

- 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.

February 16, 1989

STAFF REPORT

(Final Plat Approved 2/9/89; 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

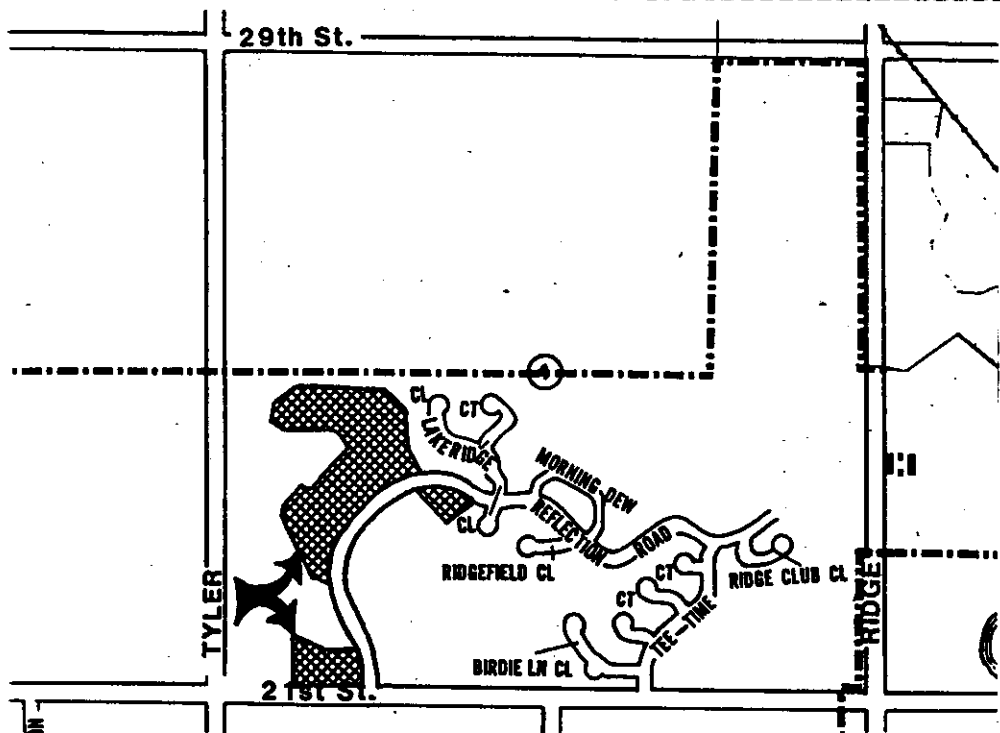
Residential:	57
Office:	
Commercial:	1
Industrial:	
Total:	58

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "AA"

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

VICINITY MAP:



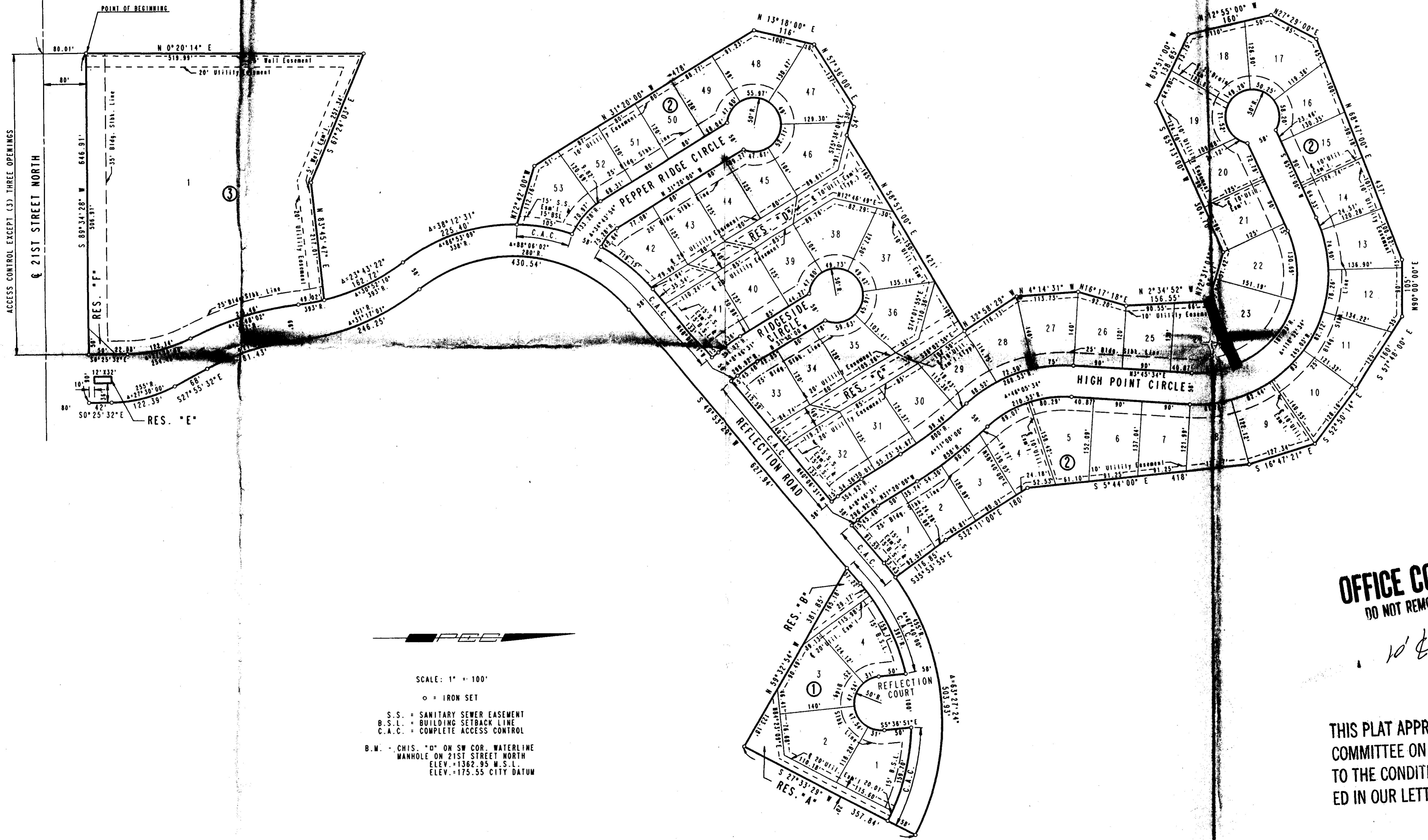
STAFF COMMENTS:

- 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 offsite 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.

SW CORNER  
SEC. 4, T27S, R1W  
OF THE 6TH P.M.

# REFLECTION RIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'  
○ = IRON SET  
S.S. = SANITARY SEWER EASEMENT  
B.S.L. = BUILDING SETBACK LINE  
C.A.C. = COMPLETE ACCESS CONTROL  
B.M. = CHIS. "O" ON SW COR. WATERLINE  
MANHOLE ON 21ST STREET NORTH  
ELEV. = 1362.95 M.S.L.  
ELEV. = 175.55 CITY DATUM

**OFFICE COPY**  
DO NOT REMOVE  
**FINAL PLAT**

*10' & Util. Easement*

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 2/9/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 2/10/89

# REFLECTION RIDGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS )  
                  ) SS  
COUNTY OF SEDGWICK )

I, R.W. LINN, 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 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO BLOCKS, LOTS, STREETS AND RESERVES THE SAME BEING DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING N89°34'28"E ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 600.00 FEET; THENCE BEARING N0°20'14"E PARALLEL TO THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 80.01 FEET TO THE SE CORNER OF BLOCK 1 VILLAGE CHARTERS ADDITION TO SEDGWICK COUNTY, KANSAS AND TO THE POINT OF BEGINNING; THENCE BEARING N0°20'14"E ALONG THE EAST LINE OF SAID VILLAGE CHARTERS ADDITION A DISTANCE OF 519.91 FEET; THENCE BEARING S67°24'03"E A DISTANCE OF 257.34 FEET; THENCE BEARING N83°45'47"E A DISTANCE OF 217.01 FEET TO A POINT IN A CURVE TO THE LEFT HAVING A RADIUS OF 393.00 FEET AND A CHORD OF 181.56 FEET BEARING N25°07'59"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'22" AN ARC DISTANCE OF 162.72 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 338.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°12'31" AN ARC DISTANCE OF 225.40 FEET; THENCE BEARING N72°42'00"W A DISTANCE OF 12.76 FEET; THENCE BEARING N31°20'00"W A DISTANCE OF 478.00 FEET; THENCE BEARING N13°18'00"E A DISTANCE OF 118.00 FEET; THENCE BEARING N57°36'00"E A DISTANCE OF 137.00 FEET; THENCE BEARING S75°36'00"E A DISTANCE OF 54.00 FEET; THENCE BEARING N58°57'00"E A DISTANCE OF 21.00 FEET; 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 5.27 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 N12°55'00"W A DISTANCE OF 160.00 FEET; THENCE BEARING N27°29'00"E A DISTANCE OF 95.00 FEET; THENCE BEARING N68°47'00"E A DISTANCE OF 37.00 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 105.00 FEET; THENCE BEARING S57°48'00"E A DISTANCE OF 160.00 FEET; THENCE BEARING N12°55'00"W A DISTANCE OF 128.16 FEET; THENCE BEARING S16°47'21"E A DISTANCE OF 127.34 FEET; THENCE BEARING S57°44'00"E A DISTANCE OF 127.34 FEET; THENCE BEARING S32°11'00"E A DISTANCE OF 118.85 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET AND A CHORD OF 478.56 FEET BEARING N85°49'47"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°27'24" AN ARC DISTANCE OF 503.93 FEET; THENCE BEARING S27°33'29"W A DISTANCE OF 357.84 FEET; THENCE BEARING N58°32'54"W A DISTANCE OF 381.85 FEET; THENCE BEARING S49°53'29"W A DISTANCE OF 627.94 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°06'02" AN ARC DISTANCE OF 430.54 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 451.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°17'01" AN ARC DISTANCE OF 246.25 TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'00" AN ARC DISTANCE OF 181.43 FEET; THENCE BEARING S27°55'32"E A DISTANCE OF 68.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°30'00" AN ARC DISTANCE OF 122.39 FEET; THENCE BEARING S0°25'32"E A DISTANCE OF 42.00 FEET; THENCE BEARING S89°34'28"W PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 646.91 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E., LIC. NO. 13684 R.L.S. NO. 934  
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 ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVES THE SAME TO BE KNOWN AS REFLECTION RIDGE 3RD 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 EASEMENTS AS SHOWN ALONG THE NORTH AND WEST LINE OF BLOCK 3 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM REFLECTION ROAD OVER AND ACROSS THE NORTH LINE OF LOTS 1 AND 4, AND RESERVE "B" IN BLOCK 1, AND THE SOUTH LINE OF LOTS 1, 32, 33, 41, 42, 53 AND RESERVES "C" AND "D", BLOCK 2, ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 3, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT THREE (3) LOCATIONS: ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

RESERVES "A, B, C, AND D" ARE PLATTED FOR LANDSCAPING, IRRIGATION, WALKS, AND UTILITY SERVICE CONNECTIONS FROM ADJOINING LOTS TO UTILITIES CONFINED WITHIN EASEMENTS. RESERVES "E AND F" ARE PLATTED FOR LANDSCAPING, IRRIGATION AND ENTRY MONUMENTS.

RESERVES A THROUGH F INCLUSIVE SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED WITHIN REFLECTION RIDGE 3RD ADDITION.

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 SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

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

MY COMMISSION EXPIRES \_\_\_\_\_

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REFLECTION RIDGE 3RD 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 SAME 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 COMMISSION EXPIRES \_\_\_\_\_

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

\_\_\_\_\_, CHAIRMAN  
SUE L. CROCKETT

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

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.

\_\_\_\_\_, MAYOR  
SHELDON KAMEN

\_\_\_\_\_, DEPUTY CITY CLERK  
DALE E. REA

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

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

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

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

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

**OFFICE COPY**  
DO NOT REMOVE **FINAL PLAT**

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/9/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/10/89



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

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".

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