

*Mike
FYI*



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

May 19, 1993

DR BEN HUIE
12011 ROLLING HILLS DRIVE
WICHITA KS 67235-1303

Plat

Re: Breezy Pointe Addition
Floodway Fill and Floodway Fringe Fill
for Residential Development
Calfskin Creek
Sedgwick County
WSN: LSG-0077, Notice No. 92523

Dear Dr. Huie:

Following up on your April 30, 1993, telephone conversation regarding the development with Mr. Russell W. LaForce, enclosed is a copy of the "Application Notice" for subject project.

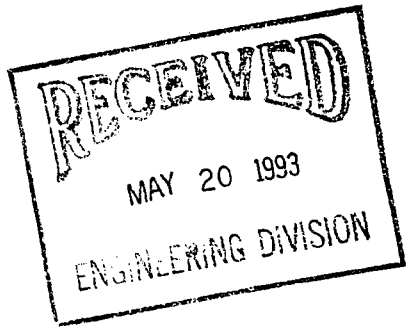
You are invited to submit your comments concerning the project as indicated in the notice by May 30, 1993. If there are any questions, please contact me.

Very truly yours,

Donald J. Bishop, P.E.
Water Structures Section

DJB:pa

- pc: Mr. N. Brent Wooten, P.E.
Stafford Field Office
- Mr. Fred C. Foshag, P.E.
- Mr. Chris Breitenstein, P.E.
- Mr. J. W. Russell



Plat file

I N T E R O F F I C E M E M O R A N D U M

Printed by: Carolyn Swoboda
Date: 28-May-1993 11:19am CDT
From: Jim Armour
ARMOUR_J
Dept: Public Works
Tel No: 268-4027

TO: Mike Lindebak (LINDEBAK_M)
TO: Larry Schaller >>>>>>>>>> (HERVEY_T)
CC: Vickie Huang >>>>>>>> (SWOBODA_C)

Subject: Breezy Pointe INDEX #761478

On May 25 Western Mobile requested verification that the project site was left in condition as required by note # 8 on the cover sheet of the plans.

On May 27 I received a phone call from Brent Wooten of Baughman verifying that the site was in condition as stated. On May 28 I received a copy of test reports from Terracon and elevations from Baughman that would indicate fill was placed to the required elevation at the required density.

I also received a call from Jay Russell on the 28th asking if Western-Mobile can begin work. I informed him they could and a later phone conversation to Harry Elstun of W-M notified him of such. Work will probably begin Tuesday of next week, June 1.

The area is staked so that work can begin at anytime.

I N T E R O F F I C E M E M O R A N D U M

Printed by: Gene Rath
Date: 26-May-1995 09:04am CDT
From: Columbus (Buddy) Smith
SMITH_CL
Dept: Water & Sewer
Tel No: 316-268-4515

TO: Gene Rath (RATH_G)
TO: Jim Armour (ARMOUR_J)
CC: Susan Turner (TURNER_S)
CC: David R. Warren (WARREN_D)

Subject: MH Hoover St.

Jim, I looked at a manhole on Hoover St. last night that was turned in by Sewer Maint. for repair, and I would like for you to look at it and give me your opinion also. The manhole wall has failed inside and either dirt has gone into the MH and allowed the street to drop or the MH floated up and picked the street up also. I concur with Susans' report to Carl Gipson and request to replace the MH, however, I would like to be sure that this site is not in any construction plans for replacement of the street. Looks like the whole street section will have to be replaced. The MH is approx. 16' deep.

There is a hole in the slab beside the MH that may require a barricade now.

THE CITY OF WICHITA



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

March 3, 1993

John W. Fry d/b/a
Oxford Glen
706 Maize Rd. Ct.
Wichita, KS 67209

Dear Property Owner:

The owners of Breezy Pointe Addition in the City of Wichita have requested through the City Engineer's Office a Revision to the mapped Federal Emergency Management Agency FLOODWAY and FIRM maps for this area. This map change is being requested in order to bring the maps up to date with the existing conditions of the platted property for development.

The City of Wichita has approved the project and is required to notify all adjacent property owners of any proposed revisions such as this. If you should have any questions regarding the request, please feel free to contact Brent Wooten, P.E., Baughman Company, P.A. at 262-7271 in Wichita.

Thank you.

Sincerely,

Michael E. Lindabak, P.E.
City Engineer

cc: Brent Wooten, P.E.

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March 3, 1993

Marc W. Colby
Shelly A. Colby
516 Limuel Circle
Wichita, KS 67235

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March 3, 1993

William W. Moffitt
Carolyn J. Moffitt
530 Limuel Circle
Wichita, KS 67235

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WICHITA, KANSAS 67202
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March 3, 1993

Lloyd W. Dunn
P.O. Box 9612
Wichita, KS 67277

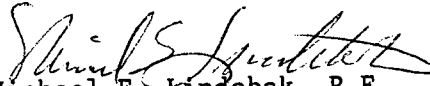
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City Engineer

cc: Brent Wooten, P.E.

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

March 3, 1993

Board of County Commissioners
Sedgwick County
525 N. Main
Wichita, KS 67202

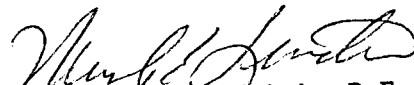
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March 3, 1993

Stuart J. Ciccone
Mary A. Ciccone
556 Limuel Circle
Wichita, KS 67235

Dear Property Owner:

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Michael E. Lindebak, P.E.
City Engineer

cc: Brent Wooten, P.E.

March 2, 1993

Dear Property Owners,

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Thank you.

Sincerely,

Michael E. Lindebak, P.E.
City Engineer

File



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

PROPERTY DESCRIPTION			PROPERTY OWNER
Lots 55, 60 and 63	Block 4	Rainbow Lakes West Third Addition, Sedgwick County, Kansas	John W. Fry d/b/a Oxford Glen 706 Maize Rd. Ct. Wichita, KS 67209
Lot 56	Block 4	"	Marc W. Colby Shelly A. Colby 516 Limuel Circle Wichita, KS 67235
Lots 57, 62, 64 and 65	Block 4	"	Board of County Commissioners, Sedgwick County 525 N. Main Wichita, KS 67202
Lot 58	Block 4	"	William W. Moffitt Carolyn J. Moffitt 530 Limuel Circle Wichita, KS 67235
Lot 59	Block 4	"	Lloyd W. Dunn P.O. Box 9612 Wichita, KS 67277
Lot 61	Block 4	"	Stuart J. Ciccone Mary A. Ciccone 556 Limuel Circle Wichita, KS 67235

We hereby certify the foregoing 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 8th day of January, 1993 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By Glenn B. Edwards

March 2, 1993

Dear Property Owners,

The owners of Breezy Pointe Addition in the City of Wichita have requested through the City Engineer's Office a Revision to the mapped Federal Emergency Management Agency FLOODWAY and FIRM maps for this area. This map change is being requested in order to bring the maps up to date with the existing conditions of the platted property for development.

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City Engineer

File



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THE CITY OF WICHITA



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

January 11, 1993

Mr. David P. Preusch, P.E.
Michael Baker, Jr.
3601 Eisenhower Ave.
Suite 600
Alexandria, Virginia 22304

RE: CASE NO. 93-070020P
BREEZY POINTE ADDITION
Wichita, KS

Mr. Preusch,

I am providing to you herein the signed application form for the referenced case previously submitted to you on your new forms. The application was previously also signed by the City Engineer's office in support of the case.

The applicant has also provided to you the required additional review fees you are now asking to proceed with the project. We are supportive of the request for the revision and have reviewed the supporting documentation as provided.

Please proceed as soon as possible with your review process in order to complete the case. Contact me if you should have any questions relative to this project.

Thank you.

Sincerely,

Chris Breitenstein, P.E.
City of Wichita, KS

Floodway Information

- Does the affected flooding source have a floodway designated on the effective FIRM or FBFM?
 Yes No
- Does the revised floodway delineation differ from that shown on the effective FIRM or FBFM?
 Yes No

If yes, give reason: _____

Attach request to revise the floodway from community CEO or designated official.

Attach copy of either a public notice distributed by the community stating the community's intent to revise the floodway or a statement by the community that it has notified all affected property owners and affected adjacent jurisdictions.

Does the State have jurisdiction over the floodway or it's adoption by communities participating in the NFIP? Yes No

If yes, attach a copy of a letter notifying the appropriate State agency of the floodway revision and documentation of the approval of the revised floodway by the appropriate State agency.

Proposed Encroachments

With floodways:

- 1A. Does the revision request involve fill, new construction, substantial improvement, or other development in the floodway? Yes No
- 1B. If yes, does the development cause the 100-year water surface elevation increase at any location by more than 0.000 feet? Yes No

Without floodways:

- 2A. Does the revision request involve fill, new construction, substantial improvement, or other development in the 100-year floodplain? Yes No
- 2B. If yes, does the cumulative effect of all development that has occurred since the effective SFHA was originally identified cause the 100-year water surface elevation increase at any location by more than one foot (or other surcharge limit if community or state has adopted more stringent criteria)? Yes No

If answer to either Items 1B or 2B is yes, please provide documentation that all requirements of Section 65.12 of the NFIP regulations have been met.

Revision Requestor Acknowledgement

- Having read NFIP Regulations, 44 CFR Ch. I, parts 59, 60, 61, 65, and 72, I believe that the proposed revision is is not in compliance with the requirements of the aforementioned NFIP Regulations.

Community Official Acknowledgement

- Was this revision request reviewed by the community for compliance with the community's adopted floodplain management ordinances? Yes No
- Does this revision request have the endorsement of the community? Yes No

If no to either of the above questions, please explain: _____

Please note that community acknowledgement and/or notification is required for all requests as outlined in Section 65.4 (b) of the NFIP Regulations.



REVISION REQUESTOR AND COMMUNITY OFFICIAL FORM

1. The basis for this revision request is (are): (check all that apply)

- Physical change
 - Existing
 - Proposed
- Improved methodology
- Improved data
- Floodway revision
- Other _____

Explain _____

- 2. Flooding Source: Calfskin Creek
- 3. Project Name/Identifier: Breezy Pointe Addition
- 4. FEMA zone designations affected: A1
(example: A, AH, AO, A1-A30, A99, AE, V, V1-V30, VE, B, C, D, X)
- 5. The NFIP map panel(s) affected for all impacted communities is (are):

Community No.	Community Name	County	State	Map No.	Panel No.	Effective Date
EX: 480301	Katy, City	Harris, Fort Bend	TX	480301	0005D	02/08/83
480287	Harris County	Harris	TX	48201C	0220G	09/28/90
200328	Wichita	Sedgwick	KS	200328	0020B	05/15/86
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

6. The submitted request encompasses the following types of flooding, structures, and associated disciplines: (check all that apply)

- | <u>Types of Flooding</u> | <u>Structures</u> | <u>Disciplines*</u> |
|---|---|--|
| <input type="checkbox"/> Riverine | <input type="checkbox"/> Channelization | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Coastal | <input type="checkbox"/> Levee/Floodwall | <input type="checkbox"/> Hydrology |
| <input type="checkbox"/> Alluvial Fan | <input type="checkbox"/> Bridge/Culvert | <input type="checkbox"/> Hydraulics |
| <input type="checkbox"/> Shallow Flooding | <input type="checkbox"/> Dam | <input type="checkbox"/> Sediment Transport |
| <input type="checkbox"/> Lakes | <input type="checkbox"/> Coastal | <input type="checkbox"/> Interior Drainage |
| <input type="checkbox"/> Affected by wind/wave action | <input checked="" type="checkbox"/> Fill | <input type="checkbox"/> Structural |
| <input type="checkbox"/> Yes | <input type="checkbox"/> Pump Station | <input type="checkbox"/> Geotechnical |
| <input type="checkbox"/> No | <input type="checkbox"/> None | <input checked="" type="checkbox"/> Land Surveying |
| <input type="checkbox"/> Other (describe) _____ | <input type="checkbox"/> Other (describe) _____ | <input type="checkbox"/> Other (describe) _____ |

* Attach completed "Certification by Registered Professional and/or Land Surveyor" Form for each discipline checked. (Form 2)

Forms Included

Form 2 entitled "Certification By Registered Professional Engineer And/Or Land Surveyor" must be submitted.

The following forms should be included with this request if (check the included forms):

- Hydrologic analysis for riverine flooding differs from that used to develop FIRM Hydrologic Analysis Form (Form 3)
- Hydraulic analysis for riverine flooding differs from that used to develop FIRM Riverine Hydraulic Analysis (Form 4)
- The request is based solely on updated topographic information Riverine/Coastal Mapping (Form 5)
- The request involves any type of channel modification Channelization (Form 6)
- The request involves new bridge or culvert or revised analysis of an existing bridge or culvert Bridge/Culvert Form (Form 7)
- The request involves a new or revised levee/floodwall system Levee/Floodwall System Analysis (Form 8)
- The request involves analysis of coastal flooding Coastal Analysis Form (Form 9)
- The request involves coastal structures credited as providing protection from the 100-year flood Coastal Structures Form (Form 10)
- The request involves an existing, proposed, or modified dam Dam Form (Form 11)
- This request involves structures credited as providing protection from the 100-year flood on an alluvial fan Alluvial Fan Flooding Form (Form 12)

Initial Review Fee

- The minimum initial review fee for the appropriate request category has been included.

Yes No

If yes, the amount submitted is \$ 760.00

or

- This request is for a project that is for public benefit and is intended to reduce the flood hazard to existing development in identified flood hazard areas as opposed to planned floodplain development.

Yes No

Operation and Maintenance

- Does the physical change involve a flood control structure (e.g., levees, floodwalls, channelization, basins, dams)? Yes No

If yes, please provide the following information for each of the new flood control structures:

- A. Inspection of the flood control project will be conducted periodically by _____ (entity) _____ with a maximum interval of _____ months between inspections.
- B. Based on the results of scheduled periodic inspections, appropriate maintenance of the flood control facilities will be conducted by _____ (entity) _____ to ensure the integrity and degree of flood protection of the structure.
- C. A formal plan of operation, including documentation of the flood warning system, specific actions and assignments of responsibility by individual name or title, and provisions for testing the plan at intervals not less than one year, has has not been prepared for the flood control structure.
- D. The community is willing to assume responsibility for performing overseeing compliance with the maintenance and operation plans of the (Name) _____ flood control structure. If not performed promptly by an owner other than the community, the community will provide the necessary services without cost to the Federal government.

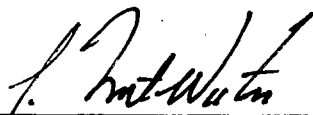
Attach operation and maintenance plans

Requested Response from FEMA

- After examining the pertinent NFIP regulations and reviewing the document entitled "Appeals, Revisions, and Amendments to Flood Insurance Maps: A Guide for Community Officials," dated January 1990, this request is for a:

- ___ a. CLOMR A letter from FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision (LOMR or PMR), or proposed hydrology changes (see 44 CFR Ch. I, Parts 60, 65, and 72).
- ___ b. LOMR A letter from FEMA officially revising the current NFIP map to show changes to floodplains, floodways, or flood elevations. LOMRs typically depict decreased flood hazards. (See 44 CFR Ch. I, Parts 60 and 65.)
- ___ c. PMR A reprinted NFIP map incorporating changes to floodplains, floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects increased flood hazards or large-scope changes. (See 44 CFR Ch. I, Parts 60 and 65.)
- ___ d. Other: Describe _____

Note: I understand that my signature indicates that all information submitted in support of this request is correct.



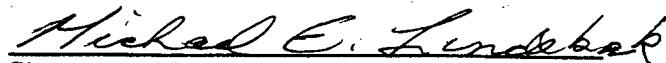
Signature of Revision Requestor

N. Brent Wooten, Engineer
Printed Name and Title of Revision Requestor

Baughman Company, P.A.
Company Name

Date January 11, 1993

Note: Signature indicates that the community understands, from the revision requestor, the impacts of the revision on flooding conditions in the community.



Signature of Community Official

Michael E. Lindebak, City Engineer
Printed Name and Title of Community Official

City of Wichita, Kansas
Community Name

Date January 11, 1993

Attach letters from all affected jurisdictions acknowledging revision request and approving changes to floodway, if applicable.

Note: Although a photograph of physical changes is not required, it may be helpful for FEMA's review.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4
April 16, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/5/92)

CASE NUMBER: S/D 92-8 - BREEZY POINTE (BAYSIDE ESTATES) ADDITION

OWNER/APPLICANT: Jay W. Russell, P.O. Box 9007, Wichita, KS 67277

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

LOCATION: North side of Maple, 1/2 mile west of 119th St. West.

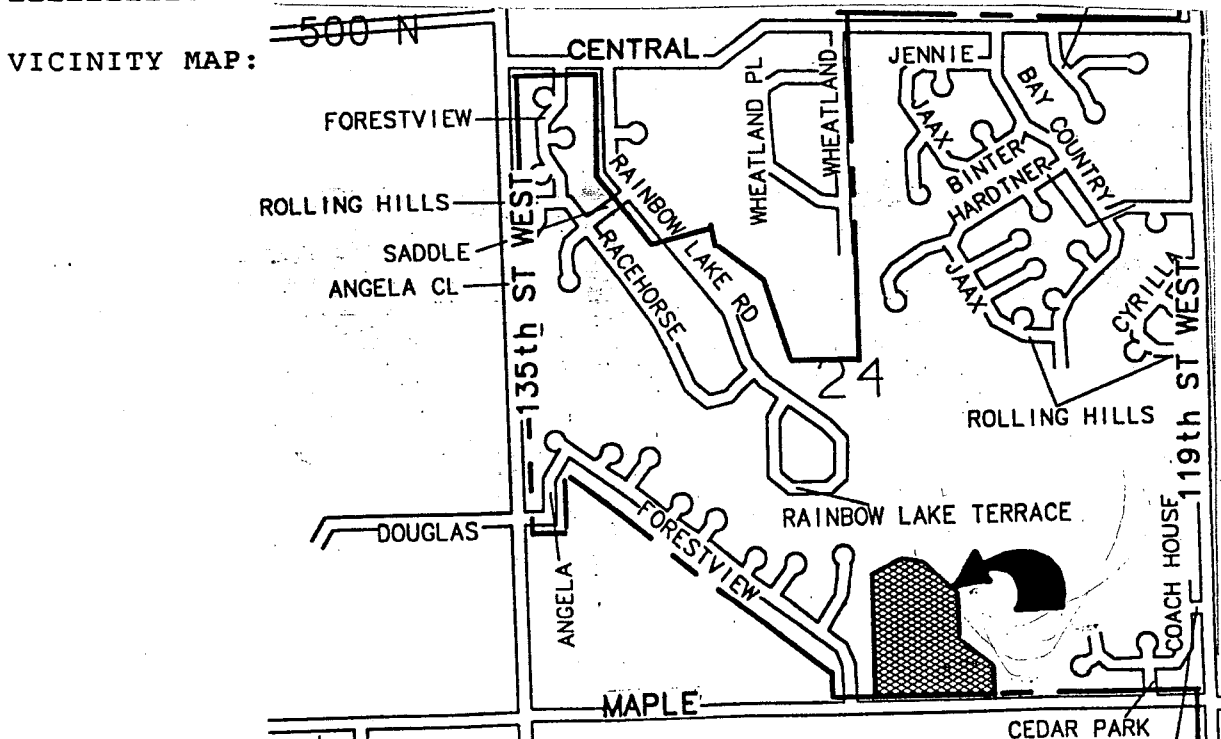
SITE SIZE: 21.5 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 11,700 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling



NOTE: The applicant is requesting that this plat's name be changed to Breezy Pointe rather than Bayside Estates as indicated on the Preliminary.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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. According to the sidewalk ordinance, a cul-de-sac street connecting to an arterial and serving at least 48 lots is required to provide sidewalk along one side of the street. This plat is only indicating 43 lots plus several Reserves with access to the cul-de-sac. Consequently, sidewalk is not a requirement but the applicant is, however, encouraged to consider including a sidewalk along the east side of Bayside Circle or within any Reserve needed along the east line of this plat. If the applicant requests, these improvements may be included in the paving guarantees.
- 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 a companion plat (Bay Country Estates 2nd) immediately to the east of this site, a gap of unplatted property between the two additions was apparently being created. Preliminary information indicates this plat should be responsible for that property and consequently any such property needed to be included within this addition's perimeter. This final plat now appears to include any such property within its perimeter. The applicant's agent needs to verify this.
- 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. This covenant shall also provide for the maintenance of the "parking strip" located along the south line of this plat and the paved surface for Maple.

- 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. 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.
- L. The title binder for this site presently indicates the property is owned by Slawson Investment Corporation while the plat indicates Jay W. Russell. Prior to this plat being released for recording proof shall be provided that the property is in Jay W. Russell's ownership.
- M. As indicated in the title binder, past taxes are due on this site. Proof that these taxes have been paid must be provided before the plat can be released for recording.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Engineering also needs to indicate the acceptability of the floodway easement being used rather than the more typical case of platting a Reserve, for drainage (floodway) purposes.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

March 5, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-8 - BAYSIDE ESTATES ADDITION

OWNER/APPLICANT: Jay W. Russell, P.O. Box 9007, Wichita,
KS 67277

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

LOCATION: North side of Maple, 1/2 mile west of 119th
St. West.

SITE SIZE: 21.5 Acres

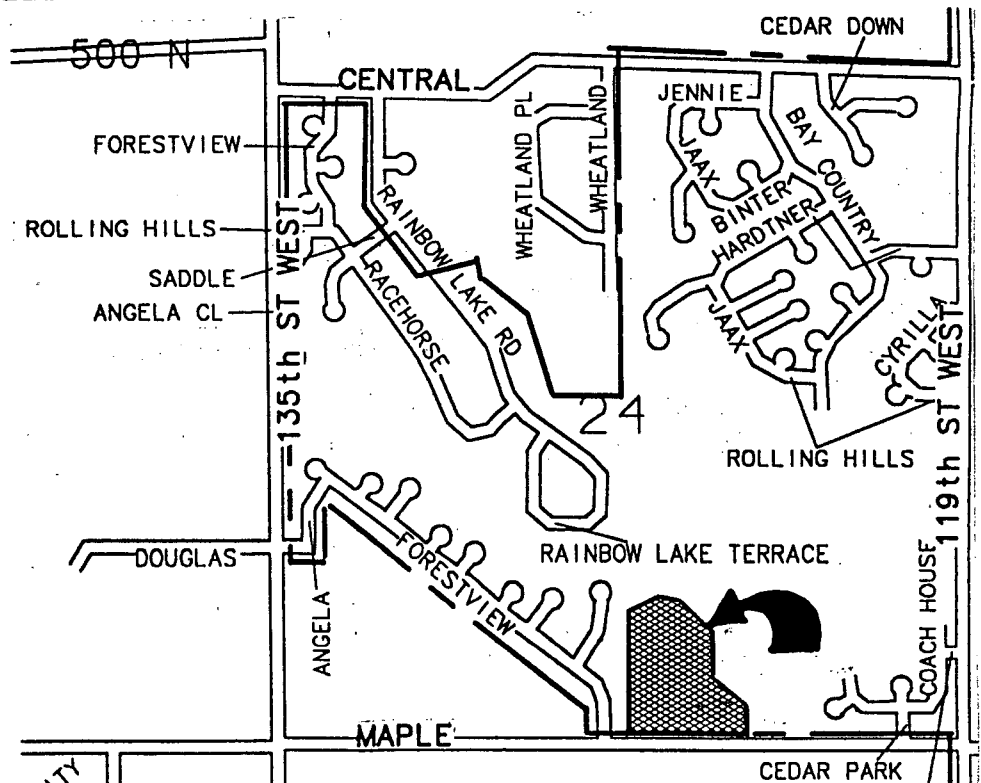
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11,700 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: While this plat is within the area originally included in an overall preliminary plat for the Bay Country Estates Addition, it is being submitted as a preliminary plat rather than a final portion, since the property is now indicated as being under a different ownership. This plat is also somewhat, but not significantly, altered from what was indicated in the overall preliminary. However, it appears that this plat may be leaving a gap of unplatted property between its east line and the Bay Country Estates 2nd Addition now being platted immediately to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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. According to the sidewalk ordinance, a cul-de-sac street connecting to an arterial and serving at least 48 lots is required to provide sidewalk along one side of the street. This plat is only indicating 43 lots plus several Reserves with access to the cul-de-sac. Consequently, sidewalk is not a requirement but the applicant is, however, encouraged to consider including a sidewalk along the east side of Bayside Circle or within any Reserve needed along the east line of this plat.
- 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 a companion plat (Bay Country Estates 2nd) immediately to the east of this site, a gap of unplatted property between the two additions is being created. Preliminary information indicates this plat should be responsible for that property and consequently any such property needs to be included within this addition's perimeter. Most likely, this property should be platted as a Reserve and if part of a floodway, so indicated on the plat and referenced in the plat's text. If a floodway is involved, the standard floodway language shall be included in the plat's text. Further, if any of the area to the north of this site, which was indicated as open space on the overall preliminary plat, is in the ownership of this plat, it should also be included within the final plat.

The applicant shall resolve this situation prior to submittal of a final plat, and the final plat shall be designed to take into account any such additional property.

- I. Since significant Reserve or open space area is planned also to the north of this site, if this plat is to share in the use of such areas it is recommended that some form of access to such areas be provided in the vicinity of lots 28 to 31. Either a portion of Reserve or an access easement should be considered from the end of the cul-de-sac into the open space area to the north.
- J. 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.
- 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. This covenant shall also provide for the maintenance of the "parking strip" located along the south line of this plat and the paved surface for Maple.
- L. 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.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, City Engineering needs to comment on any requirements for a floodway adjacent to this site and if minimum building pad elevations are required.



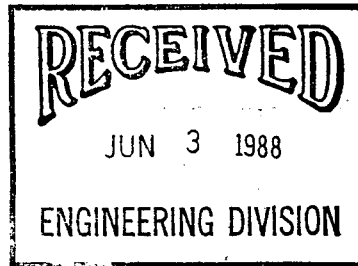
Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

MAY 31 1988

The Honorable Robert Knight
Mayor, City of Wichita
City Hall
455 North Main Street
Wichita, Kansas 67202



IN REPLY REFER TO:
Case No: 88-07-02R

Community No:
200238

Cond. CORR Bay Country

Dear Mayor Knight:

This is in response to a letter dated November 23, 1987, from Mr. Chris Breitenstein, P.E., Department of Public Works, City of Wichita, to the Federal Emergency Management Agency (FEMA) regarding the Flood Insurance Study (FIS) for the City of Wichita, Sedgwick County, Kansas. Mr. Breitenstein requested that FEMA review the effects that proposed channel modifications and pond construction would have on the floodway and Special Flood Hazard Area (SFHA) along North Fork Calfskin Creek. All data required by FEMA to evaluate this request were submitted by Mr. Breitenstein with his letter dated November 23, 1987, and by Mr. Michael W. Berry, P.E., of Professional Engineering Consultants, with his letters dated February 29, April 1, and April 21, 1988. The data submitted included the following hydraulic computer models, based on the U.S. Army Corps of Engineers HEC-2 computer program for the 10-, 50-, 100-, and 500-year floods and 100-year floodway:

1. baseline model: a calibration model developed to duplicate the analyses used in the effective FIS;
2. existing conditions model: a model developed to update the FIS by incorporating more current topographic information, additional cross sections, and manmade impacts; and
3. proposed conditions model: a modification of the existing conditions model developed to show the effects of proposed channel modifications and pond construction.

Fees necessary to process this Conditional Letter of Map Revision (a total of \$1,050) have been received.

We have reviewed the information submitted by Mr. Breitenstein and Mr. Berry and have determined that the existing conditions model is a more accurate representation of the current hydraulic conditions than the baseline model. The existing conditions model incorporates changes in the local topography resulting from the excavation of a large borrow pit and construction of a dam along North Fork Calfskin Creek and the impoundment of Middle Fork Calfskin Creek. Results of the existing conditions model indicate that the existing base flood elevations (BFEs) along North Fork Calfskin Creek are generally lower than the BFEs in the effective FIS, except for the area upstream of the

existing dam, where the BFEs are about seven feet higher than the BFEs in the effective FIS. The existing BFEs along Middle Fork Calfskin Creek are also generally lower than those in the effective FIS, except for the area upstream of the impoundment, where the BFEs are about four feet higher than the BFEs in the effective FIS.

We have also determined that if the channel modifications and pond are constructed as proposed, the BFEs along Middle Fork Calfskin Creek will remain unchanged when compared to the existing conditions BFEs. The BFEs along North Fork Calfskin Creek will be as much as 2 feet lower than the existing conditions BFEs at a point about 2,600 feet upstream of Maple Street, and will be about 0.7 foot higher than the existing conditions BFEs at a point about 2,000 feet upstream of Maple Street. The increase in the BFEs is the result of the proposed pond and channel diversion. The SFHAs and floodways for North Fork Calfskin Creek and Middle Fork Calfskin Creek will be decreased except in the vicinity of the proposed pond, where the SFHA and floodway will be increased to include the pond.

Once the project has been completed, you may submit "as-built" plans certified by a registered professional engineer and a topographic work map showing 100- and 500-year floodplain and 100-year floodway delineations, and request that the effective FIS be revised. Because the existing floodway will be modified as part of the revision, we will require a letter from you stating that the community will adopt and enforce the modified floodway. If the State has jurisdiction over either the floodway or its adoption by your community, we will need a copy of your letter to the appropriate State agency notifying it of the floodway modification and a copy of a letter from that agency stating its approval of the modification. After receiving this documentation, FEMA will revise the FIS.

Because the BFEs change as a result of the project, there will be a 90-day appeal period before the revised FIS becomes effective. During this period, community officials and interested persons may appeal the revised BFEs based on scientific or technical data.

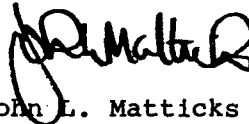
The basis of this Conditional Letter of Map Revision is a proposed channel modification project. National Flood Insurance Program (NFIP) regulations (Title 44, Code of Federal Regulations, Section 60.3 (b)(7)) require that communities "assure that the flood-carrying capacity within the altered or relocated 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 channel improvements before allowing their construction.

This response to Mr. Breitenstein'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 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, these 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. Daniel Cotter of our Central Office staff in Washington, D.C., at (202) 646-2757.

Sincerely,

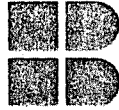


John L. Matticks
Chief, Risk Studies Division
Federal Insurance Administration

cc: Mr. Chris Breitenstein, P.E.
Department of Public Works

Mr. Michael W. Berry, P.E.
Professional Engineering Consultants, 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 11, 1992

F.E.M.A.
Revisions Fee- Collection System Administrator
Dewberry and Davis
P.O. Box 3173
Merrifield, Virginia 22116

RE: CASE NO. 93-07-020P
BREEZY POINTE ADDITION

Sirs, regarding to you regarding the matter of the

I am providing to you the required application review fee for the referenced Breezy Pointe Addition case in the amount of \$760.00. Please process this fee so that the review process can continue without any more delays.

This letter is also to serve as recognition that the review process cost may exceed \$1500 with a limit of \$2000. Please proceed with the review and provide me with a bill for the total amount of the work involved with the complete review process.

Contact me if you should have any questions in order not to delay this project any further.

Thank you.

Sincerely,

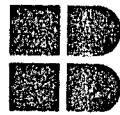
N. Brent Wooten, P.E.,

File

cc: J. W. Russell

cc: COPY TO MICHAEL BAKER.

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



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

March 2, 1993

Mr. Steve Smith
Michael Baker, Jr.
3601 Eisenhower Ave., Suite 600
Alexandria, Virginia 22304

RE: BREEZY POINTE ADDITION
WICHITA, KANSAS
CASE NO. 93-07-020P

Mr. Smith,

I am providing to you herein a the enclosed resubmittal information data relative to your request letter dated Feb. 17, 1993 for Breezy Pointe Addition in Wichita, Kansas.

The appropriate forms are completed as well as the revised HEC II run for this area based on the updated topography.

I also have attached a copy of the submittal to the Division of Water Resources for the State of Kansas as you requested. I have listed below categorically for your check list the following numbered item pertaining to the required enclosed documents you requested.

1. As-Built's with a revised HEC II model reflecting the new conditions. See the enclosed report prepared by P.E.C.
2. The topography map indicating the 100 and 500 year floodplains, 100 year floodway boundaries as modeled.
3. The public notice stating the intentions of the community to revise the floodway as requested by the developer.
4. The fill certification for the lots within Breezy Pointe Addition is attached.
5. Form 1 completed.
6. Forms 2, 4, 5 and 6 are included in the report packet. Form 7 is not necessary for this application.

Please process this request as soon as possible and contact me immediately if you should need any additional information or have any questions.

Thank you for your help.

Sincerely,



N. Brent Wooten, P.E.

File

cc: Mike Lindebak, P.E., City Engineer
J. W. Russell
Mike Berry, P.E.C.
Phil Frazier, P.E.C.



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

ATTENTION: Hakim Saadi

Prepared by: Russell W. LaForce, P.E.
913/296-2933

A P P L I C A T I O N N O T I C E

As required by the Water Projects Environmental Coordination Act, K.S.A. 82a 325-327

Notice No.: 92523
WS No.: LSG-0077
Breezy Pointe Addition

Date of Notice: 01/19/93
Expiration Date: 02/19/93

This notice of application is provided so that agencies identified by the Water Projects Environmental Coordination Act and interested persons or organizations may have an opportunity to review the plans and submit any comments to the Chief Engineer for consideration. The plans are available in this office for review any time during regular office hours. Comments should be submitted, in writing, prior to the expiration date listed above. If no comments are received by that date, we will presume you have no information to be considered.

APPLICANT

Name: Mr. J. W. Russell
Address: P. O. Box 9007
Wichita, Kansas 67277
Telephone: (316) 722-2417

DESIGNER

Name: Mr. N. Brent Wooten, P.E.
Baughman Company, P.A.
Address: 315 Ellis
Wichita, Kansas 67211
Telephone: (316) 262-7271

PROJECT LOCATION: (See attached 7 1/2 minute quadrangle map: Wichita West, Kansas.)

In, along, and across Calfskin Creek at a location in the SW 1/4 of the SE 1/4 of Section 24, Township 27 South, Range 1 West, City of Wichita, Sedgwick County, Kansas.

STATUTE: K.S.A. 82a-301 to 305a and 24-126.

PROJECT ACTIVITY: Floodway fill and floodway fringe fill for residential development. Near 90026, 90292, 92209.

pc: District Engineer, Kansas City
Corps of Engineers
Kansas Water Office
Stafford Field Office
Mr. Chris Breitenstein, P.E.

Prior Agency Comments (Attached): Yes () No (x)

THE STATE



OF KANSAS

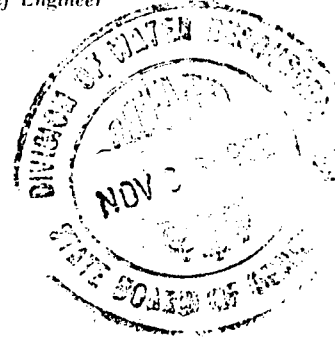
STATE BOARD OF AGRICULTURE

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: J. W. Russell Telephone No.: 316-722-2417

Address: P. O. Box 9007, Wichita, KS 67277

2. Name of Stream or Watercourse: Calfskin Creek

3. Description of type and purpose of proposed construction: Residential subdivision
development of 43 lots within Breezy Pointe Addition
requires fill within the platted lots to be removed
from the Flood Hazard Areas (FEMA).

4. Legal description of location:

The 21.5 Acre Site of Breezy Pointe Addition is located
within the Southeast Quarter Section of Sec. 24, TWP 27S
R1W, Sedgwick County, Kansas which is north of Maple and
West 1/2 Mile from 119th St. W. in Wichita, KS.

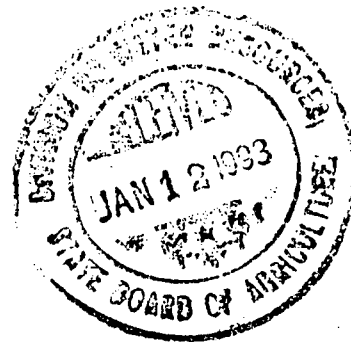
5. Complete plans, maps, profiles, specifications, all papers and data shall be filed with this application and made a part thereof.

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: 11-2-92 Title: Eng

Application Supplement
Water Projects Environmental Coordination Act
K.S.A. 82a-325 to 327



Questionnaire

Completion of this questionnaire is required before your application can be processed

1. List the Designer's name, title, address and telephone number.

N. Brent Wooten, Civil Engineer

315 Ellis, Wichita, KS 67211 316-262-7271

2. Is your project a ___ stream obstruction, ___ dam, ___ change in the course, current or cross-section of a stream and/or ___ levee, floodplain fill or other such improvement? (Check all that apply)

3. What are the environmental impacts (e.g. impacts to threatened or endangered species, historic sites, wetlands, etc.) of your project? Development does not impact or affect the environment

to our knowledge. There also are no wetlands within our project area.

Submit any environmental impact statements or assessments that have been prepared on this project.

4. How are any riffles (areas of fast moving, shallow water running over rocks or gravel), permanent pools, or other aquatic habitats affected by your project?

N.A.

5. To what extent is riparian (stream-side) vegetation or habitat, including timber, being removed? Please quantify the amounts in acres or other unit measurements such as number, size and species of trees.

All existing timber trees and rows are to remain in place.

All disturbed areas along the channel will be replanted

with grass and shrubs.

6. What is the nature of any planned mitigation for environmental impacts of the project?

N.A.

7. a. Is the channel of the stream being altered? no If yes, how is it being altered? Is the channel straightened, shortened, blocked, enlarged, etc.?

N.A.

b. If the channel is being straightened and/or shortened, what are the lengths of the new channel and the original channel? _____

N.A.

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. None - see attached plans.

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. All excess materials to be removed from site-No disposal within _____

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? Grass plantings along the banks to stabilize all areas.

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? All possible errodable areas within the site adjacent to the channel will be stabilized with hay bales.

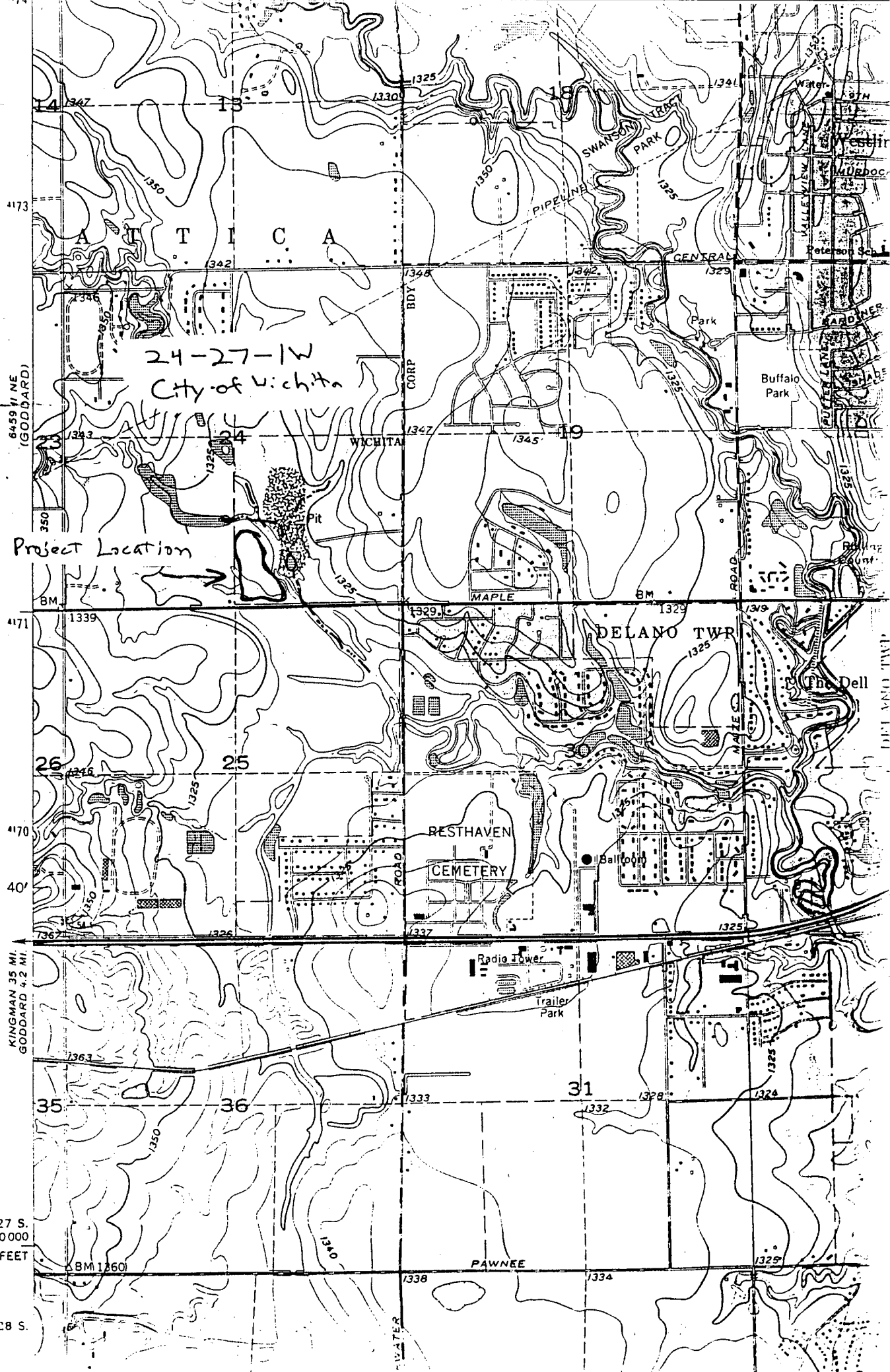
12. Provide a map showing the areas requiring revegetation and the plant mixture you propose to reseed or replant grasses, shrubs or trees in areas disturbed by your project. See attached plan.

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? no Please submit copies and a copy of an aerial photograph in support of your application.

15. Please provide a list of the names and mailing addresses of all adjacent landowners to the project site. See attached list.

16. Please check to see that you have fully described your project in the application form as the instructions direct.



24-27-1W
City of Wichita

Project Location

6459 1/2 NE
(GODDARD)

KINGMAN 35 MI.
GODDARD 4.2 MI.

T. 27 S.
360000
FEET

T. 28 S.

4173

4171

4170

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36

31

PAWNEE

WESTHIR

MUPBROOK

PETERSON SCHOOL

KARDNER

VALLEY VIEW

PULFINGER

WATER

ROAD

DELANO TWP

DELL

DELANO TWP

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