



CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
Phone: 620-694-2639 Fax: 620-694-2673

2017 PRELIMINARY PLAT APPLICATION

**PRE-SUBMITTAL CONSULTATION REQUIRED
PRIOR TO SUBMITTAL OF THIS APPLICATION**

FOR OFFICE USE ONLY		
DATE RECEIVED: _____	CASE #: _____	FEE: _____
		(1-4 lots = \$100.00)
		(5 or more lots = \$100.00 + \$15 per lot)
		(Preliminary/Final Plat Combined = \$120)

PROJECT INFORMATION

Name of the Proposed Subdivision _____

Approximate Address _____

Legal Description of land to be subdivided (Attach additional pages, if needed.)

Applicant

Name _____ Company _____

Mailing Address _____

Phone _____ E-Mail _____

Property Owner

Name _____

Mailing Address _____

Phone _____ E-Mail _____

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

Name _____ Company _____

Mailing Address _____

Phone _____ E-Mail _____

SUMMARY OF SITE CHARACTERISTICS

1. **Zoning** _____
2. **Lot Area** Minimum Required _____ Minimum Provided _____ Average Provided _____
3. **Flood Zone** _____
4. **Soil Characteristics** _____



- 5. **Existing or Proposed Covenants & Restrictions** _____ (None) _____ (Yes, see attached)
- 6. **Availability of Utilities and other Public Facilities** _____
- 7. **Traffic volumes on adjacent streets** _____
- 8. **Acreage to be dedicated or used for:**
 Right of Way _____ Paved Streets & Sidewalks _____
 Utility Easements _____ Drainage Easements & Reserve Areas _____
 Park land and trails _____ Schools _____

SUBMITTAL REQUIREMENTS

- Completed **Preliminary Plat Application**. (See **Preliminary Plat Design Requirements, attached.**)
- Preliminary Plat **Application Fee**: 1-4 lots = \$100.00
 5 or more lots = \$100.00 plus \$15.00 per lot
 Preliminary/Final Plat Combined = \$120.00
- 5 folded, full-size copies** of the Preliminary Plat.
- Copy of the **Warranty Deed** for the property.
- Current **Title Report** (less than 90 days old) together with legible copies of exception documents.
- Residential Subdivisions:
 - 1) Preliminary **drawings of subdivision buffer landscaping**.
 - 2) Preliminary **drawings of drainage basin and holding pond landscaping**.
- 1 copy of a **Drainage Study**, including Water Quality, or other drainage materials as required by the City and indicated to the applicant during the Pre-Submittal Consultation meeting.
- 1 electronic version** (PDF) of the Preliminary Plat submitted via email to: Charlene@Hutchgov.com.
- Traffic Impact Study**, if required by the Director of Engineering during the Pre-Submittal Consultation meeting.
- Draft HOA Agreement**, if the subdivision contains common or reserve areas.
- Other documentation**, as required by City Staff during the Pre-Submittal Consultation meeting.

SUBDIVISION PUBLIC IMPROVEMENTS

Sec. 9-603 and Sec. 9-614 of the *Hutchinson City Code* require the following to 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	_____	_____
Sidewalks	_____	_____
Other	_____	_____

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 4 of this application. Incomplete applications will not be processed by the City. Submittal of an incomplete application will result in delays for the applicant.
2. Following receipt of a complete **Preliminary Plat Application**, planning staff will:
 - a. Set date a date for a public meeting before the Hutchinson Planning Commission.
 - b. Transmit application materials to the Development Review Committee (DRC) for their review.
 - c. Discuss the project with the DRC and provide written comments to the applicant. Based upon the comments received, revised plat drawings may be required. Revised plats, once received, will be routed to the DRC for final comment.
3. **Submission of Technical Studies.** The Director of Planning and Development and the Director of Engineering may require applicants for preliminary and final plats to submit such technical studies as may be necessary to enable the Planning Commission or City Council to evaluate the application. Examples of technical studies that may be required include, but are not limited to: traffic studies, engineering studies, geologic or hydrogeologic studies, flood studies, noise studies, drainage studies, market studies or economic impact reports. The preparer of said studies shall be subject to the approval of the Director of Planning and Development and the Director of Engineering, and all costs of preparation shall be borne by the applicant. Any decision by the Director of Planning and Development and the Director of Engineering to require a technical study or disapprove a selected preparer may be appealed to the Planning Commission. The Planning Commission decision shall be final. Should the Planning Commission or the City Council determine that a technical study is needed in order to fully evaluate a subdivision application, said study may be required prior to taking action on the subdivision application. The selection of preparer shall be approved by the requesting body. The decision by the Planning Commission or City Council to require a technical study or disapprove a preparer shall be final.
4. **The Planning Commission will conduct a public meeting to review the Preliminary Plat**, typically in accordance with the attached schedule. The Planning Commission may approve the Preliminary Plat, approve the Preliminary Plat with modifications, deny the Preliminary Plat, or table the item pending receipt of additional information or completed studies as may be required.
5. **Following Preliminary Plat approval, the applicant may commence preparation of a Final Plat for the subdivision.**

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 34 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

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

(Signatures of property owners)

Signature

Signature

Printed Name

Printed Name

Pre-Submittal Consultation & Preliminary Plat Application

Submittal Deadlines and Meeting Schedule

Pre-Submittal Consultation Application Deadline 12:00 p.m.	Pre-Submittal Consultation Meeting 9:00 a.m.	Preliminary Plat Application Deadline 12:00 p.m.	Development Review Committee Meeting 8:30 a.m. (For Committee Members Only)	Planning Commission Meeting 5:00 p.m.
January 11, 2017	January 20, 2017	February 1, 2017	February 14, 2017	March 7, 2017
January 25, 2017	February 3, 2017	February 15, 2017	February 28, 2017	March 21, 2017
February 8, 2017	February 17, 2017	February 22, 2017	March 14, 2017	April 4, 2017
February 22, 2017	March 3, 2017	March 8, 2017	March 28, 2017	April 18, 2017
March 8, 2017	March 17, 2017	March 29, 2017	April 11, 2017	May 2, 2017
March 22, 2017	March 31, 2017	April 12, 2017	April 25, 2017	May 16, 2017
April 12, 2017	April 21, 2017	April 26, 2017	May 9, 2017	June 6, 2017
April 26, 2017	May 5, 2017	May 10, 2017	May 23, 2017	June 20, 2017
May 10, 2017	May 19, 2017	June 1, 2017	June 13, 2017	July 5, 2017
May 24, 2017	June 2, 2017	June 14, 2017	June 27, 2017	July 18, 2017
June 7, 2017	June 16, 2017	June 28, 2017	July 11, 2017	August 1, 2017
June 21, 2017	June 30, 2017	July 12, 2017	July 25, 2017	August 15, 2017
July 12, 2017	July 21, 2017	July 26, 2017	August 8, 2017	September 5, 2017
July 26, 2017	August 4, 2017	August 9, 2017	August 22, 2017	September 19, 2017
August 9, 2017	August 18, 2017	August 30, 2017	September 12, 2017	October 3, 2017
August 23, 2017	September 1, 2017	September 13, 2017	September 26, 2017	October 17, 2017
September 13, 2017	September 22, 2017	October 4, 2017	October 10, 2017	November 7, 2017
September 27, 2017	October 6, 2017	October 18, 2017	October 24, 2017	November 21, 2017
October 11, 2017	October 20, 2017	October 25, 2017	November 14, 2017	December 5, 2017
October 25, 2017	November 3, 2017	November 8, 2017	November 28, 2017	December 19, 2017
November 8, 2017	November 17, 2017	November 29, 2017	December 12, 2017	January 2, 2018
November 22, 2017	December 1, 2017	December 13, 2017	December 26, 2017	January 16, 2018
December 13, 2017	December 22, 2017	January 3, 2018	January 9, 2018	February 6, 2018

PLEASE NOTE:

The applicant or agent must be present at the scheduled Planning Commission Meeting. If the applicant or agent is not present, the subdivision will not be considered.



PRELIMINARY PLAT DESIGN REQUIREMENTS

Updated 4/8/2016

The following items are required for the preliminary plat. Numbers correspond with those on the example preliminary plat.

RENO COUNTY SUBDIVISION REQUIREMENTS COUNTY RESOLUTION NO. 2014-52

	1. Scale. <input type="checkbox"/> Prepared at a scale of: 1" = 60' or 1" = 100' <input type="checkbox"/> For areas > 100 acres, scale may be increased to: 1" = 200' <input type="checkbox"/> All phases of a phased subdivision shall be drawn at the same scale.
	2. North arrow.
	3. Lettering on the plat is legible.
	4. Legend.
	5. Angles, bearings, or azimuths (Closure Table).
	6. Adjoining parcels. (NOT SHOWN ON EXAMPLE) <input type="checkbox"/> Identified by the owner of record.
	7. Surveyor information. <input type="checkbox"/> Name, address, phone number, date, signature and seal of surveyor responsible for the work.
	8. Legal description.
	9. Point of beginning.
	10. Title and subtitle of plat. <input type="checkbox"/> Include the words, "Preliminary Plat." <input type="checkbox"/> Subtitle = quarter, section, township, range, city, county and state.
	11. Lots. <input type="checkbox"/> Numbered sequentially within blocks. <input type="checkbox"/> Include the square footage (or acreage, if large) of each lot.
	12. Buildings. (NOT SHOWN ON EXAMPLE) <input type="checkbox"/> Locations of existing buildings defined by measurements perpendicular to the boundaries. <input type="checkbox"/> If no buildings, including a note: "No buildings within this platted area."
	13. Vicinity map.
	14. Floodplain. <input type="checkbox"/> Floodplain designation. <input type="checkbox"/> FIRM Number and effective date.
CITY OF HUTCHINSON SUBDIVISION REQUIREMENTS CHAPTER 9, HUTCHINSON CITY CODE	
	15. Applicant and owner information. <input type="checkbox"/> Include name, phone number and mailing address of the applicant and owner of record, if not the same as the applicant.
	16. Water features. (NOT SHOWN ON EXAMPLE) <input type="checkbox"/> Location of lakes, rivers, ponds, stormwater drainage channels and creeks.
	17. Streets and alleys. (Sec. 9-609) <input type="checkbox"/> Location of all existing and proposed streets, alleys and road rights-of-way. <input type="checkbox"/> Include width, approximate grade and connections to the existing road network. <input type="checkbox"/> All roads meet the minimum requirements of Sec. 9-609.

City of Hutchinson Preliminary Plat Design Requirements – Updated 4/8/2016

	<p>18. Street names. (Sec. 9-610)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Streets clearly aligned with existing streets are given the same name. <input type="checkbox"/> East-west streets that cross Main St or have a counterpart street to the east or west of Main are labeled with the prefix “East” or “West.” <input type="checkbox"/> North-south streets that cross Sherman Avenue or have a counterpart street to the north or south of Sherman are labeled with the prefix “North” or “South.” <input type="checkbox"/> New street names do not duplicate names of existing streets and are substantially different so as to be distinguishable. <input type="checkbox"/> Streets generally running in one direction have one name that continues throughout the course of the roadway. <input type="checkbox"/> Streets that change directions by 90 degrees or more and continue in a new direction for more than 400 feet are given a new name from the change of direction. <input type="checkbox"/> Loop streets may be given one name throughout provided they do not span more than 400 feet. <input type="checkbox"/> Streets running east-west have the suffix “Avenue.” <input type="checkbox"/> Streets running north-south have the suffix “Street.” <input type="checkbox"/> Curving streets that run more than one direction have the suffix “Drive.” <input type="checkbox"/> Cul-de-sac or dead-end streets may be assigned the suffix “Circle”, “Lane”, “Court”, “Place” or “Way.”
	<p>19. Common and reserve areas. (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identified and numbered separately. <input type="checkbox"/> Allowed where: <ul style="list-style-type: none"> ✓ A <u>draft agreement</u> for development and maintenance of the common area or reserve area is submitted for review by City. ✓ Said agreement addresses the ownership, use, preservation, liability and continued maintenance of common areas and reserve areas, which are included among the covenants and restrictions for the development. ✓ The restrictions and covenants ensure that the common areas and reserve areas do not become the maintenance or ownership liability of the City. ✓ Common areas and reserve areas are owned by a corporation, partnership, neighborhood association or organization existing or to be created with legal authority to hold and maintain property. ✓ City may approve, amend or disapprove the proposed restrictions and covenants. ✓ Approved restrictions and covenants shall be recorded with the final plat. ✓ All subdivisions containing common or reserve areas shall include the following note: “It shall be the joint responsibility of all owners of property located within this plat to provide for the ongoing maintenance and upkeep of all common and reserve areas.”
	<p>20. Restrictions and covenants. (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Notation of restrictions and covenants, if associated with the plat.
	<p>21. Utility and pedestrian corridors. (Sec. 9-606.B.5) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Required for blocks exceeding 800 feet in length, where feasible. <input type="checkbox"/> Minimum width is 10 feet. <input type="checkbox"/> Must contain a paved walking path or sidewalk constructed of asphalt or concrete at least 5-feet-wide. <input type="checkbox"/> Area surrounding path is landscaped with materials that generally match the remainder of the subdivision.
	<p>22. Special flood hazard area. (Sec. 9-618)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property located within the designated Special Flood Hazard Area contains: <ul style="list-style-type: none"> ✓ Boundaries for the 100-year and 500-year floodplain. ✓ Base Flood Elevations.
	<p>23. Topography.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Contour lines at a maximum interval of 2 feet.
	<p>24. Utilities.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all existing utilities and a notation of whether they are above or below ground, including: <ul style="list-style-type: none"> ✓ water ✓ sanitary sewer ✓ electric lines ✓ gas ✓ stormwater drainage facilities <input type="checkbox"/> Location of all proposed new utilities to service the subdivision, including their connections to the existing network. <input type="checkbox"/> All new utilities and any existing utilities located on private property shall be located underground.

25. Easements.

- Utility easements are required for all public or private utilities and are dedicated for their intended purpose.
- Utility easements are located adjacent to the existing or proposed right-of-way, unless an alternate location would be more reasonable for the development (i.e., if the existing utilities in surrounding developments are located in the rear yards).
- Utility easements are a minimum of:
 - ✓ 20-feet-wide (City utility easement).
 - ✓ 10-feet-wide (other utilities).

The City Engineer may increase or decrease minimum width based upon local conditions and pipe size.
- Drainage easements are not collocated with other utility easements.
- Recreational easements may be required in conjunction with:
 - ✓ Trails.
 - ✓ Trailheads.
 - ✓ Other parks and recreation facilities.

The size and location of recreational easements shall be approved by the Director of Parks and Facilities.

26. Existing Trees. (Sec. 9-615)

- Existing trees shown and annotated with species and size on preliminary plat.
- Director of Parks and Facilities will review the preliminary plat and determine which trees are noteworthy.
- Noteworthy trees are included as part of a **tree preservation area** and are protected from all construction activities.
- Utility easements and development located away from tree preservation areas.
- When utilities or infrastructure systems must cross tree preservation areas, every effort shall be made to minimize tree removal.
- If removal of trees is deemed excessive, the Director of Parks and Facilities may require replacement of trees or payment into the Trees for Tomorrow Fund.
- Trees removed from within a tree preservation area are replaced with a species approved by the Director of Parks and Facilities.
- Where replacement of existing trees is not feasible, payment of a cash equivalent permitted at the rate of 1.5 times the monetary value of the tree and topsoil destroyed, up to a maximum of \$10,000 per tree.
- Monetary value determined based upon tables and formulas produced by the Council of Tree and Landscape Appraisers. Alternately, the subdivider may, at his sole cost, obtain an appraisal by a certified arborist using the International Society of Arboriculture Manual of Plant Appraisal.

27. Sidewalks. (Sec. 9-614)

- Location and width of existing and proposed sidewalks, ramps and crosswalks.
- Sidewalks designed and constructed in accordance with the following:

Roadway Type	Where Required	Minimum Width (feet)	Location
Local Street ¹	Both sides of the street	4 ³	Within the ROW; either adjacent to the street or separated by a planter strip a minimum of 5 feet in width, as determined by the Developer in conjunction with the City Engineer.
Collector Street	Both sides of the street	5	Within the ROW; separated by a planter strip a minimum of 5 feet in width.
Arterial Street	Both sides of the street	8	Within the ROW; separated by a planter strip a minimum of 5 feet in width. ²
Expressway	Not required	10	If installed, within the ROW; separated by a planter strip a minimum of 10 feet in width.
Private	At least one side of the street	5	Within the private roadway dedication; adjacent to the curb.

¹ Residential development abutting local streets in the T-A, R-1 and R-2 zoning districts may request a subdivision variance from this requirement.

² If the sidewalk of a new development is being installed that will connect to a neighboring sidewalk which is directly adjacent to the curb, the developer shall be responsible for installing the new sidewalk 5 feet from the curb, and connecting it to the existing sidewalk. This 5-foot setback shall not be required if the development is between two pre-existing sidewalks that are directly adjacent to the curb. In such a situation, the sidewalk may be continued adjacent to the curb.

³A 5-foot-wide sidewalk may be required for reasons of safety or handicap accessibility.

- Sidewalks installed with development of the abutting lot.
- Sidewalks inspected and approved prior to issuance of a final certificate of occupancy.
- Developers have a maximum of seven years from issuance of the first building permit in a residential subdivision phase to complete installation of all new sidewalks associated with that subdivision phase.
- City may require a bond, developer’s agreement or other instrument in order to ensure installation of sidewalks within the seven year period.

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	<ul style="list-style-type: none"> <input type="checkbox"/> For infill development, City Engineer may make a recommendation to City Council as to whether sidewalks are required based upon due consideration of the following factors: <ul style="list-style-type: none"> ✓ Proximity to schools, shopping destinations and other pedestrian destinations. ✓ Potential connectivity to the existing sidewalk system. <p><i>City Council has final authority over sidewalk requirement in infill developments.</i></p>
	<p>28. Street Trees. (Sec. 9-612)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Street trees are spaced as uniformly as possible, with an average spacing of 40 linear feet between trees. <ul style="list-style-type: none"> ✓ minimum of one tree per lot in residential districts. ✓ minimum caliper of two inches as measured six inches above the ground. ✓ Street trees have a one-year warranty. <input type="checkbox"/> A minimum of two street trees are required on corner lots. <input type="checkbox"/> Street trees count toward the landscaping requirements for multi-family and commercial developments. <input type="checkbox"/> Exceptions to the location and spacing of trees may be allowed to accommodate for the location of utilities, streetlights, driveways, storm drain structures and traffic sight distance triangle areas. <input type="checkbox"/> Street trees are located: <ul style="list-style-type: none"> ✓ between the back of curb and the sidewalk (subdivisions with planter strips). ✓ in the vegetated portion of the right-of-way behind the curb or behind the sidewalk (subdivisions with no sidewalk or where sidewalk abuts the street).
	<p>29. Parkland, trails, bikeways and open space dedications. (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location and size are shown. <input type="checkbox"/> Public trails and trail segments required as part of the subdivision where identified on the <i>Bicycle and Pedestrian Master Plan</i> <input type="checkbox"/> Trails meet the following standards: <ul style="list-style-type: none"> ✓ Trails are constructed of asphalt or concrete, installed at a minimum depth of four inches. ✓ Trails are a minimum of 10 feet in width and are located within a dedicated public easement. ✓ Trails are separated from roadways by a minimum distance of 10 feet, where possible. <p><i>The City Engineer, in conjunction with the Director of Parks and Facilities, have the authority to modify the above requirements in cases where physical constraints on the property limit installation of trails and trail segments.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> On-street bikeway improvements, including cycle tracks, bike lanes and bike routes, are provided within the boundaries of subdivisions located along adjacent arterial and collector streets when identified in the <i>Bicycle and Pedestrian Master Plan</i>. <input type="checkbox"/> Developer shall dedicate adequate width for bikeways where these facilities are shown in the Plan. <input type="checkbox"/> The City is responsible for installing bike markings on pavement.
	<p>30. Watercourse protection areas. (Sec. 9-618.D.) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> City requires dedication of easements for watercourse protection areas. <input type="checkbox"/> Watercourse protection areas are a minimum of 2.5 times the average width of the watercourse. <input type="checkbox"/> In cases where there is an established Special Flood Hazard Area, the protection area shall follow the 100-year floodplain boundary. <input type="checkbox"/> Amenities, such as walking paths and landscaping, allowed within the watercourse protection area. <input type="checkbox"/> Structures not allowed within watercourse protection area. <input type="checkbox"/> City Engineer may require a study to establish the limits of a protection area in areas where existing watercourses have experienced recurring floods. <input type="checkbox"/> Subdivider may hire a civil engineer licensed to practice in the State of Kansas to prepare a study to reduce the dedication width in areas where there is not a mapped floodplain. <input type="checkbox"/> Exceptions for existing developments or infill properties may be granted via subdivision variance.
	<p>31. Zoning. Current zoning designation for the subject property and surrounding properties.</p>
	<p>32. Landscape and screening plan. (Sec. 27-908.E.12) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential subdivisions located adjacent to major streets contain a landscaped buffer, as follows: <ul style="list-style-type: none"> ✓ located on the outside of any subdivision fence. ✓ contains a combination of trees, shrubs, grasses, ground cover, earthen berms and/or rock or stone accents arranged to achieve visual continuity. ✓ buffer has a minimum of 4 landscape points for every 20 feet of frontage. ✓ buffer is located entirely on private property and not within the public right-of-way. ✓ trees, shrubs and berms that would interfere with vision are located outside of the sight triangle. ✓ buffer does not interfere with utilities.
	<p>33. Section and city limit lines. Location of section lines and city limit lines within and immediately adjacent to the subdivision. (NOT SHOWN ON EXAMPLE)</p>
	<p>34. Bridges and culverts. Location of existing and proposed culverts and bridges. (NOT SHOWN ON EXAMPLE)</p>
	<p>35. Public facilities. Locations and dimensions of sites proposed for schools or other public purposes. (NOT SHOWN ON EXAMPLE)</p>

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	<p>36. Benchmarks. Locate and list the elevations of all benchmarks established.</p>
	<p>37. Blocks. (Sec. 9-606)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identification of all blocks. <input type="checkbox"/> Lettered sequentially, beginning with “A.” <input type="checkbox"/> Residential blocks do not exceed 1,300 feet unless special provisions are met. <input type="checkbox"/> Blocks have sufficient depth to provide for two tiers of lots of appropriate depth. <input type="checkbox"/> One tier of lots allowed where adjacent to arterial streets, expressways, major collector streets, railroads or waterways.
	<p>38. Lots. (Sec. 9-607)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location and dimensions of all lots are shown. <input type="checkbox"/> Numbered sequentially within each block, beginning with “1.” <input type="checkbox"/> Lot size, width, depth, shape and orientation comply with minimum requirements of the zoning regulations. <input type="checkbox"/> Arrangement of lots is such that there will be no foreseeable difficulty securing permits. <input type="checkbox"/> Side lot lines are generally perpendicular to straight streets and radial to curved streets. <input type="checkbox"/> All residential lots have frontage on a public street. <input type="checkbox"/> Non-residential lots front on a public or private street or have access to a public or private street by means of an access easement approved by the City. <input type="checkbox"/> Lots are not so large as to encourage lot splitting in the future. <input type="checkbox"/> Through lots are permitted for commercial, industrial, multi-family uses. For other uses, through lots are allowed only where they are needed to separate residential development from a state highway, expressway, freeway, county highway or arterial street. In said cases, a subdivision buffer installed in accordance with Sec. 27-908 is required. <input type="checkbox"/> Flag lots prohibited in new residential subdivisions. <input type="checkbox"/> Flag lots allowed in infill development areas only where: <ul style="list-style-type: none"> ✓ Needed to facilitate development where land would otherwise be undevelopable. ✓ Adequate provision for vehicular access, utilities and drainage is possible.
	<p>39. Streetlights. (Sec. 9-613)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all existing and proposed streetlights. <input type="checkbox"/> Developer is responsible for coordination of installation of streetlights with the electric utility provider. <input type="checkbox"/> Streetlight installation shall occur prior to the issuance of an occupancy permit in the subdivision.
	<p>40. Fire hydrants. (Sec. 9-605.B.4)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all existing and proposed fire hydrants. <input type="checkbox"/> Located at each intersection and at an interval not to exceed 500 feet. <input type="checkbox"/> No anticipated structure is located more than 250 feet from a fire hydrant.
	<p>41. Utility improvements. Location of all existing and proposed manholes, lift stations and other utility improvements.</p>
	<p>42. Preservation of natural features and amenities. (Sec. 9-615) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing features, including historic sites and structures, and other irreplaceable assets are identified, labeled and preserved, wherever feasible. <input type="checkbox"/> Subdivisions containing structures listed on the local, state or national register are required to comply with applicable historic regulations.
	<p>43. Drainage facility/holding pond landscaping. (Sec. 27-908.E.13) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plans required and shall: <ul style="list-style-type: none"> ✓ be designed to retard erosion and preserve the finished contour. ✓ consist of living vegetation, such as trees, shrubs and grasses in combination with natural, existing vegetation together with stone, grave, concrete and other materials to preserve and enhance function and appearance.
	<p>44. Driveways and access management. (Sec. 9-611.A) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Each lot has access to a public roadway, either directly or via a private roadway access easement. <input type="checkbox"/> Subdivisions located in commercial, industrial or multi-family residential districts show the anticipated range of proposed driveway locations. <input type="checkbox"/> In the interest of public safety and for the preservation of traffic carrying capacity of abutting roadways, the Planning Commission may recommend and the City Council shall have the right to control points of access to all property from the public street system.
	<p>45. Driveway alignment. (Sec. 9-611.B) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Multi-family and non-residential driveways aligned with existing driveways on the opposite side of the street or offset by a minimum distance of 150 feet, wherever feasible. <input type="checkbox"/> Driveway geometrics compatible with those for the opposing driveway. <p><i>Waivers of this requirement may be granted by the City Engineer for existing properties with no other means of access or where a traffic study is performed.</i></p>

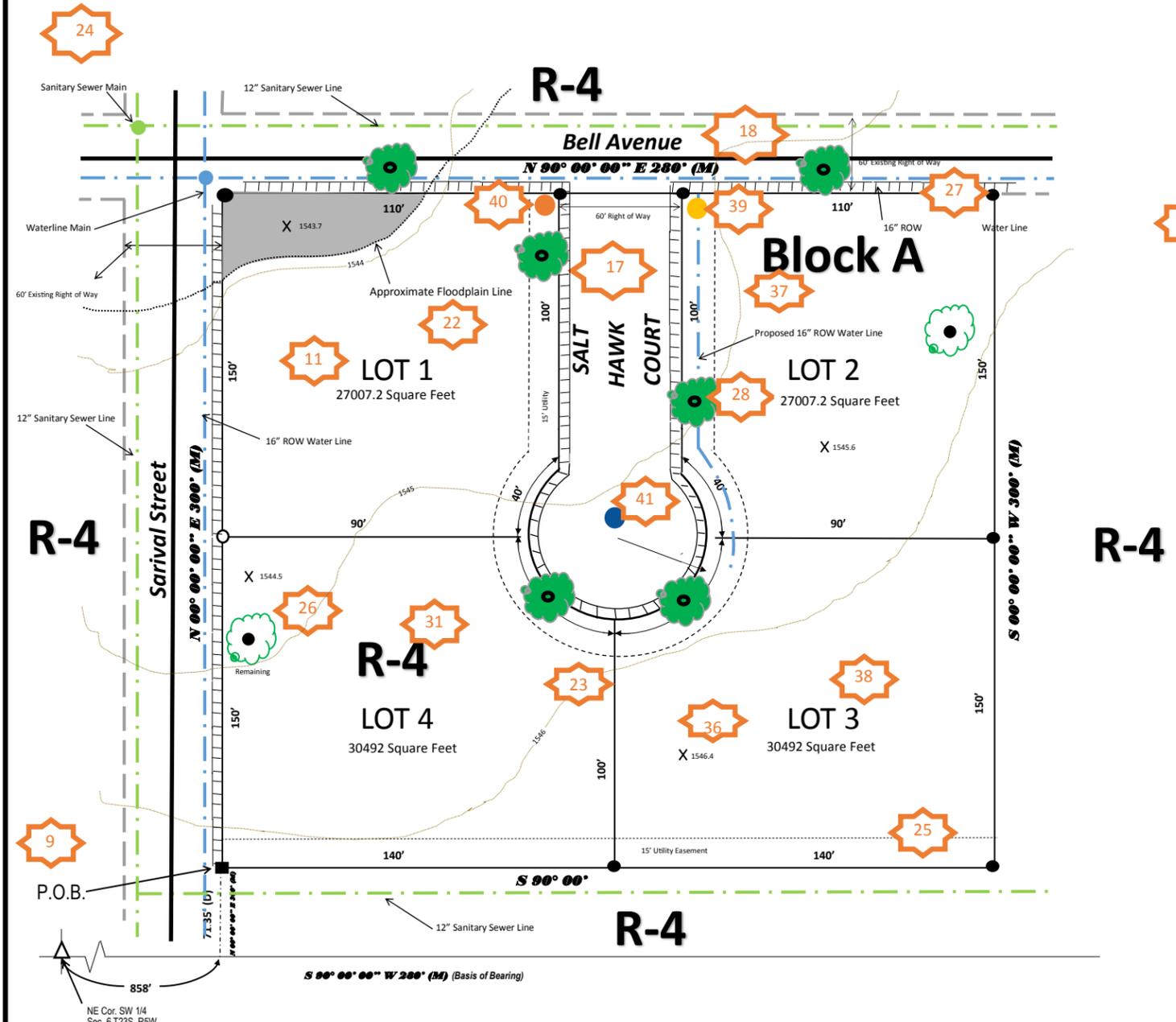
City of Hutchinson Preliminary Plat Design Requirements – Updated 4/8/2016

	<p>46. Shared access. (Sec. 9-611.C) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Shared accesses and shared driveways are encouraged for commercial and industrial development. <input type="checkbox"/> Driveways may be shared by adjacent property owners if an access easement for ingress and egress is provided.
	<p>47. Private streets. (Sec. 9-609.F) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Private streets are discouraged. <input type="checkbox"/> Private streets allowed only where the Planning Commission and City Council have been provided with adequate assurances that private parties will be responsible for the ongoing care, maintenance and surfacing of these facilities. <input type="checkbox"/> Private streets comply with the same design standards as public streets. <input type="checkbox"/> Private streets are designated as a separate tract or a tract under common ownership on the plat. <input type="checkbox"/> Private streets contain public access easements to ensure adequate access to all adjacent properties. <input type="checkbox"/> The dedication statement indicates that private streets are open to traffic.
	<p>48. Street connectivity. (Sec. 9-609.B) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Where adjoining properties are not subdivided, arrangement of streets provides for extension of streets into the unsubdivided area. <input type="checkbox"/> Lots are arranged to allow for the opening of future streets and logical connections to future subdivisions. <input type="checkbox"/> Unless precluded by topography or physical conditions, streets shall extend to the boundary of the property being subdivided. <input type="checkbox"/> At least one street shall extend to the boundary line of the property being developed for each 1,200 linear feet of the boundary between adjoining tracts (unless the area is a floodplain or other sensitive development area).
	<p>49. Intersections. (Sec. 9-609.D) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Intersections of more than two streets at a single point are prohibited. <input type="checkbox"/> Streets intersect at approximately a 90 degree angle. Angles smaller than 75 degrees are prohibited. <input type="checkbox"/> T-intersections (3-way) permitted for local and collector streets. Other streets require approval of the City Engineer. <input type="checkbox"/> Off-center intersections are offset by a minimum centerline to centerline dimension of 150 feet. <input type="checkbox"/> Roundabouts permitted with approval of the City Engineer.
	<p>50. Median strips and entrance ways. (Sec. 9-609.G) (NOT SHOWN ON EXAMPLE)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Median strips located in the public right-of-way may be used only for landscaping, lighting, subdivision entrance signs, a public utility or by the City. <input type="checkbox"/> Developer may beautify a median strip with landscaping as long as sight distance requirements are met. A development agreement shall be required.

PRELIMINARY PLAT

SALT HAWK ESTATES

A subdivision in the Southwest Quarter of Section 6, Township 23 South, Range 5 West of the 6th Principal Meridian, in the City of Hutchinson, Reno County, Kansas



Description:
A portion of the Southwest Quarter of Section 6, Township 23 South, Range 5 West of the 6th Principal Meridian, in the City of Hutchinson, Reno County, Kansas, described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence South along the East line of said Southwest Quarter 99.85 feet (100.00 feet Record); thence with a deflection angle 88°54'16" right - West 25.00 feet; thence with a deflection angle 88°54'16" left - South parallel with the East line of said Southwest Quarter 200.00 feet for a point of beginning; thence continuing South without deflection 425.00 feet; thence with a deflection angle 88°54'16" right - West 263.05 feet to the East right-of-way line of Bell Drive; thence with a deflection angle 91°05'44" right - North along the East right-of-way line of Bell Drive 428.52 feet; thence with a deflection angle 90°00'00" right - East 263.00 feet to the point of beginning, containing 2.5777 acres.

Easements:
Easements are hereby dedicated to the public, the limits 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.

Streets:
Streets shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

Flood Note:
Flood Insurance Rate Map No. 20155C0284F, effective January 6, 2010, identifies this property as situated in Zone X (shaded), 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 the 1% annual chance flood."

Covenants:
This plat is governed by a restrictive code of covenants that are on file at the Reno County Recorder's Office.

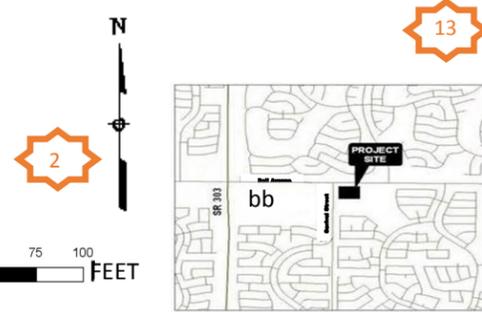
CLOSURE TABLE
NORTHING: -0.00360
EASTING: 0.01025
PRECISION: 3014.35/0.0070 = 1:294087.16

Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Length
C1	500.00	09°56'11"	43.46	86.71	N 85°01'55" W	86.60
C2	500.00	09°56'11"	43.46	86.71	N 85°01'55" W	86.60
C3	475.00	09°56'11"	41.29	82.38	N 85°01'55" W	82.27
C4	525.00	09°56'11"	45.64	91.05	N 85°01'55" W	90.93
C5	525.00	09°56'29"	45.66	91.09	N 85°02'03" W	90.98
C6	475.00	09°56'11"	41.29	82.38	N 85°01'55" W	82.27

- LEGEND**
- Sectional Monument Found
 - Fd. 5/8" Rebar w/GSS Cop Unless Noted Otherwise
 - P.O.B. - Point of Beginning
 - P.A.C. - Point of Commencement
 - (C) - Calculated
 - (M) - Measured
 - (D) - Described
 - (U) - Unknown Origin
 - 5/8" x 24" Rebar Set in Concrete
 - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
 - Casement Line
 - Building Setback Line
 - Sanitary Sewer Line
 - Water Line
 - Existing Trees
 - Contour Lines
 - Floodplain Lines
 - Proposed Street Trees (include species)
 - Proposed Sidewalks
 - Proposed Streetlights
 - Proposed Fire Hydrants
 - Proposed Manholes

CURVE TABLE

Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Length
C1	500.00	09°56'11"	43.46	86.71	N 85°01'55" W	86.60
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PRELIMINARY PLAT		Description: SALT HAWK ESTATES HUTCHINSON, KANSAS	
Prepared by: NAME AND LOGO HERE		Applicant: NAME AND ADDRESS HERE	
Drawn by: AED	Scale: 1" = 100'	Date of Field Work: 10/20/2014	Job No: 1
Checked by: CJ	Date of Preparation: 12/15/2014	Sheet 1 of 1 Sheet(s)	