

INTRODUCTION

This report provides information and supporting documentation to support the drainage plan for Regency Lakes Second Addition which is located in the Southeast Quarter of Section 4, TWP-2-S, R-2-E, City of Wichita, Sedgwick County, Kansas.

The "Drainage Plan" being submitted herein is intended to serve as a guide for the design of streets and storm water improvements. Modifications to structures, pipes, etc. may be necessary during the final design to obtain the most economical design and construction possible.

SITE LOCATION

The property is located to the North of 21st Street North, with Regency Lakes Addition as a boundary to the North and to the East. Tallgrass East 4th Addition serves as the boundary to the West.

The site is currently undeveloped, with runoff to the East where it will be intercepted by a proposed storm water sewer. The storm sewer transports the water via underground pipes to Reserve "C" of Regency Lakes Addition.

The proposed improvements will require grading of the site and construction of a storm water sewer system. The natural drainage pattern will be altered so that runoff is directed towards inlets for the proposed storm water sewer. The proposed storm water sewer improvements will connect directly to the previously proposed storm water sewer of Regency Lakes Addition.

SUMMARY OF FLOW RATES

Rational Method Coefficients		
"C2"	"C5"	"C100"
0.7	0.73	0.86

Basin	Area acres	Tc min	I2 in/hr	I5 in/hr	I100 in/hr	Q2 cfs	Q5 cfs	Q100 cfs
1	1.2	15	3.83	4.56	7.37	3.2	4	7.6
2	1	15	3.83	4.56	7.37	2.7	3.3	6.3
3	2.3	15	3.83	4.56	7.37	6.2	7.7	14.6
4	1.5	15	3.83	4.56	7.37	4	5	9.5
5	1.4	15	3.83	4.56	7.37	3.8	4.7	8.9
6	4.1	15	3.83	4.56	7.37	11	13.6	26

October 10, 1996

STAFF REPORT
(Combined Preliminary-Final One Step Plat)

CASE NUMBER: S/D 96-64 REGENCY LAKES SECOND ADDITION

OWNER/APPLICANT: Chaucer Estates, L.L.C., Attn: John McKay, 236 S. Topeka, Wichita, Ks 67202

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

LOCATION: North of 21st Street North and west of Greenwich Road

SITE SIZE: 11.372 Acres

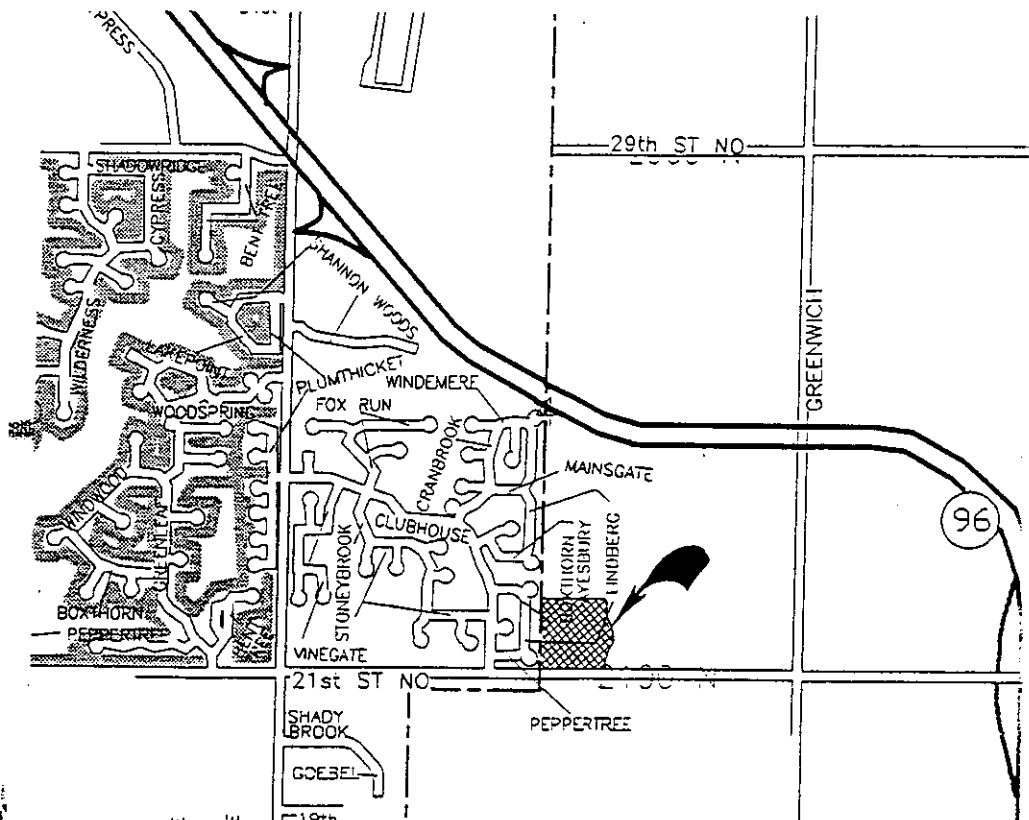
NUMBER OF LOTS

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

MINIMUM LOT AREA: 220,824.59 sq. ft.

CURRENT ZONING: P.U.D. 2

VICINITY MAP:



NOTE: This site has been approved for residential and assisted living uses, and has been annexed by the City of Wichita.

STAFF COMMENTS:

- A. Various improvements have been or will be provided through the platting of adjacent properties. City Engineering needs to indicate if this site will itself be required to guarantee any improvements for the extension of municipal water or sanitary sewer.
- B. Traffic Engineering needs to indicate if any additional traffic improvements (beyond those required for the Regency Lakes Addition) should be required. Based on the PUD-2, Lot 2 will be developed with approximately 21-single family type homes while Lot 2 will be for an apartment-type, assisted living use but with access only from Regency Lakes Street and not 21st Street North.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, the area for the emergency access easement at the north end of Lot 2 shall be more specifically defined. Not only should the width be shown but the length shall also be provided and shown so that this easement will clearly extend down to the driving surface as shown on PUD-2's site plan.
- F. The plattor's shall also reference the granting of this easement and as to its benefitting the property to the north. The plattor's text shall also clearly indicate that no fencing, encroachments or other obstructions will be allowed in this easement and that an acceptable (to the Fire Department) driving surface will be installed and maintained within this easement.
- F. On the final plat tracing, 250-foot building setbacks shall be platted to 21st Street North and to Regency Lakes. A note shall also be placed on the face of the plat indicating that additional setback requirements are per PUD-2.

This note shall also indicate that access controls to Regency Lakes Street are as indicated by PUD-2.
- G. Prior to the final plat tracing being released for recording, proof shall be provided that ownership of the site is in the part shown on the tracing. The plat binder presently indicates ownership in other parties.
- H. Also as indicated by the plat binder, Bank IV holds a mortgage on this site. This party shall either be shown as a signatory on the plat tracing or a release of this mortgage shall be provided.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive

covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- J. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.
- 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 316-729-0102) 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted as a combined preliminary-final plat and if approved will be scheduled for the next available MAPC hearing date.