



AGENDA
HUTCHINSON – RENO COUNTY JOINT SUBDIVISION COMMITTEE

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

1. ROLL CALL

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

2. WELCOME BY CHAIRPERSON

- a. Introduction of Stephen Hughes, Associate Planner

3. APPROVAL OF MINUTES – Meeting of April 1, 2015

4. PUBLIC HEARINGS

- a. 15-SD-03: Second Replat of Katie Second Addition – Request for approval of the final plat for property known as 911 Porter Street (Applicant: Raju Sheth, Hutchinson Suite Hotel; Owner: City of Hutchinson)
- b. 15-SD-04: Family Entertainment District No. 2 – Request for approval of a preliminary plat for property formerly known as 2201 N Lorraine Street (Applicant/Owner: Strike Development, LLC)
- c. 15-SD-05: Josie Addition – Request for approval of the preliminary plat and final plat for property located at approximately 1320 North Lorraine Street (Applicant: Perry Duncan; Owner: LO, LLC)

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 | Stephen Hughes | 620-694-2617 |

MINUTES

HUTCHINSON-RENO COUNTY

JOINT SUBDIVISION COMMITTEE

WEDNESDAY, APRIL 1, 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, Dave Freund, Janet Hamilton, and Jack Martin. Harley Macklin was not in attendance. Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Justin LaFountain; Associate Planner, and Charlene Mosier, Secretary, were also present.
2. Martin welcomed everyone in attendance.
3. The minutes for the meeting of January 7, 2015 were approved on a motion by Richardson, seconded by French, passed unanimously.
4. PUBLIC HEARINGS

- 4a. **15-SD-01 Sugar Mill Addition**
Preliminary and Final Plat
600-612 E. 1st Avenue

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

LaFountain reviewed the case. This request is for approval of the Preliminary and Final plats for the Sugar Mill Addition at 600-612 East 1st Avenue. T & T Leasing is the property owner. The proposed subdivision is located at the northeast corner of Ford Street and 1st Avenue and consists of two lots on 2.499 acres of land zoned I-1 Light Industrial District. The two properties include the Sugar Mill and the adjacent warehouse. The plat will reconfigure the lot lines because the Sugar Mill has no access to 1st Avenue. A subdivision is required because several utility easements are necessary and 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. A driveway access easement will also be created. There will be no new buildings allowed within the easement and a note has been placed on the plat.

Both properties are located in the Houston Whiteside National Historic District and the Sugar Mill is individually listed on the National Register of Historic Places. A revised plat with the correct mayor name will be needed prior to the item being approved by City Council. Surrounding property owners were notified and no comments were received.

Martin asked the agent for his presentation. Raymond Bretton, Alpha Land Surveys, said the property was set up in tracts and now they are subdividing it. If the owner would decide to sell one of the lots, he would easily be able to do that now. The Sugar Mill is vacant;

however, if someone is interested in renovating it in the future, it would be easy to sell that lot as it will be on a separate tax roll now.

Martin asked for the staff recommendation.

LaFountain said 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.

Martin closed the public hearing and asked for a motion.

Motion by Etzler, seconded by Freund to approve this request for the Preliminary Plat of the Sugar Mill Addition passed with the following vote: Yes - French, Hamilton, Richardson, Freund, Etzler, Martin.

Motion by Richardson, seconded by Etzler, to recommend to the City Council approval of this request for the Final Plat of the Sugar Mill Addition, with the conditions stated above, passed with the following vote: Yes - French, Hamilton, Freund, Etzler, Richardson, Martin.

5. OTHER BUSINESS

- 5a. Open comments from the audience – none.
- 5b. Update on Progress of Subdivision Regulations Rewrite

McCarron gave an update regarding the Subdivision Regulations Rewrite. She said the Planning Commission has reviewed all but the last chapter. The first half of this will be reviewed at a study session at the next meeting. The regulations should be completed this summer and then the Joint Subdivision Committee can be dissolved.

9. ADJOURNMENT – The meeting adjourned at 5:10 p.m.

Respectfully Submitted,

Charlene Mosier

Approved this _____ day of _____

Attest:



**HUTCHINSON – RENO COUNTY
JOINT SUBDIVISION COMMITTEE
STAFF REPORT**

MEETING: 8/5/2015
620-694-2639

July 28, 2015

TO: Hutchinson-Reno County Joint
Subdivision Committee

FROM: Stephen Hughes
Associate Planner

SUBJECT: Case #15-SD-03, Second Replat of Katie
Second Addition

APPLICANT: Raju Sheth
9017 E. Bluestem, Wichita, KS. 67207



OWNER: City of Hutchinson, Hutchinson Suite Hotel

REQUEST: Request for Final Plat approval of the Second Replat of Katie Second Addition, a replat of Lot 2, Block 1 of Katie Second Addition to remove a platted setback along the east portion of said lot, totaling 2.622 acres.

STAFF RECOMMENDATION

Staff recommends approval of the final plat with the following conditions:

1. Corrections to Notary & Owner Certificates.
2. A signed mylar for the subdivision shall be submitted a minimum of one week prior to the desired City Council meeting.

MOTION

Motion to (approve / deny / approve with conditions, as recommended by staff / return to staff for further review) the final plat for the Second Replat of Katie Second Addition.

BACKGROUND

This request is for Hutchinson-Reno County Joint Subdivision Committee approval of the final plat of the Second Replat of Katie Second Addition, a replat of Lot 2, Block 1 of Katie Second Addition. The proposed replat is located south of 11th Avenue and West of Porter Street in the City of Hutchinson. The subdivision consists of one lot on 2.622 acres of land and is zoned C-4, *Special Commercial District*. The subdivision includes a portion of the southwest quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian. The property is being replatted in order to remove a platted building setback line on the east side of the property. **Exhibit A** contains a copy of the final plat application.

The subject property contains the recently completed Holiday Inn Express hotel and the applicant is proposing removal of the platted setback line in order to allow for the trash enclosure associated with that development to remain on the Porter side of the property. The applicant has not proposed any further development beyond the current hotel building.

This property was originally platted as Lot 4 of the Katie Addition in 1996. Following initial platting, this lot was replatted as Lot 2, Block 1 of Katie Second Addition. The replat occurred in 2005. The lot was replatted again in Replat of Katie Second Addition and remained Lot 2, Block 1 of Katie Second Addition in 2009.

The replatted subdivision was completed prior to generation of development plans for the property. During the construction process, the applicant determined the Porter side of the lot was a better location for the trash enclosure. In addition, the applicant also became aware of the need for a drainage easement on the northeast corner of the property.

ANALYSIS

A Development Review Committee meeting was held on 7/14/2015. Comments are included at **Exhibit B**.

PUBLIC NOTIFICATION

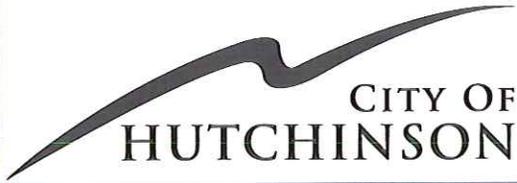
The Public Hearing stage of subdivision review occurs at Preliminary Plat. Due to the nature of the changes involved with this subdivision, the Director of Planning and Development made the determination that Final Plat only would be required. Therefore, a Public Hearing notice was not published.

EXHIBITS

- A – Final Plat Application
- B – Comments
- C – Final Plat, dated July 23, 2015
- D – Zoning Map

CC: Jana McCarron, Director of Planning and Development
Casey Jones, Senior Planner
Justin LaFountain, Associate Planner

2015 FINAL PLAT SUBDIVISION APPLICATION



CITY OF HUTCHINSON
Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
620-694-2639 phone ~ 620-694-2691 fax

FOR OFFICE USE ONLY

DATE RECEIVED: _____ CASE #: _____ FEE PAID: Paid at Preliminary Plat

PROJECT INFORMATION

Name of the Proposed Subdivision: KATIE SECOND ADDITION REPLAT

Approximate Address : 911 PORTER STREET, HUTCHINSON, KS

Legal Description of land to be subdivided:

LOT 2, BLOCK 1, KATIE SECOND ADDITION

Applicant : RAJU SHETH Company: HUTCHINSON SUITE HOTEL

Mailing Address: 9017 E. BLUESTEM, WICHITA, KS. 67207

Phone: 316-751-3388 E-Mail: raju@remotecompsystems.com

Property Owner : CITY OF HUTCHINSON

Mailing Address : 125 E. AVENUE B, HUTCHINSON, KS. 67501

Phone: 620-694-2611 E-Mail _____

Surveyor/Engineer/Architect (attach additional pages, if needed)

DAN GARBER Company GARBER SURVEYING SERVICE, P.A.

Mailing Address : 2908 NORTH PLUM ST., HUTCHINSON, KS. 67502

Phone: 620-665-7032 E-Mail: dgarber@garbersurveying.com

SUBMITTAL REQUIREMENTS

- Completed Final Plat Application.
- 20 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.
- 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.

SUBMITTAL REQUIREMENTS (CONT'D)

- 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.
- 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.
- 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.

FINAL PLAT CHECKLIST (CONT'D)

- 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

Signature

6/30/15

Printed Name

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* |
|--|---|---|--------------------------------------|
| December 8, 2014 | December 16, 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 |
| February 24, 2015 | March 10, 2015 | April 1, 2015 | April 21, 2015 |
| April 6, 2015 | April 14, 2015 | May 6, 2015 | May 19, 2015 |
| May 4, 2015 | May 12, 2015 | June 3, 2015 | June 16, 2015 |
| May 25, 2015 | June 9, 2015 | July 1, 2015 | July 21, 2015 |
| July 6, 2015 | July 14, 2015 | August 5, 2015 | August 18, 2015 |
| July 31, 2015 | August 11, 2015 | September 2, 2015 | September 15, 2015 |
| September 7, 2015 | September 22, 2015 | October 7, 2015 | October 20, 2015 |
| October 5, 2015 | October 13, 2015 | November 4, 2015 | November 17, 2015 |
| October 26, 2015 | November 10, 2015 | December 2, 2015 | December 15, 2015 |
| December 7, 2015 | December 22, 2015 | January 6, 2016 | January 19, 2016 |
| January 4, 2016 | January 12, 2016 | February 3, 2016 | February 16, 2016 |

*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.



15-SD-03 Katie Second Addition Replat
Final Plat Comments

EXHIBIT B i

Stephen Hughes (Planning & Development Department)

1. Replat Name. The name “Katie Second Addition Replat” may cause confusion with “Replat of Katie Second Addition.” Please change the name of this replat to:
 - * “Second Replat of Katie Second Addition”,
 - * “Replat of Katie Second Addition no. 2”, or
 - * “Replat of Katie Second Addition II”. **RP**.
2. Vicinity Map. Include a vicinity map. **RP**.
3. Easement Label. North-East drainage easement is new and should be marked with length of all sides. **RP**.
4. Shopping Center Easement. The 24ft Shopping Center Easement agreement from Book 222, pg 244 as well as the 20ft Utility Easement from the prior replat are not listed separately here. If either of these have been vacated, provide documentation. If not, they need to be shown. **MI** or **RP**.
5. Lot Line Adjustment. It appears a lot line adjustment may have taken place since the last replat. Provide documentation or revision to current plat, as the dimensions do not match. **RP**.
6. Drainage Easement. North-East drainage easement is different than the prior easement. Please describe this in text. **RP**.
7. Owner’s Certificate and Dedication. Change “further” to “future” in line 8 of the dedication statement. **RP**.
8. Certificate Name. Please include the certificate name for the Hutchinson-Reno County Joint Subdivision Committee. **RP**
9. Names. Per Reno County, there is no longer a County Surveyor and review is peer review, performed by a surveyor of the applicant’s choice. Please change the certificate to read “Surveyor Review”. If Mr. Iman is the reviewer, you may leave his information. If not, please provide the name and information for the review surveyor. **RP**
10. Proof of Taxes. Proof of taxes will be required before the replat can be recorded. **MI**.
11. Mylar. Signed and notarized mylar shall be provided a minimum of one week prior to the desired City Council meeting. **MI**

RP = Revised Plat Needed **MI = Missing Item**

Kim Forbes (Fire Chief)

1. No problem.

Patti Krebaum (AT&T)

1. AT&T has no objections.

Barbara Lilyhorn (Director of Reno Co. Department of Transportation and Aging)

1. No comment.

Meryl Dye (Assistant City Manager)

1. No comment.

Reg Jones (Director of Public Works)

1. No comments.

Jeff Peterson (Senior Civil Engineer)

1. No comments.



**15-SD-03 Second Replat of Katie Second Addition
Revised Plat Comments**

Stephen Hughes (Planning & Development Department)

- 1. Owner’s Certificate and Dedication.
 - a. Revise line 3 to read “of SECOND REPLAT OF KATIE SECOND ADDITION, a replat of Lot 2, Block 1,” **RP**
 - b. Correct spelling of “Mayor” under City of Hutchinson, KS **RP**
- 2. Notary Certificate.
 - a. Revise line 3 to read “Raju Sheth, who is known to me to be the same person who executed the” **RP**

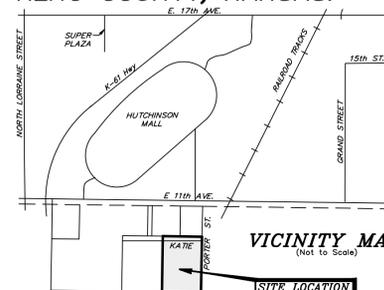
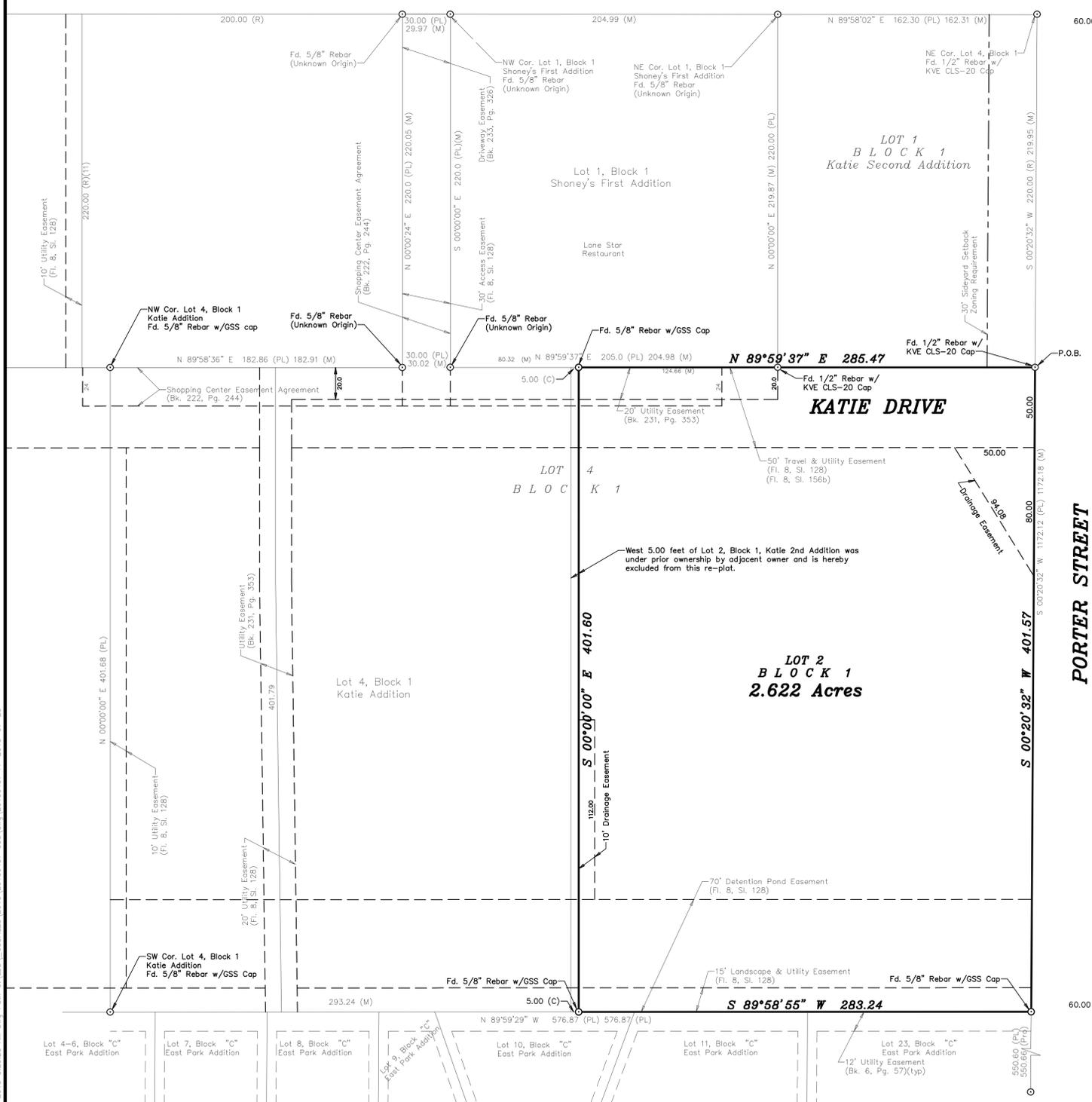
RP = Revised Plat Needed MI = Missing Item

SECOND REPLAT OF KATIE SECOND ADDITION

A REPLAT OF LOT 2, BLOCK 1, REPLAT OF KATIE SECOND ADDITION TO THE CITY OF HUTCHINSON, RENO COUNTY, KANSAS.

FINAL PLAT

EAST 11th AVENUE



- LEGEND**
- △ - Sectional Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - (C) - Calculated
 - (M) - Measured
 - (PL) - Platted

CLOSURE TABLE

| | |
|------------|----------------------------|
| NORTHING: | -0.0002 |
| EASTING: | 0.0021 |
| PRECISION: | 1372.07/0.0021 = 1:653,366 |



DESCRIPTION:
Lot 2, Block 1, Katie Second Addition to the City of Hutchinson, Reno County, Kansas.

BASIS OF BEARINGS:
Basis of Bearings of this survey are assumed due East on the North line of the Southwest Quarter of Section 8, Township 23 South, Range 5, West as described in prior deeds and plats.

LAND SURVEYOR'S CERTIFICATE
I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on _____, 20____ and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:



Date Signed: _____

STATE OF KANSAS)
COUNTY OF RENO) SS

OWNER'S CERTIFICATE AND DEDICATION
This is to certify that the undersigned, owners of the land described in the Surveyor's Certificate; have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of **SECOND REPLAT OF KATIE SECOND ADDITION**, A replat of Lot 2, Block 1, Katie Second Addition to the City of Hutchinson, Reno County, Kansas; that all 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 of Reno County, Kansas.

Hutchinson Suite Hotel: _____ City of Hutchinson, KS:
Raju Sheth, Member _____ Jade Piros de Carvalho, Mayor
Karen Weltmer, City Clerk

STATE OF KANSAS)
COUNTY OF RENO) SS

BE IT REMEMBERED:
That on this _____ day of _____, 20____ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Raju Sheth, who is known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.
My Commission Expires: _____
_____, Notary Public

STATE OF KANSAS)
COUNTY OF RENO) SS

BE IT REMEMBERED:
That on this _____ day of _____, 20____ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Jade Piros de Carvalho, Mayor, and Karen Weltmer, City Clerk, of the City of Hutchinson, Kansas, who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.
My Commission Expires: _____
_____, Notary Public

REVIEW SURVEYOR'S CERTIFICATE
STATE OF KANSAS)
COUNTY OF RENO) SS

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

Lloyd Dorzweiler, Review Surveyor

HUTCHINSON-RENO COUNTY JOINT SUBDIVISION COMMITTEE
STATE OF KANSAS)
COUNTY OF RENO) SS

Approved this _____ day of _____, 20____ by the Hutchinson-Reno County Joint Subdivision Committee.

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____

Jade Piros de Carvalho, Mayor

Karen Weltmer, City Clerk

REGISTER OF DEEDS CERTIFICATE
STATE OF KANSAS)
COUNTY OF RENO) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this _____ day of _____, 20____ in Book _____ Page _____.

Bonnie Ruebke, Register of Deeds

TRANSFER OF RECORD
STATE OF KANSAS)
COUNTY OF RENO) SS

Entered on transfer record on this _____ day of _____, 20____

Donna Patton, County Clerk

| | | | |
|--|--|--------------------------|------------------|
| Prepared For: FINAL PLAT | Description: A REPLAT OF LOT 2, BLOCK 1, REPLAT OF KATIE SECOND ADDITION | | |
| Prepared By: GSS | Garber Surveying Service, P.A. | | |
| HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4158 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 | | | |
| Drawn By: KLL | Scale: 1"=40' | Date of Field Work: 2015 | Job No: |
| Checked By: DEG | Date: 7/23/2015 | Sheet 1 of 1 Sheet(s) | G2015-437 |

Saved 7/23/2015 3:46:30 PM by ALOPEZ
 Plot Date & Time: Friday, July 24, 2015 8:22:28 AM
 Path: \\GSS\FILES\2015\2015060437_CSA\Draw\20150437_FP_2015-07-23

Exhibit D

C4

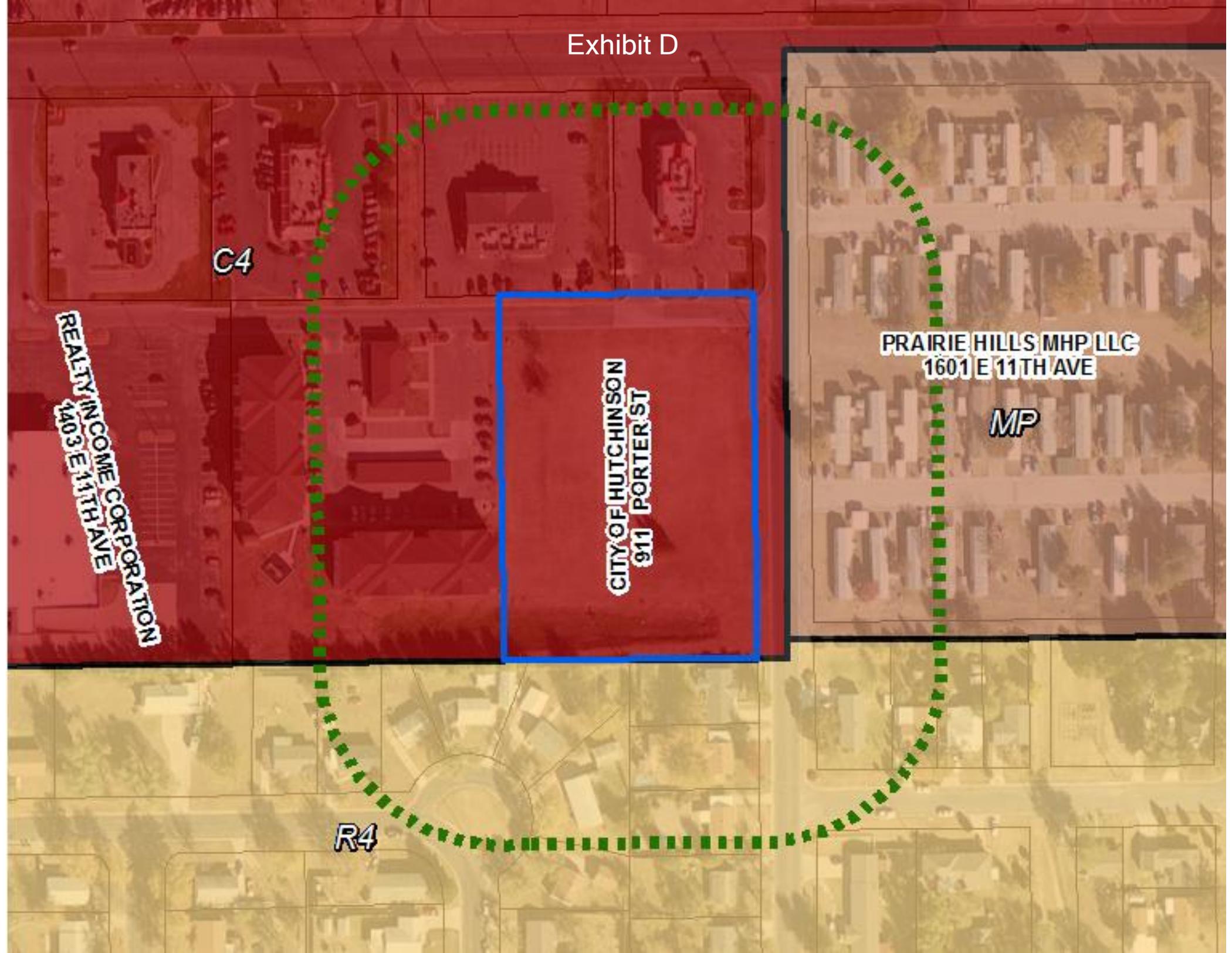
REALTY INCOME CORPORATION
1403 E 11TH AVE

CITY OF HUTCHINSON
911 PORTER ST

PRAIRIE HILLS MHP LLC
1601 E 11TH AVE

MP

R4





**Subdivision Committee
Staff Report**

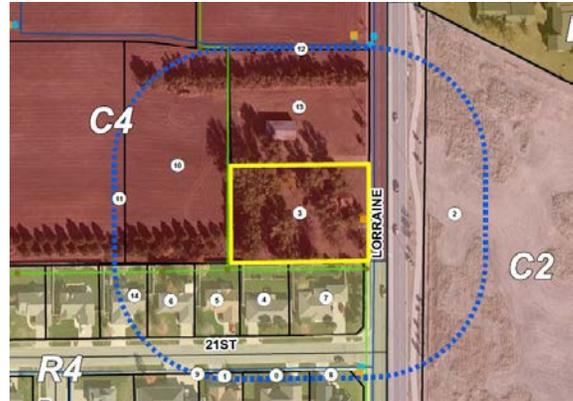
Public Hearing: 8/5/2015

DATE: July 28, 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
Stephen Hughes, Associate Planner



**SUBJECT: 15-SD-04 Family Entertainment District No. 2 Preliminary Plat
(Previously known as 2201 N Lorraine Street)**

OWNER/APPLICANT: Jim Strawn, Strike Development LLC, 507 N Whiteside, Hutchinson

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat with the following conditions:

1. Lorraine Street is to be dedicated to the public on the final plat.

MOTION

Motion to (approve / deny / approve with conditions as recommended by staff / return to staff for further review) the preliminary plat for Family Entertainment District No. 2.

BACKGROUND:

This request is for preliminary plat approval of a single lot at the southeastern corner of the existing Family Entertainment District subdivision (approximately 2201 N Lorraine Street). All other lots surrounding this property were previously platted. This parcel recently came under ownership of Strike Development, LLC and on Tuesday, May 5, 2015, City Council approved rezoning the property from R-5 High Density Residential to C-4 Special Commercial. Per Section 27-105.E of the *Hutchinson Zoning Regulations*, platting of the property is required prior to any development taking place.

The preliminary plat application was originally submitted on June 30, 2015. Copies of the proposed preliminary plat were sent to the Development Review Committee (DRC) on July 7, 2015. The Development Review Committee held a meeting on July 14, 2015, to discuss the

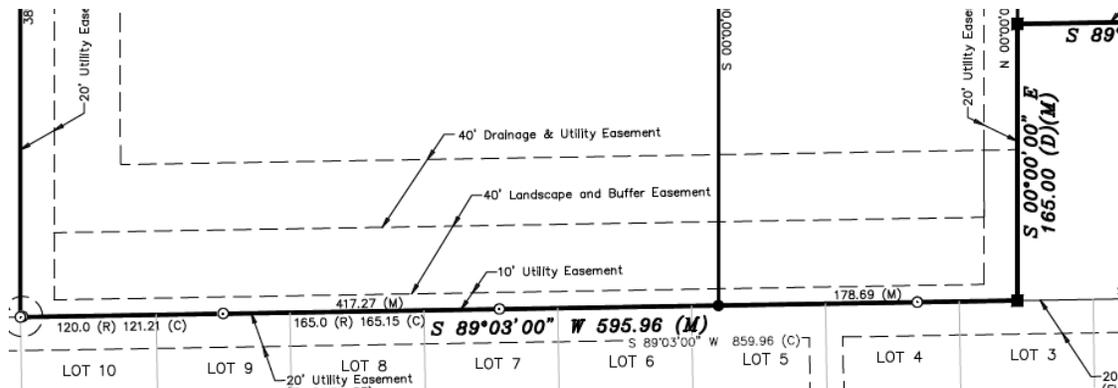
proposal. Based on comments made by the DRC, a revised plat was required. A revised preliminary plat was submitted on July 24, 2015 (see Exhibit B). The revisions address the issues that were presented at the DRC meeting.

ANALYSIS:

The proposed preliminary plat is approvable as submitted, however several items are noted below for the consideration of the Subdivision Committee.

1. Landscape and Buffer Easement

A 20 foot landscape and buffer easement has been dedicated directly north of the ten foot utility easement. As seen in the plat imagery below, the Family Entertainment District lots to the west of this property have a ten foot utility easement, followed by a 40 foot landscape and buffer easement, followed by a 40 foot drainage and utility easement on the south side of the property. These larger easements would not be feasible on the lot currently being platted, as it is only 165 feet deep (extending the easements would result in over half of the lot being dedicated to easements). Therefore, the applicant has included two easements totaling 30 feet for utilities and buffering.



2. Driveway Approach

There is an existing driveway approach shown on the preliminary plat. It will most likely be required to be removed once development occurs, as it would not be adequate for commercial purposes.

3. Dedication of Lorraine Street

The official description of this lot includes a portion of Lorraine Street. The street portion is shown as being platted, however there will be a note on the final plat that dedicates the street to the public.

4. Final Plat

The final plat for this parcel is expected to be reviewed by the Committee at its September meeting. Several submittal requirements were not received with adequate time for both the preliminary and final plats to be reviewed simultaneously.

PUBLIC COMMENTS:

A notice of public hearing was published in the *Hutchinson News* on July 11, 2015. Notifications of the proposed subdivision and public hearing were mailed to the property owners of the 15 parcels located within the 200 feet notification radius on July 9, 2015. Several questions were received, in addition to one official comment as of the writing of this report (see Exhibit E). The written comments focus primarily on the zoning of the property, and do not necessarily correlate with this case. However, several comments made in the letter regarding landscaped buffering have now been addressed by plat revisions (a landscaping easement is now included on the south side of the property).

EXHIBITS:

- A-Preliminary Plat Application
- B-Preliminary Plat received July 24, 2015
- C-Zoning Map
- D-Property Owner List
- E-Comments



SUMMARY OF SITE CHARACTERISTICS (CONT'D)

5. Lot Area Minimum Required _____ Minimum Provided **36,630 sq. ft.**
Average Provided **36,630 sq. ft.**
6. Floodplain Zone _____
7. Soil Characteristics _____
8. Existing Covenants & Restrictions NONE (None) _____ (Yes, see attached)
9. Availability of Utilities and other Public Facilities : **WATER, SEWER, STORM SEWER, ELECTRIC, TELEPHONE, AND GAS ARE ALL AVAILABLE TO SITE.**
10. Traffic volumes on adjacent streets 12,720 VPD
-
11. Acreage to be dedicated for:
Right of Way 6600 s.f Paving _____ Easements _____
Drainage Ways _____ Parks _____ Schools _____
Reserve Areas _____

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).
- 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.
- 20 folded, full-size copies of the Preliminary Plat.
- 1 copy of a Preliminary Drainage Study, including Water Quality, if required.
- 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/drainage, 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.
- 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.

PRELIMINARY PLAT CHECKLIST (CONT'D)

- 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".
- 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.
- 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)

- 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
- 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.
- 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.
- 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)

- 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 \times (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:

| | | | |
|----------------|--------------------|------------|-------------------|
| ✓ American Elm | ✓ Golden Rain | ✓ Red Bud | ✓ Swamp White Oak |
| ✓ Bald Cypress | ✓ Black Walnut | ✓ Burr Oak | ✓ Hackberry |
| ✓ Honey Locust | ✓ Japanese Zelkova | ✓ 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.

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.

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.

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

1. 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 | _____ | _____ |

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

PRELIMINARY PLAT APPLICATION PROCESS

1. 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.
2. Following receipt of a complete **Preliminary Plat Application**, planning staff will:
 - a. Set date a date for a public hearing before the Hutchinson-Reno County Joint Subdivision Committee.
 - b. 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.
 - c. Transmit application materials to the Development Review Committee (DRC) for their review.
 - d. 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 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.
4. **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

Signature

Printed Name

Printed Name

Preliminary Plat Subdivision Application
Submittal Deadlines and Meeting Schedule

| Application Deadline | Development Review Committee Meeting | Joint Subdivision Committee Public Hearing |
|-----------------------------|---|---|
| December 1, 2014 | December 9, 2014 | January 7, 2015 |
| December 29, 2014 | January 13, 2015 | February 4, 2015 |
| January 26, 2015 | February 10, 2015 | March 4, 2015 |
| February 23, 2015 | March 10, 2015 | April 1, 2015 |
| March 30, 2015 | April 14, 2015 | May 6, 2015 |
| April 27, 2015 | May 12, 2015 | June 3, 2015 |
| May 26, 2015 | June 9, 2015 | July 1, 2015 |
| June 29, 2015 | July 14, 2015 | August 5, 2015 |
| July 27, 2015 | August 11, 2015 | September 2, 2015 |
| August 31, 2015 | September 8, 2015 | October 7, 2015 |
| September 28, 2015 | October 13, 2015 | November 4, 2015 |
| October 26, 2015 | November 24, 2015 | December 2, 2015 |
| November 30, 2015 | December 8, 2015 | January 6, 2016 |
| December 28, 2015 | January 12, 2016 | February 3, 2016 |

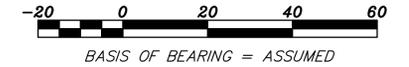
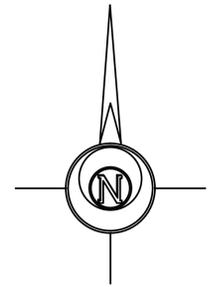
PLEASE NOTE:

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.

PRELIMINARY PLAT

FAMILY ENTERTAINMENT DISTRICT NO. 2

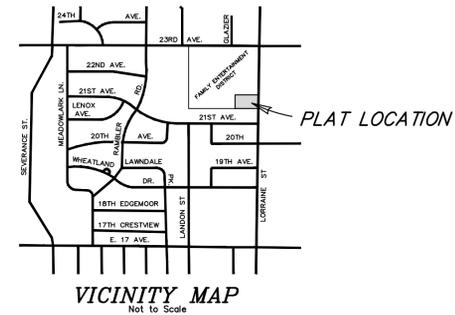
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.



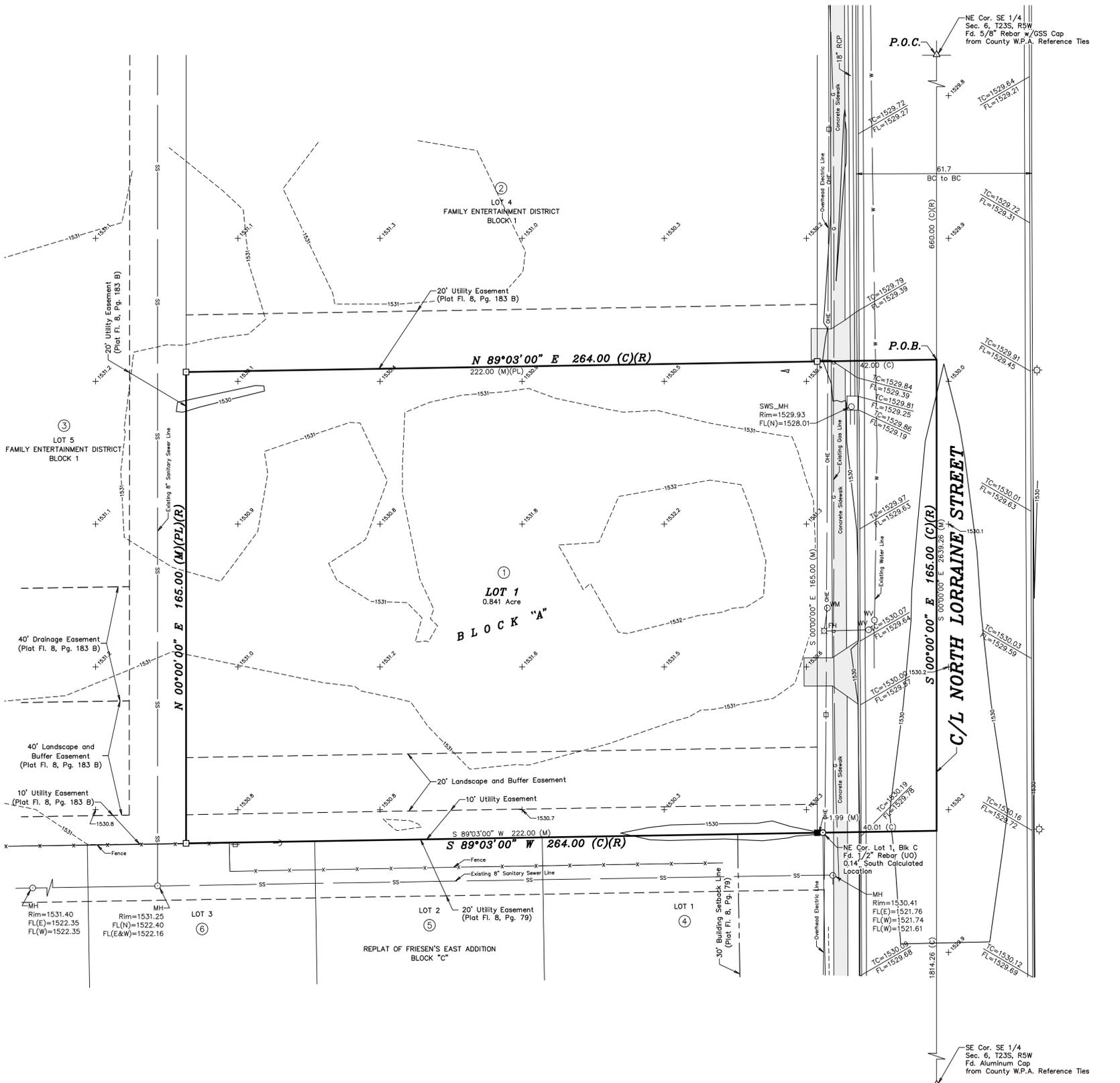
- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - Found 5/8" Rebar w/GSS Cap set in Concrete
 - - 5/8" x 24" Rebar Set in Concrete
 - - Fence
 - ⊕ - Fire Hydrant
 - ⊕ - Water Meter
 - ⊕ - Water Valve
 - ⊕ - Guy Anchor
 - ⊕ - Light Pole
 - ⊕ - Power Pole
 - ⊕ - Sanitary Sewer Manhole
 - ⊕ - Storm Sewer Manhole
 - (C) - Calculated
 - (M) - Measured
 - (PL) - Platted
 - TC - Top of Curb Elevation
 - FL - Flowline Elevation
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - BC to BC - Distance Back of Curb to Back of Curb
 - # - Parcel Number—See Ownership Table

CLOSURE TABLE

NORTHING: -0.0000
 EASTING: 0.0000
 PRECISION: 774.00/0.0000001 = 1:774,000,000.00



| No. | Owner(s) | Parcel ID. No. |
|-----|------------------------------|---------------------|
| 1 | Strike Development, LLC | 0781330604001030000 |
| 2 | Strike Development, LLC | 0781330604001033000 |
| 3 | Strike Development, LLC | 0781330604001032000 |
| 4 | Elva M. Booth Liv Trust | 0781330604001029000 |
| 5 | James Dick & Margie Miller | 0781330604001028000 |
| 6 | Curt A. & Glenda M. Thompson | 0781330604001027000 |



DESCRIPTION:
 A portion of the Southeast Quarter of Section 6, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:
 Commencing at the Northeast corner of the Southeast Quarter of Section 6, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with an assumed bearing South 00°00'00" East along the East line of said Southeast Quarter 660.00 feet for the point of beginning; thence continuing South 00°00'00" East along said section line 165.00 feet; thence South 89°03'00" West along the North line of Friesen's East Addition to the City of Hutchinson, and the extension thereof, a distance of 264.00 feet to the Southeast corner of Lot 5, Block 1, Family Entertainment District; thence North 00°00'00" East along the East line of said Lot 5 a distance of 165.00 feet to the Southwest corner of Lot 4, Block 1, Family Entertainment District; thence North 89°03'00" East along the South line of said Lot 4 and the extension thereof a distance of 264.00 feet to the point of beginning containing 1.000 Acre.

- BENCHMARKS:**
- BM-6**
 Square cut on concrete curb, +/- 29' West & +/- 9.6' South of the Northwest property corner of Family Entertainment District Subdivision.
 Elevation=1532.15 (NAVD 29)
 - BM-7**
 T-Post 1' West of concrete curb of driveway entrance along East 23rd Avenue.
 Elevation=1530.91 (NAVD 29)
 - BM-8**
 Square cut on Northeast corner of inlet approximately 34.5' South of centerline of access drive off of Lorraine Street for Family Entertainment District Subdivision.
 Elevation=1529.46 (NAVD 29)

FLOOD NOTE:
 According to Flood Insurance Rate Map No. 20155 C 0283 F (dated January 6, 2010) and Map No. 20155 C 0284 F (dated January 6, 2010) published by the Federal Emergency Management Agency, all of the above described property lies within **Zone X**, which is defined as "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."

DIGSAFE NOTE:
 Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #14142362.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #14142362 on April 19, 2014. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

ENGINEER:
ENGINEERING CONSULTANTS, P.A.
 1227 NORTH MAIN ST.
 HUTCHINSON, KS. 67501
 (620) 665-6394

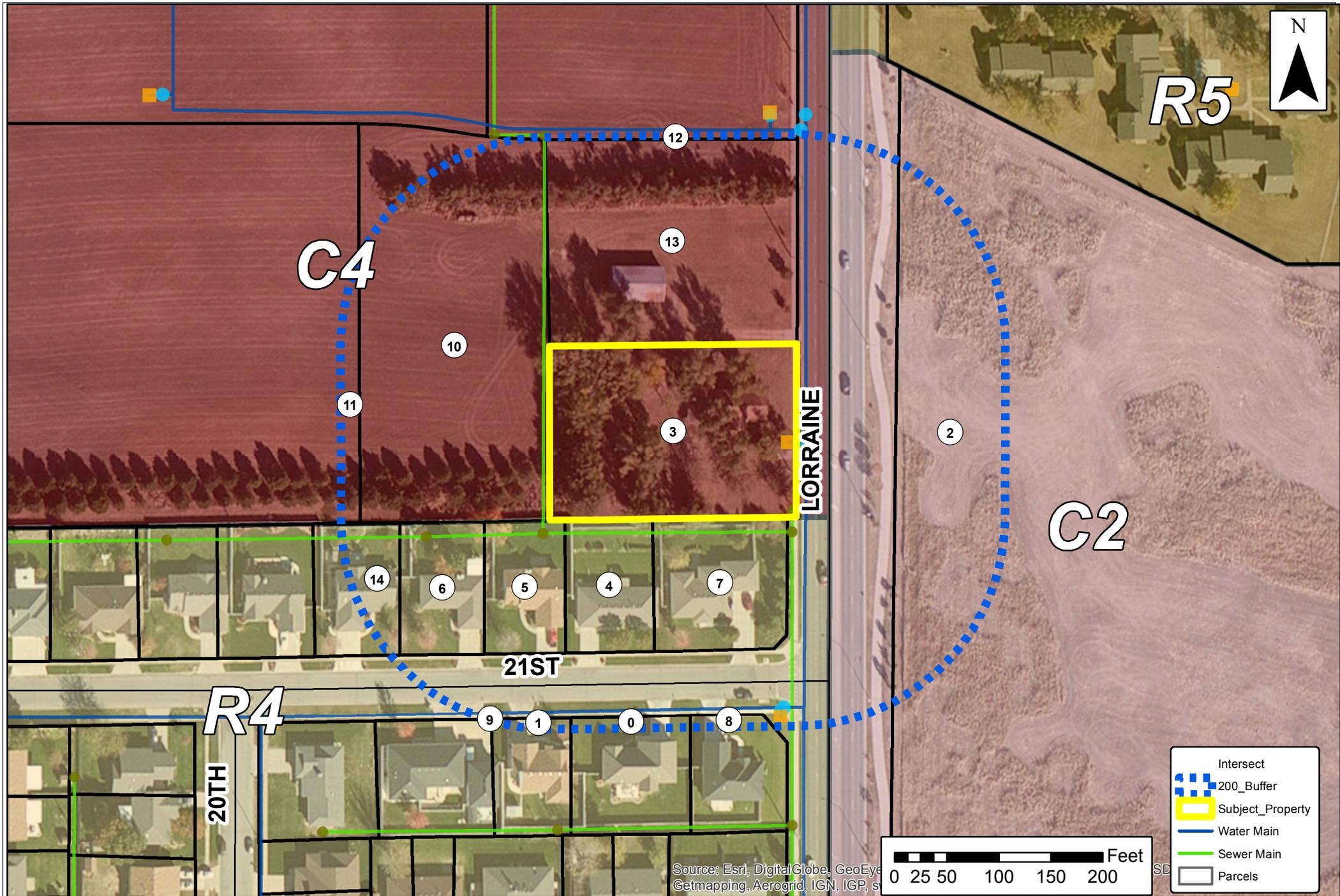
SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
 2908 NORTH PLUM ST.
 HUTCHINSON, KS. 67502

OWNER/SUBDIVIDER:
STRIKE DEVELOPMENT LLC
 507 N. WHITESIDE
 HUTCHINSON, KS. 67501
 (620) 662-7152

| | | | |
|-------------------------|------------------|--|-----------|
| PRELIMINARY PLAT | | <i>Description:</i> FAMILY ENTERTAINMENT DISTRICT NO. 2 HUTCHINSON, KANSAS | |
| Prepared By: | | Garber Surveying Service, P.A. | |
| | | HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 McPHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-241-4441 Fax 620-241-4458 NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 | |
| Drawn By: JAK | Scale: 1"=20' | Date of Field Work: April 18, 2014 | Job No: |
| Checked By: DEG | Date: 07/23/2015 | Sheet 1 of 1 Sheet(s) | G2014-251 |

Zoning Map 15-SD-04

Exhibit C



15-SD-04 Property Owner List

| PO # | Address | Owner | Owner Address | | |
|------|------------------|---|--------------------|------------|----|
| 0 | 1309 21ST AVE | SILLIN, CHRISTINE M REV TRUST | 1309 E 21ST AVE | HUTCHINSON | KS |
| 1 | 1305 21ST AVE | SMITH, JOAN E TRUST | 1305 E 21ST AVE | HUTCHINSON | KS |
| 2 | 00000 20TH AVE | HUTCHINSON REGIONAL MEDICAL CENTER, INC | 1701 E 23RD AVE | HUTCHINSON | KS |
| 3 | 2201 LORRAINE ST | STRIKE DEVELOPMENT, LLC | 507 N WHITESIDE ST | HUTCHINSON | KS |
| 4 | 1310 21ST AVE | DICK, JAMES O & MILLER, MARGIE | 1310 E 21ST AVE | HUTCHINSON | KS |
| 5 | 1308 21ST AVE | THOMPSON, CURT A & GLENDA M | 1308 E 21ST AVE | HUTCHINSON | KS |
| 6 | 1306 21ST AVE | HUGHES, GARY L & PEGGY A | 1306 E 21ST AVE | HUTCHINSON | KS |
| 7 | 1312 21ST AVE | BOOTH, ELVA M LIV TRUST | 2814 DICKENS DR | HUTCHINSON | KS |
| 8 | 1311 21ST AVE | GION, PAUL E & BETTY G | 1311 E 21ST AVE | HUTCHINSON | KS |
| 9 | 1303 21ST AVE | LONG, MR & MARIAN G FAM REV TRUST | 1303 E 21ST AVE | HUTCHINSON | KS |
| 10 | 00000 23RD AVE | STRIKE DEVELOPMENT, LLC | 507 N WHITESIDE ST | HUTCHINSON | KS |
| 11 | 00000 23RD AVE | STRIKE DEVELOPMENT, LLC | 507 N WHITESIDE ST | HUTCHINSON | KS |
| 12 | 00000 23RD AVE | HIEB PROPERTIES, LLC | 507 N WHITESIDE ST | HUTCHINSON | KS |
| 13 | 00000 23RD AVE | STRIKE DEVELOPMENT, LLC | 507 N WHITESIDE ST | HUTCHINSON | KS |
| 14 | 1304 21ST AVE | BROWN, JED & MAYE | 1304 E 21ST AVE | HUTCHINSON | KS |

Concerns regarding development for the plat at 2105 N Lorraine: Case No. 15-SD-04

High density commercial activity is too close to adjacent homeowners to be conducive to the quality of living that is expected in a residential neighborhood. It allows hours of operation late into the evening which generates high noise levels, excessive lighting, extended hours with driving and parking activity far into the night, long after regular daytime businesses have closed their doors and ceased serving customers. C2, a lower intensity zoning level, is located directly across the street to the east. It would appear to be more compatible for this site and with the local neighborhood environment which should not have to experience these conditions. Bedrooms are often on the back side of a home. Homeowners should have an expectation of quiet, peace and solitude in their back yards and directly behind their homes.

More than 30 petitions signed by area residents expressing these and other concerns were delivered to the City Council last year. None of these written comments seemed to have made a difference. We are disappointed that promises made publically at City Council meetings (specifically February 2013) by Brad Dillon, Jim Gilliland, Jim Strawn and the Commissioners, have not transpired. We were told this development would be treated as a PUD (Planned Unit Development) which keeps property owners periodically informed and involved by offering regular neighborhood information gatherings allowing homeowners to give opinions and have input. We have not been informed nor have we been asked for input. In fact any effort to obtain information has been met with reticence. Jim Strawn, himself, said the following at an early hearing to me and several in attendance, "if you sit on your backyard patios and turn the radio volume up high then you shouldn't be bothered by the noise", meaning the noise levels created by the new development's area businesses. Would this be acceptable to him if on his own patio?

Additional concerns from homeowners: The need for adequate and proper **Drainage**; a significant concern because of the potential for flooding and damage to property. The need for a **Privacy Buffer**; adding more trees of comparable size to the east toward Lorraine. We suggest a stone fence of such height that it and the trees together provide adequate protection, privacy and separation. Berms are often used in neighborhoods to create separation and a buffer from noise, excessive lighting and intrusiveness. Please include nearby property owners in the future decision making process.

Progress in Hutchinson is important and can be a "win-win" for all involved if it is done properly. We support growth and development that is done thoughtfully and without potential harm to surrounding property owners. We do not believe a decision to allow a business with hours long into the evening would be an appropriate choice and in fact could create potential harm to adjacent property owners. Diminishing the quality of a neighborhood is not a win-win.

Gary and Peggy Hughes
1306 E 21st Ave,
Hutchinson Ks 67502



Subdivision Committee Staff Report

Public Hearing: 8/5/2015

July 29, 2015

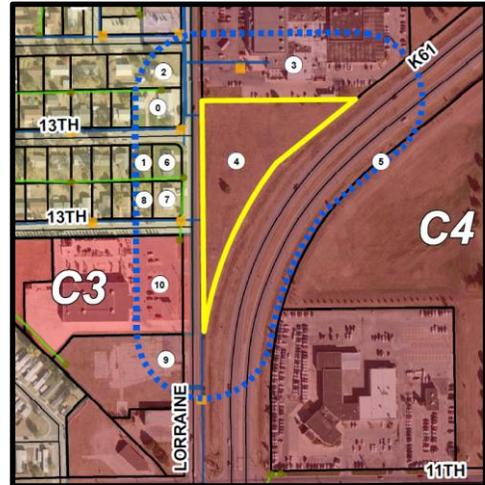
TO: Hutchinson-Reno County Joint Subdivision Committee

FROM: Casey Jones, Senior Planner *cg*

SUBJECT: 15-SD-05, Request for approval of the preliminary and final plats for the Josie Addition

OWNER/APPLICANT: FBN, Inc., c/o Perry Duncan, President

SURVEYOR/AGENT: Daniel E. Garber,
Garber Surveying Service, P.A.



REQUEST:

The applicant has submitted applications for a preliminary plat and final plat for the Josie Addition. The subdivision is located immediately to the North of 11th Avenue between Lorraine Street and K-61 Highway in the City of Hutchinson. The subdivision consists of two lots on 2.532 acres of land and is zoned C-4, *Special Commercial District*. The subdivision is located in the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian. The owner has plans to construct a commercial building on the northern lot (Lot 1), but no plans for development of the southern lot (Lot 2) at this time. The preliminary plat and final plat applications are attached to this report.

STAFF RECOMMENDATION:

As of July 29, 2015, a number of corrections to the preliminary plat and final plat were still needed. The applicant will need to provide revised plats for staff review in advance of the Subdivision Committee meeting. Therefore, staff will withhold its recommendation until the August 5, 2015, meeting.

MOTION FOR PRELIMINARY PLAT:

Motion to (approve / approve with conditions as recommended by staff / deny / return to staff for further review) the preliminary plat for the Josie Addition.

MOTION FOR FINAL PLAT: Motion to recommend to the City Council (approval / approval with conditions as recommended by staff / denial / return to staff for further review) of the final plat for the Josie Addition.

PUBLIC NOTIFICATION AND COMMENTS:

A public hearing notice was published in the *Hutchinson News* on July 11, 2015. Public hearing notices were mailed to all 10 owners of the 10 parcels located within 200 feet of the subject property. No comments were received as of the writing of this report.

DEVELOPMENT REVIEW COMMITTEE:

The Development Review Committee (DRC) met on July 14, 2015. The DRC comments were sent to the applicant on July 16, 2015. The applicant provided revised plats and a sanitary sewer plan on July 24,

2015. The revisions were routed to the DRC on July 27, 2015. The DRC provided new comments, which were compiled and sent to the applicant on July 29, 2015. The comments are attached as Exhibit A.

ANALYSIS:

1. Drainage Study

The applicant has submitted a drainage study. City staff and KDOT need to complete their review of the drainage study and approve it before the final plat can be reviewed by the Hutchinson-Reno County Joint Subdivision Committee. KDOT needs to review the drainage study in this case because the proposed storm water drainage system extends into the K-61 Highway right-of-way. The drainage study is still under review.

2. Drainage Easement

The proposed drainage easement on Lot 1 will be a private easement to be reserved for drainage purposes, and it will be maintained by the property owner. The applicant will need to provide a note to this effect on the preliminary plat and final plat.

3. Sanitary Sewer and Storm Sewer Plans

Engineering and Public Works staff noted several corrections to the preliminary plat and sanitary sewer plan that the applicant will need to address before the preliminary plat can be reviewed by the Hutchinson-Reno County Joint Subdivision Committee. The corrections are noted on Exhibit A.

4. Sidewalk

Staff recommends the provision of an 8-foot public sidewalk on both lots along the east side of Lorraine Street to match the existing sidewalk that is found farther to the North. The preliminary plat received July 24, 2015, provides a sidewalk only on Lot 1. Staff requests that a sidewalk be provided on Lot 2 also.

5. Typographical Corrections

The applicant will need to make a few minor corrections to the final plat as noted in the DRC comments on Exhibit A.

EXHIBITS:

- A - Development Review Comments
- B - Preliminary Plat Application
- C - Final Plat Application
- D - Zoning and Property Ownership Map
- E - List of Property Owners within 200 Feet
- F - Preliminary Plat – Received July 24, 2015
- G - Final Plat – Received July 24, 2015

CC: Jana McCarron, Director of Planning and Development
Justin LaFountain, Associate Planner
Stephen Hughes, Associate Planner

Development Review Comments – Revised Plats
Case No. 15-SD-05, Josie Addition

The Development Review Committee has reviewed the Revised Preliminary Plat, the Revised Final Plat, and the Sanitary Sewer Extension Plan and Profile submitted on July 24, 2015, for the Josie Addition and has the following comments:

Comments from Planning and Development Dept. and Parks Dept.:

1. Sidewalks. Staff requests an 8-foot sidewalk along the Lorraine Street frontage of both lots. A sidewalk needs to be added to Lot 2. **PP**

Comments from Planning and Development Dept.:

2. Review Surveyor’s Certificate. Change the title of this certificate from “County Surveyor’s Certificate” to “Review Surveyor’s Certificate,” and change “County Surveyor” to “Review Surveyor” on the signature line. A revised paper plat and mylar will be needed prior to this item moving forward to City Council. (Planning Dept.) **FP**
3. Notary Certificate. Delete “respectively.” Change “are known” to “is known.” **FP**
4. Hutchinson-Reno County Joint Subdivision Committee Certificate. Add a title to this certificate. Capitalize the second “C” in Jana McCarron’s name. A revised paper plat and mylar will be needed prior to this item moving forward to City Council. **FP**
5. Review Surveyor’s Certificate. Change the title of this certificate from “County Surveyor’s Certificate” to “Review Surveyor’s Certificate.” Change “County Surveyor” to “Review Surveyor” on the signature line. A revised paper plat and mylar will be needed prior to this item moving forward to City Council. **FP**
6. Mylar. Signed and notarized mylar shall be provided a minimum of one week prior to the desired City Council meeting.
7. Site plan submittal. Site Plan submittal and approval is required prior to construction of improvements on the proposed subdivision lots.

Comments from Engineering Dept. and Public Works Dept.:

8. Sewer volumes and flows. Provide estimates of sewer volumes and flows as noted in the July 16, 2015 comments. **MI**
9. Public sanitary sewer extends outside of the proposed public utility easement. The public sewer shall be inside the public easement. **PP/SS**
10. The public sanitary sewer shall terminate in a manhole. Cleanouts are not allowed. **PP/SS**
11. The manhole should be relocated to the entrance to allow city maintenance of the public sewer main. **PP/SS**
12. Additional fill shall be required over the proposed sewer main due to minimal cover for the section that runs north to south. A minimum of 3 feet of cover shall be required. **SS**
13. The storm sewer shall be extended south beyond the proposed sewer line. A junction box shall be constructed to allow the sanitary sewer to cross the storm sewer. **PP/SS**
14. Manhole A-1 shall be minimum of 3 feet in depth to allow access for maintenance. **SS**
15. Drainage Study is currently under review.

16. The proposed drainage easement on the preliminary and final plat shall be a private drainage easement that shall be reserved for drainage purposes and maintained by the property owner.

PP/FP

17. SWPPP and NOI. A Storm Water Pollution Prevention Plan (SWPPP) and a Kansas Department of Health and Environment (KDHE) Notice of Intent (NOI) for Authorization to Discharge Stormwater Runoff from Construction Activities will be required prior to the issuance of a building permit.

Comments from AT&T:

18. Any relocation of AT&T facilities would be billable to the party requesting the relocation. Locates would be needed to determine any AT&T facilities in this work area.

PP = Changes required to the Preliminary Plat

FP = Changes required to the Final Plat

SS = Changes required to the Sanitary Sewer Extension Plan and Profile

MI = Missing item

Please provide the following by 3:00 p.m., Monday, August 3, 2015:

- Revised Plats (15 full-size, one 11" x 17", and PDF's); and
- Revised Sanitary Sewer Extension Plan and Profile (3 full-size and a PDF)

Reviewed by:



Casey A. Jones, Senior Planner

July 29, 2015
Date

2015 PRELIMINARY PLAT SUBDIVISION APPLICATION



CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
620-694-2639 phone ~ 620-694-2691 fax

FOR OFFICE USE ONLY

RECEIVED JUN 29 2015
DATE RECEIVED: _____ CASE #: 15-5D-05 FEE PAID: \$ 100
(1-4 lots = \$100.00)
(5 or more lots = \$100.00 + \$15 per lot)

PROJECT INFORMATION

Name of the Proposed Subdivision : JOSIE ADDITION

Approximate Address : 1320 NORTH LORRAINE, HUTCHINSON, KS. 67501

Legal Description of land to be subdivided: A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T23S, R5W AS MORE PARTICULARLY DESCRIBED ON ATTACHED SHEET.

Applicant : PERRY DUNCAN Company _____

Mailing Address : 5901 S. WEBB RD., DERBY, KS. 67037

Phone : 316-213-6718 E-Mail WWGTOM@HOTMAIL.COM

Property Owner : LO, LLC.

Mailing Address : C/O LEISURE HOTEL CORP. 5000 W 95TH ST, STE#100, PRAIRIE VILLAGE, KS. 66207

Phone : 913-905-1461 E-Mail _____

Surveyor/Engineer/Architect/Agent (attach additional pages, if needed)

DANIEL E. GARBER Company: GARBER SURVEYING SERVICE, P.A.

Mailing Address : 2908 NORTH PLUM ST., HUTCHINSON, KS. 67502

Phone : 620-665-7032 E-Mail : dgarber@garbersurveying.com

SUMMARY OF SITE CHARACTERISTICS

1. Gross Acreage of Plat : 2.5 ACRES
2. Number and Type of Lots Residential _____ Commercial 2 Industrial _____
Other (please describe) _____
3. Zoning Existing : C-4 SPECIAL COMMERCIAL Proposed : C-4
4. Lot Frontage Minimum Required _____ Minimum Provided : 180 FT.
Maximum Provided : 505 FT.

SUMMARY OF SITE CHARACTERISTICS (CONT'D)

- 5. **Lot Area** Minimum Required _____ Minimum Provided: **1.07 ACRE**
Average Provided: **1.26 ACRE**
- 6. **Floodplain Zone:** **ZONE X**
- 7. **Soil Characteristics** _____
- 8. **Existing Covenants & Restrictions :** **NONE** (None) _____ (Yes, see attached)
- 9. **Availability of Utilities and other Public Facilities :** **WATER, SEWER, STORM SEWER, GAS AND ELECTRICITY AVAILABLE IN LORRAINE STREET RIGHT-OF-WAY.**
- 10. **Traffic volumes on adjacent streets** **7045 VPD ON LORRAINE STREET; 6550 VPD ON K-61 HIGHWAY**
- 11. **Acreege to be dedicated for:**
 Right of Way _____ Paving _____ Easements _____
 Drainage Ways : **13,500 SQ. FT.** Parks _____ Schools _____
 Reserve Areas _____

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).
- 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.
- 20 folded, full-size copies of the Preliminary Plat.
- 1 copy of a Preliminary Drainage Study, including Water Quality, if required.
- 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.
- 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.

PRELIMINARY PLAT CHECKLIST (CONT'D)

- 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".
- 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.
- 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)

- 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
- 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.
- 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.
- 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)

- 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 \times (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:

| | | | |
|----------------|--------------------|------------|-------------------|
| ✓ American Elm | ✓ Golden Rain | ✓ Red Bud | ✓ Swamp White Oak |
| ✓ Bald Cypress | ✓ Black Walnut | ✓ Burr Oak | ✓ Hackberry |
| ✓ Honey Locust | ✓ Japanese Zelkova | ✓ 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.

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.

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.

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

Signature

Printed Name

Printed Name

Preliminary Plat Subdivision Application
Submittal Deadlines and Meeting Schedule

| Application Deadline | Development Review Committee Meeting | Joint Subdivision Committee Public Hearing |
|-----------------------------|---|---|
| December 1, 2014 | December 9, 2014 | January 7, 2015 |
| December 29, 2014 | January 13, 2015 | February 4, 2015 |
| January 26, 2015 | February 10, 2015 | March 4, 2015 |
| February 23, 2015 | March 10, 2015 | April 1, 2015 |
| March 30, 2015 | April 14, 2015 | May 6, 2015 |
| April 27, 2015 | May 12, 2015 | June 3, 2015 |
| May 26, 2015 | June 9, 2015 | July 1, 2015 |
| June 29, 2015 | July 14, 2015 | August 5, 2015 |
| July 27, 2015 | August 11, 2015 | September 2, 2015 |
| August 31, 2015 | September 8, 2015 | October 7, 2015 |
| September 28, 2015 | October 13, 2015 | November 4, 2015 |
| October 26, 2015 | November 24, 2015 | December 2, 2015 |
| November 30, 2015 | December 8, 2015 | January 6, 2016 |
| December 28, 2015 | January 12, 2016 | February 3, 2016 |

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.

2015 FINAL PLAT SUBDIVISION APPLICATION



CITY OF HUTCHINSON
Planning and Development Department
 125 E. Avenue B, Hutchinson, KS 67501
 620-694-2639 phone ~ 620-694-2691 fax

FOR OFFICE USE ONLY
 DATE RECEIVED: 6/29/2015 CASE #: 15-SD-05 FEE PAID: Paid at Preliminary Plat Filing

PROJECT INFORMATION
 Name of the Proposed Subdivision: JOSIE ADDITION
 Approximate Address : 1320 NORTH LORRAINE STREET, HUTCHINSON, KANSAS 67501
 Legal Description of land to be subdivided:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, T23S, R5W AS MORE PARTICULARLY DESCRIBED ON ATTACHED SHEET.
 Applicant : PERRY DUNCAN Company: SPRING CLEAN LAUNDRY
 Mailing Address : 5901 S. WEBB RD., DERBY, KS. 67037
 Phone : 316-213-6718 E-Mail : wwgtom@hotmail.com
 Property Owner : LO, LLC.
 Mailing Address: C/O LEISURE HOTEL CORP. 5000 W. 95TH ST, STE. 100, PRAIRIE VILLAGE, KS 66207
 Phone : 913-905-1461 E-Mail _____
 Surveyor/Engineer/Architect (attach additional pages, if needed)
DANIEL E. GARBER Company: GARBER SURVEYING SERVICE, P.A.
 Mailing Address : 2908 NORTH PLUM STREET, HUTCHINSON, KS 67502

- SUBMITTAL REQUIREMENTS**
- Completed Final Plat Application.
 - 20 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.
 - 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.

SUBMITTAL REQUIREMENTS (CONT'D)

- 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.
- 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.
- 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.



FINAL PLAT CHECKLIST (CONT'D)

- 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

- 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)

[Handwritten signature] Member
Signature

STEVE COLSON MEMBER
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* |
|--|---|---|--------------------------------------|
| December 8, 2014 | December 16, 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 |
| February 24, 2015 | March 10, 2015 | April 1, 2015 | April 21, 2015 |
| April 6, 2015 | April 14, 2015 | May 6, 2015 | May 19, 2015 |
| May 4, 2015 | May 12, 2015 | June 3, 2015 | June 16, 2015 |
| May 25, 2015 | June 9, 2015 | July 1, 2015 | July 21, 2015 |
| July 6, 2015 | July 14, 2015 | August 5, 2015 | August 18, 2015 |
| July 31, 2015 | August 11, 2015 | September 2, 2015 | September 15, 2015 |
| September 7, 2015 | September 22, 2015 | October 7, 2015 | October 20, 2015 |
| October 5, 2015 | October 13, 2015 | November 4, 2015 | November 17, 2015 |
| October 26, 2015 | November 10, 2015 | December 2, 2015 | December 15, 2015 |
| December 7, 2015 | December 22, 2015 | January 6, 2016 | January 19, 2016 |
| January 4, 2016 | January 12, 2016 | February 3, 2016 | February 16, 2016 |

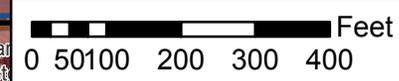
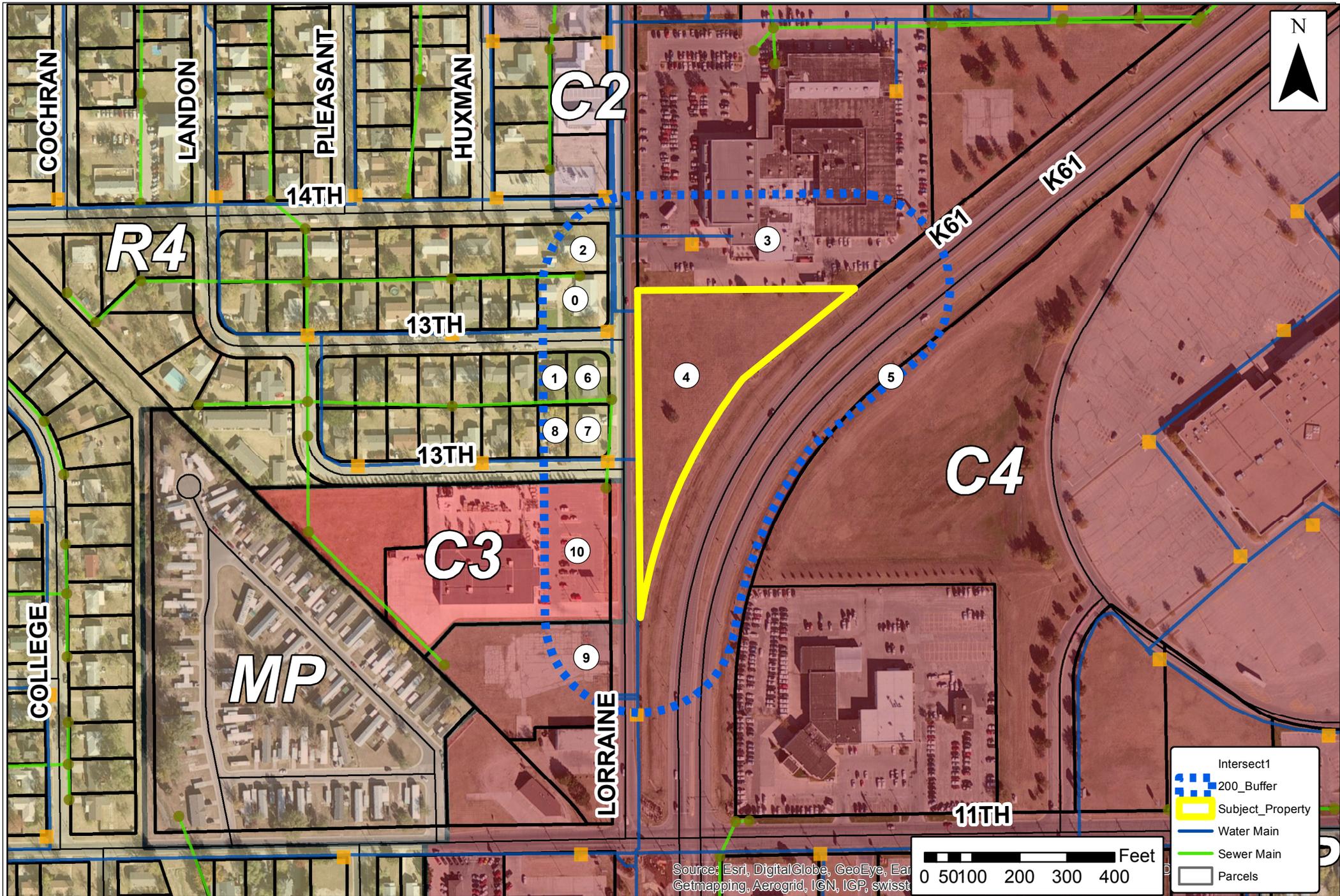
*The Final Plat will not be considered by City Council until all supporting cost estimates and engineered drawings are submitted and approved, the financial guarantee is in place, and petitions for benefit districts, if needed, are properly prepared and submitted for City Council consideration.

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-05

Exhibit D



- Intersect1
- 200_Buffer
- Subject_Property
- Water Main
- Sewer Main
- Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES, Airphoto, IGN, IGP, swisstopo

15-SD-05 Property Owner List

| PO # | Address | Owner | Owner Address | | |
|------|-------------------|---|------------------------------|-------------|------------------|
| 0 | 1316 13TH TER | SHELTON, WILLIAM L & BRIGITTE L & JOHNIE L & GIVENS, BRIGITT | 1316 E 13TH TERR | HUTCHINSON | KS |
| 2 | 1315 13TH TER | SCHOFIELD, ROSALIE E & IRVIN | 1315 13TH TERR | HUTCHINSON | KS |
| | 1329 LORRAINE ST | LONG, DOUGLAS M & JACQUELINE M | 1329 N LORRAINE ST | HUTCHINSON | KS |
| 3 | 1400 LORRAINE ST | HUTCH JOSPEH INVESTMENTS LLC | 6925 VALLEY VIEW LN | DALLAS | TX |
| 4 | 00000 LORRAINE ST | LO LLC | 5000 W 95TH ST #STE 100 | PRAIRIE VLG | KS |
| 5 | 1500 11TH AVE | ROCKSTEP HUTCHINSON, LLC | 1445 NORTH LOOP W#STE 625 | HOUSTON | TX |
| 6 | 1303 LORRAINE ST | WHEATLEY, KENNETH LEROY & HAMBY, PATRICIA LOUISE | 1303 N LORRAINE ST | HUTCHINSON | KS |
| 7 | 1301 LORRAINE ST | SCHULTZ, KRISTEN | 1301 N LORRAINE ST | HUTCHINSON | KS |
| 8 | 1314 13TH AVE | HUME, LARRY L & GAY ELLEN | 1314 E 13TH AVE | HUTCHINSON | KS |
| 9 | 1111 LORRAINE ST | CITY OF HUTCHINSON | 1111 N LORRAINE ST | HUTCHINSON | KS ^{NE} |
| 10 | 1203 LORRAINE ST | HANSEN, DONALD J & HANSEN, ROBERT W TRUST & JOANN TRUST & CH | 39 C RD | EAGLE | |

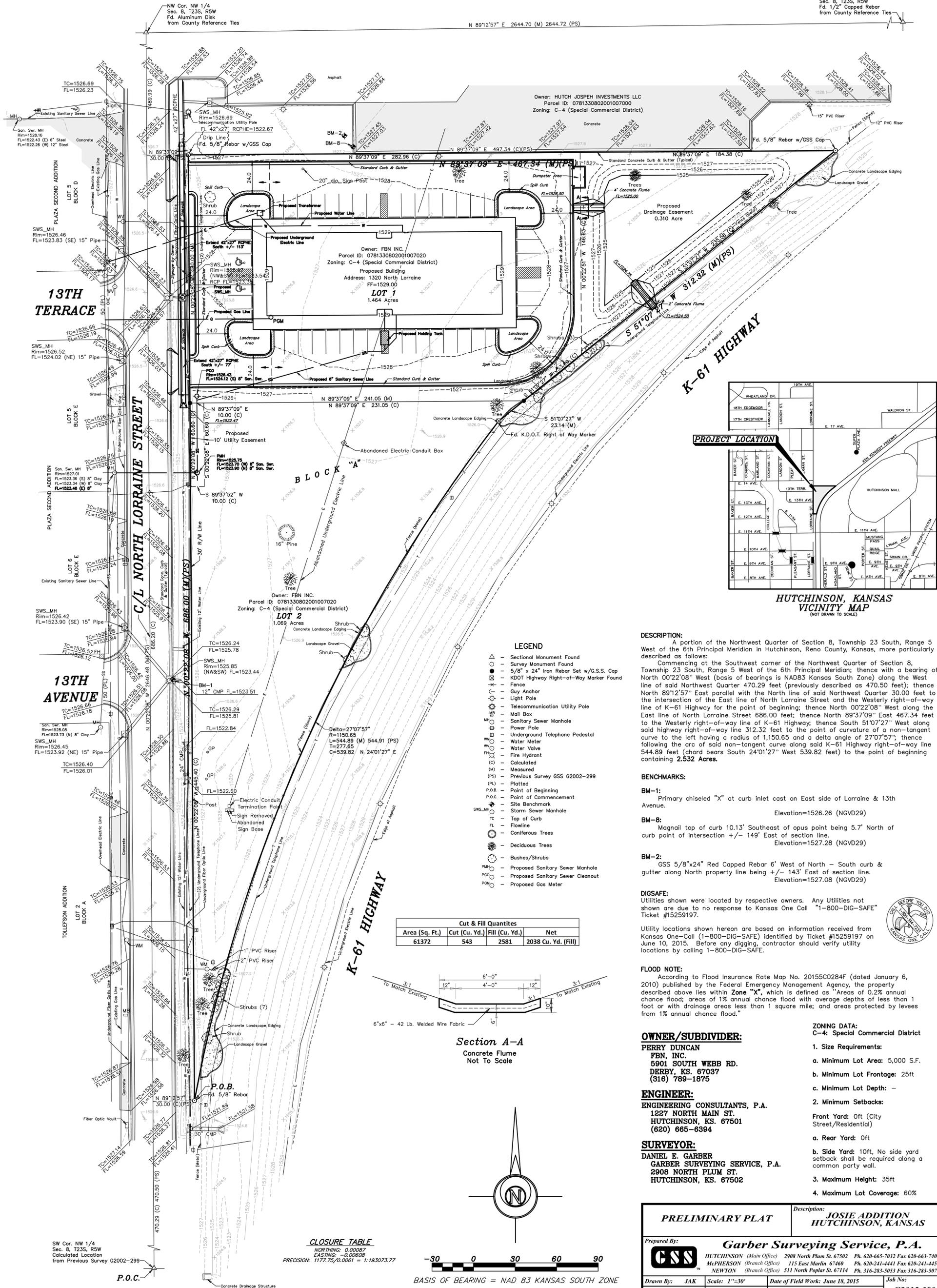
PRELIMINARY PLAT

JOSIE ADDITION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

Received 7/24/2015
City of Hutchinson

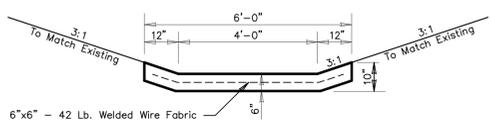
NE Cor. NW 1/4
Sec. 8, T23S, R5W
Fd. 1/2" Capped Rebar
from County Reference Ties



HUTCHINSON, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - X— KDOT Highway Right-of-Way Marker Found
 - X— Fence
 - X— Guy Anchor
 - X— Light Pole
 - X— Telecommunication Utility Pole
 - X— Mail Box
 - X— Sanitary Sewer Manhole
 - X— Power Pole
 - X— Underground Telephone Pedestal
 - X— Water Meter
 - X— Water Valve
 - X— Fire Hydrant
 - () - Calculated
 - (M) - Measured
 - (PS) - Previous Survey GSS G2002-299
 - (PL) - Platted
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - X— Site Benchmark
 - X— Storm Sewer Manhole
 - X— Top of Curb
 - X— Flowline
 - X— Coniferous Trees
 - X— Deciduous Trees
 - X— Bushes/Shrubs
 - X— Proposed Sanitary Sewer Manhole
 - X— Proposed Sanitary Sewer Cleanout
 - X— Proposed Gas Meter

| Cut & Fill Quantities | | | |
|-----------------------|---------------|----------------|---------------------|
| Area (Sq. Ft.) | Cut (Cu. Yd.) | Fill (Cu. Yd.) | Net |
| 61372 | 543 | 2581 | 2038 Cu. Yd. (Fill) |



Section A-A
Concrete Flume
Not To Scale

DESCRIPTION:
A portion of the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:
Commencing at the Southwest corner of the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing of North 00°22'08" West (basis of bearings is NAD83 Kansas South Zone) along the West line of said Northwest Quarter 470.29 feet (previously described as 470.50 feet); thence North 89°12'57" East parallel with the North line of said Northwest Quarter 30.00 feet to the intersection of the East line of North Lorraine Street and the Westerly right-of-way line of K-61 Highway for the point of beginning; thence North 00°22'08" West along the East line of North Lorraine Street 686.00 feet; thence North 89°37'09" East 467.34 feet to the Westerly right-of-way line of K-61 Highway; thence South 51°07'27" West along said highway right-of-way line 312.32 feet to the point of curvature of a non-tangent curve to the left having a radius of 1,150.65 and a delta angle of 27°07'57"; thence following the arc of said non-tangent curve along said K-61 Highway right-of-way line 544.89 feet (chord bears South 24°01'27" West 539.82 feet) to the point of beginning containing 2.532 Acres.

BENCHMARKS:
BM-1: Primary chiseled "X" at curb inlet cast on East side of Lorraine & 13th Avenue. Elevation=1526.26 (NGVD29)
BM-8: Magnail top of curb 10.13' Southeast of opus point being 5.7' North of curb point of intersection +/- 149' East of section line. Elevation=1527.28 (NGVD29)
BM-2: GSS 5/8"x24" Red Capped Rebar 6' West of North - South curb & gutter along North property line being +/- 143' East of section line. Elevation=1527.08 (NGVD29)

DIGSAFE:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #15259197.
Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #15259197 on June 10, 2015. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20155C0284F (dated January 6, 2010) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "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."

OWNER/SUBDIVIDER:
PERRY DUNCAN
FBN, INC.
5901 SOUTH WEBB RD.
DERBY, KS. 67037
(318) 789-1875

ENGINEER:
ENGINEERING CONSULTANTS, P.A.
1227 NORTH MAIN ST.
HUTCHINSON, KS. 67501
(820) 665-6394

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM ST.
HUTCHINSON, KS. 67502

ZONING DATA:
C-4: Special Commercial District

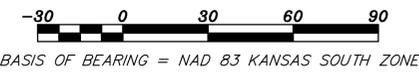
1. Size Requirements:
a. Minimum Lot Area: 5,000 S.F.
b. Minimum Lot Frontage: 25ft
c. Minimum Lot Depth: -

2. Minimum Setbacks:
Front Yard: 0ft (City Street/Residential)
a. Rear Yard: 0ft
b. Side Yard: 10ft, No side yard setback shall be required along a common party wall.

3. Maximum Height: 35ft
4. Maximum Lot Coverage: 60%

CLOSURE TABLE

| |
|--|
| NORTHING: 0.00087 |
| EASTING: -0.00608 |
| PRECISION: 1/177.75/0.0061 = 1:193073.77 |



PRELIMINARY PLAT Description: **JOSIE ADDITION HUTCHINSON, KANSAS**

Prepared By: **Garber Surveying Service, P.A.**

GSS HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401
M. PHERSON (Branch Office) 115 East Main 67468 Ph. 620-341-4441 Fax 620-341-4458
NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073

Drawn By: JAK Scale: 1"=30' Date of Field Work: June 18, 2015 Job No:
Checked By: DEG Date: 07/23/2015 Sheet 1 of 1 Sheet(s) **G2015-380**

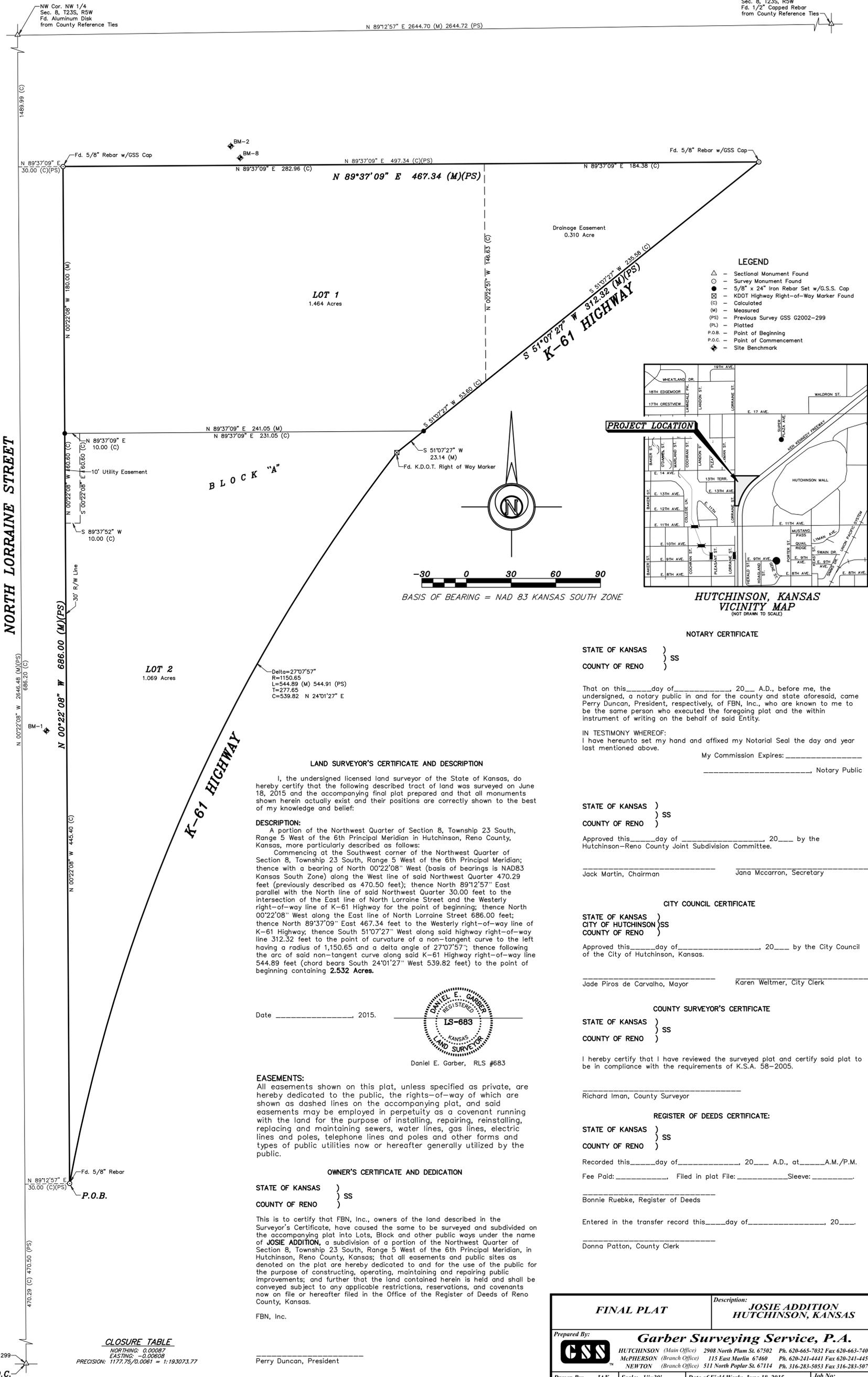
Save 7/22/2015 9:14:47 AM by JGARBER
Plot Date: 8/11/2015 2:39:24 PM Drawn: VLS2 (Kurtzman) LARJL, GSS (E) 07/23/2015 10:50:30 AM Plot Date: 8/11/2015 2:39:24 PM

JOSIE ADDITION

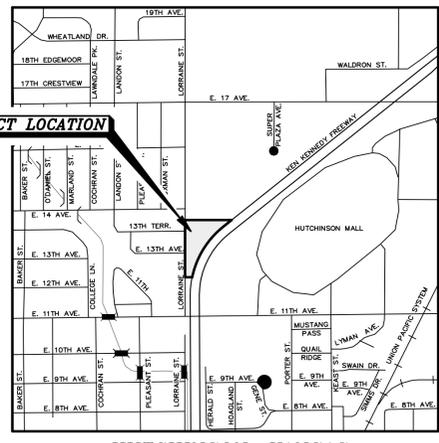
A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN HUTCHINSON, RENO COUNTY, KANSAS.

Received 7/24/2015
City of Hutchinson

NE Cor. NW 1/4
Sec. 8, T23S, R5W
Fd. 1/2" Capped Rebar
from County Reference Ties



- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - ⊗ - KDOT Highway Right-of-Way Marker Found
 - (C) - Calculated
 - (M) - Measured
 - (PS) - Previous Survey GSS G2002-299
 - (PL) - Platted
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - ⬠ - Site Benchmark



HUTCHINSON, KANSAS VICINITY MAP (NOT DRAWN TO SCALE)

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF RENO) SS

That on this _____ day of _____, 20____ A.D., before me, the undersigned, a notary public in and for the county and state aforesaid, came Perry Duncan, President, respectively, of FBN, Inc., who are known to me to be the same person who executed the foregoing plat and the within instrument of writing on the behalf of said Entity.

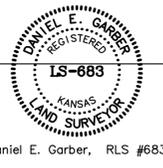
IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: _____
_____, Notary Public

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

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 18, 2015 and the accompanying final plat prepared and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

DESCRIPTION:
A portion of the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian in Hutchinson, Reno County, Kansas, more particularly described as follows:
Commencing at the Southwest corner of the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian; thence with a bearing of North 00°22'08" West (basis of bearings is NAD83 Kansas South Zone) along the West line of said Northwest Quarter 470.29 feet (previously described as 470.50 feet); thence North 89°12'57" East parallel with the North line of said Northwest Quarter 30.00 feet to the intersection of the East line of North Lorraine Street and the Westerly right-of-way line of K-61 Highway for the point of beginning; thence North 00°22'08" West along the East line of North Lorraine Street 686.00 feet; thence North 89°37'09" East 467.34 feet to the Westerly right-of-way line of K-61 Highway; thence South 51°07'27" West along said highway right-of-way line 312.32 feet to the point of curvature of a non-tangent curve to the left having a radius of 1,150.65 and a delta angle of 27°07'57"; thence following the arc of said non-tangent curve along said K-61 Highway right-of-way line 544.89 feet (chord bears South 24°01'27" West 539.82 feet) to the point of beginning containing **2.532 Acres**.



Date _____, 2015.

EASEMENTS:
All easements shown on this plat, unless specified as private, are hereby dedicated to the public, the rights-of-way of which are shown as dashed lines on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines and poles, telephone lines and poles and other forms and types of public utilities now or hereafter generally utilized by the public.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
COUNTY OF RENO) SS

This is to certify that FBN, Inc., owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and other public ways under the name of **JOSIE ADDITION**, a subdivision of a portion of the Northwest Quarter of Section 8, Township 23 South, Range 5 West of the 6th Principal Meridian, in Hutchinson, Reno County, Kansas; that all 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 of Reno County, Kansas.

FBN, Inc.
Perry Duncan, President

CITY COUNCIL CERTIFICATE

STATE OF KANSAS)
CITY OF HUTCHINSON) SS
COUNTY OF RENO)

Approved this _____ day of _____, 20____ by the City Council of the City of Hutchinson, Kansas.

Jade Piro de Carvalho, Mayor
Karen Weltmer, City Clerk

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF RENO) SS

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005.

Richard Iman, County Surveyor

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF RENO) SS

Recorded this _____ day of _____, 20____ A.D., at _____ A.M./P.M.
Fee Paid: _____, Filed in plat File: _____ Sleeve: _____

Bonnie Ruebke, Register of Deeds

Entered in the transfer record this _____ day of _____, 20____.

Donna Patton, County Clerk

CLOSURE TABLE

| | |
|------------|------------------------------|
| NORTHING: | 0.00087 |
| EASTING: | -0.00608 |
| PRECISION: | 1177.75/0.0061 = 1:193073.77 |

| | | | |
|--|------------------|--|------------------|
| FINAL PLAT | | Description: JOSIE ADDITION HUTCHINSON, KANSAS | |
| Prepared By: Garber Surveying Service, P.A. | | | |
| GSS | | HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401 | |
| M. PHERSON (Branch Office) 115 East Marlin 67460 Ph. 620-341-4441 Fax 620-241-4458 | | NEWTON (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073 | |
| Drawn By: JAK | Scale: 1"=30' | Date of Field Work: June 18, 2015 | Job No: |
| Checked By: DEG | Date: 07/23/2015 | Sheet 1 of 1 Sheet(s) | G2015-380 |

Saved 7/23/2015 9:14:47 AM by JGARBR
Plot Date: 8/11/2015 2:39:57 PM; Drawn Date: 11/23/2015 10:50:30 AM; PLOT: 2015-07-23