

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT Ridge Plaza 8th Addition

DATE February 20, 1981

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM Brent Wooten

REFERENCE Plat Drainage

Enclosed is the drainage concept for the referenced preliminary approval to be heard before subdivision on March 5, 1981.

20 Acres are to be drained by a S.W.S. as indicated. 5.9 Acres are to be drained to the state right-of-way ditch to the S.E. Other areas are to be drained to Holland and University Streets via driveways or flumes.

THE CITY OF WICHITA

OFFICE OF **DEPARTMENT OF ENGINEERING** **DATE** **March 2, 1981**

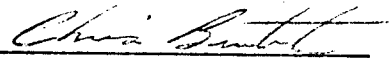
TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage Plans for Various Additions

The following plans are approved:

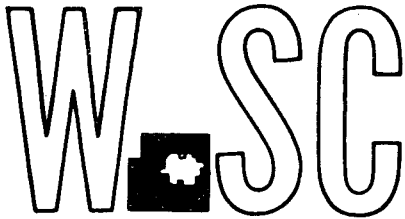
- Dillons 7th Addition - lot grading plan
- Brownies 1st Addition - lot grading plan
- Kapaun 3rd Addition - lot grading plan
- ✓ Ridge Plaza 8th Addition - drainage concept
- Robbins Farm 3rd Addition - lot grading plan


Chris Breitenstein
Acting Drainage Engineer

CJB:md

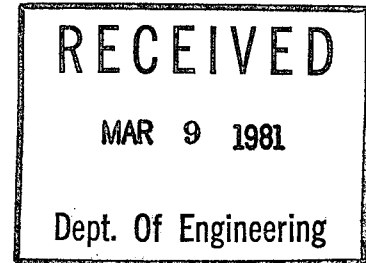
cc: Louise Olivarez
Baughman Company

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 81-13 - Preliminary plat of Ridge Plaza 8th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee the extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the drainage improvements necessary for adequate drainage of this property. Approval from KDOT will be necessary if the drainage plan proposes to drain to the state right-of-way.
- D. The applicant shall guarantee the paving of the interior street to commercial street standards.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The north-south portion of the interior street shall be labeled as Emerson or Muirfield and the east-west portion shall be labeled as Taft or Hendryx.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- H. All utilities shall be installed underground.
- I. Additional utility easements as requested by K.G. and E., and shown on the surveyor's marked copy of the preliminary shall be shown on

Baughman Company - Page 2
March 6, 1981

the final plat.

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

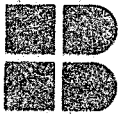
If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Daniel Carney, P.O. Box 18422, 67218
Wm. P. Higgins, 209 E. William, 67202
Max Cole, 443 N. St. Francis, 67202
Mike Lindebak, City Engineering



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT RIDGE PLAZA 8TH ADDITION

DATE 7-9-81

JOB NO. _____

TO Chris Breitenstein, P. E.

COPIES TO:

Mike Lindebak

FROM N. Brent Wooten

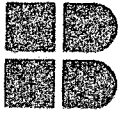
REFERENCE Drainage plan

AREA 1 (2.9 AC) WILL DRAIN NORTH TO UNIVERSITY ST. VIA DRIVEWAYS - NO SINGLE LOT IN THIS AREA WILL CONTRIBUTE MORE THAN 4 CFS OF RUNOFF.

AREA 2 (1.1 AC) WILL DRAIN WEST TO HOLLAND ST. AS IT PRESENTLY DOES.

AREA 3 (1.7 AC.) WILL DRAIN WEST TO HOLLAND ST. ALSO.

AREA 4 (5.7 AC) WILL DRAIN SOUTH & EAST TO A NEW KDOT DITCH - PROVIDING BUILDING SITES ARE ELEVATED TO ACCEPTABLE ELEVATIONS. WRITTEN PERMISSION FROM KDOT WILL BE PROVIDED TO THE CITY PRIOR TO THE PLAT BEING RECORDED. ACCEPTING THE RUNOFF FROM THIS AREA.



BAUGHMAN COMPANY, P.A.

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MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

AREA 5 (8.7 AC) WILL DRAIN TO INLET LOCATIONS & CONVEYED VIA PIPE TO AREA 4.

AREA 4 (11.4 AC.) WILL DRAIN TO WELLS & INTO A 90' DRAINAGE EDMP. TO BE CONVEYED BY OPEN DITCH PLO TO THE DRAINAGE DEDICATION DITCH TO THE EAST OF THIS PLAT.

PIPE SIZE & DITCH DIMENSIONS.

AREA 5 Q -

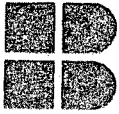
FIVE YR FREQUENCY -

$$Q_5 = CIA (0.75)(5.21)(8.7) = 34.0 \text{ cfs.}$$

AREA 4 Q -

FIVE YR FREQ.

$$Q_5 = (0.75)(5.21)(11.4) = 44.5 \text{ cfs.}$$



BAUGHMAN COMPANY, P.A.

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COPIES TO:

TO _____

FROM _____

REFERENCE _____

Note 5-yr. frequency will be used for pipe sizing since the street will provide overflow to Area 4. Area 6 will also have overflow capacity available to the ditch.

Pipe from Area 5 - ($Q_{total} = 24.0$ cfs)
Use a 30" @ 0.60 ft/cr.

Pipe from Area 6 - ($Q_{total} = 18.5$ cfs)
Use a 36" @ 1.20 ft/cr
OR 2-30" pipes @ 0.78 ft/cr.

(circle pipe sizes in circle on plan.)

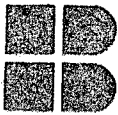
Drainage Ditch Design -

(for Q_{100} design)

$$Q_{100} = (0.75)(8.98)(20.1) = 133 \text{ cfs.}$$

$$Q_{100} = \underline{\underline{133 \text{ cfs.}}}$$

Need a ditch section to convey this flow.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT _____

DATE _____

_____ JOB NO. _____

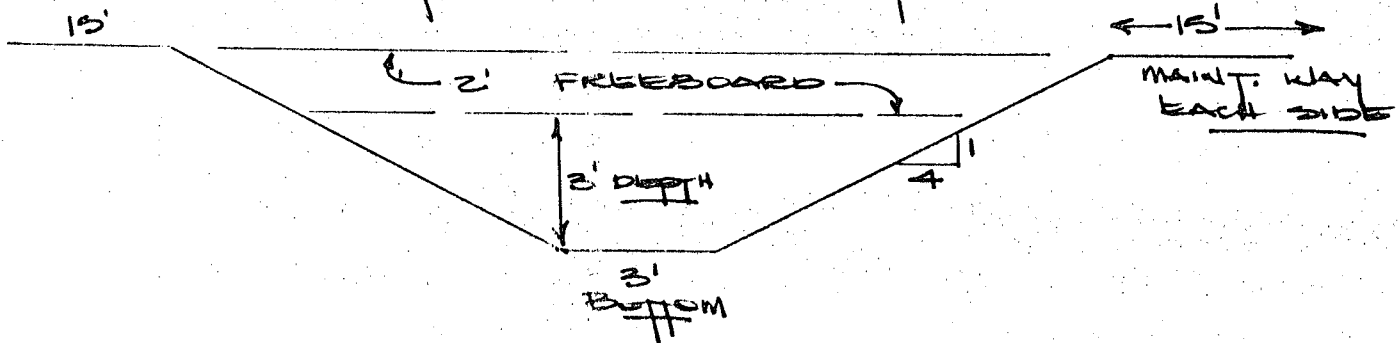
COPIES TO: _____

TO _____

FROM _____

REFERENCE _____

USE DITCH DESIGN INDICATED BELOW -



$$\Delta = 3 \times 3 + 12 \times 3 = 45 \text{ sf}$$

$$S = \text{USE } 0.200 \%$$

$$M = \text{ASSUME KILLED MOVING CHANNEL} = 0.03$$

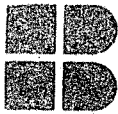
$$Q_{\text{design}} = \frac{1.486}{M} (\Delta) (R^{2/3}) (S^{1/2})$$

$$= \frac{1.486}{0.03} (45) \left(\frac{45}{27.7}\right)^{2/3} (0.002)^{1/2}$$

$$Q_D = \underline{137 \text{ cfs}} \text{ (w a 3' depth \& 4:1 side = slope) \& 3' bottom. OK}$$

$$V = 3 \text{ fps MAX. @ 100 YR DESIGN. OK}$$

THIS DESIGN DITCH SECTION SHOULD BE ACCEPTABLE.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

July 17, 1981

Mr. M. G. Seibel, P.E.
District Engineer
Dept. of Transportation
Hutchinson, KS

Re: Ridge Plaza 8th Addn.
Wichita, KS

Mr. Seibel,

We are presently platting the referenced area, which is adjacent to the U.S. 54 and Ridge Road Relocation Project now under construction. We would like to request permission to drain Area 4, indicated on the drainage plan, into the K.D.O.T. ditch.

This area amounts to approximately 5.7 acres. Total expected runoff from this area would result in 22.3 CFS, based on the 5-yr storm frequency in a developed condition. A good portion or most of this area presently drains in this manner today.

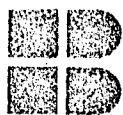
I have reviewed this with Mr. Bob Grant of the West Wichita Office some time in February of this year. He had no objections at that time.

Please give this request your consideration. If I can provide any further information to you, please call me. Thank you.

Sincerely,

N. Brent Wooten, P.E.

NBW/mef

**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

July 22, 1981

RIDGE PLAZA 8TH. ADDITION, WICHITA, KANSAS.

Lot 1, Block A,	57,764.5 sq.ft.	1.32 acres
Lot 2, Block A,	75,169.9 sq.ft.	1.72 acres
Lot 3, Block A,	59,073.7 sq.ft.	1.35 acres
Lot 4, Block A,	50,685.0 sq.ft.	1.16 acres
Lot 5, Block A,	106,279.0 sq.ft.	2.43 acres
Lot 1, Block B,	30,329.2 sq.ft.	0.69 acres
Lot 2, Block B,	30,625.0 sq.ft.	0.70 acres
Lot 3, Block B,	64,513.5 sq.ft.	1.48 acres
Lot 4, Block B,	58,189.6 sq.ft.	1.33 acres
Lot 5, Block B,	89,529.3 sq.ft.	2.05 acres
Lot 6, Block B,	100,126.2 sq.ft.	2.29 acres
Lot 7, Block B,	189,162.8 sq.ft.	4.34 acres
Lot 8, Block B,	310,635.8 sq.ft.	7.13 acres

KANSAS DEPARTMENT OF TRANSPORTATION



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

Box 769
Hutchinson, Kansas
August 11, 1981

US-54
Sedgwick County
Drainage

Mr. N. Brent Wooten, P.E.
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: Ridge Plaza 8th Addn.
Wichita, Kansas

Dear Mr. Wooten:

We have viewed your proposed drainage of Area 4 in the field with Bob Grant, F.E.A. at Wichita-Kellogg. We can see no problem with draining the area in accordance with your plan. However, the ditch that you will be draining into is city maintained; thus, you should have city approval.

If there are any further questions, please feel free to call on us.

Very truly yours,

for M. G. SEIBEL, P.E.
DISTRICT ENGINEER

MGS:s1

cc: R. L. Grant, F.E.A., Wichita-Kellogg Office

Agenda Item No. _____

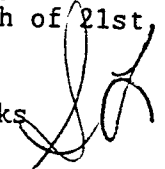
CITY OF WICHITA
CITY COUNCIL MEETING

June 2, 1992

Agenda Report No. _____

TO: Mayor and City Council Members

SUBJECT: Agreements to Respread Special Assessments -- Reflection Ridge 8th Addition (North of 21st, West of Ridge) District II

INITIATED BY: Department of Public Works 

AGENDA: Consent

Recommendation: Approve the Agreements.

Background: The developer has submitted three agreements to respread special assessments in Reflection Ridge 8th Addition.

Analysis: The purpose of the agreements is to respread special assessments on an equal share basis for each lot. Without the agreements the assessments will be spread on a square foot basis.

Financial Considerations: There is no cost to the City.

Legal Considerations: The Law Department has approved the agreements as to legal form.

Recommendations/Actions: It is recommended the City Council approve the Agreements and authorize the Mayor to sign.

BM:cls

(See Page 14)

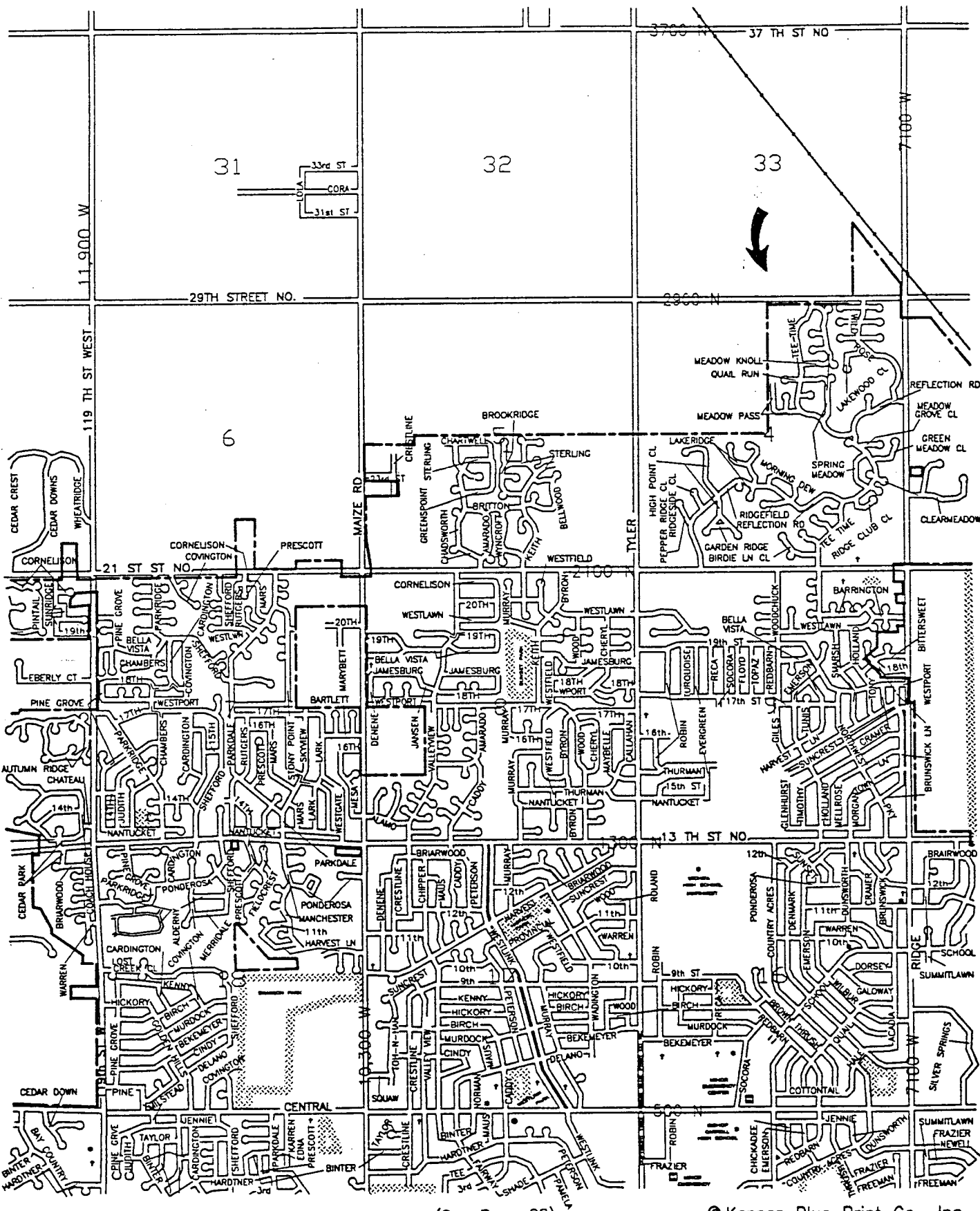
M

N

P

Q

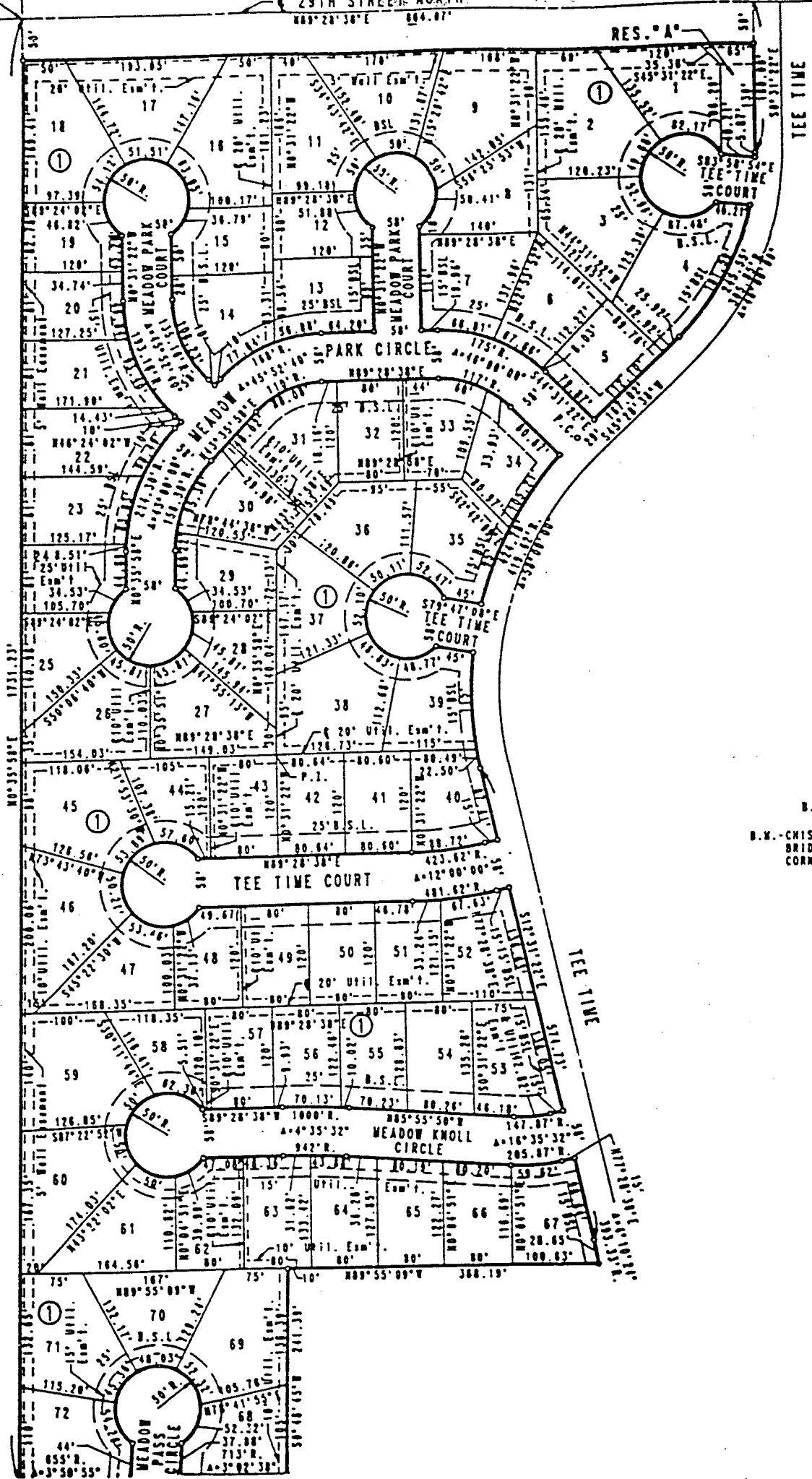
R



(See Page 28)

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SCALE: 1"=100'

•• SET IRON

B.S.L.=BUILDING SETBACK LINE

B.M.-CHISELED "••" N.E. CORNER 3-7'X3' RCB
 BRIDGE ON RIDGE ROAD 175 FEET NORTH OF
 CORNER N.E. 1/4, SEC. 4, T27S, R1W
 ELEV.-1325.64 W.S.1
 ELEV.-138.46 CITY 1



THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT


DATE: May 15, 1992

TO: Michael E. Lindebak, P.E., City Engineer

FROM: Douglas J. Moshier, Senior Attorney

SUBJECT: Agreement for Respread
Assessments - Reflection
Ridge

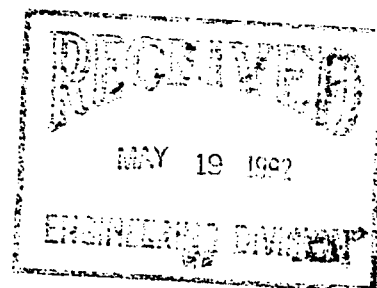
The attached Agreement for respreading assessments in Reflection Ridge is approved as to form.



Douglas J. Moshier
Senior Attorney

DJM:cdh

Attachment



AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

and

REFLECTION RIDGE, INC.
Party of the Second Part

ELGIN M. GUPTON LIVING TRUST
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Reflection Ridge, within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. UNPLATTED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SEC. 4, T27S, R1W, OF THE 6TH PM.; THENCE BEARING N 89°28'38" E ALONG THE NORTH LINE OF SAID SEC. 4 A DISTANCE OF 864.07'; THENCE BEARING S 0°31'22" E A DISTANCE OF 180.0' TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 305.85' AND A CENTRAL ANGLE OF 46°00'00"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 245.55'; THENCE BEARING S 45°28'38" W A DISTANCE OF 167.02' TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 419.62' AND A CENTRAL ANGLE OF 58°00'00"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 424.78'; THENCE BEARING S 12°31'22" E A DISTANCE OF 574.73' TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 393.33'; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°10'24" AN ARC DISTANCE OF 28.65'; THENCE BEARING N 89°55'09" W A DISTANCE OF 368.19'; THENCE BEARING S 0°48'45" W A DISTANCE OF 241.39'; THENCE BEARING N 89°11'15" W A DISTANCE OF 127.01'; THENCE BEARING

S 86°06'41" W A DISTANCE OF 58.79'; THENCE BEARING N 89°24'02" W A DISTANCE OF 130.48' TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SEC. 4; THENCE BEARING N 0°35'58" E A DISTANCE OF 1,731.23' TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

was part of the improvement district for the following City project(s):

Storm Water Drain No. 91
Project No. 468-82100

Said property was replatted as Lots 1 through 72, Block 1, Reflection Ridge 8th Addition

2. The Parties agree to make a reassessment for said project in the following manner:

The assessment to the unplatted tract described in Section 1 (72/189 as per Agreement dated Oct. 22, 1991) is to be assessed to Lots 1 through 72, Block 1, Reflection Ridge 8th Addition on an equal fraction basis (1/72 each).

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all costs, expenses, claims and judgments for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

6. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement,
the _____ of _____, 19 _____.

THE CITY OF WICHITA, KANSAS

Approved as to form:

By _____
Mayor
Party of the First Part

Gary E. Rebenberg
Director of Law

Attest:

City Clerk

REFLECTION RIDGE, INC.

By *Marvin Schellenberg* 3/26/92
Marvin Schellenberg, President
Party of the Second Part

ELGIN M. GUPTON LIVING TRUST

By *Elgin M. Gupton* 3/26/92
Elgin M. Gupton, Trustee
Party of the Second Part

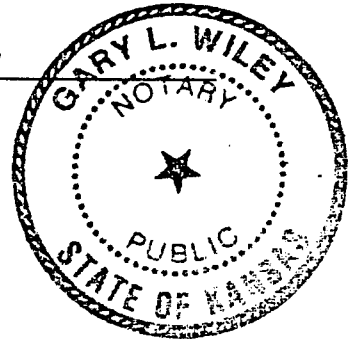
By *Odessa M. Gupton*
Odessa M. Gupton, Trustee
Party of the Second Part

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, That on this 26th day of March, 1992, before me, came Marvin Schellenberg, President, Reflection Ridge, Inc., personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Gary L. Wiley
Notary Public



My Appointment Expires:

JAN. 3, 1993

STATE OF KANSAS)
SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this 26th day of March, 1992, by Elgin M. Gupton and Odessa M. Gupton as trustees of the Elgin M. Gupton Living Trust.

Gary L. Wiley
Notary Public



My Commission Expires JAN. 3, 1993