

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB 2001-126 – REFLECTION RIDGE WEST 2ND ADDITION

OWNER/APPLICANT: Walnut Grove, L.L.C., 6201 S. 57th St., Suite G, Lincoln, NE 68516

SURVEYOR/ENGINEER: PEC, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: East side of Tyler Road, North of 21st St. North

SITE SIZE: 6.8 Acres

NUMBER OF LOTS

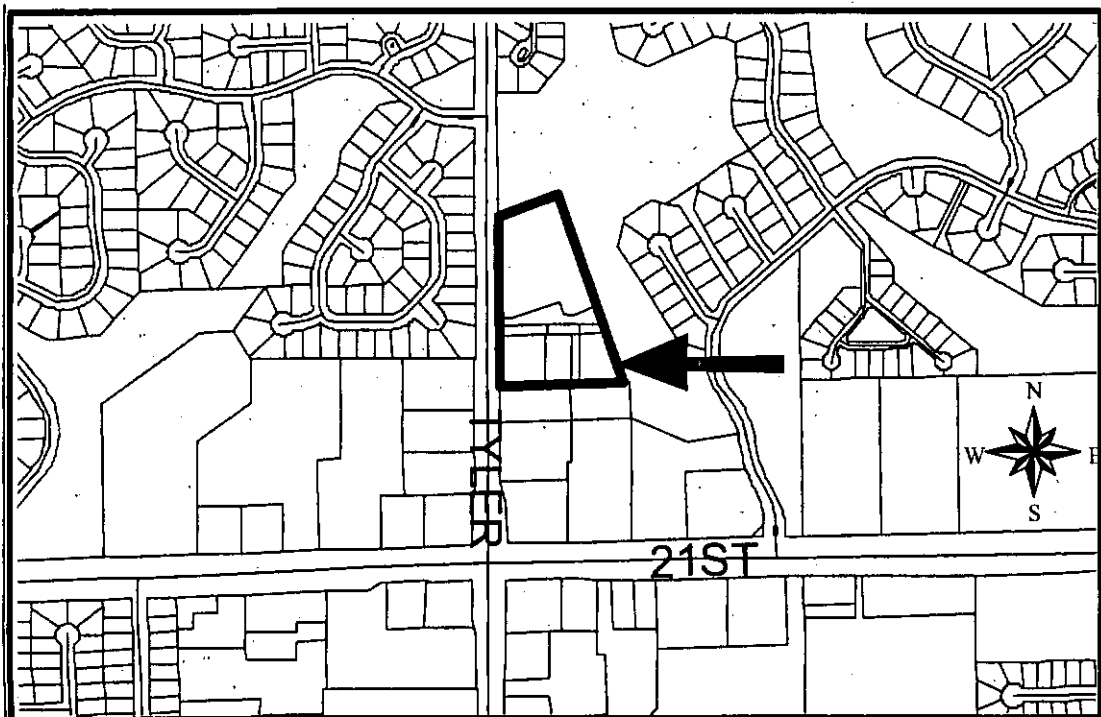
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 6.8 Acres

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office

PROPOSED ZONING: Same

VICINITY MAP



SUB 2001-126 – One-Step Final Plat of REFLECTION RIDGE WEST 2nd ADDITION
January 3, 2002 - Page 2

Note: This is a replat of Reflection Ridge West Addition, which vacates the reserves and incorporates four lots into one lot. The Applicant is proposing a retirement home for the site. A zone change (ZON 2000-34) was approved for the south portion of this site from SF-5, Single-Family Residential to GO, General Office. A Community Unit Plan (CUP 2000-28) was also approved for this site.

STAFF COMMENTS:

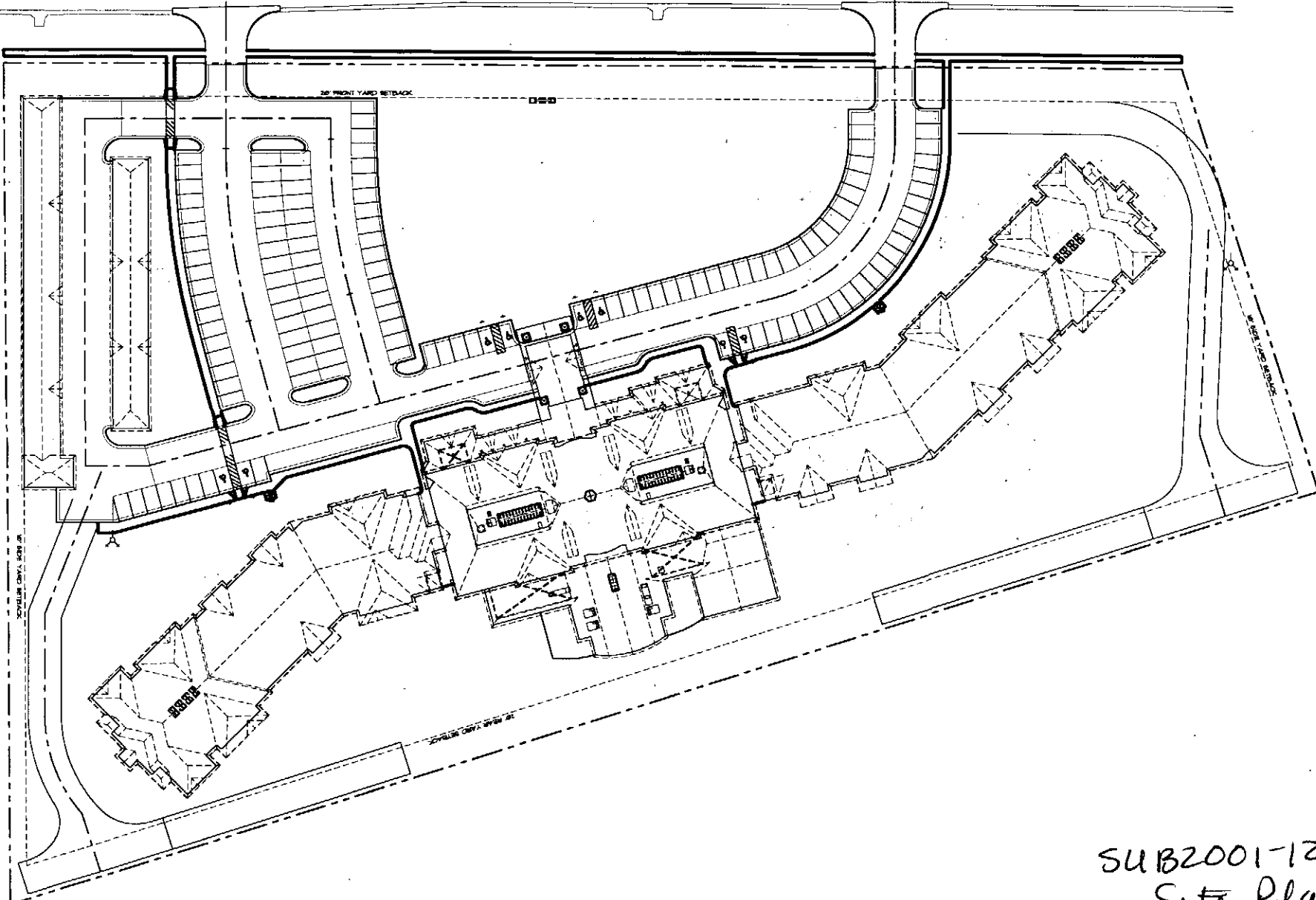
- A. Petitions have been previously submitted with Reflection Ridge West Addition for sewer, water, paving, and drainage. **City Engineering** needs to comment on the need for a respread agreement for special assessments due to the lot reconfiguration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. In accordance with the CUP, the plat proposes two access openings along Tyler. The CUP also required a 300-ft minimum separation between the openings which should be denoted on the face of the plat. The final plat tracing shall reference the access controls in the plat's text. **Traffic Engineering has required the relocation of the south opening denoted on the site plan to the north to align with the north parking aisle. Complete access control needs to be dedicated along Tyler south of this opening.**
- E. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as CUP 2000-00028) and its special conditions for development on this property.
- F. The plat encompasses Parcels 1, 1A, 1B and 1C of the associated CUP. A CUP adjustment may need to be approved to have the parcel boundaries coincide with the lot.
- G. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands

SUB 2001-126 – One-Step Final Plat of REFLECTION RIDGE WEST 2nd ADDITION
January 3, 2002 - Page 3

may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

Q TYLER = SECTION LINE



SUB2001-126
Site Plan

FINAL BOUNDARY CLOSURE FOR REFLECTION RIDGE WEST 2ND ADDITION

100 North: 2417.3607 East : 3769.6222
Line Course: N 72°12'14" E Length: 270.00'
101 North: 2499.8809 East : 4026.7027
Line Course: S 17°35'46" E Length: 832.66'
102 North: 1706.1801 East : 4278.4201
Line Course: S 89°34'28" W Length: 513.02'
103 North: 1702.3698 East : 3765.4143
Line Course: N 00°20'14" E Length: 715.00'
100 North: 2417.3574 East : 3769.6225

Perimeter: 2330.67 Area: 295,796 sq.ft. 6.79 acres

FINAL BOUNDARY CLOSURE FOR REFLECTION RIDGE WEST 2ND ADDITION

100 North: 2417.3607 East : 3769.6222
Line Course: N 72°12'14" E Length: 270.00'
101 North: 2499.8809 East : 4026.7027
Line Course: S 17°35'46" E Length: 832.66'
102 North: 1706.1801 East : 4278.4201
Line Course: S 89°34'28" W Length: 513.02'
103 North: 1702.3698 East : 3765.4143
Line Course: N 00°20'14" E Length: 715.00'
100 North: 2417.3574 East : 3769.6225

Perimeter: 2330.67 Area: 295,796 sq.ft. 6.79 acres