



June 15, 2004

Vicky Huang  
City of Wichita  
455 N. Main – 7<sup>th</sup> Floor  
Wichita, KS 67202

Reference: Regency Park 2<sup>nd</sup> Addition

Please find attached two copies of the drainage plan for Regency Park 2<sup>nd</sup> Addition. Regency Park 2<sup>nd</sup> Addition is a re-plat of lots 4, 10, 11, 12, & 13. The drawing has been revised to show new lot lines and the removal of 27<sup>th</sup> Circle. Proposed drainage patterns have not changed from those shown in the Regency Park Addition drainage plan. Use of the site will remain industrial. Runoff from the site will continue to drain or into the existing detention ponds or onto Greenwich Road. The storm sewer system will be designed once site plans have been developed.

Drainage concerns for this development were addressed when Regency Park Addition was platted.

Sincerely,

**MKEC ENGINEERING CONSULTANTS, INC.**

Kara L. Anderson, E.I.T.

KLA/kla

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2004-67 -- REGENCY PARK SECOND ADDITION

**OWNER/APPLICANT:** Regency Park of Wichita, LLC, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Ten Oak Investments, LLC, 10640 SW Ashley Rd., Augusta, KS 67010-8174

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** South of 29th St. North, West side of Greenwich

**SITE SIZE:** 9.77 Acres

**NUMBER OF LOTS**

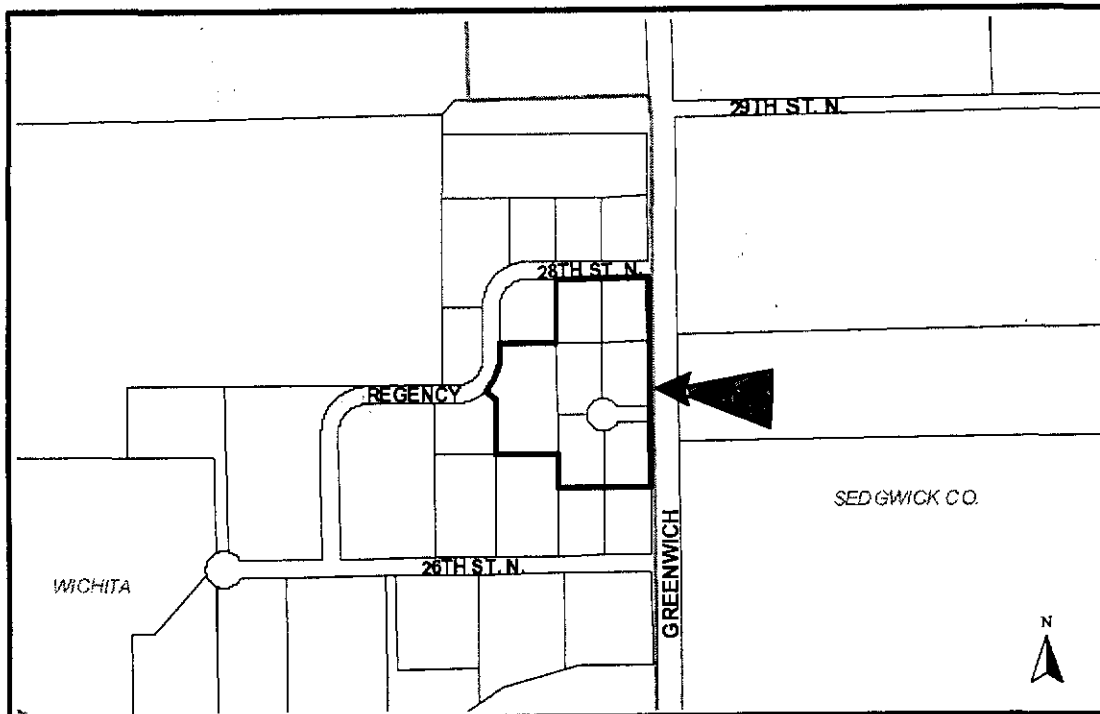
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

**MINIMUM LOT AREA:** 30,000 Sq. Ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of a portion of the Regency Park Addition which includes the vacation of 27th Circle. A Protective Overlay (P-O #13) was also approved for this site addressing uses, screening, setbacks and cross-lot circulation.

**STAFF COMMENTS:**

- A. Petitions have been provided with the Regency Park Addition for sewer, water, drainage and paving improvements. ***New guarantees need to be provided.***
- B. The applicant shall contact **Debt Management** regarding the submission of a respread agreement for special assessments due to the lot reconfiguration.
- 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. ***County Engineering requests a drainage plan.***
- E. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes two openings along Greenwich Road. ***The access controls are approved.***
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. **County Engineering** requests a guarantee for left and right turn lanes along Greenwich.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- I. **GIS** has requested that 29<sup>th</sup> St. should be relabeled as 28<sup>th</sup> St. In addition "Regency Park St." should be labelled as "Regency Park".
- J. In accordance with the Protective Overlay, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- K. The proposed setbacks do not conform with the building setback lines which were established by the Protective Overlay. If the proposed setback reductions are approved with this plat, an adjustment to the Protective Overlay will be needed.
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. The platlor'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.

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- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

MKEC ENGINEERING CONSULTANTS, INC.  
Celebrating Over 80 Years of Service



June 29, 2004

Mr. Chris Carrier  
City of Wichita  
455 N. Main - 8<sup>th</sup> Floor  
Wichita, KS 67202

Re: Regency Park FEMA Floodplain

Dear Mr. Carrier:

On Wednesday, May 28<sup>th</sup>, 2004, we met again regarding the storm drainage concerns for the referenced development. The two specific concerns may be summed up briefly as first, the undetained runoff from Jabara Airport, and second, the Zone A unstudied floodplain that affects a portion of the Regency Park.

At your request, MKEC had put together a drawing depicting the area north of K-96, East and West of Greenwich, showing the affects of 100 year flooding on the referenced development. This drawing is a rough depiction of what will happen given a 100 year storm event with no further detention systems.

As we were reviewing the various concerns and issues affecting this area, it was stated that PEC will be doing a map amendment for the unstudied area south of K-96. While doing this study they may be requested to correct the larger area, to reflect the construction of K-96 and the changes being made on the site for Target. MKEC Engineering Consultants, Inc. feels this will help all the parties, including the City of Wichita.

In the interim, the drawing we submitted for putting the storm water issues in focus, will be used by the Department of Public works, if indeed any concerns are expressed, to allow building permits to proceed. In addition, no additional detention will be built or required within the next phases of Regency Park.

Should you have any further questions or concerns regarding this matter, please feel free to call on me.

Sincerely,

**MKEC Engineering Consultants, Inc.**

Kenneth H. Bengtson, P.E.