REFLECTION RIDGE 6TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/24/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/25/91

S.W. COR. E.1/2, N.E.1/4 SEC. 4, T27S, R1W OF THE 6TH P.M.

N.W. COR. E.1/2, N.E.1/4 SEC. 4, T27S, R1W OF THE 6TH P.M.

S.E. COR. N.E.1/4 SEC. 4, T27S, R1W OF THE 6TH P.M.

N.E. COR. N.E.1/4 SEC. 4, T27S, R1W OF THE 6TH P.M.

SCALE: 1"=100'

o = IRON SET

U.E. = UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL

B.M.-CHISELED "O" N.E. COR. 3-7'X3' RIB BRIDGE ON RIDGE ROAD 175' NORTH OF S.E. COR. N.E.1/4 SEC. 4, T27S, R1W
ELEV.=1325.64 M.S.L.
ELEV.=1138.52 CITY DATUM

MINIMUM PAD ELEVATIONS (MIN. OPENING)
ALL LOTS = 1327.5 M.S.L.

RESERVE "A" — 35' Utility Easement — 150' K.G & E Easement Misc. Book 445, Page 498

RESERVE "B"

RESERVE "C" 10'x100'

RESERVE "D" 10'x100'

RESERVE "E" 10'x100'

RESERVE "H"

REFLECTION COURT

REFLECTION ROAD

LAKEWOOD CIRCLE

WILD ROSE

WILD ROSE COURT

29TH STREET NORTH

℄ RIDGE ROAD
S 0°26'01" W 2624.42'

Complete Access Control

- Sidewalks Reflection Rd & Wild Rose
- Plat's dead on minimal elevation
- Taxes Due

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 4, 1991

Gary Wiley
P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 91-6 - Reflection Ridge 6th Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 31, 1991, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of January 24, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check made payable to the Register of Deeds covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KAJ:jcm

cc: Marvin Schellenberg, Reflection Ridge, Inc., 7926 W. 21st St. N., 67212
Mike Lindebak, City Engineer

K. Prior to release of the final plat tracing for recording, as indicated in the title binder, proof that property taxes have been paid for both 1989 and 1990 will need to be provided. Also, since the submitted title binder for this site is over 8-months old, a revised, updated binder shall be submitted with the final plat tracing.

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

P. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

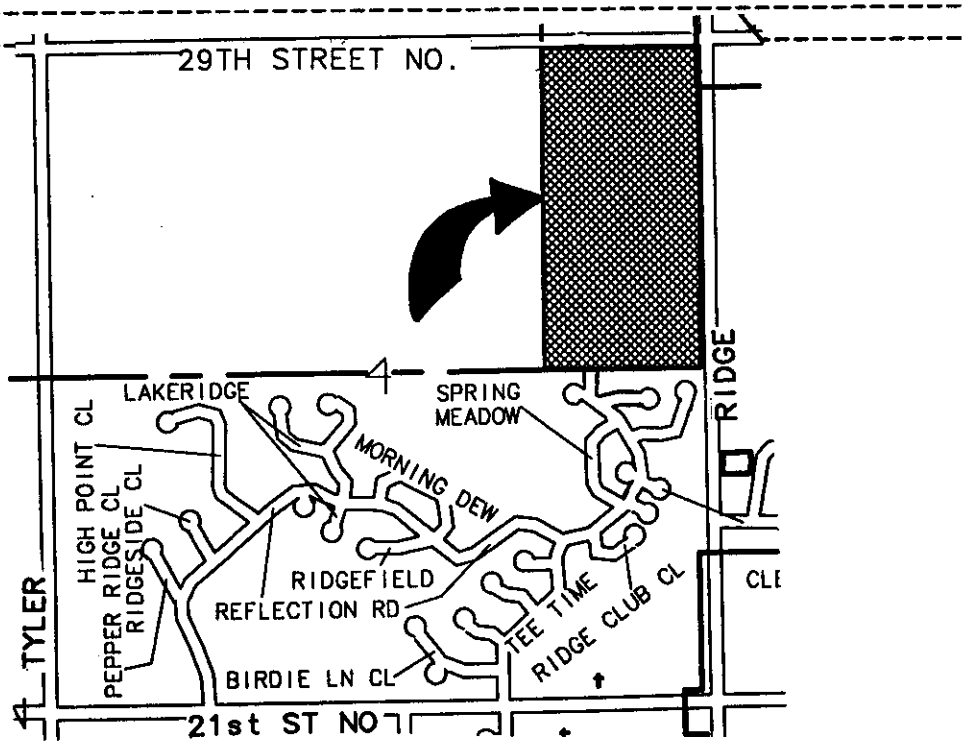
AGENDA ITEM NO. 2-4

January 31, 1991

STAFF REPORT
(Final Plat Approved 1/24/91)

CASE NUMBER:	**S/D 91-6 - REFLECTION RIDGE 6TH ADDITION**
OWNER/APPLICANT:	Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 W. 21st St. No., Wichita, KS 67212
SURVEYOR/ENGINEER:	P.E.C., P.A. c/o Gary Wiley, 303 S. Topeka, Wichita KS 67202
LOCATION:	Southwest corner of 29th St. North and Ridge Road.
SITE SIZE:	80 Acres
NUMBER OF LOTS	
Residential:	95
Office:	
Commercial:	
Industrial:	
Total:	95
MINIMUM LOT AREA:	11,250 sq. ft.
CURRENT ZONING:	"E" Light Industrial
PROPOSED ZONING:	"AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk on one side of Reflection Road and Wildrose.

F. As indicated by the CUP, the applicant shall guarantee the paving of 29th Street North, adjacent to this site, to a two lane standard.

G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowner's association will be responsible for maintaining the landscape or parking area adjacent to this plat and along the paved surface for Ridge Road.

H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

J. On the final plat tracing, the references to the minimum pad elevations shall be amended to note that these elevations refer to the "(lowest opening)" rather than "(minimum opening)."