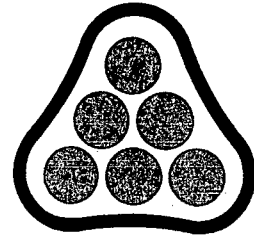
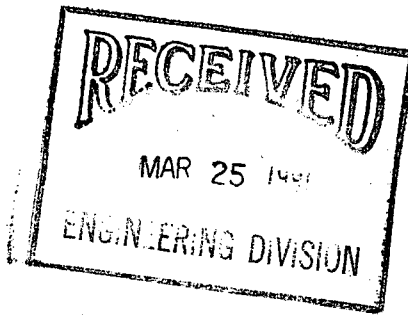
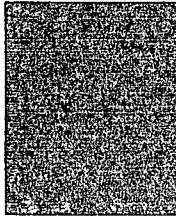


DIRECTORS

C. O. KNOP, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
D. E. MALTBIE, P.E.
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PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



March 22, 1991

Lake Ridge Homeowner's Association
2546 Lake Ridge Court
Wichita, KS 67205

Attention: Mr. Clem Winter

Reference: Lake Ridge Estates
Drainage Study
PEC File No. 36-88119-2273

Dear Mr. Winter:

Ms. Vicky Huang, P.E., Subdivision Engineer for the Wichita of Wichita, has verbally approved our drainage report dated January 11, 1991, concerning the small lake in the Lake Ridge Estates area of Reflection Ridge.

The City's approval is based on the following:

1. Static pool may be raised to a maximum elevation of 158.0 (City Datum).
2. An overflow channel to be constructed across the property located to the north of Lake Ridge Estates. The flowline elevation of the overflow channel shall be 160.0 (City Datum) at the north end of the lake.

Location of the overflow channel is recommended to be immediately north of the hedge row along the north line of Reflection Ridge. This location would minimize the disruption of farming operations.

If you have any questions concerning this matter, please call at your convenience.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

A handwritten signature in cursive script that reads "Charles S. Brown".

Charles S. Brown, P.E.
Manager
Land Development Division

CSB/cas

cc: Marv Schellenberg, Reflection Ridge, Inc.
Vicky Huang, P.E., City Engineering Dept.

303 S. TOPEKA
WICHITA, KANSAS 67202
(316) 262-2691
FAX (316) 262-3003

LAKE RIDGE RESIDENTIAL C.U.P.
OCT. 30,1991

- 1) THIS PROJECT IS PROPOSED TO CONTAIN 61.1 GROSS ACRES .
- 2) THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS ILLUSTRATING SINGLE FAMILY USES. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW. (GENERAL PROVISION NUMBER 22).
- 3) IF THE PROJECT IS DEVELOPED AS ILLUSTRATED (136 UNITS), THE OVERALL DENSITY OF THE SITE WOULD BE 2.23 D.U.'S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (887), THE OVERALL DENSITY WOULD BE 14.52 D.U.'S PER ACRE.
- 4) SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS FOLLOWS.

FRONT YARDS : 32' R/W- 20' ; 58' R/W- 20'; 64'-70' R/W - 25';
CUL DE SAC - 20'

SIDE YARDS 6' MINIMUM. 15' ADJACENT TO PUBLIC STREETS. ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL HABITABLE PORTIONS OF THE UNITS. IF GARAGES ARE SIDE LOADED THEY MUST BE A MIN. 20' FROM BACK OF CURB.

REAR YARDS 20' MINIMUM. MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE.

NOTE: FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

- 5) ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 6) ACCESS CONTROLS:
 - A. RIDGE ROAD- ACCESS SHALL BE LIMITED TO TWO (2) OPENINGS.
 - B. 21ST STREET NORTH- ACCESS SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING SHALL BE PERMITTED ON PARCEL NO. 2. TWO OPENINGS SHALL BE PERMITTED ON PARCEL NO. 3 WITH COMPLETE ACCESS CONTROL ON THE WEST 150'.
- 7) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
- 8) A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH

PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, WALLS, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION. FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE SPACES/FACILITIES OR SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER.

9) MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT.. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT..

1 0) ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.

1 1) FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.

A. ON STREETS HAVING A 32' R.O.W. WITH A 29' BACK TO BACK PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

B. ON STREETS HAVING A 58' R.O.W. THERE SHALL BE A RESTRICTIVE COVENANT REQUIRING FOUR (4) OFF STREET PARKING SPACES PER DWELLING UNIT FILED AT THE TIME OF PLATTING.

1 2) SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

13) APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.

1 4) OFF-STREET PARKING: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF A

STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

- A. BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLATTING AS PARKING ESM'TS.**
 - B. SEE GENERAL PROVISION NO. 21 FOR CLUBHOUSE /SWIMMING POOL COMPLEX PARKING REQUIREMENTS.**
- 15) WALLS ARE PERMITTED IN ALL PARCELS IN PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT EXCEPT FOR CROSSING UTILITY EASEMENTS AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL. WALLS AND ENTRY MONUMENTS ,IF APPLICABLE, SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS PROVIDING THAT COLUMN FOOTINGS, IN LIEU OF CONTINUOUS FOOTINGS, ARE CONSTRUCTED FOR WALL / ENTRY MONUMENT SUPPORT.**
- 16) OPEN SPACE CORRIDOR: A 40' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 2,3 AND 4 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS AND BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS FOR PARCELS 2 AND 3.**
- 17) THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.**
- 18) SIDEWALK LOCATIONS SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING FOR EACH PHASE.**
- 19) AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER.**
- A. A DECELERATION LANE FOR NORTHBOUND RIDGE ROAD TRAFFIC AT THE MAIN ENTRANCE INTO PARCEL NO.1**
 - B. A LEFT TURN LANE FOR EASTBOUND 21ST STREET TRAFFIC AT THE MAIN ENTRANCES INTO PARCELS NO.2 AND 3.**
 - C. A DECELERATION LANE FOR WESTBOUND 21ST STREET TRAFFIC AT THE MAIN ENTRANCES INTO PARCELS NO. 2 AND 3.**
- 20) TRASH RECEPACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WHEN COMMERCIAL SIZED UNITS ARE USED.**

21) A CLUBHOUSE/SWIMMING POOL COMPLEX SHALL BE PERMITTED IN PARCELS 1,2 AND 3. IF CONSTRUCTED, WOULD BE FOR RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS ONLY AND SHALL MEET THE FOLLOWING CRITERIA.

A. PARKING- 1 SPACE FOR EACH 200 S.F. OF CLUBHOUSE AREA OR 1 SPACE FOR EACH 100 S.F. OF POOL SURFACE, WHICHEVER IS GREATER.

B. SCREENING- LANDSCAPE SCREENING SHALL BE PROVIDED TO ENHANCE VIEWS INTO THE COMPLEX AND TO SCREEN OBJECTIONABLE VIEWS. LOW LEVEL (30") SCREENING SHALL BE PROVIDED IN CONJUNCTION WITH CONIFERS AND DECIDUOUS TREES AROUND PARKING AREAS TO REDUCE IMPACT OF CARS.

C. SECURITY FENCING- THE SWIMMING POOL PROPER SHALL BE FENCED FOR SECURITY PURPOSES WITH FENCING AT LEAST 5' HIGH, WHICH MAY BE CONSTRUCTED OF WROUGHT IRON, WOOD OR MASONRY OR A COMBINATION THEREOF.

D. SITE PLAN APPROVAL- A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL OF COMPLIANCE WITH THESE PROVISIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THESE STRUCTURES.

E. OWNERSHIP- SWIMMING POOL FACILITIES SHALL BE OWNED AND OPERATED BY A HOMEOWNERS ASSOCIATION.

2 2) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT OR CHURCH.(SEE G.P. 21)

GROSS ACRES - 19.1

MAXIMUM DWELLING UNITS -S.F.- 76

P.H. AND Z.L.L. - 95

DUPLEX - 114

TOWNHOUSE - 205

APARTMENTS - 205

DENSITY - S.F. - 4.0 DU/AC.

P.H. AND Z.L.L. - 5.0 DU/AC.

DUPLEX - 6.0 DU/AC.

TOWNHOUSE - 10.73 DU/AC.

APARTMENTS - 10.73 DU/AC.

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - SEE GENERAL PROVISION NUMBER 4

PARKING - SEE GENERAL PROVISION NUMBER 14.

PARCEL NUMBER 2:

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT OR CHURCH.(SEE G.P. 21)

GROSS ACRES -6.6

**MAXIMUM DWELLING UNITS - S.F. - 26
P.H. AND Z.L.L. - 33
DUPLEX - 40
TOWNHOUSE - 100
APARTMENT - 132**

**DENSITY - S.F. - 4.0 DU/AC.
P.H. AND Z.L.L. - 5.0 DU/AC.
DUPLEX - 6.0 DU/AC.
TOWNHOUSE - 15.2 DU/AC.
APARTMENT - 20 DU/AC.**

**MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 4
PARKING - SEE GENERAL PROVISION NUMBER 14**

PARCEL NUMBER 3:

PROPOSED USES: SINGLE FAMILY, PATIO HOME, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT OR CHURCH.(SEE G.P. 21)

GROSS ACRES: 27.5

**MAXIMUM DWELLING UNITS - S.F. - 110
P.H. AND Z.L.L. - 137
DUPLEX - 164
TOWNHOUSE - 418
APARTMENT - 550**

**DENSITY - S.F. - 4.0 DU/AC.
P.H. AND Z.L.L. - 5.0 DU/AC.
DUPLEX - 6.0 DU/AC.
TOWNHOUSE - 15.2 DU/AC.
APARTMENT - 20 DU/AC.**

**MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 4
PARKING - SEE GENERAL PROVISION NUMBER 14**

PARCEL NUMBER 4:

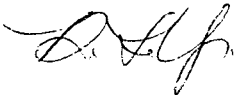
**PROPOSED USES: OPEN SPACE PERMITTING THE FOLLOWING:
LANDSCAPING, GAZEBOS, LIGHTING, WALKWAYS, SIGNAGE, LAKES,
DRAINAGE, DRAINAGE STRUCTURES, PEDESTRIAN BRIDGES, ENTRANCE
STRUCTURES, SWIMMING POOLS , PRIVATE RESTROOMS,
PLAYGROUND EQUIPMENT AND STRUCTURES, PICNIC FACILITIES, PARKING
AND UTILITIES CONFINED TO EASEMENTS.**

**GROSS ACRES - 7.9
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - 25'**

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 5, 1991

TO: Marvin Krout, Director of Planning
Theresa Carrington, Chief Planner
Bob Camfield, Chief Fire Inspector
Bill McKinley, Traffic Engineer
✓ Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner 

SUBJECT: Proposed Lake Ridge residential development plan for property zoned the "E" Light Industrial District, located east of Ridge Road on the north side of 21st Street.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant proposes to establish a residential community unit plan having three parcels for residential development and one parcel for common open space, drainage and outdoor recreational purposes. The applicant intends to file an associated zone change request from the "E" Light Industrial District to the "A" Two-Family Dwelling District. The building types proposed on the residential development parcels include detached single-family homes, patio homes, zero lot line homes, duplexes, townhouses and apartments. Churches are also proposed as permitted uses on the parcels. The applicant is proposing a maximum of 887 dwelling units on the 61-acre site which would result in a density of 14.52 dwelling units/acre if fully developed. If the site is developed as it is illustrated, the density would be 2.23 dwelling units/acre.

I would appreciate your comments regarding this development plan as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:jcm
Attachment

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5
March 19, 1992

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 92-10 - LAKE RIDGE ADDITION

OWNER/APPLICANT: Lake Ridge Investors, 800 Market Ctr., 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road.

SITE SIZE: 72.3 Acres

NUMBER OF LOTS

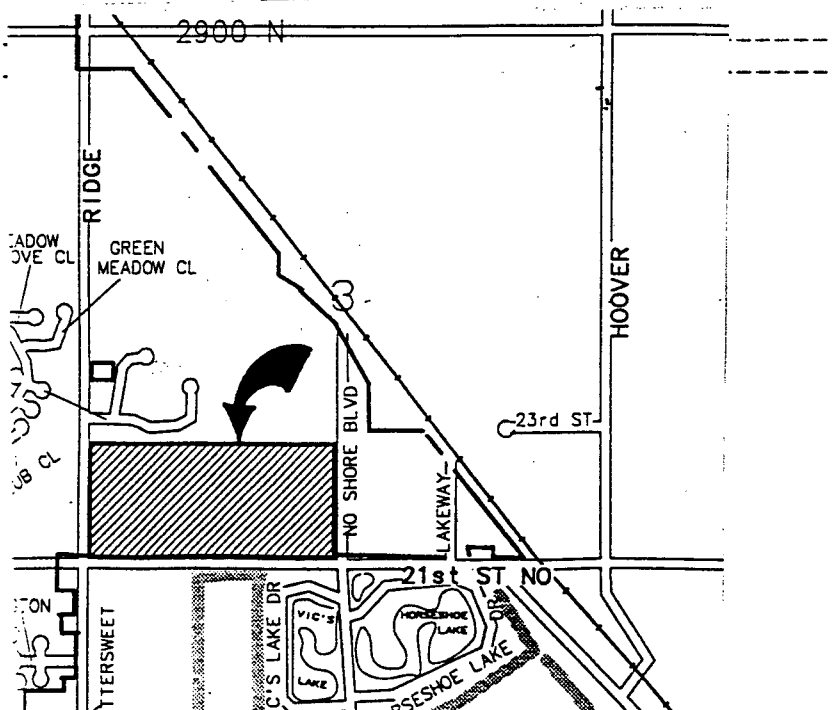
Residential:	119
Office:	5
Commercial:	
Industrial:	
Total:	124

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial and "A" Two Family Dwelling (Z-3050)(DP-206)

VICINITY MAP:



NOTE: This site is involved in a zone change and two Community Unit Plans. The area being platted for residential purposes is involved in a zone change from "E" light industrial zoning to "A" two family zoning (Z-3050). This portion of the plat is also within the Lake Ridge Residential CUP, DP-206. The area of this plat indicated as block 2 is restricted by the CUP to single family development. The remaining residential lots, however, may be developed for either one family or duplex type residential uses.

The area indicated as block 1 is within the Lake Ridge Commercial CUP, DP-205. Approval of the zone change and both CUP's are subject to the site being platted by February 25, 1994.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the Sidewalk Ordinance, sidewalk shall be guaranteed along one side of Sand Plum. Any other sidewalks, along Garden Ridge, Summitlawn or within the reserves are at the option of the applicant.
- G. As required by the CUPs for this site, the following traffic improvements shall be guaranteed:
 1. The reconstruction of the medial in 21st St. to provide a left-turn bay or a fifth lane providing left-turn storage to serve lot 5, block 1.
 2. The construction of continuous accel/decel lanes along 21st Street and Ridge Road to serve the openings to all lots in block 1 including partial reconstruction of the 21st Street/Ridge Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 3. The widening of Ridge Road to provide a center turning lane to serve lots 1 and 5, block 1.

4. The construction of a temporary third lane on Ridge Road adjacent to block 1. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or until Ridge Road is widened to City 4 lanes standards. (Partial development would necessitate partial construction of the third lane.)
5. A deceleration lane for northbound Ridge Road traffic at the main entrance into block 2.
6. A left-turn lane for eastbound 21st Street traffic at the main entrances into blocks 2, 3 and 4.
7. A deceleration lane for westbound 21st Street traffic at the main entrances into blocks 2, 3, and 4.

In addition to the above guarantees, the applicant shall guarantee those portions of the major entrances within public right-of-way serving block 1.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Based upon discussions noted in the minutes for the zone change and CUP's, the wall easement indicated along the north line of this plat is intended to allow property owners in the adjoining addition to have access to this site to install and/or maintain the screening intended to be placed within this easement. Since wall easements in general, and this situation in particular, are not for a public need or concern, such easement shall be created by separate instrument, indicating the purpose of the easement and the rights of the various parties involved. This private easement should then be recorded and shown on the plat with the recording information. A copy of the easement shall be submitted for the plat file.
- J. For the other wall easements on this site, it shall be noted in the plat's text that utilities may cross these easements.
- K. Except for the street openings of Sand Plum and Garden Ridge, for the residential lots adjacent to Ridge and 21st St. North, no other access openings are needed. Therefore, the final plat shall indicate complete access control from the plat; to 21st St. North east of Sand Plum and complete access control to Ridge Road north of Garden Ridge.
- L. Since the lots along North Shore Boulevard are being platted with a double frontage, complete access control shall be platted from these lots to North Shore Boulevard.

- M. Since Reserves A, B, C and D are indicated as allowing structures (gazebos) a 25 foot building setback shall be platted in these Reserves at all locations where such Reserves are adjacent to a street (Ridge, 21st, Garden Ridge, etc.)
- N. 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.
- O. 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.

In addition, as indicated by the CUP's this covenant shall provide that the homeowner's/lot owner's association(s) shall also be responsible for maintenance of the parking strip or landscaped areas between the plat's perimeter and the paved surfaces of adjacent public streets.

- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Q. Based on the FEMA floodway maps, a significant portion of this site is within a floodway. City Engineering needs to indicate if a floodway needs to be delineated or if any such floodway can be included in the purposes of the Reserves as platted. If a floodway is involved, the final plat shall include the standard floodway language in the plattor's text. Also, Engineering needs to indicate any requirements for the platting of minimum building pad elevations.
- R. As can be noted from the plat, the applicant is proposing to relocate the ARKLA pipeline easement existing on this property. This will require the releasing of existing pipeline easement and the granting of a new easement adjacent to this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- S. If any portion of the relocated or existing ARKLA easement effects this plat, the final plat shall indicate the recording information for the existing and/or relocated pipeline easement.

A copy of the easement agreement(s) shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- T. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that if applicable, that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- U. 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-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.
- V. On the preliminary plat it appears that a gap is being created between a 20 foot utility easement and the rear lot lines of lots adjacent to North Shore Boulevard. If this area is also intended as a wall easement it should be so labeled on the final plat.
- W. On the final plat it should be clearly indicated if the cul-de-sac in the area of lots 28 and 29, block 2, is Garden Ridge Circle or Summitlawn Circle.
- X. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.

- AA. 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.
- BB. 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.
- CC. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- DD. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. As indicated on the plat, this site is also involved in a hydrology study and Engineering needs to indicate if this study has been reviewed and any requirements that may be indicated by the study. Also, as indicated previously, Engineering needs to indicate any requirements concerning a floodway and minimum building pad elevations for this site.

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- V. On the preliminary plat it appears that a gap is being created between a 20 foot utility easement and the rear lot lines of lots adjacent to North Shore Boulevard. If this area is also intended as a wall easement it should be so labeled on the final plat.
- W. On the final plat it should be clearly indicated if the cul-de-sac in the area of lots 28 and 29, block 2, is Garden Ridge Circle or Summitlawn Circle.
- X. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

April 30, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-10 - LAKE RIDGE ADDITION

OWNER/APPLICANT: Lake Ridge Investors, 800 Market Ctr., 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road.

SITE SIZE: 11.1 Acres

NUMBER OF LOTS

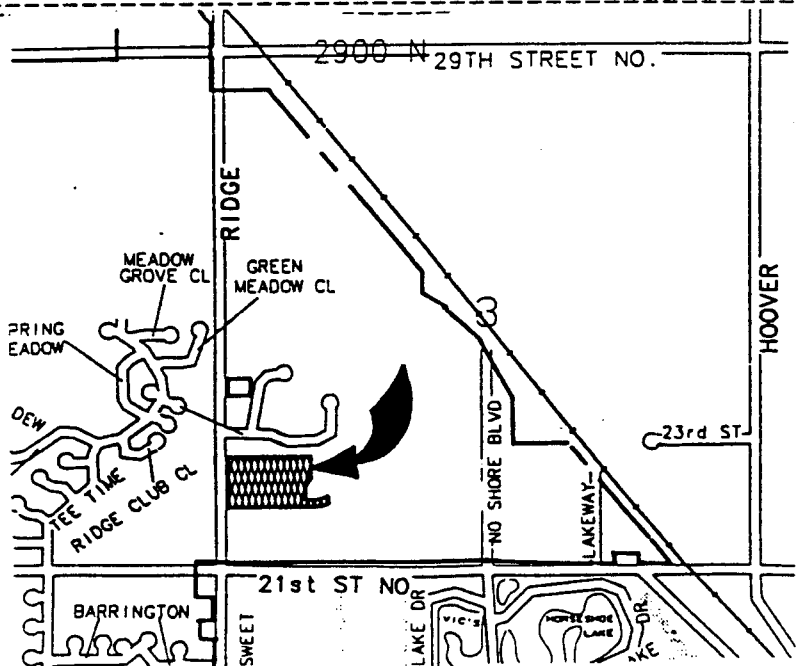
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "A" Two Family Dwelling
(Z-3050)(DP-206)

VICINITY MAP:



NOTE: This site is part of an area involved in a zone change and two Community Unit Plans. Further, this plat is also only a portion of an overall preliminary plat. The area being platted for residential purposes is involved in a zone change from "E" light industrial zoning to "A" two family zoning (Z-3050) and is also within the Lake Ridge Residential CUP, DP-206. The area of this plat, however, is restricted by the CUP to single family development.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the CUPs for this site, the following traffic improvement shall be guaranteed: A deceleration lane for north-bound Ridge Road traffic at the main entrance into the development (Garden Ridge St.).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Based upon discussions noted in the minutes for the zone change and CUP's, the wall easement indicated along the north line of this plat is intended to allow property owners in the adjoining addition to have access to this site to install and/or maintain the screening intended to be placed within this easement. Since wall easements in general, and this situation in particular, are not for a public need or concern, such easement shall be created by separate instrument, indicating the purpose of the easement and the rights of the various parties involved. This private easement should then be recorded and shown on the plat with the recording information. A copy of the easement shall be submitted for the plat file. The applicant shall verify that property owners to the north of this plat have had an opportunity to review the terms of this easement.
- I. 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.

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Since a major portion of the overall preliminary plat is within floodway and flood plain, any final plat shall indicate any needed floodway and minimum building pad elevations. Further, when the overall preliminary plat was reviewed it was noted that since that plat would require a revision to the floodway, a final plat may be submitted for Planning Commission review and for purposes of obtaining FEMA's approval in the floodway adjustments. However, the final plat would not be forwarded to the City Council for approval until FEMA approves the boundary changes. Further, if the final plat involves any significant changes due to FEMA's boundary approval, a revised final plat shall be resubmitted for Subdivision Committee and Planning Commission review. If the applicant chooses to final out portions of the preliminary plat, however, it shall involve only portions not within any contested floodway boundary. City Engineering needs to verify if this final portion is outside of the floodway and if minimum building pad elevations are required.
- L. As was noted from the overall preliminary plat, the applicant is proposing to relocate the ARKLA pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to a portion of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- M. If any portion of the relocated or existing ARKLA easement effects this plat, the final plat shall indicate the recording information for the existing and/or relocated pipeline easement. A copy of the easement agreement(s) shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- N. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that if applicable, that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. If setbacks are involved, such setbacks shall be shown on the plat and appropriately labeled.
- O. 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-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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. Both City and County Engineering need to comment on any drainage requirements for this plat and any minimum building pad or floodway requirements.



KANSAS STATE BOARD OF AGRICULTURE

SAM BROWNBACK, Secretary

DIVISION OF WATER RESOURCES

901 S. Kansas Avenue, Second Floor
TOPEKA, KANSAS 66612-1283

DAVID L. POPE, Chief Engineer-Director
(913) 296-3717

Respond to: 913/296-2933
FAX: (913) 296-1176

May 6, 1992

MR CHRISTOPHER M BOHM PE
BAUGHMAN COMPANY PA
315 NORTH ELLIS
WICHITA KS 67211

Re: Hydrology Study
Lakeridge Addition
Big Slough North
Sedgwick County

Dear Mr. Bohm:

We have examined the referenced study for conformance to this divisions rules and regulations and have the determined that the follow items are needed for review. The items are:

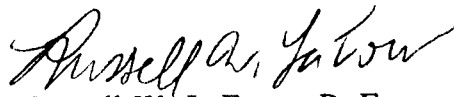
1. A completed Obstructions in Streams application.
2. A completed Approval of Levee Plans application.
3. A completed application supplement.
4. Names and addresses of adjacent land owners.
5. The surface area and volume of the impoundment.
6. A drainage area map.
7. A profile drawing of the old and new channels.
8. A profile drawing of the floodplain fill.
9. An elevation view of the floodplain fill.
10. Plans showing a floodplain fill minimum setback distance of 100 ft. unless it is demonstrated that adequate bank protection will be utilized.
11. Specifications of the project.

Please be aware that the maximum size of plans is 24" x 36" and the maximum size for specifications is 8½" x 11". The hydraulic analysis has not been reviewed. Additional review will not be done until all of the requested items are received. It would be helpful to the environmental review agencies if the start of construction was mentioned in the application supplement.

Mr. Christopher M. Bohm, P.E.
Page 2

For your use, I have enclosed the applicable forms and copies of the rules and regulations. If there are any questions, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell W. LaForce".

Russell W. LaForce, P. E.
Engineer

RWL:cp

pc: Mr. Michael E. Lindebak, P.E.
Mr. Miles Carlson



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Christopher M. Bohm, P.E.
Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

IN REPLY REFER TO:
316

Date: May 7, 1992
Case No.: 92-07-005R
Community: City of Wichita,
Kansas
Community No.: 200320
Re: Big Slough North

Dear Mr. Bohm:

This is in response to the request for a conditional Letter of Map Revision (LOMR) for Big Slough North through proposed Lakeridge Addition Subdivision in the City of Wichita, Kansas, dated April 30, 1992.

We have completed an inventory of the items you 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 will begin our review; items indicated in Column 2 have already been received. If only items in Column 2 are noted, no additional items are required at this time; therefore, we will begin our review. However, additional items may be requested at a later date.

The Federal Emergency Management Agency (FEMA) has implemented a reimbursement procedure to recover costs associated with reviewing proposed projects, thus reducing the expense to taxpayers. The initial fee, if indicated on the checklist, is the minimum charge associated with our reviewing a project of this type. However, additional costs could be required after review and before issuing a conditional LOMR, depending on the complexity of the review required. You will be notified of the estimated total processing cost if it is anticipated that, due to the extent of the review required, the total cost will exceed \$1,500. In that situation, our review would be suspended pending our receipt of written authorization from you to proceed.

Any items indicated in Column 1 of the checklist should be submitted to the following address:

Federal Emergency Management Agency
Federal Insurance Administration
Office of Risk Assessment
500 C Street, SW., Room 422
Washington, D.C. 20472

Attention: Ms. Fay L. Davis

For identification purposes, the case number referenced above should be included on any check or money order; these should be sent by Registered Mail, Return Receipt Requested.

Please note that any initial fee already submitted will be applied to this request only if we receive all items indicated in Column 1 of the checklist within 90 days of the date of this letter. After 90 days, the request will be treated as an original submittal and will be subject to all submittal/payment procedures, including the initial fee. However, should you wish to withdraw your request for a conditional LOMR at this time, you may submit a written request for return of data and reimbursement of any initial fee already submitted by writing to the address given above within 90 days.

To assist you in preparing the required data, we have enclosed a copy of Parts 65 and 72 of the National Flood Insurance Program and Related Regulations. Part 65 describes the FEMA policy concerning revisions to Flood Insurance Study maps; Part 72 describes the reimbursement procedures.

If you have any questions concerning FEMA policy, or the National Flood Insurance Program in general, please call Mr. Alan Johnson of our Headquarters staff in Washington, D.C. at (202) 646-3403.

Sincerely,



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

Enclosures

cc: The Honorable Bob Knight
Mayor, City of Wichita



Federal Emergency Management Agency

Washington, D.C. 20472

DATA REQUEST CHECKLIST FOR CONDITIONAL LETTER OF MAP REVISION

Requestor: Mr. Christopher M. Bohm, P.E. Case No.: 92-07-005R

Community: City of Wichita, Kansas Date: May 7, 1992

Re: Big Slough North

The items checked below in Column 1 are required to process your request for a conditional Letter of Map Revision (LOMR). Items checked in Column 2 have been received and should not be resubmitted unless specifically requested.

(1) <u>Required</u>	(2) <u>Received</u>	
_____	<u>X</u>	1. Written description of the scope of the proposed project and the methodology used to analyze the project's effects.
_____	_____	2. Hydraulic backwater models of the 100-year flood for the following:
<u>N/A</u>	_____	a. Existing conditions (cross sections to reflect conditions prior to construction of the project).
<u>N/A</u>	_____	b. Proposed conditions (same cross sections as the existing conditions model, reflecting the proposed project).
_____	_____	3. Hydraulic backwater models of the 10-, 50-, 100-, and 500-year floods for the following:
<u>N/A</u>	_____	a. Duplicate of the effective Flood Insurance Study (FIS) model.
<u>N/A</u>	_____	b. Existing conditions (effective FIS model including cross sections through the project site; cross sections should reflect conditions prior to construction of project).
<u>N/A</u>	_____	c. Proposed conditions (existing conditions model reflecting the proposed project).
_____	_____	4. Floodway hydraulic backwater models of the following:
<u>N/A</u>	_____	a. Duplicate of effective.
<u>N/A</u>	_____	b. Existing conditions.
<u>N/A</u>	_____	c. Proposed conditions.

<u>(1)</u> <u>Required</u>	<u>(2)</u> <u>Received</u>	
_____	<u>X</u>	5. Copy of the Flood Insurance Rate Map with the project area indicated.
<u>N/A</u>	_____	6. Topographic mapping of the entire area covered by the proposed conditions model, indicating the locations of all cross sections used in the hydraulic model and delineating the proposed 100-year floodplain boundary.
<u>N/A</u>	_____	7. Topographic mapping of the entire area covered by the proposed conditions model, indicating the locations of all cross sections used in the hydraulic model and delineating:
<u>N/A</u>	_____	a. The proposed 100- and 500-year floodplain boundaries.
<u>N/A</u>	_____	b. The proposed floodway boundary.
_____	<u>X</u>	8. A concise description of the nature and extent of the requested revision.
_____	<u>X</u>	9. Evidence that the Chief Executive Officer (CEO) of the affected community, or an official designated by the CEO, was asked to submit the request. (See Section 65.4 of the NFIP regulations.)
<u>N/A</u>	_____	10. A general description of the proposed hydrologic conditions on which the conditional revision request is based. (See Paragraph 65.6(c)(1)(i) of the NFIP regulations.)
_____	<u>X</u>	11. A general description of the proposed hydraulic conditions, including channel modifications or other projects, on which the conditional revision request is based. (See Paragraph 65.6(c)(2)(i) of the NFIP regulations.)
<u>N/A</u>	_____	12. New hydrologic analysis, including a brief description of the methodology used, for the _____-year flood(s) for _____.
		(See Paragraph 65.6(a)(7) of the NFIP regulations.)

(1)
Required

(2)
Received

N/A

13. Evidence that the appropriate local, State, or Federal agency (i.e., _____) has approved the new hydrologic analysis, including the resulting peak discharge values.

X

14. Printouts (including full input and output listings) from a calibration model, produced by the requestor, that duplicates the hydraulic computer model used to determine the 10-, 50-, 100-, and 500-year water-surface elevations shown for Big Slough North in the effective FIS report and on the effective FIRM. (See Paragraph 65.6(a)(8) of the NFIP regulations.) The calibration model may be either the FIS model, reproduced on the requestor's equipment, or a model that yields computed water-surface profiles that duplicate the flood profiles shown for Big Slough North in the effective FIS report.

X

15. Printouts (including full input and output listings) from a calibration model, produced by the requestor, that duplicates the hydraulic computer model used to determine the limits of the 100-year floodway shown for Big Slough North on the effective Flood Boundary and Floodway Map (FBFM)/FIRM. (See Paragraph 65.6(a)(8) of the NFIP regulations.) The calibration model may be either the FIS floodway model, reproduced on the requestor's equipment, or a model that yields the computed floodway widths and water-surface elevations presented in the Floodway Data Table for Big Slough North in the effective FIS report.

(1)
Required

(2)
Received

X

16. Printouts (including full input and output listings) from a revised hydraulic model for the 10-, 50-, 100-, and 500-year water-surface elevations on Big Slough North for both pre-project and proposed conditions. The revised model must be created from the calibration model (Item 14) and must meet the requirement(s) listed below.

X

The model must be based on the same peak discharge values used in the calibration model (Item 14).

_____ The model must be based on the peak discharge values determined in the new hydrologic analysis (Item 12).

X

The model must account for the effects of the proposed hydraulic conditions on which the conditional revision request is based.

In addition, the revised model must account for the effects of any encroachments that have occurred in the 100-year floodplain since the FIS hydraulic model was developed and must cover a sufficient length of Big Slough North so that the water-surface elevations computed at cross sections upstream and downstream of the revised reach will match those shown at the same cross sections on the Flood Profiles in the effective FIS report within approximately 0.5 foot. All changes to the input data in the calibration model (Item 14) must be highlighted on the printouts. (See Paragraph 65.6(a)(8) of the NFIP regulations.)

N/A

17. A hydraulic analysis, including a brief description of the methodology used, for the 100-year flood on _____. (See Paragraph 65.6(a)(9) of the NFIP regulations.)

(1)
Required

(2)
Received

X

18. Printouts (including full input and output listings) from a revised hydraulic model for the 100-year floodway on Big Slough North for both pre-project and proposed conditions. The revised model must be created from the calibration model (Item 15) and must meet the requirements listed below.

X

The model must be based on the 100-year peak discharge value(s) used in the calibration model (Item 15).

The model must be based on the 100-year peak discharge value(s) determined in the new hydrologic analysis (Item 12).

X

The model must account for the effects of the proposed hydraulic conditions on which the conditional revision request is based.

In addition, the revised model must account for the effects of any encroachments that have occurred in the 100-year floodplain since the FIS floodway model was developed and must cover a sufficient length of Big Slough North so that the water-surface elevations and floodway widths computed at cross sections upstream and downstream of the revised reach will match those shown at the same cross sections on the Flood Profiles and Floodway Data Table in the effective FIS report. The revised model must be based on the equal conveyance reduction method unless agreements have been made with affected property owners that an alternative method would be used. The net effect of the proposed hydraulic conditions, the encroachments that have occurred since the FIS floodway model was developed, and the revised floodway limits must not increase the computed 100-year water-surface

(1)
Required

(2)
Received

elevations by more than 1.0 foot above those computed in the calibration model (Item 14) or those computed in the revised model (Item 16), whichever are lower. (See Paragraph 65.7(b)(4) of the NFIP regulations.)

X

19. A statement from the community (or Kansas Division of Water Resources for State) that it is aware of the proposed floodway and has no objections.

X

20. Corporate limit map and/or annexation ordinances that reflect the current community boundaries.

X

21. A topographic map that shows the proposed 100-year floodplain and floodway boundaries, the locations and alignments of all cross sections used in the revised hydraulic models (Items 16 and 18), stream alignments, road alignments, and the community boundaries. The revised 100-year floodplain and floodway boundaries must tie into those shown on the effective FIRM and FBFM upstream and downstream of the revised reach. The scale and topographic definition of the map must be sufficient to provide reasonable accuracy, and the map must be certified by a registered professional engineer. (See Paragraphs 65.6(a)(11) and 65.7(b)(5) of the NFIP regulations.)

N/A

22. Construction plans, certified by a registered professional engineer, for all project elements, specifically _____

_____.

(1)
Required

(2)
Received

23. The following data concerning the ability of the
proposed to be built along _____

to meet the minimum design and maintenance
requirements established for levee systems in
Section 65.10 of the NFIP regulations:

N/A

a. **Freeboard** -- Evidence which shows that the
levee(s) will meet the minimum freeboard
requirements set forth in Paragraph
65.10(b)(1) of the NFIP regulations.

N/A

b. **Closures** -- Evidence which show that all
drainage structures that will penetrate the
levee(s) will be fitted with closure
devices that (1) will be structural parts
of the levee(s) during operation and (2)
are designed according to sound engineering
practice, as set forth in Paragraph
65.10(b)(2) of the NFIP regulations.

N/A

c. **Embankment Protection** -- An engineering
analysis which demonstrates that no
appreciable erosion of the levee
embankment(s) can be expected during the
100-year flood. The analysis must be
performed according to the guidelines set
forth in Section 65.10(b)(3) of the NFIP
regulations.

N/A

d. **Stability** -- An engineering analysis that
evaluates the stability of the levee
embankment(s) and foundation(s). The
analysis must be performed according to the
guidelines set forth in Paragraph
65.10(b)(4) of the NFIP regulations.

(1)
Required

(2)
Received

N/A

e. **Settlement** -- An engineering analysis that assesses the potential for and magnitude of losses of freeboard that may result from settlement of the levee(s) and that demonstrates that the minimum required freeboard will be maintained. The analysis must be performed according to the guidelines set forth in Paragraph 65.10(b)(5) of the NFIP regulations.

N/A

f. **Interior Drainage** -- An engineering analysis of the potential hazards associated with floodwaters that originate on the landward side of the levee(s) and that would be prevented by the levee(s) from flowing into _____. The analysis must be performed according to the guidelines set forth in Paragraph 65.10(b)(6) of the NFIP regulations.

X

24. Report entitled "Big Slough North Hydrology Study, Lakeridge Addition Wichita, Kansas," prepared by Baughman Company, P.A., dated April 30, 1992.

X

25. Community acknowledgment of the conditional LOMR request (form enclosed for community's use, if desired).

(1) Required	(2) Received		
		26. Initial fee for conditional LOMR	
		a. Review of new hydrology	\$245
		b. New bridge or culvert (no channelization)	\$490
X		c. Channel modifications only	\$560
		d. Channel modification and new bridge or culvert	\$735
		e. Levees, berms, or other structural measures	\$945
		f. Structural measures on alluvial fans	\$2,800
		g. Fee exemption certification in compliance with Section 72.5 of National Flood Insurance Program regulations	
		h. Additional initial fee	

The items checked in Column 1 should be sent to the following address:

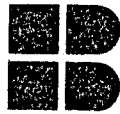
Federal Emergency Management Agency
 Federal Insurance Administration
 Office of Risk Assessment
 500 C Street, SW., Room 422
 Washington, D.C. 20472

Attention: Ms. Fay L. Davis

Any initial fee for the request, in the form of a check or money order made payable to the National Flood Insurance Program, should be sent by Registered Mail, Return Receipt Requested. The case number referenced above should be included on the check or money order for identification purposes.

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

Mr. Russell W. LaForce, P.E.
Division of Water Resources
901 S. Kansas Avenue, Second Floor
Topeka, Kansas 66612-1283

July 31, 1992

Re: Hydrology Study, Lakeridge Addition, Big Slough North
Sedgwick County, Kansas.

Dear Mr. LaForce,

Enclosed, please find the additional information that your office has requested for the hydrology study of Lakeridge Addition, Wichita, Kansas. This letter includes the following items:

1. A completed Obstructions in Streams application.
2. A completed Approval of Levee Plans application.
3. A completed Application Supplement.
(See Exhibit D for mitigation plan)
(See Exhibit E for Wetland Inventory)
4. Names and addresses of adjacent land owners.
(See Exhibit A)
5. Surface area and volume of impoundment.
(See Exhibit B)
6. A drainage area map. (See Exhibit C)
7. A profile drawing of the old and new channels.
(See Exhibit B)
8. A profile drawing of the floodplain fill.
(See Exhibit B)
9. A cross-sectional view of the floodplain fill.
(See Exhibit B)
10. A revised, 100 scale map of the Lakeridge Area
(See Exhibit F)

This project will be built to City of Wichita Storm Water Drain standard specifications. We can forward a copy of the standard specifications if you so desire.

Your office also requested plans showing a floodplain fill minimum setback distance of 100 feet, unless adequate bank protection is utilized. Bank slopes on this project will not exceed 4:1, and will be seeded per the mitigation plan enclosed as Exhibit D. Also, the bank slopes have been modeled as a portion of the floodway, and are not subjected to high water velocities.

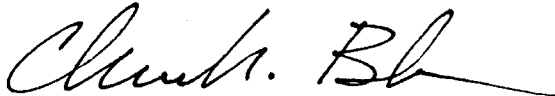
To assist in the environmental review of this project, a copy of "Wetlands Inventory - Lakeridge Development Land Use Study" prepared by George Butler Associates, Inc. has been provided as Exhibit E. This report has been forwarded to the Department of the Army for their review.

Also included with this submittal is a report providing additional hydraulic information as requested by F.E.M.A. for their review of the conditional letter of Map Revision request (Exhibit F).

Please review these items and contact me if you are in need of any other information concerning this project.

Thank You.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris. Bohm".

Christopher M. Bohm, P.E.

Enclosures

cc: Ms. Fay L. Davis



STATE BOARD OF AGRICULTURE
Sam Brownback, Secretary

DIVISION OF WATER RESOURCES
David L. Pope, Chief Engineer

APPLICATION
for
Permit to Construct
OBSTRUCTIONS IN STREAMS
K.S.A. 82a-301 to 305a

PLEASE USE INSTRUCTIONS ON REVERSE SIDE OF PAGE.

Application is hereby made for the written consent or permit of the Chief Engineer, Division of Water Resources, pursuant to K.S.A. 82a-301 *et seq.* by:

1. Applicant: Rick Huffman Telephone No.: 316-265-2727

Address: 434 N. Market Suite 250 Wichita, Kansas 67202

2. Name of Stream or Watercourse: Big Slough North

3. Description of type and purpose of proposed construction: Channel widening is proposed from the north line of 21st St. North a distance of approx. 1240 feet to the north. The new channel will consist of an effective bottom width that varies between 115 and 250 feet and minimum side slopes of 3:1. The channel will retain a static pool and discharge through a control weir.

4. Legal description of location:

The south 1/2 of the southwest 1/4 of Section 3, T-27-S R-1-W of the 6th P.M., Sedgwick County, Kansas.

5. Complete plans, maps, profiles, specifications, all papers and data shall be filed with this application and made a part thereof.

6. Copies of Environmental Reviews, Environmental Impact Statement, letters of comment and any other information pertinent to the requirements of K.S.A. 82a-325 through 82a-327, Water Projects Environmental Coordination Act, ~~have~~ have not been conducted and are/are not attached and made a part hereof.

7. Signature of Applicant: [Signature]

Date: 5-26-92 Title: U.P.

THE STATE



OF KANSAS

STATE BOARD OF AGRICULTURE

Sam Brownback, Secretary

DIVISION OF WATER RESOURCES

David L. Pope, Chief Engineer

APPLICATION

for Approval of Levee Plans K.S.A. 24-126

PLEASE USE INSTRUCTIONS ON REVERSE SIDE OF PAGE.

Application is hereby made for the approval of plans by the Chief Engineer, Division of Water Resources, pursuant to K.S.A. 24-126 by:

1. Applicant: Rick Huffman Telephone No.: 316-265-2727

Address: 434 N. Market Suite 250 Wichita, Kansas 67202

2. Name of Stream or Watercourse: Big Slough North

3. Description of type and purpose of proposed construction: Channel widening is proposed from the north line of 21st St. North a distance of approx. 1240 feet to the north. The new channel will consist of an effective bottom width that varies between 115 and 250 feet and minimum side slopes of 3:1. The channel will retain a static pool and discharge through a control weir.

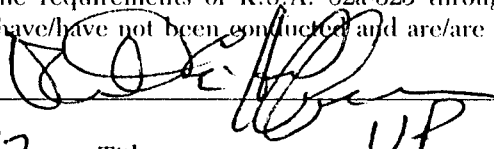
4. Legal description of location:

The south 1/2 of the southwest 1/4 of Section 3, T-27-S

R-1-W of the 6th P.M., Sedgwick County, Kansas

5. Complete plans, maps, profiles, specifications, all papers and data shall be filed with this application and made a part thereof.

6. Copies of Environmental Reviews, Environmental Impact Statement, letters of comment and any other information pertinent to the requirements of K.S.A. 82a-325 through 82a-327, Water Projects Environmental Coordination Act, have/have not been conducted and are/are not attached and made a part hereof.

7. Signature of Applicant: 

Date: 5-26-92 Title: UP.



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

<u>PROPERTY DESCRIPTION</u>			<u>PROPERTY OWNER</u>
Lot 17	Block 1	Mère Ridge	Bruce W. Walton Marjorie A. Walton 23000 W. MacArthur Wichita, KS 67052
Lot 18	Block 1	"	Leo Eck 2558 N. Ridge Rd. Wichita, KS 67205
Reserves A, B and F		"	Same as above
Lot 3, except that part replatted as Mère Ridge, Block 1		North Lakes Addition	Ritchie Construction Company, Inc. Box 4048 Wichita, KS 67204

We hereby certify the forgoing to be a true and correct list of the property owners of the hereinbefore described lots as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 29th day of July, 1992 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

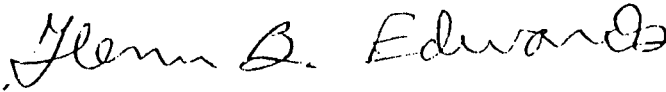
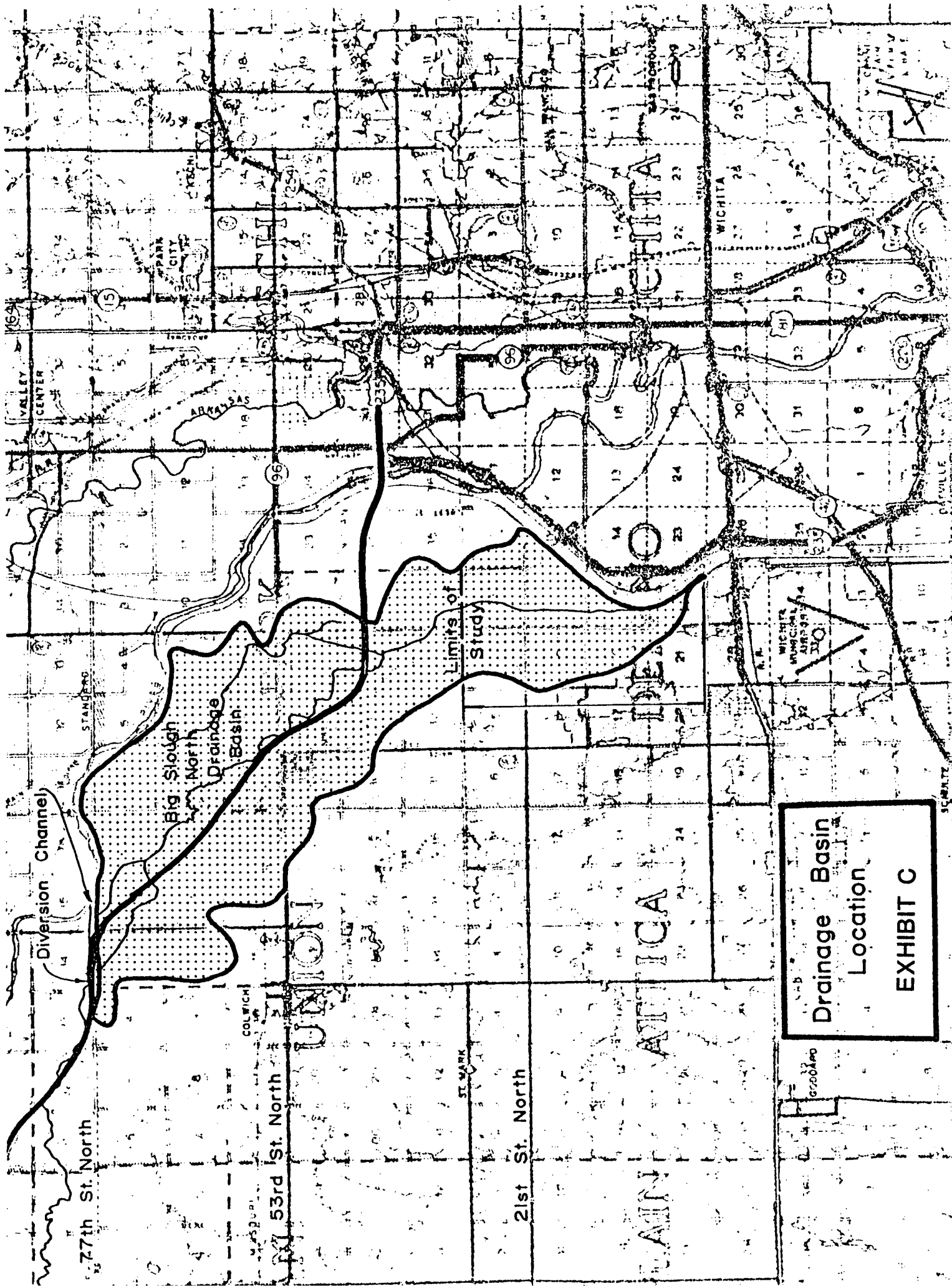
By 
Vice-President

EXHIBIT A

6. What is the nature of any planned mitigation for environmental impacts of the project?
The construction of a 9.3 acre lake, the planting of lakeside trees and grass slopes, and the establishment of a wetland habitat along the edges of the proposed lake (over 4,400 feet of shoreline).
7. a. Is the channel of the stream being altered? yes If yes, how is it being altered? Is the channel straightened, shortened, blocked, enlarged, etc.?
The channel is being enlarged into a 9.3 acre permanent lake.
- b. If the channel is being straightened and/or shortened, what are the lengths of the new channel and the original channel? There is no shortening or straightening of channel, but the net effect of the lake construction is a substantially greater length of shoreline.
8. Show the locations of any excavations involved in this project which are in, across or along any stream? Show on the project plans or aerial photograph or other appropriate information. See drawing.
9. Show the location for disposal of excess materials on the project plans or aerial photograph if within the floodplain or channel of the stream. See drawing.
10. Is riprap or other bank stabilizing material being used in this project? yes Locate its area of use on the project plans. What is the type, size and amount of material? Limited use only at the outfall or spillway being constructed with the lake to protect downstream erosion if the design storage is exceeded.
11. Have you planned any sedimentation or erosion control measures to protect the environment during and after construction and, if so, what are those measures? None other than those typical contractor protective measures during construction and immediate grass re-establishment after earthwork is complete.
12. Provide a map showing the areas requiring revegetation and the plant mixture you propose to reseed or replant grasses, shrubs or trees in areas disturbed by your project. see drawing.
13. Are you aware of any historic site (Indian campsites, historic buildings, etc.) within your project? No Have you made plans to contact the Kansas State Historical Society Office should such materials be encountered? Yes
14. Do you have any current ground level photographs of the project area? Yes Please submit copies and a copy of an aerial photograph in support of your application. See report enclosed. These photos were taken immediately after significant rainfall.
15. Please provide a list of the names and mailing addresses of all adjacent landowners to the project site. The project site is entirely within the ownership of the single owner requesting this approval.
16. Please check to see that you have fully described your project in the application form as the instructions direct.



Drainage Basin
Location
EXHIBIT C



Federal Emergency Management Agency

Washington, D.C. 20472

Case No.: 92-07-005R
Community: City of Wichita,
Kansas
Community No.: 200320

Additional Data Required to Support a Conditional Letter of Map Revision Request

Requestor: Mr. Michael E. Lindebak, P.E.

Date: **AUG 25 1992**

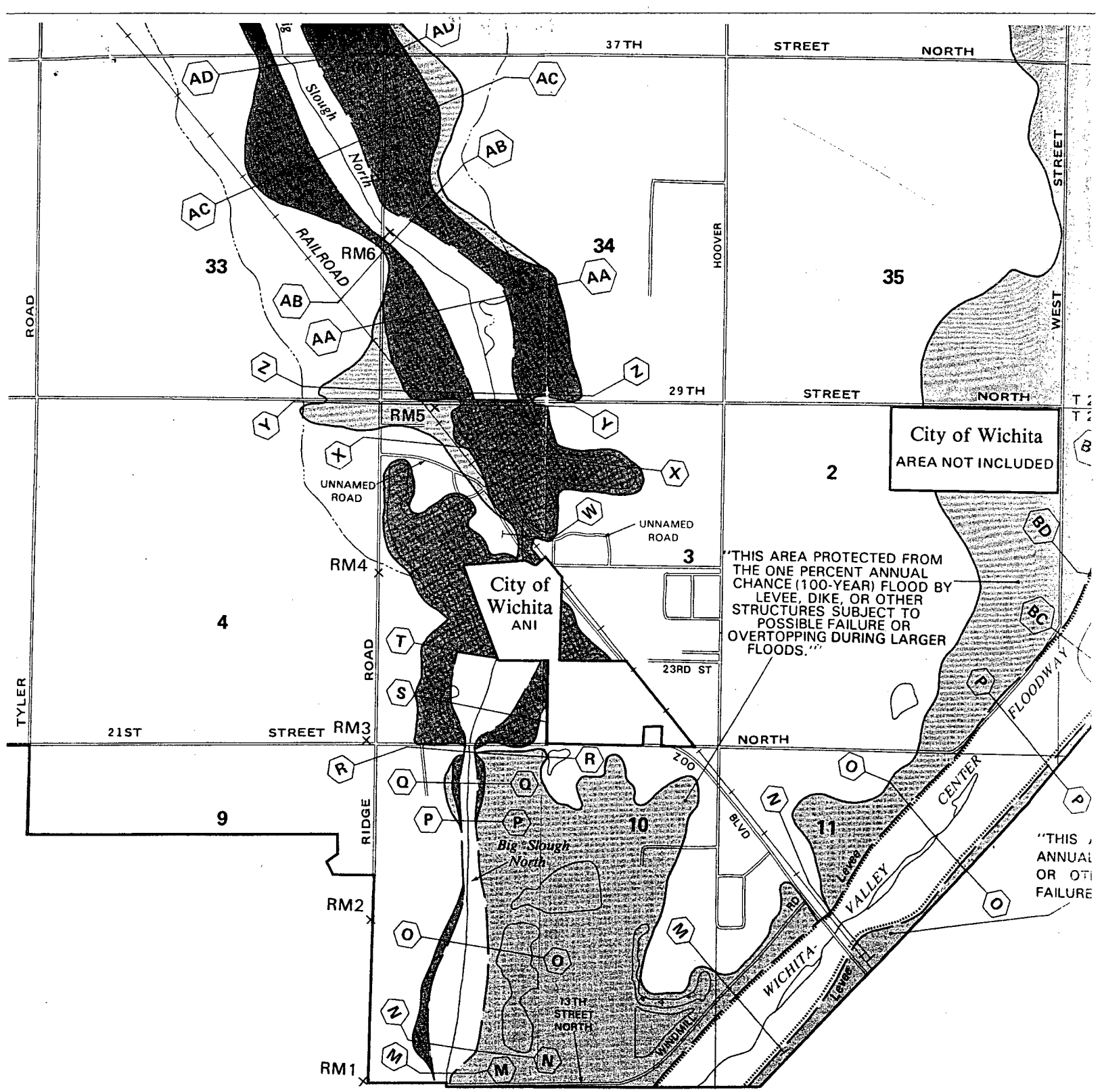
The items below must be submitted in order to complete the review of the request for a conditional Letter of Map Revision.

A statement from the City of Wichita and the Kansas Division of Water Resources that they are aware of the proposed floodway and have no objections.

The required data should be submitted to the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

Attention: Mr. David P. Preusch, P.E.



City of Wichita
 AREA NOT INCLUDED

FOR DESCRIPTION OF ELEVATION REFERENCE MARKS, SEE PANEL 200321 0075

FLOODING SOURCE	DISTANCE ¹	WIDTH (FEET)	FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
			SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC.)	REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE (FEET)	
BIG SLOUGH NORTH	M	11,487	197	1168	3.5	1317.1	1317.1	1317.5	0.4
	N	11,887	681	1140	3.6	1317.1	1317.7	1318.0	0.3
	O	13,437	659	2650	1.6	1319.0	1319.0	1319.1	0.1
	P	15,417	192	774	5.3	1319.7	1319.7	1319.7	0.0
	Q	15,942	318	1391	3.0	1320.7	1320.7	1320.7	0.0
	R	16,491	165	973	3.5	1320.9	1320.9	1320.9	0.0
	S	17,144	886	2288	1.5	1321.5	1321.5	1321.8	0.3
	T	17,943	1285 ²	2123	1.6	1322.3	1322.3	1323.0	0.7
	Z	22,628	730	1407	1.7	1325.8	1325.8	1326.1	0.3
	AA	24,072	1070	2392	1.0	1326.6	1326.6	1327.3	0.7
	AB	25,703	500	1215	2.0	1328.0	1328.0	1328.7	0.7
	AC	27,342	762	2424	1.0	1330.4	1330.4	1331.2	0.8
	AD	28,846	604	1565	1.5	1331.0	1331.0	1332.0	1.0
	AE	30,882	600	1829	1.3	1332.7	1332.7	1333.7	1.0
	AF	33,742	741	1325	1.4	1334.0	1334.0	1334.8	0.8
	AG	35,486	151	880	2.2	1337.1	1337.1	1337.8	0.7
	AH	39,318	930	2487	0.7	1337.2	1337.2	1338.2	1.0
	AI	42,108	236	704	2.6	1338.1	1338.1	1338.6	0.5
	AJ	48,418	240	969	1.9	1342.9	1342.9	1340.8	1.0
	AK	49,418	264	1048	1.8	1343.5	1343.5	1344.3	0.8
AL	51,693	409	1243	1.5	1346.0	1346.0	1346.3	0.3	
AM		56	350	5.3					

¹FEET ABOVE MOUTH
²THIS WIDTH EXTENDS WITHIN AREA NOT INCLUDED

FEDERAL EMERGENCY MANAGEMENT AGENCY
SEDGWICK COUNTY, KS
 (UNINCORPORATED AREAS)

FLOODWAY DATA

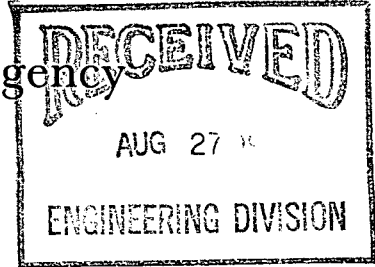
BIG SLOUGH NORTH

TABLE 3



Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
316 AD

Mr. Michael E. Lindebak, P.E.
City Engineer/Engineering Division
City Hall-Seventh Floor
455 North Main Street
Wichita, Kansas 67202

Date: **AUG 25 1992**
Case No.: 92-07-005R
RE: Big Slough North
Community: City of Wichita,
Kansas
Community No.: 200320

Dear Mr. Lindebak:

This is in response to the request for a conditional Letter of Map Revision (LOMR) for Lakeridge Addition along Big Slough North in the City of Wichita, Kansas, dated July 31, 1992. Our August 12, 1992, letter to you regarding this request indicated that additional data might be required to complete our review of the request. The data required to complete our review are listed on the enclosure.

The required data are to be submitted to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

Attention: Mr. David P. Preusch, P.E.


The case number referenced above should be included on any correspondence regarding the request. Further action on the request has been suspended pending receipt of the additional data.

Please note that the initial fees already submitted are the minimum charge for a review of this type. Additional costs could be required upon completion of our review and prior to issuance of a conditional LOMR, depending on the complexity of the required review. You will be notified of the estimated total processing costs if it is anticipated that, due to the extent of the review required, the total costs will exceed \$1,500. In that situation, our review would be suspended pending our receipt of written authorization from you to proceed.

Also note that the initial fees of \$560 already submitted will only be applied to this request if we receive the required additional data within 90 days of the date of this letter. After 90 days, the request will be treated as a new original submittal and will be subject to all submittal/payment procedures, including the initial fees.

If you have any questions concerning Federal Emergency Management Agency policy, or the National Flood Insurance Program in general, please call Mr. Alan Johnson of my staff in Washington, DC, at (202) 646-3403.

Sincerely,



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

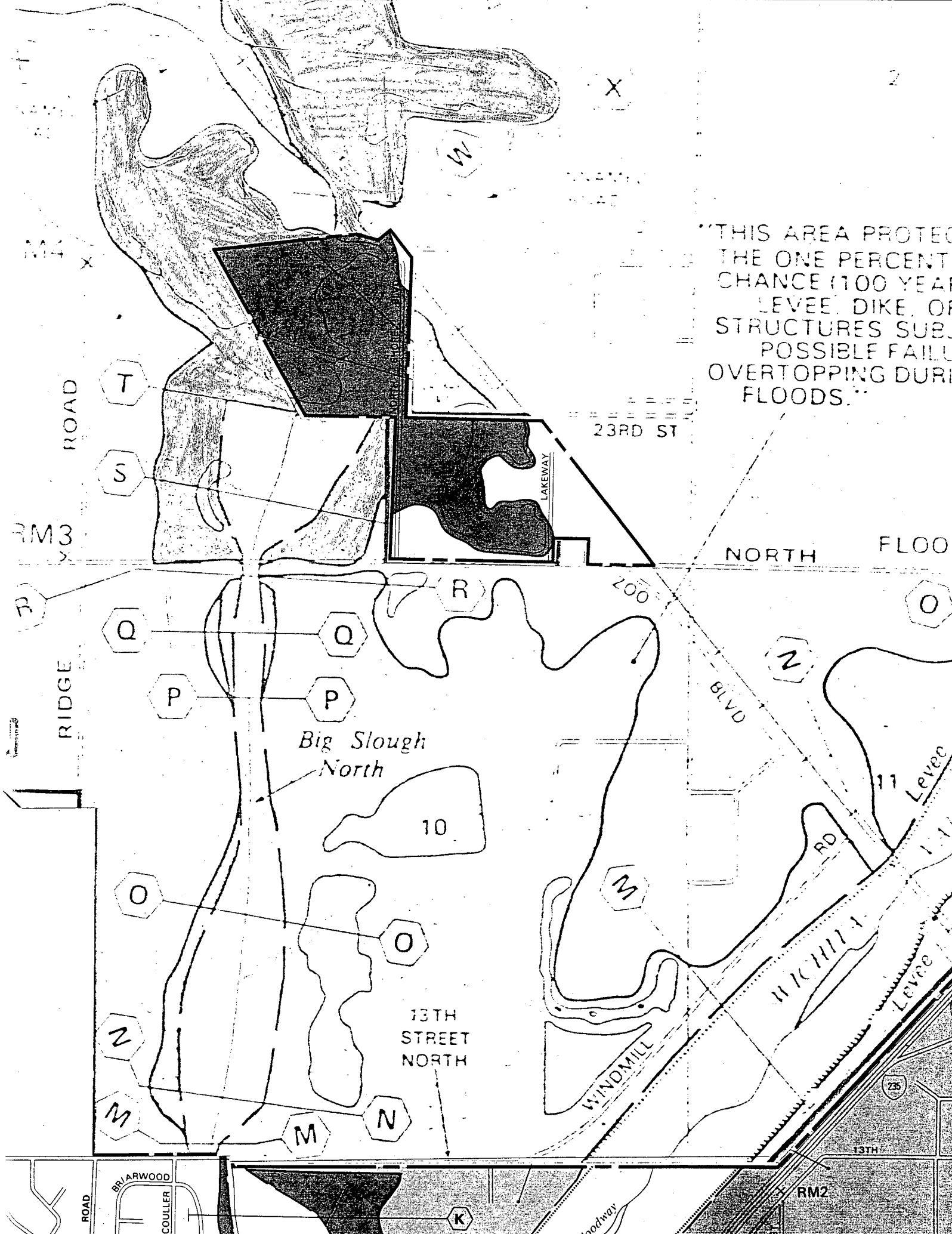
Enclosure

cc: The Honorable Bob Knight
Mayor, City of Wichita

Mr. Russell W. LeForce, P.E.
Engineer/Kansas State Board
of Agriculture

Mr. Christopher M. Bohm, P.E.
Boughman Company, P.A.

THIS AREA PROTECTS THE ONE PERCENT CHANCE (100 YEAR LEVEE) DIKE OF STRUCTURES SUBJECT TO POSSIBLE FAILURE OVERTOPPING DURING FLOODS.




THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: October 22, 1992

TO: Douglas Moshier, Senior Attorney

FROM: Michael E. Lindebak, P.E., City Engineer


SUBJECT: Agreement to Respread Special
Assessments: Lake Ridge
Addition

Please review the attached agreement as to legal form and return it to the
City Engineer's office.

BM:cls

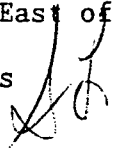
CITY OF WICHITA
CITY COUNCIL MEETING

November 17, 1992

Agenda Report No. _____

TO: Mayor and City Council Members

SUBJECT: Agreement to Respread Special Assessments in Lake Ridge Addition (North of 21st, East of Ridge) District V

INITIATED BY: Department of Public Works 

AGENDA: Consent

Recommendation: Approve the Agreement.

Background: The developer, R.B.R., Inc. has submitted an agreement to respread special assessments in Lake Ridge Addition (north of 21st, east of Ridge).

Analysis: The purpose of the agreement is to respread special assessments on an equal share basis for each lot. Without the agreement the assessments will be spread on a square foot basis.

Financial Considerations: There is no cost to the City.

Legal Considerations: The Law Department has approved the Agreement as to legal form.

Recommendation/Action: It is recommended the City Council approve the Agreement and authorize the Mayor to execute.

BM:cls

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

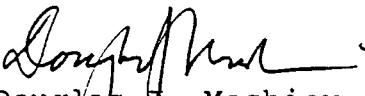
DATE: October 30, 1992

TO: Michael E. Lindebak, City Engineer

FROM: Douglas J. Moshier, Senior Attorney

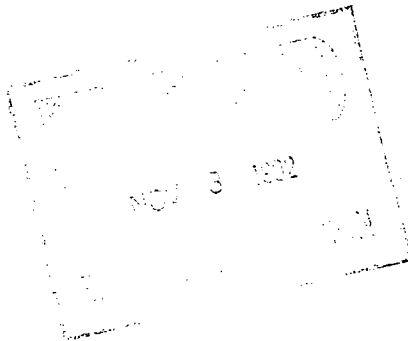
SUBJECT: Agreement for Respread
Assessments

The attached Agreement for respreading assessments in Lake Ridge Addition is approved as to form.


Douglas J. Moshier
Senior Attorney

DJM:cdh

Attachment



AGREEMENT
BY AND BETWEEN

THE CITY OF WICHITA, KANSAS

Party of the First Part

And

R.B.R., INC. Randy Dean, President

Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of 21st Street North and Ridge Road, within the City Limits of the City of Wichita; and

WHEREAS, Parties of the Second Part are the landowners of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted; and

WHEREAS, Parties of the Second Part desires that a reassessment be made;

WHEREAS, The party of the First Part and Parties of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. The described tract of land within the south half of the southwest quarter of Sec. 3, Twp. 27 S, R-1-W as follows:

That part of the S1/2 of the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said SW1/4; thence N 00° E, along the west line of said SW1/4, 720 feet for a place of beginning; thence N 00° E, along the west line of said SW1/4, 597.14 feet to the N.W. Corner of the S1/2 of said SW1/4; thence N 89°35'20" E, along the north line of the S1/2 of said SW1/4, 810.02 feet; thence S 00° W, 251.63 feet; thence S 20°33'54" W, 135.99 feet; thence S 00° W, 101.37 feet; thence S 86°50'24" E, 26.86 feet to the P.C. of a curve to the left, having a radius of 299.09 feet and a central angle of 23°44'12"; thence northeasterly, along said curve, an arc distance of 123.91 feet (having a chord bearing N 81°17'30" E, 123.02 feet to the P.T. of said curve; thence N 69°25'24" E, 6.62 feet to a point on a curve, having a radius of 250 feet; thence southeasterly, along said curve to the left, through a central angle of 11°10'54", an arc distance of 48.79 feet, (having a chord bearing S 18°21'04" E, 48.71 feet) to the P.R.C. of a curve to the right, having a radius of 497.45 feet; thence southeasterly, along said curve and through a central angle of 02°13'40", an arc distance of 19.34 feet, (having a chord bearing S 22°49'41" E, 19.34 feet; thence S 69°25'24" W, 5.49 feet to the P.C. of a curve to the right, having a radius of 367.09 feet; thence westerly, along said curve and through a central angle of 17 32'19", an arc distance of 112.37 feet, (having a chord bearing S 78°11'34" W, 111.93 feet; thence S 00° W, 48.32 feet to a point 720 feet north of the south line of said SW1/4; thence S 89°39'36" W, 825 feet to the place of beginning has been replatted as Lots 1-19, Lake Ridge Addition.

was part of the benefit improvement district for the city project Main 1, Southwest Interceptor Sewer Project No.

468-76-245-81618-000-000-001.

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 1 through 19, Lake Ridge Addition shall each pay 1/19 of the total cost apportioned to the property described above.

3. The Parties of the Second Part are the owners of the property described in Section One above and said Parties of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Parties of the Second Part further waives their right to appeal the special assessments for the above mentioned project (including this described reassessment) and agree that no suit to set aside said assessment shall be brought by them nor shall they in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in levying the special assessments therefore.

5. The Parties of the Second Part further agree that they will indemnify the party of the First Part against any and all costs, expenses, claims and judgements for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, The Parties hereto have executed this agreement the _____ day of _____, 19____.

THE CITY OF WICHITA, KANSAS

BY: _____
Mayor
Party of the First Part

Approved as to form:

Gary E. Reber
Director of Law

Attest:

City Clerk

R.B.R., Inc.

Randy Dean
Randy Dean, President

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

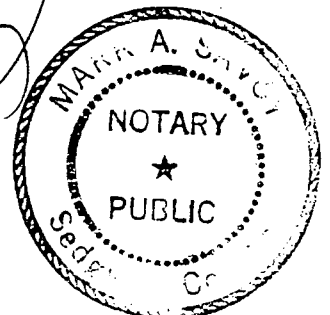
BE IT REMEMBERED, that on this 21st day of October, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Randy Dean, President, R.B.R., Inc., personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Mark A. Sawyer
Notary Public
Mark A. Sawyer

My Appointment Expires:

16 May 1996

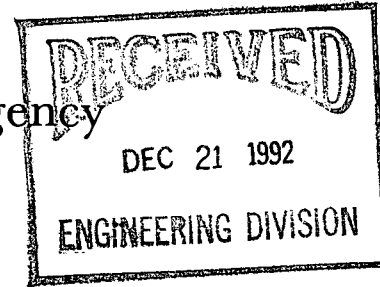




Federal Emergency Management Agency

Washington, D.C. 20472

December 18, 1992



Mr. Michael E. Lindebak, P.E.
City Engineer/Engineering Division
City Hall - Seventh Floor
455 North Main Street
Wichita, Kansas 67202

IN REPLY REFER TO:
Case No.: 93-07-019R
(Formerly 92-07-005R)
Community: City of Wichita,
Kansas
Community No.: 200320

316-ACK

Dear Mr. Lindebak:

This is in response to your request, dated April 30, 1992, for a Conditional Letter of Map Revision (CLOMR) for the above-referenced community. Pertinent information about the request is listed below.

Identifier:	Lakeridge Addition
Flooding Source:	Big Slough North
FIRM Panel Affected:	0125
FBFM Panel Affected:	0125

On October 1, 1992, the Federal Emergency Management Agency (FEMA) implemented the use of detailed application and certification forms for requesting revisions or amendments to National Flood Insurance Program (NFIP) maps. These forms outline technical and NFIP-related considerations in a fashion that facilitates an efficient review.

In addition, FEMA has implemented a reimbursement procedure to recover costs associated with reviewing and processing CLOMR requests, thus reducing the expense to the NFIP. The initial fees of \$560 are the minimum charges associated with our review of a project of this type. You will be notified of the estimated costs if we anticipate that, due to the extent of the review required, the total costs will exceed \$1,500. In that situation, our review would be suspended pending our receipt of written authorization from you to proceed.

Using the previously referenced certification forms, we have completed an inventory of the items that you submitted. The items identified below are required before we can begin a detailed review of the request.

ITEM

1. We have received all of the data and initial fees we require to begin a detailed technical review of your request. If additional data are required, we will inform you within _____ days of the

date of this letter. However, if application/certification form information is requested in Items 4 or 5 below, that information must be provided before we can issue our final determination.

- X 2. We must receive the initial fees, \$560, before we will begin our review. Payment must be in the form of a check or money order made payable to the National Flood Insurance Program. For identification purposes, the case number referenced above must be included on the check or money order. Please forward this payment to:

Federal Emergency Management Agency
Revisions Fee-Collection System Administrator
c/o Dewberry and Davis
P.O. Box 3173
Merrifield, Virginia 22116

- X 3. Based on our initial review of your request, we have determined that the total processing costs will exceed \$1,500. Please provide written authorization for us to proceed with our review to a limit of \$2,000.

- _____ 4. All applicable forms from the enclosed "Application/Certification Forms" package and the necessary supporting data, as described in the package instructions, must be submitted.

- _____ 5. The following forms, which were omitted from your previous submittal, must be provided:

- _____ a. Form 1, entitled "Revision Requestor and Community Official Form."
- _____ b. Form 2, entitled "Certification by Registered Professional Engineer and/or Land Surveyor."
- _____ c. Form 3, entitled "Hydrologic Analysis Form."
- _____ d. Form 4, entitled "Riverine Hydraulic Analysis Form."
- _____ e. Form 5, entitled "Riverine Mapping Form."
- _____ f. Form 6, entitled "Channelization Form."
- _____ g. Form 7, entitled "Bridge/Culvert Form." (one form per new/revised bridge/culvert)

- _____ 6. With this letter we are returning the original package indicating those forms that have not been completed in their entirety or on which data were requested. The item(s) that must be completed and/or statement(s) requesting data have/has been marked with an asterisk (*). Please revise and resubmit the form package.

- _____ 7. Other: _____

Please note that if all of the required items are not submitted within 90 days of the date of this letter, any subsequent request will be treated as an original submittal and will be subject to all submittal/payment procedures, including the initial fees.

For a flood-control project to be exempt from fees and processing costs, it must be sponsored by a Federal, State, or local government, intended for public benefit, and primarily intended for flood-loss reduction to insurable structures in identified flood hazard areas that were in existence prior to commencement of construction of the flood-control project.

All required data (except the initial fees) and questions concerning your request are to be directed 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. David P. Preusch, P.E.

When you write us about your request, please include the case number referenced above in your letter.

If you have any questions concerning FEMA policy, or the NFIP in general, please contact Mr. Alan Johnson of our Headquarters staff in Washington, DC, at (202) 646-3403, or by facsimile at (202) 646-3445.

Sincerely,



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

Enclosures

cc: The Honorable Bob Knight
Mayor, City of Wichita

Mr. Russell W. LeForce, P.E.
Engineer/Kansas State Board
of Agriculture

Mr. Christopher M. Bohm, P.E.
Boughman Company, P.A.

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.

**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

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

January 20, 1993

Mike Lindebak, P.E.
 City Engineer
 Department of Engineering
 7th Floor - City Hall
 455 N. Main
 Wichita, Kansas 67202

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To MIKE LINDEBAK	From PHIL MEYER	
Co. CITY ENGINEERING	Co. BAUGHMAN CO.	
Dept.	Phone # 262-7271	
Fax # 268-4114	Fax #	

RE: Lake Ridge 2nd Addition

Dear Mike,

Baughman Company, is presently preparing a final plat for the above referenced project. During the platting process our office has been working with state and federal agencies, to adjust the floodway boundaries within this plat. We presently have D.W.R.'s approval to start filling and are about to recieve F.E.M.A.'s conditional permit to fill the required portions of this site to the B.F.E.

We would like to request from you permission to set only the perimeter irons around this subdivisions at the time we file the final plat. Then after the site has been filled to the B.F.E. and before any construction staking begins on the City projects, except for the storm water project, Baughman Company will complete setting approximately 55 interior control points for this subdivision. For the storm water project, we will provide adequate coordinate points for the city staking crews. This process will eliminate the interior control irons from being set approxiamtely three (3) feet or deeper below final grade.

Please contact our office with your response at your earliest convience. Thank you for your time on this matter.

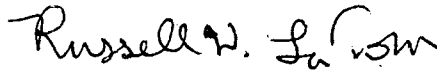
Sincerely,

N. Brent Wooten, P.E.

Mr. Rick Huffman
WSNs: CSG-0116-L & LSG-0073-C
Page 2

The work has been authorized to be completed on or before January 1, 1995. Approval for construction of this project will expire on that date unless the time is subsequently specifically extended by the Chief Engineer. Any desired extension of time should be requested in writing approximately 30 days prior to the expiration date.

Very truly yours,



Russell W. LaForce, P.E.
Engineer
Water Structures Section

RWL:pa
Enclosure

pc: Stafford Field Office
District Engineer, Kansas City
Corps of Engineers
Mr. N. Brent Wooten, P.E.
Mr. Dennis Haag
Mr. Bill Yung
~~Mr. Michael Lindebak, P.E.~~
Mr. Robert George
Ms. Kay Carder, FEMA
Mr. Richard Pankratz
Mr. Paul Liechti
Ms. Helen L. Holm, P.E.
Mr. Ken Kern
Mr. William R. Bryson
Mr. David P. Preusch, P.E.
Big Slough Drainage District



KANSAS STATE BOARD OF AGRICULTURE

Sam Brownback, Secretary

DIVISION OF WATER RESOURCES

David L. Pope, Chief Engineer-Director

901 S. Kansas Avenue, Second Floor

Topeka, Kansas 66612-1283

(913) 296-3717 Fax (913) 296-1176

December 7, 1992

MR RICK HUFFMAN
434 N MARKET-SUITE 250
WICHITA KS 67202

Re: Lake Ridge Addition
Big Slough
City of Wichita
WSNs: CSG-0116-L & LSG-0073-C
Notice No. 92367

Dear Mr. Huffman:

Consideration has been given to your application for a permit and approval of plans relating to the construction of a residential development consisting of floodplain fill, a control weir, and 1,400 ft. of widened, deepened, and changed channel which alters 1,300 ft. of existing channel in along and across Big Slough in the W ½ of the SW ¼ of Section 3, Township 27 South, Range 1 West, City of Wichita, Sedgwick County, Kansas.

In accordance with the provisions of K.S.A. 82a-301 to 305a and 24-126, the Chief Engineer has approved the plans and issued the enclosed permit and approval, authorizing construction of the proposed project. Please note the conditions on the reverse side of the permit and approval. Condition No. 9 requires the permittee to notify this office within 30 days after the project is completed. A Notice and Proof of Completion form is enclosed for this purpose. Special conditions have been added to the permit and approval regarding the clearing of vegetation, temporary crossings, the introduction of toxic materials into the watercourse, the disposal of excess material in the floodplain, and the type of material used for riprap.

The one set of plans submitted to this office has been endorsed with the Chief Engineer's approval and will be retained in our files. Should you desire any copies of the plans with the Chief Engineer's approval shown thereon, please submit the required number.

Comments about this proposed project were received from several agencies during the environmental review process. Copies of the letters with recommendations from Kansas State Historical Society, Kansas Biological Survey, Kansas Department of Health and Environment, Soil Conservation Commission, and Kansas Corporation Commission are enclosed for your information. These recommendations should be considered in the construction of this project.

THE STATE



OF KANSAS

STATE BOARD OF AGRICULTURE
Sam Brownback, Secretary

DIVISION OF WATER RESOURCES
David L. Pope, Chief Engineer

COPY

FOR YOUR INFORMATION

APPROVAL OF APPLICATION NO. LSG-0073-C

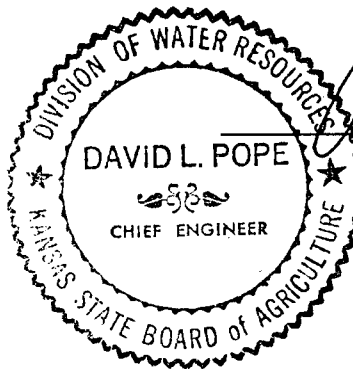
K.S.A. 24-126

The Chief Engineer of the Division of Water Resources, Kansas State Board of Agriculture, by virtue of the powers and duties imposed by K.S.A. 24-126, hereby issues this approval to Mr. Rick Huffman, 434 N. Market-Suite 250, Wichita, Kansas 67202, giving his consent to construct a floodplain fill project for a residential project along both sides of 1,400 ft. of widened, deepened, and changed channel of Big Slough in the W 1/2 of the SW 1/4 of Section 3, Township 27 South, Range 1 West, City of Wichita, Sedgwick County, Kansas (Lake Ridge Addition).

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

Witness my hand this 7th day of December, 1992

COPY



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

State of Kansas)
)SS
County of Shawnee)

The foregoing instrument was acknowledged before me this 7th day of December, 1992, by George A. Austin as authorized agent of David L. Pope, Chief Engineer, Division of Water Resources, Kansas State Board of Agriculture.

MELISSA R. MILLICK
Notary Public - State of Kansas
My Appt. Expires 1-8-96

Melissa R. Millick
Notary Public

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

APPROVAL CONDITIONS

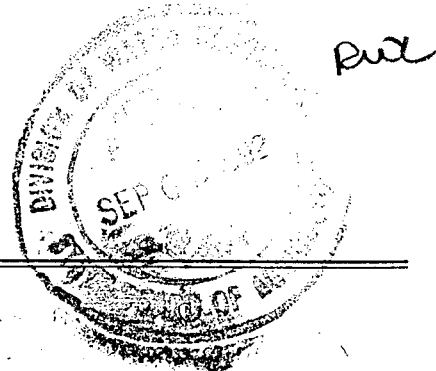
1. This approval grants no water rights nor other property rights, nor does it authorize any injury to private property, invasion of private rights nor impairment of senior water rights, nor does it exempt the applicant from obtaining consent from appropriate federal, state or local government.
2. The work shall at all times be subject to supervision and inspection by representatives of the Division of Water Resources.
3. No changes in the work, maps, plans, profiles and specifications as approved shall be made except with the written consent of the Chief Engineer.
4. Any work authorized by this approval will be maintained in a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
5. The clearing of trees, brush, drift and other debris, in order to maintain the work substantially in accordance with the approved plans is hereby authorized, except that the removal of plantings made specifically for habitat or environmental mitigation is not authorized by this approval.
6. Any excess material deposited in the stream channel incident to the construction and maintenance of the project authorized by this approval shall be removed and the channel restored to a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
7. All areas disturbed by construction or other exposed soil areas shall be seeded and maintained with a mixture of grass or other vegetation appropriate to the soils, climate and project in order to minimize erosion and protect the project integrity.
8. If the work is not completed on or before the 1st day of January, 1995, this approval, if not specifically extended, shall cease and be null and void. If, upon the expiration or revocation of the approval, the work has not been completed, the applicant shall, at his own expense and to such extent and in such time and manner as the Chief Engineer may require, remove all or any portion of the uncompleted work and restore the watercourse to a satisfactory condition. No claim shall be made against the State of Kansas on account of any such removal or alteration.
9. Within thirty (30) days after the completion of the work authorized in this approval, the applicant shall file with the Division a statement that the work has been performed in accordance with this approval and the approved maps, plans, profiles and specifications.
10. The Chief Engineer reserves the right to require such changes in the maps, plans, profiles and specifications as may be considered necessary. The Chief Engineer further reserves the right to modify, suspend or revoke this approval at any time, should the applicant fail to comply with any of the conditions of this approval or regulations of the Division without sufficient cause or should such action be deemed necessary in the interest of public safety and welfare.
11. That the clearing of timber and vegetation is restricted to the absolute minimum required to accomplish the work and not interfere with the beneficial use of project.
12. The construction of temporary crossings and/or causeways within the project limits of the approved plans is hereby authorized; provided that the temporary obstruction is removed in its entirety and the channel restored to the cross-section proposed in the approved plans. Sufficient hydraulic capacity shall be provided to bypass normal flows to satisfy water right and other public interest needs.
13. No deleterious or toxic materials shall be introduced into the watercourse or reservoir by runoff, leaching or disposal during or in connection with the work authorized by this permit.
14. Any excess material deposited in the floodplain in areas not shown on the approved plans is prohibited without prior written approval of the Chief Engineer.
15. Only graded rock, quarry-run rock and/or clean concrete rubble shall be used in the work as approved. If concrete rubble is used, all large slabs should be broken up and all exposed reinforcement rods, trash, and other extraneous materials shall be removed prior to placement. No asphalt material shall be placed as fill material.

PERMIT CONDITIONS

1. This permit grants no water rights nor other property rights, nor does it authorize any injury to private property, invasion of private rights nor impairment of senior water rights, nor does it exempt you from obtaining consent from appropriate federal, state or local government.
2. The work shall at all times be subject to supervision and inspection by representatives of the Division of Water Resources.
3. No changes in the work, maps, plans, profiles and specifications as approved shall be made except with the written consent of the Chief Engineer.
4. Any work authorized by this permit will be maintained in a condition satisfactory to the Chief Engineer and substantially in accordance with the approved plans.
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7. All areas disturbed by construction and all other exposed soil areas shall be seeded and maintained with a mixture of grass or other vegetation appropriate to the soils, climate and project in order to minimize erosion and protect the project integrity.
8. If the work is not completed on or before the 1st day of January, 1995, this permit, if not specifically extended, shall cease and be null and void. If, upon the expiration or revocation of this permit, the work has not been completed, the permittee shall, at his own expense and to such extent and in such time and manner as the Chief Engineer may require, remove all or any portion of the uncompleted work and restore the watercourse to a satisfactory condition. No claim shall be made against the State of Kansas on account of any such removal or alteration.
9. Within thirty (30) days after the completion of the work authorized by this permit, the permittee shall file with the Division a statement that the work has been completed in accordance with this permit and the approved maps, plans, profiles and specifications.
10. The Chief Engineer reserves the right to require such changes in the maps, plans, profiles, specifications and conditions as may be considered necessary. The Chief Engineer further reserves the right to modify, suspend or revoke this permit at any time should the permittee fail to comply with any of the conditions of this permit or regulations of the Division without sufficient cause or should such action be deemed necessary in the interest of public safety and welfare.
11. That the clearing of timber and vegetation is restricted to the absolute minimum required to accomplish the work and not interfere with the beneficial use of project.
12. The construction of temporary crossings and/or causeways within the project limits of the approved plans is hereby authorized; provided that the temporary obstruction is removed in its entirety and the channel restored to the cross-section proposed in the approved plans. Sufficient hydraulic capacity shall be provided to bypass normal flows to satisfy water right and other public interest needs.
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State of Kansas

Joan Finney, Governor



Department of Health and Environment

Azzie Young, Ph.D., Secretary

September 4, 1992

Reply to: (913) 296- 5582

Mr. Hakim Saadi
Division of Water Resources
109 SW 9th, Suite 202
Topeka, Kansas 66612-1283

Regarding: ECA Notice 92367; Channel Widening, Big Slough North; Sedgwick County

Dear Mr. Saadi:

Pursuant to KSA 82a-326(a)(4) and (b) of the Environmental Coordination Act, the Kansas Department of Health and Environment has reviewed the proposed project. The project is considered to be a water quality impacting action subject to the provisions of K.A.R. 28-16-28f(c). This regulation specifies:

"No action that impacts upon water quality shall be taken unless the Kansas Department of Health and Environment has issued a water quality certification. A water quality certification is the department's written statement finding that the proposed action either:

- (1) complies with the terms and conditions of the Kansas surface water quality standards, or
- (2) will result in a degradation of existing surface water quality and pursuant to the variance procedure of K.A.R. 28-16-28f(c)(3), has been issued a variance from the terms and conditions of the Kansas surface water quality standards.

We certify the proposed project to comply with terms and conditions of the Kansas surface water quality standards provided the project is executed in accordance with the following conditions:

1. Measures are taken to prevent violations of the water quality criteria described in K.A.R.28-16-28e. The applicant is directed to pay particular attention to preventing pollution impacts of turbidity, pH, temperature, nutrients, pesticides, chemicals, deposits of solids, suspended solids, floating debris, scum, visible oil and grease, and dissolved or emulsified grease concentrations in waters of the state during the project and after completion of the project. Appropriate measures include discharging runoff from the construction site to filter strips or detention basins, minimizing the amount of area being disturbed at any time, and rapidly stabilizing any disturbed areas with temporary and permanent vegetation. The December 15, 1990 Order of the Secretary of the Kansas Department of Health and Environment establishing guidance for achievement of environmental results related to nonpoint source pollution control and the report-Management of Construction Activity Nonpoint Source Pollutants are available as guidance for addressing this condition.

2. Upon completion of the project, disturbed areas, including equipment staging areas, shall be expeditiously stabilized with vegetation or other appropriate non-polluting material.
3. All waste materials produced by the construction project shall be disposed of in accordance with the provisions of the Kansas solid waste management statutes and regulations (K.S.A. 65-3401 and K.A.R. 28-29-1 et. seq.) or applicable local rules.
4. Should a spill of gasoline or discharge of pollutants occur, the Kansas Department of Health and Environment shall be notified immediately (913-296-1500).
5. The applicant shall take appropriate measures to capture any debris released to Big Slough as a result of this project.
6. If the water body resulting from this project is not under single ownership or provides public access for such activities as swimming, boating, fishing, and other recreational activities, the water body is subject to the provisions of the Kansas Water Quality Standards In order to protect the water quality of the impoundment,:
 - a. The county conservation district should be contacted to provide assistance in developing a watershed nonpoint source pollution control plan for the project.
 - b. Pollution control measures shall be consistent with state and local nonpoint source pollution management plans.

This certification does not relieve the applicant of the responsibility for any discharge into waters of the state. The Kansas Department of Health and Environment retains the option of revoking the certification any time an inappropriate discharge may occur. As provided for in K.S.A. 65-171(f), failure to comply with the conditions of this certification may subject the responsible party to fines up to \$10,000 per violation with each day the violation occurs constituting a separate violation.

If the applicant believes the conditions of this certification will result in impairment of important social and economic development, the applicant is advised of the variance provisions of K.A.R. 28-16-18f(c)(3).

Sincerely,



Helen L. Holm, P.E.,
Nonpoint Source Section
Bureau of Environmental Quality

c: Steve Adams
Paul Liechti
John Strickler
Bob Wood

Joan Finney
Governor

Jim Robinson
Chairman

F. S. Jack Alexander
Commissioner

Rachel C. Lipman
Commissioner

Judith McConnell
Executive Director

Brian Moline
General Counsel

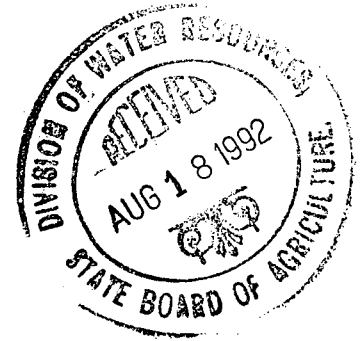


RWL m

Kansas Corporation Commission

August 14, 1992

Hakim Saadi
Division of Water Resources
109 SW 9th Street
Topeka, Kansas 66612



**RE: DWR Application 92367
W2SW Section 3, Township 27 South,
Range 1 West, Sedgwick County.**

Dear Mr. Saadi:

We have reviewed the above-captioned application from Rick Huffman who proposes to widen the channel, along and across Big Slough. A review of our records reveal that there is at least 1 well located in the vicinity of this project but out of the construction area. (See attached plat map.) If the applicant has any questions he can contact the district supervisor listed below.

In the event unexpected circumstances are encountered during construction, such as the discovery of abandoned oil, gas or exploratory holes, the applicant should contact Maurice Korphage, KCC District #2 Supervisor in Wichita (316) 263-8809, so appropriate regulatory response can be made.

Very sincerely yours,

A handwritten signature in cursive that reads "William R. Bryson".

William R. Bryson, Director
Conservation Division

Attachment

cc: Judith McConnell
M. L. Korphage

RWL



State Conservation Commission

109 S.W. 9TH STREET, SUITE 500

TELEPHONE (913) 296-3600

TOPEKA, KANSAS 66612-1299

August 7, 1992

Chief Engineer
Division of Water Resources
State Board of Agriculture
901 S Kansas Ave., Second Floor
BUILDING MAIL

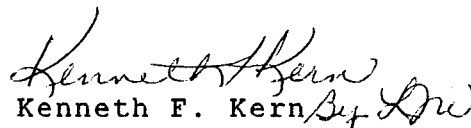
RE: Notice No. 92367
Mr. Rick Huffman

Dear Sir:

By a copy of this letter, we are referring the referenced application notice to the County Conservation District listed below. This application indicates a loss of riparian vegetation as a result of the proposed project. The Conservation District is requested to review the project application, evaluate the riparian area impacted, and perform other investigations as needed. The Conservation District will then send any comments and concerns directly to the Chief Engineer, Division of Water Resources, at the above address, before the expiration date of the notice.

The Conservation Districts would appreciate receiving a copy of any communications relative to their comments and concerns.


Sincerely,


Kenneth F. Kern
Executive Director

KFK:dmm

cc: SEDGWICK COUNTY CONSERVATION DISTRICT
7201 W CENTRAL
WICHITA KS 67212-3510
TELEPHONE: 316-729-0331

PWL


**KANSAS
BIOLOGICAL
SURVEY**

Division of Water Resources
901 S. Kansas Avenue, Second Floor
Topeka, Kansas 66612-1283

Attention: Hakim Saadi

Subject: Notice No. 92-367 (Sedgwick Co.)

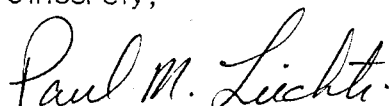
Date: 4 September 1992

In regard to the request by Mr. Rick Huffman for a permit to widen the channel of Big Slough Creek and create a static pool, the following comments are offered for your consideration.

We do not have any specific objections to the project. Since the impoundment will be surrounded with residential housing, the potential exists for urban nonpoint source pollution impacts on water quality. Therefore, land use practices, run-off from the adjoining residential area and establishment of vegetated buffer around the impoundment should be thoughtfully considered in terms of how to limit potential nonpoint impacts.

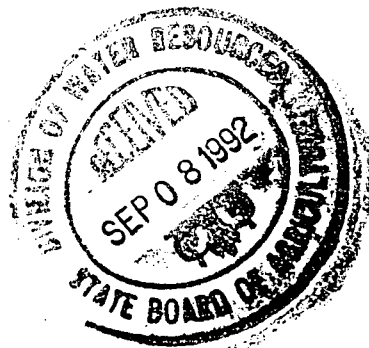
Thank you for the opportunity to comment on the proposed project.

Sincerely,



Paul M. Liechti
Assistant Director
Environmental Coordination Contact

CC: Environmental Services Section, KDWP Pratt



RWL 4



KANSAS STATE HISTORICAL SOCIETY

CENTER FOR HISTORICAL RESEARCH

120 West Tenth ▪ Topeka, Kansas 66612-1291 ▪ 913/296-3251
FAX #913/296-1005

KANSAS MUSEUM OF HISTORY

6425 South West Sixth ▪ Topeka, Kansas 66615-1099 ▪ 913/272-8681

August 12, 1992

Hakim Saadi
Division of Water Resources
901 South Kansas Avenue, Second Floor
Topeka, Kansas 66612-1283

Re: 92352, 92364, 92367, 92368, and 92369

Dear Mr. Saadi:

The projects listed above have been reviewed for their effects on recorded archeological sites. No site is located in any project's vicinity, but the project's area has not been surveyed by a professional archeologist. Construction work may uncover buried archeological materials. If that should happen, this office should be notified immediately.

Sincerely,

Ramon Powers
State Historic Preservation Officer


Richard Pankratz, Director
Historic Preservation Department

djw





Federal Emergency Management Agency

Washington, D.C. 20472

FEB 26 1993

Mr. N. Brent Wooten, P.E.
Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

IN REPLY REFER TO:
Case No.: 93-07-019R
(Formerly 92-07-005R)
Community: City of Wichita,
Kansas
Community No.: 200328

316-I

Dear Mr. Wooten:

The Federal Emergency Management Agency has completed its review of your request for a Conditional Letter of Map Revision (CLOMR) for Big Slough North in the above-referenced community. Prior to commencement of our review, we received the required initial fees of \$560. Due to the complexity of the request, review and processing costs exceeded \$1,500. You were notified of the additional costs on December 18, 1992, and you replied with your written authorization to proceed with our review in a letter dated January 20, 1993.

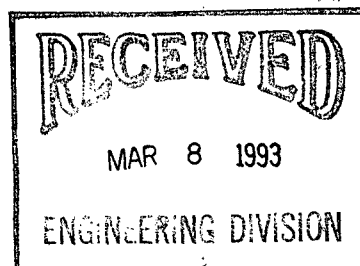
Review and processing costs associated with this request total \$1,995.

Please forward payment of \$1,435, representing the additional costs, to:

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

Please note that the initial fees of \$560 will only be applied to this request if we receive the required fees within 90 days of the date of this letter. After 90 days, the request will be treated as an original submittal and the total review and processing fees of \$1,995 will be required before the requested CLOMR will be issued.

Payment must be in the form of a check or money order made payable to the National Flood Insurance Program. For identification purposes, the case number referenced above must be included on your check or money order. We will not issue our determination until this payment is received.



If you have any questions regarding this matter, please contact Mr. Alan Johnson of our staff at (202) 646-3403, or by facsimile at (202) 646-3445.

Sincerely,



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

cc: The Honorable Frank Ojile
Mayor, City of Wichita

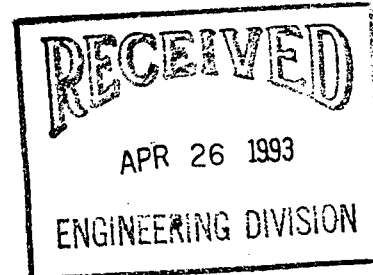
~~Mr. Michael Lindebak, P.E.~~
City Engineer/City of Wichita
Department of Public Works



Federal Emergency Management Agency

Washington, D.C. 20472

APR 22 1993



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Frank Ojile
Mayor, City of Wichita
City Hall, 1st Floor
455 North Main Street
Wichita, Kansas 67202

IN REPLY REFER TO:

Case No.: 93-07-019R

(Formerly 92-07-005R)

Community: City of Wichita,
Kansas

Community No.: 200328

104

Dear Mayor Ojile:

This is in response to a letter dated April 30, 1992, from Mr. Michael Lindebak, P.E., City Engineer, City of Wichita, regarding a request for a Conditional Letter of Map Revision (CLOMR) for the effective Flood Insurance Study (FIS) for the City of Wichita, Kansas. The request is based on proposed fill and excavation within the effective 100-year floodplain and floodway limits of Big Slough North. Fill and excavation is associated with the proposed Lakeridge Addition generally located at the northeast corner of 21st Street and Ridge Road. Fill is required to raise proposed lots above the base (100-year) flood elevations (BFEs). Excavation will be needed to construct the proposed pond located from the northern line of 21st Street North for a distance of approximately 1,240 feet upstream. The proposed pond consists of an effective bottom width that varies from 115 to 250 feet, and has a minimum side slope of 3:1. This area of Lakeridge Addition was annexed by the City of Wichita in 1992, and is shown on the Sedgwick County Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM), Community No. 200321, Panel No. 125, dated June 3, 1986.

All data necessary to process this request were received with letters dated April 30 and August 21, 1992, from Mr. Lindebak, with letters dated April 30 and July 31, 1992, from Mr. Christopher M. Bohm, P.E., Baughman Company, P.A., and with a letter dated January 20, 1993, from Mr. N. Brent Wooten, P.E., also with Baughman Company, P.A. All fees necessary to process this CLOMR (a total of \$1,995) have been received.

We have completed our review of the data submitted with regard to the data used to produce the effective FIRM and FBFM for Sedgwick County, Kansas. We believe that if the proposed project is constructed as shown on the plans entitled "Exhibit F; Lakeridge Addition; M.S.L. Lot Grading Plan," prepared by Baughman Company, P.A., dated April 1992, revised May 14 and July 28, 1992, and as described in the report entitled "Big Slough North Hydrology Study; Lakeridge Addition; Wichita, Kansas," prepared by Baughman Company, P.A., dated April 30 and July 31, 1992, then the 100-year floodplain and floodway will be delineated as shown on the plans described above.

Upon completion of this project, please submit "as-built" plans to include all proposed fill and excavation within the project reach, certified by a registered professional engineer, and an initial fee (currently \$200) as required by Section 72.3 of the National Flood Insurance Program (NFIP) regulations.

In addition to the information requested above, the Federal Emergency Management Agency (FEMA) also requires that adequate documentation be provided to show that the placement of fill in the effective 100-year floodplain and below the proposed BFE is 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).

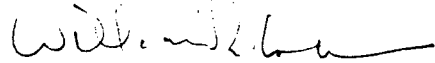
After receiving appropriate documentation to show that the project has been completed, FEMA may initiate a revision to the FIS/FIRM. Because the BFEs change as a result of this project, there would be a 90-day appeal period during which community officials and interested persons may appeal the revised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

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

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

Should you have any questions regarding this matter, please contact the Chief, Natural and Technological Hazards Division of FEMA in Kansas City, Missouri, at (816) 283-7002, or Mr. Alan Johnson of our Headquarters staff in Washington, DC, at (202) 646-3403, or by facsimile at (202) 646-3445.

Sincerely,



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

cc: Mr. Michael Lindebak, P.E.
City Engineer/City of Wichita
Department of Public Works

Mr. Russell W. LaForce, P.E.
Engineer/Water Structures Section
Kansas State Board of Agriculture

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

Ms. Betsy Gwin
Commissioner, Sedgwick County

Copy

Approved / Accepted By City Council

This SEP 24 1996

AGREEMENT

THIS AGREEMENT made this SEP 24 1996, 1996, BY AND BETWEEN

THE CITY OF WICHITA, KANSAS
hereinafter called

STATE OF KANSAS)
SEDGWICK COUNTY)
FILED FOR RECORD AT)
4:30 P M

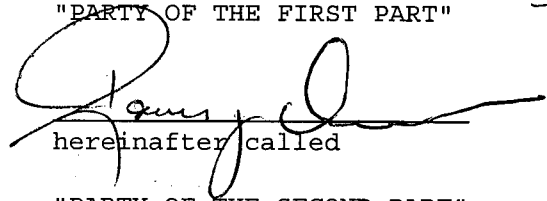
AND

"PARTY OF THE FIRST PART"

D. Menheimer
Deputy

1561323 8-88

PAT KETTLER
REGISTER OF DEEDS


hereinafter called

"PARTY OF THE SECOND PART"

WITNESSETH:

Whereas, the public has been granted a drainage easement 15 feet in width, along the south property line of lot 1, Lake Ridge Addition, 7134 W. Garden Ridge Ct., Wichita, Kansas; and

Whereas, the Party of the First Part has constructed and maintained a storm water management system in said easement, and;

Whereas, Party of the Second Part desires to occupy and construct improvements over the following described section of said easement, to-wit; 15 feet in width, along the south property line of lot 1, Lake Ridge Addition, 7134 W. Garden Ridge Ct., Wichita, Kansas; and hereinafter referred to as Tract "A".

NOW THEREFORE, in consideration of the premises and the several mutual and reciprocal promises of the parties, it is agreed as follows:

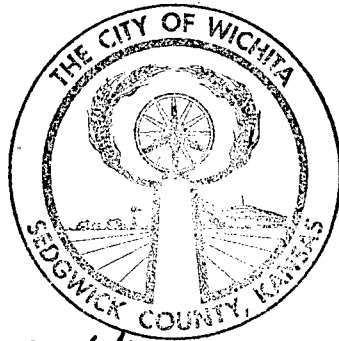
- (1) The Party of the First Part hereby agrees to permit the Party of the Second Part to occupy and construct improvements on, over and across the aforesaid public easement, and specifically waives any and all rights of action in law or equity against Party of the Second Part, arising out of Party of the Second Part's occupancy and encroachment on and over said easement.

- (2) The Party of the Second Part agrees that it will not begin construction of improvements, on, over and across the said easement without first obtaining the Party of the First Part's approval of any and all plans and specifications for such improvements.
- (3) The Party of the Second Part agrees to inspect, maintain and repair the storm water management system from such time as it starts construction of improvements until such time as the Party of the Second Part ceases to occupy that portion of the easement described as Tract "A", and provided that the Party of the First Part may order the sewer replaced and assess the cost thereof to the within described property at any time repair of this storm water management system is determined to be impossible or impractical due to its condition or length of time required for repair, as determined by the Party of the First Part.

The Party of the Second Part may at its option clear the easement to permit the Party of the First Part to repair the sewer or allow overland flow through the easement at the request of the Party of the First Part or may pay the cost of tunneling under the improvement to permit the repair of the sewer.

- (4) The Party of the Second Part agrees to protect and indemnify adjacent property owners against any increased cost that may accrue to them, due to the necessity of laying sewer line of greater distance to avoid connecting under any improvements, or the increased costs which might be incurred because of the difficulty in connecting beneath any improvements that may be built on, over and across said easement.
- (5) The Party of the Second Part agrees that to indemnify and hold harmless the Party of the First Part from any and all claims resulting from the leaking, cave-in or other failure of said sewer lying within Tract "A", so long as the Party of the Second Part occupies Tract "A" of said easement and waives any claim that Party of the Second Part might have against the Party of the First Part arising out of work done by Party of the First Part in easement.
- (6) This agreement shall not become effective until the Party of the Second Part has remitted payment to the First Part the fee to record this original instrument with the Register of Deeds, Sedgwick County, Kansas. Party of the First Part will furnish a duplicate recorded copy of this agreement to the Party of the Second Part. This agreement may be terminated by the Party of the First Part upon failure of the Party of the Second Part to comply with all of the terms of this agreement.
- (7) The provisions contained herein are to be construed as covenants running with the land and may be enforced against any titleholder of the within described premises, so long as the structure contemplated by this agreement is in existence.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names the day and year first above written.



CITY OF WICHITA, KANSAS

By [Signature]
Mayor Bob Knight
Party of the First Part

ATTEST:

[Signature]
Pat Burnett, City Clerk

By [Signature]
Party of the Second Part

STATE OF KANSAS, SEDGWICK COUNTY, ss:

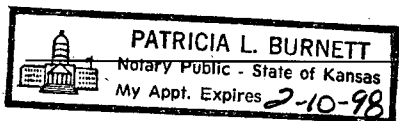
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BE IT REMEMBERED, that on this _____, before me, a Notary Public in and for said county and state, came **BOB KNIGHT**, Mayor of the Party of the First Part, of Wichita, Kansas, to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged execution of the same, for and on behalf, and as the act and deed of said Party of the First Part.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

[Signature]
Notary Public

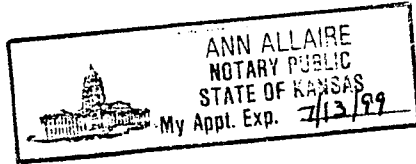
My commission expires:



STATE OF KANSAS, SEDGWICK COUNTY, ss:

BE IT REMEMBERED, that on this 16 day of Sept,
1996, before me, a Notary Public, in and for said county and state, came
Randy J Dean President, to me
personally known to be the same person who executed the within and foregoing
instrument and duly acknowledged the execution of the same, _____

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal, the day and year last written.



Ann Allaire
Notary Public

My commission expires:

July 13, 1999

Approved as to Form

Gary E. Rebenstorf
Gary Rebenstorf, Director of Law