

- M. 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.
- 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.

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER: S/D 92-62 - REFLECTION RIDGE 9TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 West 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, Inc., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West of Ridge Road and north of 21st Street North

SITE SIZE: 15.15 Acres

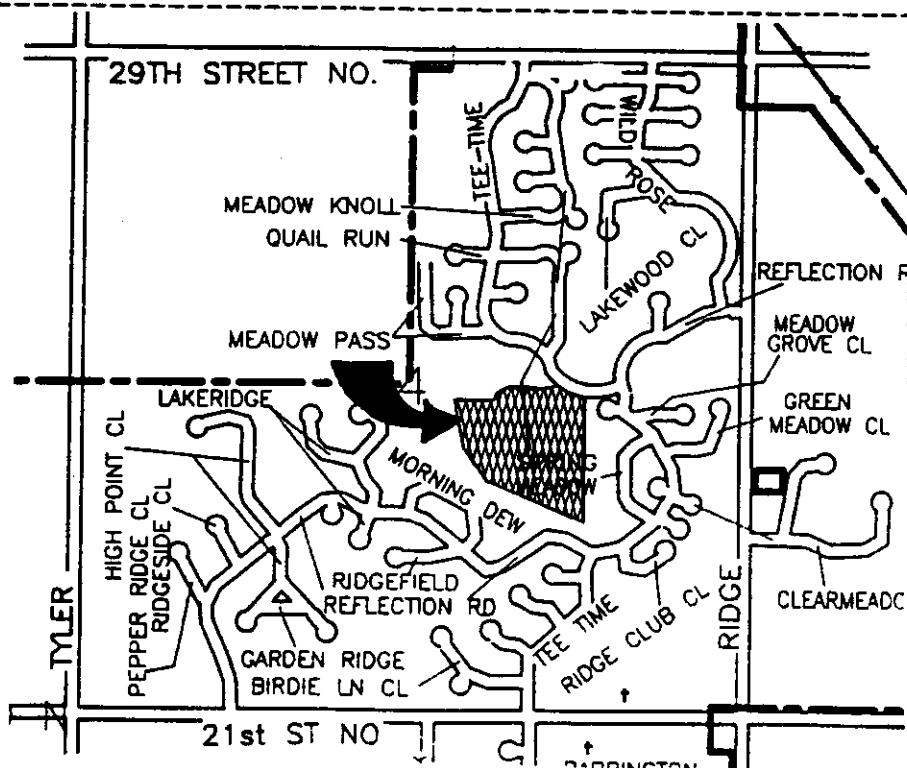
NUMBER OF LOTS

Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23

MINIMUM LOT AREA: 10,180 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling (DP-170)

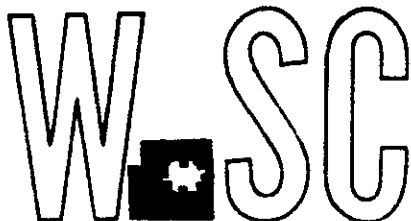
VICINITY MAP:



STAFF COMMENTS:

- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As indicated by City Engineering, minimum building pad elevations are required for lots in the southern section of this plat. These elevations shall be noted both on the face of the plat and in the plat's text. On-site and off-site benchmarks shall also be indicated.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- I. Prior to release of the plat for recording, the applicant shall provide proof that all applicable property taxes have been paid.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 18, 1992

Professional Engineering Consultants, Inc.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-62 REFLECTION RIDGE 9th ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, December 17, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 11, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Reflection Ridge, Inc., c/o Marvin Schellenberg, 7926 West
21st Street North, Wichita, KS 67212
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

REFLECTION RIDGE 9TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/11/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-11-92

