

STAFF REPORT
(One-Step Final Plat)

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

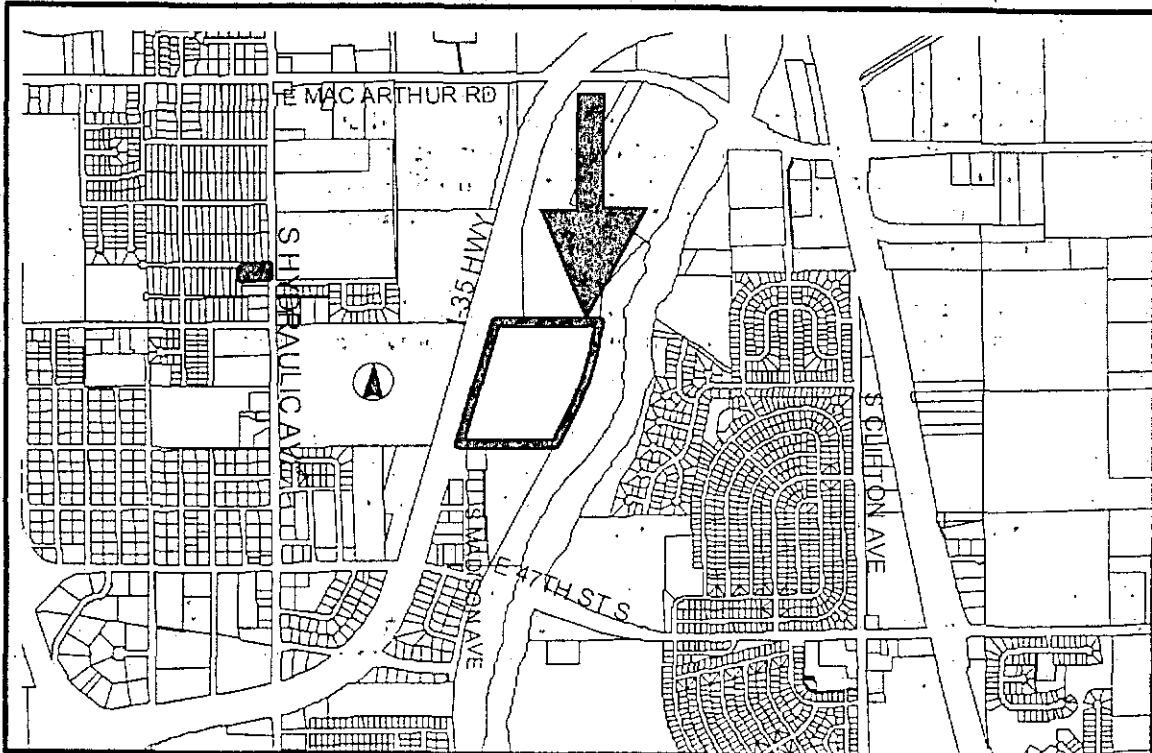
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

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 guarantee the extension of City water. City Engineering needs to comment on the need for 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 Conditional Use required that the drainage plan minimize the storm water runoff into the Arkansas River and other adjacent surface water bodies to minimize non-point source contamination of surface waters.
- D. County Engineering requests that the plat reflect the established bank lines of Arkansas River.
- E. On the final plat, easements should be denoted to cover billboards.
- F. City Fire Department needs to comment on the need for the installation of a turnaround at the terminus of Madison.
- G. Access controls dedicated along the Kansas Turnpike need to be denoted on the face of the plat.
- H. 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.
- I. 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.
- 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 316-729-0102) 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.
- 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.

CLOSURE-COPART ADDITION

1	North: 4921.4233	East : 15560.0563
Curve	Length: 1088.96	Radius: 2814.83
	Delta: 22-09-57	Tangent: 551.38
	Chord: 1082.19	Course: S 18-07-10 W
	Course In: N 82-57-49 W	Course Out: S 60-47-52 E
	RP North: 5266.2391	East : 12766.4261
2	North: 3892.8988	East : 15223.4963
Line	Course: S 29-12-29 W	Length: 205.92
3	North: 3713.1608	East : 15123.0110
Line	Course: S 89-43-51 W	Length: 772.38
4	North: 3709.5323	East : 14350.6395
Line	Course: S 07-46-25 E	Length: 269.70
5	North: 3442.3108	East : 14387.1189
Line	Course: S 89-57-05 W	Length: 215.74
6	North: 3442.1278	East : 14171.3790
Line	Course: N 00-08-30 E	Length: 266.57
7	North: 3708.6970	East : 14172.0381
Line	Course: S 89-43-51 W	Length: 92.15
8	North: 3708.2641	East : 14079.8891
Line	Course: N 16-19-12 E	Length: 1384.63
9	North: 5037.1035	East : 14468.9726
Line	Course: S 89-59-42 E	Length: 291.75
10	North: 5037.0781	East : 14760.7226
Line	Course: N 89-58-29 E	Length: 813.73
11	North: 5037.4371	East : 15574.4525
Line	Course: S 07-04-41 W	Length: 116.91
12	North: 4921.4180	East : 15560.0467
Error Closure: 0.0035		Course: S 03-02-34 E
Error North: -0.00352		East : 0.00019
Precision 1: 1,562,093.36		