

- R. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- S. The members of the Utility Advisory Committee should note that the proposed reserves are not being granted as "blanket utility easements" as has been common practice in the past. All easements for utilities need to be defined within the proposed reserves.
- T. On the final plat tracing, the drainage easements needed with Reserves A, B and C shall be indicated.
- U. On the final plat tracing, the purposes of Reserve E shall be modified to eliminate the word "gatehouse" in favor of using either the word guardhouse or security house. The term gatehouse implies that gate arms will be lower across public street right-of-way. This is not permitted as the subject street is a public street and the general public cannot be refused access to the street. If the street in question was being platted as a reserve for private street purposes, the public could be denied access to the area.
- V. In order to provide for the construction of the guardhouse or security house within Reserve E, the applicant shall apply for and receive approval of this incidental structure in the associated Community Unit Plan. At that time, the issue of setbacks from street curbs will be resolved.
- W. 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 mail box locations can be determined.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

18 DIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-51 Name: REFLECTION RIDGE

Preliminary Approved: 7/2/87
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: North side of 21st Street North, between Ridge Road and Tyler Road.

Owner: Reflection Ridge, Inc., P.O. Box 771069, Wichita, KS 67277-1069

Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 107.46
2. Number of Lots:
 - Residential: 134
 - Office:
 - Commercial:
 - Industrial:
 - Total: 134
3. Minimum Lot Area: 6,650 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA" and "BB" (office)

STAFF COMMENTS:

NOTE: This final plat represents the platting of a portion of an overall preliminary plat approved on July 2, 1987.

All of the property within this preliminary plat, except for Lot 46, Block 1, is within the perimeter of the Reflection Ridge Residential Community Unit Plan (DP-170).

- Lots 1 thru 26, Block 1 - single-family
- Lots 27 thru 44, Block 1 - zero lot line homes
- Lots 1 thru 9, Block 4 - zero lot line homes
- Lot 45, Block 1 - clubhouse and related recreational facilities
- Lot 46, Block 1 - marketing center (if approved for "BB")
- Lots 1 thru 59, Block 2 - single-family
- Lots 1 thru 13, Block 3 - single-family

- 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 the paving of the narrow public streets to the 29-foot wide paving standard.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee the construction of a left-turn storage lane on 21st Street North to serve the 21st Street/Tee Time intersection. The option of constructing a 5th lane for this road exists.
- H. The Reflection Road and Tee Time street paving petitions shall provide for the construction of sidewalks on each side of these streets. Reflection Road is a collector street. A sidewalk on one side of Tee Time is proposed on the applicant's sidewalk plan as an alternative to construction of sidewalks on both sides of the collector street.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The City's sidewalk ordinance provides for the developer to guarantee the construction of sidewalks on both sides of the collector street (Reflection Road). When the preliminary plat was approved, staff suggested that a sidewalk plan be proposed as an alternative to the "both sides of a collector street" requirement. The applicant has chosen to design a sidewalk system with sidewalks on one side of Reflection Road, one side of Wild Rose and one side of Tee Time. The alternate plan provides pedestrian access to the perimeter arterial streets at 4 locations (two to 21st Street, one to Ridge Road and one to 29th Street) whereas the system provided for by the sidewalk ordinance accesses 21st Street at only one point with one point of access to Ridge Road. Staff believes the developer's proposed sidewalk plan offers a much more meaningful pedestrian access system and recommends that the Planning Commission recommend that the City Council waive the requirements of the sidewalk ordinance and accept the alternate sidewalk plan.
- K. Upon the recording of this plat, Reflection Road shall become a designated residential collector street. Since all residential lots abutting this street will not have direct access to it, the collector street may be paved 29 feet in width. The normal collector street pavement is 37 feet. This reduction of pavement width has been agreed to by the Traffic Engineer provided a covenant is filed with the plat which provides that, in the event on-street parking problems materialize, the homeowner's association agrees to pay the cost of installing "No Parking" signs. A draft of this required covenant shall be submitted to staff for review and approval prior to submitting the final plat tracing for scheduling before the City Council.
- L. 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 or 32-foot street right-of-way. 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.
- M. 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. It is understood that the reserves being platted for the golf course (Reserves A, B and C) are to be owned and maintained by Reflection Ridge, Inc.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- O. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- P. The applicant shall submit a copy of the instrument which establishes the Arkla Pipeline easement on this property.
- Q. 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. Proof shall also be submitted that the dedication of street right-of-way and the granting of utility easements over and within the pipeline easement is acceptable.

FINAL PLAT

REFLECTION RIDGE
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/13/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/13/87

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES R. BECKETT, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 8/13/87 DAY OF 1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, REFLECTION RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME BEING DESCRIBED AS: COMMENCING AT THE S.E. CORNER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH; THENCE BEARING S89°19'27"W ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 2504.02 FEET; THENCE BEARING N0°40'33"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°19'27"E PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 858.96 FEET; THENCE BEARING N0°40'33"W A DISTANCE OF 100.00 FEET; THENCE BEARING N0°45'58"W A DISTANCE OF 101.27 FEET; THENCE BEARING N0°40'33"W A DISTANCE OF 55.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 59°00'00"; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 273.00'00" AN ARC DISTANCE OF 281.12 FEET; THENCE BEARING N58°19'27"E A DISTANCE OF 187.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'33" AN ARC DISTANCE OF 96.57 FEET; THENCE BEARING N0°40'33"E A DISTANCE OF 140.00 FEET; THENCE BEARING N89°19'27"E A DISTANCE OF 748.82 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 170.00 FEET; THENCE BEARING N31°01'50"E A DISTANCE OF 333.68 FEET TO THE CENTERLINE OF THE 100-FOOT ARKLA PIPELINE EASEMENT AS FILED IN MISC. BOOK 608 PAGE 96; THENCE ALONG SAID CENTERLINE BEARING N57°15'49"W A DISTANCE OF 624.09 FEET; THENCE BEARING N32°35'40"E A DISTANCE OF 25.00 FEET; THENCE BEARING N57°15'49"W A DISTANCE OF 250.32 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 29.72 FEET; THENCE BEARING N57°15'49"W A DISTANCE OF 870.21 FEET; THENCE BEARING N33°18'50"W A DISTANCE OF 302.40 FEET; THENCE BEARING N11°52'50"W A DISTANCE OF 293.00 FEET TO A POINT IN THE NORTH LINE OF THE S 1/2 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE BEARING S89°24'10"W A DISTANCE OF 490.00 FEET TO THE CENTER OF SAID SECTION 4; THENCE CONTINUING ON SAID NORTH LINE BEARING S89°36'01"W A DISTANCE OF 1027.65 FEET; THENCE BEARING S0°48'50"E A DISTANCE OF 496.00 FEET; THENCE BEARING S25°35'59"E A DISTANCE OF 155.00 FEET; THENCE BEARING S60°00'59"E A DISTANCE OF 508.41 FEET; THENCE BEARING N58°48'05"E A DISTANCE OF 56.92 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CHORD OF 98.03 FEET BEARING S34°56'31"E AND WITH A RADIUS OF 163.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00" AN ARC DISTANCE OF 99.57 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00" AN ARC DISTANCE OF 70.16 FEET; THENCE BEARING S27°33'29"W A DISTANCE OF 76.60 FEET; THENCE BEARING N62°26'31"W A DISTANCE OF 130.89 FEET; THENCE BEARING S27°33'29"W A DISTANCE OF 357.84 FEET; THENCE BEARING N59°32'54"W A DISTANCE OF 381.85 FEET; THENCE BEARING S40°06'31"E A DISTANCE OF 54.94 FEET; THENCE BEARING S0°00'29"W A DISTANCE OF 67.00 FEET; THENCE BEARING S47°29'31"E A DISTANCE OF 470.10 FEET; THENCE BEARING S0°25'32"E A DISTANCE OF 85.05 FEET; THENCE BEARING N89°34'28"E A DISTANCE OF 573.00 FEET; THENCE BEARING S0°08'37"W A DISTANCE OF 449.57 FEET; THENCE BEARING N89°19'27"E A DISTANCE OF 150.02 FEET; THENCE BEARING S0°08'37"W A DISTANCE OF 210.42 FEET TO THE POINT OF BEGINNING.

JAMES R. BECKETT RLS NO. 832

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME TO BE KNOWN AS REFLECTION RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF STREET, DRAINAGE AND PUBLIC UTILITIES AS INDICATED IN THIS PLAT ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM REFLECTION ROAD OVER AND ACROSS THE NORTH LINE OF LOTS 1, 6, 7, AND 16 IN BLOCK 2, LOT 1 IN BLOCK 3 AND PORTION OF THE SOUTH LINE OF LOT 45, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA. REQUIRED SIDEYARD BUILDING SETBACK FOR ZERO LOT LINES HOMES ARE PER THE PROVISIONS OF REFLECTION RIDGE RESIDENTIAL COMMUNITY UNIT PLAN (DP-170). THE 5-FOOT WALL EASEMENTS, AS SHOWN IN LOTS 55 THROUGH 59 AND RESERVE L, BLOCK 2, AND LOTS 8, 9, 10, 18, 19 AND 20 AND RESERVE A IN BLOCK 1, AND IN THE SOUTH LINE OF RESERVE B AND THE EAST LINE OF RESERVE C ARE PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

THE PARKING EASEMENTS AS SHOWN IN THE RESERVE N, BLOCK 4, ARE HEREBY PLATTED FOR OFF-STREET PARKING PURPOSES. THE MAINTENANCE ACCESS EASEMENTS, AS SHOWN IN BLOCK 1 AND 4 ARE HEREBY PLATTED FOR THE PURPOSE OF MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT, AND FOR THE PURPOSE OF A 2-FOOT OVERHANG.

RESERVES A, B & C ARE FOR CONSTRUCTION AND MAINTENANCE OF GOLF COURSE AND RELATED FACILITIES, I.E., CART PATHS, RESTROOMS, PUMP HOUSE, SHELTERS, LAKES AND SIDEWALKS. IN ADDITION, IT SHALL PERMIT ENTRY MONUMENTS, WALLS, FENCES, IRRIGATION AND LANDSCAPING. ALL UTILITIES AND DRAINAGE SHALL BE CONFINED TO EASEMENTS. RESERVES A, B AND C ARE TO BE OWNED AND MAINTAINED BY REFLECTION RIDGE INC., ITS SUCCESSORS AND ASSIGNS.

RESERVE D IS FOR LANDSCAPING, IRRIGATION AND ENTRY MONUMENTS. RESERVE E IS FOR LANDSCAPING, IRRIGATION, ENTRY MONUMENT AND GATE HOUSE. RESERVES F, G & H ARE FOR LANDSCAPING, IRRIGATION, WALKS AND UTILITY SERVICE CONNECTIONS, FROM ADJOINING LOTS TO UTILITIES CONFINED WITHIN EASEMENTS.

RESERVES H, I, J, K & L ARE FOR LANDSCAPING, IRRIGATION, ENTRY MONUMENTS, WALKS, MAIL BOX STRUCTURES AND UTILITIES AND WALLS CONFINED WITHIN EASEMENTS.

RESERVES M, O & P ARE FOR LANDSCAPING, IRRIGATION, WALKS, ENTRY MONUMENTS, MAIL BOX STRUCTURES, PARKING AND UTILITIES CONFINED WITHIN EASEMENTS.

RESERVES D THROUGH P INCLUSIVE SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN REFLECTION RIDGE.

MINIMUM PAD ELEVATIONS FOR LOTS 10 THROUGH 18, IN BLOCK 1 SHALL BE 1350.5 MSL = 163.10. (CITY DATUM.)

MINIMUM PAD ELEVATION FOR LOT 45 IN BLOCK 1 SHALL BE 1335 MSL = 147.60. (CITY DATUM.)

MINIMUM PAD ELEVATION FOR LOTS 6 THROUGH 9 IN BLOCK 3 SHALL BE 1330.00 MSL = 146.60. (CITY DATUM.)

THAT PORTION OF FIRST MENNONITE BRETHREN ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS:

REFLECTION RIDGE, INC.

BY
REGINALD V. BOOTHE, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 8/13/87 DAY OF 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME REGINALD V. BOOTHE, PRESIDENT, REFLECTION RIDGE, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE NEVILLE TRUST, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

NEVILLE TRUST

BY _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 8/13/87 DAY OF 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE NEVILLE TRUST, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 8/13/87 DAY OF 1987.

_____, JOHN TERRY MOORE, CHAIRMAN

_____, MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 8/13/87 DAY OF 1987.

_____, ROBERT G. KNIGHT, MAYOR

_____, DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

_____, DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1987.

_____, PAT KETTLER, REGISTER OF DEEDS

_____, ED RESA, DEPUTY

August 20, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-51 - REFLECTION RIDGE

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 20, 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 August 13, 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 platlor.
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: Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Reflection Ridge, Inc., P.O. Box 771069, Wichita, KS 67277-1069