

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 13, 1989

Professional Engineering Consultants  
1440 East English  
Wichita, KS 67211

Re: S/D 89-77 - REFLECTION RIDGE 4TH ADDITION

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 3, 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 City Council for consideration:

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

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

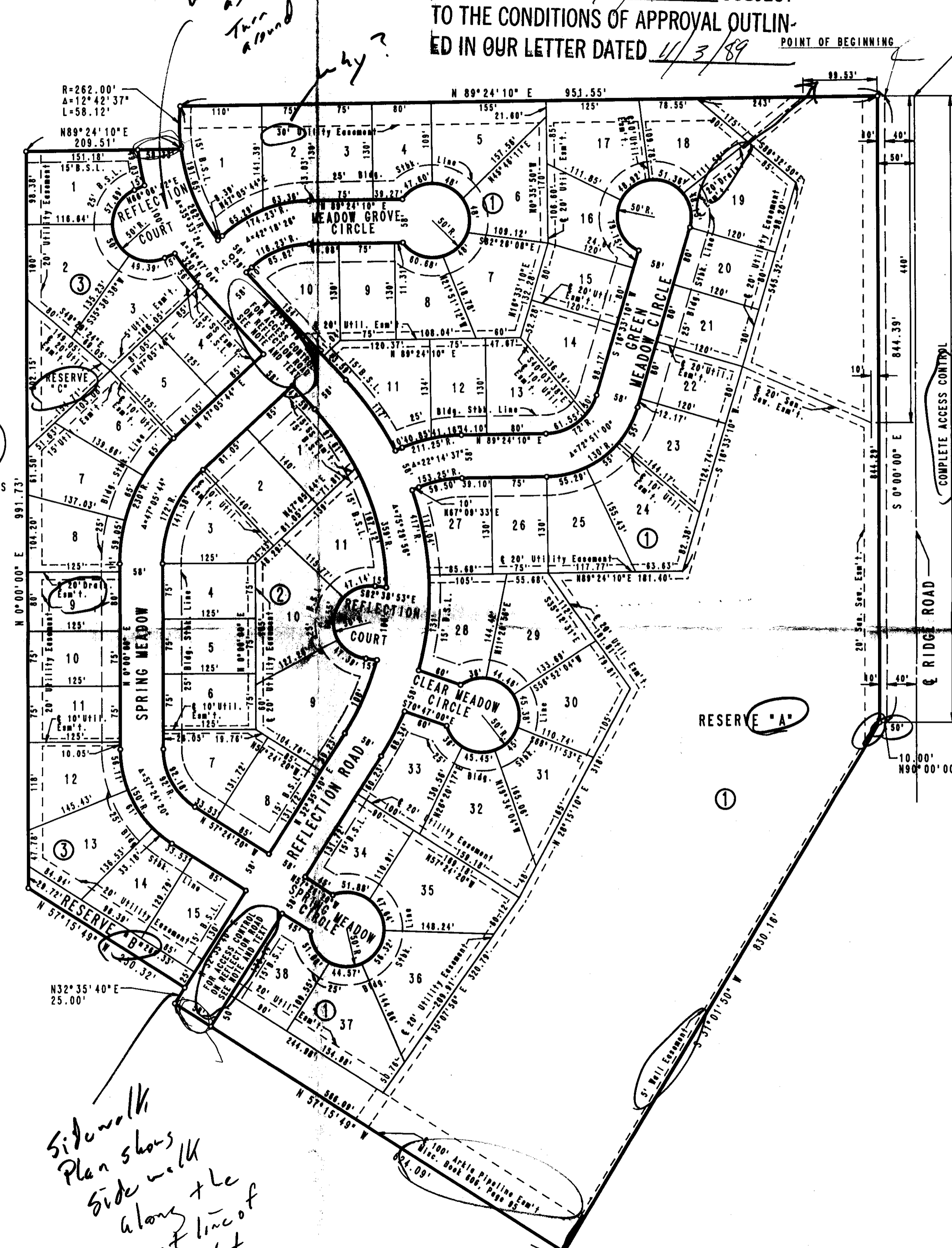
cc: Reflection Ridge, Inc., Reg Boothe, 7926 W. 21st St. N.,  
Wichita, KS 67212

Mike Lindebak, City Engineer

**FILE COPY**

**OFFICE COPY**      **FINAL PLAT**  
**REFLECTION RIDGE 4TH ADDITION**

DO NOT REMOVE  
 THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/2/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/3/89



SCALE: 1" = 100'  
 ○ = IRON SET

B.M. - N.E. CORNER RIDGE ROAD AND 21ST STREET NORTH. R.R. SPIKE IN S.W. SIDE OF POWER POLE 75' NORTH AND 58' EAST OF INTERSECTION OF CENTERLINE RIDGE ROAD AND 21ST STREET NORTH.  
 ELEV. = 143.30 CITY DATUM  
 ELEV. = 1330.70 M.S.L.

B.S.L. = BUILDING SETBACK LINE  
 ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM REFLECTION ROAD OVER AND ACROSS THE WESTERLY LINE OF LOTS 1, 10, 11, 27, 28, 33, 34, AND 38, BLOCK 1, AND THE EASTERLY LINE OF LOTS 8, 9, AND 11, BLOCK 2, AND THE EASTERLY LINE OF LOTS 1, 3, 4, AND 15, BLOCK 3, AND RESERVES "A" AND "B", ARE HEREBY GRANTED TO THE CITY OF WICHITA.

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF REFLECTION RIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IN LOTS, BLOCKS, AND STREETS AND RESERVES; THE SAME BEING A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. AND DESCRIBED AS: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SAID SECTION 4, THENCE BEARING S89°24'10"W ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S0°00'00"E PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 844.39 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 10.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 16, BLOCK 2 REFLECTION RIDGE COMMERCIAL AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S31°01'50"W ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 830.16 FEET TO THE NE CORNER OF RESERVE "C" BLOCK 3 IN REFLECTION RIDGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N57°15'49"W ALONG THE CENTERLINE OF A 100-FOOT ARKLA PIPELINE EASEMENT (MISC. BOOK 606, PG. 95) AND ALONG THE NORTHERLY LINE OF RESERVES "C" AND "M" BLOCK 3, IN SAID REFLECTION RIDGE A DISTANCE OF 624.09 FEET TO A POINT IN THE EASTERLY LINE OF RESERVE "A" BLOCK 1 IN SAID REFLECTION RIDGE; THENCE BEARING N32°35'40"E ALONG THE EASTERLY LINE OF SAID RESERVE "A" A DISTANCE OF 25.00 FEET; THENCE BEARING N57°15'49"W ALONG THE NORTHEASTERLY LINE OF SAID RESERVE "A" A DISTANCE OF 250.32 FEET; THENCE BEARING N0°00'00"E A DISTANCE OF 991.73; THENCE BEARING N89°24'10"E PARALLEL TO AND 58.00 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 209.51 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 282.00 FEET AND A CHORD OF 58.00 FEET BEARING N0°59'34"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'37" AN ARC DISTANCE OF 58.12 FEET TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 4; THENCE BEARING N89°24'10"E ALONG SAID NORTH LINE A DISTANCE OF 951.55 FEET TO THE POINT OF BEGINNING. CONTAINING 33.35 ACRES MORE OR LESS.

CHARLES S. BROWN, P.E., LIC. NO. 7581 R.L.S. NO. 991  
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, A STREET AND RESERVES THE SAME TO BE KNOWN AS REFLECTION RIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FIVE-FOOT WALL EASEMENT, AS SHOWN IN RESERVE "A", IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM RIDGE ROAD OVER AND ACROSS THE EAST LINE OF RESERVE "A", TOGETHER WITH ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM REFLECTION ROAD OVER AND ACROSS THE WESTERLY LINE OF LOTS 1, 10, 11, 27, 28, 33, 34, AND 38, BLOCK 1, AND THE EASTERLY LINE OF LOTS 1, 8, 9, AND 11, BLOCK 2, AND THE EASTERLY LINE OF LOTS 1, 3, 4, AND 15, BLOCK 3, AND RESERVES "A" AND "B", ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVES "A", "B", AND "C" ARE PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A GOLF COURSE AND RELATED FACILITIES, I.E., CART PATHS, RESTROOMS, SHELTERS, SIDEWALKS, LANDSCAPING, IRRIGATION SYSTEMS, ETC. ALL UTILITIES AND DRAINAGE SHALL BE CONFINED TO EASEMENTS. RESERVES "A", "B", AND "C" ARE TO BE OWNED AND MAINTAINED BY REFLECTION RIDGE INC., ITS SUCCESSORS OR ASSIGNS.

THAT PORTION OF THE SANITARY SEWER EASEMENT ESTABLISHED ON FILM 930, PAGE 670 WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-0512 (B) AMENDED.

OWNER: REFLECTION RIDGE, INC.

BY: \_\_\_\_\_  
 REGINALD V. BOOTHE, PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME REGINALD V. BOOTHE, PRESIDENT, REFLECTION RIDGE, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_  
 NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_  
 GREGG L. LESH, SENIOR VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGG L. LESH, SENIOR VICE PRESIDENT OF THE EMPRISE BANK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAID FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_  
 NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
 WAYNE L. BRINEGAR, CHAIRMAN

\_\_\_\_\_  
 MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
 BOB KNIGHT, MAYOR

\_\_\_\_\_  
 JOHN MOIR, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
 DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
 PAT KETTLER, REGISTER OF DEEDS

\_\_\_\_\_  
 ED RESA, DEPUTY

- P. On the final plat tracing, a non-solid line shall be used to indicate the terminus of Reflection Road at this plat's north and south lines. A solid line indicates the platting of a private street.
- Q. As indicated by the plat's drainage plan, the applicant shall obtain an off-site drainage easement for this site's development. This easement shall be submitted to the Planning Department for recording with the plat.
- R. If the easement along the west line of this plat is to be reduced to 10-feet along the lots, a 10-foot easement shall be provided off-site, by separate instrument to create a full 20-foot easement. This separate instrument shall be submitted for recording with the plat.
- S. The applicant shall submit from ARKLA a letter indicating that a wall easement can cross their pipeline easement.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

November 9, 1989

STAFF REPORT  
(Final Plat Approved 11/2/89;  
Preliminary Plat Approved 7/2/87)

CASE NUMBER: S/D 89-77 - REFLECTION RIDGE 4TH ADDITION

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

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

LOCATION: In an area north of 21st Street North and west  
of Ridge Road.

SITE SIZE: 33.4 Acres

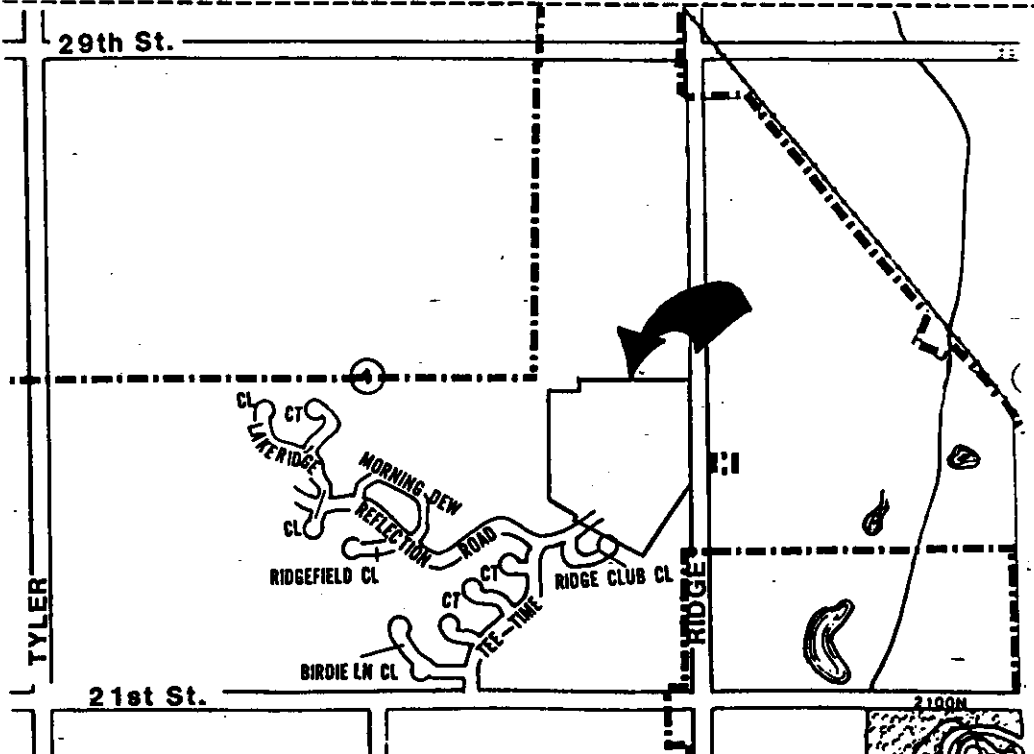
NUMBER OF LOTS

Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	64

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-170)

VICINITY MAP:



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 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 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.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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 alternative 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 access 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.

- I. 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.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. 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.
- K. 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.
- L. 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.
- M. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. On the final plat tracing, no wall easement shall be indicated as crossing the sanitary sewer easement located within Reserve "A."