



Federal Emergency Management Agency

Washington, D.C. 20472

February 27, 2002

THE HONORABLE BOB KNIGHT
MAYOR, CITY OF WICHITA
CITY COUNCIL, FIRST FLOOR
455 NORTH MAIN
WICHITA, KS 67202

CASE NO.: 02-07-180A
COMMUNITY: CITY OF WICHITA, SEDGWICK COUNTY,
KANSAS
COMMUNITY NO.: 200328

DEAR MAYOR KNIGHT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document 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 Revision based on Fill (LOMR-F) 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 LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 12101 Indian Creek Court, Beltsville, MD 20705.

Sincerely,

A handwritten signature in black ink that reads "Matthew B. Miller".

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. N. Brent Wooten, P.E., L.S.
Mr. James E. Goolsby



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Southeast quarter, 65.10 feet; thence S00°00'00"E parallel to the East line of said Southeast quarter, 21.97 feet to the POINT OF BEGINNING; thence S86°59'26"W, 130.81 feet; thence S07°54'02"W, 55.46 feet; thence S78°41'49"W, 28.64 feet; thence N15°50'30"W, 55.85 feet; thence N87°13'21"W, 82.74 feet; thence S82°57'44"W, 68.72 feet; thence S01°11'39"W, 96.25 feet; thence S16°16'12"W, 59.27 feet; thence N89°56'15"W, 19.26 feet; thence S00°03'45"W, 68.42 feet; thence N88°09'43"E, 202.17 feet; thence N00°31'24"W, 105.82 feet; thence N58°46'35"E, 34.30 feet; thence N89°23'58"E, 68.77 feet; thence S80°34'25"E, 17.89 feet; thence S87°28'46"E, 53.57 feet; thence N77°03'39"E, 13.42 feet; thence N00°00'00"E parallel with the East line of said Southeast quarter, 84.20 feet; thence N09°33'18"W, 18.32 feet; thence N48°40'11"W, 13.36 feet to the POINT OF BEGINNING.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

This 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/Commonwealth, and local regulations for floodplain management.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 06/26/1997. The 06/26/1997, LOMR has been used in making the determination/comment for the subject property.

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

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 the community. 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 newly revised NFIP map.

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

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|-------------------------------------|--|--|
| COMMUNITY | City of Wichita, Sedgwick County, Kansas | A portion of Section 13, Township 27 South, Range 2 West, 6th Principal Meridian, as described in the Statutory Warranty Deed, recorded in Film 1827, Page 0236, filed on September 14, 1998, by the Register of Deeds, Sedgwick County, Kansas; the portion of property to be removed from the SFHA is more particularly described by the following metes and bounds: That part of the Southeast quarter, Section 13, Township 27 South, Range 2 West of the 6th Principal Meridian Sedgwick County, Kansas described as follows: Commencing at the Northeast corner of said Southeast quarter of said Section 13; thence S88°25'43"W (assumed) along the North line of said |
| | COMMUNITY NO.: 200328 | |
| AFFECTED MAP PANEL | NUMBER: 2003280020B | |
| | NAME: City of Wichita, Sedgwick County, Kansas | |
| DATE: 05/15/1986 | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 37.701, -97.481 SOURCE OF LAT & LONG: MAPBLAST1 DATUM: NAD 83 |
| FLOODING SOURCE: COWSKIN CREEK | | |

DETERMINATION

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29) | LOWEST ADJACENT GRADE ELEVATION (NGVD 29) | LOWEST LOT ELEVATION (NGVD 29) |
|-----|-------------------|-------------|--------|---|---------------|--|---|---|
| — | — | — | — | Portion of Property | B | 1334.5 feet | — | 1334.5 feet |

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 (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION (CONTINUED) REVISOR BY LETTER OF MAP REVISION
FILL RECOMMENDATION STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are 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 revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; 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 (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 12101 Indian Creek Court, Beltsville, MD 20705.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

Version 1.3.3

381703070007



Federal Emergency Management Agency

Washington, D.C. 20472

February 27, 2002

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MAYOR, CITY OF WICHITA
CITY COUNCIL, FIRST FLOOR
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DETERMINATION

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Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

Version 1.3.3

381703070007

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2000-65 -- WOODS EDGE ADDITION

OWNER/APPLICANT: James E. Goolsby and Sharon K. Goolsby, 628 W. 9th, Wichita, KS 67203-3909

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

LOCATION: North of Central, West side of 119th Street West.

SITE SIZE: 1.83 Acres

NUMBER OF LOTS

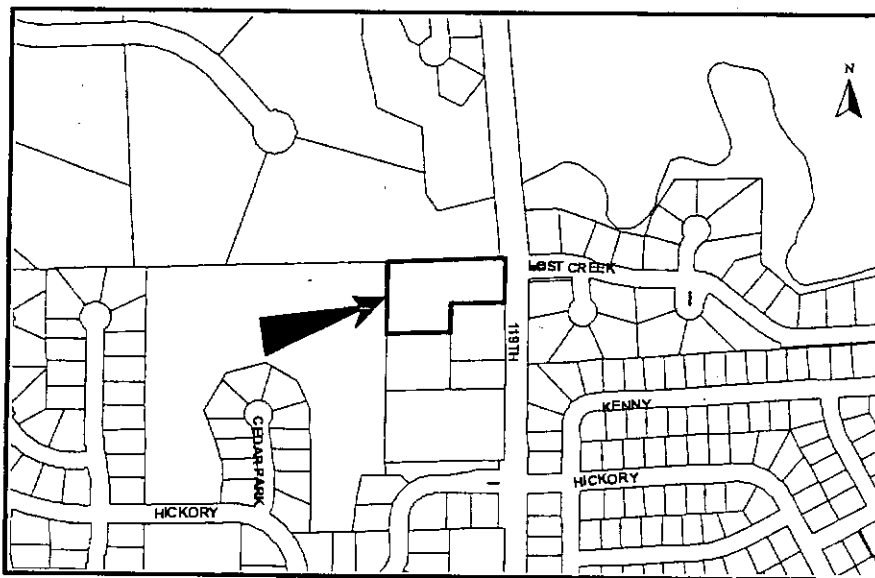
| | |
|--------------|----------|
| Residential: | 3 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>3</u> |

MINIMUM LOT AREA: 16, 276 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. **Traffic Engineering** needs to comment on the access controls, particularly the location of the opening. The plat proposes one access opening along 119th Street West, a private drive used to access Lots 2 and 3. The final plat shall reference the access controls in the plat's text. **MAPD and Traffic Engineering recommend that Reserve A containing the private drive be relocated along the north line of the plat in alignment with Lost Creek Street across 119th Street West.**
- E. **City Fire Department** shall comment on any requirements for the access drive in Reserve A.
- F. To provide for potential subdivision of the property to the north, the north 29 feet of the relocated Reserve A shall be dedicated as a public street in the event the abutting property to the north is subdivided with a half-street right-of-way along its south property line. Appropriate language needs to be referenced in the plat's text.
- G. 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.
- H. 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.
- I. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- J. 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.

SUB 2000-65 -- Preliminary Plat of WOODS EDGE ADDITION
June 13, 2002 - Page 3

- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 6/13/02)

CASE NUMBER: SUB 2000-65 -- WOODS EDGE ADDITION

OWNER/APPLICANT: James E. Goolsby and Sharon K. Goolsby, 628 W. 9th, Wichita, KS 67203-3909

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

LOCATION: North of Central, West side of 119th St. West

SITE SIZE: 1.83 Acres

NUMBER OF LOTS

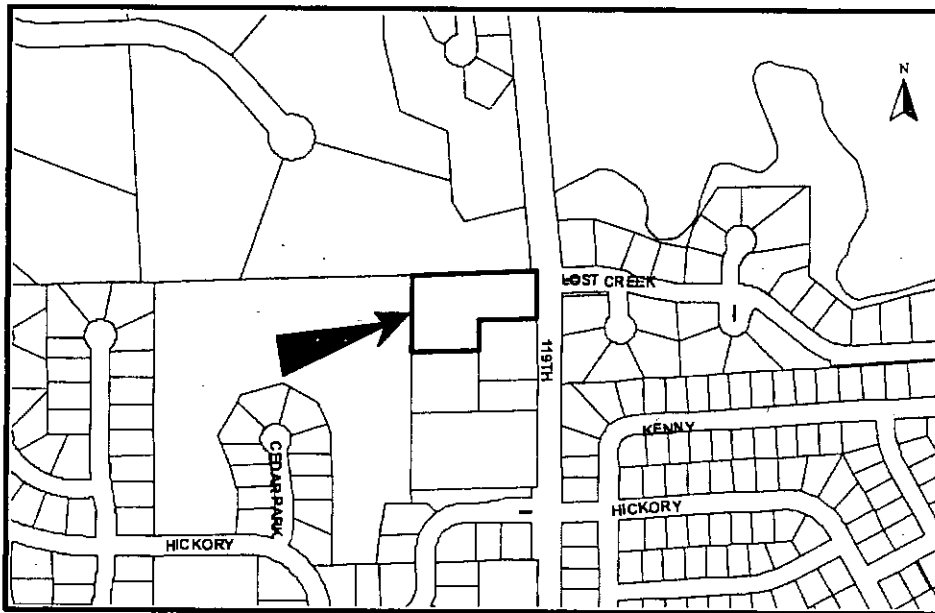
| | |
|--------------|----------|
| Residential: | 3 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>3</u> |

MINIMUM LOT AREA: 16, 276 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. ***Fees in lieu of assessment regarding sewer and water connections are required. In regards to the sewer connection for Lot 1, City Engineering has requested an off-site easement.***
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes one access opening, a private street, along 119th St. West. ***The Subdivision Committee has required that the north line of the private drive be in alignment with the south line of Lost Creek St across 119th Street.***

The access opening has been relocated as requested.

- E. 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.
- F. 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.
- G. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- H. ***GIS has requested that the private street be named W. Kenny or 119th Ct.***
- I. 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.
- J. The plattor'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.
- K. 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.)

SUB 2000-65 -- Final Plat of WOODS EDGE ADDITION
July 18, 2002 - Page 3

- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **Westar Energy has requested additional easements which have been denoted on the final plat.**
- S. 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.

WOODS EDGE CLOSURE

| | | |
|--------------|-------------------|-------------------|
| PT 01 | North: 23500.1679 | East : 21861.7493 |
| Line Course: | S 00-00-00 W | Length: 149.5200 |
| PT 02 | North: 23350.6479 | East : 21861.7493 |
| Line Course: | S 88-09-43 W | Length: 217.8000 |
| PT 03 | North: 23343.6620 | East : 21644.0613 |
| Line Course: | S 00-00-00 W | Length: 100.0000 |
| PT 04 | North: 23243.6620 | East : 21644.0613 |
| Line Course: | S 88-09-43 W | Length: 217.8600 |
| PT 05 | North: 23236.6743 | East : 21426.3134 |
| Line Course: | N 00-00-16 W | Length: 251.4600 |
| PT 06 | North: 23488.1343 | East : 21426.2939 |
| Line Course: | N 88-24-58 E | Length: 385.6000 |
| PT 07 | North: 23498.7924 | East : 21811.7466 |
| Line Course: | N 88-25-43 E | Length: 50.0200 |
| PT 01 | North: 23500.1641 | East : 21861.7478 |