

- DRAINAGE REPORT -  
COMOTARA VILLAGES SECOND ADDITION

The lot in the referenced plat is proposed to be developed for apartments. The runoff factor to be used for this area and usage will be 0.75. The drainage area within this plat is approximately 2.6 acres. Maximum discharge from this lot is 17.5 CFS

The plat is proposing to vacate a portion of the previously platted floodway which amounts to a 110 foot square at the southwest corner of the lot. The referenced floodway is an existing neck of the lake platted as part of Reserve H of Comotara First Addition which presently receives overland discharge from the other areas identified in this report. The reason for the neck of the floodway being platted was more of convenience since this location receives the overland drainage from external areas as mentioned and also since it would have required an extra amount of filling at that time.

The lot will be graded to drain to locations where storm sewers will be constructed (abd) extended from the existing storm sewers adjacent to the lot in order to discharge all of the runoff from this development. See Exhibit A. Final plans for the development will dictate where the storm sewers will need to be located. No discharge generated from this lot will be permitted to surface drain directly into the lake. An existing drainageway presently discharges approximately 5.6 acres directly into the lake by surface drainage thru a large swaled area along the south line of the lot and is received by the floodway portion which we are proposing to vacate. This area along the south line of the plat should be either dedicated as an easement or some other reserve area to cover this portion of the drainageway.

The original plan of Comotara First Addition provided for a controlled lake to be improved and constructed from an existing pond site which has been done in the past. The lake was originally

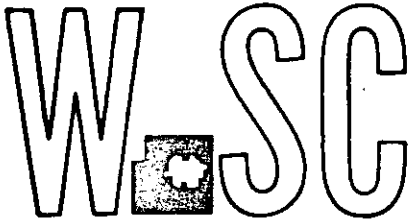
planned to be an inflow-outflow facility which would provide a controlled amenity to the surrounding adjacent areas. The downstream channel and box-culvert across Woodlawn are designed to pass the 100 year maximum storm flo of 420 CFS. The area in this plat and the existing building sites around the lake are not subject to any back-water effect from the storm sewer improvements at Woodlawn nor the weir control structure at the discharge point.

The weir structure which controls the existing lake is designed to discharge approximately 372 CFS at a one foot head height or at the maximum flood height elevation of 187 City Datum. The normal pool elevation of the lake is 186. The one foot of storage provided in the only diminishes the maximum discharge from the watershed area from 417 CFS to 360 CFS when routing the 100 year storm thru the lake site. The areas adjacent to the lake are subject to a normal building pad elevation of 190 or 3 foot above the maximum design flood height of the lake. The downstream channel controls west of Woodlawn have been improved recently and do not present any back-water effect on the system upstream either.

The proposed vacation of the neck of the lake will not cause any significant rise in the level of the lake during heavy rainfall times since the weir structure is such that the outflow is almost exactly the same as the inflow amount and all of the improvements made downstream and at Woodlawn are designed to take the entire storm as if (ther) were no lake at this site.

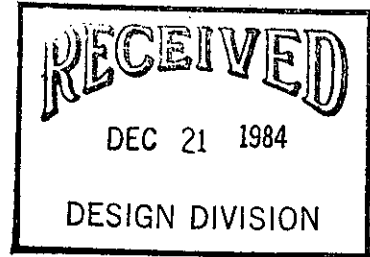
The existing 110 foot square floodway area will be filled to the proposed contours indicated and regrading and reseeding done to conform with the surrounding area. Also to be included in the filling process will be the need for the continuation of the concrete bagging side slope stabilization for the lake in this area. A concrete flume discharge point shall also be constructed at the necessary location where the external drainage area outside this plat can continue to discharge into the lake as it does presently.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



December 21, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 84-35 - Final Plat of Comotara Villages Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, the plattor's text shall reference that the building setbacks are per CUP DP-46 and that the CUP is on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The final plat tracing shall reference the minimum building pad in Mean Sea Level as well as in City Datum.
- C. The applicant shall guarantee abandonment of existing sanitary sewer lateral on this lot which is not covered by a utility easement.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

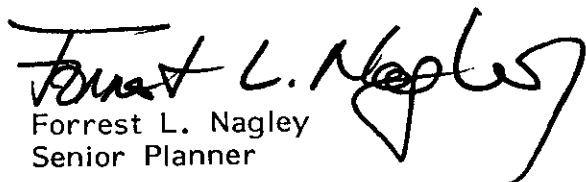
The enclosed "marked" copy of the final plat is for your information and files.

C  
O  
P  
Y

Baughman Company, P.A.  
Re: S/D 84-35 - Final Plat of Comotara Villages Second Addition  
December 21, 1984  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 10, 1985. If you have any questions concerning this matter, please call.

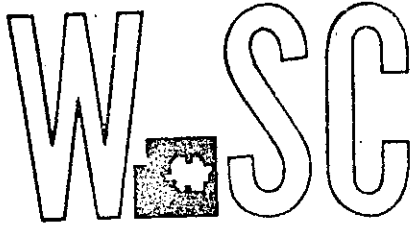
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Alfred A. Caro, 2400 North Woodlawn, Wichita, KS 67226  
~~Mike~~ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



April 16, 1984.

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-35 - Preliminary plat of Comotara Villages Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

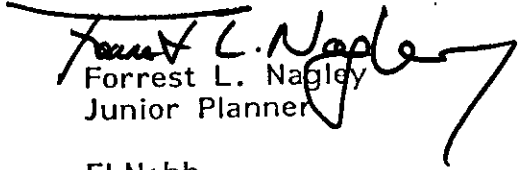
- A. This plat corresponds with Parcel 1-D of Community Unit Plan DP-46. Building setbacks are specified on the C.U.P. and should not be platted. The final plat shall reference that the building setbacks are per DP-46, on the face of the plat as well as in the plat's text.
- B. Prior to submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval. The City Engineer has advised that approval cannot be given for the proposal to reclaim a portion of the adjacent lake unless the drainage plan includes supportive calculations and provides acceptable means for handling drainage from the south and east.
- C. The final plat shall show appropriate easements for the utilities which cross this property.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Baughman Company, P.A.  
April 26, 1984  
Page 2

If you should have any questions, please call.

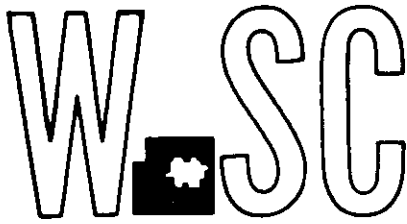
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Alfred A. Caro, 2400 N. Woodlawn, 67226  
X Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

January 10, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re.: S/D 84-35 - Final Plat of Comotara Villages Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 December 21, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Alfred A. Caro, 2400 North Woodlawn, Wichita, KS 67226  
\*Mike Lindebak, City Engineer



THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE March 12, 1985

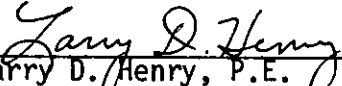
TO Forrest Nagley, Senior Planner

FROM Larry D. Henry, Program Development Engineer

SUBJECT Final Plat of Comotara  
Village 2nd Addition

One of the requirements in approving the subject plat is that the applicant guarantee the abandonment of existing sanitary sewer lateral on this plat which is not covered by a utility easement. The applicant has since contacted us to express their desire to keep the sanitary sewer as their service line. We do not object that they keep the sanitary sewer without the guarantee for abandonment as long as they agree to change the public sewer to a private sewer and take over the maintenance responsibilities.

If you have any questions, please call me at extension 4469.

  
Larry D. Henry, P.E.  
Program Development Engineer

LDH:VH:gf

0066G

**THE CITY OF WICHITA**

**OFFICE OF** MAPD - Design Division

**DATE** March 21, 1985

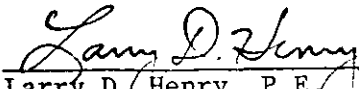
**TO** D.R. Brewer, Superintendent of Sewer Maintenance

**FROM** Larry D. Henry, Program Development Engineer

**SUBJECT** Comotara Village 2nd Addition

On March 19, 1985, the subject plat was approved by the City Commission. There is an existing sanitary sewer (Line 13 on Sewer Book M-225) that is no longer covered with a utility easement with this plat. You are advised that this sewer is no longer the City's responsibility to maintain.

If you have any questions, please call me at extension 4469.

  
\_\_\_\_\_  
Larry D. Henry, P.E.  
Program Development Engineer

LDH:VH:gf