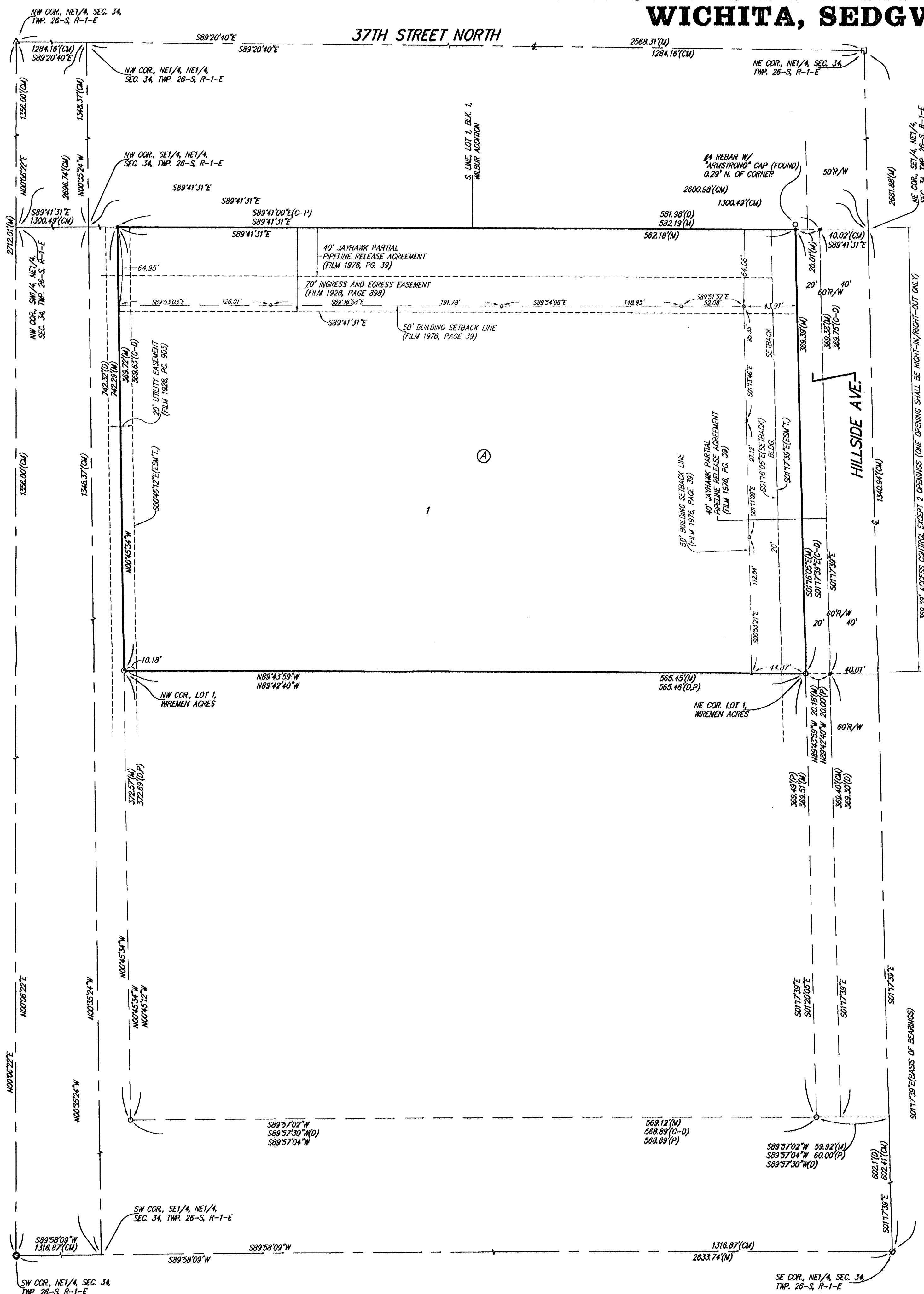


# METRO BUILDING SUPPLY ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:  
ACCESS CONTROLS IN ACCORDANCE WITH THE ACCESS MANAGEMENT REGULATIONS.

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

NOTE:  
ACCESS CONTROL EXCEPT 2 OPENINGS (ONE OPENING SHALL BE RIGHT-IN/RIGHT-OUT ONLY)

Legend:  
 (M) = MEASURED  
 (P) = PLATTED  
 (C) = CALCULATED  
 (O) = DESCRIBED  
 (CM) = CALCULATED PER MEASURED INFO.  
 (C-D) = CALCULATED PER DESCRIBED INFO.  
 (C-P) = CALCULATED PER PLATTED INFO.

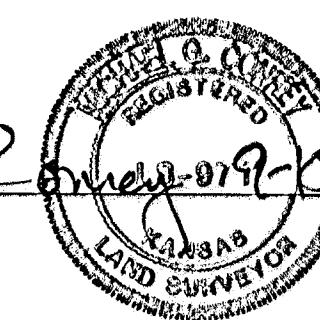
Legend:  
 \* = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
 \* = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
 \* = #4 REBAR W/ "ARMSTRONG" CAP (FOUND)  
 ○ = 3/4" IRON (FOUND)  
 ⊙ = #5 REBAR IN THIMBLE (FOUND)  
 △ = 1/2" IRON IN THIMBLE (FOUND)  
 □ = #4 REBAR (FOUND)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County, Kansas do hereby certify that we have surveyed and platted "METRO BUILDING SUPPLY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at a point 602.10 feet north and 40 feet west of the SE corner of the NE1/4 of the NE1/4 of Sec. 34, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence on an assumed bearing of S89°57'30"W parallel with the south line of said SE1/4, a distance of 588.89 feet; thence N00°45'12"W, a distance of 742.32 feet to the north line of said SE1/4; thence S89°42'27"E along the north line of said SE1/4, a distance of 581.98 feet to a point 40 feet west of the NE corner of said SE1/4, being on the west right-of-way line of Hillside Avenue; thence S01°17'39"E along said right-of-way line, a distance of 739.05 feet to the point of beginning, EXCEPT that part described as beginning at a point 602.10 feet north and 40 feet west of the SE corner of the SE1/4 of said NE1/4; thence on an assumed bearing of S89°57'30"W parallel with the south line of said SE1/4, a distance of 588.89 feet; thence N00°45'12"W, a distance of 372.69 feet; thence S89°42'40"E, 585.46 feet to a point 40 feet west of the east line of said SE1/4, being on the west right-of-way line of said Hillside Avenue; thence S01°17'39"E along said right-of-way line, a distance of 369.30 feet to the point of beginning.

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

Baughman Company, P.A.

Michael A. Conroy, Surveyor  
Michael G. Conroy



This plat of "METRO BUILDING SUPPLY 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "METRO BUILDING SUPPLY ADDITION", Wichita, Sedgwick County, Kansas. The street is 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.

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
Don Brace, County Clerk

Nick K. Stavros, Jane E. Stavros

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Oklahoma) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Nick K. Stavros and Jane E. Stavros, as husband and wife.

Janice Dickson, Notary Public  
My App't. Exp. 4-13-07





**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 8, 2004

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

RE: SUB 2004-74 -- One-Step Final Plat of Metro Building Supply Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 8, 2004, 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 2, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

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## Wichita-Sedgwick County Metropolitan Area Planning Department

July 2, 2004

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

RE: SUB 2004-74 -- One-Step Final Plat of Metro Building Supply Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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.
- D. The plat proposes two street openings to Hillside. Traffic Engineering has approved one opening with full turning movements, another opening limited to right turns in-out only. A note shall be placed on the plat regarding access controls being in accordance with the Access Management Regulations.
- E. Traffic Engineering has requested a petition for left and right turning lanes.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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- G. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.

SUB 2004-74 - One-Step Final Plat of Metro Building Supply Addition  
July 2, 2004  
Page 3

R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 8, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

Copies to: Nick Stavros, Metro Building Supply, 5313 S. Mingo Road, Tulsa, OK 74146  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**

(One-Step Final Plat Approved 7/1/04)

**CASE NUMBER:** SUB 2004-74 -- METRO BUILDING SUPPLY ADDITION

**OWNER/APPLICANT:** Metro Building Supply, Attn: Nick Stavros, 5313 S. Mingo Rd., Tulsa, OK 74146

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

**LOCATION:** South of 37<sup>th</sup> Street North, on the west side of Hillside

**SITE SIZE:** 4.78 Acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial:

Industrial: 1

Total: 1

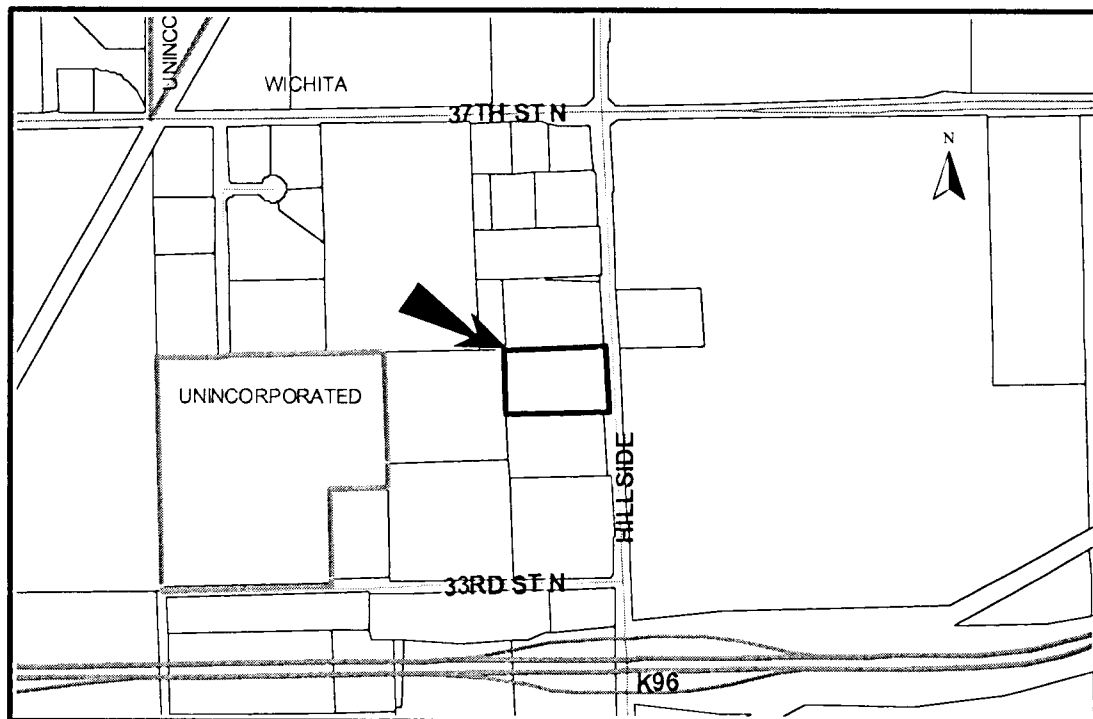
**MINIMUM LOT AREA:** 4.78 Acres

**CURRENT ZONING:** LI, Limited Industrial District

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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.
- D. The plat proposes two street openings to Hillside. Traffic Engineering has approved one opening with full turning movements, another opening limited to right turns in-out only. A note shall be placed on the plat regarding access controls being in accordance with the Access Management Regulations.
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- G. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
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**SUB 2004-74 -- One-Step Final Plat of METRO BUILDING SUPPLY ADDITION**  
**July 8, 2004 - Page 3**

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