



# Federal Emergency Management Agency

Washington, D.C. 20472  
DEC 02 1994

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 94-07-237R

The Honorable Elma Broadfoot  
Mayor, City of Wichita  
City Hall, First Floor  
455 North Main Street  
Wichita, Kansas 67202

Community: City of Wichita, Kansas  
Community No.: 200328

104

Dear Mayor Broadfoot:

This is in response to a letter dated August 22, 1994, from Mr. Greg Allison, P.E., Mid-Kansas Engineering Consultants, Inc., to the Federal Emergency Management Agency (FEMA) regarding the effective Flood Insurance Rate Map (FIRM), Flood Boundary and Floodway Map (FBFM), and Flood Insurance Study (FIS) report for the City of Wichita, Kansas. With his letter, Mr. Allison provided additional information to support a June 21, 1994, request for a Conditional Letter of Map Revision (CLOMR) from Mr. Ted Vlamis, Vlamis Enterprises. Mr. Vlamis requested that FEMA evaluate the effects that a proposed channelization and bridge construction along East Fork Chisholm Creek Tributary No. 5 would have on the effective FIRM, FBFM, and FIS report.

All data required by FEMA to evaluate this request were submitted by Mr. Allison with his letters dated July 27, August 3, and August 22, 1994; by Mr. Vlamis with his June 21 letter; by Mr. J. Neil Jednoralski, P.E., Mid-Kansas Engineering Consultants, Inc., with his letter dated July 20, 1994, and facsimile transmittals dated July 26 and August 8, 1994; and with your letter dated August 18, 1994. All fees necessary to process this CLOMR, a total of \$2,700, have been received.

We have reviewed the data submitted and the flood data used to prepare the Letter of Map Revision (LOMR) dated October 6, 1994, that modified the effective FIRM and FBFM for the City of Wichita. We believe that if the proposed project is constructed as shown on the plans entitled "Pioneer Balloons Bridge Topo," dated August 1994, prepared by Mid-Kansas Engineering Consultants, Inc., a revision to the FIRM, FBFM, and FIS report would be warranted.

The proposed project along East Fork Chisholm Creek Tributary No. 5 consists of channelization from approximately 1,240 feet to 1,270 feet upstream of Oliver Street and construction of a bridge over the area of channelization. As a result of the proposed project, the base (100-year) flood elevations (BFEs), Special Flood Hazard Area, and 100-year floodway will decrease along East Fork Chisholm Creek Tributary No. 5 from approximately 1,270 feet to approximately 2,220 feet upstream of Oliver Street.

The regulatory floodway for East Fork Chisholm Creek Tributary No. 5 was revised by the October 6 LOMR. In your August 18 letter, you stated that the community would adopt and enforce the modified floodway as proposed for the Pioneer Balloon Development. The proposed revision to the floodway as a result of this CLOMR further modifies the floodway detailed in the LOMR.

Upon completion of the project, your community may submit the data listed below and request that we make a final determination on revising the effective FIRM, FBFM, and FIS report.

- Detailed application and certification forms, which were used in processing this request, must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Revision Requester and Community Official Form," and Form 2, entitled "Certification by Registered Professional Engineer and/or Land Surveyor," must be included. (Copies of these forms are enclosed.)
- The detailed application and certification forms listed below may be required if as-built conditions differ from the preliminary plans. If required, please submit new forms (copies of which are enclosed) or annotated copies of the previously submitted forms showing the revised information.

Form 4, entitled "Riverine Hydraulic Analysis Form"

Form 5, entitled "Riverine/Coastal Mapping Form"

Form 6, entitled "Channelization Form"

Form 7, entitled "Bridge/Culvert Form"

Please note that with Form 4, hydraulic analyses, for as-built conditions, of the 10-, 50-, 100-, and 500-year floods and 100-year floodway must be submitted, and with Form 5, a topographic work map showing the revised floodplain and floodway boundaries must be submitted.

- Please note that the National Flood Insurance Program (NFIP) is non-taxpayer funded and its expenses are paid for by policyholders. Therefore, to minimize the financial burden on the policyholders while maintaining the NFIP as self-sustaining, FEMA has implemented a procedure to recover costs associated with reviewing and processing requests for modifications to published flood information and maps. Therefore, an initial fee of \$225, which represents the minimum charges associated with a request of this type, must be submitted before we can process your revision request. Payment of this fee shall be made in the form of a check or money order made payable in U.S. funds to the National Flood Insurance Program, or by credit card payment. The payment is to be forwarded to the following address:

Federal Emergency Management Agency  
 Fee-Collection System Administrator  
 P.O. Box 3173  
 Merrifield, Virginia 22116

Should you wish to use an overnight service to transmit your payment, please forward it to the following address in lieu of the address noted above:

Fee-Collection System Administrator  
 c/o Dewberry & Davis  
 METS Division  
 8401 Arlington Boulevard  
 Fairfax, Virginia 22031

- As-built plans, certified by a registered professional engineer, of all proposed project elements
- Copy of the public notice distributed by the community stating the community's intent to revise the floodway, or a statement by the community that it has notified all affected property owners and affected adjacent jurisdictions

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM, FBFM, and FIS report. Because the BFEs would change as a result of this project, a 90-day appeal period would be initiated, during which community officials and interested persons may appeal the revised BFEs based on scientific or technical data.


If the State of Kansas has jurisdiction over either the floodway or its adoption by your community, we would need a copy of a letter to the appropriate State agency notifying it of the floodway modification and a copy of a letter from that agency stating its approval of the modification.

The basis of this CLOMR is a proposed channel-modification project. Paragraph 60.3(b)(7) of the NFIP regulations requires that communities "assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained." This provision is incorporated into your community's existing floodplain management regulations. Consequently, your community must agree to accept responsibility for the maintenance of the modified channel before allowing its construction.

This response to Mr. Vlamis' request is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all proposed floodplain development, including this request, and for assuring that the necessary permits required by Federal or State law have been received. State and community officials, based on knowledge of local conditions and in the interest of human safety, may set higher standards for construction or may limit development in floodplain areas. If the State of Kansas or the City of Wichita has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

Should you have any questions regarding this matter, please contact the Director, Mitigation Division of FEMA in Kansas City, Missouri, at (816) 283-7002, or Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

  
Michael K. Buckley, P.E., Chief  
Hazard Identification Branch  
Mitigation Directorate

Enclosures

cc: Ms. Suzanne C. S. Loomis  
Acting City Storm Water Engineer  
Department of Public Works  
City of Wichita

Mr. Ted Vlamis  
Vlamis Enterprises

Mr. Greg Allison, P.E. ✓  
Mid-Kansas Engineering Consultants, Inc.

W. S. WALKER  
DEVELOPMENT

THE STATE



OF KANSAS

STATE BOARD OF AGRICULTURE  
Phillip A. Fishburn, Acting Secretary

DIVISION OF WATER RESOURCES  
David L. Pope, Chief Engineer

COPY FOR YOUR  
INFORMATION

PERMIT NO. SSG-0152-L

K.S.A. 82a-301 et seq.

The Chief Engineer of the Division of Water Resources, Kansas State Board of Agriculture, by virtue of the powers and duties imposed by K.S.A. 82a-301 to 305a, hereby issues this permit to Vlamis Enterprises, giving his consent to the construction of a bridge in and across the East Fork Chisholm Creek Tributary #5 at a location in the SE ¼ of the SW ¼ of the SW ¼ of Section 36, Township 26 South, Range 1 East, Sedgwick County, Kansas.

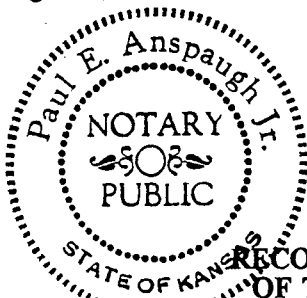
All work authorized by this permit shall be performed in accordance with the maps, plans, profiles and specifications filed with the application, and approved by the Chief Engineer and in accordance with plans for any changes or modifications subsequently approved by the Chief Engineer subject to the provisions of the aforementioned statutes, their regulations and the attached permit conditions.

Witness my hand this 22<sup>nd</sup> day of November, 1994.

George A. Austin, P.E., for  
David L. Pope, P.E.  
Chief Engineer  
Division of Water Resources  
Kansas State Board of Agriculture

State of Kansas )  
                          )SS  
County of Shawnee )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of Nov., 1994, by George A. Austin as authorized agent of David L. Pope, Chief Engineer, Division of Water Resources, Kansas State Board of Agriculture.



Notary Public      Exp. 9-1-95

RECORD THIS PERMIT WITH THE REGISTER OF DEEDS  
OF THE COUNTY WHEREIN THE WORK IS LOCATED

## PERMIT CONDITIONS

1. This permit grants no water rights nor other property rights, nor does it authorize any injury to private property, invasion of private rights nor impairment of senior water rights, nor does it exempt you from obtaining consent from appropriate federal, state or local government.
2. The work shall at all times be subject to supervision and inspection by representatives of the Division of Water Resources.
3. No changes in the work, maps, plans, profiles and specifications as approved shall be made except with the written consent of the Chief Engineer.
4. Any work authorized by this permit will be maintained in a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
5. The clearing of trees, brush, drift and other debris in order to maintain the work substantially in accordance with the approved plans is hereby authorized, except that the removal of plantings made specifically for habitat or environmental mitigation is not authorized by this permit.
6. Any excess material deposited in the stream channel incident to the construction and maintenance of the project authorized by this permit shall be removed and the channel restored to a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
7. All areas disturbed by construction and all other exposed soil areas shall be seeded and maintained with a mixture of grass or other vegetation appropriate to the soils, climate and project in order to minimize erosion and protect the project integrity.
8. If the work is not completed on or before the 1st day of January, 1997, this permit, if not specifically extended, shall cease and be null and void. If, upon the expiration or revocation of this permit, the work has not been completed, the permittee shall, at his own expense and to such extent and in such time and manner as the Chief Engineer may require, remove all or any portion of the uncompleted work and restore the watercourse to a satisfactory condition. No claim shall be made against the State of Kansas on account of any such removal or alteration.
9. Within thirty (30) days after the completion of the work authorized by this permit, the permittee shall file with the Division a statement that the work has been completed in accordance with this permit and the approved maps, plans, profiles and specifications.
10. The Chief Engineer reserves the right to require such changes in the maps, plans, profiles, specifications and conditions as may be considered necessary. The Chief Engineer further reserves the right to modify, suspend or revoke this permit at any time should the permittee fail to comply with any of the conditions of this permit or regulations of the Division without sufficient cause or should such action be deemed necessary in the interest of public safety and welfare.
11. The construction of temporary crossings and/or causeways within the project limits of the approved plans is hereby authorized; provided that the temporary obstruction is removed in its entirety and the channel restored to the cross-section proposed in the approved plans. Sufficient hydraulic capacity shall be provided to bypass normal flows to satisfy water right and other public interest needs.
12. No deleterious or toxic materials shall be introduced into the watercourse or reservoir by runoff, leaching or disposal during or in connection with the work authorized by this permit.

THE STATE



OF KANSAS

STATE BOARD OF AGRICULTURE  
Phillip A. Fishburn, *Acting Secretary*

DIVISION OF WATER RESOURCES  
David L. Pope, *Chief Engineer*

**COPY FOR YOUR  
INFORMATION**

**APPROVAL OF APPLICATION NO. LSG-0090-S**

**K.S.A. 24-126**

The Chief Engineer of the Division of Water Resources, Kansas State Board of Agriculture, by virtue of the powers and duties imposed by K.S.A. 24-126, hereby issues this approval to Vlamis Enterprises, giving his consent to the placement of floodplain fill between the East Fork of Chisholm Creek and the East Fork Chisholm Creek Tributary #5 at a location in the E 1/2 of the SW 1/4 of the SW 1/4, and in the SW 1/4 of the SE 1/4 of the SW 1/4 all in Section 36, Township 26 South, Range 1 East, Sedgwick County, Kansas.

All work authorized by this approval shall be performed in accordance with the maps, plans, profiles and specifications filed with the application, and approved by the Chief Engineer and in accordance with plans for any changes or modifications subsequently approved by the Chief Engineer subject to the provisions of the aforementioned statute, its regulations and the attached approval conditions.

Witness my hand this 22<sup>nd</sup> day of November, 1994.

*George A. Austin, P.E.*

George A. Austin, P.E., for

David L. Pope, P.E.

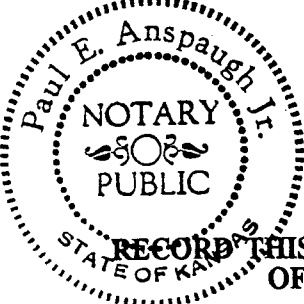
Chief Engineer

Division of Water Resources

Kansas State Board of Agriculture

State of Kansas            )  
  )SS  
County of Shawnee        )

The foregoing instrument was acknowledged before me this 22nd day of Nov., 1994, by George A. Austin as authorized agent of David L. Pope, Chief Engineer, Division of Water Resources, Kansas State Board of Agriculture.



*Paul E. Anspaugh Jr.*  
Notary Public      Exp. 5-2-95

**RECORD THIS INSTRUMENT IN THE OFFICE OF THE REGISTER OF DEEDS  
OF THE COUNTY WHEREIN THE WORK IS LOCATED**

## APPROVAL CONDITIONS

1. This approval grants no water rights nor other property rights, nor does it authorize any injury to private property, invasion of private rights nor impairment of senior water rights, nor does it exempt the applicant from obtaining consent from appropriate federal, state or local government.
2. The work shall at all times be subject to supervision and inspection by representatives of the Division of Water Resources.
3. No changes in the work, maps, plans, profiles and specifications as approved shall be made except with the written consent of the Chief Engineer.
4. Any work authorized by this approval will be maintained in a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
5. The clearing of trees, brush, drift and other debris, in order to maintain the work substantially in accordance with the approved plans is hereby authorized, except that the removal of plantings made specifically for habitat or environmental mitigation is not authorized by this approval.
6. Any excess material deposited in the stream channel incident to the construction and maintenance of the project authorized by this approval shall be removed and the channel restored to a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
7. All areas disturbed by construction or other exposed soil areas shall be seeded and maintained with a mixture of grass or other vegetation appropriate to the soils, climate and project in order to minimize erosion and protect the project integrity.
8. If the work is not completed on or before the 1st day of January, 1997, this approval, if not specifically extended, shall cease and be null and void. If, upon the expiration or revocation of the approval, the work has not been completed, the applicant shall, at his own expense and to such extent and in such time and manner as the Chief Engineer may require, remove all or any portion of the uncompleted work and restore the watercourse to a satisfactory condition. No claim shall be made against the State of Kansas on account of any such removal or alteration.
9. Within thirty (30) days after the completion of the work authorized in this approval, the applicant shall file with the Division a statement that the work has been performed in accordance with this approval and the approved maps, plans, profiles and specifications.
10. The Chief Engineer reserves the right to require such changes in the maps, plans, profiles and specifications as may be considered necessary. The Chief Engineer further reserves the right to modify, suspend or revoke this approval at any time, should the applicant fail to comply with any of the conditions of this approval or regulations of the Division without sufficient cause or should such action be deemed necessary in the interest of public safety and welfare.
11. The project must meet the requirements of the floodplain management of the community.
12. No deleterious or toxic materials shall be introduced into the watercourse or reservoir by runoff, leaching or disposal during or in connection with the work authorized by this permit.
13. The Letter of Map Revision (LOMR) must be approved by the Federal Emergency Management Agency (FEMA).



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Elma Broadfoot  
Mayor, City of Wichita  
City Hall, First Floor  
455 North Main Street  
Wichita, Kansas 67202

IN REPLY REFER TO:  
Case No.: 94-07-255P

Community: City of Wichita,  
Kansas

Community No.: 200328  
Panels Affected: 0015 B and  
0015

Effective Date of  
This Revision:

**UCT 06 1994**

102-D-A

Dear Mayor Broadfoot:

This is in response to a request for a revision to the effective Flood Insurance Study (FIS) and National Flood Insurance Program (NFIP) map for your community. Specifically, this responds to a facsimile dated July 20, 1994, from Mr. J. Neil Jednoralski, P.E., Mid-Kansas Engineering Consultants, Inc., regarding the effective FIS report, Flood Insurance Rate Map (FIRM), and Flood Boundary and Floodway Map (FBFM) for the City of Wichita, Kansas. Mr. Jednoralski requested that we revise the effective FIRM and FBFM to show the effects of more detailed topography and revised hydrologic and hydraulic analyses along East Fork Chisholm Creek and East Fork Chisholm Creek Tributary No. 5.

All data required to complete our review of this request were submitted with Mr. Jednoralski's July 20 facsimile; letters dated July 27, August 3, and August 19, 1994, from Mr. Greg Allison, P.E., Mid-Kansas Engineering Consultants, Inc.; and your letter dated August 18, 1994. Because this Letter of Map Revision (LOMR) solely incorporates more detailed information, fees were not assessed for the review.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and FBFM, and have revised the FIRM and FBFM to modify the elevations and floodplain and floodway boundary delineations of a flood having a 1-percent probability of being equaled or exceeded in any given year (base flood) along East Fork Chisholm Creek, from just downstream of Oliver Street to approximately 1,000 feet downstream of Woodlawn Avenue, and East Fork Chisholm Creek Tributary No. 5, from just downstream of Oliver Street to Woodlawn Avenue. The base (100-year) flood elevations (BFEs), Special Flood Hazard Area (SFHA), and floodway widths decrease along the reaches described above.

2

The modifications are shown on the enclosed annotated copies of FIRM Panel 0015 B; FBFM Panel 0015; Profile Panels 11P, 12P, and 15P; and the Summary of Discharges Table and Floodway Data Table for East Fork Chisholm Creek and East Fork Chisholm Creek Tributary No. 5. Based on the revised studies for both streams, the BFEs decrease from 0.1 foot to 2.3 feet. However, BFE decreases of less than 0.5 foot would not result in a mappable decrease in the SFHA shown on the FIRM and FBFM. In the portions of the SFHA where the BFEs decrease more than 0.5 foot, the SFHA has been modified accordingly. This LOMR hereby revises these panels of the effective FIRM and FBFM, and the Flood Profiles, Summary of Discharges Table, and Floodway Data Table in the FIS report, all dated May 15, 1986.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)*
<b>East Fork Chisholm Creek:</b>		
Just downstream of Oliver Street	1,346	1,346
Just upstream of Oliver Street	1,347	1,346
Approximately 4,300 feet upstream of Oliver Street	1,352	1,351
Approximately 1,000 feet downstream of Woodlawn Avenue	1,356	1,356
<b>East Fork Chisholm Creek Tributary No. 5:</b>		
Just downstream of Oliver Street	1,346	1,346
Just upstream of Oliver Street	1,347	1,346
Approximately 2,000 feet upstream of Oliver Street	1,349	1,349
Approximately 1,500 feet downstream of Woodlawn Avenue	1,355	1,354
Just downstream of Woodlawn Avenue	1,357	1,357

\*Referenced to the National Geodetic Vertical Datum, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in the Wichita Eagle on or about October 19 and October 26, 1994. A copy of this notification is enclosed. In addition, a notice of changes will be published in the Federal Register. We encourage you to supplement this notification by preparing an article for publication in your community newspaper. This article should describe the changes that have been made and the assistance your community will give in providing data and interpreting the NFIP maps. Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for the new data.

3

The revisions are effective as of the date of this letter; however, within 90 days of the second publication in the Wichita Eagle, a citizen may request that the Federal Emergency Management Agency (FEMA) reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Due to present funding constraints, FEMA must limit the number of physical map revisions processed. Consequently, we will not republish the FIRM, FBFM, and FIS report for the City of Wichita, Kansas, to reflect the determination of this LOMR at this time. However, when changes to FIRM Panel 0015 B, FBFM Panel 0015, and the FIS report for your community warrant a physical revision and republication in the future, the determination in this LOMR will be incorporated at that time.

The floodway is provided to your community as a tool to regulate floodplain development. Therefore, the floodway modifications described in this letter, while acceptable to FEMA, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

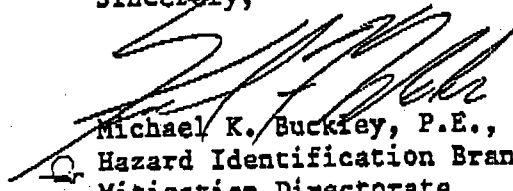
This response to Mr. Jednoralski's request is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all proposed floodplain developments, including this request, and for ensuring that necessary permits required by Federal or State law have been received. With knowledge of local conditions and in the interest of safety, State and community officials may set higher standards for construction, or may limit development in floodplain areas. If the State of Kansas or the City of Wichita has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence.

The map panels as listed above and as revised by this letter will be used for all flood insurance policies and renewals issued for your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM, FBFM, and FIS report to which the regulations apply and the modifications made by this LOMR.

Should you have any questions regarding this matter, please contact the Director, Mitigation Division of FEMA in Kansas City, Missouri, at (816) 283-7002, or Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

  
Michael K. Buckley, P.E., Chief  
Hazard Identification Branch  
Mitigation Directorate

Enclosures

cc: Ms. Suzanne Loomis  
Acting City Stormwater Engineer  
Department of Public Works  
City of Wichita

Mr. Ted Vlamis  
Vlamis Enterprises

Mr. J. Neil Jednoralski, P.E.  
Mid-Kansas Engineering Consultants, Inc.

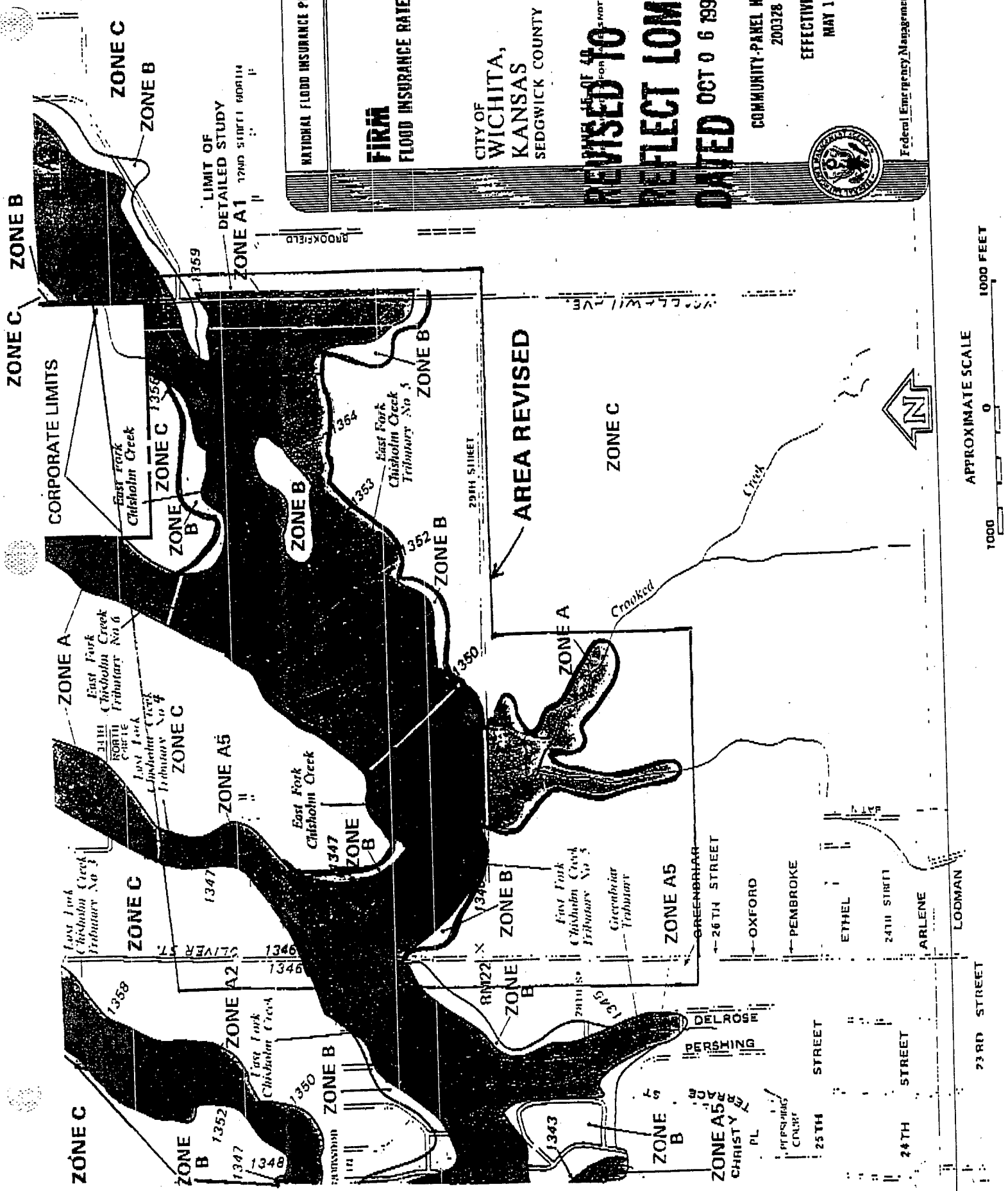
Mr. Fred Broadfoot  
Administrator  
World Headquarters  
Pioneer Balloon Development

TABLE 3 - SUMMARY OF DISCHARGES (Continued)

FLOODING SOURCE AND LOCATION	DRAINAGE AREA SQ MILES	PEAK DISCHARGES (CFS)		
		10-YEAR	50-YEAR	100-YEAR
CENTER DRAIN TRIBUTARY at confluence with Wichita Drainage Canal	3.12	1,430	2,500	2,950
CENTER DRAIN EAST TRIBUTARY mouth at Storm Water Management Basin	2.1	840	1,330	1,560
EAST FORK CHISHOLM CREEK at confluence with Wichita Drainage Canal	13.8	3,250	5,580	6,540
upstream of confluence of East Fork Chisholm Creek Tributary No. 5	6.3	2,240	3,310	5,850
at 45th Street	1.6	860	1,270	2,240
EAST FORK CHISHOLM CREEK TRIBUTARY NO. 3 at mouth	1.0	890	1,510	1,970
EAST FORK CHISHOLM CREEK TRIBUTARY NO. 5 downstream of Woodlawn Avenue at confluence with Crooked Creek	1.7	800	1,200	1,475
EAST FORK CHISHOLM CREEK TRIBUTARY NO. 7 at mouth	0.6	720	n/a	2,280
MIDDLE FORK CHISHOLM CREEK at mouth	13.54	3,280	5,000	5,000
at 45th Street North	11.14	2,850	5,000	5,900

**REVISED TO  
REFLECT LOMR  
DATED OCT 0 6 1994**

n/a - not calculated.



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
WICHITA,  
KANSAS  
SEDGWICK COUNTY

REVISED FOR  
REFLECT LOMR  
DATED OCT 0 6 1994

COMMUNITY-PANEL NUMBER  
200328 0015 B

EFFECTIVE DATE:  
MAY 15, 1986

Federal Emergency Management Agency

LIMIT OF  
DETAILED STUDY

ZONE A1

PROOKFIELD

AREA REVISED

ZONE C

APPROXIMATE SCALE

1000

1000 FEET



FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE'	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC.)	REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE (FEET)
<b>EAST FORK CHISHOLM CREEK TRIBUTARY NO. 3</b>								
A	0.35	107	352	5.6	1345.3	1345.3	1345.7	0.4
B	0.88	357	816	2.4	1354.3	1354.3	1354.9	0.6
C	1.29	180	328	6.0	1362.1	1362.1	1362.5	0.4
D	1.39	313	1123	1.8	1367.6	1367.6	1367.9	0.3
E	1.45	201	617	3.2	1367.7	1367.7	1368.1	0.4
F	1.53	193	640	3.1	1368.5	1368.5	1368.9	0.4
G	1.59	335	693	2.0	1369.7	1369.7	1370.3	0.6
<b>EAST FORK CHISHOLM CREEK TRIBUTARY NO. 5</b>								
A	400 <sup>2</sup>	136	1101	2.3	1345.6	1345.4 <sup>1</sup>	1345.8	0.4
B	670 <sup>2</sup>	82	728	3.1	1346.6	1345.7 <sup>2</sup>	1346.0	0.3
C	1970 <sup>2</sup>	84	521	4.4	1348.3	1346.8 <sup>3</sup>	1347.4	0.6
D	3358 <sup>2</sup>	104	418	3.5	1349.8	1349.5 <sup>3</sup>	1350.1	0.6
E	4508 <sup>2</sup>	185	735	2.2	1351.2	1351.0 <sup>3</sup>	1351.2	0.2
F	5783 <sup>2</sup>	115	379	4.2	1353.5	1352.3 <sup>3</sup>	1352.4	0.1
G	7743 <sup>2</sup>	150	473	3.1	1355.6	1355.4 <sup>3</sup>	1356.4	1.0
H	7919 <sup>2</sup>	150	504	2.9	1356.6	1355.7 <sup>3</sup>	1356.7	1.0

**REVISED TO REFLECT LOMR**

<sup>1</sup>MILES ABOVE MOUTH  
<sup>2</sup>FEET ABOVE MOUTH  
<sup>3</sup>ELEVATIONS WITHOUT CONSIDERING OVERFLOW EFFECT FROM EAST FORK CHISHOLM CREEK

**DATED** OCT 0 6 1994  
**FLOODWAY DATA**

FEDERAL EMERGENCY MANAGEMENT AGENCY

**CITY OF WICHITA, KS**  
 (SEDCWICK CO.)

**EAST FORK CHISHOLM CREEK TRIBUTARY NO. 3**  
**EAST FORK CHISHOLM CREEK TRIBUTARY NO. 5**

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			INCREASE
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY	
East Fork Chisholm Creek	3.53	375	1,114	5.2	1,344.0	1,344.0	1,344.0	0.0
	3.72	580	3,607	1.6	1,345.4	1,345.8	1,345.8	0.4
	3.93	112	885	4.6	1,345.6	1,345.9	1,345.9	0.3
	3.96	127	991	4.1	1,346.6	1,346.9	1,346.9	0.3
	4.11	99	760	5.3	1,347.6	1,348.0	1,348.0	0.4
	4.20	131	934	4.3	1,348.3	1,348.9	1,348.9	0.6
	4.53	133	1,016	4.0	1,349.8	1,350.6	1,350.6	0.8
	4.76	235	1,388	2.9	1,351.2	1,351.9	1,351.9	0.7
	5.10	230	1,292	3.1	1,353.5	1,353.9	1,353.9	0.4
	5.44	116	737	5.5	1,355.6	1,356.2	1,356.2	0.6
	5.88	350	2,202	1.8	1,360.6	1,361.4	1,361.4	0.8
	6.18	350	1,890	1.7	1,361.5	1,362.2	1,362.2	0.7
	6.24	210	1,632	2.0	1,362.2	1,363.0	1,363.0	0.8
	6.48	250	1,799	1.8	1,362.5	1,363.4	1,363.4	0.9
	6.83	150	935	3.5	1,364.1	1,364.7	1,364.7	0.6
	7.17	150	748	4.3	1,366.2	1,366.6	1,366.6	0.4
	7.29	148	905	3.6	1,367.3	1,367.7	1,367.7	0.4
7.46	150	791	4.1	1,368.1	1,368.7	1,368.7	0.6	
7.54	250	2,054	1.6	1,376.6	1,377.5	1,377.5	0.9	

1 Miles Above Confluence With Wichita Drainage Canal

**REVISED TO**

FEDERAL ENGINEERING CONSULTANTS AND ARCHITECTS, INC. (FEDERAL AGENCY)

**FLOODWAY DATA**

**CITY OF WICHITA, KS**

(SEBASTIAN & WICK CO.) OCT 0 6 1994

**EAST FORK CHISHOLM CREEK**

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF WICHITA, KANSAS, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On May 15, 1986, the Federal Emergency Management Agency (FEMA) identified Special Flood Hazard Areas (SFHAs) in the City of Wichita, Kansas, through issuance of a Flood Insurance Rate Map (FIRM).

The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of occurrence in any given year (base flood) for certain locations in the City of Wichita is appropriate. The modified base (100-year) flood elevations (BFEs) revise the FEMA FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4 and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate updated topographic information and has resulted in a revised delineation of the floodway and a decrease in SFHA and BFEs from just downstream of 10th Street to approximately 1,000 feet downstream of Woodlawn Avenue, East Fork Chisholm Creek and from just downstream of Oliver Street to 10th Avenue along East Fork Chisholm Creek Tributary No. 5.

2

The table below indicates the modified BFEs for several locations along the affected lengths of East Fork Chisholm Creek and East Fork Chisholm Creek Tributary No. 5.

Location	Existing BFE (feet)*	Modified BFE (feet)*
<b>East Fork Chisholm Creek:</b>		
Just downstream of Oliver Street	1,346	1,346
Just upstream of Oliver Street	1,347	1,346
Approximately 4,300 feet upstream of Oliver Street	1,352	1,351
Approximately 1,000 feet downstream of Woodlawn Avenue	1,356	1,356
<b>East Fork Chisholm Creek Tributary No. 5:</b>		
Just downstream of Oliver Street	1,346	1,346
Just upstream of Oliver Street	1,347	1,346
Approximately 2,000 feet upstream of Oliver Street	1,349	1,349
Approximately 1,500 feet downstream of Woodlawn Avenue	1,355	1,354
Just downstream of Woodlawn Avenue	1,357	1,357

\*National Geodetic Vertical Datum, rounded to nearest whole foot.

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All

3

interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Elma Broadfoot  
Mayor, City of Wichita  
City Hall, First Floor  
455 North Main Street  
Wichita, Kansas 67202

---

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

April 28, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 94-14 PIONEER BALLOON ADDITION

OWNER/APPLICANT: Pioneer Balloon Company, 555 N. Woodlawn, Wichita, KS 67208  
and Carol J. Darrah, P. O. Box 68063, Wichita, KS 67208

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 E. 29th St. N., Wichita, KS 67220  
and Mid Kansas Engineering Consultants, 3500 N. Rock Road, Wichita, KS 67226

LOCATION: North of 29th Street North and east of Oliver

SITE SIZE: 29.3 Acres

NUMBER OF LOTS

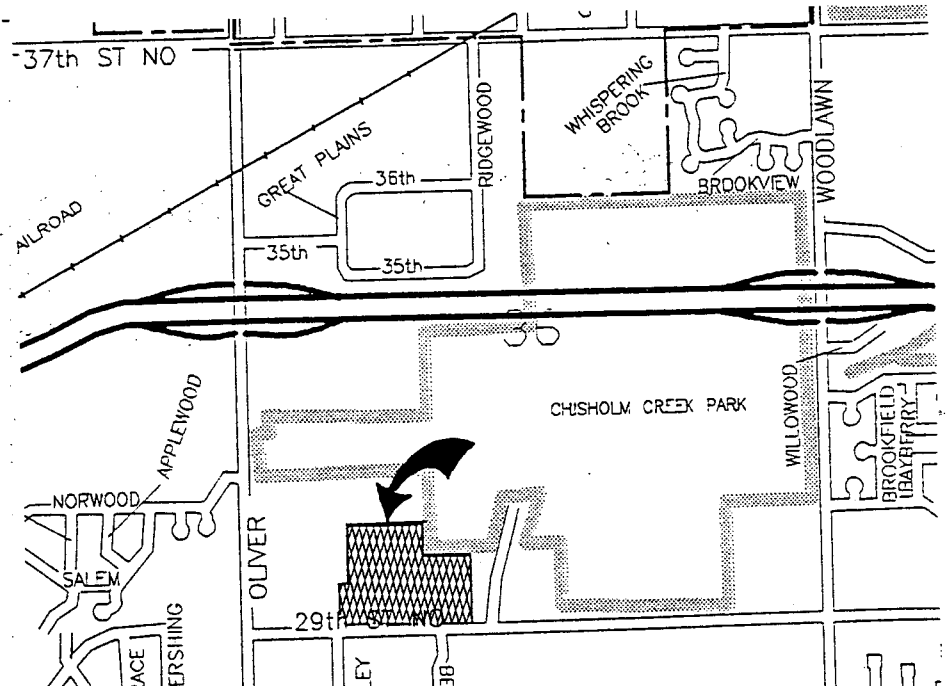
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 29.3 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "BB" (Z-3123)

VICINITY MAP:



NOTE: During review of the preliminary plat, it was noted that a zone change was required for this site, and approval of the plat was subject to obtaining such a zone change and the plat would be subject to any related requirements. Such a zone change (Z-3123) was approved by the City Council on 4/12/94. As a condition of the zone change, the City Council did establish certain conditions, some of which effect the plat. the following comments include any such conditions.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Prior to submitting the final plat, the applicant was to meet with Traffic Engineering in order to determine any traffic improvements needed to serve this site. Traffic Engineering needs to indicate any such improvements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the zone change approval, the final plat tracing shall show on the face of the plat Reserves for open space and the platting text shall also reference the purpose of such Reserves and that they will be owned and maintained by the owners of Lot 1 (Pioneer Balloon Addition). Specifically, the plat shall show a minimum Reserve of: 100 feet along the south line, of 50 feet along the east line, and 30 feet along the north line.
- F. The final plat tracing shall also show a minimum building setback of 100 feet along the north, south, and east property lines. If these setbacks correspond to Reserve and/or floodway boundaries, the plat shall note that any such sections are for all three purposes.
- G. As required of the zone change, the applicant shall submit with the final plat tracing a covenant restricting the size and height of development that will be allowed on this site.
- H. On the final plat tracing, it shall be noted that the minimum pad elevation is for the "lowest" floor. Also, both on-site and off-site benchmarks must be indicated.
- 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.
- 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. On the final plat tracing, the word "Complete" shall be deleted from the face of the plat, where access is being shown to 29th Street North.
- L. Unless easements are granted, the reference to such easements shall be deleted from the

plattor's text.

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

March 17, 1994

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 94-14 PIONEER BALLOON ADDITION

**OWNER/APPLICANT:** Pioneer Balloon Company, 355 N. Woodlawn, Wichita, KS 67208  
and Carol J. Darrah, P. O. Box 68063, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Yung Design Group, c/o Terry Smythe, 4912 E. 29th St. N., Wichita, KS 67220  
and Mid Kansas Engineering Consultants, 3500 N. Rock Road, Wichita, KS 67226

**LOCATION:** North of 29th Street North and east of Oliver

**SITE SIZE:** 29.3 Acres

**NUMBER OF LOTS**

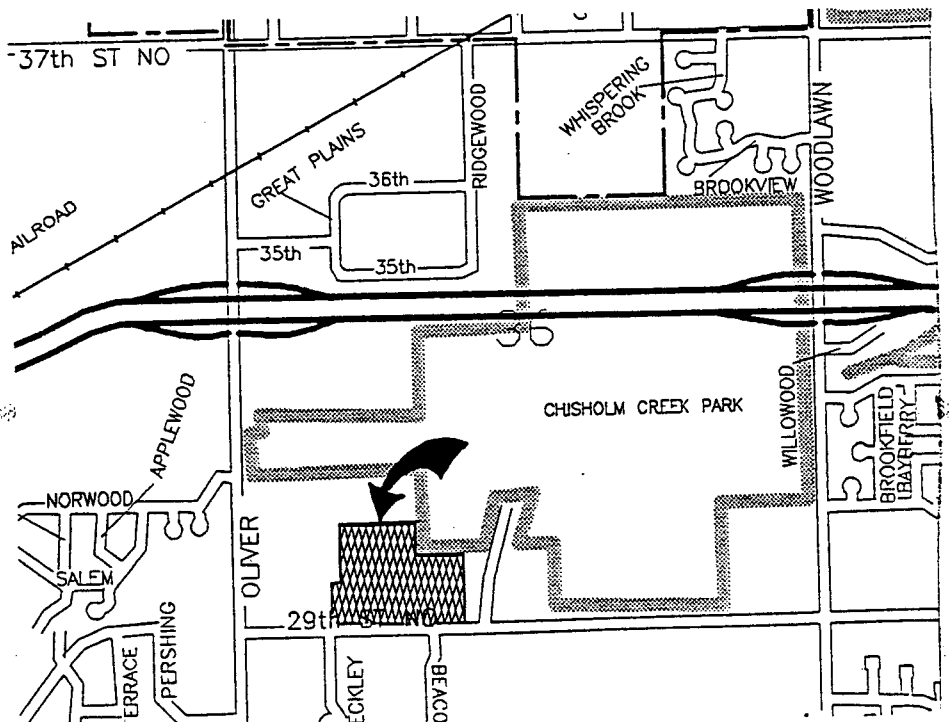
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 29.3 Acres

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "BB" (Z-3123)

**VICINITY MAP:**



NOTE: The applicant has indicated that the intended development at this site is for an office use. However, this site is presently zoned "AA" One-Family. Based on the Comprehensive Plan, various recreational corridors cross this site, particularly being intended as a means of access to the Chisholm Creek Park which abuts this site on both its north and east lines. While the plat indicates areas not encumbered by floodway or floodplain, FEMA maps appear to indicate that all or nearly all of the site is involved in floodway or floodplain.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being submitted for City Council review, the applicant shall obtain the appropriate zoning for the actual, intended use of this site. Approval of the plat shall be subject to approval of such a zone change any relevant requirements of the zone change (Case Z-3123 has been filed but has not yet been reviewed).
- E. Based upon the Comprehensive Plan, various recreational corridors effect this site. Prior to submitting the final plat, the applicant shall meet with the Land Use Staff to determine how such use can be provided for this site. As necessary, the final plat should show any such corridors and establish on the plat or by separate instrument any relevant conditions involved with these corridors.
- F. City Engineering needs to verify the preliminary floodway and floodplain boundaries shown on this plat are reasonably accurate, or if all of the site is involved in floodway and floodplain.
- G. If a minimum building pad elevation is required, it shall be noted both on the face of the plat and within the plattor's text. It shall also be noted if this elevation is for the lowest floor or opening. Also, both on-site and off-site benchmarks shall be indicated.
- H. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- J. 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.
- K. 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.

- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.