

**CITY OF WICHITA  
DEPARTMENT OF PUBLIC WORKS**

**DATE:** April 12, 1994

**TO:** Marvin Krout, Director of Planning

**FROM:** Mike Lindebak, P.E., City Engineer

**SUBJECT:** Drainage Concerns

The area in question at the Northwest corner of Maize Rd. and Central is in that portion of the floodplain referred to as the floodway fringe. The floodway fringe is an area of the floodplain that has been identified as being developable property. The following is an excerpt from the City's Flood Insurance Study:

"Encroachment on floodplains, such as artificial fill, reduces the flood-carrying capacity, increases the flood heights of streams, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. For purposes of the National Flood Insurance Program, the concept of a floodway is used as a tool to assist local communities in the aspect of floodplain management. Under this concept, the area of the 100-year flood is divided into a floodway and a floodway fringe. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights. Minimum standards of FEMA(Federal Emergency Management Agency) limit such increase in flood heights to 1.0(one) foot, provided that hazardous velocities are not produced.

The floodways recommended for this study were computed on the basis of equal conveyance reduction from each side of the floodplain and then adjusted for manmade developments in the floodplain.

The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. The floodway fringe thus encompasses the portion of the floodplain that could be completely obstructed without increasing the water-surface elevation for the 100-year flood more than 1.0(one) foot at any point" This 1.0(one) foot of potential increase in the 100-year flood elevation is the basis of City's minimum pad of one foot above the 100-year flood elevation.

In addition, in the case of the property at the Northwest corner of Maize and Central, the property upstream of that location that has not already been filled is a City Park, which is intended to remain in its natural state.

With regard to the Pioneer Balloon site at 29th St. No. and Oliver the following comments are provided: When Lost Acres was platted in the late 70's minimum pads were placed on those lots adjacent to East Fork of Chisholm Creek. Those minimum pads are 2.5 feet **higher** than what

would be required for minimum pads if Lost Acres were platted today. If the properties were built in compliance with City codes there should be no danger from flooding due to the Pioneer Balloon development.