



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF OVERLAND PARK, JOHNSON COUNTY, KANSAS	Lot 2-A, Windmill Village Office Park, as shown on the Plat, recorded as Instrument No. 1665976, in the Office of the Register of Deeds, Johnson County, Kansas
	COMMUNITY NO.: 200174	
AFFECTED MAP PANEL	NUMBER: 20091C0053G	
	DATE: 8/3/2009	
FLOODING SOURCE: INDIAN CREEK TRIBUTARY NO. 3		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.952, -94.671 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
2-A	--	Windmill Village Office Park	7299 West 98th Terrace	Structure	X (shaded)	902.7 to 904.6 feet	904.2 to 904.8 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.)

PORTIONS REMAIN IN THE FLOODWAY

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 have determined that the structure(s) on 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 amends 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office 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/about/regoff.htm>.

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



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FEE SCHEDULE FOR PROCESSING REQUESTS FOR MAP CHANGES

This notice contains the fee schedule for processing certain types of requests for changes to National Flood Insurance Program (NFIP) maps. The fee schedule allows FEMA to further reduce the expenses to the NFIP by more fully recovering the costs associated with processing conditional and final map change requests. The fee schedule for map changes is effective for all requests dated January 13, 2010, or later and supersedes the fee schedule that was established on October 1, 2007.

To develop the fee schedule for conditional and final map change requests, FEMA evaluated the actual costs of reviewing and processing requests for Conditional Letters of Map Amendment (CLOMAs), Conditional Letters of Map Revision – Based on Fill (CLOMR-Fs), Conditional Letters of Map Revision (CLOMRs), Letters of Map Revision – Based on Fill (LOMR-Fs), and Letters of Map Revision (LOMRs).

Based on our review of actual cost data for Fiscal Years 2007 and 2008, FEMA has maintained the following review and processing fees, which are to be submitted with all requests that are not otherwise exempted under 44 CFR 72.5.

Fee Schedule for Requests for CLOMAs, CLOMR-Fs, and LOMR-Fs

Request for single-lot/single-structure CLOMA and CLOMR-F	\$500
Request for single-lot/single structure LOMR-F	\$425
Request for single-lot/single-structure LOMR-F based on as-built information (CLOMR-F previously issued by FEMA)	\$325
Request for multiple-lot/multiple-structure CLOMA	\$700
Request for multiple-lot/multiple-structure CLOMR-F and LOMR-F	\$800
Request for multiple-lot/multiple-structure LOMR-F based on as-built information (CLOMR-F previously issued by FEMA)	\$700

Based on our review of actual cost data for Fiscal Years 2005 and 2006, FEMA has established the following review and processing fees, which are to be submitted with all requests that are not otherwise exempted.

Fee Schedule for Requests for CLOMRs

Request based on new hydrology, bridge, culvert, channel, or combination of any of these	\$4,400
Request based on levee, berm, or other structural measure	\$6,050

Fee Schedule for Requests for Map Revisions

Requesters must submit the review and processing fees shown below with requests for LOMRs that are not based on structural measures or alluvial fans.

Request based on bridge, culvert, channel, or combination of these	\$5,300
Request based on levee, berm, or other structural measure	\$7,150
Request based on as-built information submitted as follow-up to CLOMR	\$5,000

Fees for CLOMRs, LOMRs, and PMRs Based on Structural Measures on Alluvial Fans

FEMA has maintained the initial fee for requests for CLOMRs and LOMRs based on structural measures on alluvial fans to \$5,600. FEMA will also continue to recover the remainder of the review and processing costs by invoicing the requester before issuing a determination letter, consistent with current practice. The prevailing private-sector labor rate charged to FEMA (\$60 per hour) will be used to calculate the total reimbursable fees.

Payment Submission Requirements

Requesters must make fee payments for non-exempt requests before we render services. This payment must be in the form of a check or money order or by credit card payment. Please make all checks and money orders in U.S. funds payable to the *National Flood Insurance Program*. Please mail all payments to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. FEMA will deposit all fees collected to the National Flood Insurance Fund, which is the source of funding for providing these services.



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Washington, D.C. 20472

~~NOT APPROVED BY FEMA~~

MR. WILLIAM M. SCOPP
7255 WEST 98TH TERRACE
SUITE 200
OVERLAND PARK, KS 66212

CASE NO.: 10-07-0280A
COMMUNITY: CITY OF OVERLAND PARK,
JOHNSON COUNTY, KANSAS
COMMUNITY NO.: 200174

DEAR MR. SCOPP:

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 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. 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region