



AGENDA
HUTCHINSON – RENO COUNTY JOINT SUBDIVISION COMMITTEE

Wednesday, September 2, 2015 – 5:00 p.m.
City Council Chambers
125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- | | | |
|---|---------------------------------|--|
| <input type="checkbox"/> French | <input type="checkbox"/> Etzler | <input type="checkbox"/> Macklin |
| <input type="checkbox"/> Richardson | <input type="checkbox"/> Freund | <input type="checkbox"/> Hamilton (Vice Chair) |
| <input type="checkbox"/> Martin (Chair) | | |

2. WELCOME BY CHAIRPERSON

3. APPROVAL OF MINUTES – Meeting of August 5, 2015

4. NEW BUSINESS

- a. 15-SD-04: Family Entertainment District No. 2 – Request for approval of a final plat for property formerly known as 2201 N Lorraine Street (Applicant/Owner: Strike Development, LLC)
- b. 15-SD-07: Hutchinson Crossing Second – Request for approval of a final plat for property known as Lot 1 Block 1 Hutchinson Crossing (Applicant/Owner: Douglas Henzlik, Hutchinson Crossing, 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	Stephen Hughes	620-694-2617
	Charlene Mosier	620-694-2639		

MINUTES
HUTCHINSON-RENO COUNTY
JOINT SUBDIVISION COMMITTEE
WEDNESDAY, AUGUST 5, 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, Harley Macklin, and Janet Hamilton. Jack Martin and Dave Freund were not in attendance. Jana McCarron, Director of Planning and Development; Justin LaFountain, Associate Planner; Stephen Hughes, Associate Planner; and Charlene Mosier, Secretary, were also present.
2. Hamilton welcomed everyone in attendance. McCarron introduced Stephen Hughes, Associate Planner. He began employment in the Planning Department on June 29 and is from Muncie, Indiana. The Committee gave him a warm welcome.
3. The minutes for the meeting of April 1, 2015, were approved on a motion by French, seconded by Richardson, passed unanimously.

4. PUBLIC HEARINGS

- 4a. **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

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

McCarron reviewed the case. This request is 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. The City is listed as the owner because of the Industrial Revenue Bonds.

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 zoned C-4 Special Commercial District. The replat is to remove a platted building setback line on the east side of the property. This is the Holiday Inn Express Hotel and the replat would remove the platted setback line to allow the trash enclosure to remain on the Porter side of the property. The property was originally platted in 1996, replatted in 2005 and replatted again in 2009 prior to generation of development plans. During construction, the applicant determined the Porter Street side of the lot was a better location for the trash enclosure and also became aware of the need for a drainage easement on the northeast corner of the property.

There were no comments from the audience.

Hamilton asked the applicant for his presentation. Mr. Patel said the location of the trash enclosure promotes being a good neighbor because trash is picked up very early in the morning and this location will not disturb the neighboring property from the loud trash removal trucks.

McCarron said no preliminary plat was required in this instance because it is a small change.

Hamilton asked for the staff recommendation.

McCarron said Staff recommends approval of the Final Plat with the following conditions:

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

Hamilton closed the public hearing and asked for a motion.

Motion by Richardson, seconded by Etzler to approve with conditions, as recommended by staff, the Final Plat for the Second Replat of Katie Second Addition. The motion passed with the following vote: Yes - French, Macklin, Richardson, Etzler, Hamilton.

- 4b. 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

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

LaFountain presented the staff report. The request is for preliminary plat approval of a single lot at the southeastern corner of the existing Family Entertainment District subdivision, known as 2201 N. Lorraine Street. All other lots surrounding this property were previously platted. This parcel has recently come under ownership of Strike Development, LLC. The property was rezoned from R-5 High Density Residential to C-4 Special Commercial on May 5, 2015. Platting is required prior to any development.

A 20 foot landscape and buffer easement has been dedicated north of the ten foot utility easement. There is an existing driveway approach that will most likely need to be removed once development occurs as it would not be adequate for commercial uses. The lot description includes a portion of Lorraine Street. There will be a note on the final plat that will dedicate the street to the public. A drainage study is required. The final plat is expected for review by the Subdivision Committee in September. Notifications were sent to property owners of fifteen parcels within 200 feet.

Macklin asked about the landscaping easement on the south side of the property. Staff clarified that no construction will occur in the tree buffer between the adjacent residential property and the subject property.

Jim Strawn, 507 N. Whiteside, Hutchinson, said when this property was purchased there was a house and metal building that he removed. A detention pond and utilities are in place for development. The main entrance to this property will be off of Lorraine and the current driveway access is not the correct size or location.

There were no comments from the audience.

Hamilton asked for the staff recommendation. LaFountain said Staff recommends approval of the preliminary plat with the following condition:

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

Hamilton closed the public hearing and asked for a motion.

Motion by Macklin, seconded by French to approve with the condition as recommended by Staff, the preliminary plat for Family Entertainment District No. 2. The motion passed with the following vote: Yes - Richardson, Etzler, French, Macklin, Hamilton.

4c. 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: FBN, Inc., c/o Perry Duncan
 Owner: LO, LLC

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

McCarron said the applicant has submitted an application for a preliminary and final plat for the Josie Addition located 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 owner has plans to construct a commercial building on the northern lot, Lot 1, and no plans for Lot 2 at this time. Revised final plats were received just prior to the meeting and handed out to the committee members. Drainage has been addressed with a storm sewer added. The proposed drainage easement on Lot 1 will be a private easement maintained by the property owner. Sidewalks will be part of the plat.

Macklin asked about a traffic study. McCarron said no traffic study was required, but KDOT must approve the development. The applicant has submitted a drainage study and KDOT has to sign off on that as well.

Keri McCoy, Garber Surveying, was in attendance to answer questions. Drainage from this plat will go to the KDOT drainage and tie in with current manholes and pipes. There will be a retention pond. This development should not have much impact on the 11th Avenue and Lorraine Street intersection.

Perry Duncan, Wichita, owner and applicant, said the development will be a laundromat that will be open 24 hours a day, seven days a week and will be staffed. There will be four entrances to the property with 42-44 parking stalls. The building will be 14,000 square feet.

Hamilton asked for audience comments.

Jackie Long, 1329 N. Lorraine Street, said she has visited with Mr. Duncan and he has answered all of her concerns about drainage, sidewalks, being open 24 hours, the location of driveways and appearance of the proposed building and landscaping. She believes this is a good use of the property and will be well taken care of and managed.

Hamilton asked for the staff recommendation.

McCarron said Staff recommends approval of the preliminary plat with no conditions and approval of the final plat with the following conditions:

1. A signed and notarized mylar for the subdivision shall be submitted a minimum of one week prior to the desired City Council meeting.
2. Site plan submittal and approval is required prior to grading and construction of improvements.
3. KDOT approval shall be obtained prior to any grading or development on the property.
4. The conditions of approval specified in the letter dated August 4, 2015 from Jeff Peterson, P.E., Senior Civil Engineer, addressed to Mr. Vance Voth, Engineering Consultants, P.A., shall be complied with.

Hamilton closed the hearing and asked for two motions.

Motion by French, seconded by Richardson to approve the preliminary plat for the Josie Addition passed with the following vote: Yes – Etzler, Macklin, French, Richardson, Hamilton.

Motion by French, seconded by Macklin to recommend to the City Council approval of the final plat for the Josie Addition with the above listed conditions as recommended by Staff, passed with the following vote: Yes – Etzler, Richardson, Macklin, French, Hamilton.

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 and said there is one section left. She said the Planning Commission will review this section and the plan is to have this completed in October, then the Joint Subdivision Committee can be dissolved.

6. ADJOURNMENT – The meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Charlene Mosier

Approved this _____ day of _____

Attest:



**Subdivision Committee
Staff Report**

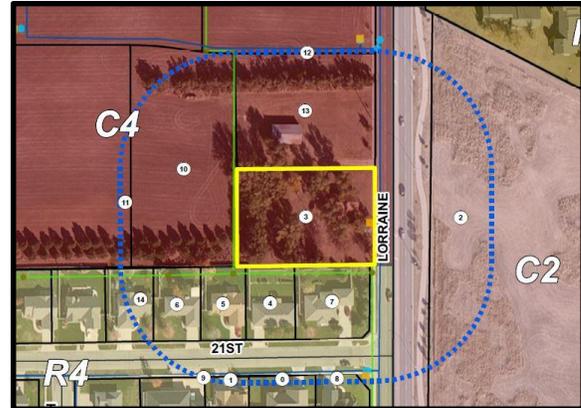
Public Hearing: 8/5/2015
(Preliminary Plat)
Public Meeting: 9/2/2015
(Final Plat)

DATE: August 26, 2015

TO: Hutchinson–Reno County Joint
Subdivision Committee

FROM: Casey Jones, AICP, Senior Planner *CJ*

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



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

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

STAFF RECOMMENDATION

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

1. A signed and notarized mylar shall be provided to the City a minimum of one week prior to the desired City Council meeting.
2. A drainage study shall be submitted and approved prior to development. Drainage shall utilize facilities from Family Entertainment District No. 1.
3. A storm water pollution prevention plan and NOI shall be submitted required prior to development.
4. Site plan submittal and approval shall be required prior to construction of improvements in the subdivision.

MOTION

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

BACKGROUND:

This request is for final plat approval of a single lot subdivision located next to the southeast corner of the Family Entertainment District subdivision (approximately 2201 N Lorraine Street). All other lots surrounding this property are 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 final plat application is included as **Exhibit A**.

On August 5, 2015, the Subdivision Committee approved the preliminary plat for this subdivision with the condition that Lorraine Street be formally dedicated on the final plat.

ANALYSIS:

A Development Review Committee (DRC) meeting was held on June 30, 2015 to discuss draft versions of the preliminary and final plats. Since a drainage study and the final plat application materials were not submitted with the original application, staff moved forward with the preliminary plat only at the August 5, 2015, Subdivision Committee meeting. Staff's comments on the original preliminary plat are included as **Exhibit B**. On July 24, 2015, the applicant submitted a revised preliminary plat, which addressed all of Staff's comments. On July 24th, the applicant also submitted a final plat. Staff has no comments on the final plat aside from the recommended conditions of approval listed above.

On the final plat, the owner dedicates a 10-foot utility easement and a 20-foot landscape and buffer easement along the South side of the property. No other easements are dedicated on this plat.

The City will require a drainage study prior to development of the property. Submittal and approval of a drainage study will not be required prior to final plat approval by the City Council.

At this time, all outstanding items associated with this application have been addressed.

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. Comments were included as an exhibit in the preliminary plat packet, and they are attached as **Exhibit C**.

EXHIBITS:

- A - Final Plat Application
- B - Staff Comments
- C - Public Comments
- D - Final Plat received July 24, 2015
- E - Zoning Map
- F - Property Owner List

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: 8/17/2015 CASE #: 15-SD-04 FEE PAID: Paid at Preliminary Plat

PROJECT INFORMATION

Name of the Proposed Subdivision FAMILY ENTERTAINMENT DISTRICT NO. 2

Approximate Address 2105 NORTH LORRAINE STREET

Legal Description of land to be subdivided PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, T.23 S., R.5 W. OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED ON ATTACHED SHEET

Applicant JIM STRAWN Company STRIKE DEVELOPMENT, L.L.C.

Mailing Address 507 N. WHITESIDE, HUTCHINSON, KS. 67501

Phone 620-662-7152 E-Mail JIM@STRAWN1.COM

Property Owner STRIKE DEVELOPMENT, L.L.C.

Mailing Address 507 N. WHITESIDE, HUTCHINSON, KS. 67501

Phone 620-662-7152 E-Mail JIM@STRAWN1.COM

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)

[Handwritten signature]
Signature

Signature

James Starn
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.



July 15, 2015

Development Review Comments

Case # & Name: 15-SD-04, Family Entertainment District #2

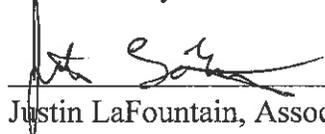
Preliminary Plat:

1. Title. City staff recommends altering the title from 'Family Entertainment District #2' to 'Family Entertainment District No. 2.' Pound signs can make electronic record keeping difficult.
2. Description of Record. Add 'City of Hutchinson' after P.M. and prior to Reno County in the second line. **RP**
3. Description of Record. There are no degree notations when describing the property. **RP**
4. Block Notations. Block notations should be letters, as opposed to numbers (e.g., Lot 1 Block A). **RP**
5. Dedication of Street. The property currently extends into Lorraine Street. A statement dedicating that portion of Lorraine Street to the City will be required. **RP**
6. Vegetation. If there are any trees currently on the property, they need to be noted on the plat.
7. Site Plan Submittal. Site Plan submittal and approval is required prior to construction of improvements on the proposed subdivision lots.
8. Comments from other departments.
 - a. Jeff Peterson, Senior Civil Engineer-A drainage study shall be required when developed. Drainage shall utilize facilities from Family Entertainment District No. 1; a stormwater pollution prevention plan and NOI are required when developed. Also, will the applicant provide a landscape buffer easement?

RP = Revised Plat Needed

Please provide 15 full-size, 1 reduced and 1 PDF of the Revised Plat drawings, no later than NOON on July 24, 2014.

Reviewed by:


 Justin LaFountain, Associate Planner

July 15, 2015

Date

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?

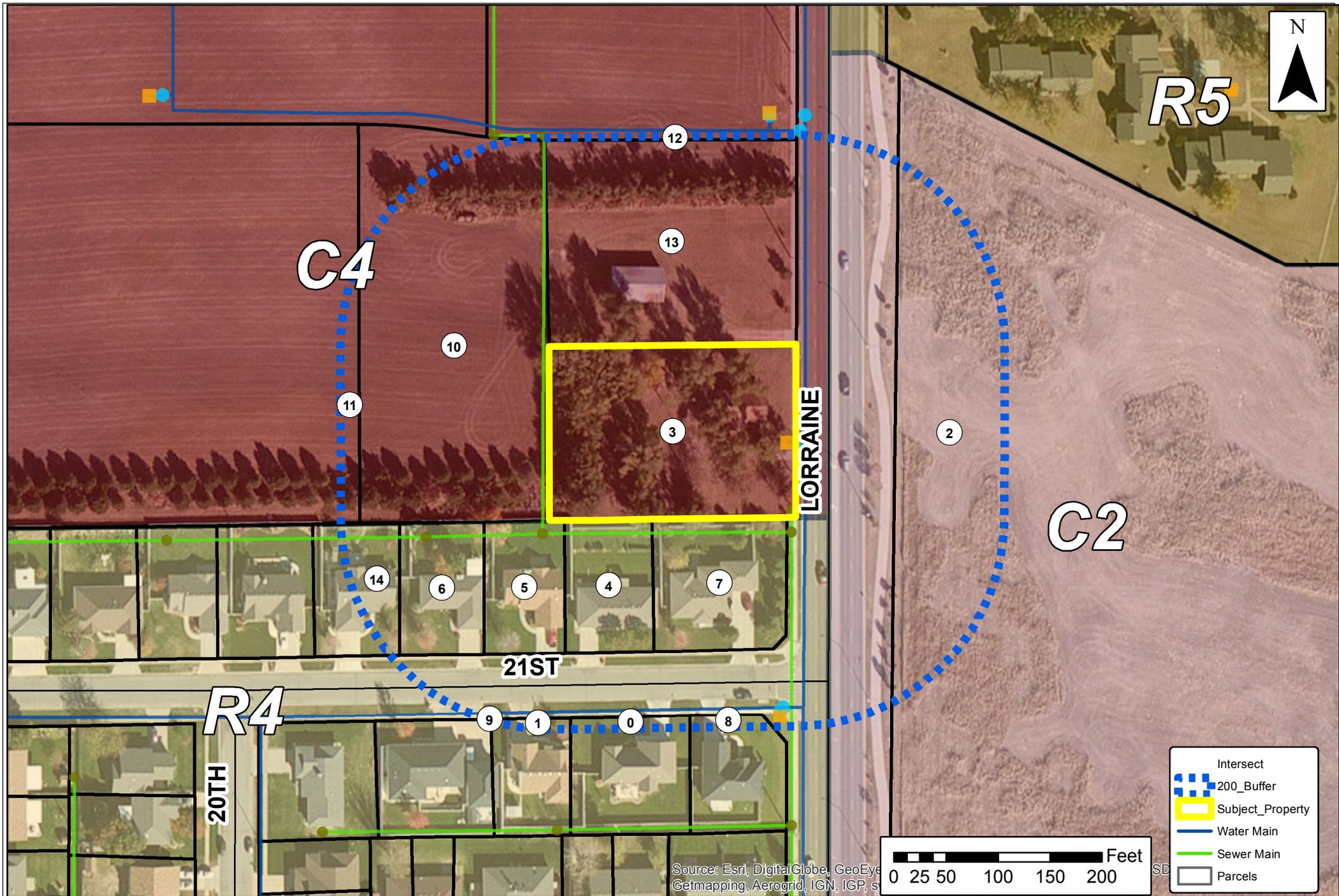
Additional concerns from homeowners: The need for adequate and proper **Drainage**; a significant concern because of the potential for flooding and damage to property. The need for a **Privacy Buffer**; adding more trees of comparable size to the east toward Lorraine. We suggest a stone fence of such 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

Zoning Map 15-SD-04

Exhibit E



R5

C4

C2

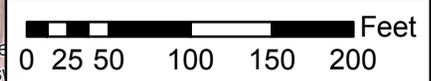
R4

LORRAINE

21ST

20TH

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



Source: Esri, DigitalGlobe, GeoEye, Getmapping, AeroGRID, IGN, IGP, s

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



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

MEETING: 9/2/2015
620-694-2639

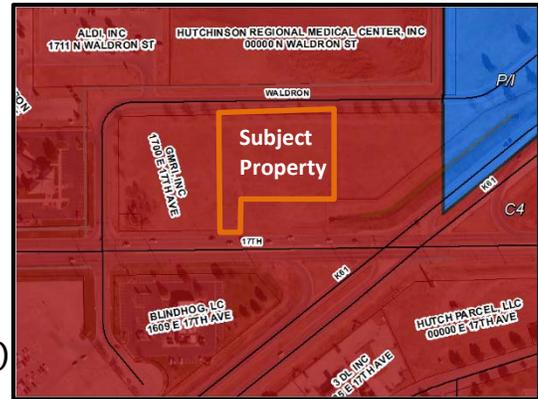
August 26, 2015

TO: Hutchinson-Reno County Joint Subdivision Committee

FROM: Jana McCarron, AICP
Planning & Development Director

SUBJECT: Case #15-SD-07
Hutchinson Crossing Second Final Plat

APPLICANT: Douglas Henzlik (Hutchinson Crossing, LLC)
/ OWNER 5341 W 151st Terr, Leawood KS 66224



REQUEST: Request for Final Plat approval of Hutchinson Crossing Second, a replat of Lot 1, Block 1 of Hutchinson Crossing to change the location of access control along said lot.

STAFF RECOMMENDATION

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

1. A signed mylar for the replat 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 Hutchinson Crossing Second.

BACKGROUND

This request is for Hutchinson-Reno County Joint Subdivision Committee approval of the final plat for Hutchinson Crossing Second, a replat of Lot 1, Block 1 of Hutchinson Crossing. The proposed replat is located south of Waldron and north of E 17th Avenue to the east of Olive Garden restaurant in the City of Hutchinson. The Hutchinson Crossing final plat was recorded on October 9, 2014.

The subdivision consists of two lots on 1.873 acres of land and is zoned C-4, *Special Commercial District*. The subdivision includes a portion of the southwest quarter of Section 5, Township 23 South, Range 5 West of the 6th Principal Meridian. On June 2, 2015, City staff approved a lot split application for Lot 1 of the original plat, which was recorded by Reno County on June 11, 2015. The property is being replatted in order to move the access control area and driveway entrance along Waldron to match what was constructed. **Exhibit A** contains a copy of the final plat application.

The subject property contains the recently completed Buffalo Wild Wings, Mattress Hub and AT&T. The property owner has requested the access control and drive be corrected prior to

purchase of Lot 2 of the subdivision by AT&T. The approved Site Plan/Landscape Plan is included as **Exhibit B**.

ANALYSIS

A Development Review Committee meeting was held on August 11, 2015. Minor comments involving primarily typographical corrections were submitted. Comments are included at **Exhibit C**. A revised plat was required and provided on August 17, 2015. See **Exhibit D**.

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 – Site Plan

C – DRC Comments

D – Final Plat, dated August 17, 2015

CC: Casey Jones, AICP, Senior Planner
Stephen Hughes, Associate Planner

2015 FINAL PLAT SUBDIVISION APPLICATION

 <p>CITY OF HUTCHINSON</p>	<p>CITY OF HUTCHINSON Planning and Development Department 125 E. Avenue B, Hutchinson, KS 67501 620-694-2639 phone ~ 620-694-2691 fax</p>
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FOR OFFICE USE ONLY

DATE RECEIVED: 7-27-15 CASE #: 15-SD-07 FEE PAID: Paid at Preliminary Plat

PROJECT INFORMATION

Name of the Proposed Subdivision Hutchinson Crossing Second

Approximate Address 1700 East 17th Avenue

Legal Description of land to be subdivided
Lot 1, Block 1, Hutchinson Crossing, Hutchinson, Kansas.

Applicant Douglas Henzlik Company Hutchinson Crossing, LLC

Mailing Address 5341 West 151st Terrace, Leawood, KS 66224

Phone 913-725-0406 E-Mail doug@henzlikrealestate.com

Property Owner same as applicant

Mailing Address _____

Phone _____ E-Mail _____

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

Mailing Address 216 West Second Avenue, Hutchinson, KS 67501

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

SUBMITTAL REQUIREMENTS

- Completed Final Plat Application.
- 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)

By: Hutchinson Crossing, LLC

 Signature

 Signature

Douglas L. Henelick, Manager

 Printed Name

 Printed Name

Lot 1 Plant Schedule

Item	Qty	Common Name	Botanical Name	Size & Condition
sh	3	sunburst honey locust	gladstia tricanthos 'sunburst'	2-1/2" cal. / b & b
apl	4	'accolade' elm	ulmus x 'accolade'	2-1/2" cal. / b & b
ogn	7	october glory maple	acer rubrum	2-1/2" cal. / b & b
ext	5	existing trees to remain (protect as required or replace if damaged during construction)	existing tree to remain (protect as required or replace if damaged during construction)	10" cal. / b & b
bba	7	'baby blue' spruce	pisces pungens var. 'glauca 'baby blue'	7'-8" in height / b & b
plc	6	'prairiefire' crab	malus 'prairiefire'	1-1/2" cal. min. / b & b
ja	48	juniper arcedia	Juniperus sabina 'Arcedia'	3 gallon / cont.
rb	36	red leaf barberry	berberis thunbergii var. atropurpurea	3 gallon / cont.
pr	9	purple rose-of-sharon	hibiscus syriacus 'Rose-Of-Sharon'	3 gallon / cont.
bv	37	birchwood viburnum	viburnum x 'birchwood'	3 gallon / cont.
kf	82	karl foerster feather reed grass	calamagrostis x acutiflora 'Karl Foerster'	1 gallon / cont.

Landscape Zoning Ordinance Requirements:

A minimum of 80 percent of the site points shall be used for landscaping front and side yards.
 Lot 1: 80% of the site points used for landscaping front and side yards (conceptual)
 Lot 2: 75% of the site points used for landscaping front and side yards (conceptual)

A minimum of 10 percent of required points shall be used for evergreen plantings.
 Lot 1: 30% of the required points used for evergreen plantings
 Lot 2: 50% of the required points used for evergreen plantings (conceptual)

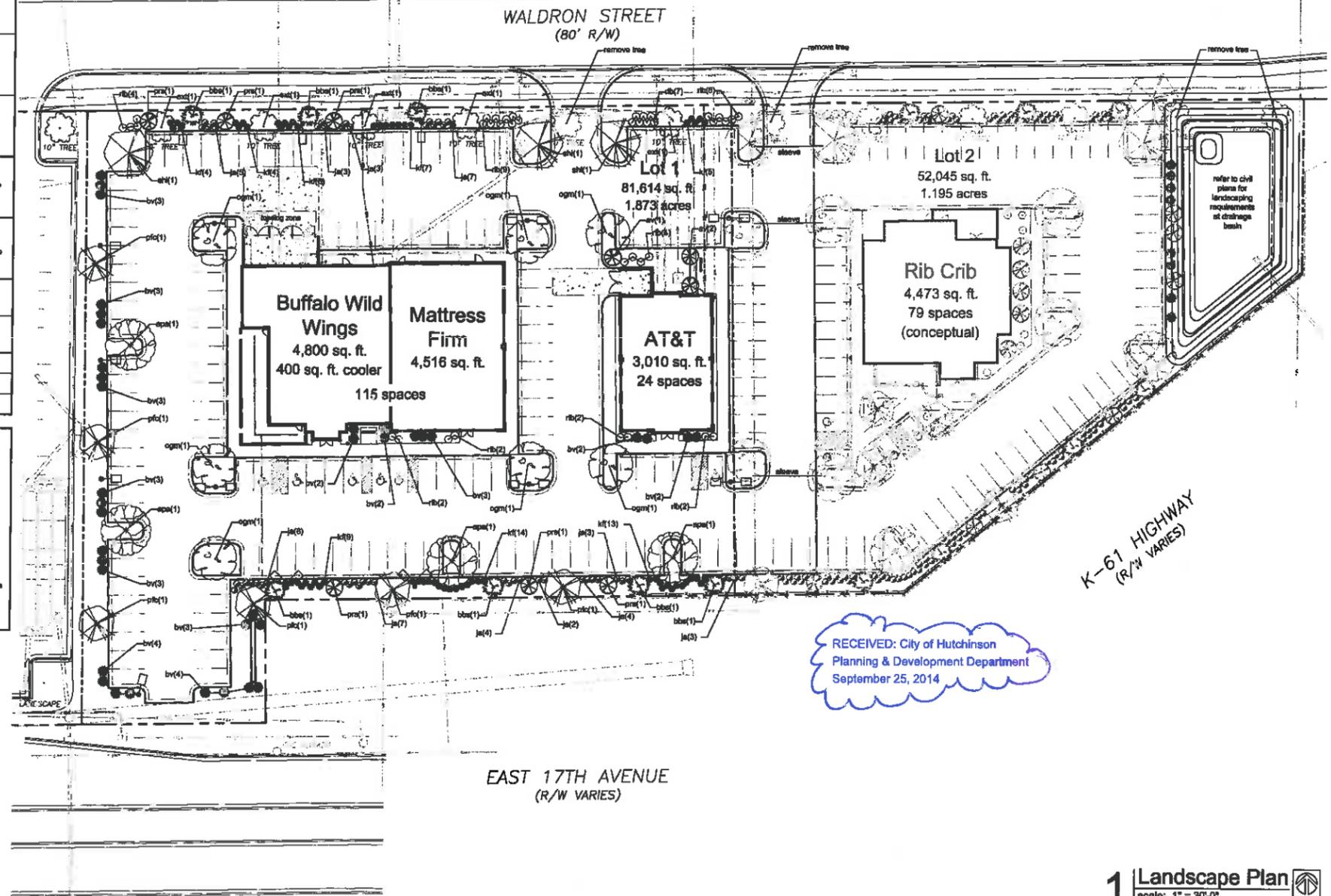
A minimum of 25 percent of required points shall be used for turf grass.
 Lot 1: 0% of the required points used for turf grass
 Lot 2: 0% of the required points used for turf grass (conceptual)

A maximum of 15 percent of required points may be used for perennial plantings.
 Lot 1: 0 percent of points used for perennial plantings
 Lot 2: 0 percent of points used for perennial plantings (conceptual)

Plantings applied to satisfy parking lot planting requirements shall be in addition to any required front, side or rear yard buffer requirements.

- Landscape Notes**
- Landscape shall be coordinated with the location of utilities, driveways and traffic clearance zones.
 - The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
 - Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
 - Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
 - Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
 - Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed areas and all planting beds)
 - Irrigation system shall include an automatic rain sensor.
 - All landscape materials shall be installed in accordance with the current planting procedures established by the most recent edition of the American Standard for Nursery Stock.
 - Trees planted per this plan shall be installed during the spring (march 15 through June 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
 - Stake and guy all trees per planting details.
 - Install all shrubs and groundcover per planting details.
 - Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
 - Root strainer shall be applied to the soil backfill of each plant during installation.
 - Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
 - Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.
 - Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
 - All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
 - No plant material shall be substituted without written approval of the Landscape Architect per specifications.
 - Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
 - All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic arrow fence around base of trees and around all shrubs. Stakes to hold in place during construction.
 - All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Metal plants not to encroach upon cars parked, when at full growth.
 - All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
 - Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
 - Maximum slope shall be not greater than 3 : 1.
 - All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.

Owner of Record
 Douglas L. Herdick
 Herdick Real Estate Co LLC
 5341 West 151st Terrace
 Leawood, Kansas 66224



RECEIVED: City of Hutchinson
 Planning & Development Department
 September 25, 2014

APPROVED
 by the Hutchinson Planning & Development Department
 this 25th day of September, 2014.
Debra L. McCarron
 (Zoning Administrator)
 (see approval letter)

1 Landscape Plan
 scale: 1" = 30'-0"
 north

a new retail development for
Hutchinson Crossing
 17th & Waldron
 Hutchinson, Kansas

date 08.29.14
 drawn by dAE
 checked by dAE
 revisions
 09.12.14 01
 09.24.14 02

sheet number
L1.1
 drawing type permit
 project number 14025

15-SD-07, Hutchinson Crossing Second, Final Plat**Comments**

A Development Review Committee meeting was held on August 11, 2015. The following comments were received.

Jana McCarron, Planning & Development

Revised plat is required. Please provide 15 full-size, 1 reduced and 1 PDF version of the revised plat drawing no later than NOON on August 18, 2015.

1. Correct spelling of "replat" in general legal description beneath title. RP
2. Provide tie to section corner. RP
3. Double check legal description in Land Surveyor's Certificate. Should this say a replat of Lot 1, Block 1?
4. Change "county surveyor" to "Review Surveyor" in County Surveyor Certificate. RP
5. Change name of subdivision to "Hutchinson Crossing Second" in Owner's Certificate and Dedication. RP
6. Change "Notary Certificates" to "Notary Certificate". RP
7. Add north ROW line for Waldron Street and south ROW line for E 17th Ave. RP
8. Change Mayor's name to "Jade Piros de Carvalho". RP
9. Please provide a signed mylar a minimum of one week prior to the desired City Council meeting. Mylar must be signed by the Land Surveyor, Review Surveyor, Owner and Notary prior to submission.

RP = Revised Plat required.

Reg Jones, Public Works Director

No comments.

Jeff Peterson, Senior Civil Engineer

No comments.

Meryl Dye, Assistant City Manager

No comments.

Patty Krebaum, Manager OSP Planning and Engineering Design

AT&T has no objections, however, only relocation of our facilities would be billable to the person or party requesting the relocation.

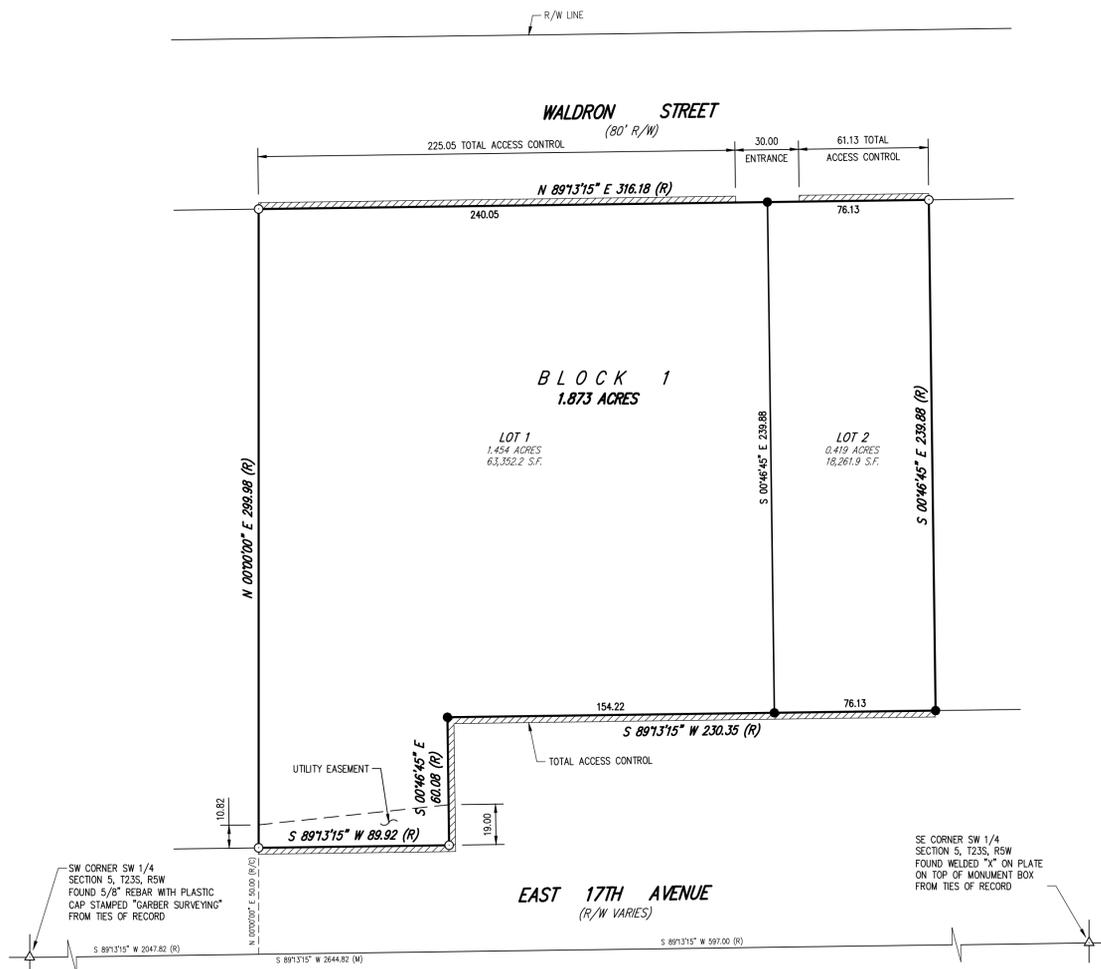
Kreg Luman, Streets Superintendent

No comment.

HUTCHINSON CROSSING SECOND

A REPLAT OF LOT 1, BLOCK 1, HUTCHINSON CROSSING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS.

Received 8/17/15 by
City of Hutchinson
Planning & Development
Department



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

STATE OF KANSAS, COUNTY OF RENO } SS

I, THE UNDERSIGNED, LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON _____, 20____ AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

LOT 1, BLOCK 1, HUTCHINSON CROSSING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS.

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

DATE _____, 20____.

LLOYD P. DORZWEILER, L.S. #885

REVIEW SURVEYOR CERTIFICATE

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

DANIEL E. GARBER, L.S. #683

OWNER'S CERTIFICATE AND DEDICATION

STATE OF _____, COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER PUBLIC WAYS UNDER THE NAME OF HUTCHINSON CROSSING SECOND A REPLAT OF LOT 1, BLOCK 1, HUTCHINSON CROSSING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS; THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS, RENO COUNTY, KANSAS.

HUTCHINSON CROSSING, LLC

DOUGLAS HENZLIK, MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF _____, COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY DOUGLAS HENZLIK, MANAGER OF OWNER HUTCHINSON CROSSING, LLC.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUBDIVISION COMMITTEE CERTIFICATE

STATE OF KANSAS, COUNTY OF RENO } SS

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

JACK MARTIN, CHAIRMAN

JANA MCCARRON, SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF KANSAS, COUNTY OF RENO } SS

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

DATED THIS _____ DAY OF _____, 20____.

JADE PIROS DE CARVALHO, MAYOR

KAREN WELTMER, CITY CLERK

REGISTER OF DEEDS

STATE OF KANSAS, COUNTY OF RENO } SS

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

BONNIE RUEBKE, REGISTER OF DEEDS

TRANSFER RECORD

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

DONNA PATTON, COUNTY CLERK

EASEMENTS

EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AND SAID EASEMENT MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER, 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.

FLOODPLAIN NOTE

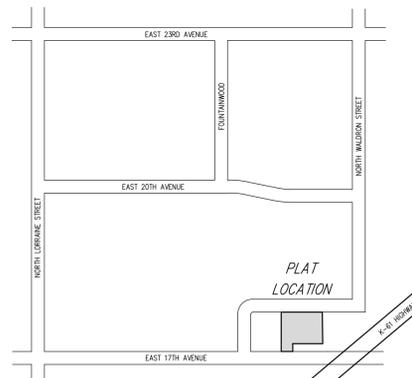
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RENO COUNTY, KANSAS, COMMUNITY PANEL NUMBER 2015C0284F. EFFECTIVE DATE JANUARY 6, 2010.

CLOSURE REPORT						
TYPE	FROM	TO	DIRECTION	DISTANCE	NORTHING	EASTING
TRAV	1	2	N 00°10'00" E	299.95	299.9800	0.0000
TRAV	2	3	N 89°13'15" E	316.18	304.2796	316.1508
TRAV	3	4	S 00°46'45" E	239.88	64.4218	319.4128
TRAV	4	5	S 89°13'15" W	230.35	61.2893	89.0841
TRAV	5	6	S 00°46'45" E	60.08	1.2149	89.9011
TRAV	6	1	S 89°13'15" W	89.92	-0.0079	-0.0106

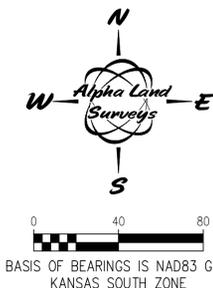
CLOSURE:
CLOSING LINE: N 53°19'27" E 0.0106 FROM 6 TO 1
LATITUDE (N): 0.0079 PERIMETER: 1236.39
DEPARTURE (E): 0.0106 ERROR OF CLOSURE: 1:93687

LEGEND OF SYMBOLS & ABBREVIATIONS

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



VICINITY MAP
(NOT TO SCALE)



SURVEY TYPE: **FINAL PLAT**

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

SURVEY DATE: 08/28/2015	PLOT DATE: 08/12/2015
DRAWN BY: RDB	PROJ. NO.: 150152P
CHECKED BY: LPD	SHEET 1 OF 1