CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2002

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

RE: SUB 2002-51 -- Final Plat of Copper Gate Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 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 August 2, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2002

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

RE: SUB 2002-51 -- Final Plat of Copper Gate Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 2002, the above captioned plat was considered. The action of the Committee was to approve the 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. Upon annexation, the portion of the property zoned SF-20 will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

D. ***Paving of 13th St. North is required to the first entrance of the plat (Aksarben).***

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

F. ***County Engineering notes that applicant's drainage plans should reflect sufficient easements for drainage exiting points with particular attention to drainage exiting at the southeast corner of the plat. City Engineering has approved the drainage plan. An off-site easement is needed along the southeast corner. A drainage guarantee is required.***

G. Complete access control has been platted along the plat's frontage to perimeter streets. Access control for the abutting commercial lots will be reviewed upon future plat submittal. ***Along 13th St. North, Aksarben shall be relocated 400 feet west of the commercial property. Along 135th St. West, Ponderosa shall be relocated 150 feet south.***

Traffic Engineering has approved the relocated internal streets.

H. A street stub should be shown to the south for increased mobility when development occurs in this location.

The stub has been platted as requested.

I. Additional arrowheads designating complete access control need to be added along 13th St. North.

J. Revised distances should be shown for the segments of access control along 13th St. North.

K. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of the non-cul-de-sac streets.

L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 135th St. East.

M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

O. ***Harvest Lane Court shall be renamed Harvest Court. Lost Creek Circle shall be labeled as Lost Creek Cir.***

P. **County Surveying** has advised that the 20x20 utility easement in Reserve B at 135th St does not appear to be properly depicted.

Q. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

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

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

Z. 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. ***Southwestern Bell has requested additional easements.***

AA. 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. You will be notified of the time and date.

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 E. Dugan Family Partnership, LP, RR #1, Box 37, Clearwater, KS 67026
Paul Kelsey, Kelsey Development, Inc., 716 N. 119th Street West, Ste. 112, Wichita, KS 67235
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7
AUGUST 22, 2002

STAFF REPORT
(Final Plat Approved 8/01/02; Preliminary Plat Approved 6/27/02)

CASE NUMBER: SUB 2002-51 -- COPPER GATE ESTATES

OWNER/APPLICANT: John E. Dugan Family Partnership, LP, RR #1, Box 37, Clearwater, KS 67026; (contract purchaser) Kelsey Development, Inc., Attn: Paul Kelsey, 716 N. 119th St. W., Suite 112, Wichita, KS 67235

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

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

SITE SIZE: 70.84 Acres

NUMBER OF LOTS

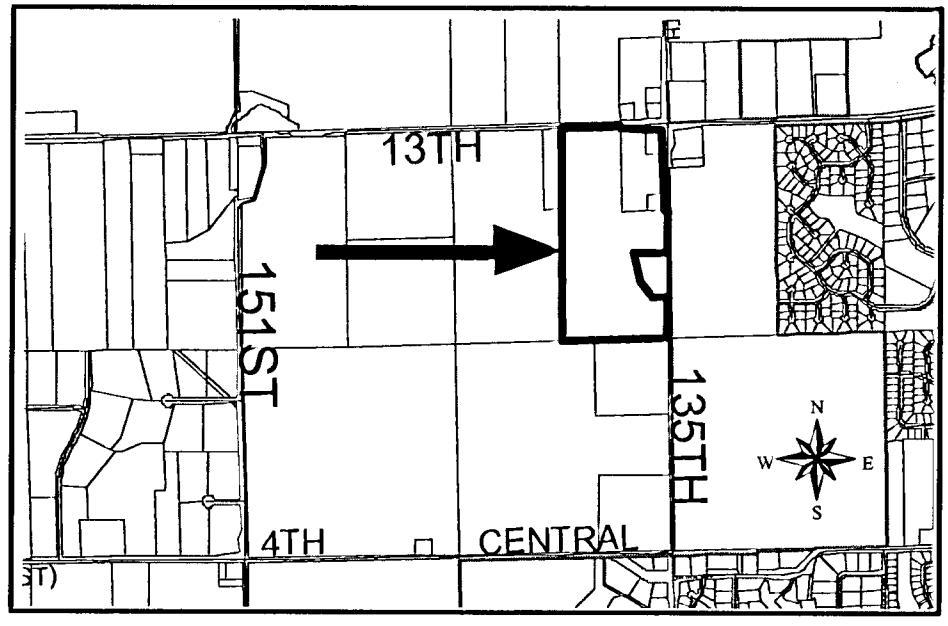
Residential:	185
Office:	
Commercial:	
Industrial:	
Total:	**185**

MINIMUM LOT AREA: 7,800 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County and will adjoin Wichita's city limits upon the annexation of the adjacent property to the east. This is a replat of a portion of the Copper Gate Addition. The Applicant has requested a zone change (ZON 2002-51) from LC, Limited Commercial to SF-5, Single-Family Residential for the portion of the property previously platted as Copper Gate Addition. The site is also subject to the Copper Gate Community Unit Plan and the applicant will be requesting a CUP Amendment (CUP 2002-30 - DP-231, Amendment #1) to reflect the revised 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. Upon annexation, the portion of the property zoned SF-20 will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.

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