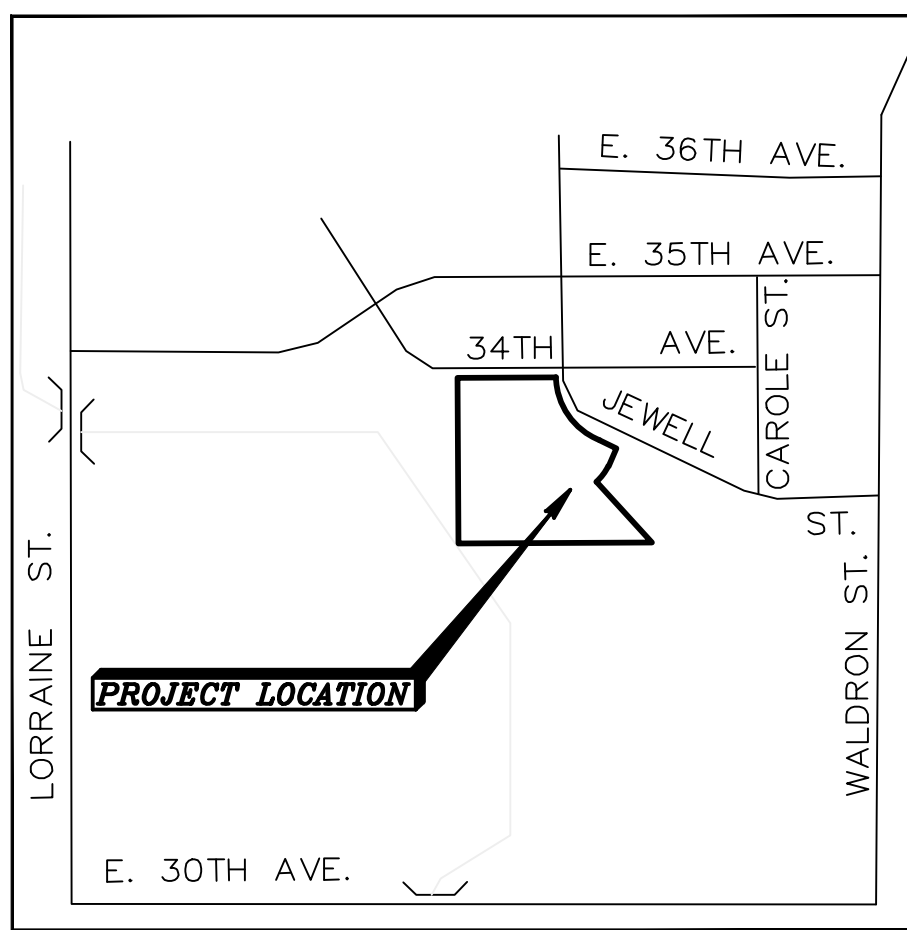


PRELIMINARY PLAT

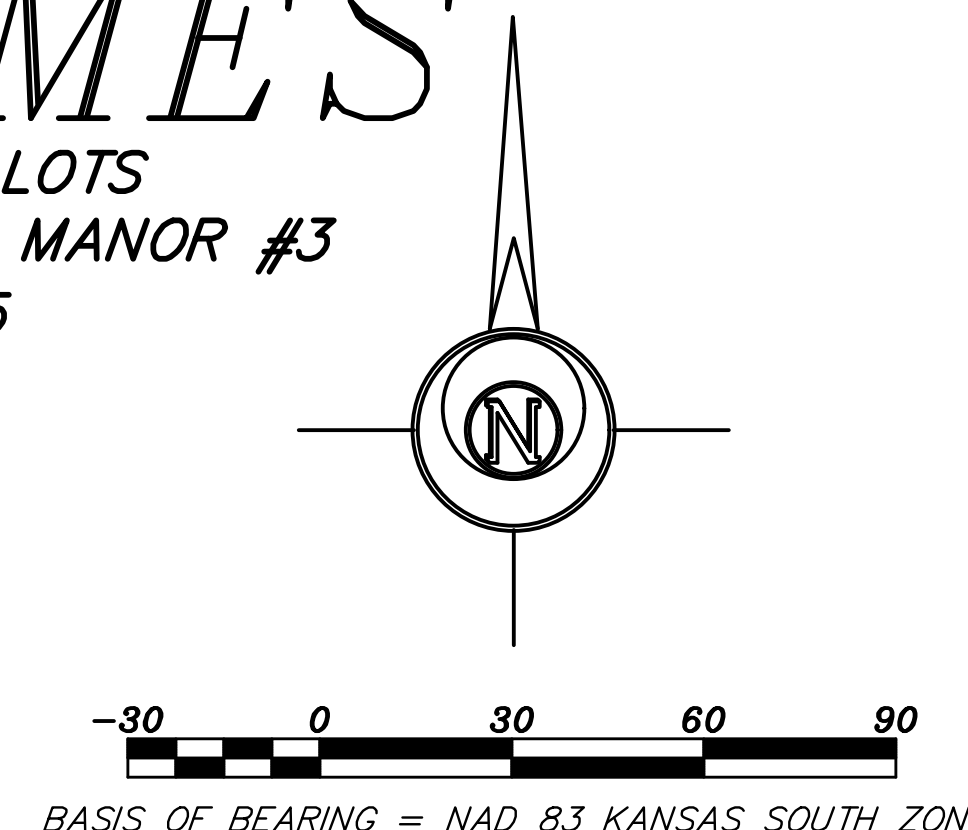
WOODLAND PARK TOWNHOMES

A REPLAT OF THE EAST 40 FEET OF LOT 3 AND ALL LOTS 4, 5, 6, 7 AND 8, BLOCK C AND LOTS 1, 2, 3 AND 4, BLOCK F, TOGETHER WITH THE FORMER RIGHT-OF-WAY OF MANOR DRIVE, IN MAPLE MANOR #3
A SUBDIVISION IN THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 22 SOUTH, RANGE 5 WEST OF THE 6TH PRINCIPAL MERIDIAN, HUTCHINSON, RENO COUNTY, KANSAS.



CITY OF HUTCHINSON, KANSAS
VICINITY MAP
(NOT TO SCALE)

Curve Table						
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Length
C-1	176.04	63°01'15"	107.92	193.63	N 32°38'21" W	184.02
C-2	131.45	22°03'12"	25.62	50.60	S 37°08'07" W	50.29



OWNER/SUBDIVIDER:
CLINT NELSON
INTERFAITH HOUSING & COMMUNITY SERVICES, INC.
1326 E AVENUE A
HUTCHINSON, KANSAS 67501
(620)-682-8370

ENGINEER:
BRENT L. ENGELLAND
ENGINEERING CONSULTANTS, P.A.
P.O. BOX 932
1227 NORTH MAIN STREET
HUTCHINSON, KANSAS 67504
(620)-665-8394

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 NORTH PLUM STREET
HUTCHINSON, KANSAS 67502
(620)-665-7032

CLOSURE TABLE

NORTHING	-0.00625
EASTING	-0.00190
PRECISION	1722.41/0.0065 = 1:263155.38

LEGEND

- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- 5/8" x 24" Rebar Set in Concrete
- (C) Calculated
- (M) Measured
- (R) Record measurement
- (PL) Platted
- (PS) Previous Survey GSS G20190682
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- BFE Base Flood Elevation
- FF Finish Floor Elevation
- TC Top of Curb
- FL Flowline
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Fire Hydrant
- Water Meter
- Water Valve
- Power Pole
- Guy Anchor
- Light Pole
- Gas Meter
- Gas Valve
- Storm Sewer Manhole
- Underground Telephone Pedestal
- Fence
- Signage
- Trees (Varies Species/Calibers)

ZONING DATA: R-3 MODERATE DENSITY RESIDENTIAL DISTRICT

- (1) Minimum Lot Area:
Single Family Detached Dwelling: 9,000 Sq. Ft.
Single Family Attached Dwelling, Per DU: 5,000 Sq. Ft.
Two Family Dwelling/Duplex: 10,000 Sq. Ft.
Other Principal Uses: 10,000 Sq. Ft.
- (2) Minimum Lot Depth: 100 feet
- (3) Minimum Front Yard Setback: 25 feet
- (4) Minimum Rear Yard Setback: 15 feet
- (5) Minimum Side Yard Setback: 5 feet
- (6) Minimum Interior Side Setback: 20 feet
- (7) Minimum Street Side Setback: 20 feet

Maximum Height: 35 feet

ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION, FOR FURTHER ZONING INFORMATION CONTACT:

Hutchinson-Reno County Planning (1-620-694-2611)

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0315G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within Zone "X", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Also lies within Zone "AE", which is defined as "Base Flood Elevations determined."

BASE FLOOD ELEVATION: 1534.9 - 1535.0 (NAVD88)
ZONE: AE
MAP PANEL 20155C0284F

NOTE: BFE is from Kansas Department of Agriculture Division of Water Resources Draft Special Flood Hazard Area 1-18-19 Cross Sections. (Proposed Effective Date January 29, 2021)

BENCHMARKS:

OPUS-20160360:
5/8" Rebar w/Red GSS Cap approximately 558 feet South and 44 feet East of the intersection of East 30th Avenue and North Lorraine Street in the City of Hutchinson, Reno County, Kansas.
Elevation=1533.29 (NAVD88)

SBM:
1/2" Red Cap Rebar Approximately 66.5 feet East and 109.6 feet North of the Northeast Corner of Lot 7, Block "C", Maple Manor #3, Hutchinson, Kansas.
Elevation=1534.81 (NAVD88)

DIGSAFE:

Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #19476236.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #19476236 on October 9, 2019. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

MINIMUM PAD ELEVATIONS SUBJECT TO CURRENT FLOODPLAIN REGULATIONS		
LOT	BLOCK	ELEVATION NAVD88
1	1	1536.0

PRELIMINARY PLAT

Description: **REPLAT OF A PORTION OF BLKS 'C' & 'F', MAPLE MANOR #3 HUTCHINSON, KANSAS**

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

HUTCHINSON (Main Office) 2908 North Plum St. 67502 Ph. 620-665-7032 Fax 620-663-7401
McPHERSON (Branch Office) 206 South Main 67460 Ph. 620-241-4441 Fax 620-241-4458
NEWTOWN (Branch Office) 511 North Poplar St. 67114 Ph. 316-283-5053 Fax 316-283-5073
MANHATTAN (Branch Office) 3226 Kimball Ave Ste. 82 66503 Ph. 785-320-4810

Drawn By: EWS Scale: 1"=30' Date of Field Work: August 31, 2020 Job No:
Checked By: DEG Date: 11/02/2020 Sheet 1 of 1 Sheet(s) **G2020-571**

Copyright © 2020 Garber Surveying Service, P.A. Served: 11/7/2020 3:13:23 PM by: ESCHERBECKER
Plot Date & Time: Tuesday, November 3, 2020 14:52:29 PM Draw Path: \\gss\Company\LDL\GSS\FILES\2020\20200571_CSA\dwg\20200571_PP