

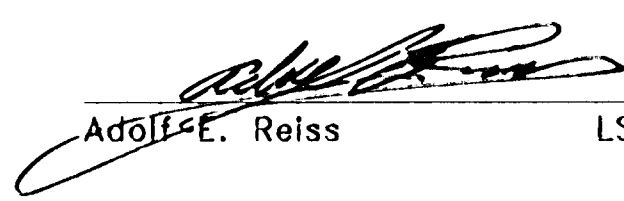
final filing
received 4-25-02
Ref 2

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of Section 24, Township 26 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

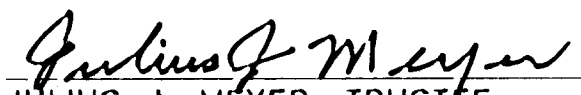
I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

 Adolf E. Reiss
LS#77
3-12-02
DATE



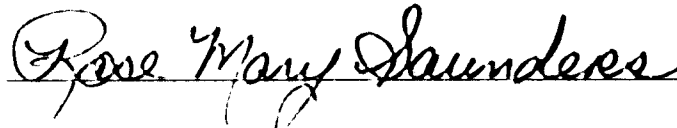
Know all men by these presents that Julius J. Meyer, Trustee of the Julius J. Meyer Revocable Living Trust has caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, blocks and streets to be known as Grandview Country Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility and drainage construction and maintenance. Streets are hereby dedicated to and for the use of the public. The contingent street dedication as shown on the face of the plat is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. The floodway reserves shall be owned and maintained by the property owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. A drainage plan has been developed for the plat known as Grandview Country Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the County Engineer and unobstructed to allow for the conveyance of stormwater. The minimum building pad elevations for the lowest opening to the structures shall be as indicated on the accompanying minimum building pad table.

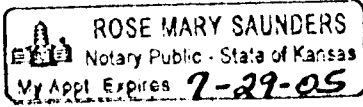
JULIUS J. MEYER REVOCABLE LIVING TRUST


JULIUS J. MEYER, TRUSTEE

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 12th day of April, 2002 by Julius J. Meyer, Trustee of the Julius J. Meyer Revocable Living Trust.

 Rose Mary Saunders, Notary Public
My Appointment Expires: 7-29-05



This plat of Grandview Country 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 _____, 2002.

_____, Acting Chair
J. D. MICHAELIS

_____, Secretary
MARVIN S. KROUT

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2002.

TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2002.

_____, Chair
CAROLYN McGINN

ATTEST:
_____, County Clerk
DON BRACE

Entered on transfer record this _____ day of _____, 2002.

_____, County Clerk
DON BRACE

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock ____M. on the _____ day of _____, 2002.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE

FINAL PLAT
GRANDVIEW COUNTRY ADDITION
SEDGWICK COUNTY, KANSAS
2002



Wichita-Sedgwick County Metropolitan Area Planning Department

March 7, 2002

Reiss and Goodness Engineers
C/O Robert Previtera
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-86 -- Final Plat of Grandview Country Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 7, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 1, 2002.

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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

March 1, 2002

Reiss and Goodness Engineers
C/O Robert Previtera
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-86 -- Final Plat of Grandview Country Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 2002, the above captioned plat was considered. The action of the Committee was to approve 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 County Code Enforcement 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. ***A road profile is required on 53rd St. to determine back water elevations in floodway reserves. An additional drainage easement is required between Lots 8 and 9 of Block 1. A final lot grading plan is needed.***
- D. Complete access control has been platted along 215th St. West for Lot 1, Block 2 and Lot 2, Block 1. ***A private drive may be constructed within the right-of-way for Lot 1, Block 2, and Lot 2, Block 1. The private drive shall be removed upon the construction of 52nd Street North.***
- E. The applicant shall guarantee the closure of the existing driveway opening to Lot 1, Block 2 along 215th St. West.

- F. The applicant shall guarantee the installation of the proposed street to the 32-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee has approved a modification.
- I. The County Fire Department /GIS needs to comment on the plat's street name. The street name is approved.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. The plat'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.
- L. 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.)
- M. 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.
- N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. The Subdivision Committee has required a 20-ft perimeter utility easement along the rear of the lots.
- T. 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.

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. 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 case will be forwarded to the Planning Commission on Thursday, March 7, 2002, at 1:00 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.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Julius J. Meyer, 8929 W. Central, Wichita, KS 67212
Doug Winter, 23700 W. 53rd Street North, Andale, KS 67007
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

STAFF REPORT

(FINAL PLAT APPROVED 2/28/02; PRELIMINARY PLAT APPROVED 8/30/02)

CASE NUMBER: SUB 2001-86 -- GRANDVIEW COUNTRY ADDITION

OWNER/APPLICANT: Julius J. Meyer, 8929 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: Southwest corner of 53rd St. North and 215th Street West

SITE SIZE: 80.77 Acres

NUMBER OF LOTS

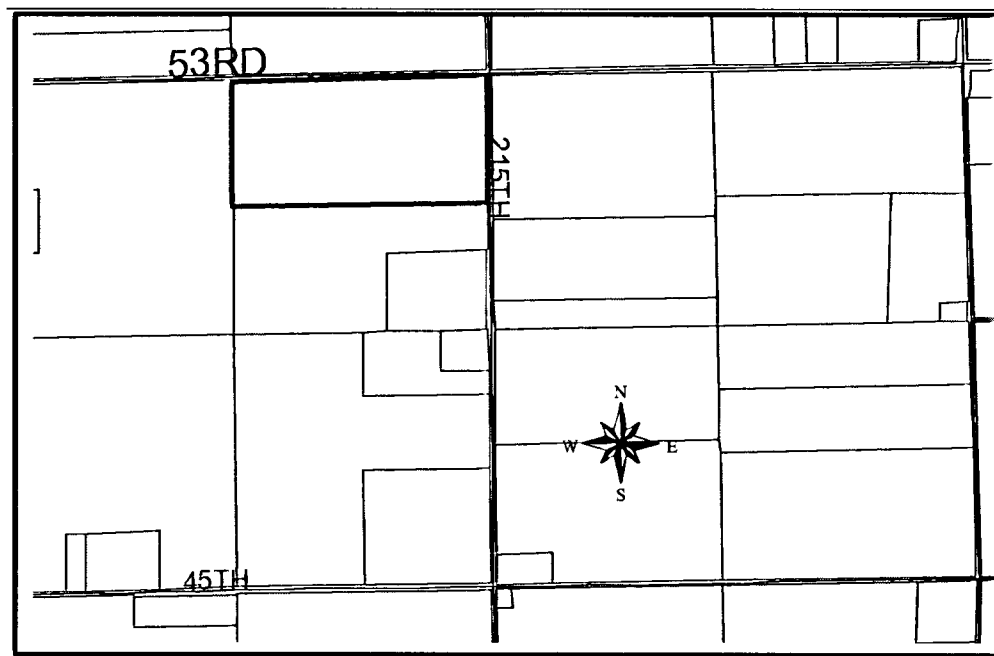
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

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 "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact **County Code Enforcement** 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A road profile is required on 53rd St. to determine back water elevations in floodway reserves. An additional drainage easement is required between Lots 8 and 9 of Block 1. A final lot grading plan is needed.**
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SUB 2001-86 -- Final Plat of GRANDVIEW COUNTRY ADDITION

March 7, 2002 - Page 3

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