

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

v.1-2018

Application # **PRPWFP20220759**

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

eMail Address (required)

Phone

SITE INFORMATION

1. 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

2. Type of Development: Filling ☒ Grading ☒ Excavation ☒ Minimum Improvement ☐ Substantial Improvement ☒
Routine Maintenance ☐ New Construction ☒ Other ☐

3. 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.

4. 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

5. Value of Improvement (fair market): \$ 26,275,684*

Pre-Improvement/Assessed Value of Structure: \$ 2,152,416*

6. 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.)

7. Property located in a designated floodplain FRINGE?

Yes ☒ No ☐

8. Elevation of the 1% Base Flood / 100-year flood (ID source): 968.8 (Flood Study) MSL/NGVD

9. Elevation of the proposed development site: 991.5 MSL/NGVD

10. Elevation/floodproofing requirement: 970.8 (100-year flood elevation + 2') MSL/NGVD

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.

11. Other floodplain elevation information/FIRM panel numbers (ID and describe source): Refer to Flood Study for Phase I, FEMA BFE = 965.6

12. 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 ☐

*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 4th Jay of April, 2022

Signature of Developer/Owner

Print Name and Title

Authorizing Official

George M. Binger III, P.E. / City Engineer

Print Name and Title

Digitally signed by George Binger III
Date: 2022.04.04 10:45:46 -05'00'

IF APPROVED, THIS PERMIT REQUIRES A CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTNALLY-IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 2 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 SUBSTANTNALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 2 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 SUBSTANTNALLY-IMPROVED BUILDING COVERED BY THIS PERMIT APPLICATION.

