

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JANUARY 24, 1989

TO STEVE LACKEY, P.E., DIRECTOR OF PUBLIC WORKS

FROM CHRIS J. BREITENSTEIN, P.E., CIVIL ENGINEER III *CB*

SUBJECT PRIVATE PROJECTS

As you are aware in May of last year the City turned over inspection responsibilities of private projects to consultants. While this has worked fairly well, there is still one significant glitch in the process of getting projects released in a timely manner.

This glitch is the timely reimbursement to the City for expenses incurred in plan review and booking of projects. This is a significant problem on sanitary sewer and water line projects.

For this reason we are proposing to switch to a prepayment of expenses based on the following fee schedule:

SEWERS & WATER

<u>Project Size</u>	<u>Fee</u>
100 feet or Less	\$150.00
>100 ft. & < 500 ft.	\$250.00
>500 ft. & 1000 ft.	\$350.00
>1000 ft.	\$350.00+\$75.00 per 100 ft. over 1000'

PAVING

<u>Project Size</u>	<u>Fee</u>
100 ft. or Less	\$250.00
>100 ft. & < 500 ft.	\$375.00
>500 ft. & <u><</u> 1000 ft.	\$500.00
>1000 ft.	\$500.00+\$100 per 100 ft. over 1000'

The fees would be required to be paid prior to any plan review. The fee schedule would be reviewed on a periodic basis.

Please advise if you concur with this proposal.

1-26-89 Discussed w/Shirley

/dlp

cc: Mike Lindebak, P.E., City Engineer
Tim Cain, Administrative Supervisor

STAFF REPORT
(Final Plat; Preliminary Plat Approved 7/2/87)

CASE NUMBER: S/D 89-4 REFLECTION RIDGE 3RD ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st St. N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: North side of 21st Street North, approximately
600-feet east of Tyler Road.

SITE SIZE: 29.1 Acres

NUMBER OF LOTS

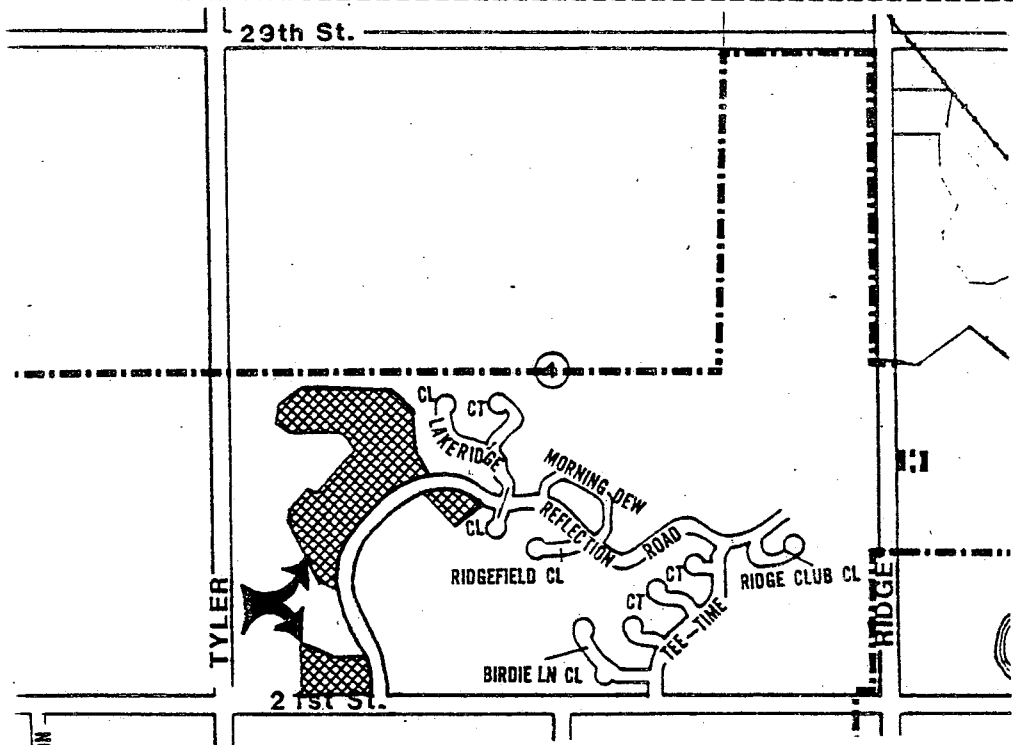
Residential:	57
Office:	
Commercial:	1
Industrial:	
Total:	58

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" & "LC" (Z-2868)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This final plat represents the platting of a portion of an overall preliminary plat approved on July 2, 1987. Light commercial zoning has been approved for Lot 1, Block 3 subject to platting (Z-2868).
- 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 construction of the storm sewers required by this plat.
 - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - F. The applicant shall guarantee the construction of a left-turn storage lane on 21st Street North to serve the 21st Street Reflection Road intersection. The option of constructing a 5th lane for this road exists.
 - G. The Reflection Road street paving petitions shall provide for the construction of sidewalks on one side of the street. Reflection Road is a collector street. A sidewalk on one side of Reflection Road is proposed on the applicant's sidewalk plan as an alternative to construction of sidewalks on both sides of the collector street.
 - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning Department for recording.
 - I. 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. The alternate plan, for the entire Reflection Ridge Development 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.

- J. 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.
- K. 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 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.
- L. 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.
- M. 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.
- N. 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 mailbox locations can be determined.
- O. 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?
- S. The representative from Traffic Engineering should be prepared to comment if any improvements need to be guaranteed to serve Lot 1, Block 3, a 5.3 acre site being requested for "LC" light-commercial zoning.

SEDDWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 10, 1989

Gary Wiley
Professional Engineering Consultants
1440 E. English
Wichita, KS 67211

Re: S/D 89-4 - REFLECTION RIDGE 3RD ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 9, 1989, 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 construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee required medial improvements along 21st Street North to serve the entrance at Reflection Road. A decel lane shall also be guaranteed adjacent to this plat along 21st Street North.
- G. The Reflection Road street paving petitions shall provide for the construction of sidewalks on one side of the street. Reflection Road is a collector street. A sidewalk on one side of Reflection Road is proposed on the applicant's sidewalk plan as an alternative to construction of sidewalks on both sides of the collector street.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning Department for recording.
- I. 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. The alternate plan, for the entire Reflection Ridge Development 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.
- J. 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.
- K. 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 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.
- L. 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.
-

- M. 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.
- N. As required by the drainage plan for this site, the applicant shall obtain an offsite drainage easement needed to the south/southwest of Lots 18 and 19, Block 2. This easement shall be submitted with the final plat tracings for approval and acceptance.
- O. The applicant shall obtain, by separate instrument, the off-site easements required for the sanitary sewer plan serving this site. This instrument(s) shall be submitted before or with the final plat tracing.
- P. The applicant shall meet with staff from the Fire Department to determine appropriate street names for the cul-de-sac streets extending from Reflection Road.
- Q. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- R. 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 mailbox locations can be determined.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.

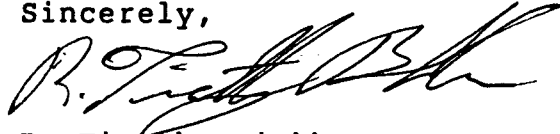
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

S/D 89-4 Reflection Ridge 3rd Addition
Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 16, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Reg Boothe, Reflection Ridge, Inc.
7926 W. 21st Street North
Wichita, KS 67212
Mike Lindebak, City Engineer



February 10, 1989

Michael E. Lindebak, P. E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Reference: Reflection Ridge 3rd Addition
Design Engineering Services, Phase I

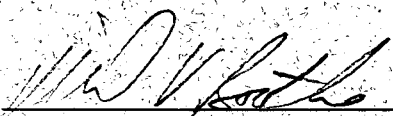
Dear Mr. Lindebak:

The Final plat of Reflection Ridge 3rd Addition was approved by the Sub-Division Committee of the Planning Commission on February 9, 1989. It is very important that we expedite the development schedule for the Phase I public improvements. Please prepare a three-party agreement utilizing Professional Engineering Consultants, P.A., for the necessary design engineering services. PEC is providing the engineering services in connection with the plat.

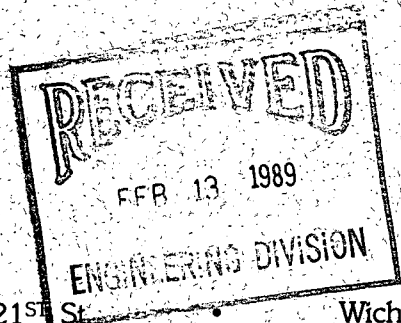
If additional information is desired, please contact me.

Yours very truly,

REFLECTION RIDGE, INC.

By 
Reginald V. Boothe, President

cc: R.D. Pletcher, PEC

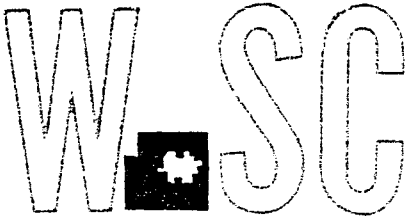


7926 W. 21ST ST.

Wichita, Kansas 67212

(316) 721-2153

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 14, 1989

Mr. Gary Wiley
Professional Engineering Consultants
1440 E. English
Wichita, KS 67211

Re: S/D 89-4 - REFLECTION RIDGE 3RD ADDITION

Dear Mr. Wiley:

Our letter dated February 10, 1989 was in error with regard to comment "F".

The Subdivision Committee of the Metropolitan Area Planning Commission action, in regard to comment "F" should read as follows:

The applicant shall guarantee required medial improvements along 21st Street North to serve the entrances to the commercial lot being platted. A decel lane shall also be guaranteed adjacent to this commercial lot along 21st Street North.

If you have any questions concerning this matter please call.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Reg Boothe, Reflection Ridge, Inc.
7926 W. 21st Street North
Wichita, KS 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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February 16, 1989

Mr. Gary Wiley
Professional Engineering Consultants
1440 E. English
Wichita, KS 67211

Re: S/D 89-4 - REFLECTION RIDGE 3RD ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus". The signature is fluid and cursive, with a long horizontal stroke at the end.

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Reg Boothe, Reflection Ridge, Inc.
7926 W. 21st Street North
Wichita, KS 67212
Mike Lindebak, City Engineer

SANITARY SEWER EASEMENT

THIS EASEMENT made this _____ day of _____, 19____, by and between _____ of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining and repairing a sewer pipes and a sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 2, REFLECTION RIDGE 3RD ADDITION; THENCE BEARING N32°58'29"W A DISTANCE OF 116.13 FEET; THENCE BEARING N4°14'31"W A DISTANCE OF 113.73 FEET; THENCE BEARING N16°17'18"E A DISTANCE OF 92.20 FEET; THENCE BEARING N2°34'52"W A DISTANCE OF 156.55 FEET; THENCE BEARING N72°31'01"W A DISTANCE OF 95.27 FEET; THENCE BEARING S65°13'00"W A DISTANCE OF 304.70 FEET; THENCE BEARING N63°51'00"W A DISTANCE OF 138.65 FEET; THENCE BEARING S26°09'00"W A DISTANCE OF 10.00 FEET; THENCE BEARING S63°51'00"E A DISTANCE OF 143.41 FEET; THENCE BEARING N65°13'00"E A DISTANCE OF 305.60 FEET; THENCE BEARING S72°31'01"E A DISTANCE OF 84.41 FEET; THENCE BEARING S2°34'52"E A DISTANCE OF 147.89 FEET; THENCE BEARING S16°17'18"W A DISTANCE OF 92.35 FEET; THENCE BEARING S4°14'31"E A DISTANCE OF 118.10 FEET; THENCE BEARING S16°56'08"E A DISTANCE OF 111.66 FEET; THENCE BEARING S58°57'00"W A DISTANCE OF 94.79 FEET; THENCE BEARING S31°03'00"E A DISTANCE OF 10.00 FEET; THENCE BEARING N58°57'00"E A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, REFLECTION RIDGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N35°53'55"W A DISTANCE OF 116.85 FEET; THENCE BEARING N32°11'00"W A DISTANCE OF 180.00 FEET; THENCE BEARING N5°44'00"W A DISTANCE OF 418.00 FEET; THENCE BEARING N16°47'21"W A DISTANCE OF 127.34 FEET; THENCE BEARING N52°50'14"W A DISTANCE OF 128.16 FEET; THENCE BEARING N57°48'00"W A DISTANCE OF 160.00 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 105.00 FEET; THENCE BEARING S68°47'00"W A DISTANCE OF 437.00 FEET; THENCE BEARING N21°13'00"W A DISTANCE OF 10.00 FEET; THENCE BEARING N68°47'00"E A DISTANCE OF 438.87 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 109.76 FEET; THENCE BEARING S57°48'00"E A DISTANCE OF 163.32 FEET; THENCE BEARING S52°50'14"E A DISTANCE OF 131.85 FEET; THENCE BEARING S16°47'21"E A DISTANCE OF 131.56 FEET; THENCE BEARING S5°44'00"E A DISTANCE OF 416.62 FEET; THENCE BEARING S33°39'26"E A DISTANCE OF 293.81 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET AND A CHORD OF 10.00 FEET BEARING S54°43'52"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°15'34" AN ARC DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTH CORNER OF LOT 53, BLOCK 2, REFLECTION RIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N72°42'00"W A DISTANCE OF 112.76 FEET; THENCE BEARING N31°20'00"W A DISTANCE OF 478.00 FEET; THENCE BEARING S58°40'00"W A DISTANCE OF 10.00 FEET; THENCE BEARING S31°20'00"E A DISTANCE OF 481.77 FEET; THENCE BEARING S72°42'00"E A DISTANCE OF 119.59 FEET; TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 338.00 FEET AND A CHORD OF 10.45 FEET BEARING N0°19'41"E; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°46'21" AN ARC DISTANCE OF 10.46 FEET TO THE POINT OF BEGINNING.

Date: 03-09-1989
Time: 10:32:10

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Interactive Coordinate Geometry
P.E.C. Version 4.01
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Directory: rflex.proj
Project Number: 36-89000

inb 1514 1515

From Pt. = 1514 to Pt. = 1515 Distance = 113.732 Ft.

From Pt. = 1514 to Pt. = 1515 Bearing = 4 - 14 - 31.2914 Quad. = 4
inb 1315 1316

From Pt. = 1315 to Pt. = 1316 Distance = 145.973 Ft.

From Pt. = 1315 to Pt. = 1316 Bearing = 33 - 35 - 47.0993 Quad. = 2
inb 1325 1328

From Pt. = 1325 to Pt. = 1328 Distance = 92.195 Ft.

From Pt. = 1325 to Pt. = 1328 Bearing = 16 - 17 - 17.5614 Quad. = 1
rdf 1328 1516

Pt. No. = 1516 2966.230264 N 4784.559151 E
inb 1515 1516

From Pt. = 1515 to Pt. = 1516 Distance = 92.195 Ft.

From Pt. = 1515 to Pt. = 1516 Bearing = 16 - 17 - 17.5614 Quad. = 1
inb 1516 1517

From Pt. = 1516 to Pt. = 1517 Distance = 156.549 Ft.

From Pt. = 1516 to Pt. = 1517 Bearing = 2 - 34 - 52.0000 Quad. = 4
rdf 1356 1539

Pt. No. = 1539 3397.739796 N 4941.390907 E

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* CLOSURE REFLECTION RIDGE 3RD. ADD. 3-9-89
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abr 39 0

1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1
1524 1539 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538

From Pt. = 1502 to Pt. = 1503 Distance = 519.990 Ft. ✓

From Pt. = 1502 to Pt. = 1503 Bearing = 0 - 20 - 13.9180 Quad. = 1 ✓

From Pt. = 1503 to Pt. = 1504 Distance = 257.338 Ft. ✓

From Pt. = 1503 to Pt. = 1504 Bearing = 67 - 24 - 3.4964 Quad. = 2 ✓

From Pt. = 1504 to Pt. = 1505 Distance = 217.006 Ft. ✓

From Pt. = 1504 to Pt. = 1505 Bearing = 83 - 45 - 47.2973 Quad. = 1 ✓

From Pt. = 1505 to Pt. = 1506 Distance = 161.558 Ft. *elkro*

From Pt. = 1505 to Pt. = 1506	Bearing = 25 - 7 - 59.4532	Quad. = 4	<i>check</i>
From Pt. = 1506 to Pt. = 1507	Distance = 221.248	Ft.) <i>check</i>
From Pt. = 1506 to Pt. = 1507	Bearing = 17 - 53 - 24.6902	Quad. = 4	
From Pt. = 1507 to Pt. = 1508	Distance = 112.765	Ft.	✓
From Pt. = 1507 to Pt. = 1508	Bearing = 72 - 42 - 0.0000	Quad. = 4	✓
From Pt. = 1508 to Pt. = 1509	Distance = 478.000	Ft.	✓
From Pt. = 1508 to Pt. = 1509	Bearing = 31 - 20 - 0.0000	Quad. = 4	✓
From Pt. = 1509 to Pt. = 1510	Distance = 116.000	Ft.	✓
From Pt. = 1509 to Pt. = 1510	Bearing = 13 - 18 - 0.0000	Quad. = 1	✓
From Pt. = 1510 to Pt. = 1511	Distance = 137.000	Ft.	✓
From Pt. = 1510 to Pt. = 1511	Bearing = 57 - 36 - 0.0000	Quad. = 1	✓
From Pt. = 1511 to Pt. = 1512	Distance = 54.000	Ft.	✓
From Pt. = 1511 to Pt. = 1512	Bearing = 75 - 36 - 0.0000	Quad. = 2	✓
From Pt. = 1512 to Pt. = 1513	Distance = 421.000	Ft.	✓
From Pt. = 1512 to Pt. = 1513	Bearing = 58 - 57 - 0.0000	Quad. = 1	✓
From Pt. = 1513 to Pt. = 1514	Distance = 116.133	Ft.	✓
From Pt. = 1513 to Pt. = 1514	Bearing = 32 - 58 - 29.0347	Quad. = 4	✓
From Pt. = 1514 to Pt. = 1515	Distance = 113.732	Ft.	✓
From Pt. = 1514 to Pt. = 1515	Bearing = 4 - 14 - 31.2914	Quad. = 4	✓
From Pt. = 1515 to Pt. = 1516	Distance = 92.195	Ft.	✓
From Pt. = 1515 to Pt. = 1516	Bearing = 16 - 17 - 17.5614	Quad. = 1	✓
From Pt. = 1516 to Pt. = 1517	Distance = 156.549	Ft.	✓
From Pt. = 1516 to Pt. = 1517	Bearing = 2 - 34 - 52.0000	Quad. = 4	✓
From Pt. = 1517 to Pt. = 1518	Distance = 95.271	Ft.	✓
From Pt. = 1517 to Pt. = 1518	Bearing = 72 - 31 - 1.0922	Quad. = 4	✓
From Pt. = 1518 to Pt. = 1519	Distance = 304.700	Ft.	✓
From Pt. = 1518 to Pt. = 1519	Bearing = 65 - 13 - 0.0000	Quad. = 3	✓
From Pt. = 1519 to Pt. = 1520	Distance = 138.649	Ft.	✓
From Pt. = 1519 to Pt. = 1520	Bearing = 63 - 51 - 0.0000	Quad. = 4	✓
From Pt. = 1520 to Pt. = 1521	Distance = 160.000	Ft.	✓
From Pt. = 1520 to Pt. = 1521	Bearing = 12 - 55 - 0.0000	Quad. = 4	✓
From Pt. = 1521 to Pt. = 1522	Distance = 95.000	Ft.	✓
From Pt. = 1521 to Pt. = 1522	Bearing = 27 - 29 - 0.0000	Quad. = 1	✓

From Pt. = 1522 to Pt. = 1523	Distance =	437.000 Ft. ✓
From Pt. = 1522 to Pt. = 1523	Bearing = 68 - 47 - 0.0000	Quad. = 1 ✓
From Pt. = 1523 to Pt. = 1524	Distance =	105.000 Ft. ✓
From Pt. = 1523 to Pt. = 1524	Bearing = 90 - 0 - 0.0000	Quad. = 1 ✓
From Pt. = 1524 to Pt. = 1539	Distance =	160.000 Ft. ✓
From Pt. = 1524 to Pt. = 1539	Bearing = 57 - 48 - 0.0000	Quad. = 2 ✓
From Pt. = 1539 to Pt. = 1525	Distance =	128.161 Ft. ✓
From Pt. = 1539 to Pt. = 1525	Bearing = 52 - 50 - 13.8230	Quad. = 2 ✓
From Pt. = 1525 to Pt. = 1526	Distance =	127.339 Ft. ✓
From Pt. = 1525 to Pt. = 1526	Bearing = 16 - 47 - 21.1900	Quad. = 2 ✓
From Pt. = 1526 to Pt. = 1527	Distance =	418.000 Ft. ✓
From Pt. = 1526 to Pt. = 1527	Bearing = 5 - 44 - 0.0000	Quad. = 2 ✓
From Pt. = 1527 to Pt. = 1528	Distance =	180.000 Ft. ✓
From Pt. = 1527 to Pt. = 1528	Bearing = 32 - 11 - 0.0000	Quad. = 2 ✓
From Pt. = 1528 to Pt. = 1529	Distance =	116.845 Ft. ✓
From Pt. = 1528 to Pt. = 1529	Bearing = 35 - 53 - 54.9707	Quad. = 2 ✓
From Pt. = 1529 to Pt. = 1530	Distance =	478.561 Ft. ✓
From Pt. = 1529 to Pt. = 1530	Bearing = 85 - 49 - 46.8766	Quad. = 1 ✓
From Pt. = 1530 to Pt. = 1531	Distance =	357.843 Ft. ✓
From Pt. = 1530 to Pt. = 1531	Bearing = 27 - 33 - 28.7239	Quad. = 3 ✓
From Pt. = 1531 to Pt. = 1532	Distance =	381.849 Ft. ✓
From Pt. = 1531 to Pt. = 1532	Bearing = 59 - 32 - 54.2761	Quad. = 4 ✓
From Pt. = 1532 to Pt. = 1533	Distance =	627.942 Ft. ✓
From Pt. = 1532 to Pt. = 1533	Bearing = 49 - 53 - 28.7239	Quad. = 3 ✓
From Pt. = 1533 to Pt. = 1534	Distance =	389.362 Ft.
From Pt. = 1533 to Pt. = 1534	Bearing = 5 - 50 - 27.6212	Quad. = 3
From Pt. = 1534 to Pt. = 1535	Distance =	243.200 Ft.
From Pt. = 1534 to Pt. = 1535	Bearing = 22 - 34 - 2.9834	Quad. = 2
From Pt. = 1535 to Pt. = 1536	Distance =	180.413 Ft.
From Pt. = 1535 to Pt. = 1536	Bearing = 17 - 25 - 32.4853	Quad. = 2
From Pt. = 1536 to Pt. = 1537	Distance =	68.000 Ft. ✓
From Pt. = 1536 to Pt. = 1537	Bearing = 27 - 55 - 32.4853	Quad. = 2 ✓
From Pt. = 1537 to Pt. = 1538	Distance =	121.220 Ft.

checked

checked

checked

checked

checked

From Pt. = 1537 to Pt. = 1538 Bearing = 14 - 10 - 32.4853 Quad. = 2 *4000*

From Pt. = 1538 to Pt. = 1501 Distance = 42.000 Ft. ✓

From Pt. = 1538 to Pt. = 1501 Bearing = 0 - 25 - 32.4853 Quad. = 2 ✓

From Pt. = 1501 to Pt. = 1502 Distance = 646.914 Ft. ✓

From Pt. = 1501 to Pt. = 1502 Bearing = 89 - 34 - 27.5147 Quad. = 3 ✓

Total Area = 1260199.861 Sq.Ft. 28.930 Acres

ejj03-09-1989 10:59:34

Segment from Pt. 1505 to Pt. 1506 Radius = 393.000 Ft.
Chord Length = 161.558 Ft.
Arc Length = 162.718 Ft. ✓
Segment Area = 905.746 Sq.Ft. 0.021 Acres

Total Area = ~~1257757.164~~ Sq.Ft. 28.920 Acres
spl 1506 1507 338

Segment from Pt. 1506 to Pt. 1507 Radius = 338.000 Ft.
Chord Length = 221.248 Ft.
Arc Length = 225.401 Ft. ✓
Segment Area = 2761.272 Sq.Ft. 0.063 Acres

Total Area = ~~1262518.437~~ Sq.Ft. 28.983 Acres
spl 1529 1530 455

Segment from Pt. 1529 to Pt. 1530 Radius = 455.000 Ft.
Chord Length = 478.561 Ft.
Arc Length = 503.924 Ft. ✓
Segment Area = 22040.948 Sq.Ft. 0.506 Acres

Total Area = ~~1284559.385~~ Sq.Ft. 29.489 Acres
smi 1533 1534 280

Segment from Pt. 1533 to Pt. 1534 Radius = 280.000 Ft.
Chord Length = 309.362 Ft.
Arc Length = 430.541 Ft. ✓
Segment Area = 21097.252 Sq.Ft. 0.484 Acres

Total Area = ~~1263462.133~~ Sq.Ft. 29.005 Acres
spl 1534 1535 451

Segment from Pt. 1534 to Pt. 1535 Radius = 451.000 Ft.
Chord Length = 243.200 Ft.
Arc Length = 246.247 Ft. ✓
Segment Area = 2718.183 Sq.Ft. 0.062 Acres

Total Area = ~~1266180.316~~ Sq.Ft. 29.068 Acres
smi 1535 1536 495

Segment from Pt. 1535 to Pt. 1536 Radius = 495.000 Ft.
Chord Length = 180.413 Ft.
Arc Length = 181.427 Ft. ✓
Segment Area = 998.623 Sq.Ft. 0.023 Acres

Total Area = ~~1265181.693~~ Sq.Ft. 29.045 Acres
spl 1537 1538 255

Segment from Pt. 1537 to Pt. 1538 Radius = 255.000 Ft.
Chord Length = 121.220 Ft.
Arc Length = 122.391 Ft. ✓
Segment Area = 592.278 Sq.Ft. 0.014 Acres

Total Area = ³¹¹~~1265773.971~~ Sq.Ft. ⁰⁴⁰29.058 Acres
eoj03-07-1989 09:56:28

Date: 03-09-1989

Time: 09:16:49

Interactive Coordinate Geometry
P.E.C. Version 4.01

Directory: rflex.proj
Project Number: 36-89000

* CLOSURE REFLECTION RIDGE 3RD. ADD. 3-9-89
* COORDINATES

rdf 190 1501

Pt. No. = 1501 1038.384375 N 4958.330452 E
rdf 85 1502

Pt. No. = 1502 1033.578045 N 4311.434515 E
rdf 298 1503

Pt. No. = 1503 1553.559040 N 4314.494764 E
rdf 299 1504

Pt. No. = 1504 1454.669125 N 4552.073877 E
rdf 1398 1505

Pt. No. = 1505 1478.244476 N 4767.795942 E
rdf 1395 1506

Pt. No. = 1506 1624.506453 N 4699.178507 E
rdf 1222 1507

Pt. No. = 1507 1835.056266 N 4631.212571 E
rdf 420 1508

Pt. No. = 1508 1868.589838 N 4523.548665 E
rdf 419 1509

Pt. No. = 1509 2276.876618 N 4274.980955 E
rdf 418 1510

Pt. No. = 1510 2389.765367 N 4301.666725 E
rdf 417 1511

Pt. No. = 1511 2463.173638 N 4417.339651 E
rdf 416 1512

Pt. No. = 1512 2449.744384 N 4469.643141 E
rdf 415 1513

Pt. No. = 1513 2666.890247 N 4830.321217 E
rdf 1326 1514

Pt. No. = 1514 2764.315062 N 4767.113870 E
rdf 1325 1515

Pt. No. = 1515 2877.735244 N 4758.701166 E
rdf 1327 1516

2966.230264 N

4784.559151

1328

Pt. No. =

		692303 N	4780.481178 E
Pt. No. = 1517		3122.620401 N	4777.509180 E
rdf 1333 1518			
Pt. No. = 1518		3151.242090 N	4686.638944 E
rdf 1339 1519			
Pt. No. = 1519		3023.515472 N	4410.001907 E
rdf 1340 1520			
Pt. No. = 1520		3084.621375 N	4285.544265 E
rdf 408 1521			
Pt. No. = 1521		3240.572769 N	4249.778881 E
rdf 407 1522			
Pt. No. = 1522		3324.851554 N	4293.620485 E
rdf 401 1523			
Pt. No. = 1523		3483.000000 N	4701.000000 E
rdf 402 1524			
Pt. No. = 1524		3483.000000 N	4806.000000 E
rdf 1357 1525			
Pt. No. = 1525		3320.319719 N	5043.525620 E
rdf 1361 1526			
Pt. No. = 1526		3198.408640 N	5080.307717 E
rdf 404 1527			
Pt. No. = 1527		2782.499635 N	5122.065346 E
rdf 405 1528			
Pt. No. = 1528		2630.156970 N	5217.938765 E
rdf 1371 1529			
Pt. No. = 1529		2535.506380 N	5286.450848 E
rdf 978 1530			
Pt. No. = 1530		2570.308051 N	5763.745197 E
rdf 1378 1531			
Pt. No. = 1531		2253.064600 N	5598.190474 E
rdf 446 1532			
Pt. No. = 1532		2446.589756 N	5269.014278 E
rdf 209 1533			
Pt. No. = 1533		2042.044861 N	4788.749593 E
rdf 207 1534			
Pt. No. = 1534		1654.704152 N	4749.124863 E
rdf 198 1535			
Pt. No. = 1535		1430.126903 N	4842.457903 E
rdf 196 1536			
Pt. No. = 1536		1257.993588 N	4896.485987 E
rdf 195 1537			
Pt. No. = 1537		1197.911799 N	4928.332157 E
rdf 192 1538			
Pt. No. = 1538		1080.383216 N	4958.018408 E
30r Pt No 1539		3397.739796	4941.390907
1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522			
1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538			

BEGINNING AT THE NORTHWEST CORNER OF RESERVE "D" REFLECTION RIDGE 3RD ADDITION; THENCE BEARING N75°36'00"W A DISTANCE OF 54.00 FEET; THENCE BEARING N14°24'00"E A DISTANCE OF 10.00 FEET; THENCE BEARING S75°36'00"E A DISTANCE OF 63.84 FEET; THENCE BEARING S58°57'00"W A DISTANCE OF 14.03 FEET TO THE POINT OF BEGINNING.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

REFLECTION RIDGE, INC.

Reginald V. Boothe
Reginald V. Boothe, President

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

Personally appeared before me, a notary public, in and for the County and State aforesaid Reginald V. Boothe to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 13th day of March, 1989.

SEAL

Kimberly A. Hageman
Notary Public

My Commission Expires 9/12/92



THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS-ENGINEERING

DATE March 31, 1989

TO Twila Nelson, Deputy City Clerk
FROM Steve Lackey, Director of Public Works

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 documents have been approved as to legal form.

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

:BM:cp

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE: March 28, 1989

TO: Vicky Huang, Subdivision Engineer

FROM: Douglas J. Moshier, Senior Assistant City Attorney

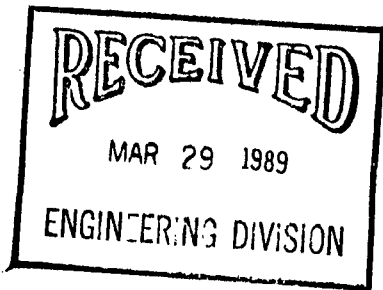
SUBJECT: Three Agreements to
Respread Special Assess-
ments in the Reflection
Ridge Aea

The attached Agreements for respreading assessments in the Reflection Ridge area are approved as to form.


Douglas J. Moshier
Senior Assistant City Attorney

DJM:cdh

Attachments



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 S.W.¼ of the S.W.¼ Section 4, Township 27S, R1W
(D-750-UP)
was part of the improvement district for the following City project(s):
21st Street median and left turn lane improvements
(Assessment = \$6,860.70)

Said property was replatted as Lot 1, Block 3, Reflection Ridge 3rd Addition

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

The assessment to the unplatted tract (D-750-UP, \$6,60.70) is to be allocated in total to Lot 1, Block 3, Reflection Ridge 3rd 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.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the 13th of March, 1989.

THE CITY OF WICHITA, KANSAS

Approved as to form:

BY

Director of Law

Mayor
Party of the First Part

Attest:

City Clerk

REFLECTION RIDGE, INC.

Reginald V. Boothe, Pres.

Party of the Second Part

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 13th day of March, 1989, 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.

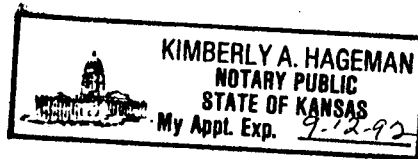
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Kimberly A. Hageman

Notary Public

My Appointment Expires:

9/12/92





April 11, 1989

Mr. Michael Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Reference: Reflection Ridge, Inc.

Dear Mr. Lindebak:

Attached are Letters of Credit and Affidavits for the following projects:

1. Lateral 16, Main 15, Southwest Interceptor Sewer
468 81958
2. Water Distribution System, Phase I
448 88381
3. Paving Reflection Road, Reflection Court and High Point
Circle 472 81926

Tax Key numbers will be provided by attachment as soon as the numbers are assigned to the lots by the Sedgwick County Clerk's Office.

We request that the City proceed with the construction of these projects. If additional information is necessary, please contact me.

Sincerely,

REFLECTION RIDGE, INC.


Reginald V. Boothe

cc: Ronald Pletcher, P.E., P.E.C.



7926 W. 21ST St.

Wichita, Kansas 67212

(316) 721-2153



Approved 12/21/84
OK JSM

Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, KS 67202

Reference: Reflection Ridge 3rd Addition, Phase 2

Dear Mr. Lindebak:

Attached are the Letters of Credit and Affidavits for the following projects:

1. Water Distribution System, Phase 2
448 88382
2. Paving Ridgeside Circle and Pepper Ridge Circle
472 81927

We request that the City proceed with the construction of the projects at the earliest possible date.

We also request that the City enter into a two-party contract with Professional Engineering Consultants, P.A., to perform the design engineering services. PEC provided the engineering services in connection with the platting of Reflection Ridge 3rd Addition.

If additional information is necessary, please contact me.

Very truly yours,

REFLECTION RIDGE, INC.

By: *John V. Both*

cc: Ronald Pletcher, PEC