

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 87-51      Name: Reflection Ridge

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

DESCRIPTION

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

Owner: Reflection Ridge, Inc.

Surveyor/Engineer: P.E.C. and Bill Yung Design

1. Gross Acreage of Plat: 318.4
2. Number of Lots:
  - Residential: 424
  - Office:
  - Commercial: 2
  - Industrial:
  - Total: 426
3. Minimum Lot Area: 6,000 S.F.
4. Existing Zoning: AA & E/Light Industrial
5. Proposed Zoning: AA & LC (Z-2848)

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NOTE: The applicant's associated zone case (Z-2848) requesting "E" (light industrial) to "AA" (single-family) zoning will be considered by the City Council on June 23, 1987. This zone case affects Blocks 7 and 8 as depicted on this preliminary plat.

As can be seen from the preliminary plat, the applicant proposes to file a zone change case requesting "E" to "LC" for proposed lot 1, Block 9 (southwest corner of Ridge Road and 29th street north) and for proposed lot 1, Block 10 (northwest corner of 21st street north and Reflection Ridge). Also a zone change case for "AA" to "BB" zoning is proposed for lot 144, Block 1.

All of the property within this preliminary plat, except for lot 1, Block 9, lot 1, Block 10 and lot 144, Block 1, is within the perimeter of the Reflection Ridge Residential Community Unit Plan (DP-170). The associated community unit plan will be considered by the City Council at their June 23, 1987 meeting. The preliminary plat depicts the following planned development:

- |                            |   |                                               |
|----------------------------|---|-----------------------------------------------|
| lots 1 thru 11, Block 1    | - | single-family or duplexes                     |
| lots 12 thru 36, Block 1   | - | single-family including patio homes           |
| lots 37 thru 99, Block 1   | - | single-family                                 |
| lots 100 thru 125, Block 1 | - | single-family                                 |
| lots 126 thru 142, Block 1 | - | zero lot line homes                           |
| lots 1 thru 7, Block 3     | - | zero lot line homes                           |
| lot 143, Block 1           | - | clubhouse and related recreational facilities |
| lot 144, Block 1           | - | marketing center                              |
| lots 145 thru 159, Block 1 | - | single-family                                 |
| lots 160 thru 184, Block 1 | - | single-family including patio homes           |
| lots 1 thru 21, Block 2    | - | single-family including patio homes           |
| lots 22 thru 41, Block 2   | - | single-family                                 |
| lots 42 thru 84, Block 2   | - | single-family or duplexes                     |
| lots 1 thru 48, Block 4    | - | single-family                                 |
| lots 1 thru 6, Block 5     | - | single-family                                 |
| lots 1 thru 11, Block 6    | - | single-family                                 |
| lots 1 thru 41, Block 7    | - | single-family                                 |
| lots 1 thru 15, Block 8    | - | single-family                                 |
| lots 16 thru 22, Block 8   | - | single-family                                 |
| lots 23 thru 43, Block 8   | - | single-family or duplexes                     |
| lot 1, Block 9             | - | light commercial uses                         |
| lot 1, Block 10            | - | light commercial uses                         |

STAFF COMMENTS:

- 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 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 left-turn storage lanes on 21st street north to serve the 21st street/Reflection Ridge intersection and the 21st street/Tee Time intersection.
- H. The applicant shall guarantee the paving of 29th street north, from the west line of Ridge Road to the west line of Block 7, to a two lane section.
- I. The Reflection Ridge street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. In order to provide for the movement of pedestrians within this subdivision to future arterial sidewalks, it is suggested that the applicant consider providing a sidewalk on one side of Tee Time and one side of Wild Rose. This can be accomplished by making provision for the construction of the sidewalk in the associated street paving petitions.
- L. Upon the recording of this plat, Reflection Road shall become a designated residential collector street.
- M. 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. and is binding on future owners and assigns.
- N. On the final plat, the platting of the parking easements shall be referenced in the platting's text.
- O. On the final plat, the platting of the "5 foot maintenance easement" shall be referenced in the platting's text. If the units planned for development on the "Z-lots" require the maintenance easement for a roof overhang, the text shall also reference this as a purpose of the easement. On the final plat, the "maintenance easements" shall be shortened up as to not overlap into either the street, drainage and utility easement or the rear lot line utility easement.
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the platting's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."

- Q. On the final plat, the platting of the 5-foot wall easement shall be referenced in the plattors text.
- R. The final plat shall label the centerline of the utility easements.
- S. On the final plat, a new street name shall be proposed for the cul-de-sac serving lots 66 thru 84, Block 2. This street is too long to be called a court, given the requirements of the address numbering system.
- T. On the final plat, the cul-de-sac serving lots 32 thru 41 shall be named using the "circle" suffix.
- U. Due to the fact that the proposed street names of Morning Dew and Morning View sound so much alike, the applicant shall choose only one of these two conflicting names to be shown on the final plat.
- V. On the final plat, the following street names shall not be used. The listed names sound too much like existing street names. The existing street name, which is in conflict with the proposed name, is shown in parentheses.
1. Green Ridge (Greenwich)
  2. Evening View (Ewing Avenue)
  3. Deerfield (already used in Oaklawn)
  4. Buttercup (Butternut)
  5. Pheasant Run (Pleasant)
- W. Since the Community Unit Plan establishes the 12-foot sideyard setback required on zero lot line homes, it is not required for this subdivision to plat the 12-foot setback. The final plat shall, however, include a note on the face of the plat which states that "Required sideyard building setback for zero lot line homes are per the provisions of the Reflection Ridge Residential Community Unit Plan (DP-170)." This note shall also be referenced in the plattor's text.
- X. On the final plat, the use of a proposed reserve for swimming pool purposes shall not be stated unless the Community Unit Plan specifies that the use of the property for a swimming pool is permitted. To date, the only location permitted for swimming pools is on the lot being platted for the Clubhouse (lot 143, Block 1). To establish swimming pools as a permitted use on Reserves (Reserves O, R, V, W, KK, GG and OO) the applicant will need to amend the C.U.P. or gain approval of an administrative adjustment.
- Y. On the final plat, the platting of the "monument easements" and "parking easements", as part of a lot, shall be avoided. Monument easements are shown on lot 12, Block 1, lot 159, Block 1 and lot 1, Block 10. Parking easements are shown on lot 5, Block 3 and lot 9, Block 6. If the plattor desires to set aside land for purposes of entry monuments, the land should be platted as a reserve to be owned and maintained by a homeowners association. If parking easements are wanted, they should be established on property within the perimeter of a reserve. By avoiding the platting of these two easements on proposed lots, future vacation cases, and the host of issues surrounding them, will be avoided.
- Z. 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.
- AA. 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.
- BB. 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.

- CC. 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.
- DD. When the plat of Windemere Addition, located south of Oxford in an area east of Rock Road, was reviewed by the Subdivision Committee, a major issue resolved was how street stubs without a turnaround should be depicted on a plat. At that time, the decision was made to permit the platting of reserves for private drive purposes and to include provisions in the typical covenant, required to establish ownership and maintenance responsibilities for all reserves in the plat, for special language regarding future reversionary rights to the subject reserves should the planned Homeowners Association cease in the future to own them. This preliminary plat of Reflection Ridge, proposes the creation of 9 stub streets nearly identical to the private drives established on the Windemere plat.

Given the decision established by the Windemere plat, the final plat shall indicate the stub streets, being platted to serve the following lots, as separate reserves:

1. lots 13 thru 16, Block 1
2. lots 28 thru 31, Block 1
3. lots 23 thru 26, Block 1
4. lots 4 thru 8, Block 2
5. lots 182 thru 184, Block 1
6. lots 167 thru 171, Block 1
7. lots 30 thru 33, Block 8
8. lots 35 thru 37, Block 8
9. lots 21 and 22, Block 8

These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by such reserves. The 15-foot street, drainage and utility easement shall be platted through this reserve rather than around its perimeter. A 20-foot building setback shall be platted from the perimeter of the private drive reserve. On past plats, which utilized a reserve for private drive purposes, the reserve was also platted for public drainage and utility easement uses.

- EE. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- FF. The applicant shall submit a copy of the instrument which establishes the Arkla Pipeline easement on this property.
- GG. On the final plat, a bearing shall be provided for the centerline of the pipeline easement. Distance dimensions to the centerline of the pipeline easement shall also be provided from lot corners or other appropriate points of reference.
- HH. 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.
- II. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

- JJ. The final plat shall label the "parking easement" proposed within Reserve S (near lot 12, Block 2).
- KK. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations for several of the lots depicted on the preliminary plat (e.g., lot 2, Block 7, lot 23, Block 7, lot 22, Block 8, etc.). Section 7-204(D)(1).
- LL. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- MM. 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.
- NN. On the final plat, bearings and distances shall be provided for the perimeters of the proposed reserves.
- OO. It is noted that the applicant intends on platting a 20-foot wide front yard building setback on most of the residential lots within this plat. The Associated Community Unit Plan provides for this reduced setback, except for lots abutting a 64-foot or 70-foot street right-of-way. On 64-foot or 70-foot wide streets, the C.U.P. specifies that the front yard setback shall be 25-feet. With this requirement for 25-foot front yard building setbacks in mind, the final plat shall indicate a 25-foot front yard setback on lots 61 thru 99, Block 1.
- PP. On the final plat, the abbreviations "s.s. easement" and "c.a.c" shall be defined in the legend.
- QQ. If the proposed office property located at the northeast corner of Tee Time and 21st Street North is to have access to Tee Time Street, the width of the right-of-way for Tee Time shall be increased to 70-feet.
- RR. On the final plat, the numerous stub easements proposed by this plat shall be labeled and properly dimensioned (e.g., stub easements on lots 3 and 4, Block 5, lots 9 and 10, Block 4, etc.)
- SS. If the platting of this property requires the establishment of minimum building pad elevations, the minimum pad elevations shall be referenced in both mean sea level and city datum. The minimum building pad elevations shall be stated in both the plat's text and on the face of the plat.
- TT. On the final plat, the recording information for the existing 150-foot wide K.G. & E easement on this property, located north of lots 1 thru 4, Block 4, shall be referenced on the face of the plat.
- UU. On the final plat, the centerline of the adjacent perimeter roads shall be labeled. The amount of half-street right-of-way existing for these roads shall be indicated along with the amount of right-of-way being dedicated by way of this plat.
- VV. On the final plat, the access control being granted to Tyler Road from this plat shall be redrawn to exclude depicting the granting of access control from public street intersections. That is, show "complete access control" to Tyler Road across the west line of lots 1, 2, 6 and 11, Block 1 and Reserve L.
- WW. 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.
- XX. 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.
- YY. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

ZZ. The representative from City Engineering should be prepared to state if the applicant needs to guarantee the construction of west bound right turn lanes on 21st street north to provide for right turns onto Reflection Ridge street and Tee Time street.

Final  
Plan

AAA. As directed by the Community Unit Plan, the representative from City Engineering should be prepared to comment on the need for the applicant to guarantee construction of left turn storage and a southbound right turn lane on Ridge Road to serve the Ridge Road/Reflection Ridge intersection.

BBB. General provisions #9 of the associated Community Unit Plan specifies that the applicant shall submit an hydrology study at the time of platting this property. The representative from City Engineering should be prepared to comment on this study and on the status of the applicant's drainage concept.

CCC. The representatives from the City Engineer's Office and the Fire Department should be prepared to state if the turnaround proposed for Garden Ridge Circle, serving lots 12 thru 17, Block 2, is acceptable as depicted or are modifications required.

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)

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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.

- 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.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: April 9, 1987

TO: Walt Campbell, Deputy Chief of Operations  
Bill McKinley, Traffic Engineer  
✓Carl Gipson, Civil Engineer III

FROM: Barbara R. Harris, Senior Planner *BR Harris*

RE: Reflection Ridge Residential Community Unit Plan Proposal -  
Located north of 21st Street North in an area between Ridge  
and Tyler.

Attached for your review and comments is a copy of the proposed development plan and a copy of the associated general provisions for the above-referenced property. This residential C.U.P. proposal indicates a golf course and housing development on the 310.5-acre property. There are several exception areas for possible non-residential uses and, at present, there have not been any rezoning requests filed.

I would appreciate your comments regarding this development proposal by April 14, 1987, so it can be scheduled for MAPC review.

BRH:blw  
Attachments

PL/0221/4

REFLECTION RIDGE RESIDENTIAL C.U.P.  
GENERAL PROVISIONS

1. This project is proposed to contain 310.54 gross acres or 297.50 net acres. Net acres are determined by subtracting collector street R.O.W. from the overall development.
2. The proposed development, as illustrated, is to contain single family and zero lot line housing. The housing types illustrated are enclosed within a box in the parcel descriptions under general provision number 21. The illustrated use may not show the maximum number of dwelling units permitted for each parcel nor does it reflect what is shown on the plan view.

Illustrated Units as Established by Density.

531	Single Family Units
<u>190</u>	Zero Lot Line Units
721	Total Units

There are optional uses as described under parcel descriptions (general provision 21) which may increase this count but will not exceed the maximum overall density of 4.68 DU/acre as requested under general provision number 3 below.

3. Net Density Calculation: If the parcels are developed as illustrated, the overall density of the site would be 2.42 DU/acre. If the site is developed with the maximum number of units permitted 1393, the overall density would be 4.68 DU/acre.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer area, lakes, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.  
  
Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.
8. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft. Minimum lot frontages shall be 60' for single family, 45' for patio home and zero lot line units and 80' for duplexes; measured at the setback line.

4.

	FRONT YARD							REAR YARD <sup>4</sup>	SIDE YARD	SB Garage Face AT1 Street ROW
	Dimension from R.O.W. Line									
	50' ROW 21' BB	32' ROW <sup>1</sup> 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	Private <sup>3</sup> Street From CL	Cul-de-sac at Bulb 50' (ROW) 58'	Corner Lot			
Single Family	20'	20'	20'	25'	32'	20'	15'	20'	6'	20'
Zero Lot Line	20'	20'	20'	25'	32'	20'	15'	20'	0' & 12' <sup>2</sup>	20'
Duplex	20'	20'	20'	25'	32'	20'	15'	20'	6'	20'
Patio Homes	20'	20'	20'	25'	32'	20'	15'	20'	6'	20'
Townhouses	20'	20'	20'	25'	32'	20'	15'	20'	6'	20'
Garden Apartments	--	--	--	--	42'	--	20'	20'	10'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'. For special conditions on parcels 1, 14 and 15, see general provision number 16.

1 On streets having a 32' ROW with 29' BB pavement, there shall also be platted a 15' street, drainage and utility easement on either side of R.O.W. line, where parking shall be permitted but landscaping limited to turf and street trees approved by city forester. Off-street parking bays shall be permitted where approved by traffic engineer at time of platting. (See general provision number 19.)

2 Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating all other elements of the dwelling units except for the garages.

3 On corner lots on private streets, the side yard setback can be reduced from 32' to 27' providing that the garage face shall be setback a minimum of 20' from back of curb.

4 Rear yard setbacks may be reduced to 10' when adjacent to a platted open space or reserve.

9. Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting. The ownership and maintenance of said facilities shall be determined at the time of platting.
10. Final determination of street right-of-way and pavement width as well as access controls will be resolved at the time of platting.
11. Should an alternate land use, permitted under parcel descriptions below (general provision 21), be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
12. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the affected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
13. Any crossing of the 150' KG&E easement shall require approval of the utility company.
14. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Appropriate turn arounds for dead end streets will be determined at the time of platting.
15. Off-Street Parking: Apartment uses shall provide for 1.5 spaces per dwelling unit while all other uses shall provide 2.0 spaces per dwelling unit. Parking shall be provided in accordance with Section 28.04.140 et seq of the Code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting.
16. Special conditions for parcels 1, 14 and 15 with Townhouses and Apartments only.
  - A. Front, rear and side yard setbacks illustrated on chart in general provision number 4 above apply to all elements of the dwelling unit and accessory structures except for garages as here-below provided for.
  - B. Setback requirements for garages shall be as follows:
    1. Setbacks from Tyler, Ridge Road and 29th Street North shall be a minimum of 5'.
    2. Setbacks on major entrances into each parcel shall be 5' if constructed as a public street or shall be 10' back of curb if constructed as a private street.
  - C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in general provision number 4 above shall apply.
    1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.

2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
4. No garage window or door openings shall be allowed to face onto Tyler, Ridge Road or 29th Street North or the major entries into each parcel.
5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.
8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller), shrubs, and grass areas. All landscaped areas outside wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
9. All surfaces of proposed wall and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.
17. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
18. A sidewalk plan shall be submitted for review and approval at the time of platting.
19. Back out parking shall be permitted in patio home, zero lot line and duplex areas subject to the conditions as listed in policy statement No. 13. The exact location of parking areas shall be determined at time of platting as parking reserves or parking easements.
20. Parcel number 16 represents the golf course, clubhouse and related recreational facilities and shall be operated and maintained by the golf course ownership.

21. Parcel Descriptions

Parcel	PROPOSED USES AND MAX. DUS PERMITTED						Acres	PARCEL DENSITIES						Max. Bldg. Ht.
	S.F.	P.H.	Z.L.L.	D.P.	T.H.	Apt.		S.F.	P.H.	Z.L.L.	D.P.	T.H.	Apt.	
1	27	34	[34]	40	85	136	6.79	5	5	6	12.5	20	35'	
2	[17]	21	21	26			4.29	5	5	6			35'	
3	[75]	94	94				18.90	5	5				35'	
4	23	29	[29]	34	72	115	5.73	5	5	6	12.5	20	35'	
5	[33]	42	42				8.34	5	5				35'	
6	[67]	84	84				16.71	5	5				35'	
7	26	33	[33]	38	82		6.52	5	5	6	12.5		35'	
8	[71]	89	89	106			17.80	5	5	6			35'	
9	[73]	91	91				18.13	5	5				35'	
10	[34]	43	43				8.51	5	5				35'	
11	39	49	[49]	58	122	195	9.75	5	5	6	12.5	20	35'	
12	[99]	124	124				24.74	5	5				35'	
13	[62]	77	77				15.45	5	5				35'	
14	26	33	[33]	38	82	132	6.58	5	5	6	12.5	20	35'	
15	9	12	[12]	14	29	46	2.31	5	5	6	12.5	20	35'	
16	Golf Course, Clubhouse & Related Recreational Facilities						126.95							35'

Total Units Illustrated - 721  
 Illustrated Density - 2.42 DU/net acre  
 Max. Units Permitted - 1393  
 Maximum Density - 4.68 DU/net acre

Net Acres 297.50  
 Collector Street R.O.W. 13.04  
 Gross Acres 310.54

Illus. Totals	531	190		
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[ ] Denotes illustrated land use.



February 9, 1987

REFLECTION RIDGE DEVELOPMENT  
SANITARY SEWER

FLOW CALCULATIONS

Area 1

148	Single Family	3 @ 100 gpd	=	44,400
18	Duplex Family	2.6 @ 90 gpd	=	4,212
1	Club House	150 @ 70 gpd	=	10,500
1	Real Estate Office	10 @ 100 gpd	=	1,000
3	Church Parcels			
	898,200 SF/43,560 = 20.6 Ac	20.6 Ac @ 3300 gpad	=	67,980
9	Office Lots			
	443,900 SF/43,560 = 10.2 Ac	10.2 Ac @ 3300 gpad	=	33,660
				161,752
	Peak Flow = 3 x 161,752		=	485,260

Area 1a

AAA Rental				
135,000 SF/43,560 = 3.1	31 Ac @ 3300 gpad	=		10,230
Commercial Lot				
321,550 SF/43,560 = 7.4 @ 5350		=		39,590
Apartment Lot				
244,000 SF/43,560 = 5.6		=		18,800
24 lots/5.6 x 2.0 x 70		=		68,620
				205,860
Peak Flow = 3 x 68,620			=	

Area 2

91 Single Family Lots	3 @ 100 gpd	=		27,300
Peak Flow = 3 x 27,300		=		81,900

Area 3

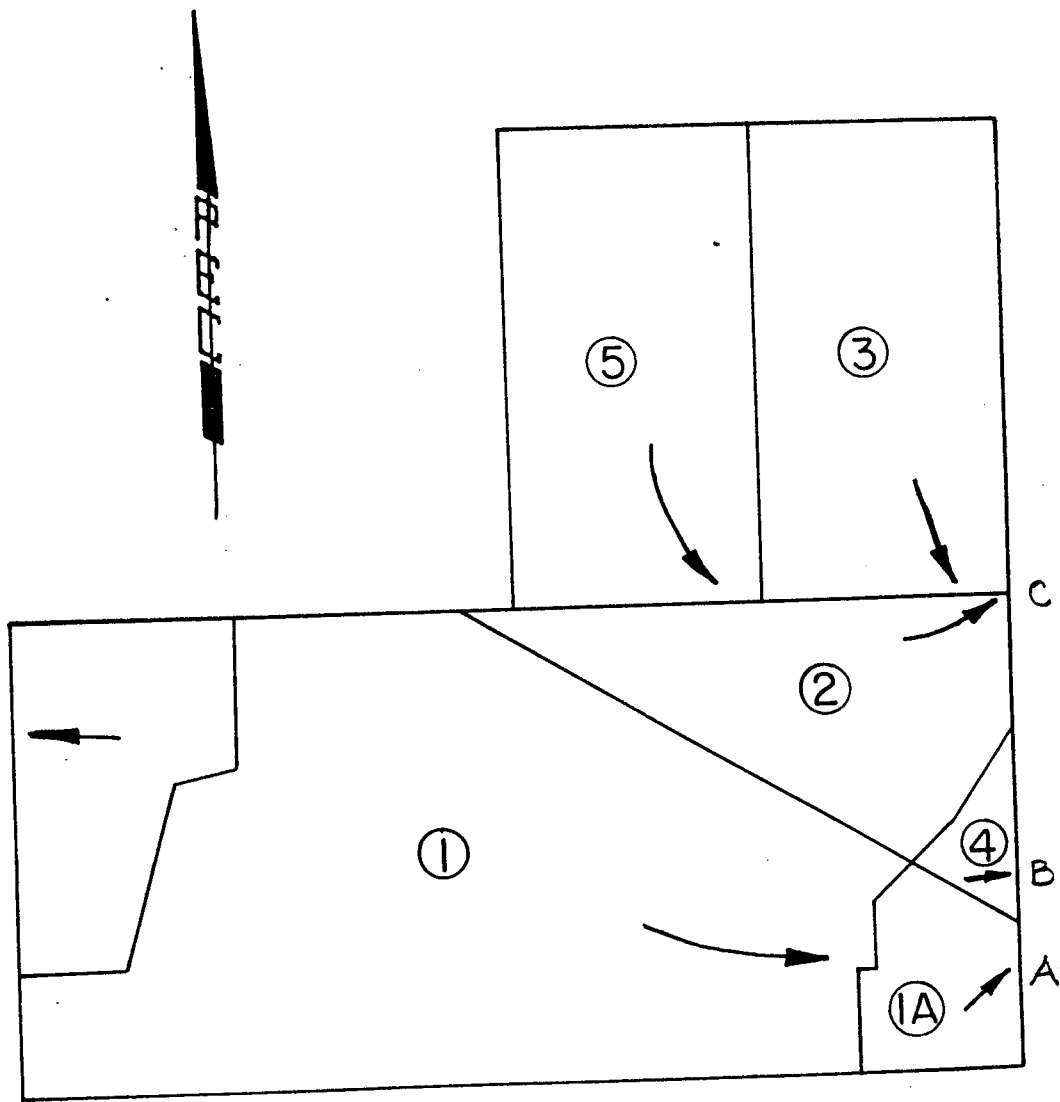
84 Single Family	3 @ 100 gpd	=		25,200
Commercial Lot		=		5,303
70,000SF/43,560 x 3300		=		30,503
Peak Flow = 30,503		=		91,510

Area\_4

Apartment Lot  
207,600 SF/43,560 = 4.8  
24 x 4.8 x 2.0 x 70 = 16,130  
Peak Flow = 3 x 16,130 = 48,390

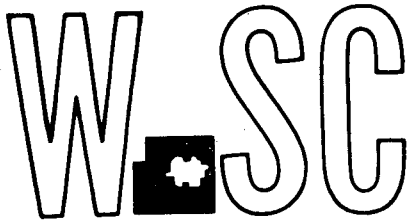
Area\_5

84 Single Family 3 @ 100 gpd = 25,200  
Commercial Lot  
70,000 SF/43,560 x 3300 = 5,303  
30,503  
Peak Flow = 3 x 30,503 = 91,510



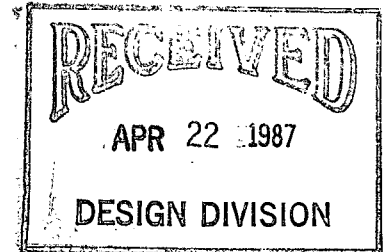
**SCHEMATIC DIAGRAM OF  
REFLECTION RIDGE LAYOUT  
FOR SANITARY SEWER FLOW CALCULATIONS**

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 20, 1987

Bill Yung  
Bill G. Yung Design  
4912 East 29th Street North  
Suite One  
Wichita, Kansas 67220

RE: Development plan proposal for Reflection Ridge Residential Community Unit Plan, generally located north of 21st Street North between Ridge and Tyler Roads.

Dear Bill:

We have received the above-referenced development plan proposal and have reviewed it with the Engineering and Fire Departments. Your plan proposes a mixture of housing types amidst an eighteen-hole golf course, lakes and open space. There are several exception areas for possible future non-residential uses, and, at present, there have not been any rezoning requests filed. The following are the comments on your residential community unit plan proposal:

- (1) The Fire Department has noted that the cul-de-sacs on Parcel 6 and the northeast cul-de-sac on Parcel 3 exceed the 600-foot maximum for dead-end streets. Also, the southeast stub street in Parcel 4 is slightly longer than the 200-foot length usually allowed without a turnaround.
- (2) Engineering has advised of the need for special consideration to be given at the time of platting to the handling of storm water runoff since there is no natural outfall for drainage on this site.

Engineering has also advised that the following should be included as general provisions on the C.U.P.:

- (a) "The applicant shall guarantee the construction of left-turn storage lanes to serve the two (2) proposed streets tying into 21st Street North at the time of platting".

PL/0248/4

C  
O  
P  
Y

- (b) "The need for right-turn lanes into the two (2) proposed streets tying into 21st Street North shall be addressed at the time of platting."
  - (c) "The applicant shall guarantee the paving of 29th Street North to a two-lane standard at the time of platting".
  - (d) "The need for left-turn storage and a right-turn lane at the intersection of Ridge Road and proposed collector street shall be addressed at the time of platting".
- (3) The standard general provision regarding the screening of trash receptacles should be added since it would be applicable for the clubhouse on Parcel 16.
- (4) Please expound on the golf course and related recreational facilities description in General Provision #19. The general provision should specifically list proposed uses and include the following wording:

"Prior to the issuance of any building permits, a site development plan for the clubhouse and related recreational facilities (excluding golf course) on Parcel 16 shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, private sidewalks in conformance with approved sidewalk plan, and also identifies setbacks, screening and landscaping to adjacent residential lots in the area".

We would be happy to discuss these comments with you and your client and please give us a call if you have any questions or comments. This C.U.P. can be scheduled for Metropolitan Area Planning Commission review with the submission of 14 copies of the plan indicating the above-referenced items.

Sincerely,

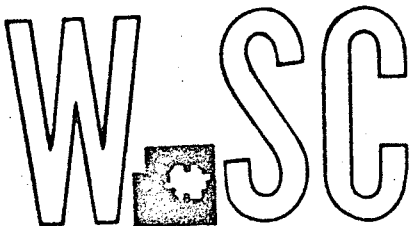
*Barbara R. Harris*  
Barbara R. Harris  
Senior Planner

BRH:blw

cc: Reflection Ridge, Inc., P.O. Box 771069, Wichita KS. 67277-1069  
✓Carl Gipson, City Engineering  
Chief Walt Campbell, Fire Department

PL/0248/4

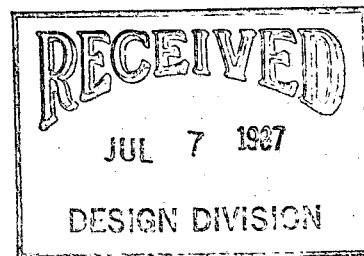
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

July 2, 1987



Bill G. Yung Design  
4912 E. 29th North  
Wichita, Kansas 67220

Re: S/D 87-51 Reflection Ridge

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 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 petition for the construction of left-turn storage lanes on 21st street north to serve the 21st street/Reflection Road intersection and the 21st street/Tee Time intersection. The option of constructing a 5th lane for this road exists.

- H. The applicant shall petition for the paving of 29th street north, from the west line of Ridge Road to the west line of Block 7, to a two lane section.
- I. The Reflection Road paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternative sidewalk system by submitting a sidewalk plan with the final plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. In order to provide for the movement of pedestrians within this subdivision to future arterial sidewalks, it is suggested that the applicant consider providing a sidewalk on one side of Tee Time and one side of Wild Rose. This can be accomplished by making provision for the construction of the sidewalk in the associated street paving petitions.
- L. Upon the recording of this plat, Reflection Road shall become a designated residential collector street.
- M. 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.
- N. On the final plat, the platting of the parking easements shall be referenced in the plat's text.
- O. On the final plat, the platting of the "5 foot maintenance easement" shall be referenced in the plat's text. If the units planned for development on the "Z-lots" require the maintenance easement for a roof overhang, the text shall also reference this as a purpose of the easement. On the final plat, the "maintenance easements" shall be shortened up as to not overlap into either the street, drainage and utility easement or the rear lot line utility easement.
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. On the final plat, the platting of the 5-foot wall easement shall be referenced in the plat's text.
- R. The final plat shall label the centerline of the utility easements.
- S. On the final plat, a new street name shall be proposed for the cul-de-sac serving lots 66 thru 84, Block 2. This street is too long to be called a court given the requirements of the address numbering system.

- T. On the final plat, the cul-de-sac serving lots 32 thru 41, Block 2, shall be named using the "circle" suffix.
- U. Due to the fact that the proposed street names of Morning Dew and Morning View sound so much alike, the applicant shall choose only one of these two conflicting names to be shown on the final plat.
- V. On the final plat, the following street names shall not be used. The listed names sound too much like existing street names. The existing street name, which is in conflict with the proposed name, is shown in parentheses.
1. Green Ridge (Greenwich)
  2. Evening View (Ewing Avenue)
  3. Deerfield (already used in Oaklawn)
  4. Buttercup (Butternut)
  5. Pheasant Run (Pleasant)
- W. Since the Community Unit Plan establishes the 12-foot sideyard setback required on zero lot line homes, it is not required for this subdivision to plat the 12-foot setback. The final plat shall, however, include a note on the face of the plat which states that "Required sideyard building setback for zero lot line homes are per the provisions of the Reflection Ridge Residential Community Unit Plan (DP-170)." This note shall also be referenced in the plat's text.
- X. On the final plat, the use of a proposed reserve for swimming pool purposes shall not be stated unless the Community Unit Plan specifies that the use of the property for a swimming pool is permitted. To date, the only location permitted for swimming pools is on the lot being platted for the Clubhouse (lot 143, Block 1). To establish swimming pools as a permitted use on Reserves (Reserves O, R, KK, and OO) the applicant will need to amend the C.U.P. or gain approval of an administrative adjustment.
- Y. On the final plat, the platting of the "monument easements" and "parking easements", as part of a lot, shall be avoided. Monument easements are shown on lot 12, Block 1, lot 159, Block 1 and lot 1, Block 10. Parking easements are shown on lot 5, Block 3 and lot 9, Block 6. If the platting desires to set aside land for purposes of entry monuments, the land should be platted as a reserve to be owned and maintained by a homeowners association. If parking easements are wanted, they should be established on property within the perimeter of a reserve. By avoiding the platting of these two easements on proposed lots, future vacation cases, and the host of issues surrounding them, will be avoided.
- Z. The final plat shall state in the platting's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- AA. 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.
- BB. 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.
- CC. 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.
- DD. When the plat of Windemere Addition, located south of Oxford in an area east of Rock Road, was reviewed by the Subdivision Committee, a major issue resolved was how street stubs without a turnaround should be depicted on a plat. At that time, the decision was made to permit the platting of reserves for private drive purposes and to include provisions in the typical covenant, required to establish ownership and maintenance responsibilities for all reserves in the plat, for special language regarding future reversionary rights to the subject reserves should the planned Homeowners Association cease in the future to own them. This preliminary plat of Reflection Ridge, proposes the creation of 9 stub streets nearly identical to the private drives established on the Windemere plat.

Given the decision established by the Windemere plat, the final plat shall indicate the stub streets, being platted to serve the following lots, as separate reserves:

1. lots 13 thru 16, Block 1
2. lots 28 thru 31, Block 1
3. lots 23 thru 26, Block 1
4. lots 4 thru 8, Block 2
5. lots 182 thru 184, Block 1
6. lots 167 thru 171, Block 1
7. lots 30 thru 33, Block 8
8. lots 35 thru 37, Block 8
9. lots 21 and 22, Block 8

DD. Continued from Page 4 --

These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by such reserves. The 15-foot street, drainage and utility easement shall be platted through this reserve rather than around its perimeter. A 20-foot building setback shall be platted from the perimeter of the private drive reserve. On past plats, which utilized a reserve for private drive purposes, the reserve was also platted for public drainage and utility easement uses.

- EE. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- FF. The applicant shall submit a copy of the instrument which establishes the Arkla Pipeline easement on this property.
- GG. On the final plat, a bearing shall be provided for the centerline of the pipeline easement. Distance dimensions to the centerline of the pipeline easement shall also be provided from lot corners or other appropriate points of reference.
- HH. 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.
- II. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- JJ. The final plat shall label the "parking easement" proposed within Reserve S (near lot 12, Block 2).
- KK. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations for several of the lots depicted on the preliminary plat (e.g., lot 2, Block 7, lot 23, Block 7, lot 22, Block 8, etc.). Section 7-204(D)(1).
- LL. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- MM. 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.

- NN. On the final plat, bearings and distances shall be provided for the perimeters of the proposed reserves.
- OO. It is noted that the applicant intends on platting a 20-foot wide front yard building setback on most of the residential lots within this plat. The Associated Community Unit Plan provides for this reduced setback, except for lots abutting a 64-foot or 70-foot street right-of-way. On 64-foot or 70-foot wide streets, the C.U.P. specifies that the front yard setback shall be 25-feet. With this requirement for 25-foot front yard building setbacks in mind, the final plat shall indicate a 25-foot front yard setback on lots 61 thru 99, Block 1.
- PP. On the final plat, the abbreviations "s.s. easement" and "c.a.c" shall be defined in the legend.
- QQ. If the proposed office property located at the northeast corner of Tee Time and 21st Street North is to have access to Tee Time Street, the width of the right-of-way for Tee Time shall be increased to 70-feet. It is noted that the applicant is presently planning no access from the office property to Tee Time Street.
- RR. On the final plat, the numerous stub easements proposed by this plat shall be labeled and properly dimensioned (e.g., stub easements on lots 3 and 4, Block 5, lots 9 and 10, Block 4, etc.)
- SS. If the platting of this property requires the establishment of minimum building pad elevations, the minimum pad elevations shall be referenced in both mean sea level and city datum. The minimum building pad elevations shall be stated in both the plat's text and on the face of the plat.
- TT. On the final plat, the recording information for the existing 150-foot wide K.G. & E easement on this property, located north of lots 1 thru 4, Block 4, shall be referenced on the face of the plat.
- UU. On the final plat, the centerline of the adjacent perimeter roads shall be labeled. The amount of half-street right-of-way existing for these roads shall be indicated along with the amount of right-of-way being dedicated by way of this plat.
- VV. On the final plat, the access control being granted to Tyler Road from this plat shall be redrawn to exclude depicting the granting of access control from public street intersections. That is, show "complete access control" to Tyler Road across the west line of lots 1, 2, 6 and 11, Block 1 and Reserve L.
- WW. At the time of submitting a final plat for property in the vicinity of the Reflection Road/Ridge Road intersection, the applicant shall submit a traffic study to determine if a guarantee for construction of a left turn storage and southbound right turn lane on Ridge Road to serve the Reflection Road/Ridge Road intersection is needed.
- XX. The final plat shall indicate the utility easements requested by K.G. & E and Southwestern Bell that are marked on the engineer's copy of the preliminary plat.

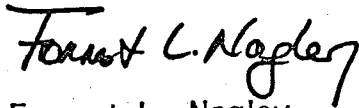
WICHITA - SEDGWICK COUNTY

Page 7

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

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



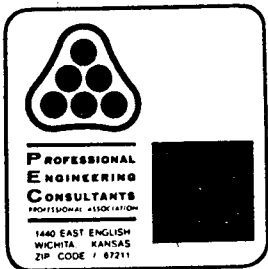
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Reflection Ridge, Inc., P.O. Box 771069, Wichita, Ks. 67277  
Professional Engineering Consultants, P.A., 1440 E. English,  
Wichita, KS 67211  
✕ Mike Lindebak, City Engineer

# MEMO



TO: Jack Galbraith, MAPD  
10th Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 36-87157-2092

PROJECT: Reflection Ridge

DATE: July 16, 1987

COPIES TO:

ATTN:

✓ Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineer  
Reflection Ridge, Inc.  
Bill Yung Design

FROM: Dick Linn

REFERENCE: Collector Street

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The collector street (Reflection Road) in Reflection Ridge Addition will not have direct local access except at three parcels in this subdivision. The residential lots will only have direct access to the residential streets in this subdivision. The golf course parcels (and other Reserves for landscaping and open space) directly abut a significant portion of the frontage along the collector street. It is not anticipated that the development will generate the need for on-street parking on the collector street. The street is approximately 7,400 feet in length and a reduction in width, eliminating the parking lanes, is desirable for several reasons:

1. Reduction in cost
2. Reduction in R/W
3. Visual impact (eliminate the wide "blvd." appearance on a street where drives or direct local access is not provided)

The Developer requests that the width of this residential collector be reduced to 29' back to back pavement with 58' R/W.

The 37' back to back pavement (66' R/W) will be retained adjacent to Lot 1, Block 10 (the L.C. parcel).

Total access control will be dedicated along the residential lots, golf course, and Reserves.

Direct access will be provided at two locations each to the Clubhouse area and the sales office lot. Access control will be dedicated on a portion of the Clubhouse area to provide an offset driveway alignment with Tee Time St.



*DL*

July 16, 1987  
Page 2 of 2

A Covenant will be filed with the Final Plat which will provide for the cost of installation of no-parking signs on the collector street. If it is determined, by the Traffic Engineer, that on street parking is creating an operational problem, no-parking signs will be installed and the cost paid by the Homeowners Assoc.

If additional information is desired, please advise.

A handwritten signature in cursive script, appearing to read "R. L. Smith".

RWL/kss

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS-ENGINEERING

DATE June 28, 1989

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works

SL <sup>ew</sup>

SUBJECT Agreements for Respread  
of Special Assessments:  
Reflection Ridge Addition

Please place the attached agreements on the Consent Agenda. The purpose of the agreements is to respread special assessments to reflect recent platting activity. The Law Department has approved the documents as to legal form.

Recommendation/Action: Approve the agreements and authorize the Mayor to execute.

:cp

AGREEMENT

BY AND BETWEEN

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

and

REFLECTION RIDGE, INC.  
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 in the SE 1/4 Sec. 4, Twp. 27S, R1W (part of D-746-UP)  
was part of the improvement district for the following City project(s):

Lateral 2, Main 15, Southwest Interceptor (81745)

Said property was replatted as Lots 1 & 2, Block 1 and Lots 1 through 12 incl.,  
Block 2, Reflection Ridge Commercial

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

The \$37,636.17 assessment against the unplatted tract (as described in the project resolution) is to be prorated to the lots described in Sec. 1 on a fractional basis as follows:

Lots 2 through 8, incl., Block 2 shall pay \$4,076.60 each.  
Lots 1 & 2, Block 1, Lot 1, and Lots 9 through 12, incl.  
Block 2 shall pay \$1,300.00 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 therefor.

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.

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

THE CITY OF WICHITA, KANSAS

Approved as to form:

Thomas R. Powell  
Director of Law

BY \_\_\_\_\_

Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

BY Marvin Schellenberg Vice President  
Party of the Second Part

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

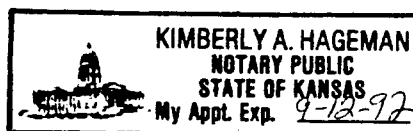
BE IT REMEMBERED, That on this 21<sup>st</sup> day of June,  
19 89, before me, the undersigned, a Notary Public in and for the County and  
State aforesaid, came Marvin Schellenberg, personally  
known to me to be the same person who executed the within instrument of writing  
and such person duly acknowledged 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.

Kimberly A. Hageman  
Notary Public

My Appointment Expires:

9-12-92



AGREEMENT

BY AND BETWEEN

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

and

REFLECTION RIDGE, INC.  
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 in SE 1/4 of Sec. 4, Twp. 27S, R1W (part of D-746-UP)  
was part of the improvement district for the following City project(s):

Storm Water Sewer No. 346 (81747)

Said property was replatted as Lots 1 & 2, Block 1 and Lots 1 through 12 incl., Block 2  
Reflection Ridge Commercial

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

The \$37,351.61 assessment against the unplatted tract (as described in the project resolution) is to be prorated to the lots described in Sec. 1 on an equal fraction basis (1/14 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 therefor.

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.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the

\_\_\_\_\_ of \_\_\_\_\_, 19\_\_.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Thomas R. Powell  
Director of Law

BY \_\_\_\_\_

Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

BY Marvin Schellenberg Vice President  
Party of the Second Part

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

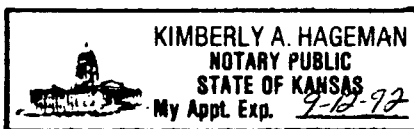
BE IT REMEMBERED, That on this 31<sup>st</sup> day of June, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Marvin Schellenberg, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged 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.

Kimberly A. Hageman  
Notary Public

My Appointment Expires:

9-12-92



THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE March 15, 1988

TO Dale Rea, Deputy City Clerk

FROM Steve Lackey, Director of Public Works

SUBJECT

Agreement for Respread of  
Special Assessments:  
Water Supply Line in 21st  
St., Tyler to Ridge

Please place the attached agreement on the Consent Agenda. The purpose of the agreement is to respread assessments to reflect recent platting activity.

Recommendation/Action: Approve the agreement and authorize the Mayor to execute.

SL:BM/sm:4649A

cc: Robert Finch, Deputy City Manager

AGREEMENT

BY AND BETWEEN

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

and

Reflection Ridge, Inc.  
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. Reflection Ridge Addition (part only) and adjacent unplatted tracts was part of the improvement district for the following City project(s):

Water Supply Line in 21st St., Tyler Rd. to Ridge Rd.  
Project No. 448 76 245 88199 000 000 001

Said property was replatted as Reflection Ridge Addition and Reflection Ridge Commercial Addition.

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

following manner: The assessment to that part of Reflection Ridge Addition included in the project benefit district is to be assessed to the following lots on an equal fraction basis (1/71 each): Lots 45 and 46, Block 1, Lots 3, 4, & 5, and Lots 7 through 59, incl., Block 2, and Lots 1 through 13, incl., Block 3.

The assessment to the unplatted tract (DE-63) being replatted as Lots 1 and 2, Block 1; and Lots 1 through 12, incl., Block 2, Reflection Ridge Commercial Addition is to be prorated to these lots on an equal fraction basis (1/14 each).

The assessment to the unplatted tracts adjacent to Ridge Rd. (DE-63-3, DE-63-4, DE-63-5, and DE-63-6) is to be prorated to Lots 14, 15, and 16 (part), Block 2, Reflection Ridge Commercial Addition, on a sq. ft. basis (Lot 14 = 32,410 sq. ft., Lot 15 = 453,816 sq. ft., Lot 16 (part) = 169,544 sq. ft.).

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 therefor.

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.

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

THE CITY OF WICHITA, KANSAS

Approved as to form:

Thomas R. Powell  
Director of Law

BY

\_\_\_\_\_  
Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

By: Reginald V. Boothe Pres.  
Reginald V. Boothe, President.  
Party of the Second Part

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 24th day of February, 1988, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Reginald V. Boothe, 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.

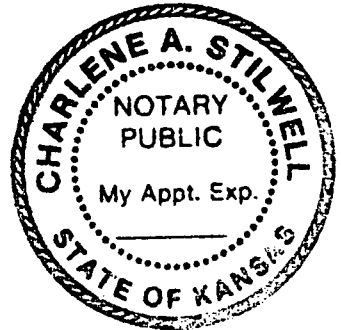
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Charlene A. Stilwell  
Notary Public

My Appointment Expires:

11/30/91

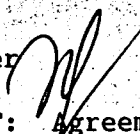
(4099A)



**THE CITY OF WICHITA  
OFFICE OF PUBLIC WORKS - ENGINEERING**

**TO:** Twila Nelson, Deputy City Clerk

**DATE:** June 19, 1990

**FROM:** Michael E. Lindebak, P.E., City Engineer 

**SUBJECT:** Agreements to Respread  
Special Assessments:  
Tallgrass East Addition  
Reflection Ridge  
Addition

Please place the attached agreements on the Consent Agenda. The purpose of the agreements is to respread special assessments to reflect recent platting activity. The Law Department has approved the documents as to legal form.

**Recommendation/Action:** Approve the agreements and authorize the Mayor to sign.

/BM:wt  
Attach.

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT


DATE: June 14, 1990

TO: Vicky Huang, Subdivision Engineer

FROM: Douglas J. Moshier, Senior Assistant City Attorney

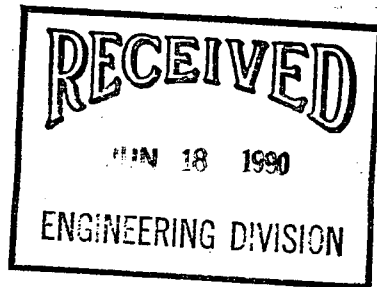
SUBJECT: Agreement for Respread  
Assessments

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

  
Douglas J. Moshier  
Senior Assistant City 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

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 tracts in the E 1/2 of SW 1/4 of Sec. 4, T27S, R1W (D-751-UP & D-751-1-UP)  
was part of the improvement district for the following City project(s):  
Main 15, Southwest Interceptor Sewer

Said property was replatted as Reflection Ridge 5th Addition

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

The assessment levied against D-751-UP (\$2,035.92) and D-751-1-UP (\$1,648.95) is to be prorated to Lots 1 through 21 inclusive, Block 1, Reflection Ridge 5th Addition on an equal fraction basis (1/21 each, \$175.47).

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 therefor.

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:

Thomas R. Pawlitz  
Director of Law

BY

\_\_\_\_\_  
Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

Reflection Ridge, Inc.

Marvin Schellenberg  
Party of the Second Part  
MARVIN SCHELLENBERG V.P.

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 5TH day of JUNE, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came MARVIN SCHELLENBERG V.P. OF REFLECTION RIDGE 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



(4099A)

AGREEMENT

BY AND BETWEEN

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

and

Reflection Ridge, Inc.  
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 in the E 1/2 of SW 1/4, Sec. 4, T27S, R1W (Part D-751-UP) was part of the improvement district for the following City project(s):

Water Supply Line  
Project 448 76 245 88199  
(Assessment = \$2,261.53)

Said property was replatted as Reflection Ridge 5th Addition

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

Lots 1 through 21 inclusive, Block 1, Reflection Ridge 5th Addition shall pay 1/21 of the total assessment levied against D-751-UP (\$107.69 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 therefor.

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:

Thomas R. Powell  
Director of Law

BY

\_\_\_\_\_  
Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

Reflection Ridge, Inc.

Marvin Schellenberg  
Party of the Second Part  
MARVINSCHELLENBERG V.P.

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 5th day of June, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came MARVIN SCHELLENBERG V.P. 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

(4099A)



File

Agenda Item # \_\_\_\_\_

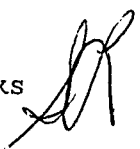
CITY OF WICHITA  
CITY COUNCIL MEETING

April 2, 1991

Agenda Report No. \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Agreement to Respread Special Assessments (Reflection Ridge Addition)

INITIATED BY: Department of Public Works 

AGENDA ACTION: Consent Agenda

Recommendation: Approve the Agreement.

Background: Special assessments at Reflection Ridge have previously been spread on a square footage basis (according to lot size).

Analysis: The developer of Reflection Ridge Addition has submitted an agreement to respread special assessments within the development. The affected project is Main 15, Southwest Interceptor Sewer. The agreement would allow the assessments to be respread on an equal share per lot basis regardless of lot size.

Financial Considerations: There is no additional cost to the City.

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

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

BM:gnz

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

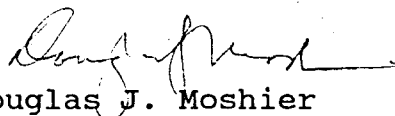
DATE: March 18, 1991

TO: Vicky Huang, Subdivision Engineer

FROM: Douglas J. Moshier, Senior Attorney

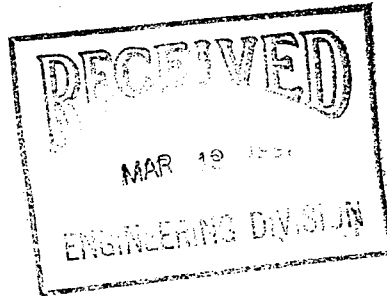
SUBJECT: Agreement for Respread  
Assessments

The attached Agreement for respreading assessments in Reflection Ridge, Inc., 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

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. E 1/2 of N.E. 1/4 of Sec. 4, Twp. 27 S., R. 1 W., D-744-UP & D-745-UP  
was part of the improvement district for the following City project(s):

Main 15, Southwest Interceptor Sewer  
Project J-40470, Code 67-26

Said property was replatted as Reflection Ridge 6th Addition.

---

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

The assessments to D-744-UP (\$2,350.80 annual) and to D-745-UP (\$3,022.46 annual) are to be pro-rated to Lots 1 through 57, Block 1 and Lots 1 through 38, Block 2, Reflection Ridge 6th Addition on an equal fraction basis (1/95 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 therefor.

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 judgements 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:

Thomas R. Pomeroy  
Director of Law

BY

Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

Marvin Schellenberg  
Marvin Schellenberg, Vice President  
Party of the Second Part

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY )

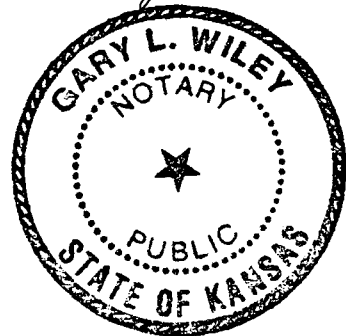
BE IT REMEMBERED, That on this 25th day of FEBRUARY,  
1991, before me, the undersigned, a Notary Public in and for the County and  
State aforesaid, came Marvin Schellenberg, V.P of Reflection Ridge, Inc.,  
personally known to me to be the same person who executed the within  
instrument of writing 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



THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE: October 4, 1991

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

FROM: Douglas J. Moshier, Senior Attorney

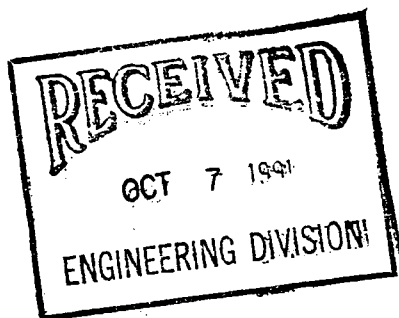
SUBJECT: Agreement for Respread  
Assessments

The attached Agreement for respreading assessments in Reflection  
Ridge Addition 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. The W 1/2 of the NE 1/4 of Sec. 4, T27S, R1W of the 6th P.M.  
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 Reflection Ridge 7th Addition

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

The assessment to be the tract described in Section 1 (47,547/59,000 of the total cost) is to be reassessed as follows:

Reserve "I" Reflection Ridge 7th Addition is to pay 61/189.

Lots 17 through 39, Block 1 and Lots 1 through 33, Block 3, Reflection Ridge 7th Addition shall each pay 1/189.

Unplatted tract (described as follows) is to pay 72/189:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SEC. 4, T27S, R1W OF THE 6TH P.M.; THENCE BEARING N89°28'38"E ALONG THE NORTH LINE OF SAID SEC. 4 A DISTANCE OF 864.07'; THENCE BEARING S0°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 S45°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 S12°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 N89°55'09"W A DISTANCE OF 368.19'; THENCE BEARING S0°48'45"W A DISTANCE OF 241.39'; THENCE BEARING N89°11'15"W A DISTANCE OF 127.01'; THENCE BEARING S86°06'41"W A DISTANCE OF 58.79'; THENCE BEARING N89°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 N0°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.

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. Rehmstorf  
Director of Law

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

By Marvin Schellenberg  
Marvin Schellenberg, Vice President  
Party of the Second Part

ELGIN M. GUPTON LIVING TRUST

By Elgin M. Gupton  
Elgin M. Gupton, Trustee  
Party of the Second Part

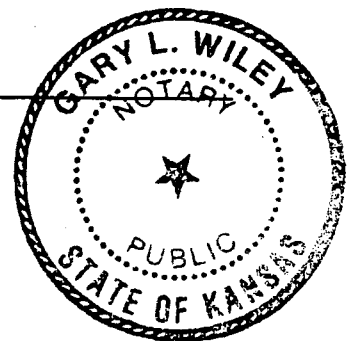
By Odessa M. Gupton  
Odessa M. Gupton, Trustee  
Party of the Second Part

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

BE IT REMEMBERED, That on this 23rd day of September,  
19 91, before me, came Marvin Schellenberg, Vice 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:

Jun. 3, 1993

STATE OF KANSAS )  
 ) SS  
SEDGWICK COUNTY )

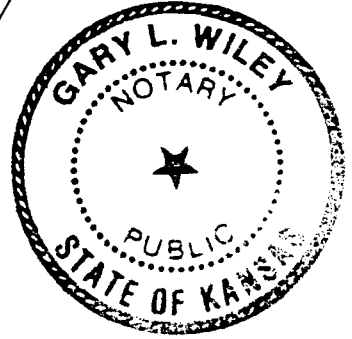
BE IT REMEMBERED, That on this 23<sup>rd</sup> day of September,  
19 91, before me, came Elgin M. Gupton and Odessa M. Gupton, Trustees, Elgin  
M. Gupton Living Trust, personally known to me to be the same persons who  
executed the within instrument of writing and such person duly acknowledged  
the 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



AGREEMENT

BY AND BETWEEN

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

and

REFLECTION RIDGE, INC.  
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. The south 1140' of the W 1/2 of the NE 1/4 of SEc. 4, T27S, R1W of the 6th P.M.  
was part of the improvement district for the following City project(s):

Storm Water Sewer No. 414  
Project No. 468-82101

Said property was replatted as Reflection Ridge 7th Addition

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

The assessment to the tract described in Section 1 (67/189 of the project cost) is to be reassessed to Reserve "I", Reflection Ridge 7th Addition.

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 therefor.

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. Reburton  
Director of Law

Attest:

\_\_\_\_\_  
City Clerk

REFLECTION RIDGE, INC.

By Marvin Schellenberg  
Marvin Schellenberg, Vice President  
Party of the Second Part

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

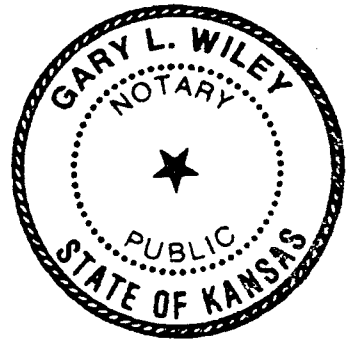
BE IT REMEMBERED, That on this 23rd day of September,  
19 91, before me, came Marvin Schellenberg, Vice President, Reflection  
Ridge, Inc., personally known to me to be the same person who executed the  
within instrument of writing and such person duly acknowledged the execution  
of the same.

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

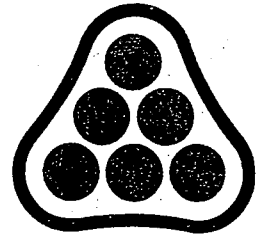
My Appointment Expires:

Jan 3, 1993



## DIRECTORS

C. O. KNOP, P.E.  
W. H. KELTNER, P.E.  
R. D. PLETCHER, P.E.  
D. E. MALTBI, P.E.  
M. D. SCHOMAKER, P.E.  
G. D. SCHOCK, P.E.  
J. H. BAILEY, P.E., PH.D.  
D. I. NORTON, P.E.  
B. E. REMSBERG, P.E.  
G. K. GREENWOOD, P.E.  
D. E. HAGER, P.E.



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**  
PROFESSIONAL ASSOCIATION

March 9, 1992

Reflection Ridge, Inc.  
7926 W. 21st St. North  
Wichita, KS 67212

Attention: Mr. Marvin Schellenberg

Reference: Reflection Ridge Development  
PEC File No. 36-88119-2273

Dear Mr. Schellenberg:

This letter is in reference to the existing drainage problem located at the Didion residence on Lot 40, Block 2, Reflection Ridge Addition.

It is our understanding in talking with you, the builder, neighbors and Mr. Didion that storm water has on occasion ponded in the backyard to such a depth that the water nearly reaches the house.

It is our opinion that this problem is a result of either, or both, of the following;

1. Stormwater runoff from the west that approaches Tee Time cannot pass through the existing stone flume. The size of the flume simply cannot handle the amount of runoff generated by a large storm. Therefore, the flume is a restriction to the flow and a temporary "pond" is created upstream. A larger flume could possibly alleviate this problem.
2. As per City design policy, the storm sewer system located in Tee Time is designed for a 2-year frequency storm. Larger storms that have and will continue to overload this system on occasion, result in water ponding in Tee Time. The flume that has been constructed allows water to back up from Tee Time into the Didion's backyard. Since the flume is necessary to provide positive backyard drainage, it appears that this scenario cannot be avoided. A larger flume as suggested above would not have an effect on the elevation of the "ponding water" under this condition.

303 S. TOPEKA  
WICHITA, KANSAS 67202  
(316) 262-2691  
FAX (316) 262-3003

Mr. Maryin Schellenberg  
March 9, 1992  
Page 2

In summary, we would suggest a larger flume be constructed to handle the storm runoff. This item will require approval by the City since it is located in public street right-of-way. Also, as an additional safety precaution, a short wall of brick or other solid material could be constructed along the back side of the house at or near the existing flower bed location. This should be considered only if the foundation drains, sump pump, and water proofing are adequate since some water would be trapped between the wall and the house.

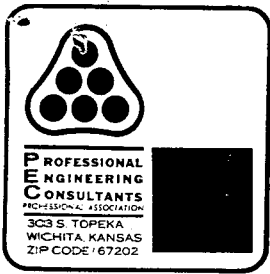
If you have any questions concerning this matter, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Charles S. Brown, P.E.  
Manager  
Land Development Division

CSB:ama



Date 4/7/92 Page 1 of     

Project Reflection Ridge

Item Drainage lot 40, Block 2

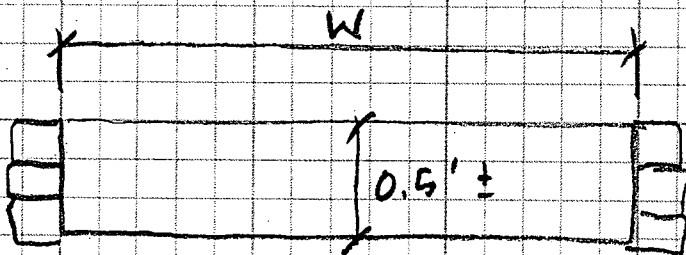
RUNOFF

$$Q_2 = 0.48 \times 3.83 \times 1.38 = 2.5 \text{ cfs}$$

$$Q_5 = 0.51 \times 4.56 \times 1.38 = 3.2 \text{ cfs}$$

$$Q_{10} = 0.57 \times 5.22 \times 1.38 = 4.1 \text{ cfs}$$

$$Q_{100} = 0.68 \times 7.37 \times 1.38 = 6.9 \text{ cfs}$$



Use Manning's Eq'n  $Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$

$$n = 0.03$$

$$S = 0.005$$



Date \_\_\_\_\_ Page 2 of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

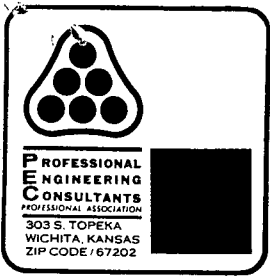
2 yr:  $2.5 = \frac{1.486}{0.03} AR^{2/3} (0.005)^{1/2}$   $AR^{2/3} = 0.71$

5 yr:  $3.2 = \frac{1.486}{0.03} AR^{2/3} (0.005)^{1/2}$   $AR^{2/3} = 0.91$

10 yr:  $4.1 = \frac{1.486}{0.03} AR^{2/3} (0.005)^{1/2}$   $AR^{2/3} = 1.17$

100 yr:  $6.9 = \frac{1.486}{0.03} AR^{2/3} (0.005)^{1/2}$   $AR^{2/3} = 1.97$

W	A	P	R	$R^{2/3}$	$AR^{2/3}$
1'	0.5	2.0	0.25	0.396	0.19
2'	1.0	3.0	0.33	0.477	0.48
3'	1.5	4.0	0.375	0.52	0.78
4'	2.0	5.0	0.40	0.54	1.09
5'	2.5	6.0	0.42	0.56	1.39
6'	3.0	7.0	0.43	0.57	1.70
7'	3.5	8.0	0.44	0.58	2.01



Date \_\_\_\_\_ Page 3 of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

SUMMARY

2 yr	storm	Req'd	W = 3'
5 yr	storm	"	" 4'
10 yr	storm	"	" 5'
100 yr	storm	"	" 7'

## DIRECTORS

D. E. MALTBI, P.E.  
W. H. KELTNER, P.E.  
R. D. PLETCHER, P.E.  
M. D. SCHOMAKER, P.E.  
G. D. SCHOCK, P.E.  
J. H. BAILEY, P.E., PH.D.  
D. I. NORTON, P.E.  
B. E. REMSBERG, P.E.  
G. K. GREENWOOD, P.E.  
D. E. HAGER, P.E.

April 24, 1992

J. Russell Construction  
515 N. Ridge Rd.  
Wichita, KS 67212

Reference: Reflection Ridge  
Lot 40, Block 2  
Didion Residence  
PEC File No. 36-88119-2273

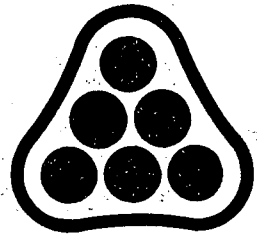
Dear Mr. Russell:

Reference is made to our letter of March 9, 1992 regarding drainage at the rear of Lot 40, Block 2, Reflection Ridge Addition. The first scenario noted in our letter concerned the size of the flume located at the southeast corner of the lot. Upon further analysis, we have estimated that the existing flume size cannot handle the runoff from a 2-year storm (a storm of such rainfall intensity that statistically occurs only once in a 2-year period). The flume size should be enlarged to handle larger runoffs expected from more intense storms. The new size should be based on the degree of protection desired. The following is a table of flume sizes required to carry the runoff expected from various storms:

2-year storm -	3'
5-year storm -	4'
10-year storm -	5'
100-year storm -	7'

All flume sizes listed are based on a height of 0.5'. Please remember that regardless of the new size of flume constructed, there will always be a possibility that a storm could occur that would exceed the flume's capacity and still result in some temporary ponding in the back yard.

The second scenario noted in our March 9 letter concerned backwater which may occur from Tee Time. The existing storm sewer system is designed for the 2-year storm. Any storm greater than the 2-year storm will result in the water temporarily ponding in the street until it breaks over a crest in Tee Time and flows northward. This ponding elevation is estimated at an elevation of 158.2 (City Datum) or approximately 0.9' below the sill of the back windows. To provide an additional safety margin for this scenario, a short wall of brick or other solid material could be constructed along the back side of the house at or near the existing flower bed location. This should be considered only if the foundation drains, sump pump, and water proofing are adequate since some water would be trapped between the wall and the house. The height of the wall should be in accordance with the degree of protection you wish to provide.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

303 S. TOPEKA  
WICHITA, KANSAS 67202  
(316) 262-2691  
FAX (316) 262-3003

Mr. J. Russell  
April 24, 1992  
Page 2

We trust that this information will be beneficial in the resolution of this matter.

If you have any questions or need any additional information, please advise.

Very truly yours,

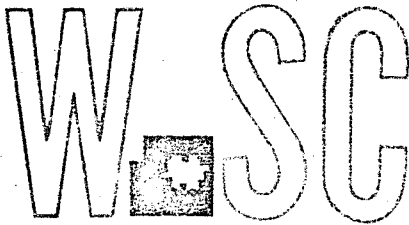
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Charles S. Brown, P.E.  
Manager  
Land Development Division

CSB:ama

cc: Reflection Ridge, Inc.  
Marvin Schellenberg

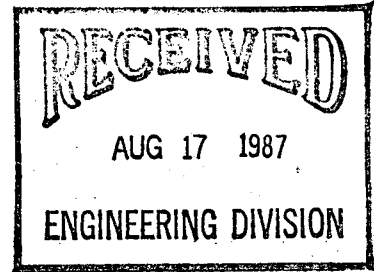
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

August 13, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 one 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.
- 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. The applicant shall obtain, by separate instrument, the off-site utility easement needed for the sanitary sewer serving this plat.

Final Plat S/D 87-51 - REFLECTION RIDGE

Page 4

- X. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, August 20, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

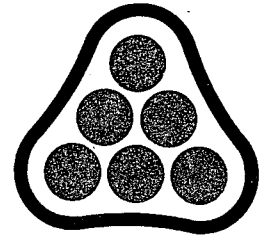
FLN:dlk

Enclosure

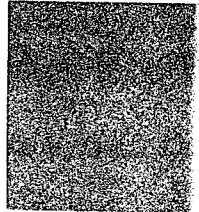
cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220  
Reflection Ridge, Inc., P.O. Box 771069, Wichita, KS 67277-1069  
Mike Lindebak, City Engineer

**DIRECTORS**

D. E. MALTBIE, P.E.  
W. H. KELTNER, P.E.  
R. D. PLETCHER, P.E.  
M. D. SCHOMAKER, P.E.  
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D. I. NORTON, P.E.  
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G. K. GREENWOOD, P.E.  
D. E. HAGER, P.E.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



August 25, 1992

Reflection Ridge, Inc.  
7926 W. 21st St. North  
Wichita, KS 67212

Attention: Mr. Marvin Schellenberg

Reference: Lot 40, Block 2, Reflection Ridge  
(Didion Residence)  
PEC File No. 36-88119-2273

Dear Mr. Schellenberg:

Enclosed, please find a copy of a letter we received from Ms. Vicky Huang, P.E. of the City Engineer's office regarding the rear yard drainage at the referenced location.

As you recall, I submitted drainage calculations to the City relative to flume sizes required to pass certain size storms. It is apparent that the City is not too excited about using a flume at this location and they have recommended installing a storm sewer with field inlet.

Please let me know how we can be of further assistance in resolving this matter.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Charles S. Brown, P.E.  
Manager  
Land Development Division

CSB:ara

Encl: As noted

cc: Jay Russell  
Vicky Huang, P.E.

303 S. TOPEKA  
WICHITA, KANSAS 67202  
(316) 262-2691  
FAX (316) 262-3003

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

September 23, 1992

Mr. & Mrs. Steve Didion  
2215 Tee Time Ct.  
Wichita, Kansas 67205

Dear Mr. & Mrs. Didion:

After our meeting last week, I have come by your house with Mr. Charles Brown of P.E.C. to further assess the drainage problem. The number one reason for the drainage problem is the fact that the backyard was graded too flat. There is not enough slope from the house to the swale along the back lot line. The existing flume is also laid on a very flat grade and it is not of sufficient size to handle the runoff. When the street is running at full gutter, this flume is non-functionable.

The raised flower bed at the southwest corner of the lot was put too much to the south and significantly blocks the drainage from the west and forces the water to go to the north and around the flower bed.

As I stated in my letter to Mr. Charles Brown on August 18, 1992, a wider flume is not the answer to this problem. I still recommend an underground storm sewer pipe be installed with a grate inlet close to the southeast corner of your lot. The pipe may be extended further west to facilitate the drainage. The portion of the storm sewer system in the street right-of-way will need to be approved by the City and built according to the City's specifications.

Please let me know if I can be of further assistance.

Sincerely,

Vicky Huang, P.E.  
Subdivision Engineer

VH:bjm

cc: Charles Brown, PEC  
Jay Russell  
Marvin Schellenberg



Made with Recycled Paper



DATE: October 29, 1992  
TO: Eric Staab  
FROM: Marvin Schellenberg  
RE: Storm Water Application for Construction Activity

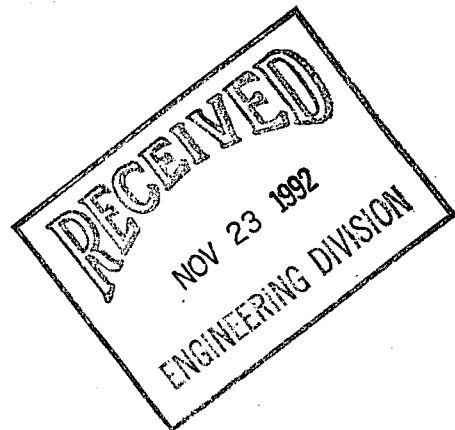
Attached please find our storm water application for construction activity as well as the additional information requested in your letter to Mike Berry (Professional Engineering Consultants).

I will be leaving on vacation and will be returning November 8, 1992. Should you have any questions or need additional information, call me at 316-721-2153.

Respectfully Submitted,

REFLECTION RIDGE, INC.

*Marvin Schellenberg*  
Marvin Schellenberg  
Vice President



CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
7	1521	(specify)	7	1611	(specify)	Street Construction	
Single Family Residential Cons							
C. THIRD				D. FOURTH			
7	1542	(specify)	7	1623	(specify)	Utility Construction	
Non-Residential General Contr.							

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in Item VIII-A also the owner?	
REFLECTION RIDGE, INC.												<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)										D. PHONE (area code & no.)			
F - FEDERAL		M - PUBLIC (other than federal or state)		P (specify)		A		316		721		2153	
S - STATE		O - OTHER (specify)											
P - PRIVATE													
E. STREET OR P.O. BOX													
7926 W. 21ST													
F. CITY OR TOWN						G. STATE		H. ZIP CODE		IX. INDIAN LAND			
WICHITA						KS		67205		Is the facility located on Indian lands?			
										<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)				D. PSD (Air Emissions from Proposed Sources)							
N				9 P				N/A			
B. UIC (Underground Injection of Fluids)				E. OTHER (specify)							
U				9				(specify) N/A			
C. RCRA (Hazardous Wastes)				E. OTHER (specify)							
R				9				(specify) N/A			

I. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

II. NATURE OF BUSINESS (provide a brief description)

Developer of a golf course commercial and residential properties in Sec 4, Township 27 South, Range 1 West and Section 33, Township 26 South, Range 1 West, Sedgwick Co, Kansas.

III. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
Marvin Schellenberg Vice-President		<i>Marvin Schellenberg</i>		10/29/92	

REMARKS FOR OFFICIAL USE ONLY

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Please print or type in the unshaded areas only  
(fill-in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved. OMB No. 2040-0086 Approval expires 7-31-88

<b>FORM 1</b> <b>GENERAL</b>				<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b> <b>GENERAL INFORMATION</b> <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>		<b>I. EPA I.D. NUMBER</b> NOT REQUIRED	
<b>LABEL ITEMS</b> I. EPA I.D. NUMBER III. FACILITY NAME V. FACILITY MAILING ADDRESS VI. FACILITY LOCATION		PLEASE PLACE LABEL IN THIS SPACE				<b>GENERAL INSTRUCTIONS</b> If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.	

**II. POLLUTANT CHARACTERISTICS**

**INSTRUCTIONS:** Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

**III. NAME OF FACILITY**

1 REFLECTION RIDGE DEVELOPMENT

**IV. FACILITY CONTACT**

A. NAME & TITLE (last, first, & title)      B. PHONE (area code & no.)

2 SCHELLENBERG, MARV V. PRES.      316 721 2153

**V. FACILITY MAILING ADDRESS**

A. STREET OR P.O. BOX      B. CITY OR TOWN      C. STATE      D. ZIP CODE

3 7926 WEST 21ST      4 WICHITA      KS      67205

**VI. FACILITY LOCATION**

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER      B. COUNTY NAME      C. CITY OR TOWN      D. STATE      E. ZIP CODE      F. COUNTY CODE

5 SEC 4 T27S R1W & Sec 33 T26S R1W      SEDGWICK      WICHITA      KS      67205      (if known)

ADDITIONAL REQUIRED INFORMATION

Application for NPDES Permit for Stormwater Discharge Due to Construction Activity

Reflection Ridge Development in Section 4, Township 27 South, Range 1 West and in Section 33, Township 26 South, Range 1 West

FOR: Reflection Ridge, Inc.  
7926 W. 21st Street  
Wichita, Kansas 67205  
Attn: Marvin Schellenberg  
(316) 721-2157

Item #1. The location (including a map) and the nature of the construction activity. (See enclosed for maps.)

The project is a continuation of the development of golf-course related residential and commercial subdivisions. Approximately 28 acres are commercial or office tracts, the balance being single-family residential.

- A. Storm water detention ponds and open channels
- B. Public utilities
- C. Streets
- D. Residential
- E. Landscaping

Item #2. The total area of the site and the area of the site that is expected to undergo excavation during the life of the permit.

The total development site is 550 acres. Of this total, 140 acres is existing golf course and 120 acres is already developed. Approximately 75% of 290 acres yet to be developed will be disturbed. The pre-developed condition is cultivated and pasture land. Existing native trees and ground cover northeast to be preserved to the maximum extent possible.

Item #3. Proposed measures, including best management practices, to control pollutants in storm water discharges during construction, including a brief description of applicable state and local erosion and sediment control requirements.

Sediment controls during construction:

- a. Construction sites to be kept clean of trash and debris; trash receptacles to be maintained at each construction

location. This work to be provided by the individual contractor.

- b. All storm sewer inlet openings in unpaved areas to be protected by silt fence and/or hay bale barriers.
- c. Storm water detention basins are an integral part of this development are scheduled for construction prior to street, storm sewer, and home construction. Once completed, these will serve to detain stormwater, reduce velocities, and allow suspended solids to settle. The ponds will be most effective on smaller storms.
- d. Disturbed areas on large earthmoving phases of the project (for example, street construction) will be mulched upon cessation of earthmoving, provided they are not to be paved.
- e. All stormwater sewer channels/outlets where erosive velocities are expected to occur will be protected with riprap or concrete.
- f. Banks of stormwater detention ponds shall be protected by stone riprap at the static pool elevation to alleviate bank erosion due to wave action. Areas above the store riprap will be seeded, mulched, and/or sodded.
- g. All residential lots will be seeded upon completion of construction, weather permitting.

Item #4. Proposed measures to control pollutants in storm water discharges that will occur after construction operations have been completed, including a brief description of applicable state or local erosion and sediment control requirements.

#### Sediment Controls After Construction:

Once complete, the residential and common areas shall be turfed. Rear lot vegetative swales will act to filter runoff. Items 3c, 3e, and 3g above will continue to function after construction.

Item #5. An estimate of the runoff coefficient of the site and the increase in impervious area after the construction addressed in the permit application is completed, the nature of the fill material and existing data describing the soil or the quality of the discharge.

The undeveloped runoff coefficient for the site ranges from 0.3 to 0.4. The estimated impervious area increase is 38% on residential lots 85% on office and commercial lots. Golf course and common areas are to remain pervious. Reference to the SCS Soil Survey Data indicates that the soils are sandy loam, silty loam, and loam.

Item #6. The name of the receiving water.

The receiving waters from this site include an unnamed tributary to Big Slough; City of Wichita, Sedgwick County storm sewer system(s) discharging to the Big Slough and an unnamed tributary to Westlink Tributary to Cowskin Creek.

