

and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

- N. Since building setbacks are being platted, the final plat tracing shall delete the note in the plat's text and on the face of the plat that states building setbacks are per the CUP.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required?

NOVEMBER 5, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 9/24/87)

CASE NUMBER: S/D 87-91 - REFLECTION RIDGE COMMERCIAL

OWNER/APPLICANT: Reflection Ridge, Inc.

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

LOCATION: Northwest corner of 21st Street North and Ridge Road.

SITE SIZE: 29.71 Acres

NUMBER OF LOTS:

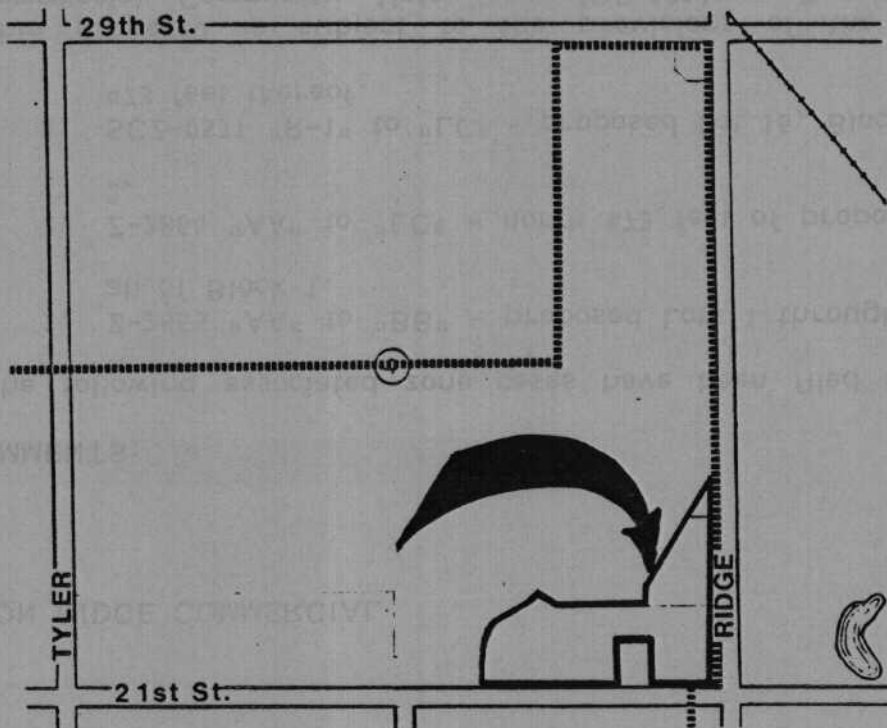
Residential:	
Office:	12
Commercial:	4
Industrial:	
Total:	16

MINIMUM LOT AREA: 31,750 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" and "BB" (Z-2865), (Z-2864) and (SCZ-0571)

VICINITY MAP:



STAFF COMMENTS:

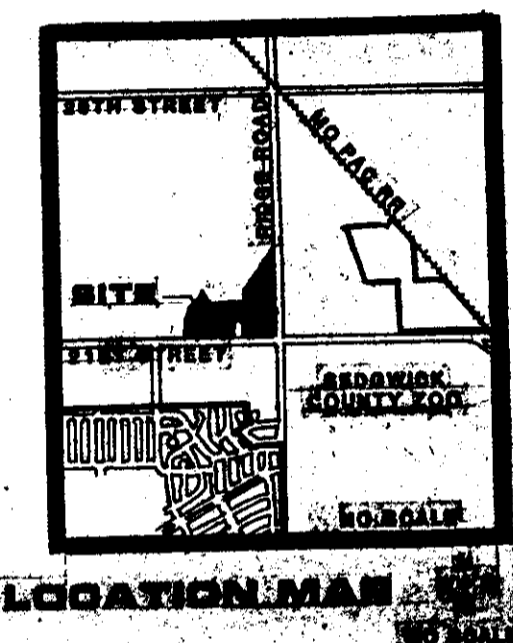
NOTE: The following associated zone cases have been filed by the applicant.

1. Z-2865 "AA" to "BB" - proposed Lots 1 through 12, Block 2 and all of Block 1.
2. Z-2864 "AA" to "LC" - north 473 feet of proposed Lot 16, Block 2.
3. SCZ-0571 "R-1" to "LC" - proposed Lot 16, Block 2, except north 473 feet thereof.

This property is subject to the provisions of the Reflection Ridge Commercial Community Unit Plan (DP-171). Parcel 1 matches the perimeter of proposed Lots 1 through 12, Block 2, Reserve A and Block 1. Parcel 2 corresponds with Lot 13, Block 2. Parcel 3 and 4 correspond to Lot 16, Block 2 and Lot 14, Block 2, respectively. Parcel 5 matches proposed Lot 16, Block 2.

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As required by general provisions #5 of the associated Community Unit Plan, the applicant shall guarantee the following roadway improvements for 21st Street North and Ridge Road:
  1. The applicant shall guarantee the reconstruction of the medial in 21st Street North to provide for an eastbound left turn lane or a fifth lane providing for left turn storage to serve Lots 1 through 12, Block 2 and Block 1 (proposed office park).
  2. The applicant shall guarantee the construction of a temporary third lane for Ridge Road adjacent to this plat. As agreed at the time of CUP approval, this guarantee shall be held until development occurs. Partial development may necessitate partial construction of the third lane.
  3. The applicant shall guarantee the construction of a fifth lane in 21st Street North to serve the permitted opening to Lot 15, Block 2. Also, the applicant shall guarantee a third lane in Ridge Road to accommodate left turns into the major entrances required to serve Lot 15, Block 2 and Lot 16, Block 2.

4. The applicant shall guarantee the construction of a decel lane on 21st Street to serve this plat. This guarantee shall provide for construction of that part of the major entrance, required to serve the proposed office park (Lots 1 through 12, Block 2), that is within street right-of-way. The applicant shall guarantee the construction of a decel lane on Ridge Road to serve this plat. This guarantee shall provide for construction of those parts of the two required major entrances that are within street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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. The covenant shall also specify that hard-surfaced access will be provided to any lot prior to development of that lot.
- H. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. On the final plat tracing, the reference in the plattor's text to Reserve A shall be amended to state that the reserve is platted for a private drive and not a street. Also, no reference to a street should be used on the 15-foot drainage and utility easement paralleling the private drive reserve. As was stated when the preliminary plat was approved with the "street to drive change", all lots within the office park will be assigned a 21st Street address and the private drive will not be given a separate street name.
- J. The applicant shall submit a copy of the instrument which establishes the Arkla Pipeline easement on this property. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. The proposed joint access easement, on Lot 15, Block 2, will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review



**NOTES**

BENCH MARK: N.E. CORNER RIDGE ROAD & 21ST. NO. R.R. SPIKE IN S.W. SIDE OF POWER POLE 75' N. & 58' E. OF THE CENTERLINE OF RIDGE ROAD & 21ST ST. NORTH ELEV. - 1330.70

TOPOGRAPHY PLOTTED FROM AERIAL PHOTOGRAPH OBTAINED 25 JULY, 1988, 2' CONTOUR INTERVALS.

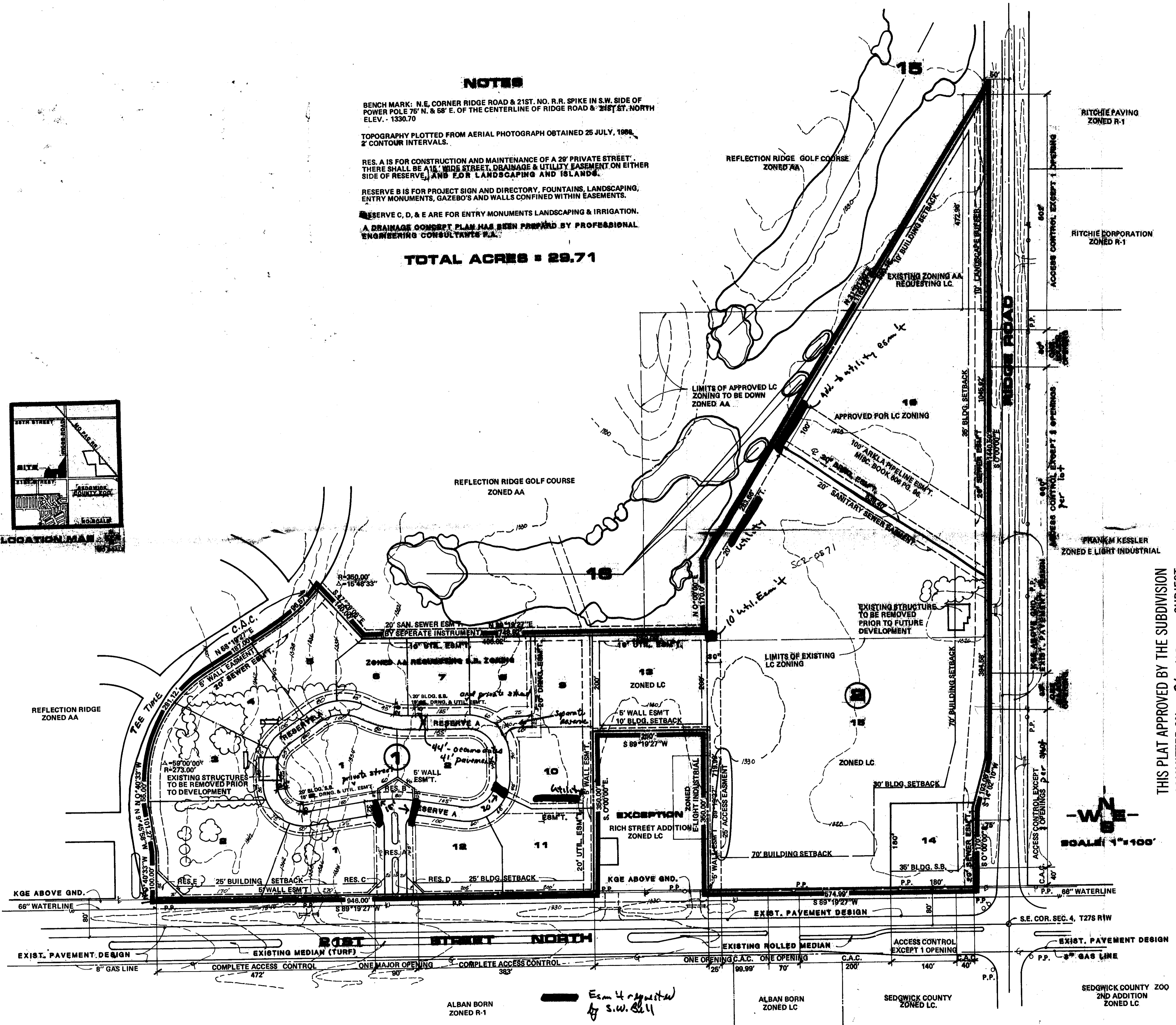
RES. A IS FOR CONSTRUCTION AND MAINTENANCE OF A 20' PRIVATE STREET. THERE SHALL BE A 15' WIDE STREET, DRAINAGE & UTILITY EASEMENT ON EITHER SIDE OF RESERVE, AND FOR LANDSCAPING AND ISLANDS.

RESERVE B IS FOR PROJECT SIGN AND DIRECTORY, FOUNTAINS, LANDSCAPING, ENTRY MONUMENTS, GAZEBO'S AND WALLS CONFINED WITHIN EASEMENTS.

RESERVE C, D, & E ARE FOR ENTRY MONUMENTS LANDSCAPING & IRRIGATION.

A DRAINAGE CONCEPT PLAN HAS BEEN PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS P.A.

**TOTAL ACRES = 29.71**



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/25/87

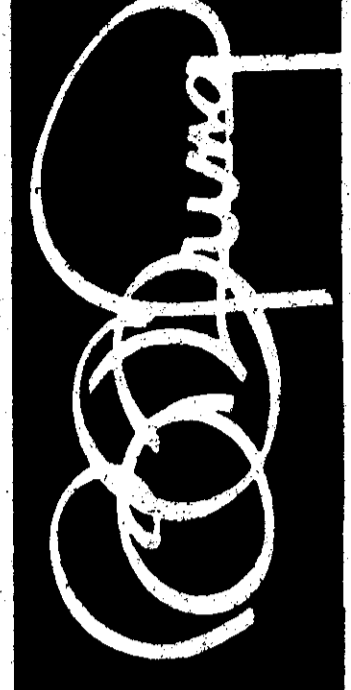
**OFFICE COPY**  
DO NOT REMOVE

**PRELIMINARY PLAT**

**PRELIMINARY PLAT**

**REFLECTION RIDGE COMM.**

OWNER: REFLECTION RIDGE INC., P.O. BOX 771088 WICHITA, KANSAS 67277-1088 PH. 316-721-1813



**BILL G. YUNG DESIGN**  
412 E. 28TH STREET NORTH, WICHITA, KS 67220  
316-683-6867

date: JUNE 2, 1987  
rev.: JUNE 4, 1987

sheet title: PRELIMINARY PLAT

project: REFLECTION RIDGE COMMERCIAL

sheet of

November 13, 1987

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67277

Re: Final Plat S/D 87-91 - REFLECTION RIDGE COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 12, 1987, 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 November 5, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Reflection Ridge, Inc., P.O. Box 771069, Wichita, KS 67277  
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

**FILE COPY**