessary. Final submittals for the Subdivision Committee were received on March 20, 2015.

ANALYSIS:

The requirements of platting are met with these plats, but several items are noted below for the consideration of the Subdivision Committee.

1. Utility Easements

There are several utility easements that have been added to the plat. The electricity and sanitary sewer lines run on the northern edge of proposed Lot 2. Lot 1 will require access to these lines for maintenance and repairs, and as such staff requested that these easements be shown on the plat. The plat now shows two 10' wide utility easements.

2. Driveway Access Easement

The entirety of Lot 1, minus the existing building, is labeled as 'Driveway Access Easement.' This means that there can be no additions to the existing structure, and no additional structures can be constructed. Anything new would enter onto the easement. As such, staff requested a note be added stating this fact. This item has been addressed.

3. Historic District

The property being platted is located in the Houston Whiteside National Historic District, and the Sugar Mill itself is individually listed on the National Register of Historic Places. A note has been added stating this on the preliminary plat, and the applicant will file the appropriate historic review materials.

4. City Council Certificate

On the final plat, Cindy Proett is listed as the mayor who will sign the document. However, by the time this plat is reviewed by City Council, a new mayor will be in place. A revised paper plat and Mylar will be needed prior to this item moving forward to City Council.

PUBLIC COMMENTS:

A notice of public hearing was published in the *Hutchinson News* on December 15, 2014. Notifications of the proposed subdivision and public hearing were mailed to 38 property owners of 40 properties located within the 200 feet notification radius on December 9, 2014. No comments have been received. Several neighbors have contacted the City with questions about what was entailed with the proposed project.

STAFF RECOMMENDATIONS:

Staff recommends approval pursuant to the following conditions:

1. The final plat be revised to remove the name of the current mayor; and

2. A signed mylar and corrected paper copies for the subdivision are submitted a minimum of one week prior to the desired City Council meeting.

MOTIONS:

The Subdivision Committee is required to make two motions; one for the preliminary plat and one for the final plat. The Committee may move to:

- a. **Approve the preliminary plat;**
- b. **Deny the preliminary plat; or**
- c. **Return the preliminary plat to staff for further review.**

Next, the Committee may move to:

- a. **Approve the final plat;**
- b. **Deny the final plat;**
- c. **Approve the final plat with the conditions stated above; or**
- d. **Return the final plat to staff for further review.**

ATTACHMENTS:

Subdivision Applications
Property Owner List and Map
Revised Preliminary Plat dated March 19, 2015
Final Plat dated March 19, 2015

2014 PRELIMINARY PLAT SUBDIVISION APPLICATION



CITY OF
HUTCHINSON

CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
620.694.2639 ph ~ 620.694.2691 fax

FOR OFFICE USE ONLY

DATE RECEIVED: 11/19/14

CASE #: 15-SD-02

FEE PAID: \$100

(1-4 lots = \$100.00)
(5 or more lots = \$100.00 + \$15 per lot)

PROJECT INFORMATION

Name of the Proposed Subdivision Sugar Mill Addition

Approximate Address 600 East First Avenue

Legal Description of land to be subdivided

A portion of the W 1/2 of the NW 1/4 Section 18, T23S, R5W

Applicant Ted Robinson

Mailing Address 600 East First Avenue, Hutchinson, KS 67501

Phone 620-663-6360 E-Mail _____

Property Owner T & T Leasing

Mailing Address 600 East First Avenue, Hutchinson, KS 67501

Phone 620-663-6360 E-Mail _____

Agent Information _____

Mailing Address _____

Phone _____ E-Mail _____

Surveyor/Engineer/Architect (attach additional pages, if needed)
Alpha Land Surveys, Inc.

Mailing Address 216 West Second Avenue, Hutchinson, KS 67501

Phone 620-728-0012 E-Mail raymond@alphalandsurveys.com

SUMMARY OF SITE CHARACTERISTICS

1. Gross Acreage of Plat 2.499 Acres

2. Number and Type of Lots Residential _____ Commercial _____ Industrial 2

Other (please describe) _____

3. Zoning Existing I1 - Light Industrial Proposed I1 - Light Industrial

SUMMARY OF SITE CHARACTERISTICS

4. **Lot Frontage** Minimum Required 100 Minimum Provided 117
 Maximum Provided 383
5. **Lot Area** Minimum Required 5,000 Minimum Provided 14,710
 Average Provided 54,434
6. **Floodplain Zone** X
7. **Soil Characteristics** _____
8. **Existing Covenants & Restrictions** X (None) _____ (Yes, see attached)
9. **Availability of Utilities and other Public Facilities** Yes
10. **Traffic volumes on adjacent streets** Not available
11. **Acreage to be dedicated for:**
 Right of Way None Paving None Easements _____
 Drainage Ways None Parks None Schools None
 Reserve Areas None

SUBMITTAL REQUIREMENTS

- Completed Preliminary Plat Application.**
- Preliminary Plat Application Fee (1-4 lots = \$100.00 // 5 or more lots = \$100.00 plus \$15.00 per lot).**
- Legal description of the parcel (should be on the face of the plat).**
- The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel.** If the parcel is adjacent to the city limits, the above list must also include all the properties located outside the city, but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser.
- 30 full-size copies of the Preliminary Plat.**
- 1 copy of a Preliminary Drainage Study, including Water Quality.**
- 1 reduced version (11"x17") of the Preliminary Plat.**
- 1 electronic version (PDF) of the Preliminary Plat submitted via email to: Charlene@Hutchgov.com.**
- Traffic Impact Study.** Please contact the City Engineer to determine what studies are required.
- Water/Stormwater Feature Specifications.** Design information including depth, relationship to water table, methodology for filling/draining, composition of lining, etc.
- Other documentation, as required.**

PRELIMINARY PLAT CHECKLIST

THE PRELIMINARY PLAT DRAWING SHALL CONTAIN THE FOLLOWING:

- Vicinity Map.** General location map showing the relationship of the proposed subdivision to:
- Zoning boundaries
 - Parks
 - Churches
 - Shopping centers
 - Utilities
 - Streets
 - Airports
 - Other significant features located within ¼ mile of the subdivision
 - Schools
 - Hospitals
 - Railroads
- The name of the proposed subdivision that does not duplicate the name of any other recorded or proposed subdivision and the words "Preliminary Plat."**
- The name and mailing address of the applicant and owner of record, if not the same as the applicant.**

PRELIMINARY PLAT CHECKLIST (CONT'D)

- The name and mailing address of the preliminary plat preparer.
- Elevation contours at an interval not greater than 2'.
- Date prepared, graphic scale and north arrow.
- Location of:
 - Lakes
 - Rivers
 - Ponds
 - Stormwater Drainage Channels
 - Creeks
- Floodplain information, including the FIRM panel and date. If the property is located within the designated Special Flood Hazard Area, the boundaries shall be delimited on the Preliminary Plat drawing and Base Flood Elevations provided.
- Identification of existing natural features and an indication of which will be removed and which will remain, including:
 - Tree masses
 - Isolated Trees
 - Unique topographic features
- Identification, location and size of existing and proposed:
 - Section lines
 - Easements
 - Alleys
 - City limit lines within/immediately adjacent to the subdivision
 - Public and private streets
- Location of existing buildings, including an indication of which will stay and which will be removed.
- Location of existing and proposed utilities, both above and below ground, including:
 - Sanitary Sewers
 - Culverts
 - Bridges
 - Stormwater Sewers
 - Underground Pipelines
 - Overhead Electrical Lines
 - Waterlines
 - Underground Wiring
- N/A* Location, width, approximate grades and names of proposed street/road right-of-ways and their relationship to existing streets/roads.
- Legal description of the original lot, parcel or tract of land, and the location of government corners used to locate the original lot, parcel or tract of land according to the legal description.
- The extent, width and general purpose of proposed easements. Easements shall be a minimum of 10 feet in width. Drainage easements shall be separated from utility easements.
- N/A* Locations and dimensions of sites proposed for dedication as parks, schools, drainageways or other public purposes.
- Locate and list the elevation of all benchmarks established.
- Location and dimensions of all proposed lots. Lots shall meet the following requirements of 4.02, Hutchinson-Reno County Joint Subdivision Regulations:
 - Arrangement and size shall be such that there will be no foreseeable difficulties in securing building permits and complying with applicable codes.
 - Side lot lines should be generally perpendicular to straight streets and radial to curve streets and cul-de-sacs unless a variation will give a better street or lot plan.
 - Size and dimension of lots shall meet the minimum requirements of the Zoning Regulations.
 - Each lot shall have vehicular access.
 - Panhandle or flag lots may be allowed provided the panhandle shall not exceed 500 feet and shall not interfere with the privacy of adjoining dwellings.
 - As much as possible, lot boundaries shall coincide with existing natural and manmade drainageways.
- N/A* Identification of areas to be held in Common and Reserve, including:
 - A draft copy of proposed Restrictions and Covenants addressing the ownership, use, preservation, liability and continued maintenance of such areas.
 - Each area to be held in common and reserve in a subdivision shall be separately numbered and shall not be further subdivided.
- Identification of all Blocks, including:
 - Blocks shall be sufficiently wide to provide for two tiers of lots of appropriate depths. An exception may be allowed where blocks are adjacent to railroads, waterways or major streets.
 - Residential subdivision Blocks shall not exceed one-half mile in length or width nor be less than 100 feet in length or width unless approved by the Joint Subdivision Committee.
 - In Blocks of 1,000 feet or more, the Committee may require reservation of one or more easements through the block to accommodate utilities, drainage facilities, future street extensions or connections or access to other easements.

PRELIMINARY PLAT CHECKLIST (CONT'D)

- N/A** The proposed name, location, right-of-way width and layout (including sidewalks, pavement, curbing and planter strips) for all new streets/roadways. Streets shall be designed in accordance with the Complete Streets Policy of the City of Hutchinson. Streets shall comply with the following:
- Design shall discourage excessive speeds and through traffic in residential neighborhoods.
 - The number of intersections shall be kept to a minimum.
 - Conflicts between pedestrians and vehicles shall be minimized.
 - Land devoted to public rights-of-way shall be minimized.
 - The streets system should adequately accommodate existing and future traffic.
 - Street design should afford access for emergency and maintenance vehicles.
 - Streets should relate to and tie into adjoining/abutting streets to accommodate through traffic, where desirable.
 - To the maximum extent feasible, offset street intersections should be avoided.
 - Street classification should be taken into account during the design of the street system.
 - Permanent, dead-end streets shall not exceed 600 feet in length, except where a longer street is required because of topography, property configuration or to comply with other standards of the subdivision regulations.
 - Half streets shall not be permitted, except where combined with an existing half street or when adjoining properties are developing simultaneously.
 - Streets with at-grade railroad crossings shall cross the railroad at a 90 degree angle, wherever possible.
 - Streets shall intersect one another as nearly as possible at right angles.
 - The minimum radius of a curb at the intersection of two residential streets shall be 20 feet.
 - The minimum radius of a curb at the intersection of two streets, one of which is a collector or arterial, shall be 30 feet.
 - Street shall be named in conformance with the following:
 - ✓ Proposed streets clearly aligned with existing streets shall be given the same name.
 - ✓ New street names shall not duplicate the names or numbers of existing streets.
 - ✓ Using the names of individuals for street names is discouraged.
 - ✓ Streets running on one direction should have one name through the entire length. Streets that change direction by 90 degrees or more and continue the new direction for more than 400 feet should be given more than one name, one for each segment.
 - ✓ Loop streets may be given the same name throughout if the street spans no more than a one hundred numbered block (approximately 400 feet).
 - ✓ Streets running north and south shall be given the suffix "Street".
 - ✓ Streets running east and west shall be given the suffix "Avenue".
 - ✓ Cul-de-sac or dead-end streets may be assigned the suffix "Circle", "Lane", "Court", "Place" or "Way".
 - ✓ Diagonal running streets (northwest to southeast / northeast to southwest) shall be given the suffix "Road".
 - ✓ Curving streets that run in more than one direction shall be given the suffix "Drive".

- N/A** The location of all existing and proposed streetlights.
- The location of all existing and proposed fire hydrants.
- The location of all existing and proposed manholes, lift stations and other utility improvements.
- Utilities.

- In accordance with 4.15.1 of the Joint Subdivision Regulations, all new utility facilities, including, but not limited to natural gas, electric power, telephone and cable television, shall be located underground throughout any new subdivision.
- Where existing utility facilities are located aboveground, except where existing on a public right-of-way, they shall be removed and placed underground.
- Underground service connections shall be provided for each platted lot.

N/A Parks, Playground and Recreation Areas. (Section 4.16)

- New residential subdivisions shall contain areas reserved for parks, playgrounds, open space or other recreational purposes according to the following table.

Subdivision Land Area per Dwelling Unit	Percent of Land to be Reserved for Recreation	Subdivision Land Area per Dwelling Unit	Percent of Land to be Reserved for Recreation
More than 1 acre	No requirement	5,000 sf to 9,999 sf	8.0 percent
20,000 sf to 1 acre	0.5 percent	< 5,000 sf	10.0 percent
10,000 sf to 19,999 sf	3.0 percent		

PRELIMINARY PLAT CHECKLIST (CONT'D)

- In general, land reserved for recreation purposes shall be a minimum of one (1) acre in size. Smaller reservations are possible, if designed to be added on to with subsequent subdivisions.
- If recreational land area is not reserved, for reasons of size or other factors, the City may require the applicant to submit a cash payment in lieu of parkland reservation. Said funds shall be used for acquisition of property and improvement of neighborhood parks, playgrounds and recreation areas. The amount to be paid shall be determined according to the following formula:

$\$0.02 \times (\text{Parkland SF required} - \text{Parkland SF provided}) = \text{Required Deposit}$

Example: \$.02 X (52,000-13,000) = \$780.00

Natural Features and Amenities. (Section 4.17)

- Existing features, such as trees, watercourses, historic sites and structure, and other irreplaceable assets shall be preserved in the design of the subdivision.
- Planting of shade trees shall be encouraged, according to the following:

Area	Suggested Shade Tree Density
Within 25 feet of the ROW of streets in and abutting the subdivision	1 tree per lot
Within the street ROW of streets in and abutting the subdivision	1 tree per 40 foot of ROW

- The following types of trees are recommended for shade/street trees:
 - ✓ Austrian Pine ✓ Scotch Pine ✓ Golden Rain Tree ✓ Red Bud
 - ✓ Bald Cypress ✓ Black Walnut ✓ Burr Oak ✓ Hackberry
 - ✓ Honey Locust ✓ London Plane Tree ✓ Red Oak ✓ Silver Maple
- Trees shall be a minimum of 6 feet tall and have a minimum trunk diameter of 2 inches, as measured at 1 foot above ground level.

N/A Nonresidential Subdivisions (4.18).

- Street, lot and block patterns shall be specifically adapted to the uses anticipated.
- Design shall protect adjacent residential areas from potential commercial and industrial uses. Recommended design features include:
 - ✓ Provision of permanent fences, walls or landscape buffers.
 - ✓ Provision of extra depth for lots abutting residential areas.

N/A Residential Subdivision Buffers (§27-908.E.12).

- Residential subdivisions adjacent to major streets shall provide a landscaped buffer located on the outside of any subdivision fence consisting of trees, shrubs, grasses, groundcover, earthen berms and/or rock or stone accents.
- A final landscape plan shall be submitted with all final plat applications.
- The buffer shall contain a minimum of 4 landscaping points for every 20 feet of frontage.
- The buffer shall be located entirely on private property and shall not impeded visibility within sight triangles.
- Subdivision buffer plantings shall not interfere with utilities.

N/A Required Landscaping for Drainage Facilities, including Holding Ponds (§27-908.E.13).

- Subdivisions containing drainage facilities and holding ponds shall submit a landscaping plan.
- Drainage facilities and holding ponds shall be landscaped to retard erosion and preserve the finished surface contour.
- Landscaping shall consist of living vegetation, such as trees, shrubs and grasses, in combination with natural existing vegetative cover and stone, grave, concrete or other materials.



SUBDIVISION PUBLIC IMPROVEMENTS

- Section 2.01.2.k of the Hutchinson-Reno County Joint Subdivision Regulations requires the following be provided for public improvements associated with the Subdivision:

<u>Improvement</u>	<u>Timing of Installation</u>	<u>Proposed Financing</u>
Streets	_____	_____
Water	_____	_____
Sanitary Sewer	_____	_____
Stormwater	_____	_____
Parks / Trails	_____	_____
Sidewalks	_____	_____
Other	_____	_____

- Will the subdivision be provided with public water? Yes No
- Will the subdivision be provided with public sanitary sewer? Yes No
- If required, has Health Department approval been obtained? Yes No

PRELIMINARY PLAT APPLICATION PROCESS

- Submit the attached **Preliminary Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 7.
- Following receipt of a complete **Preliminary Plat Application**, planning staff will:
 - Set date a date for a public hearing before the Hutchinson-Reno County Joint Subdivision Committee.
 - Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
 - Transmit application materials to the Development Review Committee (DRC) for their review.
 - The DRC will meet to discuss the project. Depending upon the nature of the project, the Planning Director may or may not require the applicant to attend the DRC meeting. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
- The Joint Subdivision Committee will conduct a public hearing on the project, typically in accordance with the attached schedule. The Joint Subdivision Committee may approve the Preliminary Plat, deny the Preliminary Plat, approve the Preliminary Plat with modifications or table the public hearing pending receipt of additional information or completed studies.
- Following Preliminary Plat approval, the applicant may commence preparation of a Final Plat for the subdivision.**

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)



 Signature
TED A. ROBINSON

 Printed Name

 Signature

 Printed Name

Preliminary Plat Subdivision Application
Submittal Deadlines and Meeting Schedule

Application Deadline	Development Review Committee Meeting	Joint Subdivision Committee Public Hearing
December 2, 2013	December 10, 2013	January 8, 2014
December 30, 2013	January 14, 2014	February 5, 2014
January 27, 2014	February 11, 2014	March 5, 2014
February 24, 2014	March 11, 2014	April 2, 2014
March 31, 2014	April 8, 2014	May 7, 2014
April 28, 2014	May 13, 2014	June 4, 2014
May 27, 2014	June 10, 2014	July 2, 2014
June 30, 2014	July 8, 2014	August 6, 2014
July 28, 2014	August 12, 2014	September 3, 2014
August 25, 2014	September 9, 2014	October 1, 2014
September 29, 2014	October 14, 2014	November 5, 2014
October 27, 2014	November 25, 2014	December 3, 2014
December 1, 2014	December 9, 2014	January 7, 2015
December 29, 2014	January 13, 2014	February 4, 2015

PLEASE NOTE:

The applicant or agent must be present at the scheduled Public Hearing. If the applicant is not present, the public hearing will not take place.

2014 FINAL PLAT SUBDIVISION APPLICATION



CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
620.694.2639 ph ~ 620.694.2691 fax

FOR OFFICE USE ONLY

DATE RECEIVED: 11/14/14 CASE #: 15-50-02 FEE PAID: Paid at Preliminary Plat

PROJECT INFORMATION

Name of the Proposed Subdivision Sugar Mill Addition

Approximate Address 600 East First Avenue

Legal Description of land to be subdivided

A portion of the W 1/2 of the NW 1/4 Section 18, T23S, R5W

Applicant Ted Robinson

Mailing Address 600 East First Avenue, Hutchinson, KS 67501

Phone 620-663-6360 E-Mail _____

Property Owner T & T Leasing

Mailing Address 600 East First Avenue, Hutchinson, KS 67501

Phone 620-663-6360 E-Mail _____

Agent Information _____

Mailing Address _____

Phone _____ E-Mail _____

Surveyor/Engineer/Architect (attach additional pages, if needed)
Alpha Land Surveys, Inc.

Mailing Address 216 West Second Avenue, Hutchinson, KS 67501

Phone 620-728-0012 E-Mail raymond@alphalandsurveys.com

SUBMITTAL REQUIREMENTS

- Completed Final Plat Application.
- 30 full-size copies of the Final Plat.
- 7 full-size copies of Final Landscaping Plans for drainage basins, holding ponds and subdivision buffers.
- 1 reduced version (11"x17") of the Final Plat and Landscaping Plans.

SUBMITTAL REQUIREMENTS (CONT'D)

- 1 electronic version (PDF) of the Final Plat and Landscaping Plans submitted via email to: Charlene@Hutchgov.com.
- Proof of Taxes and Special Assessment and Certification from the Reno County Treasurer that all Taxes and assessments are paid.
- Signed and Notarized Mylar.
- Check in the amount of \$20 per Final Plat page made payable to: Reno County Register of Deeds
- Signed and Notarized Mylar.
- 1 copy of the Final Drainage Study, including Water Quality.
- Final copy of Restrictions and Covenants (if proposed for the subdivision).
- 2 copies of Construction Drawings, including water, sewer and street plans.
- 2 copies of Engineering Cost Estimates for public improvements.
- Assurance for Construction or Installation of required improvements (surety bond, letter of credit, escrow of funds, property escrow, public agency financing, etc.)

FINAL PLAT CHECKLIST

The Final Plat shall include the following:

- The name of the subdivision and the words "Final Plat".
- Land survey reference points and closure information.
- Prepared at a scale of one inch equals 100 feet. Areas larger than 100 acres may be drawn at a scale of one inch equals 200 feet.
- A legal description of the pertinent parcel or parcels.
- Signed certification by the applicant's land surveyor attesting the accuracy of the measurement and calculation of land areas, the original descriptions of real property for conveyance or recording and the closures. Also, attestation that the final record plat is a true, correct and complete representation of the subdivision.
- Date prepared, graphic scale and north arrow.
- Signed certification by the applicant's engineer attesting that the final record plat is a true, correct and complete representation of the subdivision.
- Signed certification by the owner or owners dedicating all parcels of land which are intended for public use.
- Signed certification by the owner or owners identifying and dedicating all easements which are intended for public use.
- A list of covenants and deed restrictions to be established.
- The location of street or road rights-of-way, including adjacent and intersecting streets not included in the plat, and all street or road names.
- Block and lot numbers and dimensions of blocks and lots.
- Exact dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements and areas to be reserved for public use, and a legend indicating how lot and block corners and curve points are staked in the field.
- Acknowledgement by the Chairman of the Committee and the City Planner that the Final Plat complies with the approved Preliminary Plat.
- Certification by the Mayor and the City Clerk of approval of the Final Plat and improvement plans and acceptance of all dedications of land and easements.
- Certification by the County Surveyor that the plat has been reviewed and found to be in compliance with the requirements of K.S.A. 58-2005.
- Certification by the Reno County Register of Deeds of the date of recording, fee paid, and location where the plat is filed.

FINAL PLAT CHECKLIST (CONT'D)

- A statement by the Reno County Clerk indicating the date the plat was filed.
- A Vicinity Map showing the general location of the subdivision in relation to surrounding roadways.
- N/A Subdivision phasing statement, if subdividing is to be accomplished in phases, including:
 - A phasing schedule, including the lots associated with each phase.
 - The improvements to be included in each phase.
- Floodplain information, including the FIRM panel and date. If the property is located within the designated Special Flood Hazard Area, the boundaries shall be delimited on the Final Plat drawing.
- N/A Identification of areas to be held in Common and Reserve, including:
 - A final copy of proposed Restrictions and Covenants addressing the ownership, use, preservation, liability and continued maintenance of such areas.
 - The Restrictions and Covenants shall be recorded with the Final Plat.
 - Each area to be held in common and reserve in a subdivision shall be separately numbered and shall not be further subdivided.

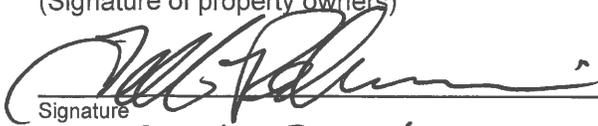
FINAL PLAT APPLICATION PROCESS

1. Submit the attached **Final Plat Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 4.
2. Following receipt of a complete **Final Plat Application**, planning staff will:
 - a. Set date a date for a meeting with the Hutchinson-Reno County Joint Subdivision Committee.
 - b. Transmit application materials to the Development Review Committee (DRC) for their review.
 - c. The DRC will meet to discuss the project. Depending upon the nature of the project, the Planning Director may or may not require the applicant to attend the DRC meeting. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Joint Subdivision Committee will review the Final Plat and make a recommendation to the City Council, typically in accordance with the attached schedule. The Joint Subdivision Committee may recommend approval, denial or approval with modifications.
4. Following Final Plat consideration by the Joint Subdivision Committee, the plat will be forwarded to City Council for approval. The attached schedule is optimal and assumes that all required construction drawings, studies and financing have been submitted and approved by the appropriate City Departments. Subdivisions requesting special assessments will require additional approval times.
5. Once the Final Plat is approved, Planning staff will obtain the appropriate City signatures and will take the plat mylar, along with the recording fee and proof of taxes paid to the County Recorder. Please allow a minimum of 3 working days for plat recordation.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.

(Signature of property owners)


 Signature _____
TED A. ROBINSON
 Printed Name _____

Signature _____
 Printed Name _____

Final Plat Subdivision Application
Submittal Deadlines and Meeting Schedule

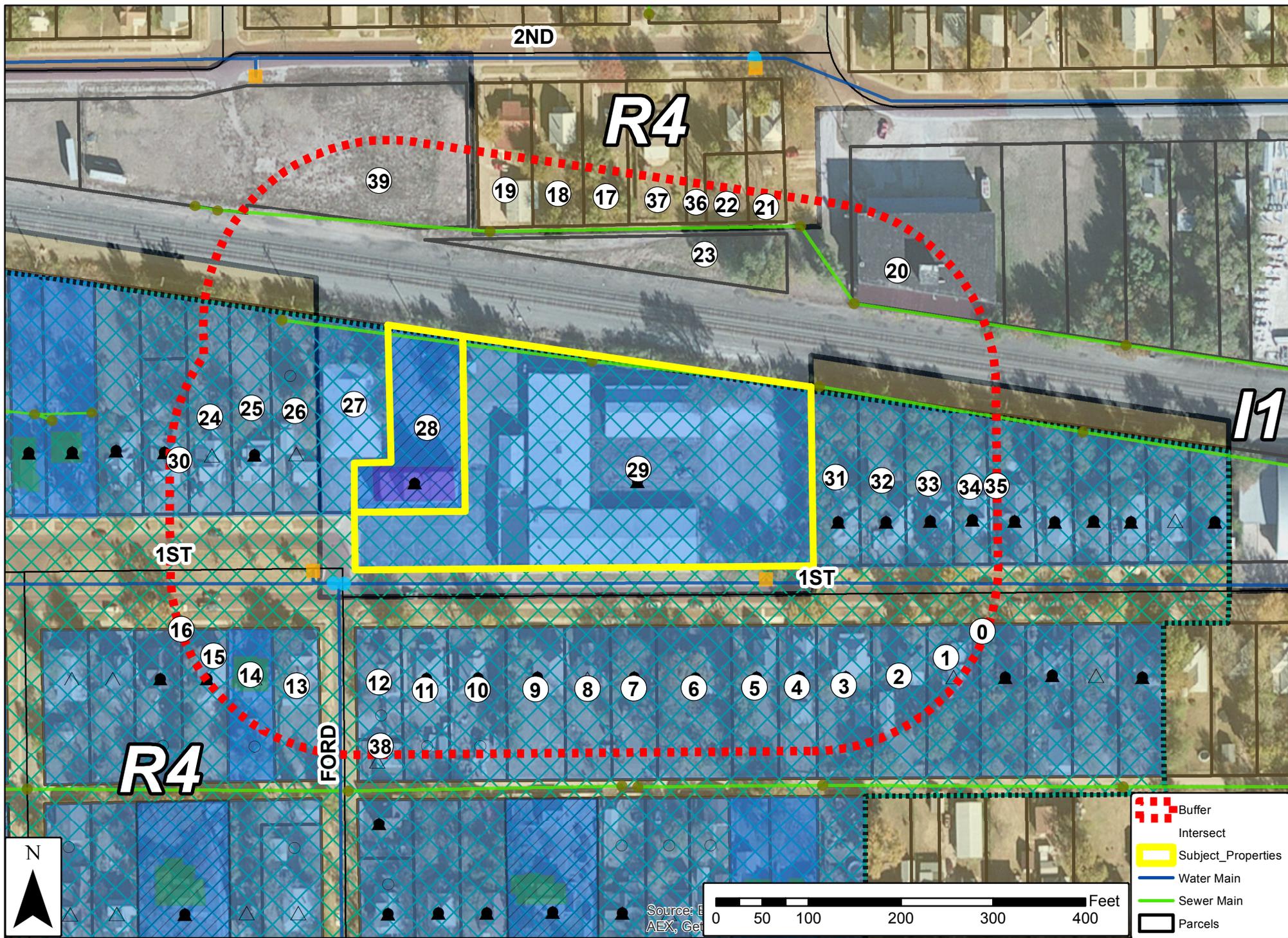
Final Plat Application Deadline	Development Review Committee Meeting	Joint Subdivision Committee Review	Earliest City Council Review*
January 6, 2014	January 14, 2014	February 5, 2014	February 18, 2014
February 3, 2014	February 11, 2014	March 5, 2014	March 18, 2014
March 3, 2014	March 11, 2014	April 2, 2014	April 15, 2014
April 1, 2014	April 8, 2014	May 7, 2014	May 20, 2014
May 5, 2014	May 13, 2014	June 4, 2014	June 17, 2014
June 2, 2014	June 10, 2014	July 2, 2014	July 15, 2014
June 30, 2014	July 8, 2014	August 6, 2014	August 19, 2014
August 4, 2014	August 12, 2014	September 3, 2014	September 16, 2014
August 29, 2014	September 9, 2014	October 1, 2014	October 21, 2014
October 6, 2014	October 14, 2014	November 5, 2014	November 18, 2014
November 3, 2014	November 25, 2014	December 3, 2014	December 16, 2014
December 1, 2014	December 9, 2014	January 7, 2015	January 20, 2015
January 5, 2015	January 13, 2015	February 4, 2015	February 17, 2015
February 2, 2015	February 10, 2015	March 4, 2015	March 17, 2015

*The Final Plat will not be considered by City Council until all supporting cost estimates and engineered drawings are submitted and approved, the financial guarantee is in place and petitions for benefit districts, if needed, are properly prepared and submitted for City Council consideration.

PLEASE NOTE:

The applicant or agent must be present at the scheduled Joint Subdivision Committee and City Council meetings. If the applicant is not present, the item will not be considered.

Zoning Map 15-SD-01



15-SD-01 Property Owner List

PO #	Owner of Record	Owner Address	City	State	Zip	Property Address
0	STROBLE, TRAVIS J & MIA	717 E 1ST AVE	HUTCHINSON	KS	67501	717 E 1ST AVE
1	MCCURTIS, JESSIE L	706 E 1ST AVE	HUTCHINSON	KS	67501	715 E 1ST AVE
2	WATSON, JAMES C JR & STACEY M	709 E 1ST AVE	HUTCHINSON	KS	67501	709 E 1ST AVE
3	BERGER, DAVID	701 E 1ST AVE	HUTCHINSON	KS	67501	701 E 1ST AVE
4	PTACEK, MAURICE G	PO BOX 506	MINNEOLA	KS	67865	637 E 1ST AVE
5	ESPINOSA, INOSENIA SILVA	635 E 1ST AVE	HUTCHINSON	KS	67501	635 E 1ST AVE
6	SCHMIDT, SUSAN K & DOUGLAS J	629 E 1ST AVE	HUTCHINSON	KS	67501	629 E 1ST AVE
7	TATRO, EDWARD L	621 E 1ST AVE	HUTCHINSON	KS	67501	621 E 1ST AVE
8	CONNER, AMY L	617 E 1ST AVE	HUTCHINSON	KS	67501	617 E 1ST AVE
9	FALKE, ALBERT W JR & TERRI A	PO BOX 152	NICKERSON	KS	67561	613 E 1ST AVE
10	PARKS, WILLIAM EDWARD TRST & SHARON EARLENE TRUST	810 W 25TH AVE	HUTCHINSON	KS	67502	607 E 1ST AVE
11	LONG, JAMES DEAN C/O Weber, Steven L	101 N WHITESIDE ST	HUTCHINSON	KS	67501	605 E 1ST AVE
12	BETTS, CLIFFORD & LILAH	601 E 1ST AVE	HUTCHINSON	KS	67501	601 E 1ST AVE
13	KUEPFER, JOSEPH L & MARILYN E C/O Washige, Shane	3015 S PARTRIDGE RD	PARTRIDGE	KS	67566	551 E 1ST AVE
14	MAST, BENJAMIN A	1601 N NICKERSON ST	NICKERSON	KS	67561	547 E 1ST AVE
15	CAMPBELL, CHRISTOPHER & CASSANDRA	204 E BIGGER ST	HUTCHINSON	KS	67501	545 E 1ST AVE
16	FIELD, JASON E & MORGAN M	543 E 1ST AVE	HUTCHINSON	KS	67501	543 E 1ST AVE
17	CARO, LUIS M & ADRIANA R	621 E 2ND AVE	HUTCHINSON	KS	67501	621 E 2ND AVE
18	CALDWELL, TAJAE B	12250 ABRAMS RD 2158	DALLAS	TX	75243	619 E 2ND AVE
19	TATUM, WILLIAM ROBERT & ELOISA RITA	617 E 2ND AVE	HUTCHINSON	KS	67501	617 E 2ND AVE
20	PAL-CO KS, INC	PO BOX 398	HUTCHINSON	KS	67504	701 E 2ND AVE
21	BLEVINS, BEN RAYMOND & VIOLA ELAIN	629 E 2ND AVE	HUTCHINSON	KS	67501	0 N CLEVELAND ST
22	ALERE, LETICIA A	1309 E 20TH AVE	HUTCHINSON	KS	67502	0 N CLEVELAND ST
23	PAL-CO KS, INC	PO BOX 398	HUTCHINSON	KS	67504	0 N CLEVELAND ST
24	STEPHENS, VINCENT R JR	210 COUNTRYSIDE DR	HUTCHINSON	KS	67502	546 E 1ST AVE
25	PINA, VITTORIO G	517 E AVENUE B	HUTCHINSON	KS	67501	548 E 1ST AVE
26	K L HOLDINGS NO 2 LLC	2318 COMANCHE RD	GALVA	KS	67443	550 E 1ST AVE
27	PALMER, BRADLEY H & KATHY J	2800 E 43RD AVE	HUTCHINSON	KS	67502	554 E 1ST AVE
28	T & T LEASING, INC	PO BOX 1007	HUTCHINSON	KS	67504	600 E 1ST AVE
29	T & T LEASING, INC	PO BOX 1007	HUTCHINSON	KS	67504	612 E 1ST AVE
30	PHELAN CLINIC, LTD C/O Weber, Steven L	101 N WHITESIDE ST	HUTCHINSON	KS	67501	534 E 1ST AVE

15-SD-01 Property Owner List

31	BROWN, DEBRA J & STEVEN MARK	702 E 1ST AVE	HUTCHINSON	KS	67501	702 E 1ST AVE
32	MCCURTIS, JESSIE L	706 E 1ST AVE	HUTCHINSON	KS	67501	706 E 1ST AVE
33	MAST, MARVIN E & LOIS J	1505 N LORRAINE ST	HUTCHINSON	KS	67501	710 E 1ST AVE
34	BARNES, DARREN R & SHERRI L	PO BOX 381	HUTCHINSON	KS	67504	714 E 1ST AVE
35	HICKS, RONALD E & CYNTHIA E	716 E 1ST AVE	HUTCHINSON	KS	67501	716 E 1ST AVE
36	STARKS, ROBERT RAY	324 E 3RD AVE	SOUTH HUTCHINSON	KS	67505	627 E 2ND AVE
37	ROBINSON, ROBERT B & MERCEDES E	623 E 2ND AVE	HUTCHINSON	KS	67501	623 E 2ND AVE
38	CASTRO, GILBERT M & JOE F	9901 BIRCH LN	WICHITA	KS	67212	12 N FORD ST
39	HAMMOND, GENE	515 E 2ND AVE	HUTCHINSON	KS	67501	0 E 2ND AVE

PRELIMINARY PLAT

SUGAR MILL ADDITION

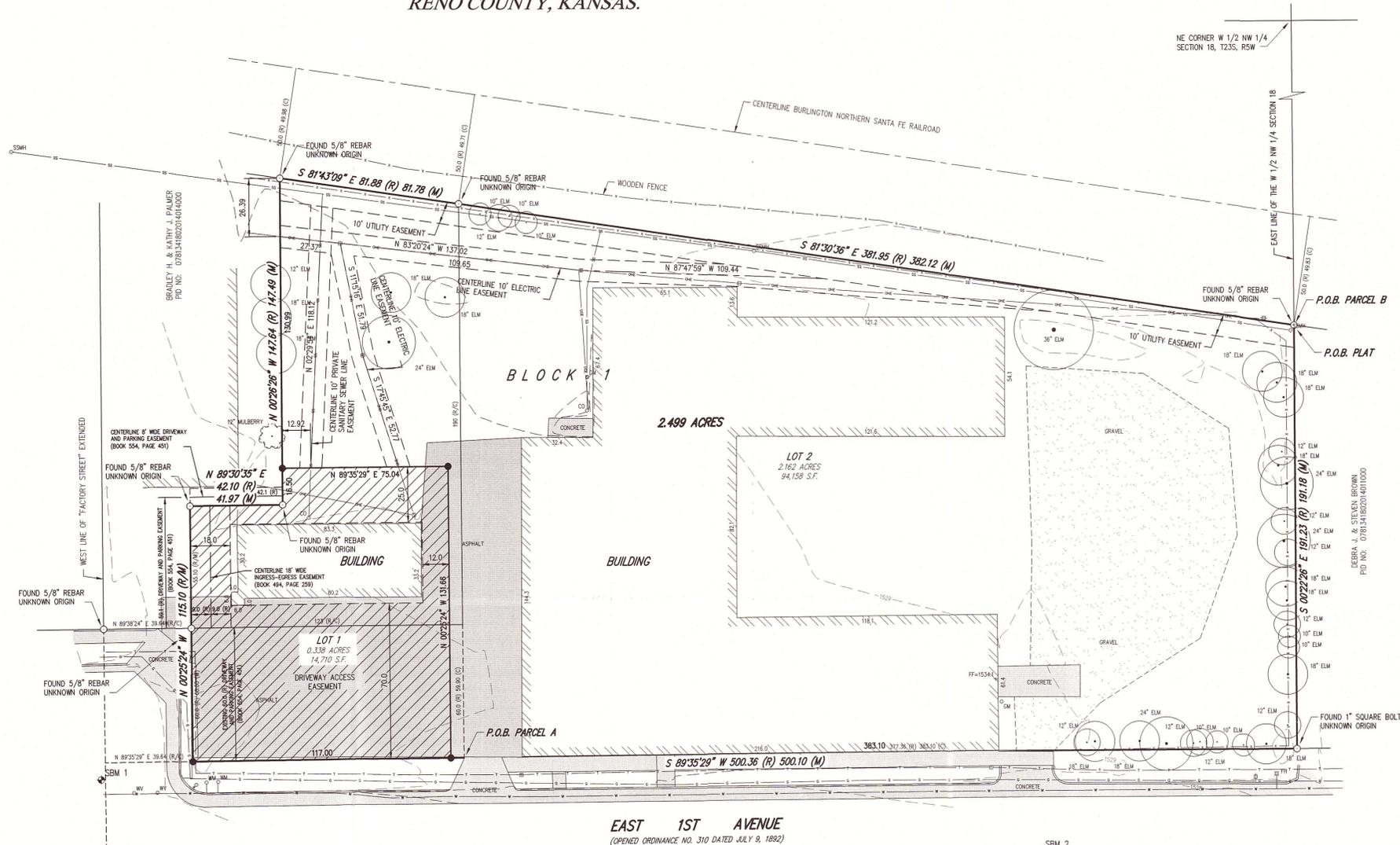
A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF HUTCHINSON,
RENO COUNTY, KANSAS.

DESCRIPTIONS

ORIGINAL PROPERTY DESCRIPTION:
PARCEL A (600 EAST FIRST AVENUE)
A TRACT IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., AT THE POINT WHERE SAID LINE INTERSECTS THE PRESENT NORTH LINE OF EAST 1ST AVENUE AS DEDICATED AND/OR PLATTED IN JURGENS ADDITION AND FRAYNES ADDITION TO THE CITY OF HUTCHINSON, KANSAS, SAID POINT BEING 191.23 FEET SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE A.T. & S.F. RAILROAD AS MEASURED ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE WEST ALONG THE NORTH LINE OF EAST 1ST AVENUE 377.36 FEET FOR A PLACE OF BEGINNING; THENCE WITH A DEFLECTION ANGLE 89°56'30" RIGHT - NORTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 230.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE A.T. & S.F. RAILROAD; THENCE WITH A DEFLECTION ANGLE 81°06'43" LEFT - NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE 81.88 FEET; THENCE WITH A DEFLECTION ANGLE 98°53'17" LEFT - SOUTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 147.64 FEET TO A POINT THAT IS 115.1 FEET NORTH OF THE NORTH LINE OF EAST 1ST AVENUE AS DEDICATED; THENCE WITH A DEFLECTION ANGLE 90°03'30" RIGHT - WEST PARALLEL WITH THE NORTH LINE OF EAST 1ST AVENUE AS DEDICATED, AT A POINT THAT IS 39.64 FEET EAST OF THE WEST LINE OF FACTORY STREET (NOW FORD STREET) AS PLATTED AND EXTENDED; THENCE EAST ALONG THE NORTH LINE OF EAST 1ST AVENUE AS DEDICATED 123.0 FEET TO THE PLACE OF BEGINNING, EXCEPT THE SOUTH 60.0 FEET THEREOF.

AND
PARCEL B (612 EAST FIRST AVENUE)
A TRACT IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., AT THE POINT WHERE SAID LINE INTERSECTS THE SOUTH RIGHT OF WAY LINE OF THE A.T. & S.F. RAILROAD, SAID POINT BEING DESCRIBED AS 50.0 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD, FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4, THE HALVES OF WHICH WERE EARLIER INCLUDED IN THE SUBDIVISION DESCRIBED IMPLYING THE SAME, (I.E. EAST AND WEST 1/2S OF SAID NORTHWEST 1/4) HOWEVER NOT SPELLING OUT IN DETAIL THAT THIS WAS ACTUALLY THE CASE, 191.23 FEET TO A POINT ON THE PRESENT NORTH LINE OF EAST 1ST AVENUE, AS DEDICATED AND/OR PLATTED IN JURGENS ADDITION AND FRAYNES ADDITION TO THE CITY OF HUTCHINSON, KANSAS; THENCE WITH A DEFLECTION ANGLE 90°03'30" RIGHT - WEST ALONG THE NORTH LINE OF EAST 1ST AVENUE AS DEDICATED 500.36 FEET TO A POINT 39.64 FEET EAST OF THE WEST LINE OF FACTORY STREET (NOW FORD STREET) AS PLATTED AND EXTENDED; THENCE WITH A DEFLECTION ANGLE 89°56'30" RIGHT - NORTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 60.0 FEET TO THE NORTH LINE OF EAST 1ST AVENUE EXTENDED AS PLATTED IN BROWN AND BIGGER ADDITION TO THE CITY OF HUTCHINSON, KANSAS, OR AS DEDICATED; THENCE WITH A DEFLECTION ANGLE 90°03'30" RIGHT - EAST PARALLEL WITH THE NORTH LINE OF EAST 1ST AVENUE AS DEDICATED 123.0 FEET; THENCE WITH A DEFLECTION ANGLE 90°03'30" LEFT - NORTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, 190.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE A.T. & S.F. RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE 381.95 FEET TO THE PLACE OF BEGINNING.

PLAT DESCRIPTION:
A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF HUTCHINSON, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER AND THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, SAID POINT BEING DESCRIBED AS 50.0 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD; THENCE SOUTH 00°22'26" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER 191.18 FEET (191.23 FEET RECORD) TO THE NORTH LINE OF EAST FIRST AVENUE AS OPENED BY ORDINANCE NO. 310 DATED JULY 9, 1892; THENCE SOUTH 89°35'29" WEST ALONG THE NORTH LINE OF SAID EAST FIRST AVENUE 500.10 FEET (500.36 FEET RECORD) TO A POINT THAT IS 39.64 FEET EAST OF THE WEST LINE OF FACTORY STREET (NOW FORD STREET) AS PLATTED IN BROWN AND BIGGER ADDITION TO THE CITY OF HUTCHINSON, KANSAS; THENCE NORTH 00°25'24" WEST 115.10 FEET; THENCE NORTH 89°30'35" EAST 41.97 FEET (42.10 FEET RECORD); THENCE NORTH 00°26'26" WEST 147.49 FEET (147.64 FEET RECORD) TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTH 81°43'09" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD 81.78 FEET (81.88 FEET RECORD); THENCE SOUTH 81°30'36" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD 382.12 FEET (381.95 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 2.499 ACRES.



EAST 1ST AVENUE
(OPENED ORDINANCE NO. 310 DATED JULY 9, 1892)

PROPERTY INFORMATION

THE PROPERTY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AS PART OF THE HOUSTON WHITESIDE HISTORIC DISTRICT, AND THE BUILDING AT 600 EAST 1ST AVENUE IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

PROPERTY WAS SURVEYED ON APRIL 24, 2014.

EXISTING ZONING:
I1 - LIGHT INDUSTRIAL DISTRICT

PROPOSED ZONING:
I1 - LIGHT INDUSTRIAL DISTRICT

CLOSURE REPORT

ERROR CLOSURE: 0.0072 COURSE: S 35°43'15" W
ERROR NORTH: -0.0059 ERROR EAST: -0.0042
PERIMETER: 1459.74 PRECISION: 1: 202157

OWNER / SUBDIVIDER

T & T LEASING, INC.
TED ROBINSON, PRESIDENT AND C.E.O.
600 EAST FIRST AVENUE
HUTCHINSON, KS 67501
PHONE: 620-663-6360

SURVEYOR

LLOYD P. DORZWEILER, LS 885
ALPHA LAND SURVEYS, INC.
216 WEST SECOND AVENUE
HUTCHINSON, KS 67501
PHONE: 620-728-0012

SURVEY TYPE:
PRELIMINARY PLAT

Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 04/24/2014	PLOT DATE: 02/20/2015
DRAWN BY: RDB	PROJ. NO.: 140084P
CHECKED BY: LPD	SHEET 1 OF 1

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|---|----------------------------------|
| △ SECTION SUBDIVISION CORNER FOUND | ○ ○ CLEANOUT |
| ○ FOUND 1/2" REBAR WITH PLASTIC CAP | ○ ○ STORM WATER SEWER MANHOLE |
| ○ STAMPED "ALPHA CLS-184" | ○ ○ WATER METER |
| ○ SET 1/2" REBAR WITH PLASTIC CAP | ○ ○ WATER VALVE |
| ○ STAMPED "ALPHA CLS-184" | ○ ○ FIRE HYDRANT |
| ○ CHISELED "V" CUT IN CONCRETE | ○ ○ MONITOR WELL |
| ○ POWER POLE | ○ ○ SPRINKLER HEAD |
| ○ TELEGRAPH POLE | ○ ○ GUARD POST |
| ○ LIGHT POLE | ○ ○ OVERHEAD ELECTRIC |
| ○ GUY ANCHOR | ○ ○ UNDERGROUND TELEPHONE |
| ○ UNDERGROUND ELECTRIC BOX | ○ ○ UNDERGROUND TELEPHONE |
| ○ UNDERGROUND CABLE TELEVISION PEDESTAL | ○ ○ GAS LINE |
| ○ UNDERGROUND CABLE TELEVISION PEDESTAL | ○ ○ UNDERGROUND TELEVISION CABLE |
| ○ TREE / SHRUB | ○ ○ SANITARY SEWER LINE |
| ○ ○ MANHOLE | ○ ○ WATER LINE |
| ○ ○ SANITARY SEWER MANHOLE | ○ ○ FENCE |
-
- | | |
|----------------------|---------------------------------------|
| N. NORTH | R/W RIGHT OF WAY |
| S. SOUTH | C/L CENTERLINE |
| E. EAST | RCP REINFORCED CONCRETE PIPE |
| W. WEST | CMP CORRUGATED METAL PIPE |
| ° DEGREES | CMHP CORRUGATED METAL PIPE HORIZONTAL |
| ' FEET OR MINUTES | EL ELLIPTICAL |
| " INCHES OR SECONDS | TC TOP OF CURB |
| S.F. SQUARE FEET | FL FLOWLINE |
| VOL. VOLUME | TOP TOP OF PAVEMENT |
| PCL PAGE | EL ELEVATION |
| O.R. OFFICIAL RECORD | TOW TOP OF WALL |
| C. CALCULATED | HC HANDICAP |
| R. RECORD | |
| M. MEASURED | |

BENCH MARKS

SBM1:
SQUARE CUT IN TOP OF CURB 7.7' SOUTH AND 41.5' WEST OF THE SOUTHWEST CORNER OF SUGAR MILL ADDITION.
ELEV 1532.63 (NAVD88)

SBM2:
SQUARE CUT IN TOP OF CURB 46.2' SOUTH AND 115.6' WEST OF THE SOUTHEAST CORNER OF SUGAR MILL ADDITION.
ELEV 1529.17 (NAVD88)

UTILITY NOTES

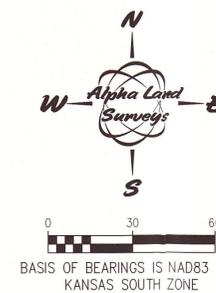
UTILITIES SHOWN HEREON WERE LOCATED BY THE UTILITY COMPANIES OR THEIR AGENTS RELATING TO KANSAS ONE-CALL TICKET NUMBER 14146590 DATED APRIL 18, 2014.

FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS AND INCORPORATED AREAS, MAP NUMBER 2015C0291F. EFFECTIVE DATE JANUARY 6, 2010.

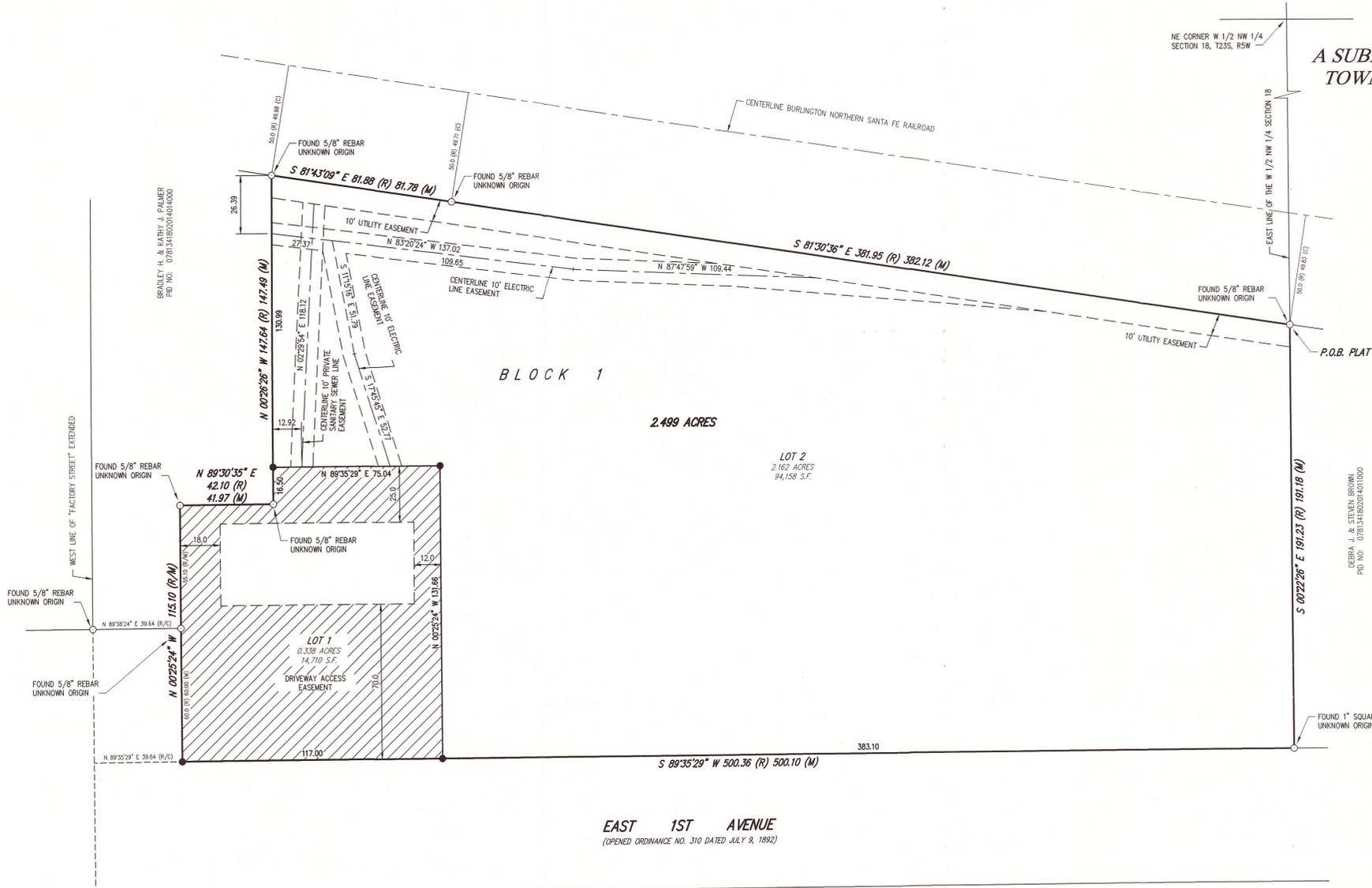


VICINITY MAP
(NOT TO SCALE)



SUGAR MILL ADDITION

A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF HUTCHINSON,
RENO COUNTY, KANSAS.



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS)
COUNTY OF RENO) SS

I, THE UNDERSIGNED, LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON JUNE 28, 2014 AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF: A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF HUTCHINSON, RENO COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER AND THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, SAID POINT BEING DESCRIBED AS 50.0 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD; THENCE SOUTH 00°22'26" EAST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER 191.18 FEET (191.23 FEET RECORD) TO THE NORTH LINE OF EAST FIRST AVENUE AS OPENED BY ORDINANCE NO. 310 DATED JULY 9, 1892; THENCE SOUTH 89°35'29" WEST ALONG THE NORTH LINE OF SAID EAST FIRST AVENUE 500.10 FEET (500.36 FEET RECORD) TO A POINT THAT IS 39.64 FEET EAST OF THE WEST LINE OF FACTORY STREET (NOW FORD STREET) AS PLATTED IN BROWN AND BIGGER'S ADDITION TO THE CITY OF HUTCHINSON, KANSAS; THENCE NORTH 00°25'24" WEST 115.10 FEET; THENCE NORTH 89°30'35" EAST 41.97 FEET (42.10 FEET RECORD); THENCE NORTH 00°26'26" WEST 147.49 FEET (147.64 FEET RECORD) TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTH 81°43'09" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD 81.78 FEET (81.88 FEET RECORD); THENCE SOUTH 81°30'36" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD 382.12 FEET (381.95 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 2.499 ACRES.

ALL RESERVES, STREETS, UTILITY EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS; TOGETHER WITH ANY AND ALL OTHER PUBLIC DEDICATIONS, RIGHTS-OF-WAY, AND/OR EASEMENTS WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B).

DATE _____, 20__.

LLOYD P. DORZWEILER, L.S. #885

COUNTY SURVEYOR CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 20__.

RICHARD IMAN, LS 1450

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF RENO) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER PUBLIC WAYS UNDER THE NAME OF SUGAR MILL ADDITION A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF HUTCHINSON, RENO COUNTY, KANSAS; THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS, RENO COUNTY, KANSAS.

T & T LEASING, INC.

TED ROBINSON, PRESIDENT TOM GOERING, SECRETARY

NOTARY CERTIFICATES

STATE OF KANSAS)
COUNTY OF RENO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY TED ROBINSON, PRESIDENT AND TOM GOERING, SECRETARY OF T & T LEASING, INC.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUBDIVISION COMMITTEE CERTIFICATE

STATE OF KANSAS)
COUNTY OF RENO) SS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE HUTCHINSON - RENO COUNTY JOINT SUBDIVISION COMMITTEE ON THIS ____ DAY OF _____, 20__.

JACK MARTIN, CHAIRMAN

JANA MCCARRON, SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
COUNTY OF RENO) SS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HUTCHINSON, KANSAS.

DATED THIS ____ DAY OF _____, 20__.

CINDY PROETT, MAYOR

KAREN WELTMER, CITY CLERK

REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF RENO) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF _____, 20__ AT ____ (A.M.) (P.M.) FEE PAID: _____, FILED IN PLAT FILE: _____, NUMBER: _____.

BONNIE RUEBKE, REGISTER OF DEEDS

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20__.

DONNA PATTON, COUNTY CLERK

EASEMENTS

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AND SAID UTILITY EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, WATER LINES, GAS LINES, ELECTRIC LINES AND POLES, TELEPHONE LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL PRIVATE SERVICE LINES CROSSING LOTS 1 AND 2 ARE HEREBY GRANTED A 10' WIDE TEMPORARY CONSTRUCTION EASEMENT CENTERED OVER THE TOP OF SAID SERVICE LINES FOR THE PURPOSE OF REPAIRING, REPLACING AND MAINTAINING WATER LINES, GAS LINES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PRIVATE UTILITIES. THE TEMPORARY CONSTRUCTION EASEMENT SHALL STAY IN AFFECT FOR TEN DAYS AFTER SAID SERVICE LINES AND BEEN REPAIRED. ALL DISTURBED AREAS SHALL BE RECONSTRUCTED TO ITS ORIGINAL STATE.

LEGEND OF SYMBOLS & ABBREVIATIONS

- △ SECTION SUBDIVISION CORNER FOUND
- SURVEY MONUMENT FOUND
- POURED CONCRETE AROUND MONUMENT
- SET 1/2"X24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184"
- SET 1/2"X24" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184" IN CONCRETE
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- ° DEGREES
- ' FEET OR MINUTES
- " INCHES OR SECONDS
- S.F. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- O.R. OFFICIAL RECORD
- C. CALCULATED
- R. RECORD
- M. MEASURED
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

CLOSURE REPORT						
TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
TRAV	1	2	S 00°22'26" E	191.18	-191.1759	1.2476
TRAV	2	3	S 89°35'29" W	500.10	-197.7424	-498.8397
TRAV	3	4	N 00°25'24" W	115.10	-79.6456	-499.6901
TRAV	4	5	N 89°30'35" E	41.97	-79.2864	-457.7217
TRAV	5	6	N 00°26'26" E	147.49	68.1992	-458.8557
TRAV	6	7	S 81°43'09" E	81.78	56.4208	-377.9384
TRAV	7	1	S 81°30'36" E	382.12	0.0059	0.0042

CLOSURE:
CLOSING LINE: S 34°43'15" W 0.0072 FROM T TO 1
LATITUDE (N): -0.0059 PERIMETER: 1459.74
DEPARTURE (E): -0.0042 ERROR OF CLOSURE: 1:202157



VICINITY MAP (NOT TO SCALE)



Alpha Land Surveys, Inc.
216 WEST SECOND AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

SURVEY DATE: 04/24/2014 PLOT DATE: 02/20/2015
DRAWN BY: RDB PROJ. NO.: 140284P
CHECKED BY: LPD SHEET 1 OF 1