

NIES 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "NIES 4TH ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as the south 600 feet of the west 660 feet of the
SW1/4, Section 33, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County,
Kansas, EXCEPT that part platted as Sedgwick County East Yard Addition,
and EXCEPT existing road rights-of-way.

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

Baughman Company, P.A.

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and Streets, to be known as "NIES 4TH
ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is
hereby granted as indicated for the construction and maintenance of all
public utilities. The drainage easement is hereby granted as indicated for
drainage purposes. The streets are hereby dedicated to and for the use
of the public. Access controls shall be as depicted on the face of the
plat and are hereby granted to the City of Wichita, Kansas. The
permitted opening locations shall be as determined by the City Engineer
of the City of Wichita, Kansas. The Minimum Building Pad Elevations for
the lowest opening to the structures shall be as indicated on the face of
the plat.

Nies Investments, L.P.

Clifford A. Nies, General Partner
Clifford A. Nies

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 11TH day of SEPTEMBER, 2001, by Clifford A. Nies, General
Partner of Nies Investments, L.P., on behalf of the limited partnership.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

This plat of "NIES 4TH ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, 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.

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

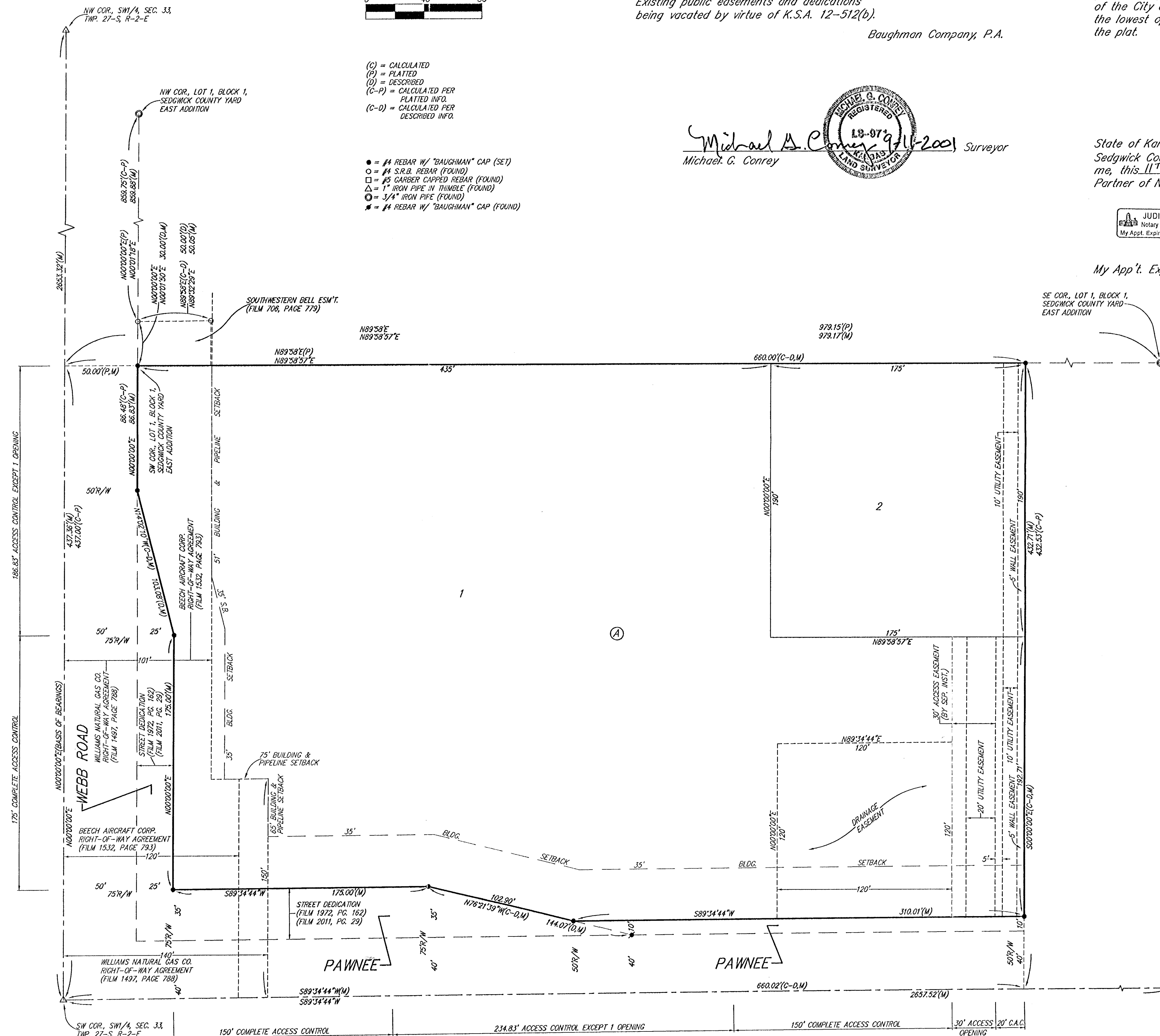
Entered on transfer record this _____ day
of _____, 2001.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) 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



BENCHMARK:
CITY OF WICHITA BENCHMARK DISC -
SOUTHWEST CORNER OF INTERSECTION
OF PAWNEE AND WEBB ROAD.
53.00' SOUTH OF CENTERLINE
47.00' WEST OF CENTERLINE
19.70' SW OF CENTER OF POWER POLE
8.50' SE OF GUY POLE
70.50' SW OF SECTION CORNER IRON
ELEV. = 205.68 CITY DATUM
(139.08 NGVD 29)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOTS	BLOCK	ELEVATION
1, 2	A	203.0

NOTES:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-50 -- Final Plat of Nies Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, 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 July 27, 2001.

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.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-50 -- Final Plat of Nies Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. Public water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. City Water and Sewer Department has requested the platting of a private easement for utilities to extend a service line from Pawnee to Lot 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A cross-lot drainage agreement is required.
- F. The plat proposes two access openings along Pawnee and one access opening along Webb. In accordance with the zone change, the access drive from Pawnee to Lot 2 shall be located at least 20 feet west of the east property line. 150 feet of complete access control is required along Pawnee from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within

250 feet of the intersection of Pawnee and Webb are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.

- G. The access easement for the benefit of Lot 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The label at the northwest corner of the southwest ¼ needs to be corrected from "SW" to "NW".
- I. The wall easement needs to be referenced in the plat's text.
- J. "Pawnee Road" should be replaced with "Pawnee".
- K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- M. 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.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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, August 9, 2001, 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.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Nies Investments, L.P., 9415 E. Harry, #102, Wichita, KS 67207
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 7/26/01; Preliminary Plat Approved 6/14/01)

CASE NUMBER: SUB 2001-50 -- NIES FOURTH ADDITION

OWNER/APPLICANT: Nies Investments, L.P., 9415 E. Harry, #102, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Pawnee and Webb

SITE SIZE: 5.11 Acres

NUMBER OF LOTS

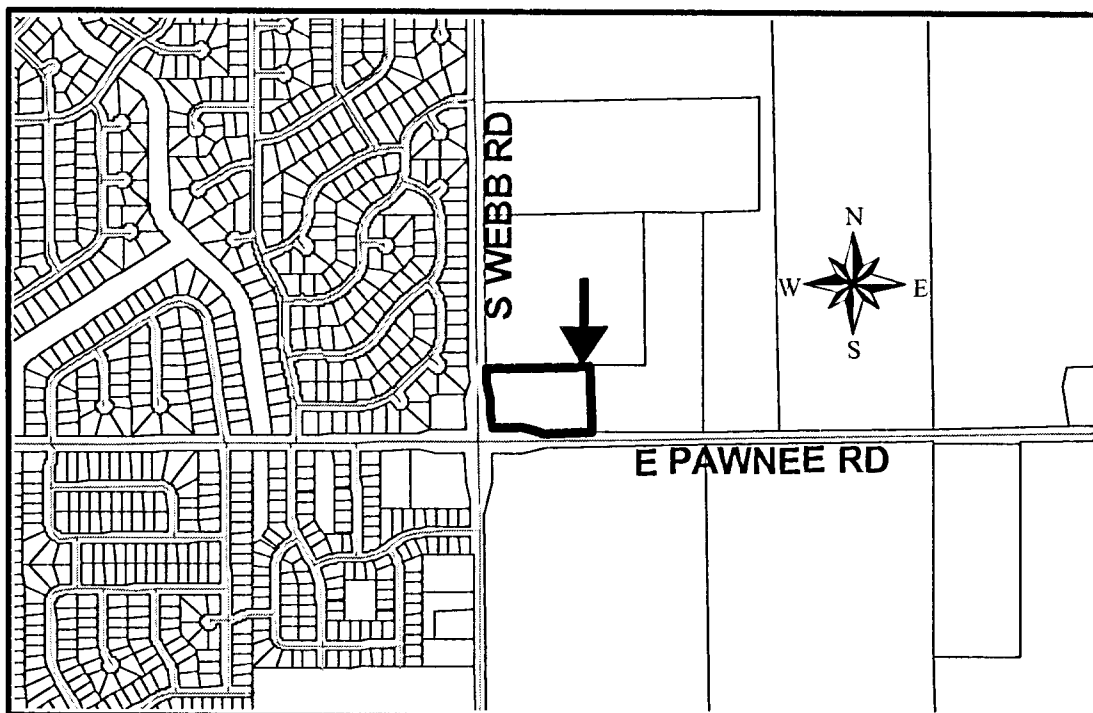
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.74 Acres

CURRENT ZONING: LC, Limited Commercial; SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lot 1); OW, Office Warehouse Lot 2)

VICINITY MAP



SUB 2001-50 -- Final Plat of NIES FOURTH ADDITION
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NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2001-14) from LC, Limited Commercial to OW, Office Warehouse for Lot 2 has been approved for a contractor's storage yard subject to platting. A Protective Overlay was also approved for the site addressing usage, screening, storage and access.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. Public water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. *City Water and Sewer Department has requested the platting of a private easement for utilities to extend a service line from Pawnee to Lot 2.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. *City/County Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A cross-lot drainage agreement is required.*
- F. The plat proposes two access openings along Pawnee and one access opening along Webb. In accordance with the zone change, the access drive from Pawnee to Lot 2 shall be located at least 20 feet west of the east property line. 150 feet of complete access control is required along Pawnee from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Pawnee and Webb are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.
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