

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D 89-77 - REFLECTION RIDGE 4TH ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The Reflection Road street paving petitions shall provide for the construction of sidewalks on one side of the street. Reflection Road is a collector street. A sidewalk on one side of Reflection Road is proposed on the applicant's sidewalk plan as an alternative to construction of sidewalks on both sides of the collector street.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The City's sidewalk ordinance provides for the developer to guarantee the construction of sidewalks on both sides of the collector street (Reflection Road). When the preliminary plat was approved, staff suggested that a sidewalk plan be proposed as an alternative to the "both sides of a collector street" requirement. The applicant has chosen to design a sidewalk system with sidewalks on one side of Reflection Road. The alternative plan, for the entire Reflection Ridge Development provides pedestrian access to the perimeter arterial streets at 4 locations (two to 21st street, one to Ridge Road and one to 29th Street) whereas the system provided for by the sidewalk ordinance access 21st Street at only one point with one point of access to Ridge Road. Staff believes the developer's proposed sidewalk plan offers a much more meaningful pedestrian access system and recommends that the Planning Commission recommend that the City Council waive the requirements of the sidewalk ordinance and accept the alternate sidewalk plan.
- I. Upon the recording of this plat, Reflection Road shall become a designated residential collector street. Since all residential lots abutting this street will not have direct access to it, the collector street may be paved 29 feet in width. The normal collector street pavement is 37 feet. This reduction of pavement width has been agreed to by the Traffic Engineer provided a covenant is filed with the plat which provides, that, in the event on-street parking problems materialize, the homeowner's association agrees to pay the cost of installing "No Parking" signs. A draft of this required covenant shall be submitted to staff for review and approval prior to submitting the final plat tracing for scheduling before the City Council.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- K. 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.

- L. 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.
- M. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. On the final plat tracing, no wall easement shall be indicated as crossing the sanitary sewer easement located within Reserve "A."
- P. On the final plat tracing, a non-solid line shall be used to indicate the terminus of Reflection Road at this plat's north and south lines. A solid line indicates the platting of a private street.
- Q. As indicated by the plat's drainage plan, the applicant shall obtain an off-site drainage easement for this site's development. This easement shall be submitted to the Planning Department for recording with the plat.
- R. If the easement along the west line of this plat is to be reduced to 10-feet along the lots, a 10-foot easement shall be provided off-site, by separate instrument to create a full 20-foot easement. This separate instrument shall be submitted for recording with the plat.
- S. The applicant shall submit from ARKLA a letter indicating that a wall easement can cross their pipeline easement.
- T. 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.
- U. 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.

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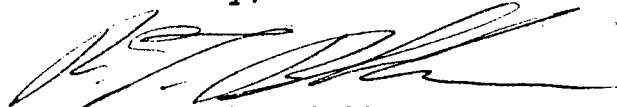
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 9, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Reflection Ridge, Inc., Reg Boothe, 7926 W. 21st St. N.,
Wichita, KS 67212
Mike Lindebak, City Engineer