



Federal Emergency Management Agency

Washington, D.C. 20472

March 23, 2001

Mr. James Catron
6545 Bella Road
Wichita, KS 67204

Case No.: 01-07-115A
Community: Sedgwick County, Kansas
(Unincorporated Areas)
Community No.: 200321

Dear Mr. Catron:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if property is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property, and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627) or by letter addressed to the FEMA LOMA DEPOT, PBS&J, 12101 Indian Creek Court, Beltsville, Maryland 20705.

Sincerely,

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

List of Enclosures

- LOMA Determination Document, Pages 1 & 2

cc: Community Map Repository

8. PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

The Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

9. VARIABLE BASE FLOOD ELEVATION

The BFE ranges from 1332.6 feet at the upstream edge of the lot, where the ground elevation is 1332.6 feet, to 3331.1 feet at the downstream edge of the lot, where the ground elevation is 1332.0 feet.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627) or by letter addressed to the FEMA LOMA DEPOT, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705.

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

SUB 2000-88 – Final Plat of RIO VISTA ESTATES FOURTH ADDITION
January 16, 2003 - Page 3

- N. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-046-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 11/2/00)

CASE NUMBER: SUB 2000-88 – RIO VISTA ESTATES FOURTH ADDITION

OWNER/APPLICANT: Lariat Construction Co., L.P., 6545 Bella Rd, Wichita, KS 67204

AGENT: James A. Catron, 6545 Bella Rd, Wichita, KS 67204

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Northwest corner of 61st St. North and Meridian Avenue

SITE SIZE: 34.04 Acres

NUMBER OF LOTS

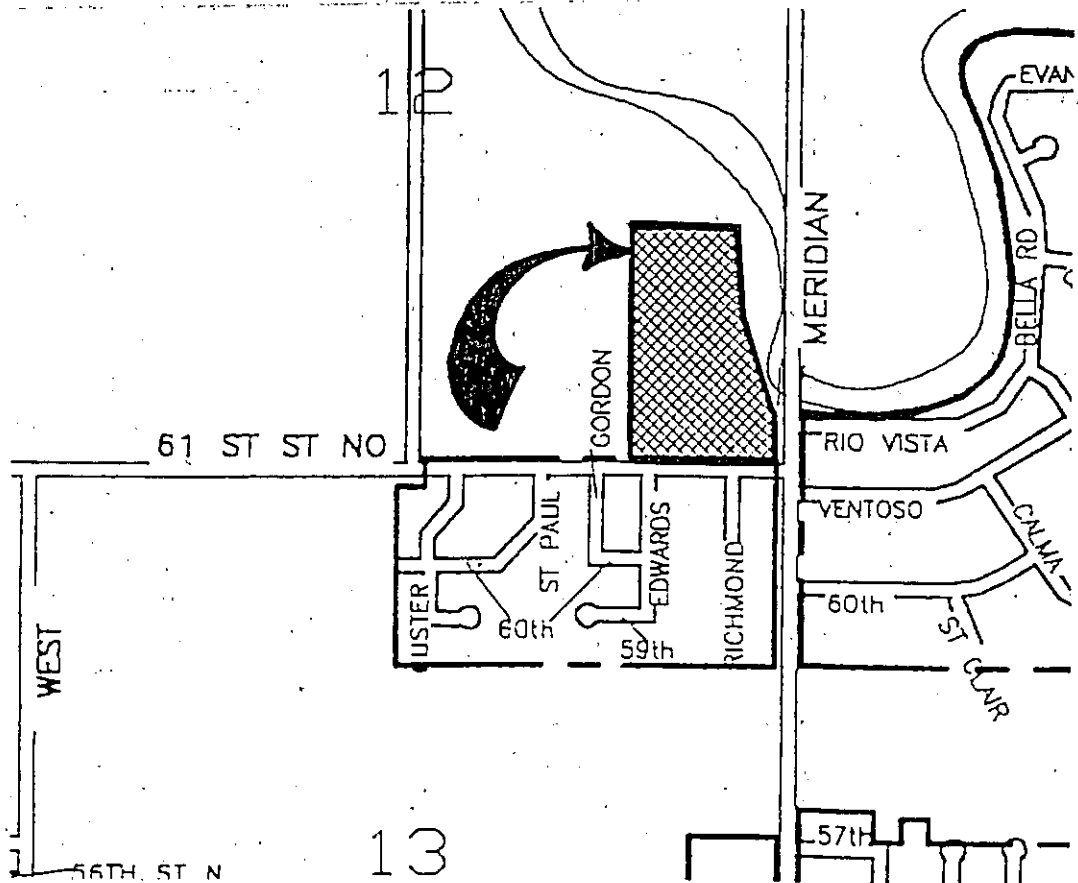
Residential:	42
Office:	
Commercial:	
Industrial:	
Total:	42

MINIMUM LOT AREA: 20,410 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Standard soil testing is required. A drainage plan is requested.
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any guarantees or easements. No additional guarantees are required.
- E. City Engineering needs to indicate if petitions for future extensions of sewer services need to be provided. A petition for future extension of sanitary sewer services is requested.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan. Lots 6-15, Block C need minimum pad elevations established. Drainage easement recommendations will be determined based upon the drainage plan. Established bank lines must fall within the Floodway Reserve. The Floodway Reserve shall also be named Reserve A.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- I. The Applicant shall guarantee the paving of the proposed interior streets in addition to paved access of 61" St. North between the nearest paved segment and the entrance to the subdivision.
- J. City Fire Department needs to comment on the street names. The street names are acceptable.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the floodway 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 the governing body.

- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. KGE and Southwestern Bell have requested additional easements.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

Lindebak, Scott

From: Glaser, Garrett
Sent: Monday, October 10, 2005 4:48 PM
To: Janzen, Gary ; Lindebak, Scott
Subject: RE: Rio Vista 4th Addition

169,805
827

I'm thinking that Friday morning is going to work the best based on weather conditions and schedules. Let me know if either of you can meet around 10:00 this Friday the 14th at the job site. Thanks

-----Original Message-----

From: Janzen, Gary
Sent: Monday, October 10, 2005 8:41 AM
To: Glaser, Garrett
Cc: Lindebak, Scott
Subject: RE: Rio Vista 4th Addition

I'd like to be there, but right now my schedule is pretty well booked for this entire week. Only time I could do something is first thing tomorrow morning. I'd like for Scott to be there, whether I can make it or not. And you'll want him there too, so make sure it works for his schedule, even if not mine.

-----Original Message-----

From: Glaser, Garrett
Sent: Friday, October 07, 2005 4:22 PM
To: 'mstump@baughmanco.com'; Janzen, Gary
Subject: RE: Rio Vista 4th Addition

Mike, I'm thinking that you, I, Mr. Wilson and the developer ought to meet about this problem on the site sometime next week. Let me know a convenient time for you.

Gary, I was hoping you could join us out there also. Let me know.

Thanks

Garrett Glaser
Project Engineer
Office: 316-268-4049
Cell: 316-619-4127

-----Original Message-----

From: Huang, Vicky
Sent: Friday, October 07, 2005 3:30 PM
To: Glaser, Garrett
Cc: 'mstump@baughmanco.com'
Subject: RE: Rio Vista 4th Addition

Is this a new ditch that he cut or has it been in existence for some time? According to the grading plan prepared by Baughman Co. (Platting consulting engineer), the proposed grade match existing grade at the west property line of Rio Vista 4th. There is a proposed underground storm sewer pipe along the north line of the development to take the drainage east to the river. So the drainage should not be blocked. By copying this e-mail to Mr. Mike Stump of Baughman Co., he should look into this and see if they had taken this into account when he designed the drainage system.

Please work directly with Mike Stump to bring this to a satisfactory resolution. Thanks.

-----Original Message-----

From: Glaser, Garrett
Sent: Friday, October 07, 2005 3:03 PM
To: Huang, Vicky
Subject: Rio Vista 4th Addition

Vicky, I was told that you were the woman to talk to about my problem. I'm the project engineer over the new subdivision, Rio Vista 4th Addition, at 61st St. North and Meridian. I had a guy come up to me

complaining that this new subdivision is going to impede the drainage off of his property. Right now he has a field next to this development that he cut ditches into to drain in the north corner of where the two properties meet. The water then crosses over the development and into the river. He says that if we cut off this drainage path, we will flood him out and he is going to sue. I'm not real sure of the proper channels to go through to get this resolved.

The guys name is James A. Wilson, PhD. and his company name is Trio Research - Wheat Hybrid & Variety Developers. His phone number is 316-755-1685. The project number for this development is 472-84056 for the paving/storm sewer. Right now we are finishing the sanitary sewer and getting ready to start the water line. Thanks.

Garrett Glaser, E.I.
Project Engineer
Office: 316-268-4049
Cell: 316-619-4127

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-88 -- RIO VISTA ESTATES 4TH ADDITION

OWNER/APPLICANT: Lariat Construction Co., L.P., 6545 Bella Road, Wichita, KS 67204

AGENT: James A. Catron, 6545 Bella Road, Wichita, KS 67204

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Northwest corner of 61st Street North and Meridian Avenue

SITE SIZE: 34.04 Acres

NUMBER OF LOTS

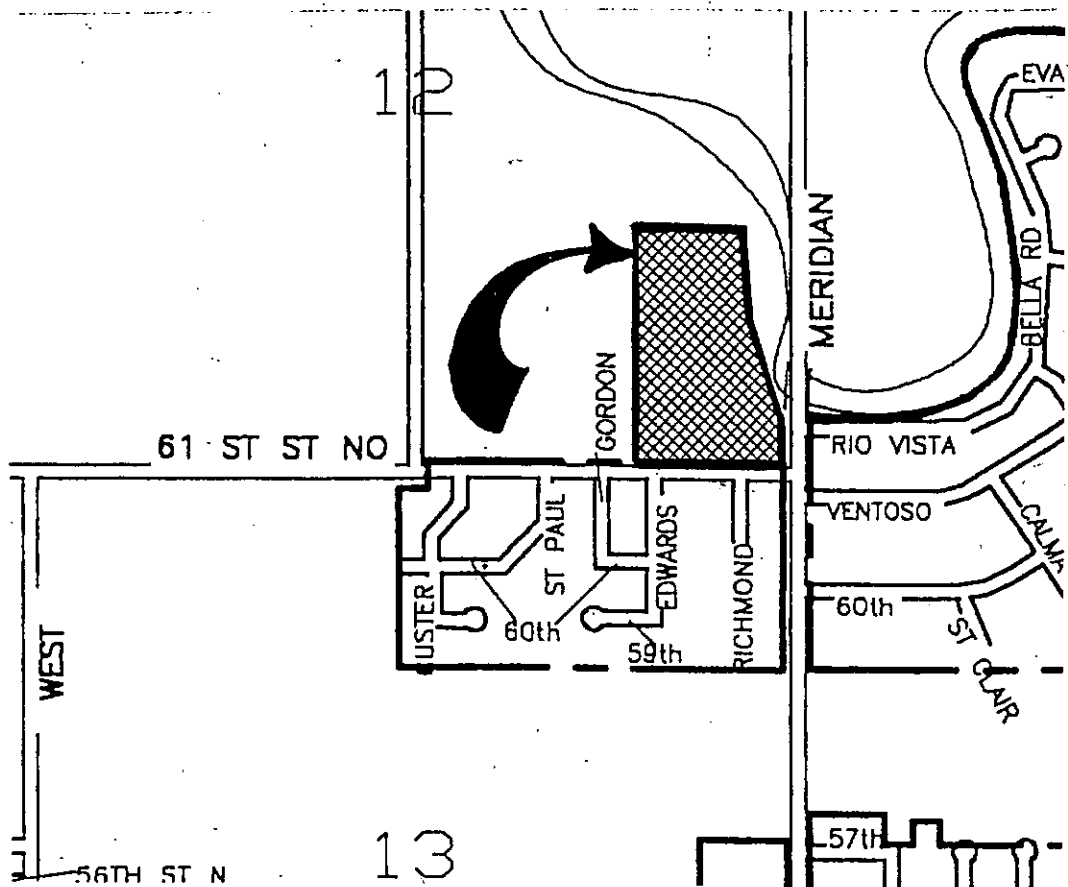
Residential:	42
Office:	
Commercial:	
Industrial:	
Total:	42

MINIMUM LOT AREA: 20,410 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any guarantees or easements.
- E. City Engineering needs to indicate if petitions for future extensions of sewer services need to be provided.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan. Lots 6-15, Block C need minimum pad elevations established. Drainage easement recommendations will be determined based upon the drainage plan. Established bank lines must fall within the Floodway Reserve.
- H. The plat shall indicate complete access control along the plat's frontage to 61st Street North. The final plat shall reference the access controls in the plat's text.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- J. The applicant shall guarantee the paving of the proposed interior streets in addition to paved access of 61st Street North between the nearest paved segment and the entrance to the subdivision.
- K. City Fire Department needs to comment on the street names.
- L. The width of 61st Street North needs to be denoted on the plat.
- M. 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.

- N. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the floodway 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 the governing body.
- O. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. 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.
- S. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(REVISED PRELIMINARY PLAT, FINAL PLAT APPROVED 6/14/01)

CASE NUMBER: SUB 2000-88 -- RIO VISTA ESTATES FOURTH ADDITION

OWNER/APPLICANT: Jim Catron, 6545 Bella Road, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 61st St. North and Meridian Avenue

SITE SIZE: 32.3 acres

NUMBER OF LOTS

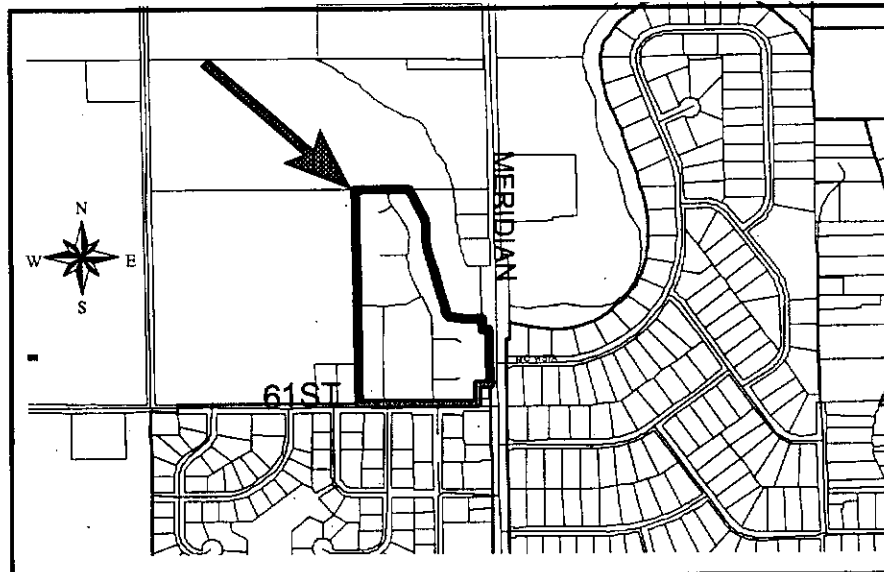
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	<u>64</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. This revised preliminary plat includes a revised street layout which incorporates 22 additional lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. **City Engineering** needs to comment on the need for any guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage plan. **County Engineering** requests a copy of applicant's drainage plan for review of the effect on Meridian.
- F. The plat proposes complete access control along the plat's frontage to perimeter streets. The final plat shall reference the dedication of access controls in the plat's text.
- G. The Applicant shall guarantee the paving of the proposed interior streets.
- H. The Applicant shall participate in the petition for the paving of 61st St. North.
- I. **Traffic Engineering** has requested a guarantee for a left turn lane on Meridian.
- J. **City Fire Department/GIS** needs to comment on the street names. **Richmond should extend to the north line of the plat. The street connection to the west should be named "W. 67th St. N".**
- K. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Edwards at the plat's north line. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant that 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 the governing body.

STAFF REPORT
(FINAL PLAT, REVISED PRELIMINARY PLAT APPROVED 11/14/02)

CASE NUMBER: SUB 2000-88 – RIO VISTA ESTATES FOURTH ADDITION

OWNER/APPLICANT: Jim Catron, 6545 Bella Road, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 61st St. North and Meridian Avenue

SITE SIZE: 32.3 acres

NUMBER OF LOTS

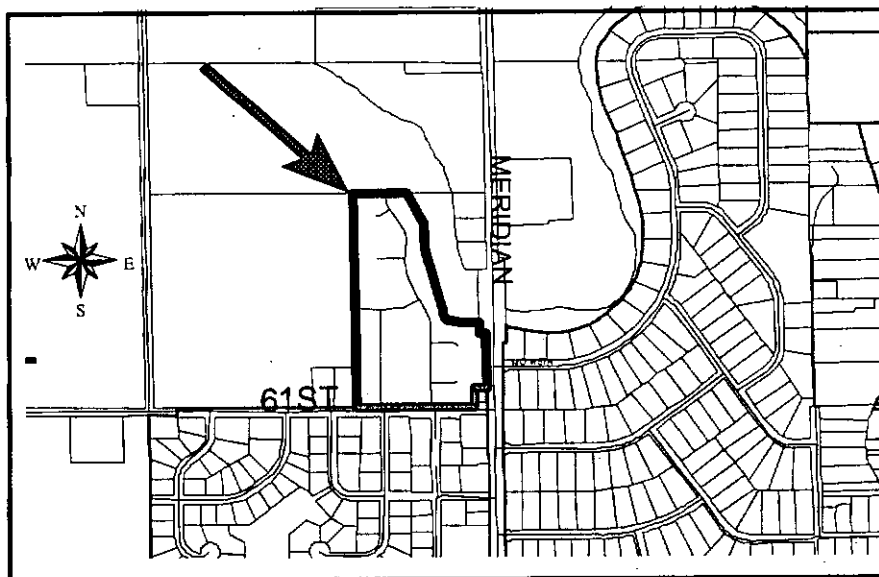
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	<u>64</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2000-88 – Final Plat of RIO VISTA ESTATES FOURTH ADDITION
January 16, 2003 - Page 2

NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The Applicant shall guarantee the paving of the proposed interior streets.
- F. The Applicant will submit a petition for the half-street paving of 61st St. North.
- G. **Traffic Engineering** has requested a guarantee for a left turn lane on Meridian.
- H. **City Fire Department/GIS** needs to comment on the street names.
- I. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Richmond at the plat's north line. The plat's text should be revised to reference Richmond and indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- J. 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.
- K. 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 the governing body.
- L. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- M. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

SUB 2000-88 -- Revised Preliminary Plat of RIO VISTA ESTATES FOURTH ADDITION
November 14, 2002 - Page 3

- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- P. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. 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.
- S. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

riovistaclosure

CLOSURE: RIO VISTA 4TH ADDITION

PT. 1	North: 11479.4522	East :	13954.4843
Line	Course: S 90-00-00 E	Length:	379.18
PT. 2	North: 11479.4522	East :	14333.6643
Line	Course: S 42-07-08 E	Length:	255.65
PT. 3	North: 11289.8226	East :	14505.1214
Line	Course: S 09-19-09 E	Length:	215.21
PT. 4	North: 11077.4530	East :	14539.9712
Line	Course: S 17-29-55 E	Length:	485.84
PT. 5	North: 10614.0956	East :	14686.0549
Line	Course: S 03-35-47 W	Length:	89.50
PT. 6	North: 10524.7719	East :	14680.4407
Line	Course: S 26-20-10 E	Length:	44.78
PT. 7	North: 10484.6397	East :	14700.3068
Line	Course: S 63-28-08 E	Length:	67.27
PT. 8	North: 10454.5913	East :	14760.4927
Line	Course: S 77-42-44 E	Length:	123.00
PT. 9	North: 10428.4142	East :	14880.6749
Line	Course: N 76-57-52 E	Length:	48.98
PT. 10	North: 10439.4620	East :	14928.3927
Line	Course: S 00-59-05 E	Length:	50.02
PT. 11	North: 10389.4493	East :	14929.2523
Line	Course: S 90-00-00 E	Length:	40.00
PT. 12	North: 10389.4493	East :	14969.2523
Line	Course: S 00-59-05 E	Length:	209.75
PT. 13	North: 10179.7303	East :	14972.8570
Line	Course: S 07-32-46 W	Length:	101.12
PT. 14	North: 10079.4861	East :	14959.5776
Line	Course: S 00-59-05 E	Length:	75.00
PT. 15	North: 10004.4971	East :	14960.8665
Line	Course: N 90-00-00 W	Length:	83.00
PT. 16	North: 10004.4971	East :	14877.8665
Line	Course: S 00-59-05 E	Length:	100.00
PT. 17	North: 9904.5119	East :	14879.5851
Line	Course: N 90-00-00 W	Length:	92.00
PT. 18	North: 9904.5119	East :	14787.5851
Line	Course: S 81-28-09 W	Length:	101.12
PT. 19	North: 9889.5116	East :	14687.5838
Line	Course: N 90-00-00 W	Length:	705.78
PT. 20	North: 9889.5116	East :	13981.8038
Line	Course: N 00-59-05 W	Length:	1590.17
PT. 1	North: 11479.4468	East :	13954.4755



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Sedgwick County, Kansas (Unincorporated Areas)	<p>A portion of Section 12, Township 26 South, Range 1 West of the 6th Principal Meridian, as described in Warranty Deed, Document No. 1881109, recorded on Film 2039, Page 1026, filed on April 24, 2000, by the Register of Deeds, Sedgwick County, Kansas; the portion of land to remain in the SFHA is more particularly described by the following metes and bounds:</p> <p>COMMENCING at the Southeast corner of the Southeast quarter of Section 12, Township 26 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence North along the East line of said Section 12, and with an assumed bearing of N00°59'04"W, a distance of 1650.14 feet to the Northeast corner of the East 40.0 acres of the South 100 acres of the Southeast quarter of said Section 12; thence West along the North line of</p>
	COMMUNITY NO: 200321	
MAP PANEL AFFECTED	NUMBER: 2003210125A	
	NAME: Sedgwick County, Kansas (Unincorporated Areas)	
	DATE: June 3, 1986	
FLOODING SOURCE: Little Arkansas River		APPROXIMATE LATITUDE & LONGITUDE: 37.797, -97.373 SOURCE OF LATITUDE & LONGITUDE: MAPBLAST! DATUM: NAD83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	NEW FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
-	-	-	-	Portion of Property	C	-	-	-	-

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (if the appropriate box is checked, please refer to the appropriate section on Attachment 1)

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1. PROPERTY DESCRIPTION (CONTINUED) | <input checked="" type="checkbox"/> 6. STUDY UNDERWAY |
| <input type="checkbox"/> 2. DETERMINATION TABLE (CONTINUED) | <input type="checkbox"/> 7. FILL RECOMMENDATION |
| <input type="checkbox"/> 3. PORTIONS REMAIN IN THE FLOODWAY | <input checked="" type="checkbox"/> 8. PORTIONS REMAIN IN THE SFHA |
| <input type="checkbox"/> 4. INADVERTENT INCLUSION IN THE FLOODWAY | <input checked="" type="checkbox"/> 9. VARIABLE BASE FLOOD ELEVATION |
| <input checked="" type="checkbox"/> 5. ZONE A | |

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property is not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove a portion of the property from the SFHA; therefore, the federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627) or by letter addressed to the FEMA LOMA DEPOT, 12101 Indian Creek Court, Beltsville, MD 20705.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

1. PROPERTY DESCRIPTION (CONTINUED)

said South 100 acres, N90°00'00"W, a distance of 316.87 feet to the POINT OF BEGINNING, said point being on the centerline of the Little Arkansas River; thence S08°54'34"E, along said centerline a distance of 480.04 feet; thence S24°45'35"E, along said centerline, a distance of 363.87 feet; thence S66°16'08"E, along said centerline, a distance of 4.35 feet, to a point in the West line of Meridian Avenue right-of-way; thence S00°59'04"E, along said right-of-way, a distance of 233.58 feet; thence S76°57'52"W, a distance of 48.97 feet; thence N77°42'44"W, a distance of 123.00 feet; thence N63°28'08"W, a distance of 67.27 feet; thence N26°20'10"W, a distance of 44.78 feet; thence N03°35'47"E, a distance of 89.50 feet; thence N17°29'55"W, a distance of 485.84 feet; thence N09°19'09"W, a distance of 215.21 feet; thence N42°07'19"W, a distance of 255.63 feet to a point on the North line of said South 100 acres; thence S90°00'00"E, a distance of 360.00 feet to the POINT OF BEGINNING.

5. ZONE A

The NFIP map affecting this property depicts the SFHA (Zone A) determined using the flood data available, but without performing a detailed engineering analysis or establishing base flood elevations. Determinations based on these flood data are approximate and subject to change.

6. STUDY UNDERWAY

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for Sedgwick County. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the new effective NFIP map.

8. PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

The Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

9. VARIABLE BASE FLOOD ELEVATION

The BFE ranges from 1332.6 feet at the upstream edge of the lot, where the ground elevation is 1332.6 feet, to 3331.1 feet at the downstream edge of the lot, where the ground elevation is 1332.0 feet.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at 1-877-FEMA MAP (1-877-336-2627) or by letter addressed to the FEMA LOMA DEPOT, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705.

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