NEVILLE WEST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final fracing received 11-16-01

SRB

MINIMUM BUILDING PAD

Lot/Block	Min. Pad
Lot 1, Block 1	1430.0
Lot 2, Block 1	1430.0
Lot 3, Block 1	1425.0
Lot 4, Block 1	1425.0
Lot 5, Block 1	1425.0
Lot 6, Block 1	1421.0
Lot 7, Block 1	1421.0
Lot 8, Block 1	1421.0
Lot 9, Block 1	1421.0
Lot 10, Block 1	1429.0
Lot 11, Block 1	1425.0

GRAPHIC SCALE

100 0 50 100 200

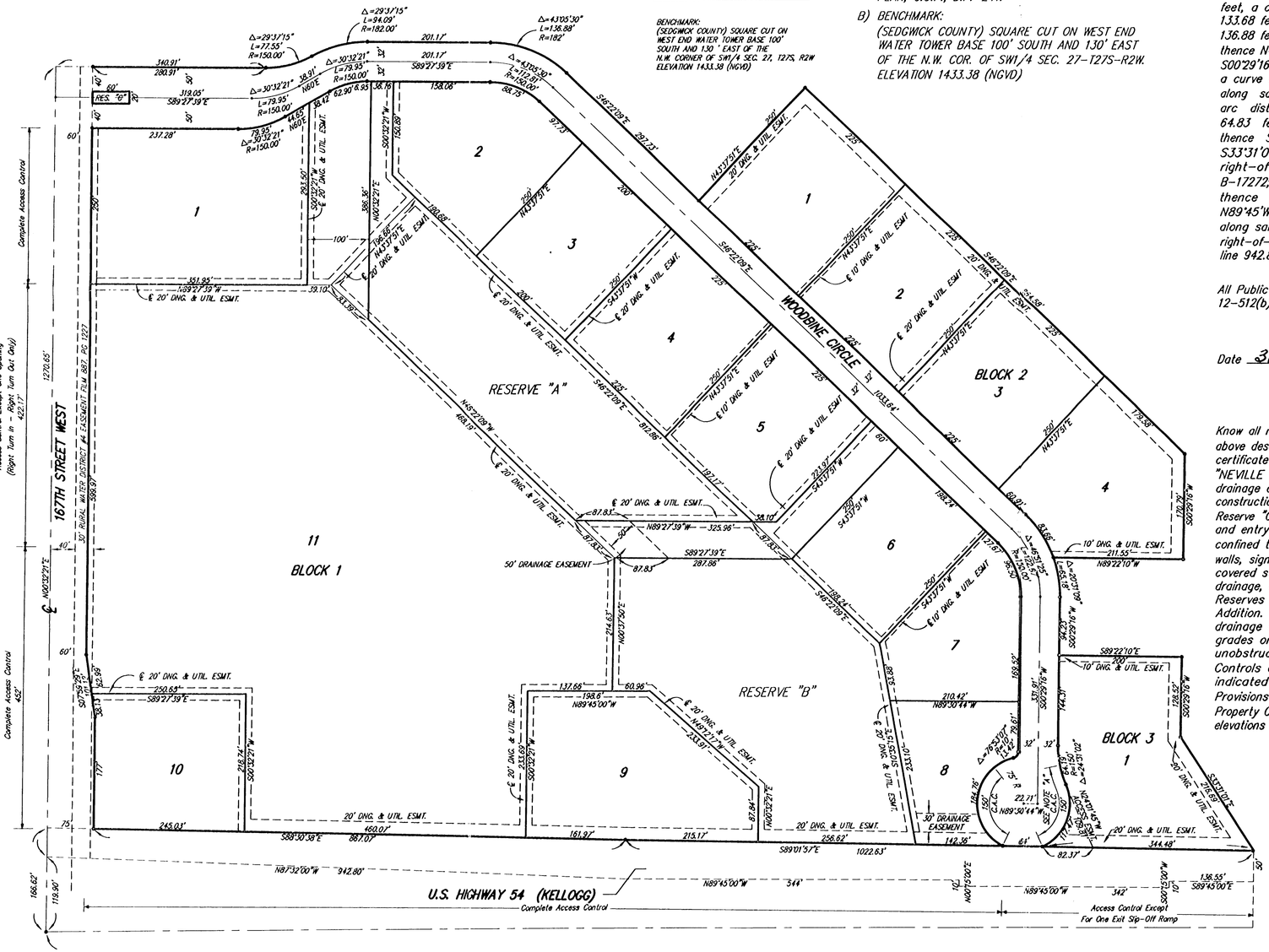
(IN FEET)
1 inch = 100 ft.

BENCHMARK:
(SEDGWICK COUNTY) SQUARE CUT ON WEST END WATER TOWER BASE 100' SOUTH AND 130' EAST OF THE N.W. CORNER OF SW1/4 SEC. 27, 12TS, R2W ELEVATION 1433.38 (NGVD)

NOTES:

A) THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE NEVILLE PROPERTY COMMUNITY UNIT PLAN, C.U.P., D.P.-241.

B) BENCHMARK:
(SEDGWICK COUNTY) SQUARE CUT ON WEST END WATER TOWER BASE 100' SOUTH AND 130' EAST OF THE N.W. COR. OF SW1/4 SEC. 27-12TS-R2W. ELEVATION 1433.38 (NGVD)



State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NEVILLE WEST ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a plat of the following:

LEGAL DESCRIPTION:
That part of the SW1/4 of Sec. 27, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said SW1/4; thence N00°32'21"E, along the west line of said SW1/4, 119.9 feet to the intersection with the north right-of-way line of US 54 Highway as condemned in Case No. B-17272, for a place of beginning; thence N00°32'21"E, along the west line of said SW1/4, 1270.65 feet; thence S89°27'39"E, 340.91 feet to the P.C. of a curve to the left, having a radius of 150 feet, a central angle of 29°37'15" and a chord bearing N75°43'44"E, 76.69 feet; thence northeasterly, along said curve, an arc distance of 77.55 feet to the P.T. of said curve; thence to the P.C. of a curve to the right, having a radius of 182 feet, a central angle of 29°37'15", and a chord bearing N75°43'44"E, 93.05 feet; thence easterly, along said curve, an arc distance of 94.09 feet to the P.T. of said curve; thence S89°27'39"E, 201.17 feet to the P.C. of a curve to the right, having a radius of 182 feet, a central angle of 43°05'30", and a chord bearing S67°54'54"E, 133.68 feet; thence southeasterly, along said curve, an arc distance of 136.88 feet to the P.T. of said curve; thence S46°22'09"E, 297.73 feet; thence N43°37'51"E, 250 feet; thence S46°22'09"E, 854.58 feet; thence S00°29'16"W, 170.79 feet; thence N89°22'10"W, 211.55 feet to a point on a curve to the right, having a radius of 182 feet; thence southerly, along said curve to the right, through a central angle of 20°31'09", an arc distance of 65.18 feet and having a chord bearing S09°46'18"E, 64.83 feet to the P.T. of said curve; thence S00°29'16"W, 94.23 feet; thence S89°22'10"E, 200 feet; thence S00°29'16"W, 128.52 feet; thence S33°31'01"E, 216.69 feet; thence S00°15'W, 50 feet to the north right-of-way line of US 54 Highway as condemned in Case No. B-17272; thence N89°45'W, along said right-of-way line, 136.55 feet; thence S00°15'W, along said right-of-way line, 10 feet; thence N89°45'W, along said right-of-way line 342 feet; thence N00°15'E, along said right-of-way line 10 feet; thence N89°45'W, along said right-of-way line 544 feet; thence N87°32'W, along said right-of-way line 942.80 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 31 October 2001 Mark A. Savoy LS-788 KANSAS LAND SURVEYOR Surveyor
Mark A. Savoy PLS #788

Know all men by these presents that we, the undersigned, owners of the above described property have caused the land described in the suveyor's certificate to be platted into Lots, Blocks and a Street to be known as "NEVILLE WEST ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all drainage purposes and public utilities. Reserve "C" is hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms and utilities confined to easements. Reserves "A", and "B" are hereby reserved for walls, signage, gazebos, small park structures, picnic areas/tables with covered structures, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. The Reserves shall be maintained by a Land Owners Association for the Addition. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat, and described in the General Provisions of C.U.P.-,D.P.-241). Setbacks are as shown on the Neville Property Community Unit Plan (C.U.P., D.P.- 241). Minimum building pad elevations are as shown on the face of the plat.

The Neville Family Trust III, dated 9-10-96.

Gregory Alan Neville Co-Trustee
Gregory Alan Neville

Alvin Leon Neville Co-Trustee
Alvin Leon Neville

Rita A. Neville Co-Trustee
Rita A. Neville

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 14 th day of November 2001, by Gregory Alan Neville, Alvin Leon Neville, and Rita A. Neville, Co-Trustees of the Neville Family Trust III dated 9-10-96, on behalf of the Trust.

Linda S. Hamby Notary Public
LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

My App't. Exp. 10-30-03

This plat of "NEVILLE WEST ADDITION", Sedgwick County Kansas, has been submitted to and approved by the Wichita- Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
William M. Johnson

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the Direction of the City Council

_____ City Manager
Chris Cherches

_____ City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

Entered on transfer record this ____ day of _____, 2001.

_____ County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 2001, at ____ o'clock ____ M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com

DWG FILE: 0098PF-R.J.
PROJECT NO. 98C0098JP

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY

W.SC

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

October 28, 1999

Mark Savoy
Savoy, Ruggles, and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 98-79 -- Final Plat of NEVILLE WEST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1999, 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 October 22, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W SC

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CITY HALL — TENTH FLOOR
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October 22, 1999

Mark Savoy
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924 N. Main
Wichita, KS 67203

RE: S/D 98-79 -- Final Plat of NEVILLE WEST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Currently, the site can be served by the West Sedgwick County Joint Sewer District. The applicant shall guarantee the extension of sanitary sewer and City water. City Engineering needs to comment on the need for guarantees or easements. ***An off-site utility easement is required. Additional utility easements are needed to cover the sanitary sewer lines.***

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. Minimum building elevations are required.***

D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along 167th St. West limited to right turns only (Lot 11), and one temporary opening along Kellogg for an exit slip-off ramp. In accordance with the CUP, use of the exit slip-off ramp is permitted until improvements are made to Kellogg which allow for the ramps closing upon agreement of KDOT and the City Traffic Engineer. Complete access control is also required along Woodbine Circle for 150 feet north of the Kellogg right-of-way.

E. In accordance with the CUP, the Applicant shall guarantee a left turn lane on 167th Street at the entrance to Woodbine Circle, northbound right turn lanes along 167th Street West to Woodbine and also along Woodbine to 167th Street West; guarantee a traffic signal at Woodbine and 167th St. West, and paying 12.5% of the traffic signal at 167th Street West and Kellogg, when warranted. The applicant shall also guarantee left turn lanes along Woodbine for major entrances to the lots.

F. The applicant shall guarantee the paving of Woodbine Circle. The paving guarantee shall also provide for sidewalks on one side of the street.

G. A cross-lot circulation agreement shall be submitted to assure internal vehicular movement between the lots.

H. 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.

I. 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 the governing body.

J. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the lot owners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.

L. On the final plat, a note shall be placed on the face of the plat that this addition is subject to the conditions of Community Unit Plan DP-241.

M. A CUP Certificate shall be submitted identifying the approved CUP (referenced as DP-241) and its special conditions for development on this property.

N. 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.

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 MAPC Chair shall be revised to reference "Frank Garofalo".

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

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

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

X. 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. ***KGE has requested additional easements.***

Y. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 28, 1999, at 1:30 p.m.

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

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: The Neville Family Trust, C/O Ed Neville, 9625 W. Maple, Wichita, KS 67209
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
October 28, 1999

STAFF REPORT
(Final Plat Approved 10/21/99; Preliminary Plat Approved 7/8/99)

CASE NUMBER: S/D 98-79 – NEVILLE WEST ADDITION

OWNER/APPLICANT: The Neville Family Trust, Attn: Edward Neville, 9625 West Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast corner of 167th St. West and Kellogg

SITE SIZE: 48.0 acres

NUMBER OF LOTS

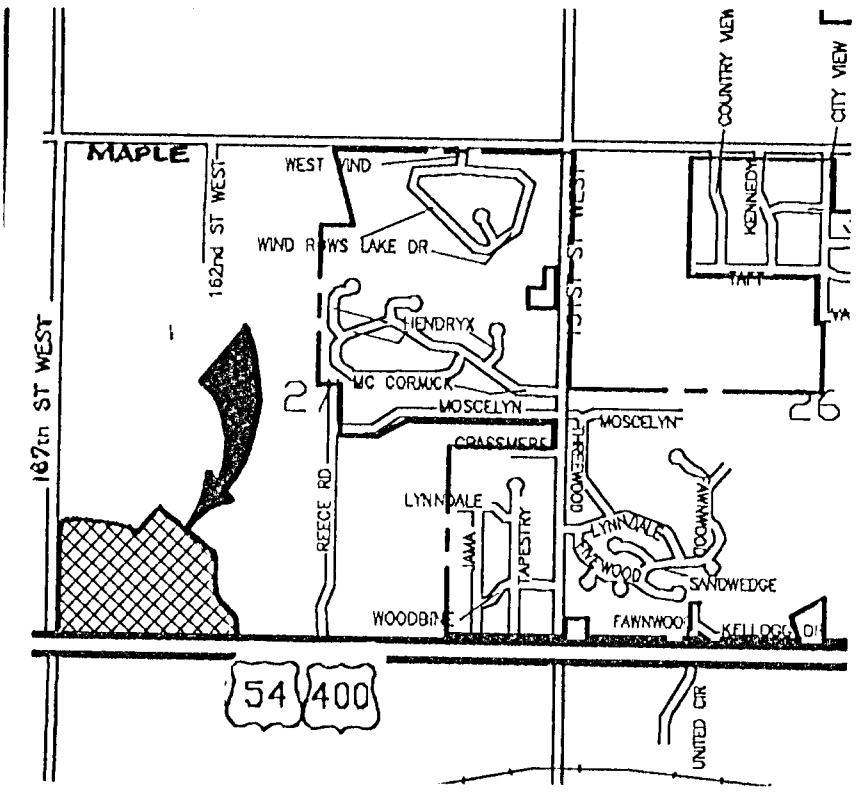
Residential:	
Office:	
Commercial:	16
Industrial:	
Total:	16

MINIMUM LOT AREA: 1.29 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site was approved for a zone change (SCZ-0785) from SF-6, Single-Family Residential to LC, Limited Commercial. The site is also subject to the Neville Property Community Unit Plan (DP-241) which addresses uses, traffic improvements, screening and architectural controls.

STAFF COMMENTS:

A. Currently, the site can be served by the West Sedgwick County Joint Sewer District. The applicant shall guarantee the extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for guarantees or easements. ***An off-site utility easement is required. Additional utility easements are needed to cover the sanitary sewer lines.***

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

C. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. Minimum building elevations are required.***

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E. In accordance with the CUP, the Applicant shall guarantee a left turn lane on 167th Street at the entrance to Woodbine Circle, northbound right turn lanes along 167th Street West to Woodbine and also along Woodbine to 167th Street West; guarantee a traffic signal at Woodbine and 167th St. West, and paying 12.5% of the traffic signal at 167th Street West and Kellogg, when warranted. The applicant shall also guarantee left turn lanes along Woodbine for major entrances to the lots.

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J. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the lot owners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.

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P. The MAPC Chair shall be revised to reference "Frank Garofalo".

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R. 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.

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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.

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