
PROJECT NUMBER / TITLE: FP-20-06: Final Plat for Hilltop Ridge 1st Plat

PROCESS INFORMATION

Type of Request: Final Plat
Date Received: April 15, 2020

APPLICATION INFORMATION

Applicant: Renaissance Infrastructure Consulting, Brett Cox, P.E.
Owner: Sunrise Investment Corporation, Dennis Pugh
Parcel ID: CF221422-1003
Location: Part of the West Half of the Northwest Quarter of Section 22, Township 14 South, Range 22 East; containing approximately 17.081 acres on the south side of 167th Street approximately 170' west of Kill Creek Road.

REQUESTED ACTION

The applicant requests approval of a final plat for a 32 lot, single-family residential project containing 17.081 acres.

EXISTING ZONING AND LAND USE

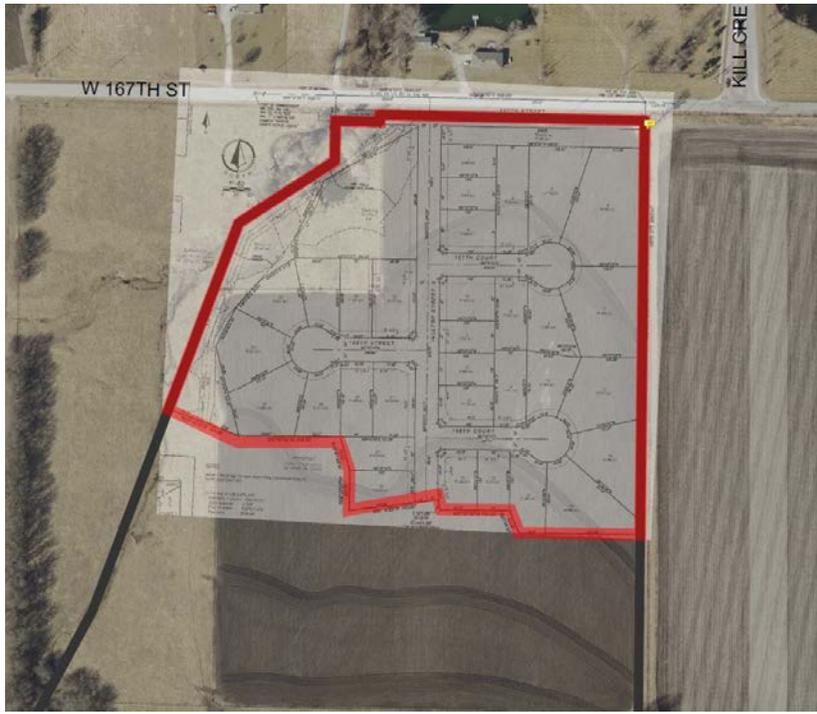
Currently, the subject property is zoned R-1 (Single-Family Residential) District and current land use is a vacant parcel.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
R-1 (Single-Family Residential) District, RP-3 (Planned Garden Apartment) District, and County RUR (Rural, Agricultural uses and Single-Family dwellings) District	Farmsteads and Single-Family Residences
East of subject property	
County RUR (Rural, Agricultural uses and Single-Family dwellings) District	Vacant property
South of subject property	
R-1 (Single-Family Residential) District	Single-Family residences
West of subject property	
County RUR (Rural, Agricultural uses and Single-Family dwellings) District	Vacant

EXISTING CONDITIONS

Currently the subject property is vacant agricultural land. The property is bound on the north by 167th Street and on the south by St. Johns Trace Subdivision. Properties located directly to the east and west are vacant agricultural uses.



BACKGROUND / HISTORY

The site for the proposed development was annexed into the City of Gardner in December 2019 (Ordinance No. 2631). Currently, the property is not in use. At the time the property was annexed into the City, it had a County zoning designation as RUR (Rural, Agricultural uses and Single-Family dwellings).

CONSISTENCY WITH COMPREHENSIVE PLAN

The *City of Gardner 2014 Comprehensive Plan* identifies this parcel for low-density residential future land use, described as “areas primarily consist of detached single family homes, but may also include duplexes or triplexes arranged in a low density format on larger lots, with buildings in character with typical single family homes. These “New Residential Growth Areas” include undeveloped land that provides a “clean slate” for future residential development. The Comprehensive Plan addresses these growth areas as having three major components that help to ensure the community’s goals of providing high quality neighborhoods that satisfy demand for a broad type of housing. These goals are; neighborhood character, connectivity, and open space preservation & conservation design. The design and layout the applicant is proposing is consistent with the goals of the Comprehensive Plan.

STAFF ANALYSIS – FINAL PLAT

17.03.020 (E1) Review Criteria:

- a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: *The plat meets the site design standards regarding lot size minimum, block length, cul-de-sac length and easements. The plan complies with the requirements of the Gardner Land Development Code in that the blocks and lots proposed can meet all development and site design standards. The development is proposed to be a Detached House - Suburban building type for single-family residential, with a Suburban Yard frontage design type. While this development is within the service area of Celebration Park, they are still dedicating approximately 10% of the space to open and civic space which is private open space. A street tree plan has been submitted and is generally in compliance. A few changes remain to be made to move proposed trees further from intersections. This will be a condition of approval.*

- b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: *Public improvement plans have been submitted but not formally approved. All public improvement plans shall be approved prior to the release of the final plat for recording at the County (this is a recommended condition of approval). The City is the provider for sanitary sewer, water, and electric facilities in this area.*

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *This is the first of five phases for the Hilltop Ridge Subdivision. The next phase will require an additional exit out of the subdivision. The Traffic Impact Study, Stormwater Management Plan and Public Improvement Plans have been submitted but not approved. All Public Improvement Plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place.*

- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *There are no deviations being requested on the final plat.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Staff recommends the Planning Commission approve the final plat with the conditions outlined below, and forward a recommendation to the Governing Body to accept the dedication of any rights-of-way and easements.*

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets (40,080 s.f. for 167th Street arterial road right-of-way dedication) and parkland dedication (132,325 s.f. for a neighborhood open space and trail system).

The current tax rate is \$0.20 per square foot of land area platted. This plat includes 17.081 acres (744,048.36 s.f.) eligible for excise tax collection. Therefore, the excise tax shall be **\$114,328.67** ($744,048.36 - 172,405 = 571,643.36 * .20$) and shall be paid prior to the release of the final plat for recording.

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –

Water and electric utilities are located adjacent to the site and sanitary sewers are located to the north of this development.

ROADWAY NETWORK, VEHICULAR ACCESS –

There is one new proposed future through street and three cul-de-sacs proposed with this plat. Gardner follows the Johnson County Addressing Standards on areas outside the central core of the city. Two streets on this plat shall be updated so that the names reflect these naming standards. The Hilltop Street which shall be updated to be Scott Street and 168th Street shall be updated to be 168th Place. These will be a condition of approval.

There is a total of one new exterior point of access being proposed for this site. The main access into this subdivision is off of 167th Street by way of Scott Street. However, for any future phases, a secondary access will be required to connect to Osage Street in the St. Johns Trace subdivision located just south of this development.

OTHER PUBLIC IMPROVEMENTS –

A 10' trail will be constructed along the south side of 167th Street Road across the entire north side of the development and 5' sidewalks will be extended throughout the development along all roadways.

ATTACHMENTS

- I. Final plat document
- II. Street Tree Plan
- III. Application

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications to lessen or mitigate a potential impact from the proposed application.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION

Staff recommends approval of the final plat FP-20-06 for Hilltop Ridge 1st Plat with the conditions outlined in the Recommended Motion section and recommends forwarding the plat to the Governing Body to accept the dedication of right-of-way and easements.

Recommended Motion:

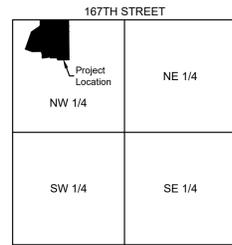
After review of application FP-20-06, a final plat for Hilltop Ridge 1st Plat, located on the south side of 167th Street approximately 170' west of Kill Creek Road, (Tax Id CF221422-1003) and final plat dated April 15, 2020, and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following condition is met:

1. Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.
2. Revise the plat to show Hilltop Street to be named Scott Street.
3. Revise the plat to show 168th Street to be 168th Place.
4. Provide a revised street tree plan based on staff comments, for approval prior to the release of the plat for recording.
5. Prior to the recording of the final plat, excise tax shall be paid to the City.
6. Correct square footage of the subdivision on the legal description.

and recommends the Governing Body accept dedication of right-of-way and easements.

FINAL PLAT HILLTOP RIDGE - 1ST PLAT

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH,
RANGE 22 EAST, IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS

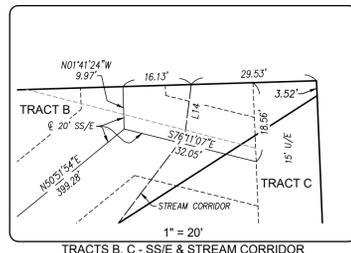


LOCATION MAP
SECTION 22-14-22
Scale 1" = 2000'

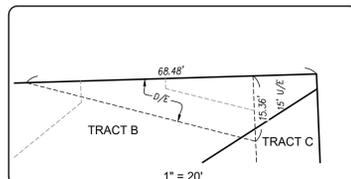
LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCL52011003572 KSCLS324 CAP
- B/A BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

Line #	Brg. & Dist.
L1	S09°11'30"W 47.06'
L2	S01°16'08"E 91.61'
L3	S05°40'09"E 49.06'
L4	S26°01'25"W 50.10'
L5	S38°54'57"W 145.49'
L6	S36°27'26"W 85.80'
L7	S31°00'21"W 76.99'
L8	S15°52'11"W 39.50'
L9	S00°00'00"E 21.75'
L10	S69°33'18"W 25.67'
L11	S48°59'15"W 33.37'
L12	S63°37'45"W 96.82'
L13	S37°19'19"W 55.40'
L14	S07°21'27"W 12.05'



TRACTS B, C - SS/E & STREAM CORRIDOR



TRACTS B, C - D/E

NOTES:

Basis of Bearings: Kansas State Plane Coordinate System, North Zone (NAD 83).

CLOSURE CALCULATIONS:
Precision, 1 part in: 425184.617
Error distance: 0.009'
Error direction: S28°57'14"E
Perimeter: 3646.89'

All bearings and distances shown on this plat are plotted and measured unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0104G, revised August 3, 2009, this tract graphically lies in:
- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- OTHER FLOOD AREAS, ZONE X (FUTURE BASE FLOOD), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

There will be 5' wide sidewalks along all streets within the subdivision.

This site lies within a protected Stream Corridor, as defined and regulated in the City of Gardner Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground by me or under my direct supervision in September 2019, and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions, and that said survey is true and correct to the best of my professional knowledge and belief.

Brent E. Thompson, Kansas LS-1277
bthompson@ric-consult.com

DESCRIPTION

All that part of Tract "B", as shown on Survey recorded in Book 201910, Page 002932, in the Office of the Register of Deeds, Johnson County, Kansas, lying in the West Half of the Northwest Quarter of Section 22, Township 14 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence North 88°16'55" East, along the North line of said Northwest Quarter, a distance of 652.13 feet to the Point of Beginning; thence continuing North 88°16'55" East, along said North line, a distance of 668.00 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence South 02°22'27" East, along the East line of West Half of the Northwest Quarter of said Section 22, a distance of 934.42 feet; thence departing said East line, South 87°37'33" West a distance of 262.67 feet; thence North 25°44'33" West a distance of 53.00 feet; thence South 87°37'33" West a distance of 150.22 feet; thence northerly along a non-tangent curve to the right having a radius of 275.00 feet, and a chord which bears North 12°02'46" West, 21.95 feet, for an arc length of 21.96 feet; thence South 80°14'29" West a distance of 193.89 feet; thence North 02°22'27" West a distance of 86.70 feet; thence North 18°41'48" West a distance of 75.02 feet; thence South 87°37'33" West a distance of 218.92 feet; thence North 72°19'34" West a distance of 163.08 feet to a point on the East line of Tract "A", as shown on said recorded Survey; thence along said East line, the following three courses: thence North 17°40'26" East a distance of 429.01 feet; thence North 54°07'26" East a distance of 247.56 feet; thence North 01°43'05" West a distance of 142.44 feet to the Point of Beginning, containing 744,036 square feet, or 17.081 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLTOP RIDGE - 1ST PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SS/E" on this plat is hereby dedicated to the City of Gardner, Kansas or their assigns.

RESTRICTIONS

Tracts "A" and "C" are intended to be used as Open Space, and shall be owned and maintained by the Hilltop Ridge Home Owners Association.

Tract "B" is intended to be used as Detention and Drainage Easement (D/E), and shall be owned and maintained by the Hilltop Ridge Home Owners Association.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Gardner, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____ 2020.

SUNRISE INVESTMENTS CORPORATION

Patrick B. Miller, Owner

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 2020, before me a Notary Public in and for said County and State, Patrick B. Miller, Owner of SUNRISE INVESTMENTS CORPORATION, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: _____
Notary Public

APPROVALS

APPROVED by the Planning Commission of the City of Gardner, Johnson County, Kansas, on the _____ day of _____ 2020.

Brad Austin, Planning Commission Chairperson

APPROVED by the Governing Body of the City of Gardner, Johnson County, Kansas, on the _____ day of _____ 2020.

Steve Shute, Mayor

Sharon Rose, City Clerk

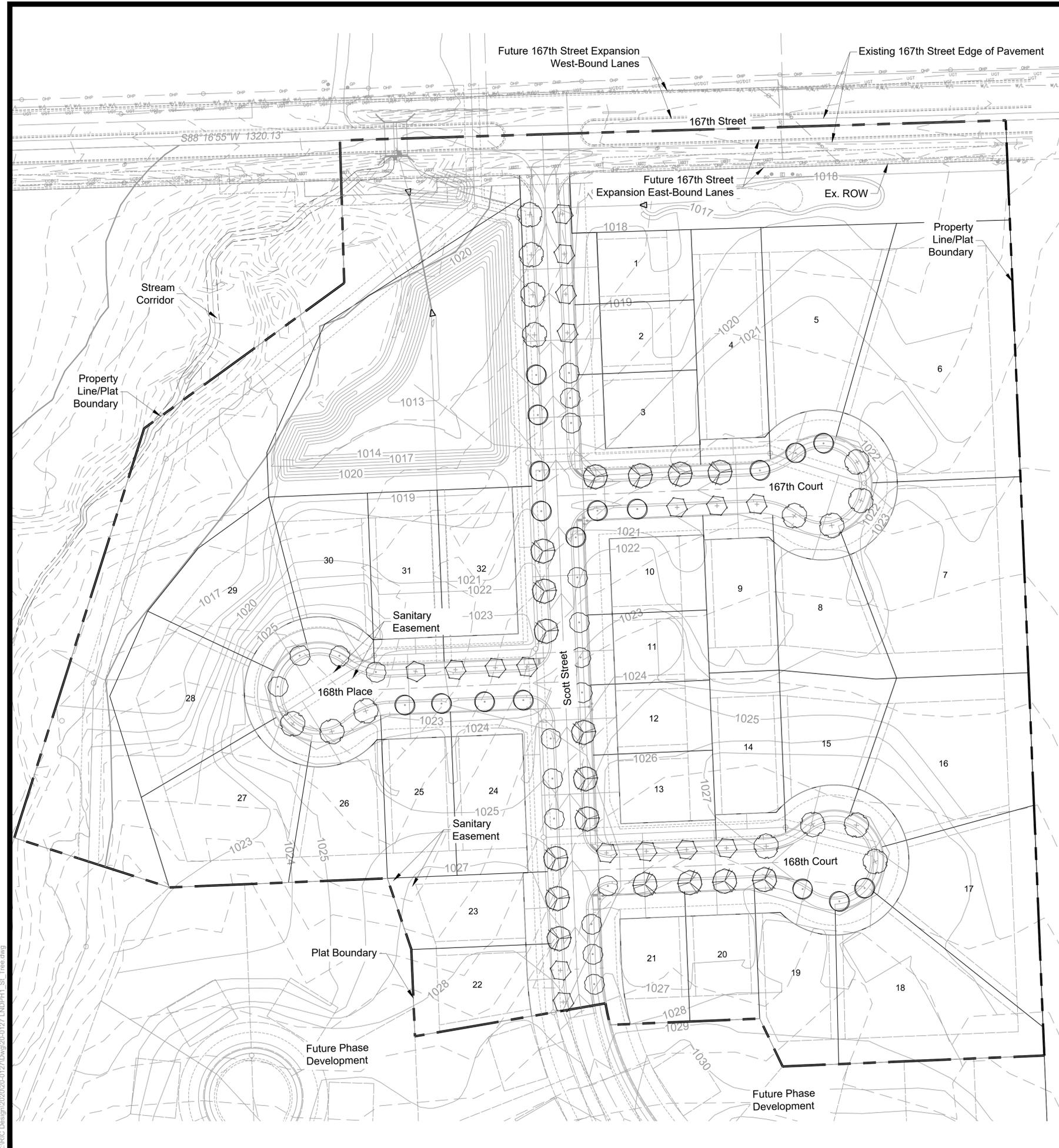
HILLTOP RIDGE - 1ST PLAT

Prepared For:
SUNRISE INVESTMENTS CORPORATION
Patrick B. Miller
P.O. Box 393
Stilwell, KS 66085
913-927-3048

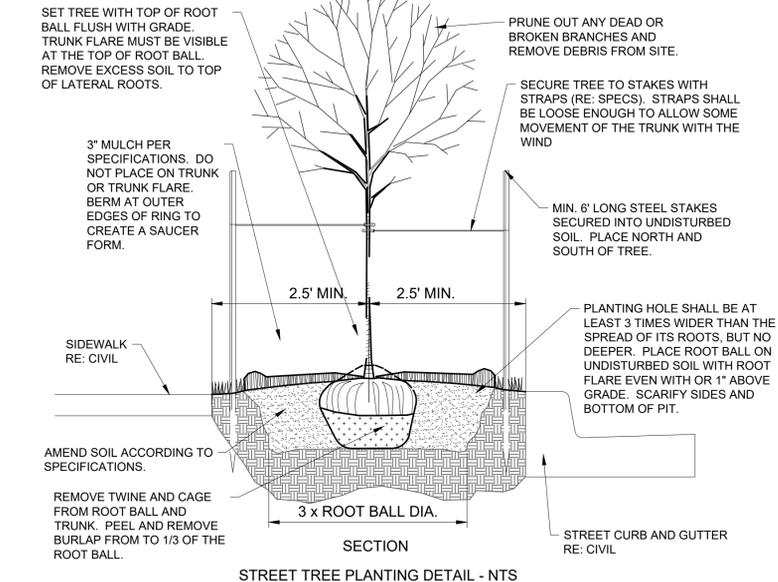


Date of Preparation: April 9, 2020
Revised: May 1, 2020

132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com



- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 2. TREES SHALL BE INSPECTED BY OWNER/CITY REPRESENTATIVE PRIOR TO INSTALLATION.



- LANDSCAPE NOTES**
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
 3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
 4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
 7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
 8. ALL TREES SHALL BE STAKED PER DETAIL.
 9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
 10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
 13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2.5" Cal.	15
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2.5" Cal.	17
	Quercus shumardii / Shumard Red Oak	B&B	2.5" Cal.	18
	Ulmus americana 'Valley Forge' / American Elm	B&B	2.5" Cal.	17
	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	2.5" Cal.	17



Apr 10, 2020, 1:41pm
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FINAL PLAT APPLICATION

Pre-App Date	_____
Fee	_____
File No.	_____

OWNER INFORMATION

Name(s) Sunrise Investment Corp
 Contact Patrick B Miller
 Address PO Box 393
 City Stilwell State Ks Zip 66085
 Phone (913) 927-3048 Email dennis.pugh2@gmail.com

APPLICANT/AGENT INFORMATION

Name(s) Renaissance Infrastructure Consulting
 Contact Brett Cox
 Address 5015 NW Canal St, #100
 City Riverside State Mo Zip 64110
 Phone (816) 800-0953 Email bcox@ric-consult.com

SITE INFORMATION

Property Address/Location 147th St, west of Hill Creek Rd
 Legal Description (Attach If Necessary) see attached
 Number of Existing Lots 0 Number of Proposed Lots 32
 Total Site Area 17,081 Present Zoning R-1
 Number of Existing Structures _____ Present Land Use Ag
 Proposed Street Design Type(s) & Class Residential local
 Proposed Type(s) Open & Civic Space Private Open Space/ Stormwater Mgmt
 Proposed Frontage Type(s) N/A
 Proposed Building Types(s) Single Family

SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): Patrick B Miller Date 4-10-20
 _____ Date _____

FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description <i>emailed</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Final Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Development Agreement, if required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Provide the following sentence after the Legal Description "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| | | 9. Accurate dimensions for all lines, angles, and curves , used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Platted and unplatted land adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Blocks, lots and tracts identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Note on plat indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Any area within a federally designated floodplain . Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Proposed street right-of-way with dimensions which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Endorsement of the Planning Commission as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Acceptance of Dedication by the Governing Body , as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Signature of Owner , properly attested. |

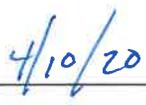
- Yes No
20. **A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note stating:** "This survey conforms to the Kansas Minimum Standards for Boundary Surveys."
21. **Copies of all pertinent exception documents,** or a copy of a current American Land Title Association (ALTA) survey, or both.
22. **Calculation documents** containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat.
23. **A statement on the plat concerning prior easement rights** as follows: The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement.
24. **A statement on the plat concerning utility easements** as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.
25. **A statement on the plat concerning drainage easements** as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.
26. **Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use,** signed by the owners and all other parties who have a mortgage or lien interest in the property.

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant



Date



OWNER AFFIDAVIT

I/WE Sunrise Investment Corp, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20____, make the following statements to wit:

- 1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

- 2. I/We the undersigned, have previously authorized and hereby authorize Renegade Infrastructure Consulting (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding Hilltop Ridge 1st Plat (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

- 3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Peter D. Miller

Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 10th day of April, 2020, by

Brian Miller

My Commission Expires: 2/21

Marjorie Mirnich

Notary Public

Notary Public-State of Kansas
Marjorie Mirnich
My Appointment Expires 12/21