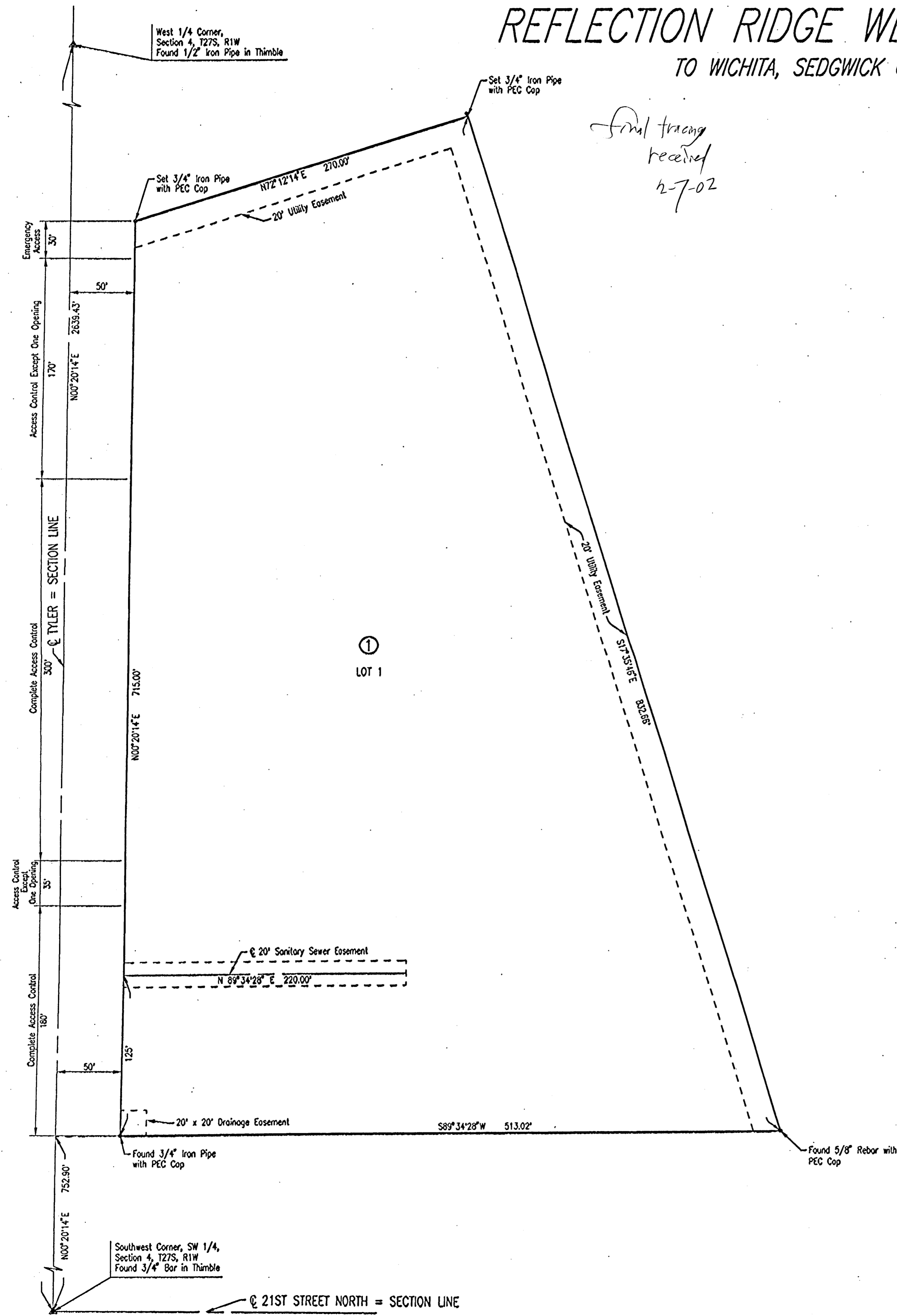


REFLECTION RIDGE WEST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Final tracing received 2-7-02

SCALE: 1" = 50'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
SURVEY BY GRIFFITHS & ASSOCIATES

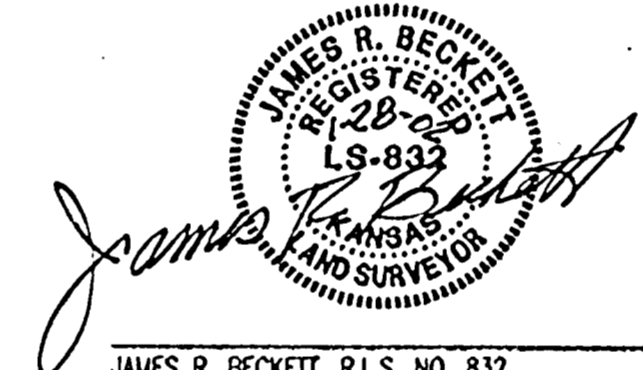
Benchmark: City of Wichita disk at NE corner of 21st & Tyler
Elevation: 170.95 City Datum
Elevation: 1358.35 N.G.V.D.
On Site Benchmark: Top of fire hydrant on west side of Tyler 86.5' West and 116' North of Southwest Corner of Plot.
Elevation: 168.56 City Datum
Elevation: 1355.96 N.G.V.D.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 28th DAY OF JANUARY, 2002, WE HAVE SURVEYED AND PLATTED REFLECTION RIDGE WEST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND BLOCK, THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 4, BLOCK 1 AND RESERVES A, B, C, AND D, ALL IN REFLECTION RIDGE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF REFLECTION RIDGE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK, THE SAME TO BE KNOWN AS REFLECTION RIDGE WEST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM TYLER OVER AND ACROSS THE WEST LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO TYLER AT TWO LOCATIONS, AS SHOWN, AS WELL AS AN EMERGENCY ACCESS AT ONE LOCATION AS SHOWN.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES, SEE C.U.P. 2000-0028 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNERS:
WALNUT GROVE LLC

BY: BRECK C. COLLINGSWORTH, PRESIDENT

STATE OF NEBRASKA }
COUNTY OF LANCASTER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY BRECK C. COLLINGSWORTH, PRESIDENT OF WALNUT GROVE LLC.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, CITY BANK & TRUST, N.A. IN LINCOLN, NEBRASKA, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE WEST 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MICHAEL G. ULRICH, VICE PRESIDENT

STATE OF NEBRASKA }
COUNTY OF LANCASTER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY MICHAEL G. ULRICH, VICE PRESIDENT, CITY BANK & TRUST IN LINCOLN, NEBRASKA.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF REFLECTION RIDGE WEST 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 10TH DAY OF JANUARY, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
J.D. MICHAELIS

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2002.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2002.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY MANAGER
CHRIS CHERCHES

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2002.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2002.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2002

Rob Hartman
C/O PEC, P.A.
303 S. Topeka
Wichita KS 67202

RE: SUB2001-00126 REFLECTION RIDGE WEST 2ND

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the conditions stated in our letter dated January 3, 2002:

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Delano Township, William R. Pracht, 10121 W. 29th Street North, Wichita KS 67205
Walnut Grove LLC, 6201 S. 57th Street, Ste G, Lincoln NE 68516
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca,
Wichita, KS 67213

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T 316.268.4421 F 316.268.4390

www.wichitagov.org



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 4, 2002

Rob Hartman
C/o PEC, P.A.
303 S. Topeka
Wichita KS 67202

RE:SUB2001-00126 REFLECTION RIDGE WEST 2ND

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Petitions have been previously submitted with Reflection Ridge West Addition for sewer, water, paving, and drainage. City Engineering has required new petitions.
- 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. The drainage plan is approved.
- 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.

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MA Hartman

- G. The platlor'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 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

SUB2001-00126 REFLECTION RIDGE WEST 2ND

January 4, 2002

Page 3

This case will be forwarded to the Planning Commission on Thursday, January 10, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Delano Township, William R. Pracht, 10121 W. 29th Street North, Wichita KS 67205
Walnut Grove, LLC 6201 S. 57th Street, Ste G, Lincoln NE 68516
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

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:	1

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 10, 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 has required new petitions.
- 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. The drainage plan is approved.
- 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.

SUB 2001-126 – One-Step Final Plat of REFLECTION RIDGE WEST 2nd ADDITION
January 10, 2002 - Page 3

- 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 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.