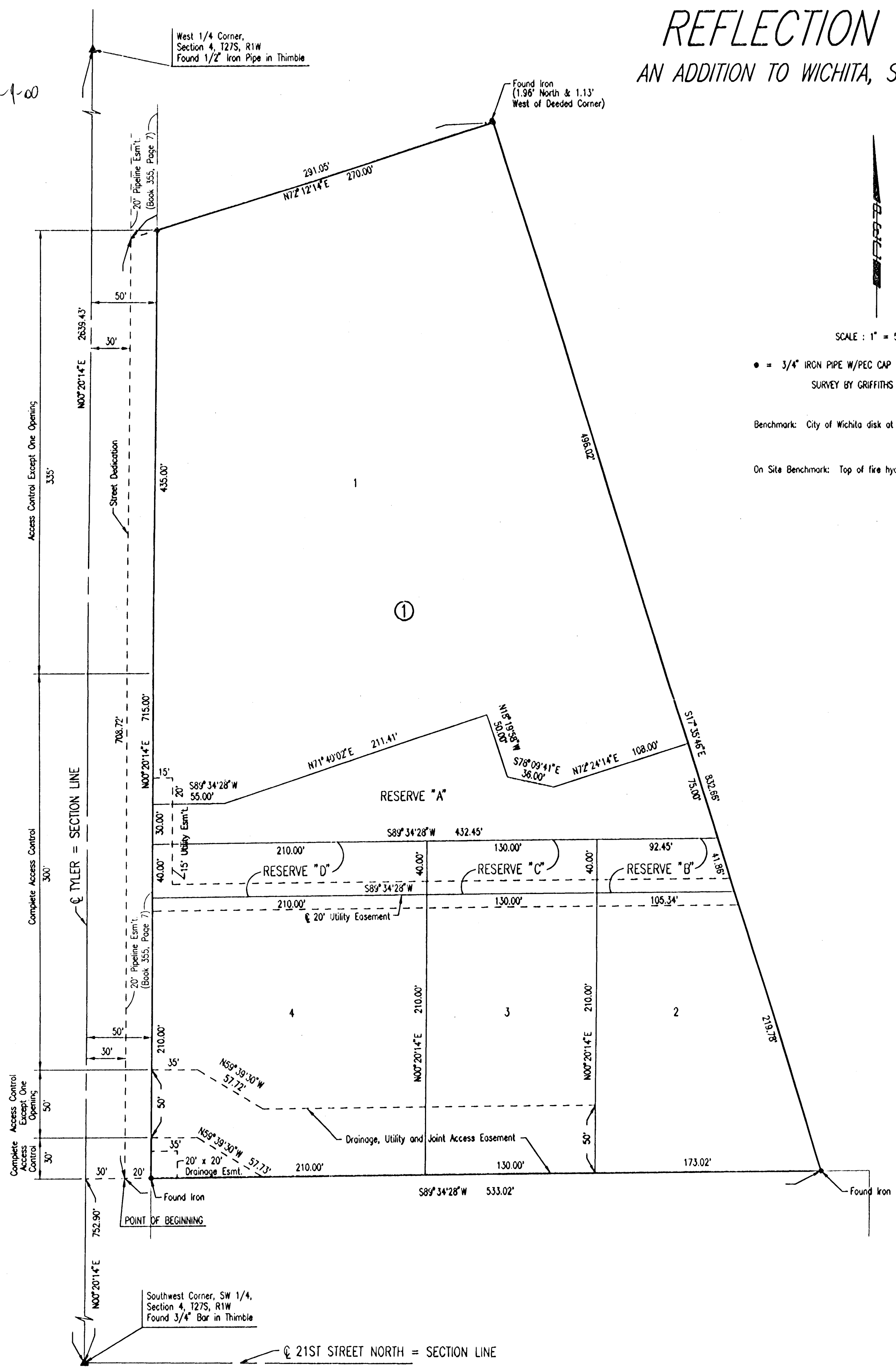


Final from  
received 12-1-00

# REFLECTION RIDGE WEST

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



• = 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  
Elevation: 168.56 City Datum  
Elevation: 1355.96 N.G.V.D.

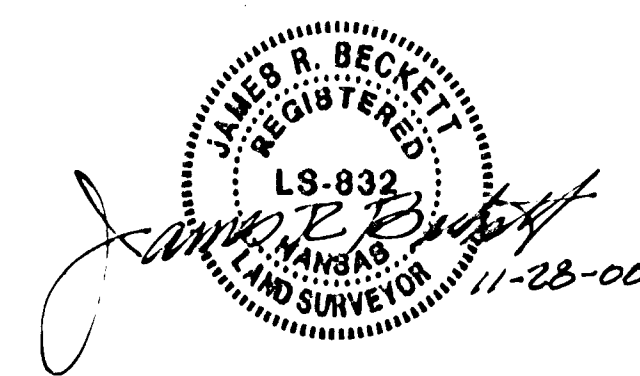
SCALE: 1\" = 50'

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 28th DAY OF November, 2000, WE HAVE SURVEYED AND PLATTED REFLECTION RIDGE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, RESERVES AND STREET, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING 752.90 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTH 708.72 FEET; THENCE NORTHEAST 291.05 FEET; THENCE SOUTHEAST 832.66 FEET; THENCE WEST 533.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°20'14\" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 752.90 FEET; THENCE N89°34'28\" E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N00°20'14\" E, PARALLEL TO SAID WEST LINE A DISTANCE OF 708.72 FEET; THENCE N72°12'14\" E A DISTANCE OF 291.05 FEET; THENCE S17°35'46\" E A DISTANCE OF 832.66 FEET TO A POINT ON THE NORTH LINE OF VILLAGE CHARTERS 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, EXTENDED EASTERLY; THENCE S89°34'28\" W ALONG SAID NORTH LINE A DISTANCE OF 533.02 FEET TO THE POINT OF BEGINNING.



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 LOTS, A BLOCK, RESERVES AND STREET, THE SAME TO BE KNOWN AS REFLECTION RIDGE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

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

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 LOTS 1 AND 4, BLOCK 1, SHALL HAVE ACCESS TO TYLER AT ONE LOCATION EACH AS SHOWN.

RESERVES \"A\", \"B\", \"C\" AND \"D\" ARE HEREBY PLATTED FOR DRAINAGE, UTILITIES CONFINED TO EASEMENTS, LANDSCAPING AND PEDESTRIAN IMPROVEMENTS. RESERVES \"A\" THRU \"D\" SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS ASSOCIATIONS TO BE FORMED WITHIN REFLECTION RIDGE WEST.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES, SEE CUP 2000-00028 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

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:

Marvin Schellenberg  
MARVIN SCHELLENBERG  
Andrea Schellenberg  
ANDREA SCHELLENBERG

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF December, 2000, BY MARVIN SCHELLENBERG AND ANDREA SCHELLENBERG, HUSBAND AND WIFE.

Gary L. Wiley  
GARY L. WILEY  
MY APPOINTMENT EXPIRES: 1/5/01



WE, INTRUST BANK, N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE WEST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Gary D. Schmitt  
GARY D. SCHMITT, SENIOR VICE PRESIDENT

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 4, 2000, BY GARY D. SCHMITT, SENIOR VICE PRESIDENT, INTRUST BANK, N.A. IN WICHITA, KANSAS.

Gary L. Wiley  
GARY L. WILEY  
MY APPOINTMENT EXPIRES: 1/5/01



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

DATED THIS 9TH DAY OF NOVEMBER, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHRISTOPHER S. CARRAHER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

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 \_\_\_\_\_, 2001.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 9, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-91 -- One-Step Final Plat of REFLECTION RIDGE WEST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 2000, 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 3, 2000.

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 black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 3, 2000

Gary Wiley  
PEC, P.A.  
303 S. Topeka  
Wichita, KS 67202

RE: SUB 2000-91 -- One-Step Final Plat of REFLECTION RIDGE WEST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

**STAFF COMMENTS:**

- A. City water services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. A guarantee for the extension of sanitary sewer shall be provided.
- 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. The drainage plan is approved. A guarantee is required. The final plat tracing shall denote a Reserve between the lots for the lake denoted on the CUP site plan.
- 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 plat'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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

**T** 316.268.4421 **F** 316.268.4390

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- 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 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.
- 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.

RE: SUB 2000-91 -- One-Step Final Plat of REFLECTION RIDGE WEST ADDITION  
November 3, 2000  
Page 3

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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 9, 2000, at 1:00 p.m.

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Marvin Schellenberg, 7926 W. 21<sup>st</sup> Street No., Wichita, KS 67205  
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 Approved 11/2/00)

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

**OWNER/APPLICANT:** Marvin Schellenberg, 7926 W. 21<sup>st</sup> St., Wichita, KS 67205

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

**LOCATION:** North of 21<sup>st</sup> St., East side of Tyler

**SITE SIZE:** 6.8 Acres

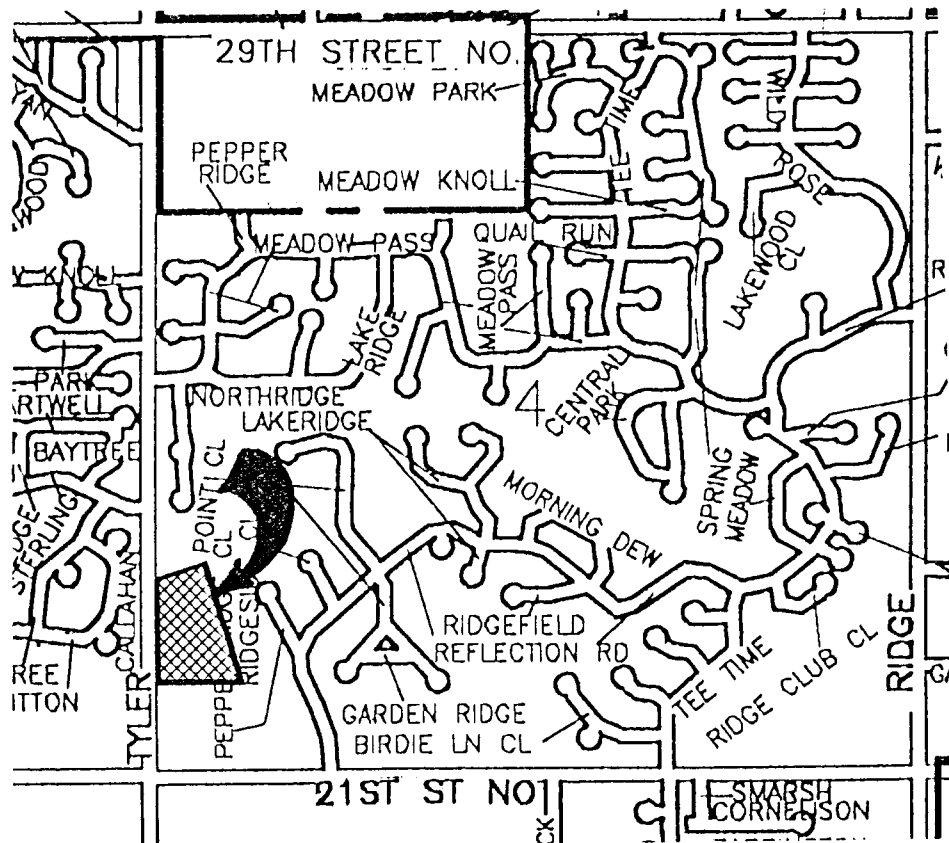
**NUMBER OF LOTS**

|              |   |
|--------------|---|
| 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:** Lot 2 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. City water services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *A guarantee for the extension of sanitary sewer shall be provided.*
- 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. *The drainage plan is approved. A guarantee is required. The final plat tracing shall denote a Reserve between the lots for the lake denoted on the CUP site plan.*
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- 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.
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**SUB 2000-91 -- One-Step Final Plat of REFLECTION RIDGE WEST ADDITION**  
**November 9, 2000 - Page 3**

- 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.
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