

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

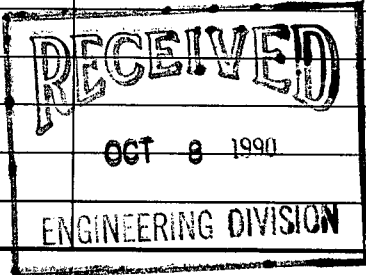
DATE	October 8, 1990	JOB NO.	36-08119-2273
ATTENTION	Ms. Vicky Huang, P.E.		
RE:	Reflection Ridge Commercial Znd		

TO Mr. Michael E. Lindebak, P.E.
City Engineer
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	10/8/90		Drainage Concept



THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The preliminary plat was submitted on 10/5/90 by
Bill Yung Design for hearing by the Subdivision Committee
on 10/18/90.

COPY TO Reflection Ridge, Inc.
Bill Yung Design
File

SIGNED: Charles Brown

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

October 18, 1990

STAFF REPORT
(Preliminary Plat)

Commercial

CASE NUMBER: S/D 90-59 - REFLECTION RIDGE 2ND ADDITION

OWNER/APPLICANT: Reflection Ridge Inc., 7926 W. 21st N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Bill Yung Design/Professional Engineering
Consultants

LOCATION: Northwest corner 21st St. No. & Ridge Road

SITE SIZE: 15.9 Acres

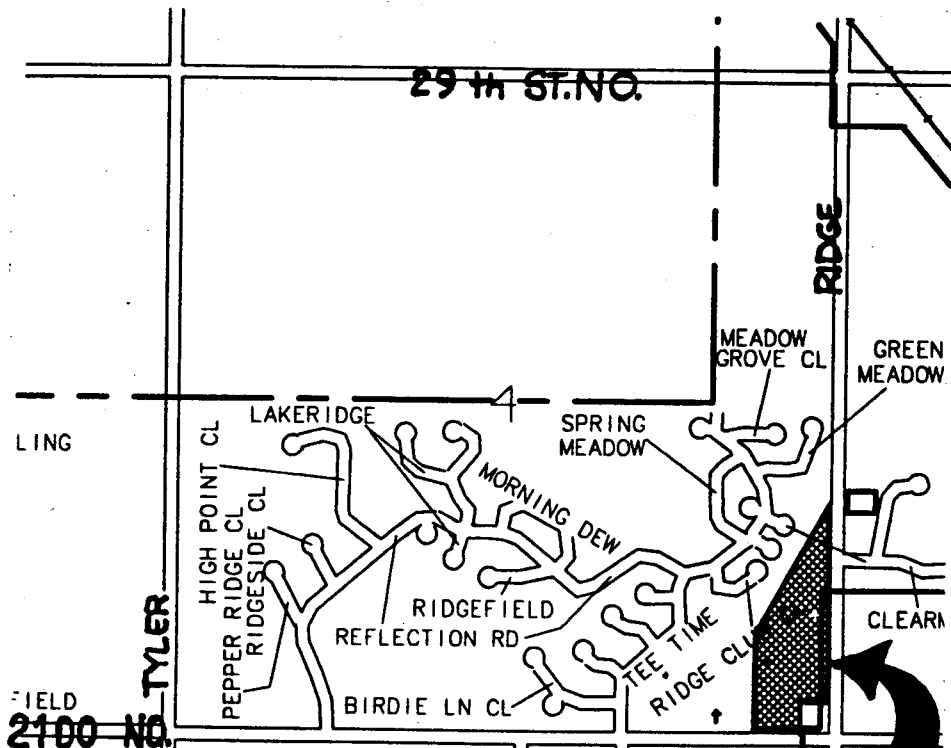
NUMBER OF LOTS

Residential:
Office:
Commercial: 6
Industrial:
Total: 6

MINIMUM LOT AREA: 32,400 sq. ft.

CURRENT ZONING: "LC" Light Commercial (DP-171)

VICINITY MAP:

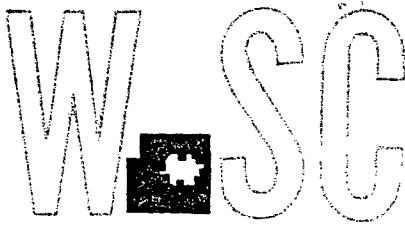


STAFF COMMENTS:

- NOTE: This plat is basically a replat of lots 15 and 16, Block 2 of the Reflection Ridge Commercial Addition into a number of smaller lots. This site is also under the Reflection Ridge Commercial Community Unit Plan, DP-171. This CUP was revised in May, 1990 to create additional parcels which essentially correspond to the lots depicted by this plat.
- A. City Engineering needs to indicate if any additional guarantees need to be provided for this replat. Particularly, whether sanitary sewer will need to be extended to any of the lots and if the traffic improvements originally guaranteed for 21st Street and Ridge Road by the original plat are sufficient.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. Rather than plat setbacks between adjoining lots, since such setbacks aren't required by the CUP if such lots are in the same ownership, a note can be placed on the face of the plat and also a reference inserted in the plat's text, that additional building setback requirements are established by the CUP, DP-171 on file with the Planning Department.
 - D. The applicant is advised that the conditions involving the ARKLA Pipeline Easement on this plat are the same as those established by the original Reflection Ridge Commercial plat. In particular, ARKLA's requirements for utility and street crossings of this easement and noted in their August 28, 1987 letter, are assumed to still be in effect.
 - E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - F. On the final plat, the centerlines of Ridge and 21st St. shall be labeled.
 - G. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
 - H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - I. 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.

- J. 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 19, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-59 (Preliminary Plat) Reflection Ridge Commercial
2nd

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall either resubmit petitions for drainage improvements or submit square footage figures for the lots being platted, to City Engineering, so that the existing special assessments can be redistributed.
- C. Prior to submitting the final plat, the applicant shall meet with City Engineering to determine if any revisions are needed in the guarantees for the provision of decel lanes originally provided for by the previous Reflection Ridge Commercial plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to submitting the final plat, the applicant shall meet with Traffic Engineering to determine if any changes should be made in the location of the major entrances along Ridge Road.

- F. Rather than plat setbacks between adjoining lots, since such setbacks aren't required by the CUP if such lots are in the same ownership, a note can be placed on the face of the plat and also a reference inserted in the plattor's text, that additional building setback requirements are established by the CUP, DP-171 on file with the Planning Department.
- G. The applicant is advised that the conditions involving the ARKLA Pipeline Easement on this plat are the same as those established by the original Reflection Ridge Commercial plat. In particular, ARKLA's requirements for utility and street crossings of this easement and noted in their August 28, 1987 letter, are assumed to still be in effect.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. On the final plat, the centerlines of Ridge and 21st St. shall be labeled.
- J. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

S/D 90-59 Reflection Ridge Commercial 2nd Addition
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Kandace A. Jones
Kandace A. Jones *D.L.*
Associate Planner

KJ:sm
Enclosure

cc: Reflection Ridge Inc., 7926 W. 21st North, Wichita, KS 67212
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE <i>11-16-90</i>	JOB NO. <i>36-</i>
ATTENTION <i>MS VICKY HUANG, P.E.</i>	
RE:	
<i>DRAINAGE PLAN -</i>	
<i>REFLECTION RIDGE COMMERCIAL</i>	
<i>2ND. ADD.</i>	

TO *MICHAEL E. LINDEBAK, P.E.*
CITY ENGINEER
455 N. MAIN
WICHITA, Ks. 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<i>2</i>	<i>11-16-90</i>		<i>DRAINAGE PLAN</i>

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REMARKS *THE FINAL PLAT OF REFLECTION RIDGE COMMERCIAL*
2ND. ADDITION WILL BE SUBMITTED 11-16-90
FOR SUBDIVISION COMMITTEE HEARING 11-29-90.

COPY TO *FILE*

SIGNED: *Larry Riley*

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

November 29, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 10/18/90)

CASE NUMBER: S/D 90-59 - REFLECTION RIDGE COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: Reflection Ridge Inc., 7926 W. 21st N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Bill Yung Design/Professional Engineering
Consultants

LOCATION: Northwest corner 21st St. No. & Ridge Road

SITE SIZE: 15.9 Acres

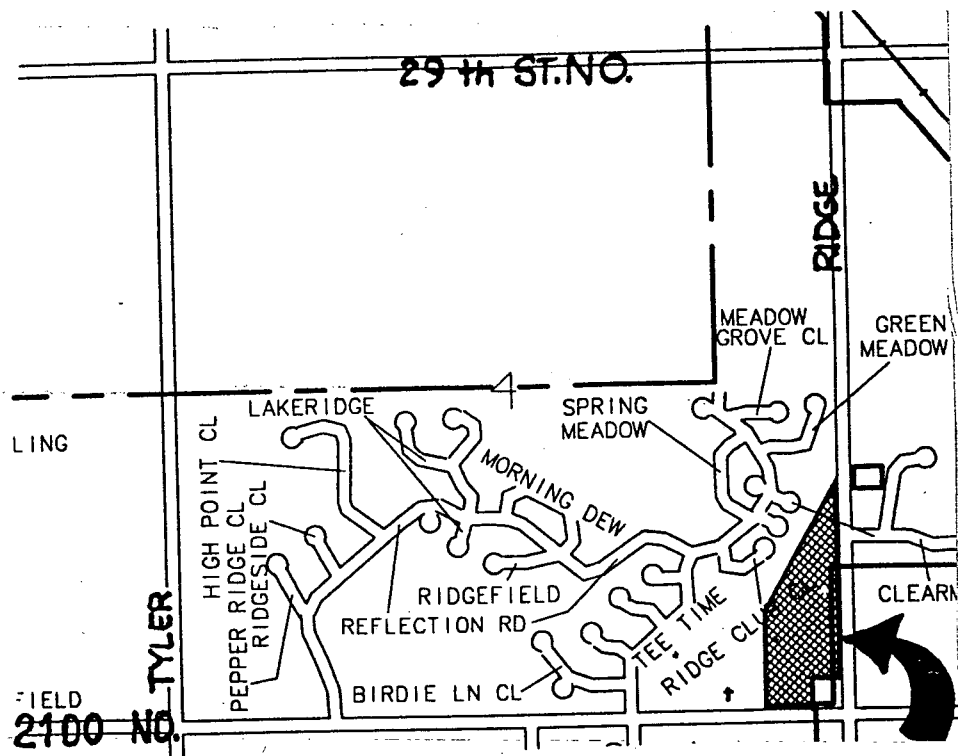
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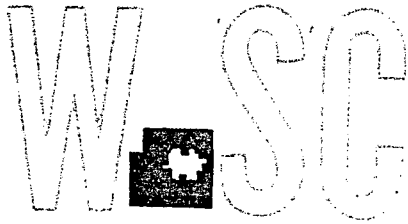
STAFF COMMENTS:

NOTE: This plat is basically a replat of lots 15 and 16, Block 2 of the Reflection Ridge Commercial Addition into a number of smaller lots. This site is also under the Reflection Ridge Commercial Community Unit Plan, DP-171. This CUP was revised in May, 1990 to create additional parcels which essentially correspond to the lots depicted by this plat.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall either resubmit petitions for drainage improvements or submit square footage figures for the lots being platted to City Engineering, so that the existing special assessments can be redistributed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. A representative from Traffic Engineering needs to be prepared to comment upon the location of the major entrances along Ridge Road.
- E. The applicant is advised that the conditions involving the ARKLA Pipeline Easement on this plat are the same as those established by the original Reflection Ridge Commercial plat. In particular, ARKLA's requirements for utility and street crossings of this easement and noted in their August 28, 1987 letter, are assumed to still be in effect.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. On the final plat tracing, the 20-foot sanitary sewer easement adjacent to Ridge Road shall be shown.
- H. The applicant should be advised that prior to the final plat tracing being released for recording, certification of taxes being paid needs to be provided to the Planning Department.
- I. The final plat tracing shall more clearly indicate which line is setback and which is easement at the southeast corner of Lot 3.
- J. Prior to the final tracing being released the applicant needs to submit a copy of the 25-foot joint access easement.
- K. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

- 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. 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 representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? ?

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

November 30, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-59 (Final Plat) Reflection Ridge Commercial 2nd
Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, 1990, 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 either resubmit petitions for drainage or other improvements originally guaranteed with the Reflection Ridge Commercial Addition or submit square footage figures for the lots being platted to City Engineering, so that the existing special assessments can be redistributed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the conditions involving the ARKLA Pipeline Easement on this plat are the same as those established by the original Reflection Ridge Commercial plat. In particular, ARKLA's requirements for utility and street crossings of this easement and noted in their August 28, 1987 letter, are assumed to still be in effect.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat tracing, the 20-foot sanitary sewer easement adjacent to Ridge Road shall be shown.
- G. The applicant should be advised that prior to the final plat tracing being released for recording, certification of taxes being paid needs to be provided to the Planning Department.

- H. The final plat tracing shall more clearly indicate which line is setback and which is easement at the southeast corner of Lot 3.
- I. Prior to the final tracing being released the applicant needs to submit a copy of the 25-foot joint access easement.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The applicant shall submit to County Engineering a copy of the drainage plan for this site.

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, December 6, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Reflection Ridge Inc., 7926 W. 21st North, Wichita, KS 67212
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer