

STAFF REPORT
(ONE-STEP FINAL PLAT)

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

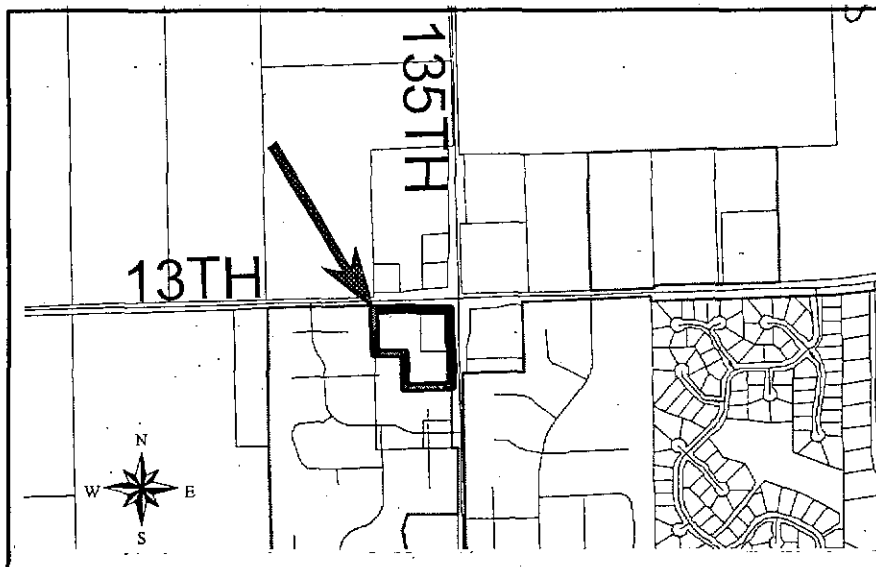
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

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. This plat will be subject to approval of the associated CUP amendment and any related conditions of such an amendment. Prior to this plat being considered by MAPC, the CUP Amendment will need to be approved.
- C. 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. The assessments may be split by square feet or the developer may wish to submit new petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the access controls. 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 along 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 plat text should state that the openings shall be rights-in/out contingent upon the widening of the streets.
- G. The Access Management Regulations require an additional 25-foot x 25-foot corner clip at the intersection.
- H. 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).
- I. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- J. The plat 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 that 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.)

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- 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.

CLOSURE - COPPER GATE 2ND ADD.

PT 01	North: 26289.1035	East : 6769.1231
Line	Course: N 00-00-00 E	Length: 271.9000
PT 02	North: 26561.0035	East : 6769.1231
Line	Course: N 08-31-51 W	Length: 101.1200
PT 03	North: 26661.0047	East : 6754.1228
Line	Course: N 00-00-00 E	Length: 150.0000
PT 04	North: 26811.0047	East : 6754.1228
Line	Course: N 45-12-17 W	Length: 35.2300
PT 05	North: 26835.8269	East : 6729.1226
Line	Course: S 89-35-25 W	Length: 150.0000
PT 06	North: 26834.7543	East : 6579.1264
Line	Course: N 81-52-44 W	Length: 101.1200
PT 07	North: 26849.0391	East : 6479.0205
Line	Course: S 89-35-25 W	Length: 234.9100
PT 08	North: 26847.3593	East : 6244.1165
Line	Course: S 00-00-00 W	Length: 312.0100
PT 09	North: 26535.3493	East : 6244.1165
Line	Course: N 89-35-25 E	Length: 205.0100
PT 10	North: 26536.8153	East : 6449.1213
Line	Course: S 00-00-00 W	Length: 250.0100
PT 11	North: 26286.8053	East : 6449.1213
Line	Course: N 89-35-25 E	Length: 320.0100
PT 01	North: 26289.0937	East : 6769.1231