

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-91 -- REFLECTION RIDGE WEST ADDITION

OWNER/APPLICANT: Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67205

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

LOCATION: North of 21st Street, East side of Tyler

SITE SIZE: 6.8 Acres

NUMBER OF LOTS

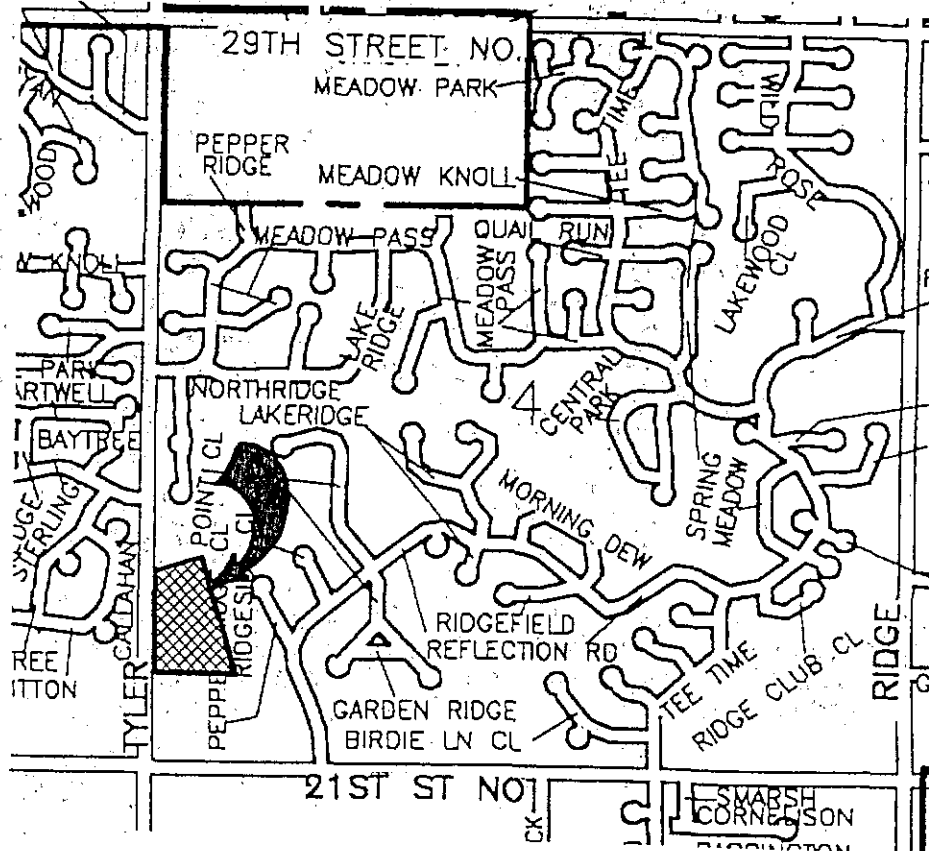
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.7 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; GO, General Office

VICINITY MAP



Note: This site has been approved for a zone change (ZON 2000-00034) from SF-6, Single-Family Residential to GO, General Office subject to platting. The site is also subject to the Reflection Ridge Community Unit Plan (CUP 2000-00034).

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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 and the need for a Reserve for the proposed lake between the two lots.
- D. In accordance with the CUP, the plat proposes one access opening per lot 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 platting's text.
- E. In accordance with the CUP, a decel lane shall be provided taking into consideration the drive openings on the property to the south.
- F. 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.
- G. The applicant's agent shall determine any setback requirements for the pipelines adjoining the property by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. 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.
- I. The platting'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.
- J. 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.)
- K. 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.

- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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 may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

FINAL BOUNDARY CLOSURE FOR REFLECTION RIDGE WEST

3490 North: 1702.2244 East : 3745.4130
Line Course: N 00-20-14 E Length: 708.72'
3489 North: 2410.9286 East : 3749.5840
Line Course: N 72-12-14 E Length: 291.05'
3493 North: 2499.8809 East : 4026.7027
Line Course: S 17-35-46 E Length: 832.66'
429 North: 1706.1846 East : 4278.4191
Line Course: S 89-34-28 W Length: 533.02'
3490 North: 1702.2244 East : 3745.4130

Perimeter: 2365.44' Area: 310,033 sq.ft. 7.12 acres

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