

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Application # _____

Date: 1/19/2022

TO THE ADMINISTRATOR: The undersigned hereby makes application for a permit to develop in a floodplain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Floodplain Management Ordinance, with all other applicable county/city ordinances, and the laws and regulations of the State of Missouri.

Scannell Properties #603, LLC - Shaun Cofer	Kadean Construction
Developer/Owner or Agent	Builder
8801 River Crossing Boulevard, Ste 300, Indianapolis, IN 46240	1821 McGee St, Kansas City, MO 64108
Address	Address
(317) 843-5959 shaunc@scannellproperties.com	(816-708-1199)
Phone	Phone
eMail Address (required)	

SITE INFORMATION

- Location: SE 1/4; NW 1/4; Section 31; Township 48N; Range 31W
Property Address: No Situs Address - NW Corner of Tudor Road & Main Street
- Type of Development: Filling ☒ Grading ☒ Excavation ☒ Minimum Improvement ☐ Substantial Improvement ☒
Routine Maintenance ☐ New Construction ☒ Other ☐
- Description of Development: Proposed industrial development including warehouses, loading docks, parking lots, stormwater detention basins, etc.
This permit is for Phase I (Building A, southernmost building) of the development. Also includes public roadway plans to re-align NW Main Street.
- Premises: Structure Size: 470 (N-S) ft. x 918 (E-W) ft. Area of site: ~165,100 sq. ft. (includes Bldg. A site only, not public roadway)
Principal Use: Warehouse Accessory Uses (storage, parking, etc.): Storage, Parking
- Value of Improvement (fair market): \$ 26,275,684* Pre-Improvement/Assessed Value of Structure: \$ 2,152,416*
- Property located in a designated FLOODWAY? Yes ☐ No ☒ (If Yes to Question 6, certification must be provided prior to permit issuance indicating this project will result in no increase in the 1% base flood elevations.)
- Property located in a designated floodplain FRINGE? Yes ☒ No ☐
- Elevation of the 1% Base Flood / 100-year flood (ID source): 968.8 (Flood Study) MSL/NGVD
- Elevation of the proposed development site: 991.5 MSL/NGVD
- Elevation/floodproofing requirement: 970.8 (100-year flood elevation + 2') MSL/NGVD
- Other floodplain elevation information/FIRM panel numbers (ID and describe source): Refer to Flood Study for Phase I, FEMA BFE = 965.6
- Other Permits required? Corps of Engineer 404 Permit: Yes ☒ No ☐ Provided ☐
Permits to be submitted at later date MO Dept. of Natural Resources: Yes ☒ No ☐ Provided ☐

Elevations shown are for proposed Building A. 100-year flood elevations and elevations of the development site vary throughout the site boundary. Elevations stated are NAVD88.

*Values shown above are for Building A improvements. Does not include tenant improvements.

NOTE: All provisions of City of Lee's Summit UDO Article 6, Division II, Floodplain Management Ordinance, shall be in compliance.

APPLICATION APPROVAL/DENIAL

Plans and Specifications Approved ☐ / Denied ☐ this _____ Day of _____, 20____

Signature of Developer/Owner _____ Authorizing Official _____

Print Name and Title _____ Print Name and Title _____

IF APPROVED, THIS PERMIT REQUIRES A CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY-IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED _____ FEET ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, PERMIT APPROVAL WILL REQUIRE A CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED, _____ FEET ABOVE THE BASE FLOOD ELEVATION.

THIS APPLICATION IS USED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY-IMPROVED BUILDING COVERED BY THIS PERMIT APPLICATION.

