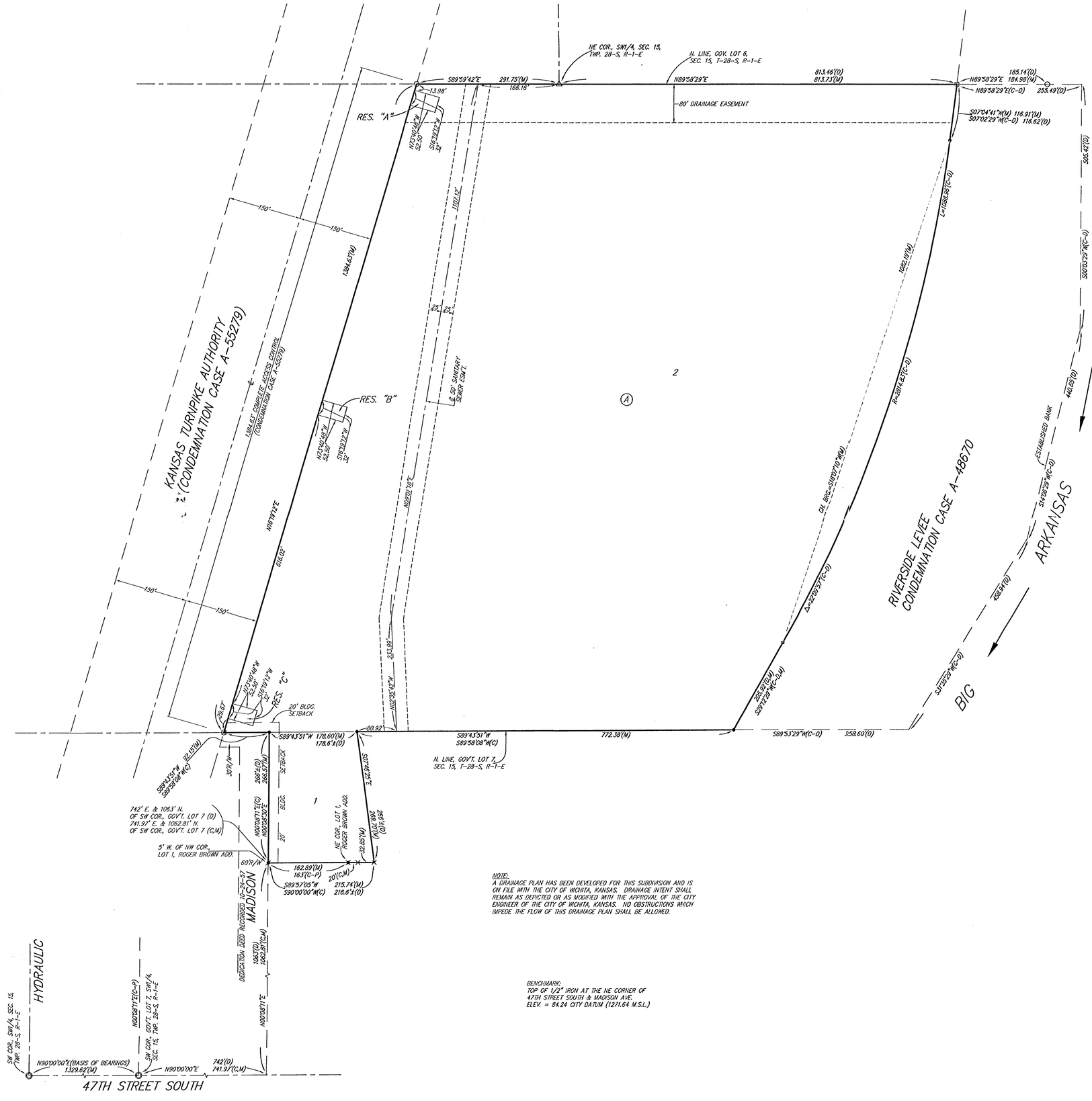
COPART ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



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.)

0 100 200

- ● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
- □ = FLOOD CONTROL MONUMENT (FOUND)
- × = 1/4 REBAR (FOUND)
- △ = STONE (FOUND)
- ○ = 3/4" IRON W/ "PEC" CAP (FOUND)
- ✱ = #5 REBAR W/ "AMPE" CAP (FOUND)
- ✖ = #5 REBAR W/ "ACLS" CAP (FOUND)
- ⊗ = 1" IRON (FOUND)
- ◎ = 3/4" IRON IN THIMBLE (FOUND)

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

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.

Final Plan received 7-9-01

_____
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) 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

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this 2ND day of JULY, 2001, by Howard Cleous, President of Country Cars Inc., on behalf of the corporation.

Tamre Bohn, Notary Public
TAMRE BOHN
My App't. Exp. 8/7/04
TAMRE BOHN Notary Public - State of Kansas My Appt. Expires 8/7/04

State of California) Solano County) SS The foregoing instrument acknowledged before me, this 9TH day of JULY, 2001, by Francis E. Monroe and Bonnie J. Monroe, husband and wife.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas) Sedgwick County) 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 SW1/4 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 #71C-425 & District Court Case #A-70253), and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SW1/4 and the SE1/4 of Sec. 15, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey 1-8-971 Comm. Exp. 7-26-2001 Surveyor
MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

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.

Howard Cleous, President

Francis E. Monroe Bonnie J. Monroe
Francis E. Monroe *Bonnie J. Monroe*

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\COPART ADD\DWG\COPARTF.DWG-MGC

CITY OF WICHITA

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

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 gurantee 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 plattor'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.

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 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.

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.

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. 279th Street W., Garden Plain, KS 67060
Paul Styer, Copart of Kansas, Inc., 5500 E. 2nd 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
MARCH 22, 2001

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

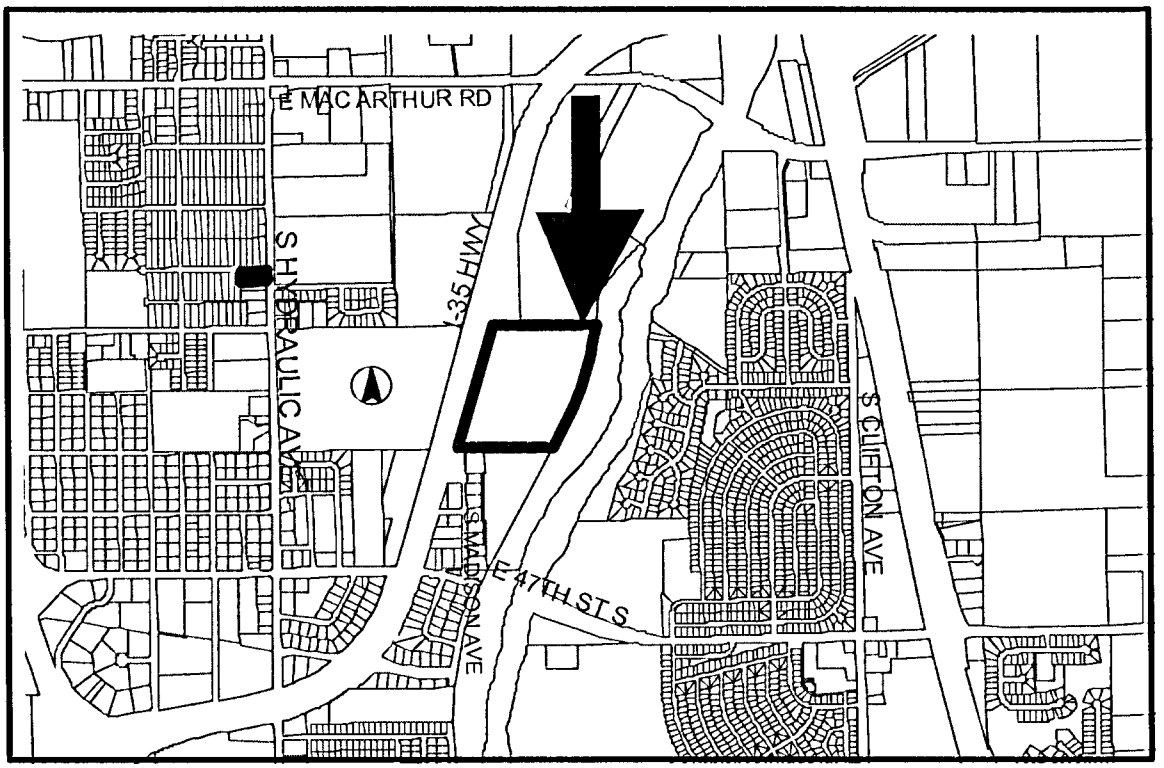
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	**2**

MINIMUM LOT AREA: 1.21 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



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 gurantee 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.

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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.

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.

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