



# 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 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	A portion of Section 24, Township 47 North, Range 32 West, Fifth Principal Meridian, as described in the Corporation Warranty Deed recorded as Instrument No. 2016E0064327, in the Office of the Recorder, Jackson County, Missouri  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 290174	
AFFECTED MAP PANEL	NUMBER: 29095C0531G	
	DATE: 1/20/2017	
FLOODING SOURCE: MOUSE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.872220, -94.414107 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### 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)
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 1)	X (shaded)	--	--	957.6 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  
DETERMINATION TABLE (CONTINUED)  
PORTIONS REMAIN IN THE FLOODWAY

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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

#### Proposed Lot 1:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 85.00 feet to the POINT OF BEGINNING; THENCE North 2°45'31" East, 106.77 feet; THENCE North 74°06'52" East, 15.83 feet; THENCE South 89°06'30" East, 72.00 feet; THENCE South 2°24'33" West, 113.64 feet; THENCE North 87°35'27" West, 87.65 feet to the POINT OF BEGINNING.

#### Proposed Lot 2:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 172.65 feet to the POINT OF BEGINNING; THENCE North 2°24'33" East, 113.64 feet; THENCE South 89°06'30" East, 80.03 feet; THENCE South 2°24'33" West, 115.76 feet; THENCE North 87°35'27" West, 80.00 feet to the POINT OF BEGINNING.

#### Proposed Lot 3:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 252.65 feet to the POINT OF BEGINNING; THENCE North 2°24'33" East, 115.76 feet; THENCE South 89°06'30" East, 80.03 feet; THENCE South 2°24'33" West, 117.88 feet; THENCE North 87°35'27" West, 80.00 feet to the POINT OF BEGINNING.

#### Proposed Lot 6:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 75°20'00" East, a chord distance of 128.52 feet) an arc length of 130.44 feet to the POINT OF BEGINNING; THENCE North 32°52'52" West, 125.40 feet; THENCE North 27°46'24" East, 59.69 feet; THENCE South 58°53'38" East, 139.97 feet; THENCE South 29°33'50" West, 8.84 feet to a point of curvature; THENCE southwesterly on a curve to the right (said curve having a radius of 218.84 feet, a chord bearing South 43°54'38" West, a chord distance of 108.45 feet) an arc length of 109.59 feet to the POINT OF BEGINNING.

#### Proposed Lot 7:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of

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tangency; THENCE North 29°33'50" East, 8.84 feet to the POINT OF BEGINNING; THENCE North 58°53'38" West, 139.97 feet; THENCE North 27°46'24" East, 77.08 feet; THENCE South 60°26'10" East, 142.32 feet; THENCE South 29°33'50" West, 80.81 feet to the POINT OF BEGINNING.

#### Proposed Lot 9:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 949.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a Subdivision recorded in Plat Book I-67, Page 68 at the Jackson County Recorder's Office; THENCE South 87°35'27" East on said Westerly Prolongation and said North Line, 412.96 feet to a point of curvature; THENCE northeasterly departing from said North Line on a curve to the left (said curve having a radius of 268.84 feet, chord bearing North 60°59'12" East, a chord distance of 280.32 feet) an arc length of 294.88 feet to a point of tangency; THENCE North 29°33'50" East, 0.75 feet to the POINT OF BEGINNING; THENCE continuing North 29°33'50" East, 80.00 feet; THENCE South 60°26'10" East, 125.00 feet; THENCE South 29°33'50" West, 80.00 feet; THENCE North 60°26'10" West, 125.00 feet to the POINT OF BEGINNING.

#### Proposed Lot 10:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 277.36 feet to the POINT OF BEGINNING; THENCE North 60°26'10" West, 130.00 feet; THENCE North 29°33'50" East, 81.23 feet; THENCE South 60°26'10" East, 130.00 feet; THENCE South 29°33'50" West, 81.23 feet to the POINT OF BEGINNING.

#### Proposed Lot 11:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 358.59 feet to the POINT OF BEGINNING; THENCE North 60°26'10" West, 130.00 feet; THENCE North 29°33'50" East, 79.52 feet; THENCE South 61°03'05" East, 129.96 feet to a point on a curve; THENCE southwesterly on a curve to the right (said curve having an initial tangent bearing South 28°56'55" West, a radius of 835.00 feet, a chord bearing South 29°15'23" West, a chord distance of 8.97 feet) an arc length of 8.97 feet to a point of tangency; THENCE South 29°33'50" West, 71.94 feet to the POINT OF BEGINNING.

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#### Proposed Lot 12:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 29°15'23" East, a chord distance of 8.97 feet) an arc length of 8.97 feet to the POINT OF BEGINNING; THENCE North 61°03'05" West, 129.96 feet; THENCE North 29°33'50" East, 75.59 feet; THENCE South 67°09'48" East, 125.11 feet to a point on a curve; THENCE southwesterly on a curve to the right (said curve having an initial tangent bearing South 22°50'12" West, a radius of 835.00 feet, a chord bearing South 25°53'33" West, a chord distance of 89.03 feet) an arc length of 89.07 feet to the POINT OF BEGINNING.

#### Proposed Lot 18:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 25°52'09" East, a chord distance of 107.62 feet) an arc length of 107.69 feet; THENCE North 22°10'28" East, 486.37 feet to the POINT OF BEGINNING; THENCE southwesterly on a curve to the right (said curve having an initial tangent bearing South 22°10'28" West, a radius of 25.00 feet, a chord bearing South 67°10'28" West, a chord distance of 35.36 feet) an arc length of 39.27 feet to a point of tangency; THENCE North 67°49'32" West, 115.00 feet; THENCE North 22°10'28" East, 89.00 feet; THENCE South 67°49'32" East, 140.00 feet; THENCE South 22°10'28" West, 64.00 feet to the POINT OF BEGINNING.

#### DETERMINATION TABLE (CONTINUED)

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)
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 2)	X (shaded)	--	--	957.9 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 3)	X (shaded)	--	--	958.6 feet

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--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 6)	X (unshaded)	--	--	959.4 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 7)	X (shaded)	--	--	959.1 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 10)	X (shaded)	--	--	960.4 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 9)	X (shaded)	--	--	964.3 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 11)	X (unshaded)	--	--	961.9 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 12)	X (unshaded)	--	--	962.7 feet
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 18)	X (shaded)	--	--	963.3 feet

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#### **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 10 Properties.)**

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>.

#### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 10 Properties.)**

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.

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