ALFIERI ACRES ADDITION
SEDGWICK COUNTY, KANSAS

SCALE 1"=100'

LEGEND:
- ○ 1/2" Rebar (Set)
- ● 1/2" Rebar (Found)

final tracing received 7-7-00

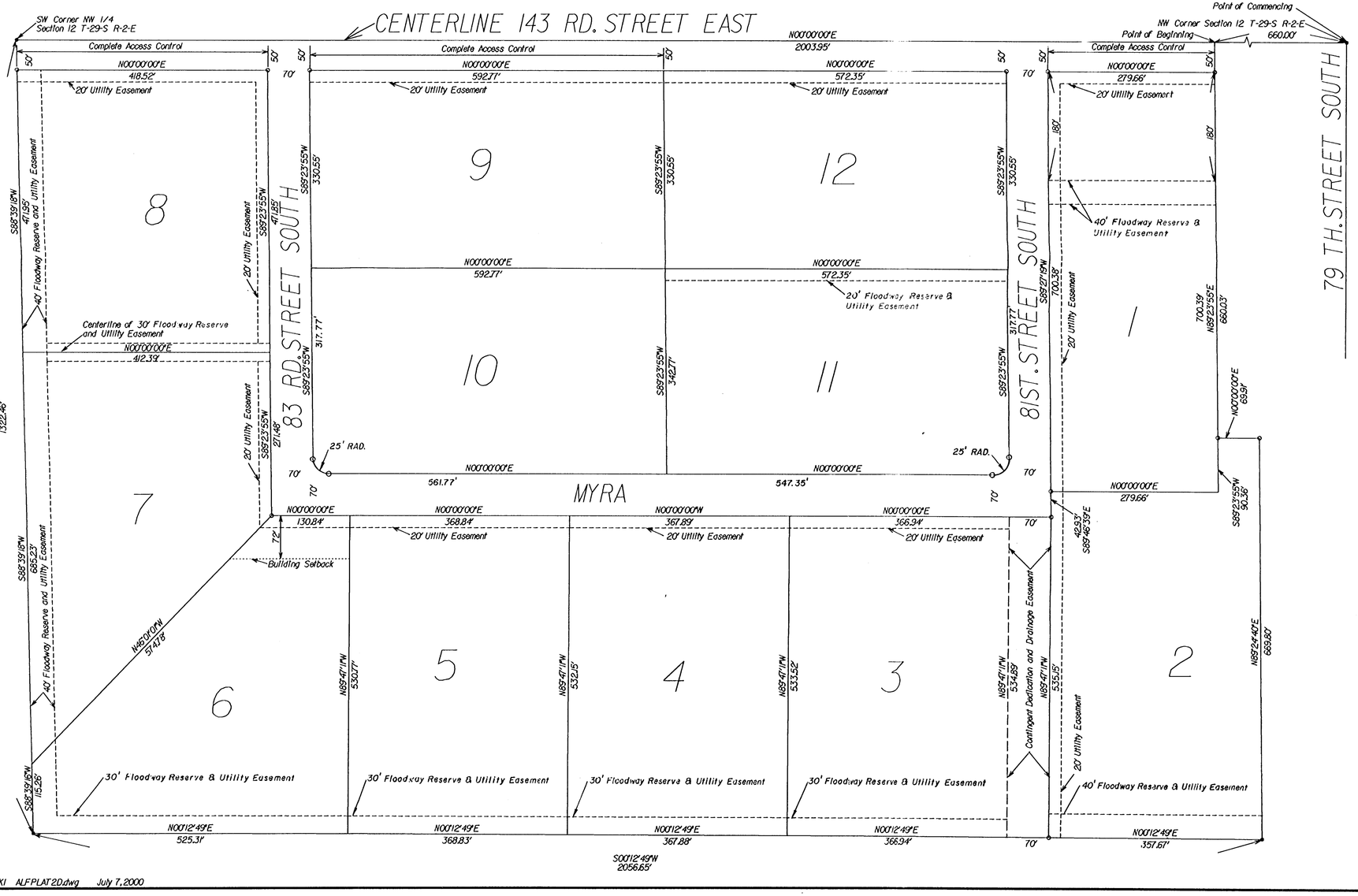
DESCRIPTION:
Plat of a tract of land, lying in the NW1/4 Section 12, T-29-S, R-2-E of the Sixth Principal Meridian, Sedgwick County, Kansas more practically described as follows:
commencing at the NW corner of said NW 1/4 ;
thence S 00°-00'-00" E (assumed bearing) a distance of 660.00 feet to a point on the west line of said NW 1/4 the point of beginning;
thence N 89°-23'-55" E a distance of 660.03 feet;
thence N 00°-00'-00" E a distance of 69.91 feet;
thence N 89°-24'-40" E a distance of 669.80 feet;
thence S 00°-12'-49" W a distance of 2056.65 feet to a point on the south line of said NW 1/4;
thence S 88°-39'-18" W a distance of 1322.46 feet to the SW corner of said NW 1/4;
thence N 00°-00'-00" E a distance of 2003.95 feet, more or less, to the point of beginning,
said tract containing 61.804 acres, more or less.

EASEMENTS AND RESERVES:
Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in widths indicated and as set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked utility easements floodway reserves. A drainage plan has been developed and that all drainage easements, rights-of-way, shall remain at established grades or as modified with the approval of the City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

FLOODWAY RESERVE:
The floodway reserve shall be the responsibility of the owners of Lots 6, 7, and 8 until such time as the governing body excercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage. No structure shall be constructed on or within the Floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body.

CONTINGENT DEDICATION:
The 70' Contingent Dedication as shown on the north line of Lot 3 will become street Right of way when a street is platted in alignment to and abutting with 81st. Street South.

STREETS:
Streets, avenues, lanes, drives and boulevards shown on this plat and not here to for dedicated to and for public use are hereby so dedicated.



SURVEYORS CERTIFICATE:
State of Kansas)
County of Sedgwick) s.s.
We Parsons Brinckerhoff Kansas Land Surveyors (LS-10) in the aforesaid county and state, do hereby certify that we have accurately surveyed and platted ALFIERI ACRES ADDITION and have located all monuments above, and that all lots, streets, avenues, lanes, drives courts, easements, public ways, and other grounds are well and accurately staked and marked.
Said survey was completed on the 6 day of July, 2000.

Curtis W. Luttrell

Curtis W. Luttrell Licensed Land Surveyor • 1238

CURTIS W. LUTTRELL LICENSED LS-1238 12/00 KANSAS LAND SURVEYOR

OWNERS:
Know all men by these presents that we Salvatore Alfieri and Sharon Alfieri his wife have caused the land described in the surveyors certificate to be platted into lots, streets, avenues, lane, drive courts, easements, public ways, to be known as ALFIERI ACRES ADDITION, Sedgwick County, Kansas, easements are hereby granted as indicated on the plat for the construction and maintenance of all public utilities. The streets, avenues, lanes, drives, circles and courts, are hereby dedicated to and for the use of the public.

Salvatore Alfieri — Sharon Alfieri

NOTARY PUBLIC
State of Kansas)
County of Sedgwick) s.s.
Be it remembered that on this 12 day of July 2000, before me a notary public in the aforesaid county and state came Salvatore Alfieri and Sharon Alfieri, his wife to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as their voluntary act and deed. In testimony whereof I have set my hand and affixed my notarial seal the day and year above written.

Angela M. Perez Notary Public

ANGELA M. PEREZ NOTARY PUBLIC STATE OF KANSAS
My commission expires 8/7/2003

APPROVAL OF THE MAPC:
This plat of ALFIERI ACRES ADDITION, an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.
Dated this 15th day of June, 2000.
Wichita-Sedgwick County Metropolitan Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

APPROVAL OF THE COUNTY BOARD:
This plat of ALFIERI ACRES ADDITION approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____ 2000.

Thomas G. Winters, Chairman

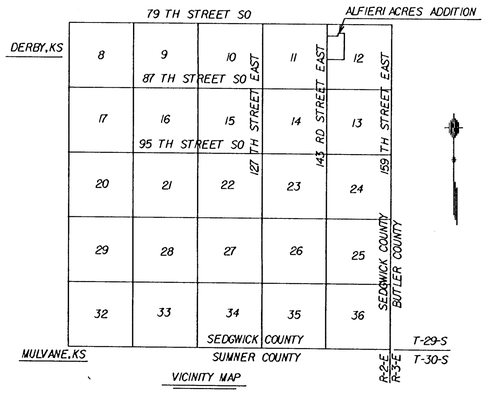
ATTEST: James Alford, County Clerk
Entered on the transfer record this _____ day of _____ 2000.

This is to certify that this instrument was filed for record in the Register of deeds Office _____ A.M./ P.M. on the _____ day of _____ 2000.

Bill Meek, Register of Deeds — Linda Kizzire, Deputy

COUNTY REVIEW:
Reviewed in accordance with K.S.A. 58-20005 on this _____ day of _____ 2000.

Tricia L. Robello, L.S. Kansas #1246
Deputy County Surveyor
Sedgwick County Kansas



VICINITY MAP

35706KI ALFPLAT2D.dwg July 7, 2000

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Parsons, Brinckenhoff
225 N. Market, Suite 350
Wichita, KS 67202

RE: SUB 2000-13 -- Final Plat of ALFIERI ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 2000, 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 June 9, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 24, 2000

Parsons, Brinckenhoff
225 N. Market, Suite 350
Wichita, KS 67202

RE: SUB 2000-13 -- Preliminary Plat of ALFIERI ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 2000, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *Standard soil testing is required.*

B. *The site is currently served by a Rural Water District. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.*

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. County Engineering needs to comment on the status of the applicant's drainage concept. *A dedicated Floodway Reserve is required along the south line of Lot 8. The Applicant shall coordinate the modification or removal of terraces with NRCA. A drainage concept needs to be submitted.*

E. The final plat shall contain the standard floodway language in the plattor's text.

F. Complete access control shall be dedicated along the site's frontage to 143rd St. East.

G. The street name Springdale shall be replaced with 143rd St. East.

H. County Engineering recommends the elimination of 83rd St. South to be replaced with a loop street connecting the north and south terminus of Gordin Circle/Court with 143rd St. East.

I. County Fire Department/County Engineering needs to comment on the plat's street names. ***It is recommended that Gordin Court/Circle be replaced with another name as Gordon St. exists in Wichita.***

J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

K. The Applicant shall guarantee the installation of the proposed interior streets to the suburban gravel street standard.

L. The tie points shall reference the quarter section.

M. A legal description of the plat is needed.

N. County Engineering requests that the existing road easement to the east shall be replaced with a dedicated street right-of-way.

O. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or 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 stormwater.

P. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all

construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Southwestern Bell requests additional easements.***

X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platter; if the title report or attorney's opinion has not already been submitted.

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

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Salvator and Sharon S. Alfieri, 8222 S. 143rd Street So., Derby, KS 67037
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12
JUNE 8, 2000

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/23/00)

CASE NUMBER: SUB 2000-13 -- ALFIERI ACRES ADDITION

OWNER/APPLICANT: Salvator and Sharon Alfieri, 8222 S. 143rd Street South, Derby, KS 67037

SURVEYOR/ENGINEER: Parsons Brinckerhoff, 225 N. Market, #350, Wichita, KS 67202

LOCATION: East side of 143rd Street East, South of 79th Street South

SITE SIZE: 56.93 Acres

NUMBER OF LOTS

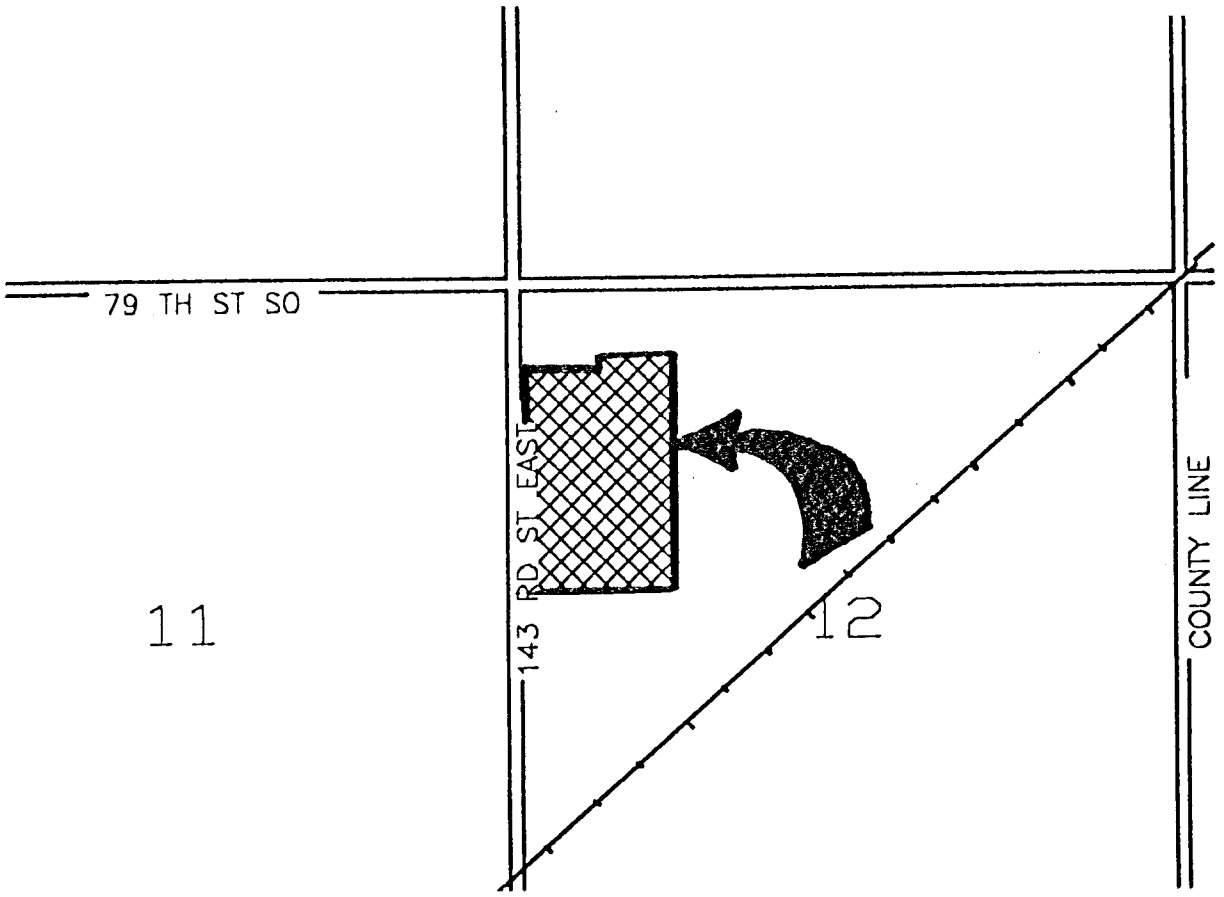
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. This final plat contains a revised street layout in accordance with Staff comments.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. ***Health Department approval has been obtained.***

B. ***The site is currently served by a Rural Water District. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A dedicated Floodway Reserve is required along the south line of Lot 8. The drainage easements should be labeled as "Floodway Reserves". The Applicant shall coordinate the modification or removal of terraces with NRCA.***

E. The final plat shall contain the standard floodway language in the plattor's text.

F. The centerline of 143rd Street East shall be denoted.

G. **County Fire Department** needs to comment on the plat's street names.

H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

I. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.

J. The south line of the contingent right-of-way dedication should be denoted with a dashed line. The east and west line of the contingent right-of-way dedication should be denoted with solid lines.

K. The contingent right-of-way dedication shall be referenced in the plattor's text.

L. Lot 6 does not contain the required 200-ft lot width at the front property line. An increase in the distance of the building setback from the road is needed to meet the standard.

M. The dimensions should only include two decimal places.

N. A radius is required on the northeast corner of Lot 11 and the southeast corner of Lot 10.

O. The outparcel should be included as part of the plat.

P. The distances and degrees on the drawing need to coincide with those in the legal description.

Q. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or 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 stormwater.

R. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S.. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

W. Perimeter closure computations shall be submitted with the final plat tracing.

X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Y. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Southwestern Bell requests additional easements.***

Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.