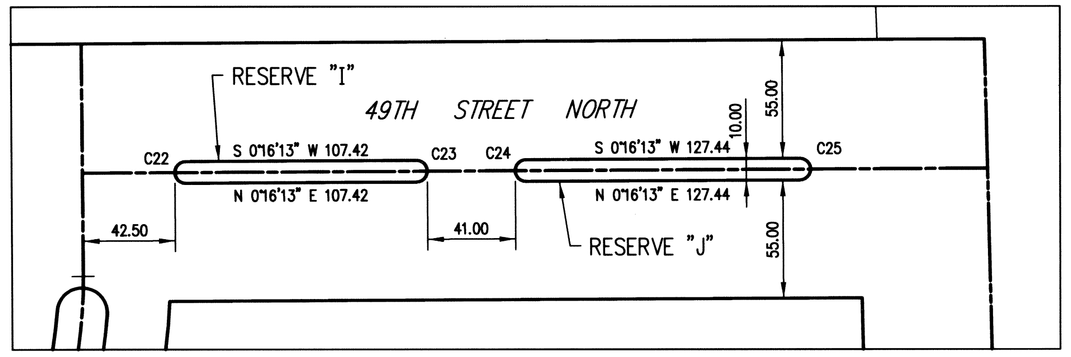
PC 216-10B

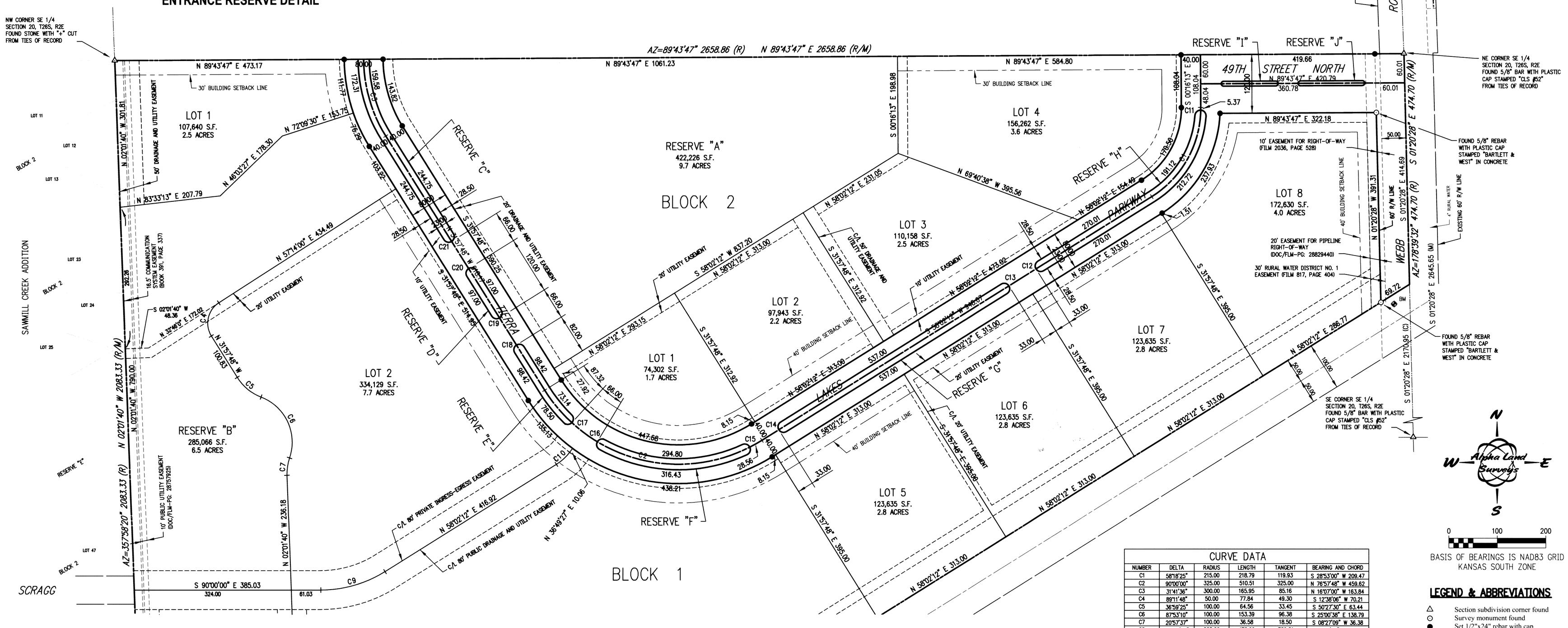
FINAL PLAT

TIERRA VERDE SOUTH ADDITION

A PLANNED UNIT DEVELOPMENT IN THE
CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS
PAGE 1 OF 2



ENTRANCE RESERVE DETAIL



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	BEARING AND CHORD
C1	58°18'25"	215.00	218.79	119.93	S 28°53'00" W 209.47
C2	90°00'00"	325.00	510.51	325.00	N 76°57'48" W 459.62
C3	31°41'36"	300.00	165.95	85.16	N 16°07'00" W 163.84
C4	89°11'48"	50.00	77.84	49.30	S 13°38'06" W 70.21
C5	36°58'25"	100.00	64.56	33.45	S 50°27'30" E 63.44
C6	87°53'10"	100.00	153.39	96.38	S 25°00'38" E 138.79
C7	20°57'37"	100.00	36.58	18.50	S 08°27'09" W 36.38
C8	119°56'08"	225.00	470.99	389.21	S 61°59'44" E 389.59
C9	31°57'48"	250.00	139.47	71.60	N 74°01'06" E 137.66
C10	21°27'45"	100.00	37.02	18.73	N 47°25'49" E 36.81
C11	180°00'00"	11.50	36.13	INFINITE	S 85°46'28" E 23.00
C12	180°00'00"	11.50	36.13	INFINITE	S 31°57'48" E 23.00
C13	180°00'00"	11.50	36.13	INFINITE	S 31°57'48" E 23.00
C14	180°00'00"	11.50	36.13	INFINITE	S 31°57'48" E 23.00
C15	180°00'00"	11.50	36.13	INFINITE	S 24°54'00" E 23.00
C16	180°00'00"	11.50	36.13	INFINITE	S 28°58'43" W 23.00
C17	180°00'00"	11.50	36.13	INFINITE	S 44°40'01" W 23.00
C18	180°00'00"	11.50	36.13	INFINITE	S 58°02'12" W 23.00
C19	180°00'00"	11.50	36.13	INFINITE	S 58°02'12" W 23.00
C20	180°00'00"	11.50	36.13	INFINITE	S 58°02'12" W 23.00
C21	180°00'00"	11.50	36.13	INFINITE	S 58°02'12" W 23.00
C22	180°00'00"	5.00	15.71	INFINITE	S 00°16'13" E 10.00
C23	180°00'00"	5.00	15.71	INFINITE	S 00°16'13" E 10.00
C24	180°00'00"	5.00	15.71	INFINITE	S 00°16'13" E 10.00
C25	180°00'00"	5.00	15.71	INFINITE	S 00°16'13" E 10.00

BASIS OF BEARINGS IS NAD83 GRID KANSAS SOUTH ZONE

LEGEND & ABBREVIATIONS

- △ Section subdivision corner found
- ○ Survey monument found
- ● Set 1/2"x24" rebar with cap stamped "ALPHA CLS-184"
- C. Calculated
- R. Record
- M. Measured
- R/W Right of Way
- AZ. Azimuth
- N. North
- S. South
- E. East
- W. West
- S.F. Square Feet
- ° Degrees
- ' Feet or Minutes
- " Inches or Seconds

RESERVE NOTES:

RESERVES A AND B ARE PLATTED FOR A LAKE, DRAINAGE, SIDEWALKS, MONUMENTS, LANDSCAPING, IRRIGATION, OPEN SPACE AND BERMING.
RESERVES C, D, E, F, G, H, I AND J ARE PLATTED FOR MONUMENTS, LANDSCAPING, IRRIGATION AND OPEN SPACE.

THE RESERVES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS OR HOME OWNER'S ASSOCIATION.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND ALL DRAINAGE EASEMENTS, RIGHT-OF-WAY AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER.

LEED DESIGN CRITERIA:

1. IT IS THE INTENT OF THE DEVELOPER(S) FOR TIERRA VERDE DEVELOPMENT TO DESIGN A SUSTAINABLE PROJECT USING DESIGN CRITERIA FROM THE MOST CURRENT VERSION OF THE LEED ND (NEIGHBORHOOD DEVELOPMENT) RATING SYSTEM. ALL PROPOSED INDIVIDUAL SITE DESIGNS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER'S LEED REVIEW TEAM TO ENSURE SITE PROJECTS CONFORM TO THE LEED ND DESIGN PRINCIPLES. THE FOLLOWING LEED ND DESIGN ITEMS SHALL BE APPLIED TO ALL DEVELOPMENT WITHIN THE PUD.
   - A. THE POSTED SPEED LIMIT FOR RESIDENTIAL AREAS WITHIN THE DEVELOPMENT SHALL BE A MAXIMUM OF 20 MPH.
   - B. THE POSTED SPEED LIMIT FOR ALL NON-RESIDENTIAL AREAS OR MIXED USE AREAS SHALL BE 25 MPH.
   - C. MINIMUM 4' WIDE SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET RIGHT-OF-WAY WITH THE OUTSIDE EDGE OF THE SIDEWALK BEING PARALLEL TO AND ADJACENT TO THE RIGHT-OF-WAY LINE.
   - D. NO VEHICULAR PARKING IS ALLOWED WITHIN THE STREET RIGHT-OF-WAY.
   - E. ALL STREETS AND PEDESTRIAN SIDEWALKS OR OTHER PATHWAYS OF TRAVEL ARE AVAILABLE FOR GENERAL PUBLIC USE AND SHALL NOT BE GATED.

CLOSURE COMPUTATION:

N: 1718280.17 E: 1677935.82
LINE COURSE: AZ=89°43'47" LENGTH: 2658.86
N: 1718292.71 E: 1680594.65
LINE COURSE: AZ=178°39'32" LENGTH: 474.70
N: 1717818.14 E: 1680605.76
LINE COURSE: AZ=238°02'12" LENGTH: 3060.20
N: 1716198.15 E: 1678009.53
LINE COURSE: AZ=357°58'20" LENGTH: 2083.33
N: 1718280.17 E: 1677935.81

AREA: 77.901 ACRES 3,393,368 S.F.
PERIMETER: 8277.09
ERROR OF CLOSURE: 0.0100
ERROR OF CLOSURE COURSE: AZ=44°19'10"
ERROR NORTH: 0.0000 ERROR EAST : -0.0100
PRECISION 1 : 827826

Alpha Land Surveys, Inc.
ONE EAST NINTH AVENUE
HUTCHINSON, KANSAS 67501
PH: (620) 728-0012 FAX: (620) 728-0413

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SEDGWICK COUNTY, KANSAS
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