

# COPART ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "COPART 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.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_, County Clerk  
Don Brace

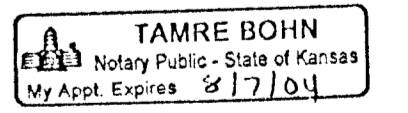
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2001 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by Howard Cleous, President of Country Cars Inc., on behalf of the corporation.

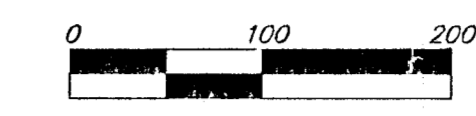
\_\_\_\_\_, Notary Public  
TAMRE BOHN



State of California) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by Francis E. Monroe and Bonnie J. Monroe, husband and wife.

\_\_\_\_\_, Notary Public  
JUDITH M. TERHUNE

My Appt. Exp. 11-7-2001



- = #4 REBAR W/ "DAUGHMAN" CAP (SET)
- = FLOOD CONTROL MONUMENT (FOUND)
- × = #4 REBAR (FOUND)
- △ = STONE (FOUND)
- = 3/4" IRON W/ "PEC" CAP (FOUND)
- ⊕ = #3 REBAR W/ "AMPE" CAP (FOUND)
- ⊗ = #3 REBAR W/ "ACLS" CAP (FOUND)
- ⊙ = 1" IRON (FOUND)
- ⊚ = 3/4" IRON IN TRIMBLE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (P) = PLATTED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "COPART ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of Government Lot 6, lying east of the Kansas Turnpike and west of the Big Arkansas River, except land condemned for levee in Sedgwick County District Court Case #A-48670, all lying within Section 15, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, together with the following described tract: Beginning 742 feet east and 1063 feet north of the SW corner of Government Lot 7 in the SW 1/4 of Section 15, Township 28 South, Range 1 East; thence east 216.6 feet to a hedge fence; thence northwesterly along the hedge fence a little over 266 feet to an iron stake; thence west 178.6 feet; thence south 266 feet to the point of beginning, located in Sedgwick County, Kansas.

Existing public easements, (including District Court Condemnation Case #77C-425 & District Court Case #A-70253), and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SW 1/4 and the SE 1/4 of Sec. 15, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.  
Baughman Company, P.A.

\_\_\_\_\_  
Michael G. Conrey, Surveyor  
Michael G. Conrey

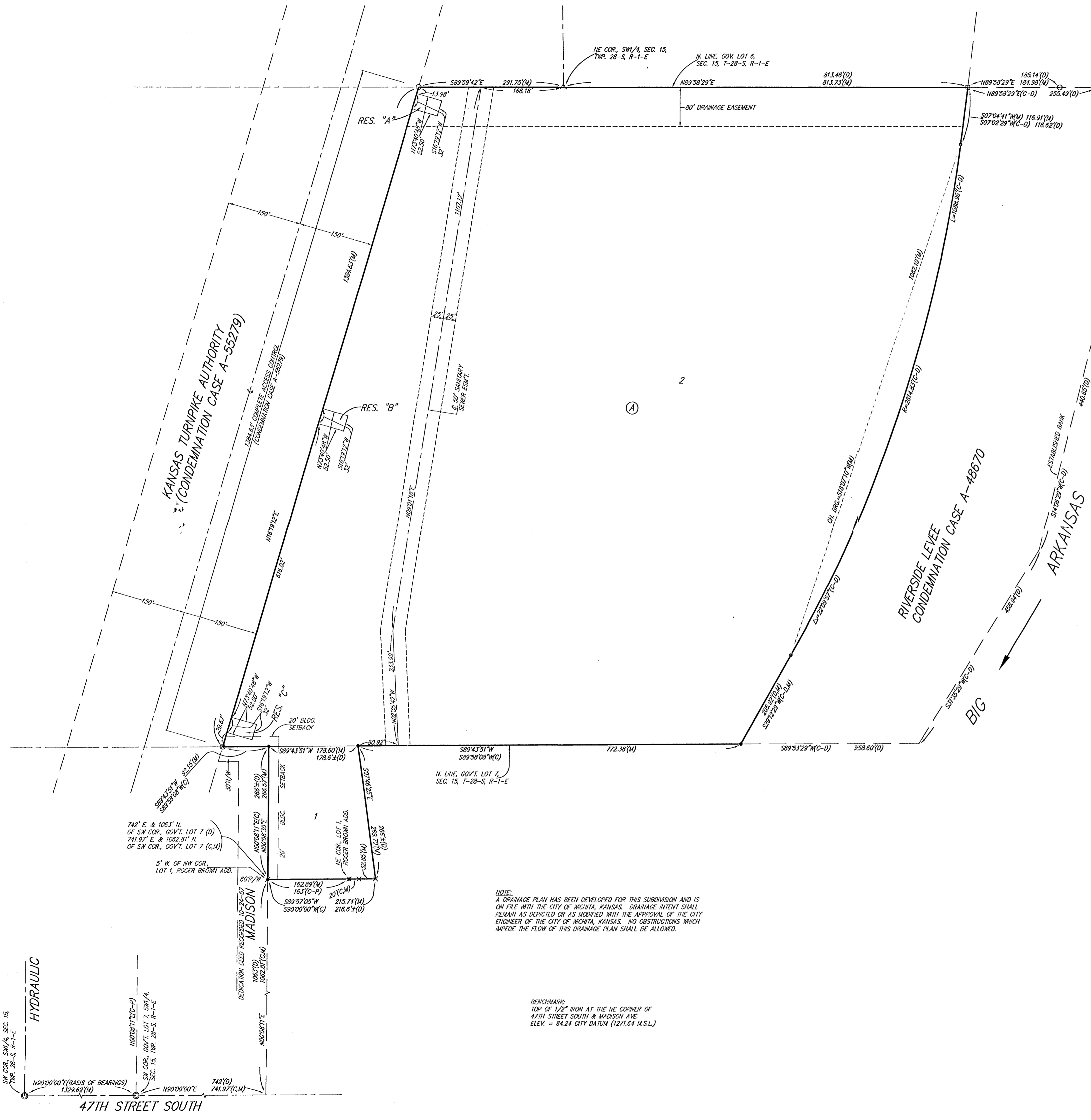


Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block, to be known as "COPART ADDITION", Wichita, Sedgwick County, Kansas. The drainage easement is hereby granted as indicated for drainage purposes. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of sanitary sewer systems. Reserves "A", "B", and "C" are hereby reserved for landscaping, open space, and signage. Reserves "A", "B", and "C" shall be owned and maintained by the owner of Lot 2, Block A. All abutters rights of access to or from Kansas Turnpike Authority over and across the west line of Lot 2, Block A, are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures on Lot 2, Block A, shall be 83.5 City Datum, (1270.90 M.S.L.).

Country Cars Inc.

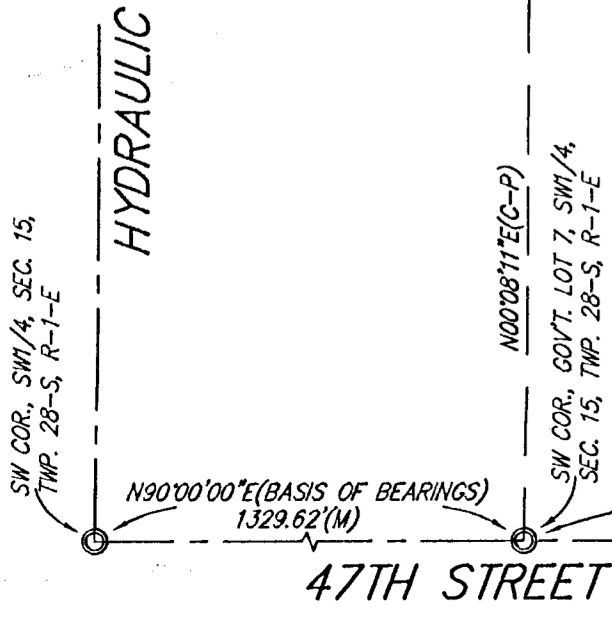
\_\_\_\_\_, President  
Howard Cleous

\_\_\_\_\_, Francis E. Monroe  
\_\_\_\_\_, Bonnie J. Monroe



**NOTE:**  
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.

**BENCHMARK:**  
TOP OF 1/2" IRON AT THE NE CORNER OF 47TH STREET SOUTH & MADISON AVE.  
ELEV. = 84.24 CITY DATUM (1271.64 M.S.L.)





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

March 23, 2001

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

RE: SUB 2001-26 -- One-Step Final Plat of Copart Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 2001, 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 March 16, 2001, with the following revision to Item B:

"The applicant shall dedicate an additional 10 feet along with both sides of the existing sewer easement. Also, a Restrictive Covenant shall be submitted addressing construction of the drive crossings over the easement."

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 that reads 'Neil Evan Strahl'.

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](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2001

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

RE: SUB 2001-26- One-Step Final Plat of Copart Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 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. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water. City Engineering needs to comment on the need for guarantees or easements. A guarantee for the extension of sanitary sewer is required.
- B. City Water and Sewer Department requests a 50-ft sewer easement and storage permitted only outside of the easement. The Subdivision Committee has approved a 30-ft easement to be utilized as a 30-ft drive aisle.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. A 60-ft drainage easement is required along the north line of the plat.
- E. County Engineering requests that the plat reflect the established bank lines of Arkansas River.
- F. On the final plat, Reserves should be denoted to cover billboards and referenced in the plat's text.
- G. City Fire Department needs to comment on the need for the installation of a turnaround at the terminus of Madison. A hammerhead turnaround is required. The applicant shall submit a petition for future paving.
- H. Access controls dedicated along the Kansas Turnpike need to be denoted on the face of the plat.

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- I. The southernmost structure situated within the required 20-ft zoning setback shall not be enlarged to increase its nonconformity and if removed cannot be replaced within the required setback.
- J. 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.
- K. 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.
- L. The platting 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2001-26 -- One-Step Final Plat of Copart Addition  
March 16, 2001  
Page 3

- T. 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.
- U. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 2001, 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: Francis E. Monroe, 515 Riverview, Derby, KS 67037  
Howard Cleous, Country Cars, Inc., 2255 S. 279<sup>th</sup> Street W., Garden Plain, KS 67060  
Paul Styer, Copart of Kansas, Inc., 5500 E. 2<sup>nd</sup> Street, Benicia, CA 94510  
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**  
(One-Step Final Plat Approved 3/15/01)

**CASE NUMBER:** SUB 2001-26 -- COPART ADDITION

**OWNER/APPLICANT:** Francis E. Monroe, 515 Riverview, Derby, KS 67037; Country Cars, Inc., Attn: Howard Cleous, 2255 S. 279th St. West, Garden Plain, KS 67050

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

**LOCATION:** North of 47th St. South, East of Kansas Turnpike

**SITE SIZE:** 32.48 Acres

**NUMBER OF LOTS**

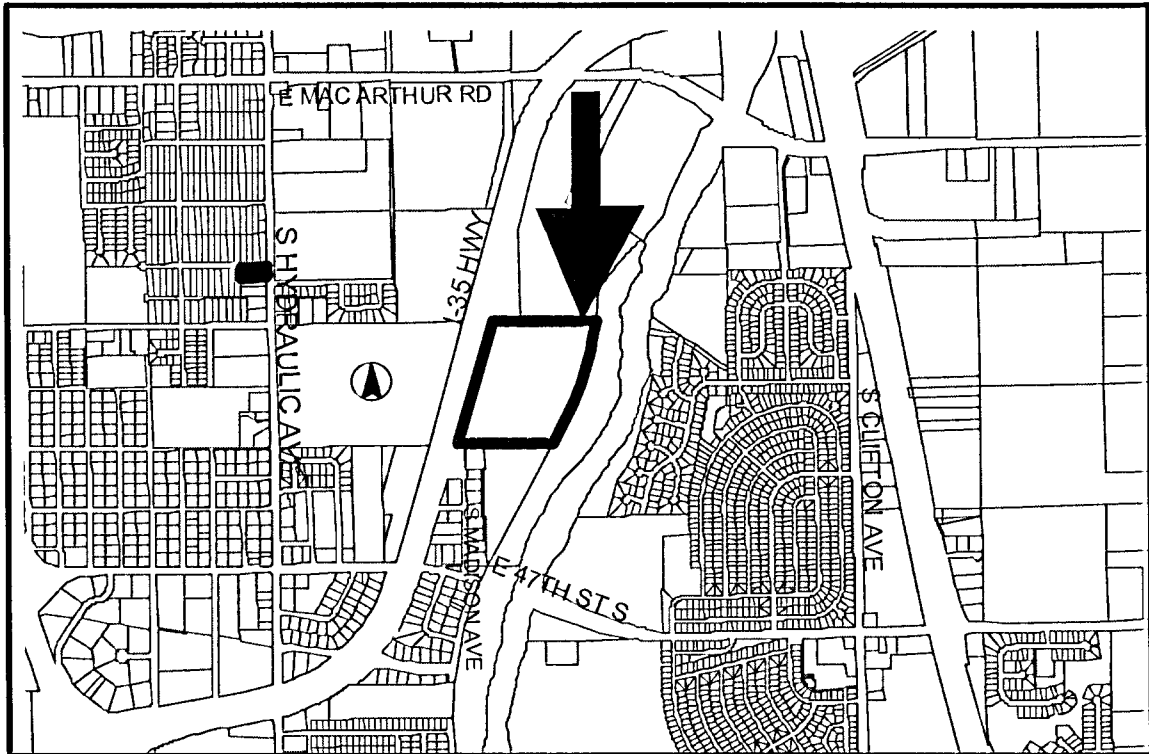
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

**MINIMUM LOT AREA:** 1.21 Acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2001-26 -- One-Step Final Plat of COPART ADDITION**  
**March 22, 2001 - Page 2**

Note: This is an unplatted site located within the City. The site was approved for a Conditional Use for a wrecking/salvage yard (CON 2000-04).

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water. **City Engineering** needs to comment on the need for guarantees or easements. **A guarantee for the extension of sanitary sewer is required.**
- B. **City Water and Sewer Department** requests a 50-ft sewer easement and storage permitted only outside of the easement. **The Subdivision Committee has approved a 30-ft easement to be utilized as a 30-ft drive aisle.**
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**SUB 2001-26 -- One-Step Final Plat of COPART ADDITION**

**March 22, 2001 - Page 3**

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