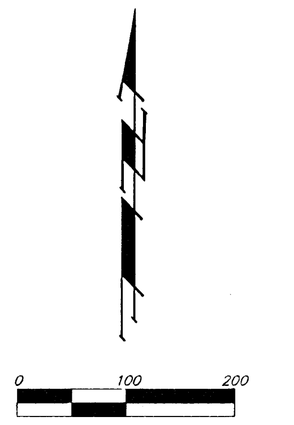
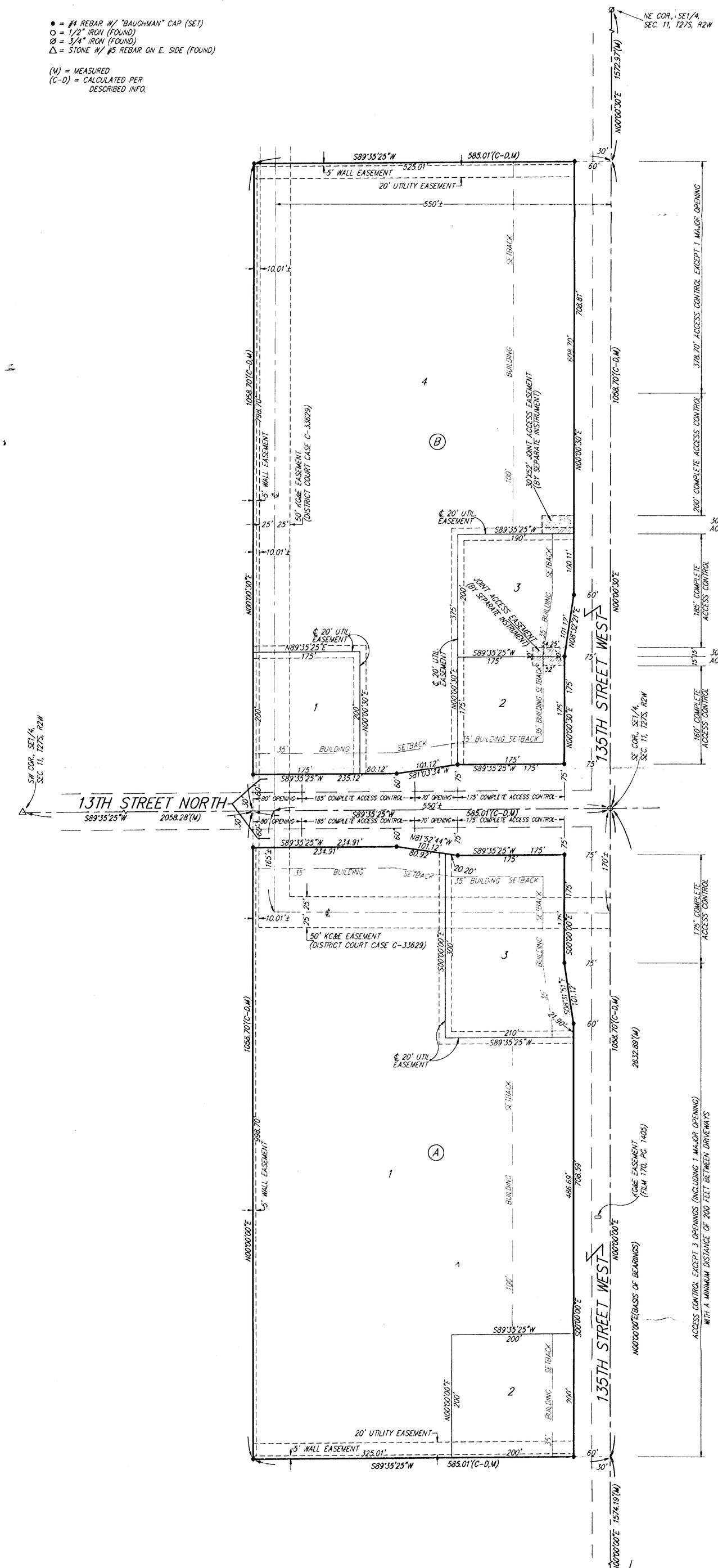
COPPER GATE ADDITION
SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
Ø = 3/4" IRON (FOUND)
△ = STONE W/ #5 REBAR ON E. SIDE (FOUND)

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



NOTE:

20' SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC. EASEMENT IN PART OF THE SE1/4 OF SEC. 11, TWP. 27-S, R-2-W (FILM 1772, PAGE 197) IS NOT SHOWN AS LOCATION OF SAID EASEMENT IS SUBJECT TO INTERPRETATION.

20' SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC. EASEMENT IN PART OF THE NE1/4 OF SEC. 14, TWP. 27-S, R-2-W (FILM 1528, PAGE 131) IS NOT SHOWN AS LOCATION OF SAID EASEMENT IS SUBJECT TO INTERPRETATION.

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 "COPPER GATE ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The east 585 feet of the south 1058.67 feet of the SE1/4 of Sec. 11, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, together with the east 585 feet of the north 1058.67 feet of the NE1/4 of Sec. 14, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Michael G. Conrey 8-21-98
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, and Streets to be known as "COPPER GATE ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West and to or from 13th Street North shall be as indicated on the face of the plat and all opening locations shall be determined by the City Engineer of the City of Wichita, Kansas.

John E. Dugan — Marilyn K Dugan
John E. Dugan — Marilyn K. Dugan

John E. Dugan Family Partnership, L.P.,
a Kansas limited partnership

John E. Dugan, Partner
John E. Dugan

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27TH day of OCTOBER, 1998, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Exp. 11-7-2001

Judith M. Terhune Notary Public

My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27TH day of OCTOBER, 1998, by John E. Dugan, Partner of John E. Dugan Family Partnership, L.P., a Kansas limited partnership, on behalf of the partnership.

JUDITH M TERHUNE Notary Public - State of Kansas My Appt. Exp. 11-7-2001

Judith M. Terhune Notary Public

My App't. Exp. 11-7-2001

This plat of "COPPER GATE ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard E. Lopez

_____, 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 _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 1998.

_____, Chairman
Mark F. Schroeder

_____, Chair Pro-Tem
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Melody C. Miller

_____, County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1998.

_____, County Clerk
James Alford

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 _____, 1998, at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

May 15, 1998

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 98-41 -- One-Step Final Plat of COPPER GATE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 1998, 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 May 8, 1998., with the exception of Item D, which shall be revised as follows:

D. ***Regarding the southern tract, Traffic Engineering requires 160 feet of complete access control along the eastern boundary of Lot 3. The three permitted openings along 135th St. must be separated by a minimum of 200 feet. Along 13th St. North, two joint openings along the northern tract will line up north and south with openings along the southern tract. There shall be 175 feet of critical access control on both the north and south sides of 13th Street, from 135th Street West. Critical Access Control should be provided from a point 243 feet west of 135th Street to a point 431 feet west of 135th Street.***

In regards to the northern tract, the plat denotes three openings along 135th St. West - two openings for lot 4, and a joint access between lots 2 and 3, in accordance with the CUP. Cross-lot access agreements and a CUP adjustment will be needed if this revision is approved.

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 five (5) 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 and residential developments.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: John Dugan, 2416 Morning Dew, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 8, 1998

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 98-41 -- One-Step Final Plat of COPPER GATE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City Engineering needs to indicate the need for guarantees or easements. ***Guarantees for future sewer and water extension will be needed. Per the CUP, the site cannot be developed until municipal water and sanitary sewer are available.***

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

C. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan needs to be approved.***

D. Traffic Engineering needs to comment on the acceptability of the access controls. In regards to the southern tract, the plat denotes three openings along 135th St. West - a joint opening between lots 1 and 2, one opening for lot 1, and one opening for lot 3 in accordance with the CUP. Also for the southern tract, the plat denotes two openings along 13th St. North, both located within lot 1 and complete access control along lot 3; whereas the CUP permitted one opening for lots 1 and 3. A CUP adjustment will be needed if this revision is approved. ***Regarding the southern tract, Traffic Engineering requires 175 feet of complete access control along the eastern boundary of Lot 3. The three permitted openings along 135th St. must be separated by a minimum of 200 feet. Along 13th St. North, two joint openings along the northern tract (between Lots 1 and 4, and between lots 4 and 2) will line up north and south with openings along the southern tract.***

In regards to the northern tract, the plat denotes three openings along 135th St. West - two openings for lot 4, and a joint access between lots 2 and 3, in accordance with the CUP. Also for the northern tract, the plat denotes two openings along 13th St. North for Lot 4,

Made with Recycled Paper

with complete access control along lots 1 and 2; whereas the CUP required both of these openings to be joint accesses. Cross-lot access agreements and a CUP adjustment will be needed if this revision is approved.

E. The joint access openings will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.

F. In regards to street improvements, the CUP required guarantees for 135th Street West and 13th Street North for improvement to three lanes from major openings to the intersection and two lanes beyond along the frontage. The CUP also required guarantees for 135th St. West and 13th St. North for the installation of acceleration and deceleration lanes.

G. Per the CUP, a cross-lot circulation agreement will be needed to insure vehicular circulation between all lots.

H. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referred as DP-231) and its special conditions for development on this property.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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 requests additional easements.***

Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

The **enclosed "marked" copy of the plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: John Dugan, 2416 Morning Dew, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

(REVISED)

AGENDA ITEM NO. 2-12

METROPOLITAN AREA PLANNING COMMISSION

May 14, 1998

STAFF REPORT
(One-Step Final Plat-Approved 05/07/98)

CASE NUMBER: S/D 98-41 - COPPER GATE ADDITION

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

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

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

SITE SIZE: 26.45 acres

NUMBER OF LOTS

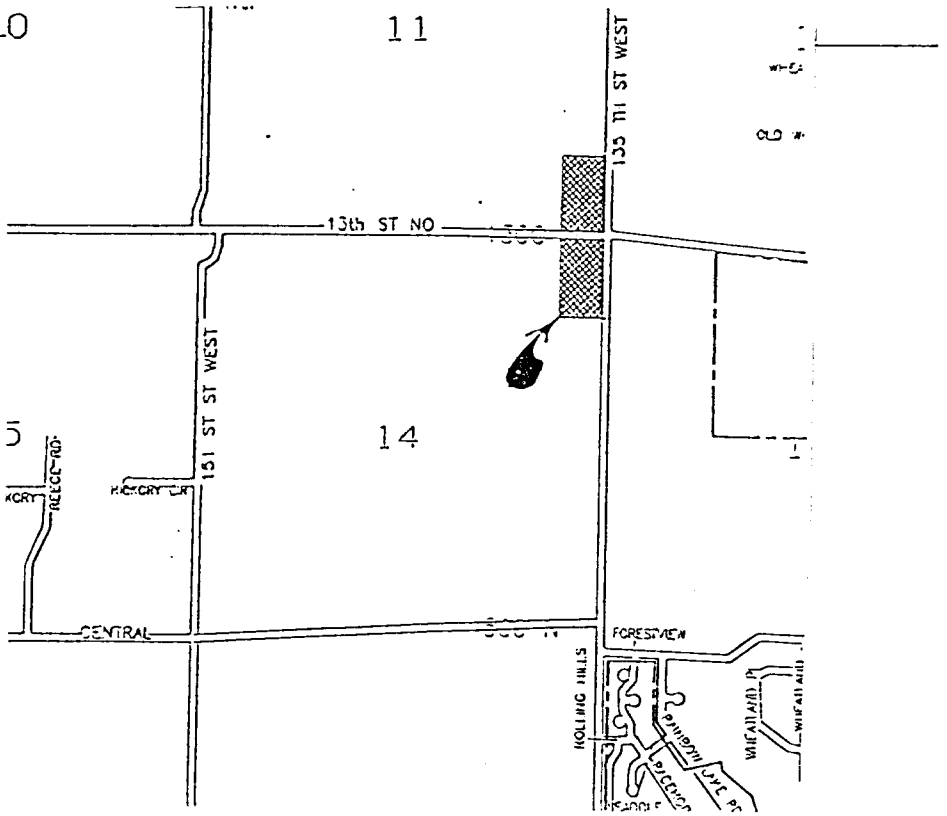
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	7

MINIMUM LOT AREA: 30,624 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan, and outside the area that can be served at this time by the City sewer system. This site has been approved for a zone change (SCZ-0761) from SF-20, Single-Family Residential to LC, Limited Commercial subject to platting. The site also is governed by the Copper Gate Commercial CUP (DP-231).

STAFF COMMENTS:

A. City Engineering needs to indicate the need for guarantees or easements. *Guarantees for future sewer and water extension will be needed. Per the CUP, the site cannot be developed until municipal water and sanitary sewer are available.*

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

C. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan needs to be approved.*

D. Traffic Engineering needs to comment on the acceptability of the access controls. In regards to the southern tract, the plat denotes three openings along 135th St. West - a joint opening between lots 1 and 2, one opening for lot 1, and one opening for lot 3 in accordance with the CUP. Also for the southern tract, the plat denotes two openings along 13th St. North, both located within lot 1 and complete access control along lot 3; whereas the CUP permitted one opening for lots 1 and 3. A CUP adjustment will be needed if this revision is approved. *Regarding the southern tract, Traffic Engineering requires 160 feet of complete access control along the eastern boundary of Lot 3. The three permitted openings along 135th St. must be separated by a minimum of 200 feet. Along 13th St. North, two joint openings along the northern tract will line up north and south with openings along the southern tract. There shall be 175 feet of critical access control on both the north and south sides of 13th Street, from 135th Street West. Critical Access Control should be provided from a point 243 feet west of 135th Street to a point 431 feet west of 135th Street.*

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accesses. Cross-lot access agreements and a CUP adjustment will be needed if this revision is approved.

E. The joint access openings will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.

F. In regards to street improvements, the CUP required guarantees for 135th Street West and 13th Street North for improvement to three lanes from major openings to the intersection and two lanes beyond along the frontage. The CUP also required guarantees for 135th St. West and 13th St. North for the installation of acceleration and deceleration lanes.

G. Per the CUP, a cross-lot circulation agreement will be needed to insure vehicular circulation between all lots.

H. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referred as DP-231) and its special conditions for development on this property.

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J. 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.

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applicant's responsibility to contact all appropriate agencies to determine any such requirements.

M. 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.

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

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

P. 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 requests additional easements.***

Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.