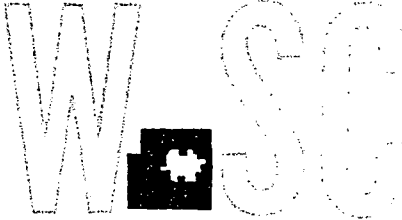


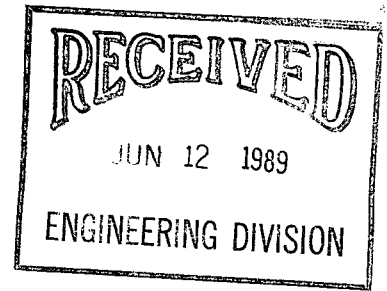
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 9, 1989



J.W. Russell Construction Inc.
P.O. Box 9007
Wichita, KS 67277

Re: S/D 89-39 - Sketch Plat of Lost Creek Estates Addition,
located east of 119th St. West between 13th St. North and
Central

Dear Mr. Russell:

Indicated below are comments concerning the above referenced
plat.

I. Comments Concerning CUP

- A. The site of this proposed plat is within the Briarwood Estates Residential Community Unit Plan (CUP), DP-136. Change of ownership, including sale of a portion of a site within a CUP does not alter the conditions or uses associated with a CUP. The plat as proposed is in conflict with what has been established by the CUP.

Your plat involves all of Parcel 5 and a portion of Parcel 4 of DP-136. In Parcel 5, up to 36 single-family dwelling units can be established. Parcel 4 is for open space and does not authorize any dwelling units. The proposed plat will require you to request an administrative adjustment to increase the number of single family units and to decrease the area of open space proposed in Parcel 4.

Most of lot 19 and all of lots 20 through 33 are being platted into what was to be the open space provided by Parcel 4. Common open space areas are further being reduced by the platting of the "A" lots. We would prefer to see the "A" lots platted as a reserve and maintained by an owners association as common open space. Prior to us considering administrative approval of the reduction of open space, please provide us with a letter from the homeowners association to the north that they are agreeable with the reduction of the approved open space on Parcel 4.

- B. Your intention to use private streets in a portion of this site is of concern and will also require this item to be included in a request to adjust the CUP. We see no reason why these streets should not be public and would consider the 32' actual right-of-way with 15 feet street easements on either side.
- C. The indication of a swimming pool in Reserve C is another item that must be included in any request to adjust the CUP and will also require letters of approval from the four abutting owners to the south.

Prior to submitting a preliminary plat for this site a formal request to administratively adjust the CUP needs to be submitted. This request should address all of the items indicated above. We are not certain that an administrative adjustment will be allowed, and particularly as regards the impacts on the originally indicated open space area of Parcel 4. The response of adjoining property owners is important in our consideration of this request.

II. Comments on Plat

- A. We do not support the platting of long, cul-de-sac type streets with a 58-foot right-of-way. Although your plat shows a connection from Lost Creek Circle to Kenny, in the abutting Golden Hills 5th Addition, this is over 1/4 mile from this street's entrance at 119th Street West. A 64-foot right-of-way and associated paving width standard should be dedicated for this street.
- B. As indicated above, we will not support private streets for this site but we will support 32-foot right-of-way, with 29-feet of paving and adjacent 15-foot street-drainage-utility easements.

In reviewing the layout of the section of the plat involving private streets, we suggest that a looped type street pattern be considered rather than the three culs-de-sac shown. A looped street will significantly improve emergency access to this portion of the plat, and will eliminate the need for a 20-foot emergency access easement to the southeast. In addition, a looped street would appear to provide a more acceptable street layout and traffic circulation pattern. It appears that additional lots could be provided around such a street layout with only a marginal change in individual lot sizes shown on the sketch's proposal. We have attached a copy of how such a looped street could be incorporated into this site.

- C. The "A" lots would all appear to be in what should be platted as floodway. The lots in the eastern 1/3 of this plat also appear to be within the floodway. The City Engineer's Office should be contacted to confirm the boundary of the floodway needing to be reserved.
- D. The alignment of Lost Creek Circle as it swings south, to the south line of this plat, will create double frontage lots for properties in the Golden Hills 5th Addition. Those lots will have legal access to this new street unless complete access control is dedicated. You might want to consider shifting Lost Creek Circle northward somewhat and platting a Reserve for landscaping between this street and the properties to the south.
- E. The position of Reserve A, at the entrance to this site at Lost Creek Circle, should typically allow greater street width for exiting traffic. We assume that greater right-of-way and pavement should be provided to the north of this Reserve rather than south of it.

Again, some significant administrative adjustments will have to be granted for the CUP to accomplish what you are proposing by this sketch plat. It may be necessary that an amendment rather than adjustment(s) to the CUP will need to be requested. We will reserve that final judgment until we receive your request with the accompanying CUP and letter of support.

If you have any questions concerning our comments or desire a meeting to further discuss please call me at 268-4421.

Sincerely,



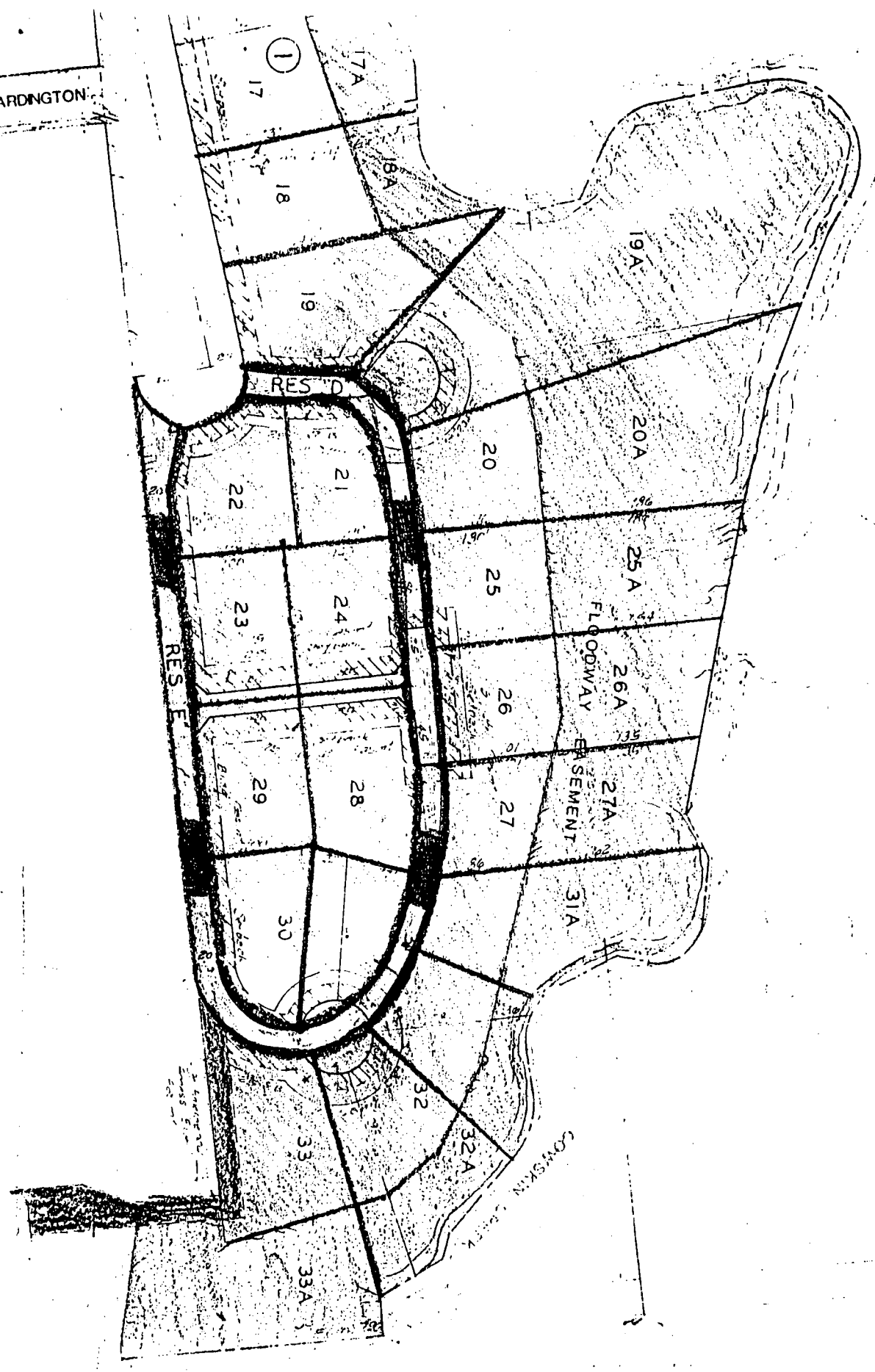
Don Losew
Senior Planner

DL:sm

Attachment

cc: Brent Wooten, Baughman Co., P.A., 315 Ellis, 67211
Briarwood Estates Homeowners Association, c/o Bob Lakin
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering
Walt Campbell, Fire Department

CARDINGTON



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 28, 1989

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-39 - LOST CREEK ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, 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. The applicant shall request an administrative adjustment of the number of single family homes allowed in Parcel 5 to allow 45 units and to decrease the area of Parcel 4, thus increasing the area of Parcel 5 to permit single family homes in a portion of an area designated for open space.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 35-foot paving standard within a 58-foot right-of-way for the section of Lost Creek Circle west of Lot 17. For the area east of Lot 17, the applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.

- G. The Lost Creek Circle street paving petition shall provide for the construction of sidewalks. This sidewalk shall be provided on at least one-side of the street or an alternate alignment may be allowed if an acceptable sidewalk plan is submitted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. To allow for the narrow 58-foot section of right-of-way for Lost Creek Circle, the final plat shall indicate a 10-foot street-drainage-utility easement for the lots adjacent to the street's south line. Complete access control shall also be indicated across the north line of Lots 37, 40 and 41 to Lost Creek Circle.
- J. Since this plat is proposing a swimming pool as a use for one of the Reserves, the applicant shall submit with the final plat copies of a detailed site plan for the area of the pool. This site plan must be approved prior to this plat being scheduled for City Council review.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58 and 32 foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- O. Lost Creek Circle, where shown as a 58-foot street, excluding cul-de-sacs and courts, shall be shown as a 64-foot street on the final plat.
- P. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- Q. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- R. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
It shall also be indicated whether these elevations involve minimum openings or ground level elevations.
- S. Since this plat involves the platting of a floodway, the platator's text on the final plat shall reference the standard floodway language.
- T. If the easement between lots 11 and 12 is intended for access to the Reserve area, it shall be labeled as such an easement on the final plat or labeled as the type of easement it is otherwise proposed to be.
- U. On the final plat, the 25-foot and 15-foot building setbacks around the culs-de-sac shall be more clearly indicated.
- V. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- W. 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.
- X. 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.
- Y. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S/D 89-39 - Lost Creek Estates
Page 4

- Z. 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. The applicant shall also provide a sanitary sewer layout plan and documentation that sufficient capacity exists for the lift station required to serve this site.
- AA. 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. If you should have any questions, please call.

Sincerely,



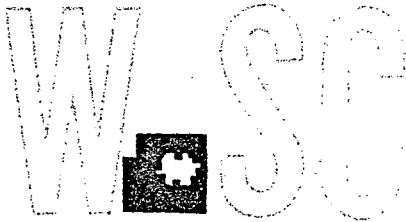
R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill Yung Design, 4912 E. 29th St. North, 67220
J.W. Russell Construction, Inc., 443 N. Maize Road, 67212
Bob Lakin, Martens Company, 110 N. Market, P.O. Box 486,
67201
James Streeter, 11502 W. Kenny, 67212
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-39 - LOST CREEK ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1989, 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 October 20, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
J.W. Russell Construction, Inc., 443 N. Maize Road, Wichita,
KS 67212
Bob Lakin, Martens Company, 110 N. Market, P.O. Box 486,
Wichita, KS 67201
James Streeter, 11502 W. Kenny, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-39 - LOST CREEK ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 19, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall request an administrative adjustment of the number of single family homes allowed in Parcel 5 to allow 43 units and to decrease the area of Parcel 4, thus increasing the area of Parcel 5 to permit single family homes in a portion of an area designated for open space.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of city water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 35-foot paving standard within a 58-foot right-of-way for the section of Lost Creek Circle west of Lot 17. For the area east of Lot 17, the applicant shall guarantee the paving of the narrow public street to the 29-foot paving standard.

- G. The Lost Creek Circle street paving petition shall provide for the construction of sidewalks. This sidewalk shall be provided on at least one-side of the street or an alternate alignment may be allowed if an acceptable sidewalk plan is submitted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. To allow for the narrow 58-foot section of right-of-way for Lost Creek Circle, the final plat tracing shall indicate a 10-foot street-drainage-utility easement for the lots adjacent to the street's south line. The reserve strip along the plat's south line shall also indicate that it is for street, drainage and utility uses.
- J. Complete access control shall also be indicated across the north line of Lots 43 (Reserve B) to Lost Creek Circle. The plat's texts shall also indicate the dedication of this access control.
- K. Since this plat is proposing a swimming pool as a use for one of the Reserves, the applicant shall submit copies of a detailed site plan for the area of the pool. This site plan must be approved prior to this plat being scheduled for City Council review.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58 and 32 foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "10 and 15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- O. The final plat tracing shall indicate a Reserve strip along the south line of the plat, between Lots 34 and 35. The emergency access easement adjacent to this Reserve shall be indicated on the face of the plat with appropriate recording information shown. A copy of the recorded easement shall be provided to Planning for the plat file.
- P. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
It shall also be indicated whether these elevations involve minimum openings or ground level elevations.
- Q. The applicant shall meet with representatives from the Water and Fire Departments to determine how to best serve this site to meet both water and emergency concerns.
- R. The applicant shall provide City Engineering with additional information for this site's drainage plan. The plat will not be scheduled for City Council review until an acceptable drainage plan is approved by City Engineering.
- S. 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.
- T. 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.
- U. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. Recording of the plat within 30 days after approval by the City Council.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

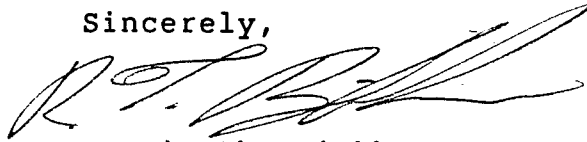
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

S/D 89-39 Lost Creek Estates
Page 4

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 26, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
J.W. Russell Construction, Inc., 443 N. Maize Road, Wichita,
KS 67212
Bob Lakin, Martens Company, 110 N. Market, P.O. Box 486,
Wichita, KS 67201
James Streeter, 11502 W. Kenny, Wichita, KS 67212
Mike Lindebak, City Engineer

LOST CREEK ESTATES

U001 CLOSURE

375		N	7885.873	E	3806.300	S	0+00
N	81-35' 22.0"W		131.640				
29		N	7905.128	E	3676.076	S	1+31.640
N	04-21' 15.6"W		75.584				
28		N	7980.493	E	3670.337	S	2+07.224
S	84-34' 06.4"W		2298.050				
27		N	7762.967	E	1382.606	S	25+05.274
N	01-52' 36.6"W		367.630				
53		N	8130.400	E	1370.565	S	28+72.904
N	07-21' 29.4"W		169.846				
424		N	8298.847	E	1348.813	S	30+42.750
N	85-53' 58.2"E		50.081				
189		N	8302.428	E	1398.765	S	30+92.831
N	85-53' 58.2"E		119.024				
190		N	8310.939	E	1517.485	S	32+11.855
S	71-17' 41.8"E		228.569				
194		N	8237.638	E	1733.981	S	34+40.424
S	77-30' 12.7"E		83.967				
72		N	8219.469	E	1815.959	S	35+24.391
N	16-06' 13.9"E		80.000				
86		N	8296.330	E	1838.150	S	36+04.391
N	29-46' 32.3"E		150.000				
85		N	8426.527	E	1912.640	S	37+54.391
N	88-37' 19.4"E		297.315				
81		N	8433.676	E	2209.869	S	40+51.706
S	01-22' 40.6"E		291.164				
122		N	8142.596	E	2216.871	S	43+42.870
S	53-50' 45.0"E		178.463				
123		N	8037.310	E	2360.968	S	45+21.334
N	73-31' 26.5"E		429.101				
127		N	8159.009	E	2772.450	S	49+50.435
N	39-51' 55.5"E		72.915				
128		N	8214.975	E	2819.187	S	50+23.349
S	48-32' 28.4"E		133.086				
PC90		N	8126.861	E	2918.926	S	51+56.435
R =	161.806	L =	30.043	DEL =	+ 10-38' 17.9"		
T =	15.065	LC =	30.000	N	41-27' 31.6"E		
PT90		N	8149.344	E	2938.788	S	51+86.478
N	48-32' 28.4"W		82.178				
301		N	8203.753	E	2877.201	S	52+68.656
N	05-25' 53.6"W		142.857				
297		N	8345.968	E	2863.679	S	54+11.514
N	84-34' 06.4"E		307.311				
136		N	8375.057	E	3169.610	S	57+18.825
S	73-45' 14.1"E		255.450				
141		N	8303.592	E	3414.860	S	59+74.275
S	52-18' 23.3"E		77.250				
390		N	8256.358	E	3475.987	S	60+51.525
S	73-15' 41.8"E		150.332				
143		N	8213.062	E	3619.949	S	62+01.856
S	46-17' 41.0"E		185.200				
149		N	8085.099	E	3753.831	S	63+87.057
N	84-34' 06.4"E		37.737				
379		N	8088.671	E	3791.399	S	64+24.794
S	04-12' 09.0"E		203.344				
375		N	7885.873	E	3806.300	S	66+28.138

LENGTH= 6628.138 AREA= 930159.379 SF 21.354 ACRES

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

October 19, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-39 - LOST CREEK ESTATES

OWNER/APPLICANT: J.W. Russell Construction Inc., 443 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of 119th Street West between Central and 13th Street North.

SITE SIZE: 29 acres

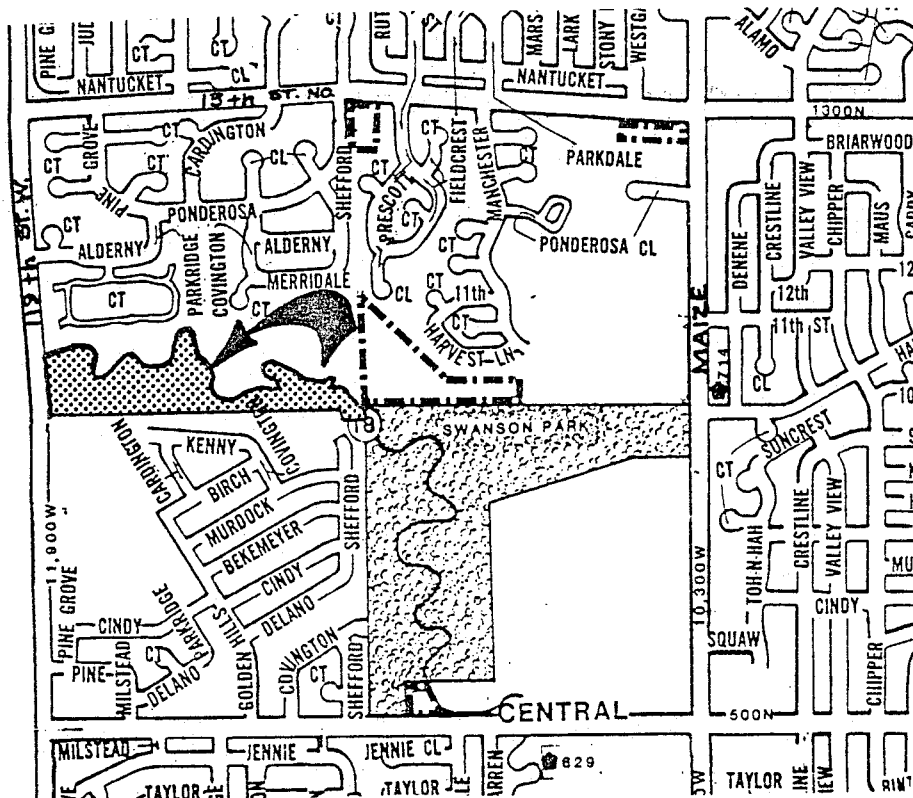
NUMBER OF LOTS

Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	43

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-136)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is within the Briarwood Estates Residential Community Unit Plan, DP-136. This plat involves all of Parcel 5 and a portion of Parcel 4 of DP-136. Parcel 4 is designated for open space and does not authorize any dwelling units. Parcel 5 permits up to 36 single family dwelling units. The proposed plat will require an administrative adjustment to increase the number of single family units to 45, the C.U.P. presently permits 54 cluster single family dwellings or 145 townhouse style units, and to decrease the area of open space proposed in Parcel 4.

- A. The applicant shall request an administrative adjustment of the number of single family homes allowed in Parcel 5 to allow 45 units and to decrease the area of Parcel 4, thus increasing the area of Parcel 5 to permit single family homes in a portion of an area designated for open space.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of city water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 35-foot paving standard within a 58-foot right-of-way for the section of Lost Creek Circle west of Lot 17. For the area east of Lot 17, the applicant shall guarantee the paving of the narrow public street to the 29-foot paving standard.
- G. The Lost Creek Circle street paving petition shall provide for the construction of sidewalks. This sidewalk shall be provided on at least one-side of the street or an alternate alignment may be allowed if an acceptable sidewalk plan is submitted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- I. To allow for the narrow 58-foot section of right-of-way for Lost Creek Circle, the final plat tracing shall indicate a 10-foot street-drainage-utility easement for the lots adjacent to the street's south line. Complete access control shall also be indicated across the north line of Lots 35, 38 and 39 to Lost Creek Circle.
- J. Since this plat is proposing a swimming pool as a use for one of the Reserves, the applicant shall submit copies of a detailed site plan for the area of the pool. This site plan must be approved prior to this plat being scheduled for City Council review.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58 and 32 foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- N. The final plat tracing shall plat reserve "E" and the 50-foot emergency access "panhandle" to Kenny Street as shown on the preliminary plat (If, for what ever reason, reserve "E" is not to be shown on the final plat tracing then lots 35 thru 43 shall be labeled lots 1 thru 8 with block number).
- O. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. It shall also be indicated whether these elevations involve minimum openings or ground level elevations.

- P. 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.
- Q. 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.
- R. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Recording of the plat within 30 days after approval by the City Council.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property; is the minimum building pad correct, and are the boundaries of the floodway adequate? Also, is the applicant's sanitary sewer layout plan adequate and are any additional easements or guarantees required?

Min Floor Elev.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

July 27, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-39 - LOST CREEK ESTATES

OWNER/APPLICANT: J.W. Russell Construction Inc., 443 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill Yung Design/Baughman Company, P.A.

LOCATION: East side of 119th Street West between Central and 13th Street North.

SITE SIZE: 29 acres

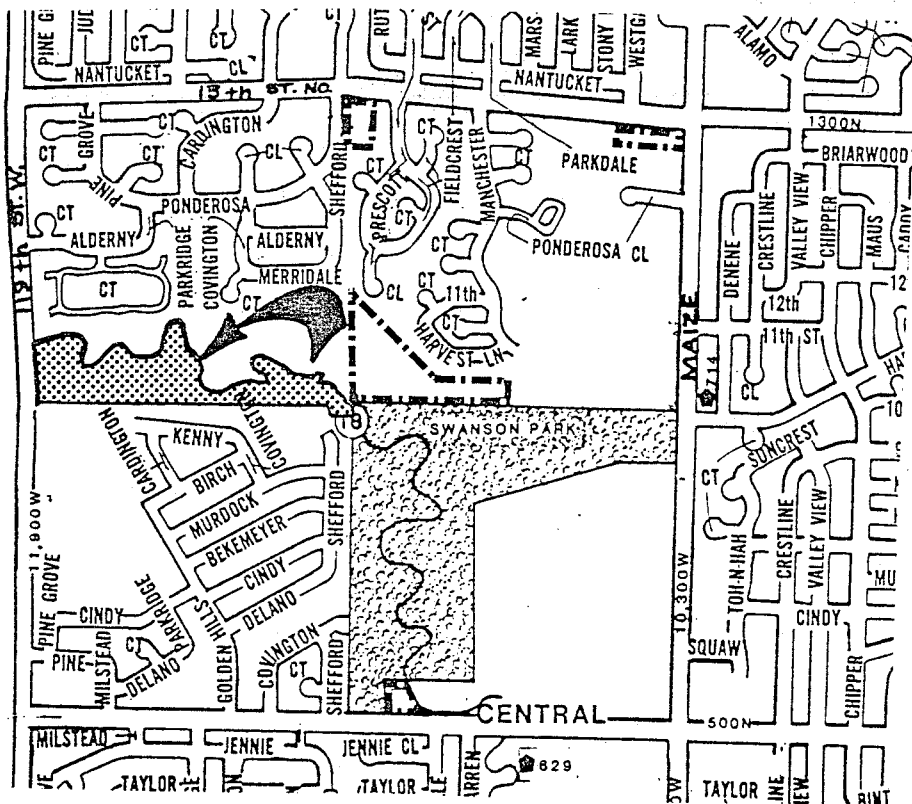
NUMBER OF LOTS

Residential:	45
Office:	
Commercial:	
Industrial:	
Total:	45

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-136)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is within the Briarwood Estates Residential Community Unit Plan, DP-136. This plat involves all of Parcel 5 and a portion of Parcel 4 of DP-136. Parcel 4 is designated for open space and does not authorize any dwelling units. Parcel 5 permits up to 36 single family dwelling units. The proposed plat will require an administrative adjustment to increase the number of single family units to 45, the C.U.P. presently permits 54 cluster single family dwellings or 145 townhouse style units, and to decrease the area of open space proposed in Parcel 4.

- A. The applicant shall request an administrative adjustment of the number of single family homes allowed in Parcel 5 to allow 45 units and to decrease the area of Parcel 4, thus increasing the area of Parcel 5 to permit single family homes in a portion of an area designated for open space.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. For the area east of Lot 17, the applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- H. The Lost Creek Circle street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Since this plat is proposing a swimming pool as a use for one of the Reserves, the applicant shall submit with the final plat copies of a detailed site plan for the area of the pool. This site plan must be approved prior to this plat being scheduled for City Council review.

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58 and 32 foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- O. Lost Creek Circle, where shown as a 58-foot street, excluding cul-de-sacs and courts, shall be shown as a 64-foot street on the final plat.
- P. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- Q. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- R. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. It shall also be indicated whether these elevations involve minimum openings or ground level elevations.
- S. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- T. If the easement between lots 11 and 12 is intended for access to the Reserve area, it shall be labeled as such an easement on the final plat or labeled as the type of easement it is otherwise proposed to be.

- U. On the final plat, the 25-foot and 15-foot building setbacks around the culs-de-sac shall be more clearly indicated.
- V. 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.
- W. 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.
- X. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.
- Z. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and required minimum pad elevations.



KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
DAVID L. POPE, Chief Engineer-Director
109 SW Ninth Street, Suite 202
TOPEKA, KANSAS 66612-1283
(913) 296-3717

SAM BROWNBACK
Secretary

July 18, 1990

Mr. J. Russell
Jay Russell Construction
P. O. Box 9007
Wichita, KS 67277-0007

Re: Lost Creek Estates Application
Cowskin Creek
Sedgwick County
ECA 90025, WS No. CSG-0092-SL

Dear Mr. Russell:

I have completed the review of the referenced project and have found the plans do not meet the rules and regulations of the Department of Water Resources. Plans are missing detail and by my review there would be an increase in the floodway of 0.39 feet due to the proposed work in the floodway of Cowskin Creek. Also, several environmental agencies have requested denial of the application. Your efforts to mitigate their concerns are appreciated. The remaining differences need to be worked out before approval can be given.

The revisions necessary to the plans are as follows:

1. The proposed pool from floodway should be deleted. Compensatory action in the floodway at the cross-section of the pool is not recommended.
2. The proposed upstream pedestrian crossing should be deleted from the plans.
3. A drawdown pipe of sufficient diameter with a valve should be added to the weir to bypass low flows.
4. A note should be added to the plans that no fill is to be placed in the channel except for the crossings.
5. A note should be added to the plans that the first floor level for residential structures is to be at or above the City of Wichita minimum elevation requirement for the Base Flood Elevation as shown on the existing maps.
6. Change the private crossing surface elevation in the plans from 1330 to 1324.

*Check w/
Austin*

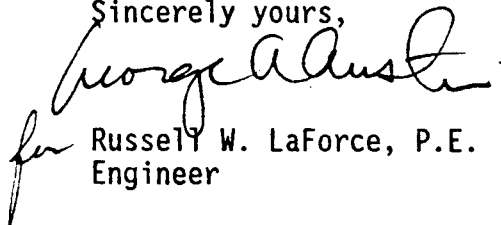
RECEIVED JUL 20 1990

Mr. J. Russell
Page 2

7. A note should be added to the plans that no fill on the lots will be allowed except for building pads and a driveway of reasonable length.
8. A note should be added to the plans that disposal of material in the floodplain in areas not shown on the plans requires additional approval of the Chief Engineer prior to its placement.
9. A note should be added to the plans that all exposed areas are to be revegetated and that the clearing of vegetation will be held to the minimum necessary.
10. Profiles for the two road crossings should be added with one profile parallel to the channel and the other perpendicular to the channel in each case.
11. Details of all utilities below the B.F.E. that cross Cowskin Creek should be added to the plans.
12. Details of the area limits of riprap placement should be added to the plans.
13. The flowlines of the culverts need to be located so as not to restrict low flows. Placement matching channel flowlines would be acceptable.
14. Details of mitigation efforts in response to Kansas Department of Wildlife and Parks, Kansas Department of Health and Environment, Kansas Biological Survey, and Office of Extension Forestry concerns should be shown. Such efforts are not to increase the B.F.E., either immediately nor in the long term.
15. A note should be added that no changes to the FEMA maps will be made without prior approval of the Chief Engineer.

After the requested changes have been received, the staff will proceed with the review of the project. If there are any questions, please call this office at 913/296-2933.

Sincerely yours,

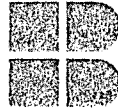

for Russell W. LaForce, P.E.
Engineer

RWL:diw

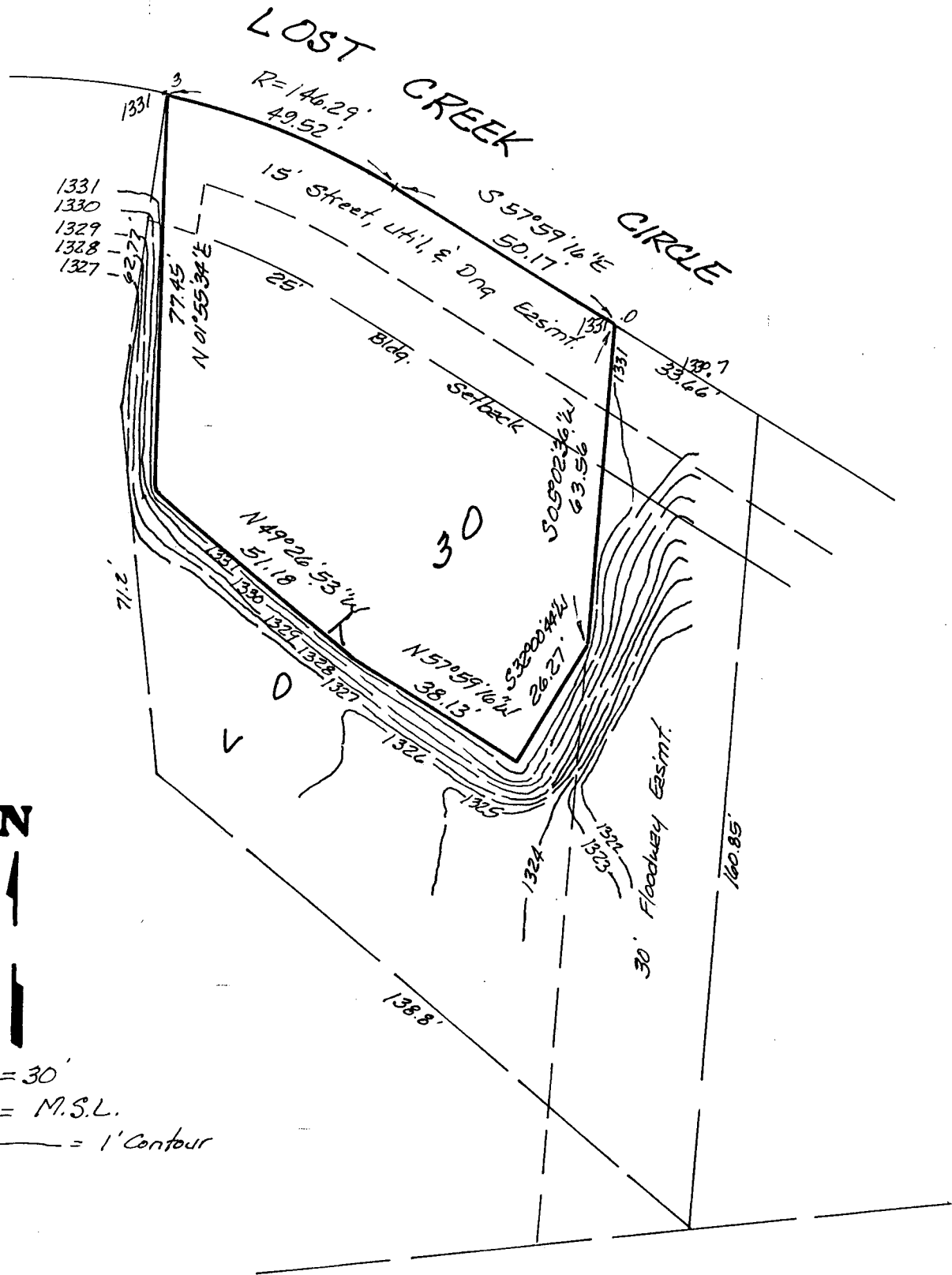
pc: Mr. M. S. Mitchell
Mr. Vic Robbins, P.E.
Mr. Robert Wood
Mr. John Strickler
Mr. Joseph Harkins
Mr. Paul Liechti

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WILLIAM L. KORBER, L.S.
 N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211





Federal Emergency Management Agency

Washington, D.C. 20472

IN REPLY REFER TO:

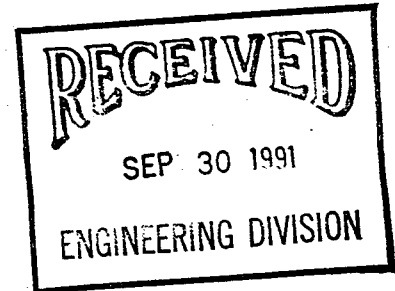
Case No: 917032

(65-DR2)

Community: City of Wichita, Sedgwick
County, Kansas

SEP 26 1991

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



Dear Mayor Knight:

This is in reference to a request for a revision to the Flood Insurance Rate Map (FIRM) and/or Flood Boundary and Floodway Map (FBFM) for your community. Pertinent information about the revision request is listed below:

Requestor: Mr. N. Brent Wooten, P.E., Baughman Company, P.A., with a report transmitted to FEMA by a letter dated May 3, 1991 (copy enclosed) from Mr. Michael E. Lindebak, P.E., City Engineer

Flooding source(s): Cowskin Creek

FIRM Panel(s) affected: 0005B and 0020B

FBFM Panel(s) affected: 0005 and 0020

Our previous letter to you regarding this request indicated that additional information might be required to complete our evaluation of the request. We have reviewed the data submitted thus far and determined that additional and/or revised data are required to complete our evaluation of the request. The enclosed list outlines the information required.

The information requested on the attached list should be provided by the requestor within 30 days of the date of this letter to the following address:

Greenhorne & O'Mara, Inc.
9001 Edmonston Road
Greenbelt, Maryland 20770

Attention: Mr. Don Glondys

The case number referenced above should be included on any further correspondence regarding this request. Further action on this request has been suspended pending receipt of the additional data requested. After receiving the data indicated on the attached list, we will continue our evaluation of the request. If additional information is required to complete our evaluation, we will let you know.

Should you have any questions or if additional time is required to provide the requested information, please contact Mr. James Walke of my staff at (202) 646-2751.

Sincerely,



William R. Locke
Chief, Risk Studies Division
Federal Insurance Administration

Enclosures

cc: Mr. N. Brent Wooten, P.E.
Baughman Company, P.A.

Mr. Michael E. Lindeback, P.E.
City Engineer

Mr. M.S. Mitchell

WRL/RSR/dlg

Case No: 917032

Community: City of Wichita, Sedgwick
County, Kansas

Additional Data Required to Support
a Flood Insurance Study (FIS)/Flood Insurance Rate Map (FIRM)
Revision

Requestor: Mr. N. Brent Wooten, P.E. Date: **SEP 26 1991**

The issues listed below must be addressed to process this request for a FIS/FIRM Revision. The requested information should be submitted to:

Greenhorne & O'Mara, Inc.
9001 Edmonston Road
Greenbelt, Maryland 20770

Attention: Mr. Don Glondys (301) 220-1874

1. Please include detailed printouts for all HEC-2 models previously submitted.
2. The effective flow area at cross section 20.582 of the existing conditions HEC-2 model does not appear to be modeled correctly. The discharge in the right overbank increases considerably at this cross section and decreases again in the next cross section. It appears that most of the right overbank area should be modeled as ineffective flow. Please resolve this issue in the multi-profile and floodway models and redelineate the floodway boundary on the topographic work map and annotated Flood Boundary and Floodway Map (FBFM). The floodway boundary should contain a smooth transition between cross sections.
3. The roughness coefficients were revised throughout the entire existing conditions model. Please provide justification for the revised roughness coefficients both on and off the Lost Creek Estates property.
4. There is a surcharge violation at cross section 19.87 (FIS cross section "Q") in the existing conditions floodway model. Section 65.7(b)(4)(ii) of the National Flood Insurance Program (NFIP) Regulations states that the floodway limits must be set so that neither the effective base flood elevations (BFEs) nor the proposed BFEs (if less than the effective BFEs), are increased by more than 1.0 foot. Please revise the existing conditions floodway model so that surcharge violations do not exist.

5. The existing conditions multi-profile and floodway models do not tie-in to the effective FIS at the upstream limits of the models. The existing conditions BFE is lower than the FIS BFE by 0.9 foot and the existing conditions floodway is wider than the FIS floodway by 193 feet at cross section 21.42. Please submit existing conditions multi-profile and floodway models which tie-in to the effective FIS.
6. The ground data in the HEC-2 model for cross sections 20.162 and 20.372 do not match the as-built topography submitted for Lost Creek Estates, certified March 20, 1991. Please revise as necessary so that the mapping and modeling are in agreement.
7. The ground data in the HEC-2 model for cross sections 20.219, 20.220, 20.233, 20.234, 20.274, 20.275, 20.276, 20.277, 20.372, 20.582 and 20.805 do not match the topographic work map submitted. The cross-section plots show an existing pond in the left overbank at these cross sections which is not indicated on the topographic work map. Please submit a topographic map that matches the cross section plots or include a certified statement indicating which source of data is correct.
8. Please provide topographic mapping for the additional cross sections downstream of Lost Creek Estates in the area of Timber Grove. If topographic mapping is not available, please provide an explanation of how the cross section data was acquired.
9. There are slight increases to the BFEs (about 0.1 to 0.2 feet) from the FIS model to the existing conditions model which will affect adjoining properties. It is difficult to determine whether the Lost Creek Estates project is the cause of this increase. Please submit multi-profile and floodway HEC-2 models which represent pre-project conditions to be used as a comparison with the existing conditions models. If there are increases due to Lost Creek Estates, adjacent property owners would need to be formally informed of the increases.
10. The annotated FBFM does not agree with the existing conditions Floodway Data Table (FDT) from the HEC-2 output. It appears that this revision causes an increase in the floodway width which will affect other properties. If the floodway increase does affect other properties, public notice must be given by the community stating its intent to revise the floodway.
11. The 100- and 500-year flood boundaries delineated on the topographic work map do not agree with the topography for Lost Creek Estates. Please revise the flood boundaries on the topographic work map and annotated FIRM and FBFM to follow the as-built elevation contours.
12. Please use the as-built topographic map, certified March 20, 1991, as the referenced topographic work map instead of the topographic map included in the original submittal, labelled Exhibit A and certified July 25, 1991.

13. The distances between cross sections in the existing conditions model are inconsistent with the distances in the FIS baseline model and on the FBFM. Please verify the distances and plot the correct cross section locations (including the newly added cross sections) on the annotated FBFM.
14. For the determination requests for Lots 25, 26, and 30, please submit a signed and dated copy of the enclosed certification of fill compaction form.

Please submit an annotated FIRM and/or FBFM, FIS profile(s) and Floodway Data Table(s), as applicable, that reflect the resolution of these issues.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 3, 1991

Mr. Frank Begley, Chief
Natural & Technological Hazards Division
Federal Emergency Management Agency - Region VII
911 Walnut Street, Room 200
Kansas City, Missouri 64106
ATTENTION: Ms. Kay Carder

Dear Mr. Begley:

I am submitting to you an application for the revision and removal of a portion of floodway area from the F.E.M.A. designated floodway along the Cowskin Creek in Wichita, Kansas as designated.

Please review the analysis and documentation as enclosed which addresses the formal removal requirements of an area within Lost Creek Estates Addition, Wichita, Kansas.

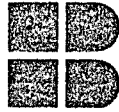
Do not hesitate to contact me if you should have any questions regarding this request or any of the analysis as provided.

Thank you.

Sincerely,

Michael E. Lindebak, P.E.
City Engineer

WILLIAM L. KORBER, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

October 23, 1991

Don Glondys
Greenhorne and O'Mara, Inc.
9001 Edmonston Road
Greenbelt, Maryland, 20770

RE: Reply to Case No. 917032
City of Wichita, Kansas.

Mr. Glondys,

I have submitted herein two complete copies of our reply to the September 26, 1991, FEMA letter addressed to me or Bob Knight requesting additional supporting documentation for the revision of the FIRM and FBFM map along a portion of the Cow-skin Creek, (Case No. 917032), in Wichita, Kansas.

Our reply addresses each of the 14 items identified in the letter and follows with the supporting complete docu-mentation and data of each item except Item No. 14. Item 14 pertains to the certification of fill on three lots within Lost Creek Estates Addition and is not available at this time. However, we do not want this item to hinder or hold up the processing of our revision application since Item 14 can be addressed separately at a later date.

Please review the enclosed documentation and data as pro-vided relative to the FEMA September 26, 1991, letter and con-tinue your evaluation as soon as possible.

Should you have any questions regarding this submittal, please contact me at 316-262-7271.

Thank you for your help.

Sincerely,

N. Brent Wooten, P.E.

cc: Mr. William R. Locke, Chief
Federal Insurance Administration

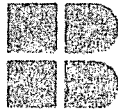
Mr. Michael Lindebak, P.E.
City Engineer

Mr. Jay Russell

Mr. M. S. Mitchell

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

CERTIFICATION OF FILL

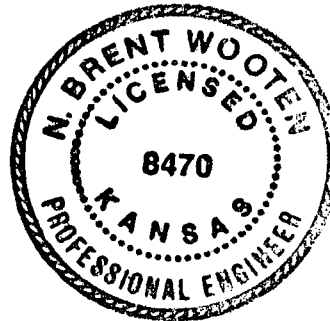
LOST CREEK ESTATES ADDITION
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

I hereby certify that fill placed on Lots 1, 2, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, Lost Creek Estates Addition, Wichita, Kansas to raise the ground surface to or above the Base (100 year) Flood Elevation in order to gain exclusion from a Special Flood Hazard Area (100 year floodplain) meets the criteria of Title 44 of the Code of Federal Regulations, Part 65.5(a)(6), as listed below.

- I. That fill slopes for granular materials are not steeper than one vertical on one-and-one-half horizontal; and
- II. That erosion protection is provided for fill slopes exposed to moving waters.

N. Brent Wooten, P.E.

Date





Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No: 917032

(102A)

JAN 31 1992

Community: City of Wichita,
Sedgwick County, Kansas

The Honorable Bob Knight
Mayor, City of Wichita
City Hall - 1st Floor
455 North Main Street
Wichita, Kansas 67202

Map Panels Affected: 200328 FBFM 0005
200328 FBFM 0020

Effective Date: JAN 31 1992

Dear Mayor Knight:

This is in response to a letter, dated May 3, 1991, from Mr. Michael E. Lindeback, P.E., City Engineer, transmitting a report titled "Cowskin Creek Hydrology Study, Lost Creek Estates Addition, Wichita, Kansas," dated May 1991, by Mr. N. Brent Wooten, P.E., of Baughman Company, P.A., to the Federal Emergency Management Agency (FEMA) regarding the Flood Insurance Study (FIS) for the City of Wichita, Sedgwick County, Kansas. Mr. Wooten requested that FEMA revise the effective FIS to revise the Special Flood Hazard Area (SFHA) and floodway for Cowskin Creek based on channel modifications, a new pedestrian bridge, and fill placement associated with the Lost Creek Estates Addition and updated topographic data. All data needed to support his request were submitted by Mr. Wooten with letters dated May 3, July 29, August 12, August 29, and October 23, 1991, and January 9, 1992. These data include hydraulic analyses; an "as-built" topographic work map titled "Cowskin Creek North of Lost Creek Estates from Topographic Survey, October 1991," at a scale of 1:600, prepared by Baughman Company, P.A., dated January 9, 1992; and construction plans for the project titled "Improvements for Lost Creek Estates, Wichita, Kansas," prepared by Baughman Company, P.A., dated August 9, 1990.

We have reviewed the information submitted by Mr. Wooten and agree that the Flood Boundary and Floodway Map (FBFM) for the City of Wichita should be revised. Based on the channel modifications, new pedestrian bridge, and updated topographic data, the floodway has been narrowed by as much as 300 feet at a point about 0.64 mile downstream of 119th Street West. The floodway has also been widened by about 150 feet at a point about 0.56 mile downstream of 119th Street West. In this area, the floodway boundary is coincident with a pond shoreline and will not affect any property owners. The revised floodway is shown on the enclosed annotated copies of FBFM Panels 0005 and 0020 and the Floodway Data Table.

Mr. Wooten also requested that the SFHA be revised based on fill placed in the overbank areas. At this time, we have not received sufficient information to revise the SFHA. For the SFHA to be revised, the community must submit a new request with the following information:

1. The signed and dated "Certification of Fill Compaction" form (enclosed) for the Lost Creek Estates Addition, completed by the community's National Flood Insurance Program (NFIP) permit official, a registered professional engineer, or an accredited soils engineer.
2. Certification by a registered professional engineer or licensed land surveyor stating:
 - a. The elevations of the lowest grades adjacent to the structures for all lots in the Lost Creek Estates Addition (include datum). The lowest grade adjacent to the structure is the lowest ground elevation touching the structure. The "average low grade" from the Elevation Certificate is unacceptable. Please note that any physical attachment to the structure, such as a deck, porch, or steps, is considered part of the structure. Therefore, the grade adjacent to the foundations of such attachments is to be considered in determining the lowest grade adjacent to the structure.
 - b. The elevations of the lowest floors (including basement and/or attached garage) for all lots built on fill in the Lost Creek Estates Addition (include datum). In cases of no basement, it should be so stated.

This Letter of Map Revision (LOMR) officially revises the effective FBFM Panels 0005 and 0020, dated May 15, 1986. The revised floodway is effective as of the date of this letter. Any requests for further modifications to the community's FBFM, or for reconsideration of this LOMR, must be based on scientific or technical data.

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 Section 60.3(d) of the NFIP regulations.

Due to funding constraints, FEMA will not reprint the affected FBFM panels at this time. If the FBFM is reprinted in the future, this revision may be incorporated into the new FBFM.

Since this LOMR will not be printed and distributed to primary map users such as local insurance agents and mortgage lenders, the community will serve as a repository for these new data. We encourage you to disseminate widely throughout the community the information reflected by this LOMR in order that interested persons such as property owners, insurance agents and mortgage lenders may benefit from this information. We also encourage you to give consideration to preparing an article for publication in the community's local newspaper. This article should describe the changes that have been made and what assistance the community will provide in serving as a clearinghouse for these data and interpreting NFIP maps.



Federal Emergency Management Agency

Washington, D.C. 20472

Community No.: 200328

JAN 31 1992

The Honorable Bob Knight
Mayor, City of Wichita
City Hall - 1st Floor
455 North Main Street
Wichita, Kansas 67202

RE: Flood Insurance Study for the City of Wichita, Sedgwick County, Kansas

Dear Mayor Knight:

The Federal Emergency Management Agency previously supplied your community with Flood Insurance Study (FIS) data to aid in your efforts to accomplish sound floodplain management. At that time, it was requested that you maintain the data in a repository where they would be available for use as needed. Since that time, additional data have become available, which we are now transmitting to you. Please include these data in your repository so they are available for use. Anyone requesting published data pertaining to your community will be advised that additional data may be available through the community map repository.

To assist in your efforts to maintain a current listing of additional data supplied to you at various times, we have enclosed an inventory of current FIS data entitled, "List of Current FIS Data." Any future transmittal of additional and/or revised data for your community will be accompanied by a revision to this inventory until a physical map revision is warranted. At that time, all additional and/or revised data previously submitted to your community would be incorporated in the physical map revision, and the List of Current FIS data would be superseded.

If you have any questions, please call our Central Office staff in Washington, D.C., at (202) 646-2767.

Sincerely,

William R. Locke
Chief, Risk Studies Division
Office of Risk Assessment
Federal Insurance Administration

Enclosures

Date Prepared: JAN 31 1992

LIST OF CURRENT FLOOD INSURANCE STUDY (FIS) DATA

City of Wichita, Sedgwick County, Kansas

Community ID No: 200328

This list replaces previous list dated: October 18, 1989

<u>DATA</u>	<u>DATE OF CURRENTLY EFFECTIVE DATA</u>
o <u>Flood Insurance Rate Map:</u>	
Index:	May 15, 1986
Panel(s): All	May 15, 1986
Panel(s) affected by Letter of Map Revision:	
0005B	October 18, 1989
0020B	October 18, 1989
0030B	May 26, 1989
0035B	May 31, 1989
o <u>Flood Boundary and Floodway Map:</u>	
Index:	May 15, 1986
Panel(s): All	May 15, 1986
Panel(s) affected by Letter of Map Revision:	
0005	October 18, 1989
0020	October 18, 1989
0005	JAN 31 1992
0020	JAN 31 1992
o <u>FIS Text:</u>	May 15, 1986
o <u>Other Data:</u> None	



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFICATION OF FILL COMPACTION

Community

Property

I hereby certify that fill placed on the property to raise the ground surface to or above the Base (100-year) Flood Elevation in order to gain exclusion from a Special Flood Hazard Area (100-year floodplain) meets the criteria of Title 44 of the Code of Federal Regulations, Part 65.5(a)(6), listed below. For proposed fill, I hereby certify that it is designed in accordance with these criteria. **Note: Any modifications or additions to this form will render it void.**

1. That the fill has been compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method for (check one of the following):
 - _____ a. Fill pads prepared for the foundations of residential or commercial structures
 - _____ b. Entire legally defined parcel (Note: If the location of fill pads has not been determined, the fill over the entire legally defined parcel must be compacted to the above criteria)
2. That fill slopes for granular materials are not steeper than one vertical on one-and-one-half horizontal (steeper slopes must be justified); and
3. That adequate erosion protection is provided for fill slopes exposed to moving flood waters (Slopes exposed to flows with velocities of up to 5 feet per second (fps) during the 100-year flood must, at a minimum, be protected by a cover of grass, vines, weeds, or similar vegetation; slopes exposed to flows with velocities greater than 5 fps during the 100-year flood must, at a minimum, be protected by stone or rock riprap).

Signature

Date

Community Official's Title
or Engineer's Seal

CITY OF WICHITA, KS
(SEDGWICK CO.)

FEDERAL EMERGENCY MANAGEMENT AGENCY

COWSKIN CREEK

ANNOTATED FLOODWAY DATA

ANNOTATED TO SHOW CHANGES MADE EFFECTIVE BY
LETTER OF MAP REVISION DATED: JAN 31 1992

MILES ABOVE CONFLUENCE WITH WICHITA-VALLEY CENTER FLOODWAY
'THIS WIDTH EXTENDS BEYOND CORPORATE LIMITS

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)
COWSKIN CREEK W V U T S R O P O N M L K U I H G F E D C B A	6.47	1020	3800	4.6	1303.2	1303.2	1303.8	0.4
	6.70	782	3800	4.6	1304.3	1304.3	1304.6	0.3
	7.14	750	5440	3.2	1306.7	1306.7	1307.3	0.6
	7.59	950	5289	3.3	1308.2	1308.2	1308.6	0.4
	7.81	965	4135	4.2	1308.8	1308.8	1309.3	0.5
	8.14	577	3897	4.5	1309.7	1309.7	1310.2	0.5
	8.54	933	4713	3.7	1311.0	1311.0	1311.7	0.7
	8.65	700	6792	2.6	1313.1	1313.1	1313.7	0.6
	8.72	600	5182	3.4	1313.3	1313.3	1313.9	0.6
	9.06	400 ²	6215	2.5	1314.0	1314.0	1314.6	0.6
	9.83	1333	6208	2.5	1320.1	1320.1	1321.0	0.9
	10.08	1147	6419	2.4	1320.5	1320.5	1321.3	0.8
	10.30	169	1387	7.2	1321.0	1321.0	1321.7	0.7
	10.80	470	2439	6.2	1324.0	1324.0	1324.7	0.7
	11.02	1215 ²	10,601	2.0	1327.8	1327.8	1328.4	0.6
	11.14	1020 ²	10,439	1.4	1327.9	1327.9	1328.5	0.6
	11.89	1029	5792	2.6	1329.0	1329.0	1330.0	1.0
	12.48	1355	5571	2.7	1330.6	1330.6	1331.3	0.7
	12.97	1039	4327	3.5	1333.3	1333.3	1334.0	0.7
	13.40	500 ²	4532	2.7	1336.0	1336.0	1336.5	0.5
13.71	980 ²	6093	2.5	1337.3	1337.3	1337.4	0.1	
13.79	1313 ²	6548	2.0	1337.6	1337.6	1337.6	0.0	
14.30	928 ²	4015	3.6	1338.6	1338.6	1339.1	0.5	

NATIONAL FLOOD INSURANCE PROGRAM

**ANNOTATED
FLOODWAY**
FLOOD BOUNDARY AND
FLOODWAY MAP

CITY OF
WICHITA,
KANSAS
SEDGWICK COUNTY

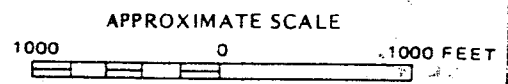
PANEL 5 OF 40
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
200328 0005

EFFECTIVE DATE:
MAY 15, 1986

MAP ANNOTATED TO SHOW
CHANGES MADE EFFECTIVE
BY LETTER OF MAP REVISION
DATED: JAN 31 1992

Federal Emergency Management Agency

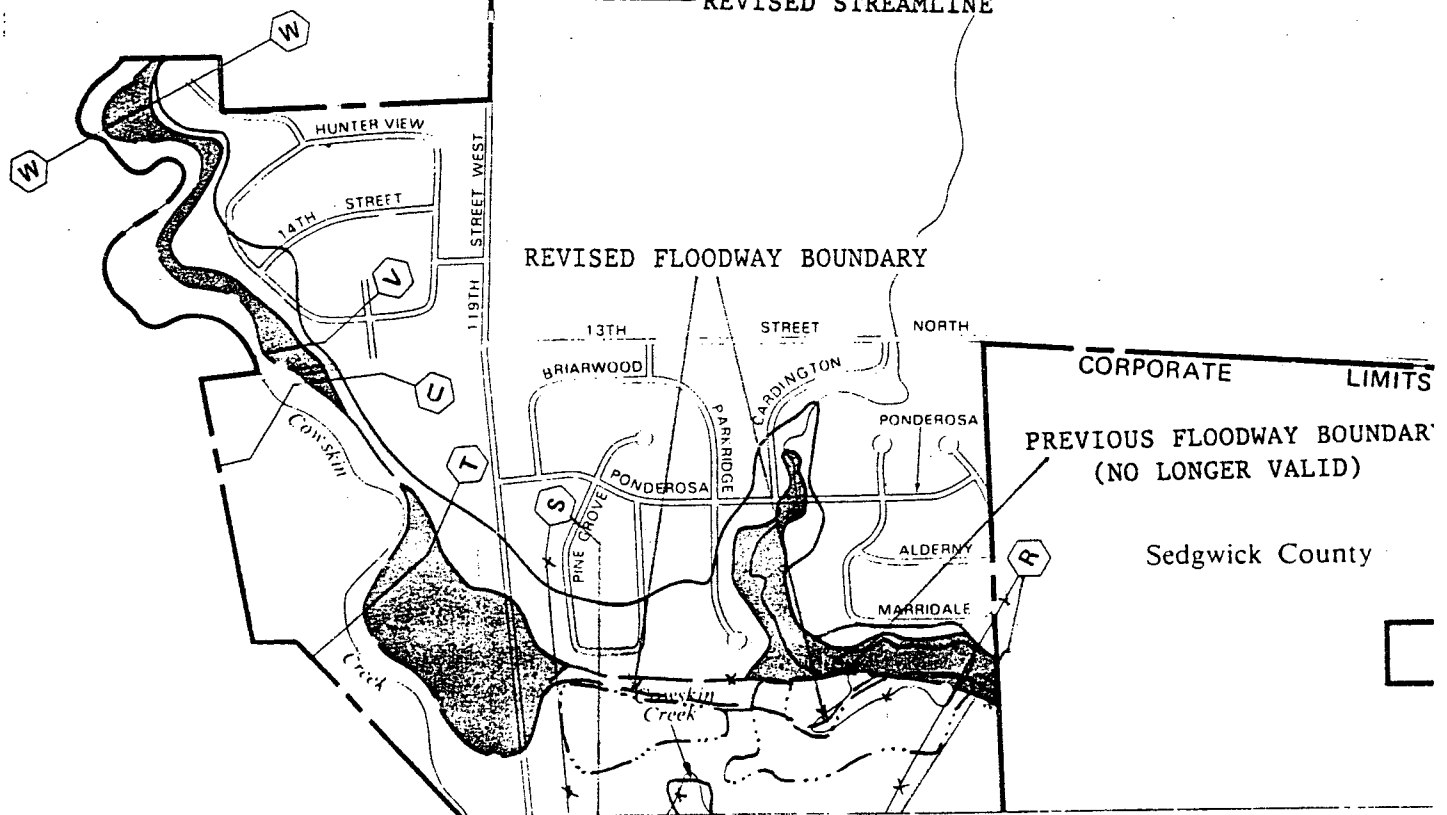


CORPORATE LIMITS

CORPORATE LIMITS

LEGEND

- REVISED POND BOUNDARY
- REVISED STREAMLINE



WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL -- SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

February 26, 1992

Mr. Don Glondys
Greenhorne and O'Mara, Inc.
9001 Edmonston Road
Green Belt, Maryland 20770

RE: S.F.H.A. Revision Request
Map Panels Affected: 200328 FBFM 0005
200328 FSFM 0020
City of Wichita, Kansas

Don,

I am enclosing a request to you for a revision to the S.F.H.A. Map for the removal from the Floodplain based on compacted fill placed on described parcels on Lots 1, 2, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, Lost Creek Estates Addition, Wichita, Sedgwick County, Kansas.

The fill compaction test results recommendations and certifications are provided as well as the lot fill surveys and parcel descriptions.

Please review and proceed with the revision request to remove these lots from the SPHA and contact me if you should have any questions.

Thank you.

Sincerely,

Chris Breitenstein, P.E.
Civil Engineer II

cc: N. Brent Wooten, P.E.
Baughman Co., P.A.

ALLIED LABORATORIES DEPARTMENT
W. H. KELTNER, P.E., MANAGER
G. K. GREENWOOD, P.E., ASSISTANT MGR.

CONSTRUCTION DIVISION
J. B. MCDANIEL, JR., GEOLOGIST, MANAGER
A. D. WARD, C.E.T., LAB SUPERVISOR
R. A. RIPPEL, C.E.T., LAB SUPERVISOR
B. J. EDMUNDSON, P.E.
S. M. HERMAN, E.I.T.

SURVEY DIVISION
J. R. BECKETT, L.S., MANAGER
M. D. CLIFFORD, L.S.
D. L. SCHMIDT, L.S.
S. L. WILLET, L.S.
R. G. WALKER, L.S.

GEO-ENVIRONMENTAL DIVISION
R. L. LUKE, C.P.G., MANAGER
P. D. HAGEMEIER, C.P.G., TECHNICAL MGR.

KEY PERSONNEL
D. L. HAMMIT, E.I.T.
H. G. LINDE, E.I.T.
L. D. CARSTENSON, L.S., S.E.T.
G. M. ERICKSON, S.E.T.
D. K. HOLLINGSWORTH, C.E.T.
J. W. BALLINGER, C.E.T.
J. K. NICHOLS, C.E.T.
M. G. KEENAN, S.E.T.
B. B. CASSIL, C.E.T.
W. P. WELDEN, A.E.T.

February 26, 1992

TO WHOM IT MAY CONCERN:

Re: Lost Creek Estates Addition to Wichita
Sedgwick County, Kansas, located along the North
line of the SW 1/4 of Sec. 18, T27S, R1W, 6th P.M.

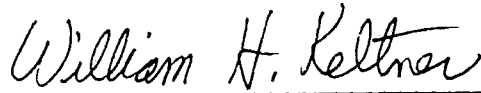
This letter is to advise that a Senior Technician from Allied Laboratories made field inspections at the above referenced site (also see the sketches attached hereto) on 21, 27, and 31 January 1992, and on 20 and 26 February 1992. Field density tests were made in accordance with ASTM D-2922 and D-3017 at the locations shown, and samples of the soil were obtained for laboratory testing (Reference: Moisture-Density Relationship Curves #2332 and #2333, ASTM D-698).

All field tests were made below topsoil surface elevations as identified on the Compaction Test Data sheets attached hereto. All tests or retests (after additional compactive effort), indicated that field compaction results exceeded 95% of the referenced maximum density.

The undersigned hereby certifies that all above referenced tests were made in substantial accordance with the test procedures referenced, and that the results shown are true and accurate.

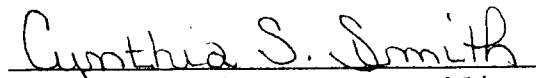
Certified to this date: 26 February 1992

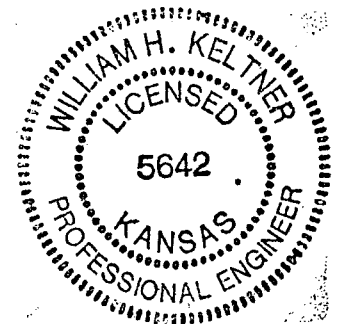
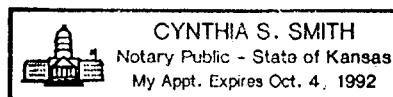
By



William H. Keltner, P.E., KS PE #5642

Notary Public:


Cynthia S. Smith, Notary Public
My Commission expires: 4 Oct. 92



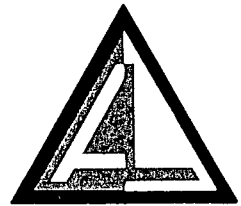
attachments: Sketches No. A and No. B
M-D Curves No. 2332 and 2333
Compaction Test Data Pages 1 through 7

ds

FORWARD ALL MAIL TO: W. H. Keltner, P.E.
ALLIED LABORATORIES
303 SOUTH TOPEKA
WICHITA, KANSAS 67202

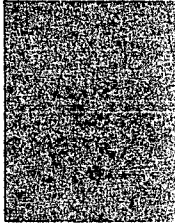
**CONSTRUCTION DIVISION
LOCATED AT**
349 IDA
WICHITA, KANSAS 67211
(316) 262-6457
FAX NO. (316) 262-6592

**SURVEY/GEO-ENVIRONMENTAL
DIVISIONS LOCATED AT**
355 ELLIS
WICHITA, KANSAS 67211
(316) 262-5332
FAX NO. (316) 262-0736



**ALLIED
LABORATORIES**

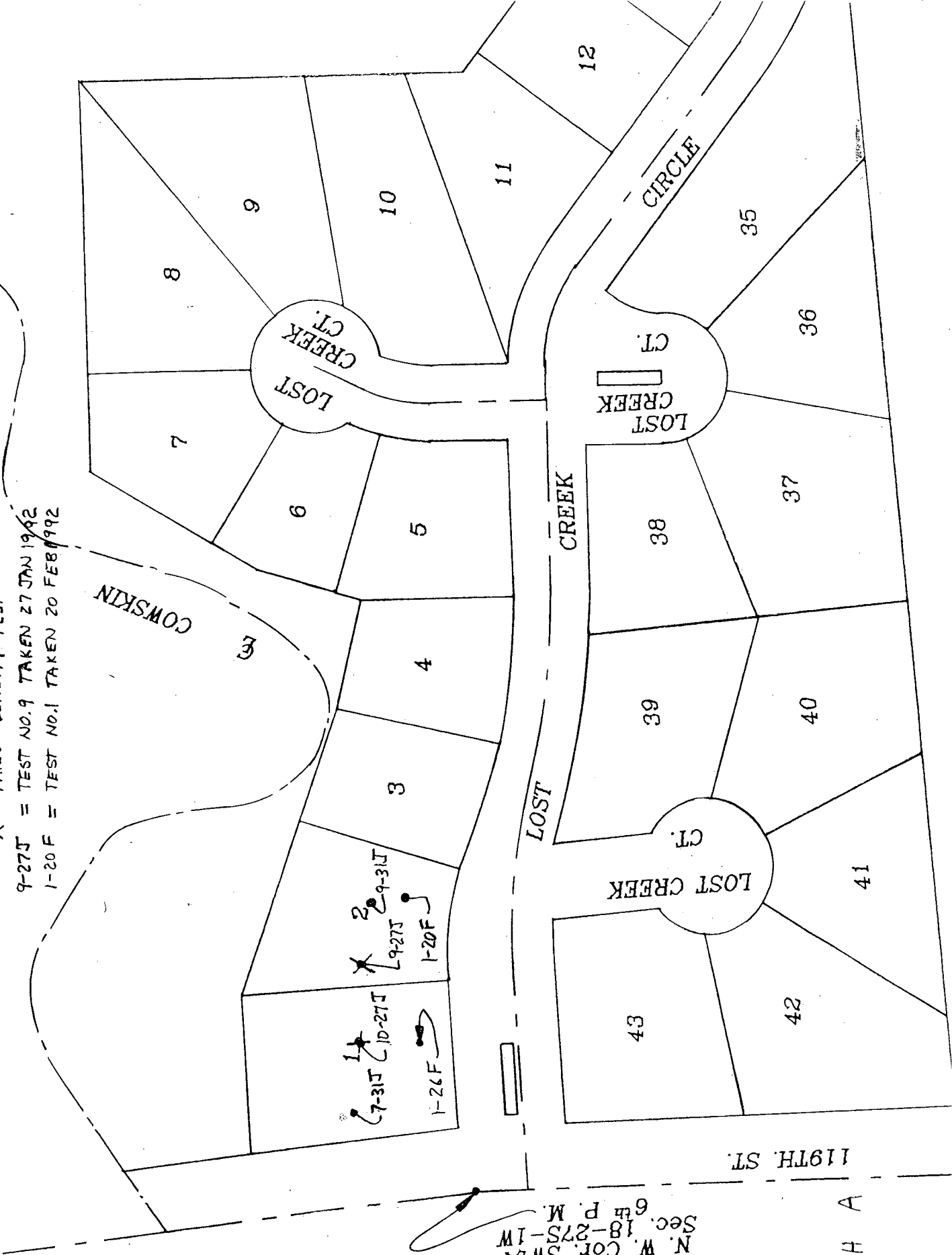
A DEPARTMENT OF PROFESSIONAL
ENGINEERING CONSULTANTS, P.A.



LOST CREEK ESTATES WICHITA, KANSAS

• = PASSING DENSITY TEST
 ✕ = FAILED DENSITY TEST

9-27J = TEST NO. 9 TAKEN 27 JAN 1992
 1-20F = TEST NO. 1 TAKEN 20 FEB 1992

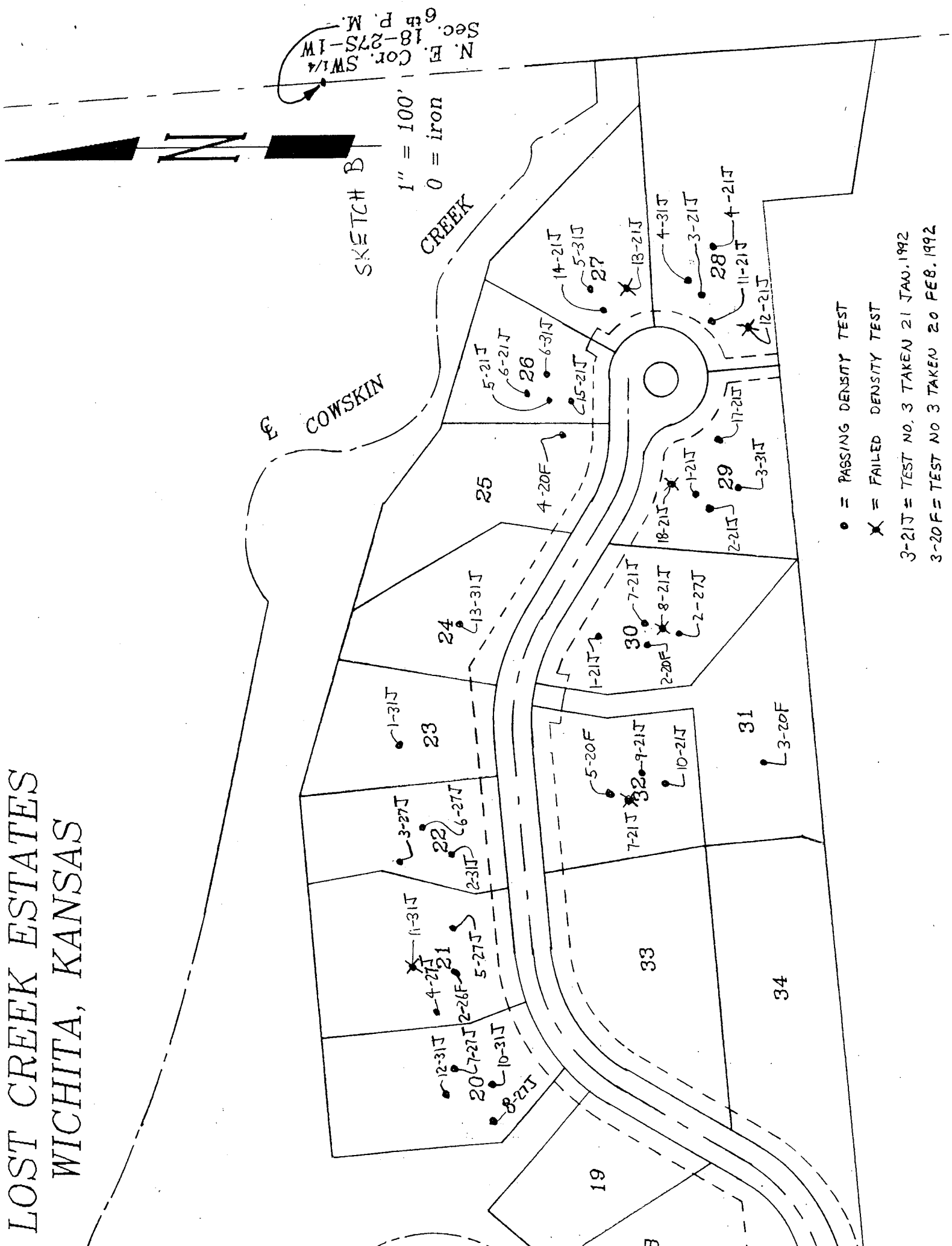


N. W. Cor. SW 1/4
 Sec. 18-27S-1W
 6th P. M.

SKETCH A

= 100'
 = iron

LOST CREEK ESTATES WICHITA, KANSAS



N. E. 1/4
 Sec. 9
 T. 18 N.
 R. 27 S.
 P. 1 W.
 M. 6
 SW 1/4
 Cor. 27S-1W

SKETCH B

1" = 100'
0 = iron

- = PASSING DENSITY TEST
- X = FAILED DENSITY TEST

3-21J = TEST NO. 3 TAKEN 21 JAN. 1992
 3-20F = TEST NO. 3 TAKEN 20 FEB. 1992



ALLIED LABORATORIES

Located At 349 Ida • Wichita, Kansas 67211
Mail To 1440 E. English • Wichita, Kansas 67211
(316) 262-6457

NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek

PAGE 1 OF 7

JOB NO. 71H-92042

TEST NUMBER	1-26F	2-26F	3	4	5	6	7	8	9	10
LOCATION	Lot 1 East Side	Lot 21 Center								
	RETEST OF 10-27J	RETEST OF 11-31J								
MODE & DEPTH	8"	8"								
WET DENSITY PCF	128.0	129.2								
DRY DENSITY	115.1	117.8								
% MOISTURE	11.2	9.7								
MAXIMUM DRY DENSITY	110.8	103.1								
OPTIMUM MOISTURE	17.3	19.5								
CURVE NUMBER	2333	2332								
SPEC COMPACT REQUIREMENT	95%	95%								
MOISTURE SPEC										
% RELATIVE COMPACTION	100 + %	100 + %								
*										

STANDARD COUNT	
DENSITY	MOISTURE
2548	560

REPORTED IN FIELD TO _____ DATE 2/26/92 TESTED BY J. Ballinger

REVIEWED BY Bob Ryssel



ALLIED LABORATORIES

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NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek
JOB NO. 71-92042-1546

PAGE 2 OF 7

TEST NUMBER	1 - 20F	2 - 20F	3 - 20F	4 - 20F	5 - 20F	6	7	8	9	10
LOCATION	Lot #2 S side (front lot) RETEST OF 9-27J	Lot #30 N side (front lot) RETEST OF 8-21J	Lot #31 middle lot	Lot #25 SE corner lot	Lot #32 middle lot RETEST OF 7-31J					
MODE & DEPTH	8"	8"	8"	8"	8"					
WET DENSITY PCF	123.3	128.4	122.3	120.8	125.6					
DRY DENSITY	106.7	113.4	109.3	100.6	107.2					
% MOISTURE	15.6	13.2	11.9	20.1	17.2					
MAXIMUM DRY DENSITY	110.8	110.8	110.8	103.1	110.8					
OPTIMUM MOISTURE	17.3	17.3	17.3	19.5	17.3					
CURVE NUMBER	2333	2333	2333	2333	2333					
SPEC COMPACT REQUIREMENT	95%	95%	95%	95%	95%					
MOISTURE SPEC										
% RELATIVE COMPACTION	96.3	100+	98.6	97.6	96.8					
*										

STANDARD COUNT	
DENSITY	MOISTURE
2520	567

REPORTED IN FIELD TO Rufus/Bergkamp DATE 2-20-92 TESTED BY J. Ballinger

REVIEWED BY Bob Ryspel



ALLIED LABORATORIES

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NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek
JOB NO. 71-92042-1546

TEST NUMBER	1-31J	2-31J	3-31J	4-31J	5-31J	6-31J	7-31J	8-31J	9-31J	10-31J
LOCATION	center Lot #23	center Lot #22	center Lot #29 RETEST OF 18-21J	center Lot #28 RETEST OF 12-21J	center Lot #27 RETEST OF 13-21J	center Lot #26	center Lot #32 SEE RETEST NO. 5-20F	center Lot #1	center Lot #2	center Lot #20
MODE & DEPTH	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"
WET DENSITY PCF	118.5	125.5	126.0	121.6	125.8	121.5	121.5	123.3	122.6	120.3
DRY DENSITY	107.1	113.2	112.1	99.9	105.4	99.9	97.4	104.1	102.9	101.2
% MOISTURE	10.6	10.9	12.4	21.7	19.3	21.6	24.7	18.4	19.1	18.9
MAXIMUM DRY DENSITY	110.8	110.8	110.8	103.1	103.1	103.1	110.8	103.1	103.1	103.1
OPTIMUM MOISTURE	17.3	17.3	17.3	19.5	19.5	19.5	17.3	19.5	19.5	19.5
CURVE NUMBER	2333	2333	2333	2332	2332	2332	2333	2332	2332	2332
SPEC COMPACT REQUIREMENT	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
MOISTURE SPEC										
% RELATIVE COMPACTION	96.7	100+	100+	96.9	100+	96.9	87.9	100+	99.8	98
*							✓			

STANDARD COUNT	
DENSITY	MOISTURE
2560	638

REPORTED IN FIELD TO Rufus/Bergkamp DATE 1-31-92 TESTED BY J. Ballinger

REVIEWED BY Bob Rypfel



ALLIED LABORATORIES

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(316) 262-6457

NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek
JOB NO. 71-92042-1546

PAGE 4 OF 7

TEST NUMBER	11-31J	12-31J	13-31J	4	5	6	7	8	9	10
LOCATION	center Lot #21 SEE RETEST NO. 2-26F	center Lot #20	center Lot #24							
MODE & DEPTH	8"	8"	8"							
WET DENSITY PCF	118.9	123.9	128.4							
DRY DENSITY	97.1	103.7	111.8							
% MOISTURE	22.5	19.5	14.8							
MAXIMUM DRY DENSITY	103.1	103.1	110.8							
OPTIMUM MOISTURE	19.5	19.5	17.3							
CURVE NUMBER	2332	2332	2333							
SPEC COMPACT REQUIREMENT	95%	95%	95%							
MOISTURE SPEC										
% RELATIVE COMPACTION	94.2	100%	100%							
*	✓									

STANDARD COUNT	
DENSITY	MOISTURE

REPORTED IN FIELD TO Rufus/Bergkamp DATE 1-31-92 TESTED BY J. Ballinger

REVIEWED BY Bob Rippel



ALLIED LABORATORIES

Located At 349 Ida • Wichita, Kansas 67211
Mail To 1440 E. English • Wichita, Kansas 67211
(316) 262-6457

NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek

PAGE 5 OF 7

JOB NO. 71-92042-1546

TEST NUMBER	1-27J	2-27J	3-27J	4-27J	5-27J	6-27J	7-27J	8-27J	9-27J	10-27J
LOCATION	Lot #30 front of lot	Lot #30 rear of lot	Lot #22 west side	Lot #21 west side	Lot #21 east side	Lot #22 east side	Lot #20 east side	Lot #20 west side	Lot #2 west side SEE RETEST NO. 9-27J	Lot #1 east side SEE RETEST NO. 1-26F
MODE & DEPTH	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"
WET DENSITY PCF	124.8	128.9	125.1	124.4	124.4	125.2	126.3	125.6	120.2	124.1
DRY DENSITY	109.0	112.2	103.9	103.4	105.1	104.9	105.6	105.0	98.8	101.8
% MOISTURE	14.4	14.9	20.4	20.3	18.3	19.3	19.6	19.5	21.7	21.9
MAXIMUM DRY DENSITY	110.8	110.8	103.1	103.1	103.1	103.1	103.1	103.1	110.8	110.8
OPTIMUM MOISTURE	17.3	17.3	19.5	19.5	19.5	19.5	19.5	19.5	17.3	17.3
CURVE NUMBER	2333	2333	2332	2332	2332	2332	2332	2332	2233	2233
SPEC COMPACT REQUIREMENT	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
MOISTURE SPEC										
% RELATIVE COMPACTION	98.4	100+	100+	100+	100+	100+	100+	100+	89.0	91.9
*									✓	✓

STANDARD COUNT	
DENSITY	MOISTURE
2527	558

REPORTED IN FIELD TO Mike/Bergkamp DATE 1-27-92 TESTED BY J. Ballinger

REVIEWED BY Bob Rippel



ALLIED LABORATORIES

Located At 349 Ida • Wichita, Kansas 67211
Mail To 1440 E. English • Wichita, Kansas 67211
(316) 262-6457

NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek
JOB NO. 71-92042-1546

TEST NUMBER	1-21J	2-21J	3-21J	4-21J	5-21J	6-21J	7-21J	8-21J	9-21J	10-21J
LOCATION	Lot #29	Lot #29	Lot #28	Lot #28	Lot #26	Lot #26	Lot #30	Lot #30	Lot #32	Lot #32
MODE & DEPTH	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"
WET DENSITY PCF	125.6	127.6	127.1	125.6	127.9	122.1	122.5	120.3	128.0	127.6
DRY DENSITY	103.5	106.0	105.9	104.4	109.5	104.7	100.6	97.1	106.9	106.6
% MOISTURE	21.4	20.4	20.1	20.2	16.8	16.7	21.8	23.9	19.7	19.6
MAXIMUM DRY DENSITY	103.1	103.1	103.1	103.1	110.8	110.8	103.1	103.1	103.1	103.1
OPTIMUM MOISTURE	19.5	19.5	19.5	19.5	17.3	17.3	19.5	19.5	19.5	19.5
CURVE NUMBER	2332	2332	2332	2332	2333	2333	2332	2332	2332	2332
SPEC COMPACT REQUIREMENT	95 min	95 min	95 min	95 min	95 min	95 min	95 min	95 min	95 min	95 min
MOISTURE SPEC										
% RELATIVE COMPACTION	100+	100+	100+	100+	99	95	98	94	100+	100+
*								✓		

STANDARD COUNT	
DENSITY	MOISTURE

REPORTED IN FIELD TO _____ DATE 1-21-92 TESTED BY J. Gubit

REVIEWED BY Bob Rippel



ALLIED LABORATORIES

Located At 349 Ida • Wichita, Kansas 67211
Mail To 1440 E. English • Wichita, Kansas 67211
(316) 262-6457

NUCLEAR RELATIVE COMPACTION TEST DATA (ASTM D-2922, ASTM D-3017)

PROJECT Lost Creek

PAGE 7 OF 7

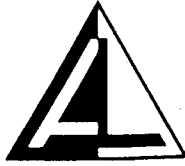
JOB NO. 71-92042-1546

TEST NUMBER	11-21J	12-21J	13-21J	14-21J	15-21J	16-21J	17-21J	18-21J	9	10
LOCATION	Lot #28	Lot #28 SEE RETEST NO. 4-31J	Lot #27 SEE RETEST NO. 5-31J	Lot #27	Lot #26	Lot #26	Lot #29	Lot #29 SEE RETEST NO. 3-31J		
MODE & DEPTH	8"	8"	8"	8"	8"	8"	8"	8"		
WET DENSITY PCF	127.5	123.4	123.8	126.1	125.0	127.0	121.0	115.6		
DRY DENSITY	105.4	101.8	102.3	105.6	105.6	106.3	101.6	96.5		
% MOISTURE	21.0	21.3	21.0	19.5	18.3	19.4	19.1	19.8		
MAXIMUM DRY DENSITY	110.8	110.8	110.8	110.8	110.8	110.8	103.1	103.1		
OPTIMUM MOISTURE	17.3	17.3	17.3	17.3	17.3	17.3	19.5	19.5		
CURVE NUMBER	2333	2333	2333	2333	2333	2333	2332	2332		
SPEC COMPACT REQUIREMENT	95 min	95 min	95 min	95 min	95 min	95 min	95 min	95 min		
MOISTURE SPEC										
% RELATIVE COMPACTION	95	92	92	95	95	96	99	94		
*		✓	✓					✓		

STANDARD COUNT	
DENSITY	MOISTURE

REPORTED IN FIELD TO _____ DATE 1/21/92 TESTED BY J. Gubitza

REVIEWED BY Bob Rippel



ALLIED LABORATORIES

Foundations, Materials Testing, Surveys

349 Ida • Wichita, Kansas 67211

(316) 262-6457

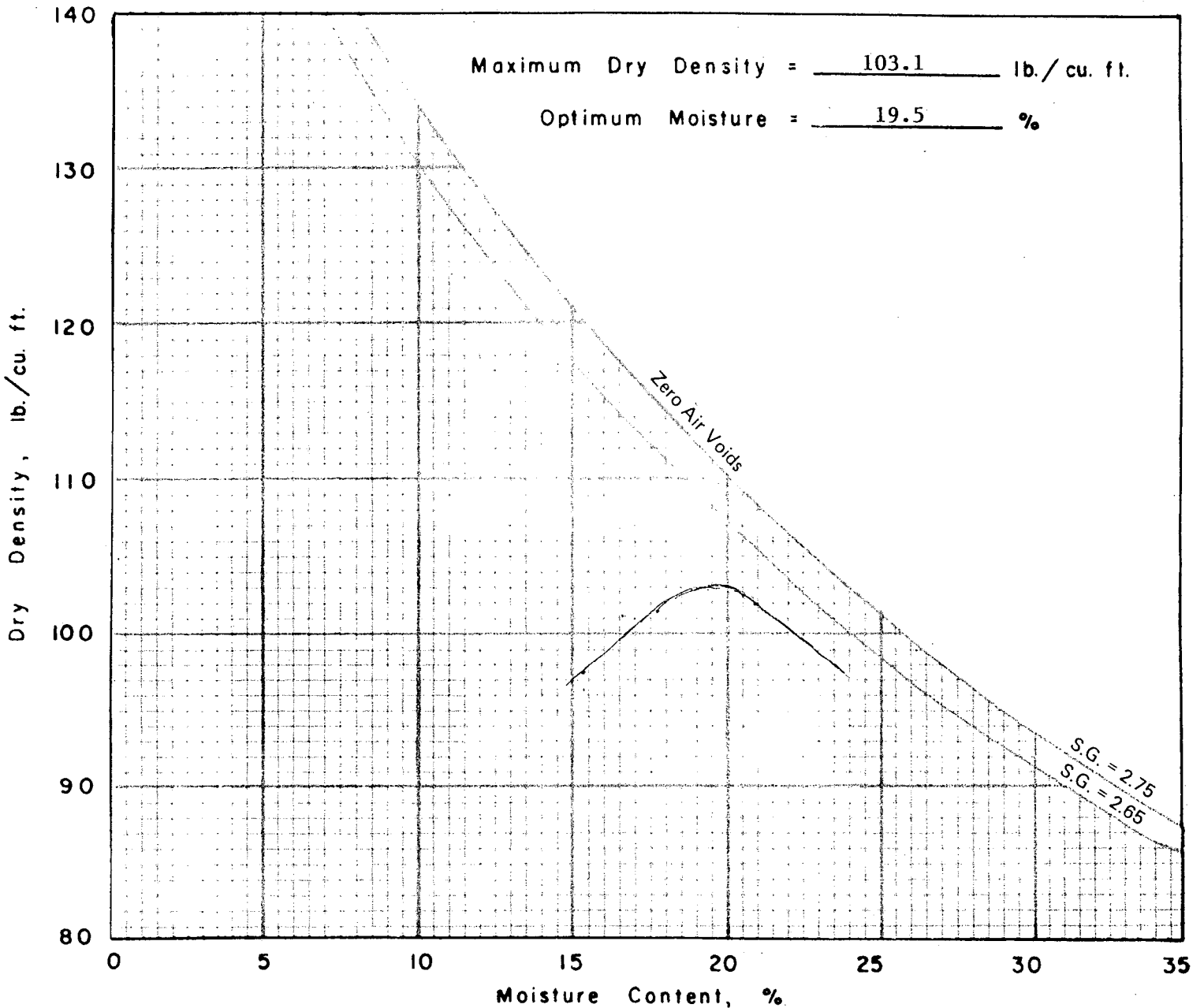
MOISTURE - DENSITY RELATIONSHIP

(No. 2332)

Project: LOST CREEK FILL CONTROL

Sampled: COMBINATION SAMPLE FROM LOTS 28, 29, 30 AND 32

Material: DARK BROWN SILTY CLAY Date: 23 JANUARY 1992



AASHTO Designation T-99 ASTM Designation D-698

Weight of Hammer 5.5 lb. Drop 12 in. Lifts 3

Blows/Lift 25 Dia. of Cyl. 4 in. Vol. of Cyl. 1/30 cu. ft.



ALLIED LABORATORIES

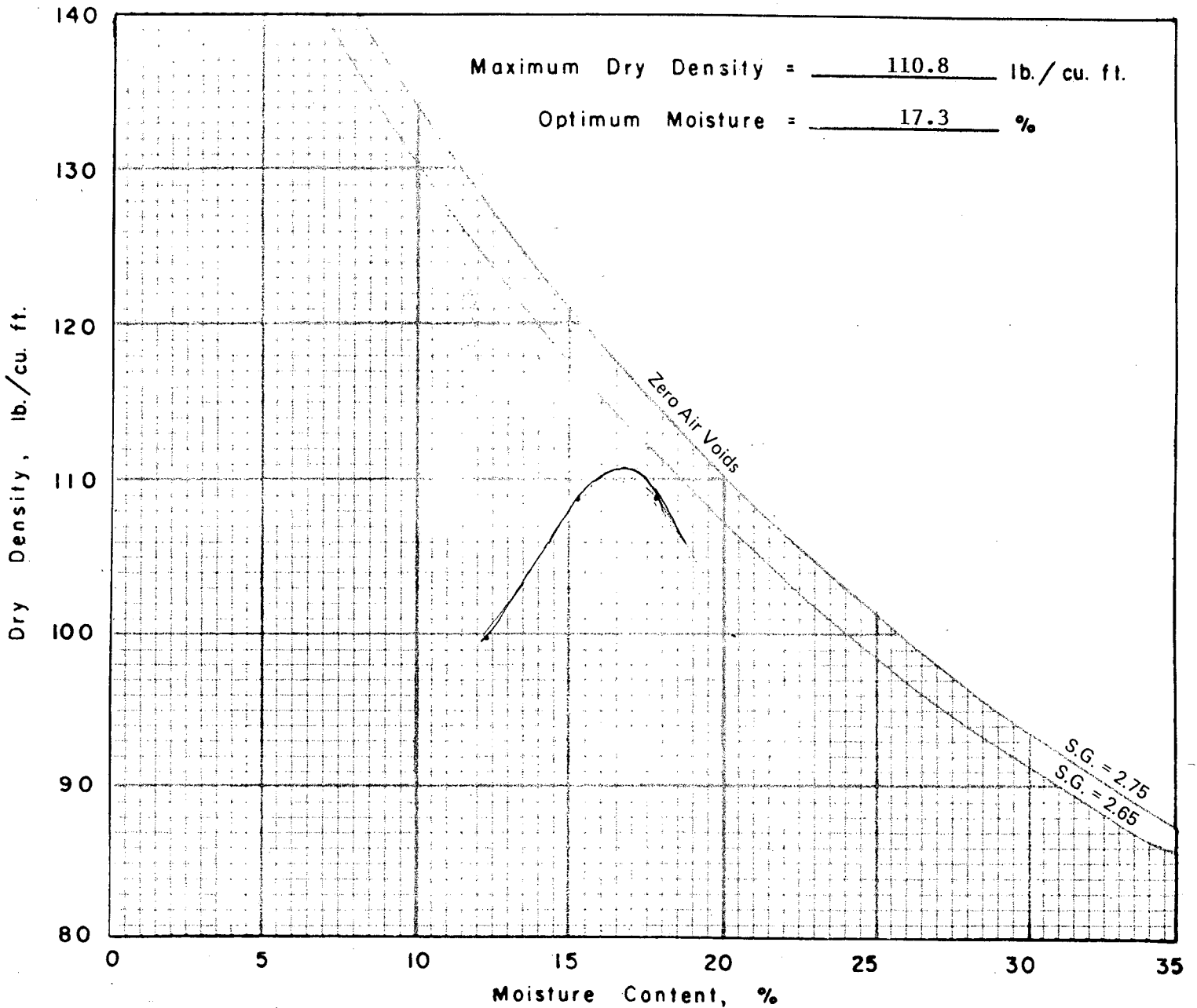
Foundations, Materials Testing, Surveys
349 Ida • Wichita, Kansas 67211
(316) 262-6457

MOISTURE - DENSITY RELATIONSHIP (No. 2333)

Project: LOST CREEK FILL CONTROL

Sampled: LOT #26

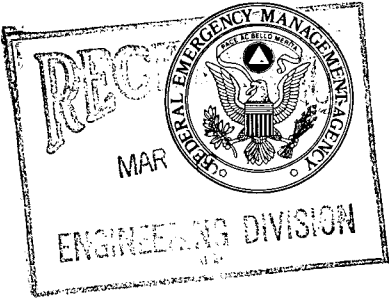
Material: REDDISH BROWN SILTY CLAY Date: 23 JANUARY 1992



AASHTO Designation T-99 ASTM Designation D-698

Weight of Hammer 5.5 lb. Drop 12 in. Lifts 3

Blows/Lift 25 Dia. of Cvl. 4 in. Vol. of Cvl. 1/30 cu. ft.



Federal Emergency Management Agency

Washington, D.C. 20472

March 10, 1992

Mr. Chris Breitenstein, P.E.
Department of Public Works
City Hall, Seventh Floor
455 North Main Street
Wichita, Kansas 67202

IN REPLY REFER TO:
Case No.: 92-07-004G

T-216-65

Re: Letter dated February 26, 1992, for Lost Creek Estates, Lots 1, 2, and 20 through 32

Dear Mr. Breitenstein:

This is in response to the above-referenced letter requesting that the Federal Emergency Management Agency (FEMA) determine whether certain property is located within the Special Flood Hazard Area.

We have completed an inventory of the items submitted to support this request. The results of our inventory are summarized on the enclosed "Data Request Checklist;" all of the items indicated by an "X" in Column 1 are needed before we can begin our review; items indicated in Column 2 have already been received. Please note that no further action will be taken on your request until the required data are received. If only items in Column 2 are noted, no additional information is required at this time; therefore, we will begin our review. However, additional items may be requested at a later date. If you wish to withdraw your request, you may submit a written request for return of the data already submitted by writing to the address on the checklist within 90 days.

In addition to the "Data Request Checklist," we have enclosed a document entitled: "Conditions and Criteria for Issuing Letters of Map Revision (LOMRs) Involving Fill." This document describes in detail, the FEMA policy concerning revisions, by letter, to flood maps and the types of information required. Because the community has the ultimate responsibility for floodplain management, our final determination will be addressed to the community. You will be provided copies of this correspondence.

If you have any questions, or if we can be of further assistance, please call us at (202) 646-2764.

Sincerely,

Fay L. Davis, Acting Chief
Technical Operations Division
Federal Insurance Administration

Enclosures



Federal Emergency Management Agency

Washington, D.C. 20472

DATA REQUEST CHECKLIST FOR A LETTER OF MAP REVISION INVOLVING FILL

Case No.: 92-07-004G

Requestor: Mr. Chris Breitenstein, P.E.

Date: March 10, 1992

Community: Wichita, Kansas

Property: Lost Creek Estates, Lots 1, 2, and 20 through 32

The information checked below in Column 1 is required before we can begin review of your request for a Letter of Map Revision Involving Fill. Information checked in Column 2 has been received and should not be resubmitted unless specifically requested. Failure to submit the required data in a timely manner will delay processing of your request.

<u>(1)</u> <u>Required</u>	<u>(2)</u> <u>Received</u>	
<u>N/A</u>	<u> </u>	1. A copy of the recorded Deed giving the legal description of your property, bearing the seal of the County Clerk or Recorder of Deeds, and indicating the official recordation data (deed book volume and page number).
<u> </u>	<u> X </u>	2. A copy of the recorded plat map showing the location of your property, bearing the seal of the County Clerk or Recorder of Deeds, and indicating the official recordation data (plat book volume and page number).
<u>N/A</u>	<u> </u>	3. Tax assessor's maps or other suitable maps showing the surveyed location of the property (only in cases where a recorded plat is unavailable).
<u>N/A</u>	<u> </u>	4. Street address(es) of the property.
<u> X </u>	<u> </u>	5. If the request is for more than one lot or structure, a photographic or original copy of an official currently effective National Flood Insurance Program (NFIP) map (Flood Hazard Boundary Map or Flood Insurance Rate Map) showing the accurately plotted legal metes and bounds of the property and certified by a registered professional engineer or licensed land surveyor.

<u>(1)</u> <u>Required</u>	<u>(2)</u> <u>Received</u>	
<u>X</u>	_____	6. Certified planimetric information indicating the location of structures on the property.
<u>X</u>	_____	7. Certification by a registered professional engineer or licensed land surveyor stating the lowest lot elevation.
_____	<u>X</u>	8. Certification of the dates and extent of fill placement.
<u>N/A</u>	_____	9. Hydraulic calculations for: _____.
<u>X</u>	_____	10. The signed and dated "Request for Letter of Map Revision Involving Fill" form (enclosed).
<u>X</u>	_____	11. The signed and dated "Community Acknowledgement of Request for Revision Involving Fill" form (enclosed).
<u>N/A</u>	_____	12. The signed and dated "Confirmation of Eligibility for Exemption from Fill Compaction Certification" form.
<u>N/A</u>	_____	13. The signed and dated "Certification of Fill Compaction" form, completed by the community's NFIP permit official, a registered professional engineer, or an accredited soils engineer.
_____	<u>X</u>	14. Daytime telephone number.

<u>(1)</u> <u>Required</u>	<u>(2)</u> <u>Received</u>	
<u>N/A</u>	_____	15. _____ _____ _____.

The information checked in Column 1 should be sent directly to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304
(703) 960-8800

Attention: Mr. Miles Carlson



Federal Emergency Management Agency

Washington, D.C. 20472

REQUEST FOR LETTER OF MAP REVISION BASED ON FILL

This is to request that a determination be made as to whether or not a certain land area(s) or structure(s) is within a Special Flood Hazard Area. Fill has been placed, or will be placed, to elevate the property and/or structure(s) to or above the base flood elevation.

All documents submitted in support of this appeal are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name: _____
(please print or type)

Address: _____

(please print or type)

Daytime Telephone Number: _____

Date

Signature of Applicant

April 1990



Federal Emergency Management Agency

Washington, D.C. 20472

COMMUNITY ACKNOWLEDGMENT OF REQUEST
FOR
LETTER OF MAP REVISION INVOLVING FILL

Community Name

Property

We hereby acknowledge receipt and review of this Letter of Map Revision request and have found that the project meets all of our community's applicable floodplain management regulations. We understand that this request is being forwarded to FEMA for a possible map revision.

Applicant's Name: _____

(please print or type)

Address: _____

(please print or type)

Daytime Telephone Number: _____

Community Official's Signature

Date

Community Official's Title



Federal Emergency Management Agency

Washington, D.C. 20472

April 1990

CONDITIONS AND CRITERIA FOR ISSUING LETTERS OF MAP REVISION (LOMRs) BASED ON FILL

These conditions and criteria set forth the policy of the Federal Emergency Management Agency (FEMA) concerning the processing of a request to determine whether a structure(s), proposed structure(s), or legally definable property that has been elevated by fill is located within a Special Flood Hazard Area (SFHA), as shown on a National Flood Insurance Program (NFIP) map. In order for FEMA to issue a Letter of Map Revision (LOMR) under the NFIP regulations, a property owner or lessee must submit documentation, routed through the Chief Executive Officer (CEO) of the community or an official designated by the CEO, that satisfies the criteria set forth below. Compliance with these criteria may result in the issuance of a LOMR based on fill, which will remove the property or structure(s) from the SFHA and revise the currently effective NFIP map. The policy discussed in this document does not address requests based on fill placed on property prior to the effective date of the first NFIP map that identified the property as being within the SFHA, nor does it pertain to LOMRs effecting changes in base (100-year) flood elevations (BFEs), floodway designations, coastal high hazard areas (V zones), and alluvial fan areas.

1. Definitions

The terms used in this document have the same meanings as those defined in Section 59.1 of the NFIP regulations at Title 44 of the Code of Federal Regulations (CFR), Chapter I, Part 59 et seq. SFHAs comprise all lands subject to inundation by the flood having a 1-percent or greater chance of being equaled or exceeded in any given year -- hereafter called the base flood. The elevation associated with this flood is called the BFE and the unit of measure is usually feet above the National Geodetic Vertical Datum (NGVD) of 1929. Fill is defined as material placed to raise the ground to or above the BFE. The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing elevation, which is at or above the BFE. A property is that which may be legally defined by township and range lines, metes and bounds, or subdivision plats, the latter of which can include blocks and lots.

2. Criteria for Revision and Technical Supporting Data Required

Any request for a LOMR based on fill must be supported by sufficient technical data to demonstrate that the entire area within the legal bounds of a property or the structure(s) has been elevated by fill to or above the BFE and is not subject to inundation by the base flood. It must be shown that both the lowest floor (including basement) of a structure(s) and the lowest adjacent grade to the structure(s) have been

elevated by fill to or above the BFE. A request for a LOMR based on fill must be submitted through the community CEO to ensure community acknowledgment and review of the request. The following documentation should be submitted for each LOMR request:

- a. A copy of the recorded deed indicating the legal description of the property and the official recordation information (deed book volume and page number) and bearing the seal of the appropriate recordation official (e.g., County Clerk or Recorder of Deeds).
- b. If the property is recorded on a plat map, a copy of the recorded plat indicating both the location of the property and the official recordation information (plat book volume and page number) and bearing the seal of the appropriate recordation official (e.g., County Clerk or Recorder of Deeds); if the property is not recorded on a plat map, copies of the tax assessor's map or other suitable maps that will aid FEMA in accurately locating the property.
- c. If the entire property is to be removed from the SFHA, a topographic map, certified by a registered professional engineer or licensed land surveyor, indicating the lowest elevations on the property and the date of fill. It should be noted that when fill has been placed to remove a property from an SFHA, and a structure(s) is not involved at the time of the request, FEMA encourages the community to require that the lowest adjacent grade(s) and lowest floor(s) (including basement) of any structure(s) placed on that property in the future be elevated to a level at or above the BFE.
- d. If a structure is to be removed from the SFHA, a map, certified by a registered professional engineer or licensed land surveyor, showing the location of the structure(s), the elevation of lowest floor (including basement), and the elevation of the lowest adjacent grade to the structure(s). FEMA's determination as to whether a structure(s) may be removed from the SFHA will be based upon a comparison of the elevation of the lowest floor (including basement) and the elevation of the lowest adjacent grade with the elevation of the base flood. If the lowest floor (including basement) and the lowest adjacent grade are at or above the elevation of the base flood, the structure(s) may be removed from the SFHA.
- e. Data to substantiate the BFE. If FEMA has completed a Flood Insurance Study (FIS), those data will be used. If an FIS is underway, preliminary data cannot be used to make a determination until the 90-day appeal period has ended, and a final BFE has been determined. If FEMA has not performed an FIS, data should be obtained from an authoritative source such as the U.S. Army Corps of Engineers, U.S. Geological Survey, U.S. Soil Conservation Service, or other Federal agency; a State or local water resource department; or a registered professional engineer. If BFEs have not been established previously on the NFIP maps, hydraulic

calculations may also be available from one of the above authoritative sources. NFIP maps are available for review at all participating local government offices (generally in the Planning or Public Works Departments). A photocopy (not reduced) of the part of the NFIP map that depicts the property and includes the panel number and date of the effective map should be submitted.

- f. A signed copy of the statement certifying the accuracy of the information submitted. (See attached form entitled "Request for Letter of Map Revision Based on Fill.")
- g. A signed copy of the statement by the community certifying that the revision request has been acknowledged and reviewed. (See attached form entitled "Community Acknowledgment of Request for Letter of Map Revision Based on Fill.")

In addition, if the request is for more than one lot or structure, the following additional documentation should be submitted:

- a. A currently effective NFIP map, or photographic copy, on which the legal metes and bounds of the property, including each lot within a subdivision, have been drawn as accurately as possible. The map submitted must include the panel number and date of the effective map and must bear the seal of a licensed land surveyor or registered professional engineer to certify that the property is correctly located on the NFIP map based on the legal description of the property. The location of the structures on any lot or tract of property that has a flood boundary running through the bounds of that property should also be drawn accurately. A reproduction from a photocopy of the NFIP map is unacceptable because the size of the map may be distorted.
- b. A signed copy of the statement by the community's permit official or a registered professional engineer or soils engineer, certifying that the following statements are true (form entitled "Certification of Fill Compaction"):
 - (1) The fill has been or will be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method issued by the American Society for Testing and Materials (ASTM Standard D-698) or an acceptable equivalent method for fill pads prepared for residential or commercial structure foundations.
 - (2) Fill slopes for granular materials are not steeper than 1 vertical on 1-1/2 horizontal.
 - (3) Adequate erosion protection is provided for fill slopes exposed to moving flood waters. (Slopes exposed to flows with velocities of up to 5 feet per second (fps) during the 100-year flood must, at a minimum, be protected by a cover of grass, vines, weeds, or similar vegetation; slopes exposed to flows with velocities greater than 5 fps during the 100-year

flood must, at a minimum, be protected by stone or rock riprap.)

- (4) The fill has not been placed within an established regulatory floodway.

In certain instances, additional data may be required in order for FEMA to make a determination. These data may consist of, but may not be limited to, certification by a registered professional engineer or licensed land surveyor as to the type of structure and whether it is elevated on posts, piers, pilings, or primary frontal sand dunes; hydraulic calculations on the flooding condition; and development plans indicating dates and extent of fill placement.

3. Conditional LOMRs

A conditional LOMR may be issued for a proposed structure(s) on property that has been or will be elevated above the BFE by fill or for a legally defined property which is proposed to be elevated by fill entirely at or above the BFE. To qualify for a conditional LOMR, the proposed structure(s) must meet the same criteria as those required for an existing structure(s) located on land elevated by fill. After construction is completed and fill has been placed, certified as-built information must be submitted to FEMA in order for a LOMR to be issued.

FEMA has initiated a reimbursement procedure to allow for the recovery of costs associated with the review of requests for conditional LOMRs, thereby reducing the expense to the general taxpayer. Further information regarding this procedure is located in Part 72 of the NFIP regulations, published at 44 CFR 72.

Property owners and developers should note that a conditional LOMR merely provides comment on the proposed plan and does not revise the map. It also does not relieve Federal agencies of the need to comply in carrying out their responsibilities for providing federally undertaken, financed, or assisted construction and improvements or in their regulating and licensing activities, in accordance with Executive Order 11988.

4. Special Considerations

As previously stated, a property and/or structure may be removed from the SFHA if information is submitted which indicates that the entire property has been filled to or above the BFE and/or that a structure(s) elevated by fill has the lowest adjacent grade and lowest floor (including basement) at or above the BFE. However, the following special considerations provide exceptions to this rule:

a. Sheetflow Flooding (AO Zones)

In areas of sheetflow flooding (AO Zones), except those areas subject to alluvial fan flooding, technical data must be submitted to indicate that the lowest adjacent grade(s) and lowest floor(s) (including basement(s)) of the structure(s) have been elevated

above the depth of shallow flooding, while adequate drainage paths to guide floodwaters around and away from the structure(s) have been maintained.

b. Floodways

The floodway is the channel of a river or other watercourse that must be reserved to carry the floodwaters efficiently. Any appeal of a floodway designation should be directed to community officials because the floodway is designated and adopted by the community.

A request for a LOMR for a property and/or structure(s) that has been elevated by fill placed within a floodway will not be issued under these procedures. Such requests must be submitted to FEMA by the community in accordance with the Conditions and Criteria for Floodway Revisions and Part 65 of the NFIP regulations, published at 44 CFR 65, specifically, Section 65.7.

c. Elevated Structures

If the lowest floor of a building has been elevated on posts, piers, or pilings above the BFE in the SFHA and any portion of the structure (i.e., posts or piers) is still in the SFHA, the building will not be removed from the SFHA.

5. FEMA Evaluation and Response

After the required data have been received and reviewed by FEMA, the community will be notified of the findings. Should a review of the evidence indicate that a change in NFIP maps is needed, a LOMR will be issued and copies will be transmitted to the State Coordinator and the owner of the property, if applicable. The time required for FEMA to review a request of this nature will generally depend on the quality and completeness of the data submitted. In accordance with Part 65 procedures, the community will be notified in writing of the determination within 90 days of the date of receipt of all requested data.

6. Appropriate Address

A request for a LOMR referenced in these Conditions and Criteria should be submitted through the community to the appropriate FEMA Regional Office. If the request is for a determination involving a single lot or a single structure, the Regional Office will make the determination and issue the LOMR. (See attached list of Regional Office addresses and telephone numbers.)

A request for an unimproved parcel of land, a subdivision, or multiple structures should be forwarded to the following address for disposition:

Federal Emergency Management Agency
Federal Insurance Administration
Office of Risk Assessment
Technical Operations Division
500 C Street, SW.
Washington, D.C. 20472

More specific information relating to LOMRs may be obtained by contacting FEMA's Washington Office at (202) 646-2764.

Attachments

FEMA REGIONAL OFFICES

REGION I

(Connecticut, Maine, Massachusetts,
New Hampshire, Rhode Island, and Vermont)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
J.W. McCormack Post Office and
Courthouse Building, Room 462
Boston, Massachusetts 02109

(617) 223-9561

REGION II

(New York, Puerto Rico, New Jersey,
and Virgin Islands)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
26 Federal Plaza, Room 1349
New York, New York 10278

(212) 238-8200

REGION III

(Delaware, District of Columbia,
Maryland, Pennsylvania, Virginia,
and West Virginia)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Liberty Square Building
(Second Floor)
105 South Seventh Street
Philadelphia, Pennsylvania 19106

(215) 931-5737

Region IV

(Alabama, Florida, Georgia, Kentucky,
Mississippi, North Carolina, South
Carolina, and Tennessee)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
1371 Peachtree Street, Northeast
Suite 735
Atlanta, Georgia 30309

(404) 853-4400

REGION V

(Illinois, Indiana, Michigan,
Minnesota, Ohio, and Wisconsin)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
175 West Jackson Boulevard
(Fourth Floor)
Chicago, Illinois 60606

(312) 408-5548

May 1990 (REV)

REGION VI

(Arkansas, Louisiana, New Mexico,
Oklahoma, and Texas)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Federal Regional Center
800 North Loop 288
Denton, Texas 76201-3698

(817) 898-9127

REGION VII

(Iowa, Kansas, Missouri, and
Nebraska)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Federal Office Building
911 Walnut Street
Kansas City, Missouri 64106

(816) 283-7009

REGION VIII

(Colorado, Montana, North Dakota,
South Dakota, Utah, and Wyoming)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Denver Federal Center
Box 25267, Building 710
Denver, Colorado 80225-0267

(303) 235-4830

REGION IX

(Arizona, California, Guam, Hawaii, and
Nevada)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Building 105
Presidio of San Francisco
San Francisco, California 94129

(415) 923-7177

REGION X

(Alaska, Idaho, Oregon, and Washington)

Federal Emergency Management Agency
Natural and Technological Hazards
Division
Federal Regional Center
130 228th Street, SW.
Bothell, Washington 98021-9796

(206) 487-4678



Federal Emergency Management Agency

Washington, D.C. 20472

APR 21 1992

Mr. Chris Breitenstein
Department of Public Works
City Hall-Seventh Floor
455 North Main Street
Wichita, Kansas 67202

IN REPLY REFER TO:
Case No.: 92-07-004G
Map Panel Affected: 0020 B
T-218-65-R

Dear Mr. Breitenstein:

This is in response to your letter dated March 2, 1992, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located within the Special Flood Hazard Area (SFHA), an area which would be inundated by the 100-year (1-percent annual chance) flood. This property has been elevated by the placement of fill.

Property Description: Lost Creek Estates, Lots 1, 2, and 20 through 32, as described on the Plat Map recorded as Instrument No. 1053015, in the Office of the Recorder, Sedgwick County, Kansas

Community: City of Wichita

State: Kansas

On March 20, 1992, we received all of the information necessary to process this request. After comparing this information to the National Flood Insurance Program (NFIP) map for your community, we determined that the above-mentioned property would not be inundated by a 100-year flood. Therefore, this letter revises the map for the City of Wichita, Kansas, NFIP Map Number 200328, dated May 15, 1986, to remove this property from the SFHA.

Please note that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is obtainable, at reduced costs, for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated which would supersede this determination.

A portion of this property is located within the regulatory floodway for Cowskin Creek. The regulatory floodway is the area that must be maintained in an unobstructed condition in order to prevent unacceptable increases in flood levels. Therefore, no construction may take place in a regulatory floodway that would cause any increase in the 100-year flood level. Since the regulatory floodway is adopted and enforced by the community, any proposed revision to the regulatory floodway must be submitted to FEMA by community officials. The community should contact Mr. Stephen R. Harrell, Chief, Natural and Technological Hazards Division of FEMA's Region VII Office at (816) 283-7002 for guidance on the data that must be submitted in order to revise a regulatory floodway.

2

This Letter of Map Revision (LOMR) will not be printed and distributed to primary map users such as local insurance agents and mortgage lenders; therefore, the community will serve as a repository for these new data.

A copy of this LOMR is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map which is available for public inspection.

We encourage you to disseminate the information reflected by this LOMR widely throughout the community in order that interested persons such as property owners, insurance agents, and mortgage lenders may benefit from this information. We also encourage you to consider preparing an article for publication in the community's local newspaper that would describe the changes that have been made and the assistance the community will provide in serving as a clearinghouse for these data and interpreting NFIP maps.


In order to ensure continued eligibility to participate in the NFIP, your community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on your community's NFIP map, including the revision effected by this letter. This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of Kansas or your community have adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

This revision has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 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, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

This revision is effective as of the date of this letter. However, a request for reconsideration may be made within 30 days. Any requests for reconsideration must be based on scientific or technical data.

If you have any questions or if we can be of further assistance, please call us at (202) 646-2764.

Sincerely,


Fay L. Davis, Acting Chief
Technical Operations Division
Federal Insurance Administration