

APRIL 21, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-33 - REFLECTION RIDGE 2ND ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., Attn: Reg Boothe,  
2301 N. Ridge Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 21st Street North, 1/2-mile west of  
Ridge Road.

SITE SIZE: 0.725 Acre

NUMBER OF LOTS:

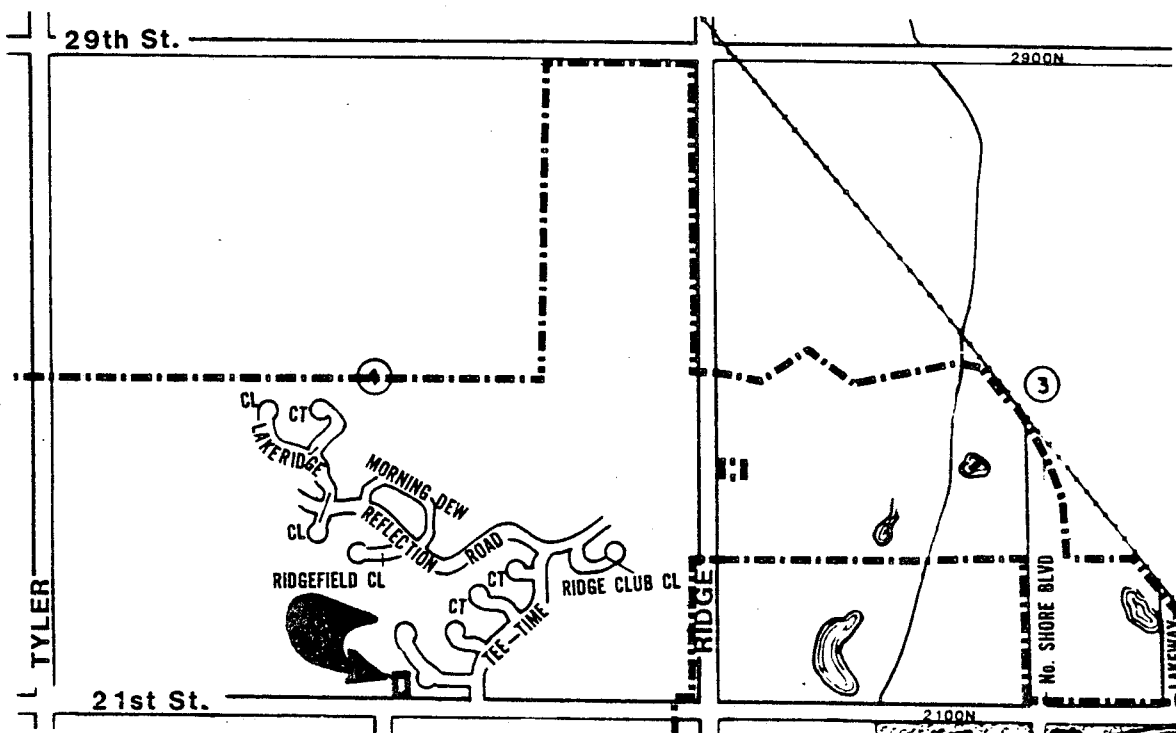
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 0.725 Acre

CURRENT ZONING: "AA"

PROPOSED ZONING: "BB" (Z-2900)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2900) requesting "AA" to "BB" zoning has been approved subject to platting by March 29, 1989.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
  - B. The applicant shall guarantee the extension of City water to serve the lot being platted.
  - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. 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.
  - F. 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.
  - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
  - H. Recording of the plat within 30 days after approval by the City Council.
  - I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required for this plat?
- NOTE: This plat has been submitted in final form only.