

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

May 17, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER:

**S/D 90-26 - REFLECTION RIDGE 5TH ADDITION**

OWNER/APPLICANT:

Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 W. 21st Street N., Wichita, KS 67212

SURVEYOR/ENGINEER:

Professional Engineering Consultants, P.A. c/o Gary Wiley

LOCATION:

In an area north of 21st Street North and east of Tyler.

SITE SIZE:

5.75 Acres

NUMBER OF LOTS

Residential:  
Office:  
Commercial:  
Industrial:  
Total:

21  
  
  
  
21

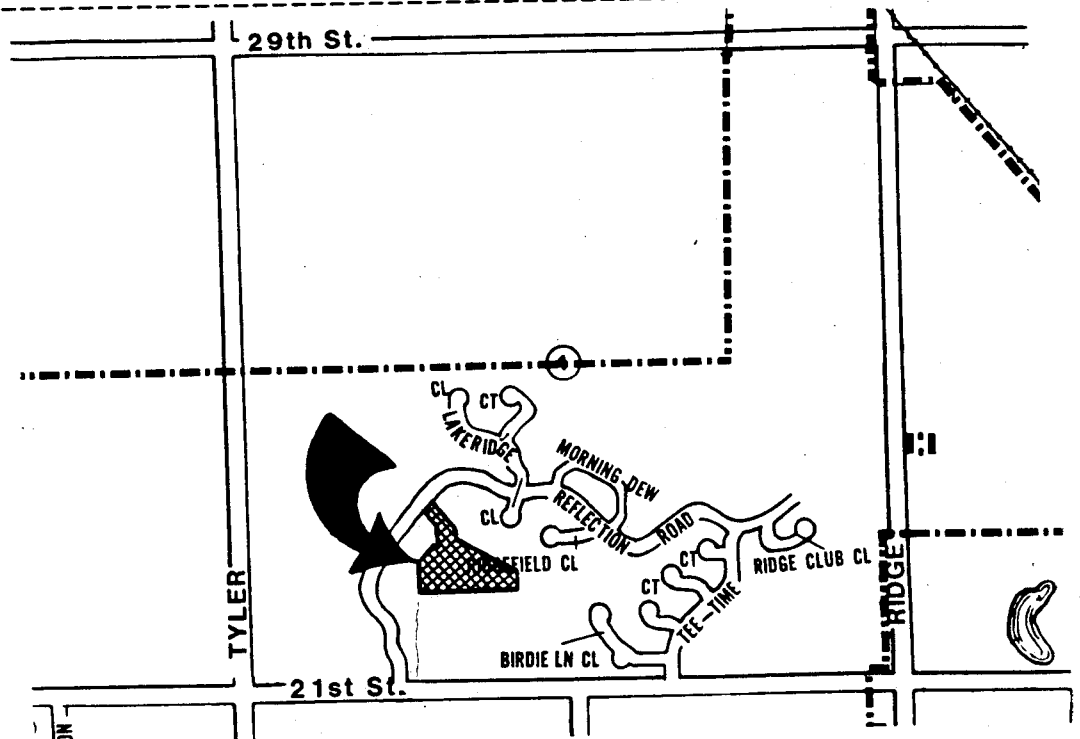
MINIMUM LOT AREA:

6,930 sq. ft.

CURRENT ZONING:

"AA" One Family Dwelling (DP-170)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a final of a portion of the REFLECTION RIDGE preliminary plat. This site is also Parcel 4 of the associated Reflection Ridge Residential Community Unit Plan (DP-170).

- 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 the paving of the proposed narrow interior streets to the 29-foot paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- H. Hole #8, as shown on the preliminary plat, shall be platted as a reserve on the final plat tracing.
- I. The applicant shall submit a covenant which provides for four (4) off street parking spaces per dwelling unit on each lot within this plat. The covenant shall run with the land and be binding on future owners and assigns.
- J. Since Reserve B is being platted to allow various structures, a 20-foot building setback shall be indicated from adjacent streets.

- K. The representative from the Fire Department shall be prepared to comment in the use of Garden Ridge as a street name. This name has not been used for any similar location and only covers a very short segment, of a portion, of a looped type street.
- L. The final plat tracing shall indicate, in the MAPC signature block, the current MAPC chairman.
- M. Easements, as shown on the final, to be established by separate instruments shall be submitted with the final plat tracing.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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.
- Q. 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.
- R. 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.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.