CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2002

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

RE: SUB 2002-119 -- One-Step Final Plat of Copper Gate Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 2002, 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 November 15, 2002.

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

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Wichita-Sedgwick County Metropolitan Area Planning Department

November 15, 2002

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315 Ellis
Wichita, KS 67211

RE: SUB 2002-119 -- One-Step Final Plat of Copper Gate Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 14, 2002, 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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. Petitions for municipal services have been previously submitted in conjunction with the adjoining plats (Liberty Park and Copper Gate Estates) as this plat is included in the same water and sewer benefit district.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. The plat proposes two access openings along 13th St. North and one joint opening along 135th St. West. The westerly opening along 13th St. shall be located near the west property line. In accordance with the Access Management Regulations, the openings closest to the intersection need to be contingent rights-in/out and labeled as such on the face of the plat. The plattors text should state that the openings shall be rights-in/out contingent upon the widening of the streets.

F. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection.

G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Copper Gate Community Unit Plan (CUP DP-231).

H. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".

I. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

J. 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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. 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, November 21, 2002, 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: John Dugan, 2416 Morning Dew, Wichita, KS 67205
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
NOVEMBER 21, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 11/14/02)

CASE NUMBER: SUB 2002-119 -- COPPER GATE SECOND ADDITION

OWNER/APPLICANT: John Dugan, 2416 Morning Dew, Wichita, KS 67205

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

LOCATION: Southwest corner of 135th St. West & 13th St. North

SITE SIZE: 5.44 acres

NUMBER OF LOTS

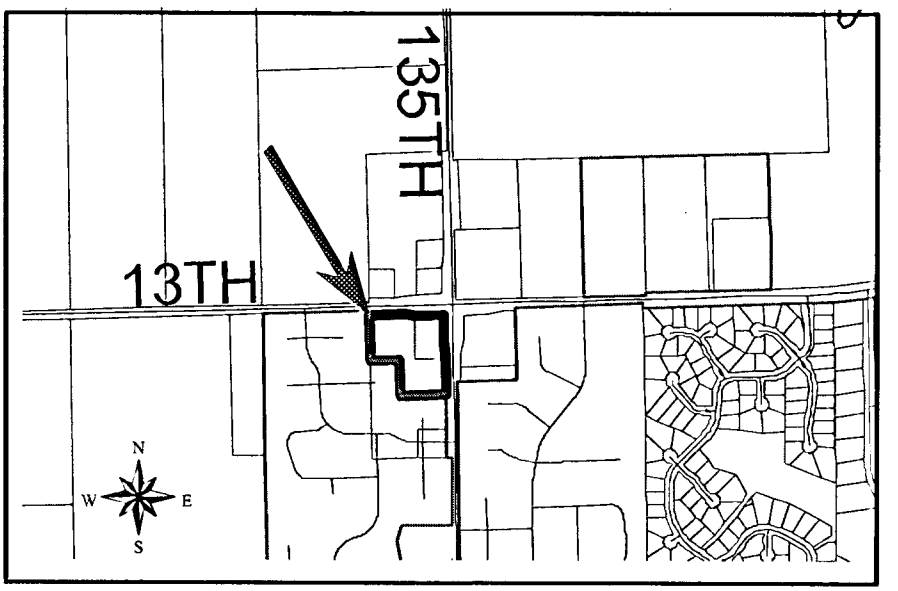
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County and will adjoin Wichita's city limits upon the annexation of the adjoining property. The site is also subject to the Copper Gate Community Unit Plan (DP-231) and the applicant will be requesting a CUP Amendment to reflect the revised parcel layout.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.

B. Petitions for municipal services have been previously submitted in conjunction with the adjoining plats (Liberty Park and Copper Gate Estates) as this plat is included in the same water and sewer benefit district.

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