

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Application # _____

Date: 4/1/22

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.

Whispering Woods Land LLC

Developer/Owner or Agent

803 PCA Road, Warrensburg, MO 64093

Address

816-564-2230

Phone

refrye52@gmail.com

eMail Address (required)

Builder

Address

Phone

SITE INFORMATION

1. Location: _____ 1/4; SW 1/4; Section 24; Township 47N; Range 36W

Property Address: _____

2. Type of Development: Filling ☐ Grading ☐ Excavation ☐ Minimum Improvement ☒ Substantial Improvement ☐

Routine Maintenance ☐

New Construction ☐

Other ☒

3. Description of Development: Construct Temporary Creek Crossing to allow for truck crossing during mass grading of site west of floodplain. Once grading is completed temporary crossing will be removed.

4. Premises: Structure Size: 30 ft. x 20 ft.

Area of site: 600 sq. ft.

There is not a proposed building only a 2-24" pipes with rock to create temporary road crossing of channel

Principal Use: Temporary Crossing

Accessory Uses (storage, parking, etc.): N/A

5. Value of Improvement (fair market): \$5,000

Pre-Improvement/Assessed Value of Structure: \$ N/A no structure

\$

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): 958.50 MSL/NGVD

N/A no proposed development only

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

10. Elevation/floodproofing requirement: n/a no building only temporary road crossing of Creek MSL/NGVD

11. Other floodplain elevation information/FIRM panel numbers (ID and describe source): 29095C0531G

12. Other Permits required?

Corps of Engineer 404 Permit:

Yes ☐

No ☒

Provided ☐

MO Dept. of Natural Resources:

Yes ☒

No ☐

Provided ☐

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

Richard Frye, Member

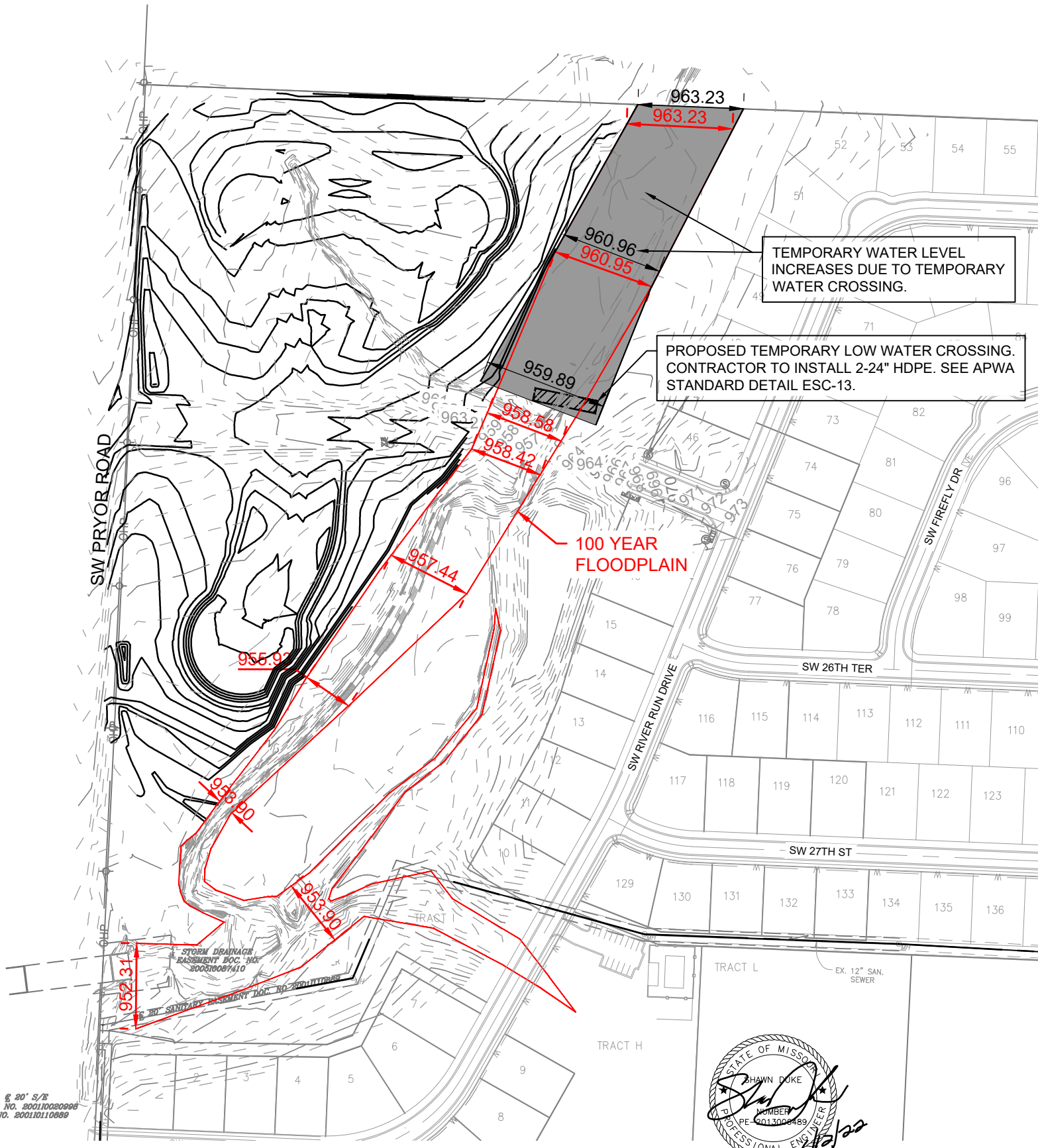
Print Name and Title

Authorizing Official

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.



TEMPORARY WATER LEVEL INCREASES DUE TO TEMPORARY WATER CROSSING.

PROPOSED TEMPORARY LOW WATER CROSSING. CONTRACTOR TO INSTALL 2-24" HDPE. SEE APWA STANDARD DETAIL ESC-13.

100 YEAR FLOODPLAIN

STORM DRAINAGE EASEMENT DOC. NO. 200010097410



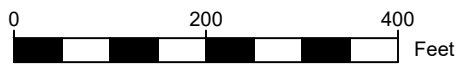
SHAWN DUKE - ENGINEER
MO PE#2013006489

1/4" = 20' S/T
DOC'S NO. 200110020966
& NO. 200110110889



WHISPERING WOODS PH. 3

100 YEAR FLOODPLAIN EXHIBIT



NOTE:

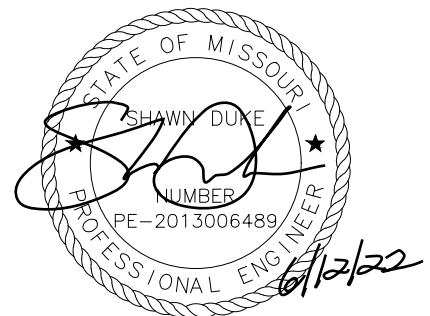
THE LOW WATER CROSSING WILL BE INSPECTED AND MAINTAINED BY THE DEVELOPER. THE CROSSING WILL BE REMOVED DURING ANY DELAYS OR STOPPAGES IN WORK DUE TO PHASE CHANGE, SCHEDULES, ETC.

EROSION CONTROL IS TO IN PLACE AND ADJUSTED AS NEEDED TO ENSURE THAT EARTHMOVING EQUIPMENT CROSSING THE CREEK DOES NOT DROP EXCESS SOIL INTO THE STREAM.

LOW WATER CROSSING STREAM ELEVATIONS		
LOCATION	EX. 100 YR	PR. 100 YR
PROPERTY LINE	963.23	963.23
267' SOUTH OF PROPERTY LINE	960.95	960.96
LOW WATER CROSSING	958.58	959.89



WHISPERING WOODS PH. 3
100 YEAR FLOODPLAIN EXHIBIT



SHAWN DUKE - ENGINEER
MO PE#2013006489