

FLOODPLAIN DEVELOPMENT PERMIT/APPLICATION

Application # PL 2018 092

Date: 3/23/2020

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.

Flip Short

Owner or Agent <u>801 NW Commerce Center</u>	Builder _____
Address <u>(816)802-6801</u>	Address _____
Phone _____	Phone _____

SITE INFORMATION

1. Location: _____ 1/4; NW _____ 1/4; Section 34; Township 48; Range 32
Property Address: NE Corner I-470 and View High Drive

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

3. Description of Development: Mixed use development including 10 soccer fields, roadways, utilities, and two bridges over the Little Blue River

4. Premises: Structure Size: N/A ft. x _____ ft. Area of site: _____ sq. ft.
Principal Use: Recreation Accessory Uses (storage, parking, etc.): Parking and Soccer Fields

5. Value of Improvement (fair market): \$ _____ Pre-Improvement/Assessed Value of Structure: \$ N/A

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 Refer to CLOMR dated 2/14/2020, Case No. 20-70-0520R

8. Elevation of the 1% Base Flood / 100-year flood (ID source): 810'-811' MSL/NGVD

9. Elevation of the proposed development site: FF 812'-813' MSL/NGVD

10. Elevation/floodproofing requirement: Bldg FF 2' above BFE MSL/NGVD

11. Other floodplain elevation information/FIRM panel numbers (ID and describe source): 29095C0404G, 29095C0412G

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.

PERMIT APPROVAL/DENIAL

Plans and Specifications Approved Denied this 25th Day of March, 20 20

Signature of Developer/Owner _____ Authorizing Official George M Binger III

Print Name and Title Phillip Short - OWNER / RESIDENT Print Name and Title George M. Binger III, City Engineer

THIS PERMIT ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY-IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 2 FEET ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 2 FEET ABOVE THE BASE FLOOD ELEVATION.

THIS PERMIT 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.



ENGINEERING 'NO RISE' CERTIFICATION

Floodplain Dev. Permit #: PL2018092 Date Issued: 3/25/2020

Date: 3/23/2020

Lee's Summit
Community
Beth Fry, PE, CFM
Applicant
9801 Renner Blvd, Lenexa, KS 66219
Address
913-577-8324
Phone

Jackson County
Missouri State
George Butler Associates, Inc
Engineer
9801 Renner Blvd, Lenexa, KS 66219
Address
913-492-0400
Phone

SITE INFORMATION

- Location: _____ 1/4; _____ 1/4; Section 34; Township 48N, Range 32W
Property Address: I-470 and View High Drive, Lee's Summit, MO 64081
- Affected NFIP map panel number(s): 29095C0404G
- Type of Development: Filling Grading Excavation Minor Improvement Substantial Improvement
Routine Maintenance New Construction Other
- Description of Development: Construction of a temporary crossing within the floodway of Little Blue River.
- Name of Flooding Source (stream, lake, etc): Little Blue River

COMMENTS

This no-rise certification specifically addresses the temporary crossing that will be used during mass grading of the Paragon Star Development. Conditions that must be met during construction were provided in a memo to Lee's Summit dated 3.17.2020, with the subject: Paragon Star Temporary Stream Crossing

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

I certify that I am a duly qualified engineer licensed to practice in the State of Missouri. I further certify that the attached technical data support the determination that this proposed development will NOT create any increase to the 1% elevations on the identified flooding source at published cross-sections in the Flood Insurance Study for the City of Lee's Summit, Missouri dated 02/14/2020 and will NOT create any increase to the 1% elevations at unpublished cross-sections in the vicinity of the proposed development.

Conditional Letter of
Map Revision Case
No. 20-07-0520R

Beth E Fry
Engineer Name
[Signature]
Signature
Sr. Engineer
Title
3/23/2020
Date
2011015737
License #



(SEAL) 3/23/2020



MEMORANDUM

To: Sue Pyles, PE
From: Beth Fry, PE, CFM
Date: 3/17/2020
Subject: Paragon Star Temporary Stream Crossing

GBA evaluated the option of installing temporary stream crossings in Little Blue River during construction of the Paragon Star development. This was completed by inserting additional culvert structures into the model that was approved by FEMA for the Conditional Letter of Map Revision (CLOMR) dated February 14, 2020, case number 20-70-0520R. The objective was to achieve a no-rise condition with the addition of the crossing when compared to the Proposed Conditions model developed for the CLOMR. GBA has identified two conditions relative to the additional RCB crossing View High Drive (Line 4100) that must be met to allow for construction of the temporary crossing while achieving that objective.

Condition 1 – Prior to completion of Line 4100 RCB

- One Temporary Stream Crossing may be constructed per GBA details (attached)
- Construction may begin on East Bridge, but stream crossing must be removed prior to construction of the bridge piers.
- No construction may occur on the West Bridge.
- All mass grading may occur, with exception of any fill associated with the West Bridge.
- Construction of storm sewer discharge structures and associated energy dissipation may occur within the floodway.
- All work associated with the Line 4100 RCB may occur.

Condition 2 – Following completion of Line 4100 RCB

- One Temporary Stream Crossing near the East Bridge may be constructed per GBA details
- All mass grading may occur
- East and West bridges can be fully constructed

The crossing must be constructed near the location of the East Bridge and in conformance with the details provided in the attached exhibit.

Upon completion of the bridge work, the temporary stream crossing shall be completely removed and the area restored per the Paragon Star Mass Grading Plans.

cc: File, Brad Burton



MAP SCALE 1" = 500'



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0404G
FIRM
 FLOOD INSURANCE RATE MAP
 JACKSON COUNTY,
 MISSOURI
 AND INCORPORATED AREAS

PANEL 404 OF 625
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT NUMBER	ISSUE DATE	REVISION	DATE
200174	01/24/07	01/24/07	01/24/07
200175	01/24/07	01/24/07	01/24/07

Notice to User: This Map Number shows coverage for the National Flood Insurance Program. It should be used with Jackson County, Missouri Flood Insurance Rate Maps. Coverage is not available for the subject community.



MAP NUMBER
 29095C0404G
 MAP REVISED
 JANUARY 20, 2017
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It should be used with Jackson County, Missouri Flood Insurance Rate Maps. Coverage is not available for the subject community. For the latest product information about National Flood Insurance Program flood maps, please check the FEMA Flood Map Store at www.msc.fema.gov



43° 20' 00" N

43° 10' 00" N

38° 56' 15"

84° 26' 15"

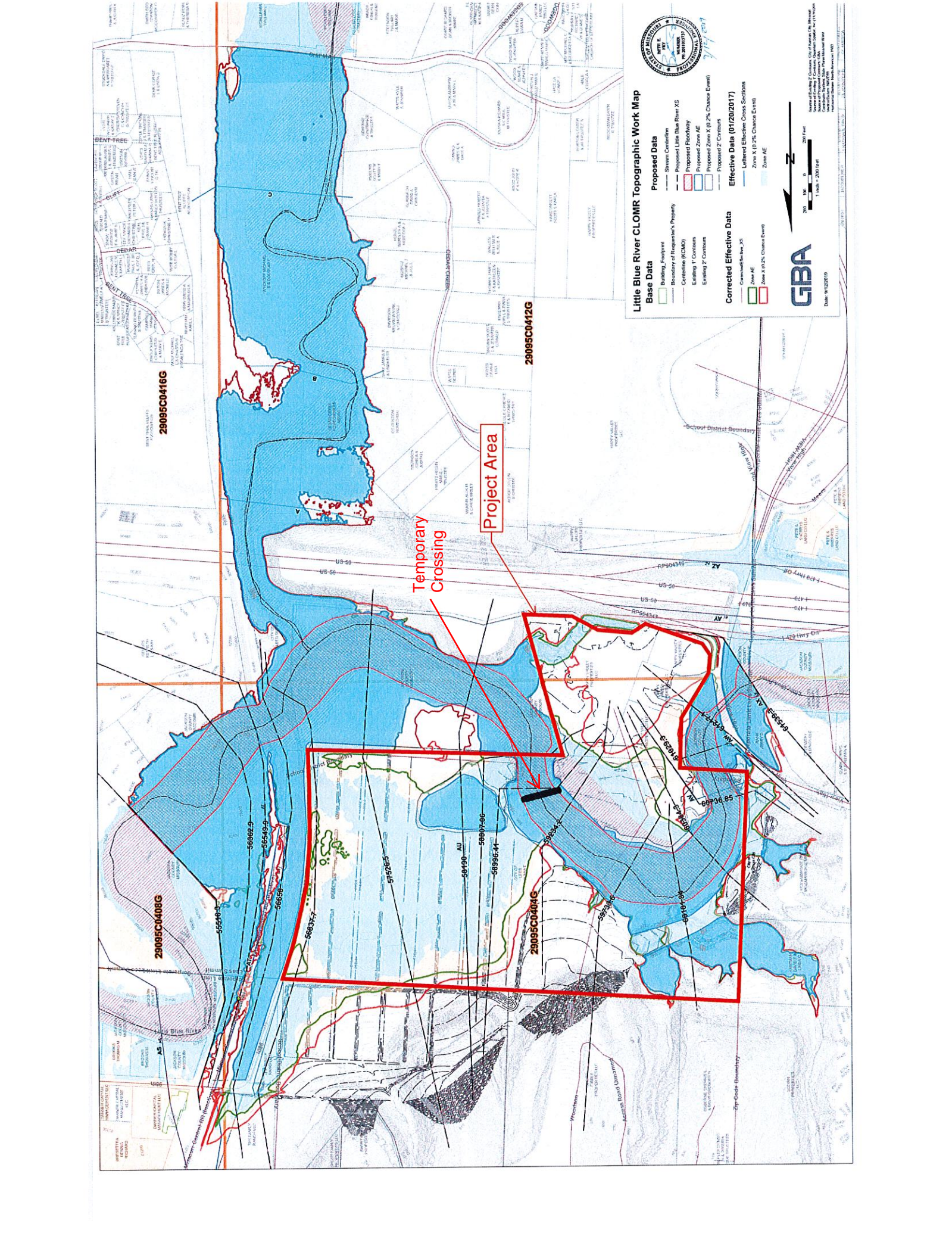
Project Area

City of Lees Summit 20174

37° 5' 00" E

37° 4' 00" E

JOINS PANEL 0412



Little Blue River CLOMR Topographic Work Map

Base Data

- Building, Footprint
- Boundary of Registered's Property
- Catchment (RCMD)
- Existing T Contours
- Existing Z Contours

Proposed Data

- Street Centerline
- Proposed Little Blue River XS
- Proposed Floodway
- Proposed Zone AE
- Proposed Z Contours

Corrected Effective Data

- Corrected Zone XS
- Zone AE
- Zone X (0.2% Chance Event)

Effective Data (01/20/2017)

- Lettered Elevation Cross Sections
- Zone X (0.2% Chance Event)
- Zone AE

Scale: 1 inch = 200 feet

North Arrow

GBA

Date: 01/20/2019

Project Area

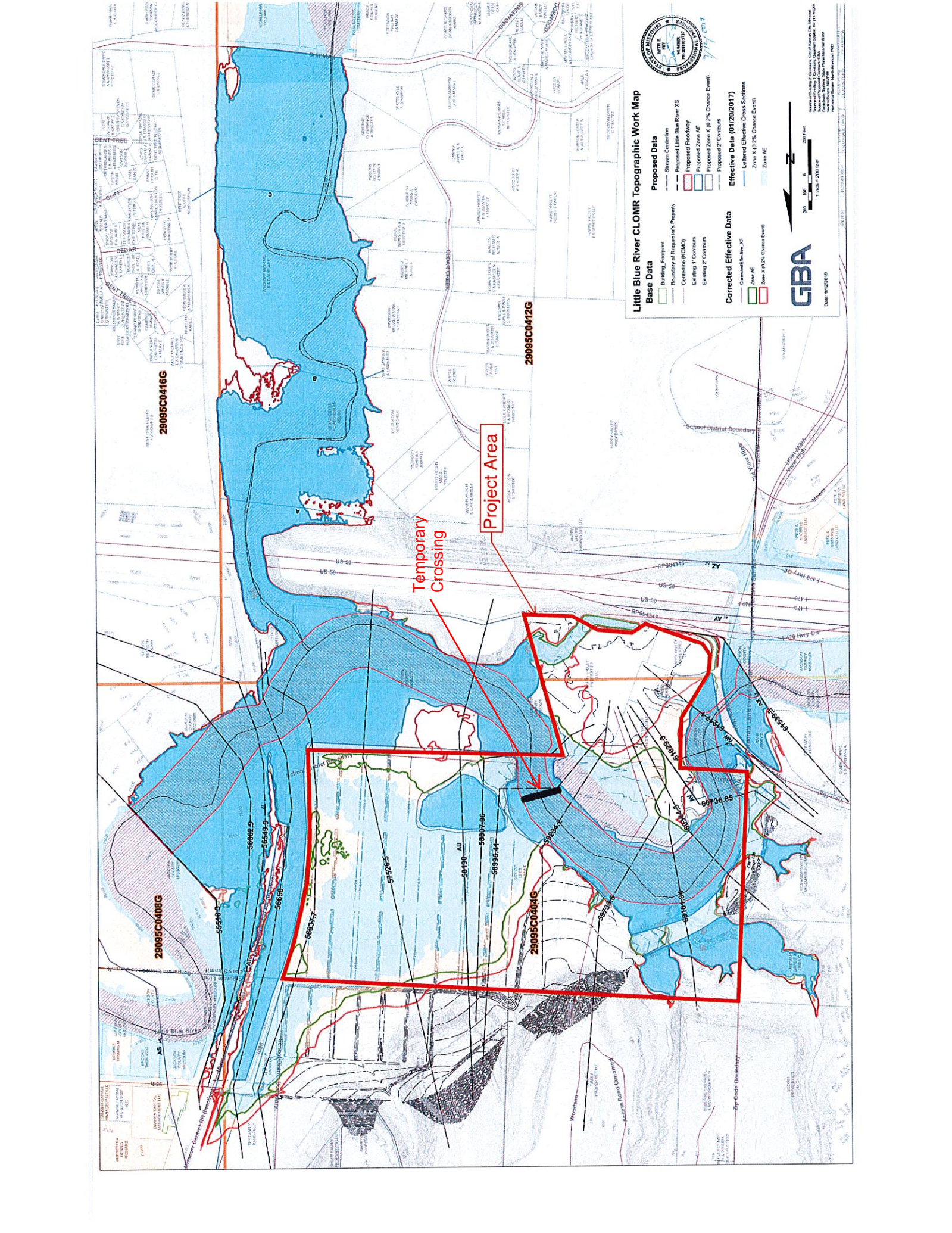
Temporary Crossing

29095C0416G

29095C0408G

29095C0412G

29095C0404G



Little Blue River CLOMR Topographic Work Map

Base Data

- Building, Footprint
- Boundary of Registered's Property
- Catchment (RCMD)
- Existing T Contours
- Existing Z Contours

Proposed Data

- Street Centerline
- Proposed Little Blue River XS
- Proposed Floodway
- Proposed Zone AE
- Proposed Z Contours

Corrected Effective Data

- Corrected Zone XS
- Zone AE
- Zone X (0.2% Chance Event)

Effective Data (01/20/2017)

- Lettered Elevation Cross Sections
- Zone X (0.2% Chance Event)
- Zone AE

Scale: 1 inch = 200 feet

North Arrow

GBA

Date: 01/20/2019

Project Area

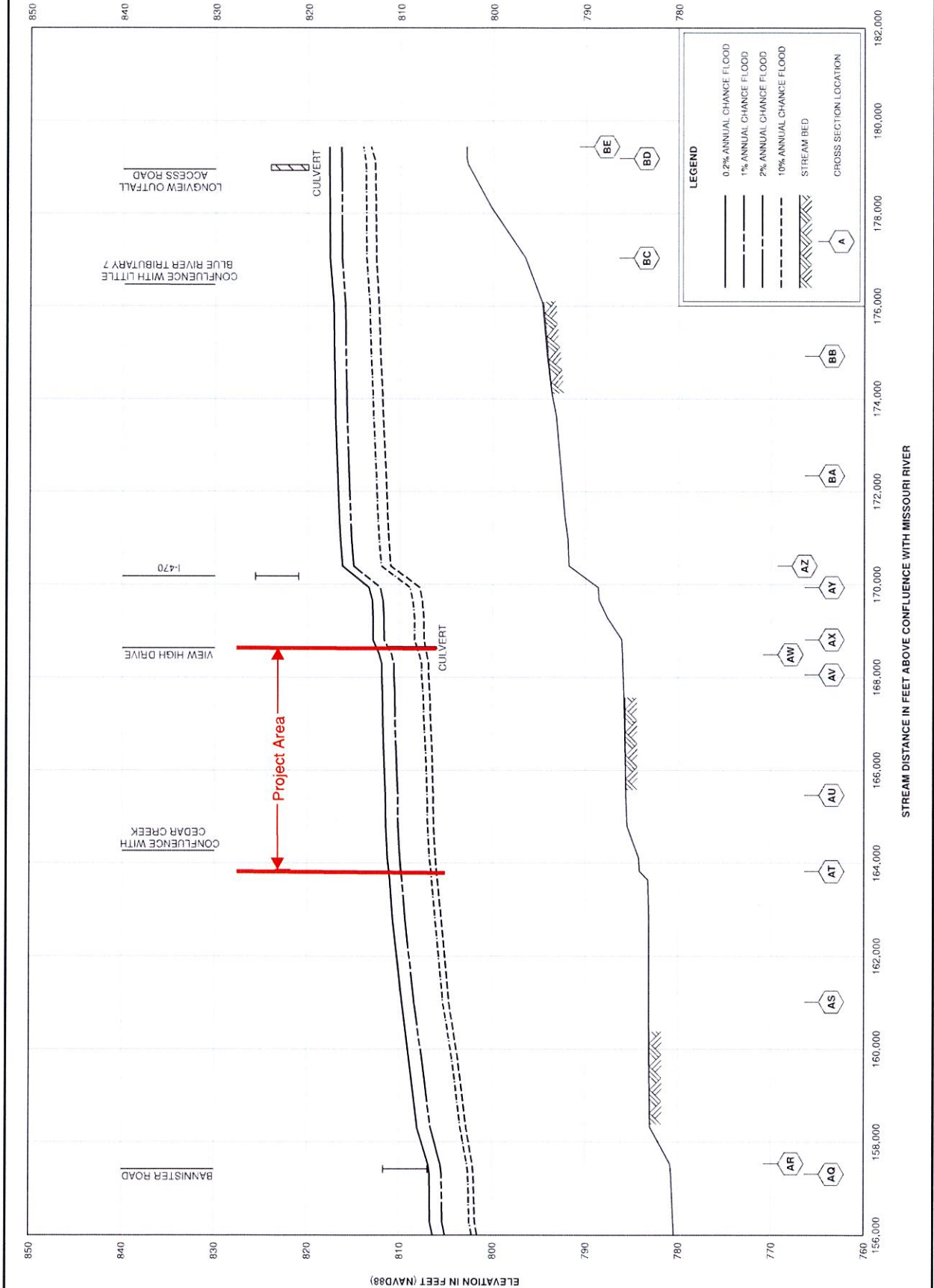
Temporary Crossing

29095C0416G

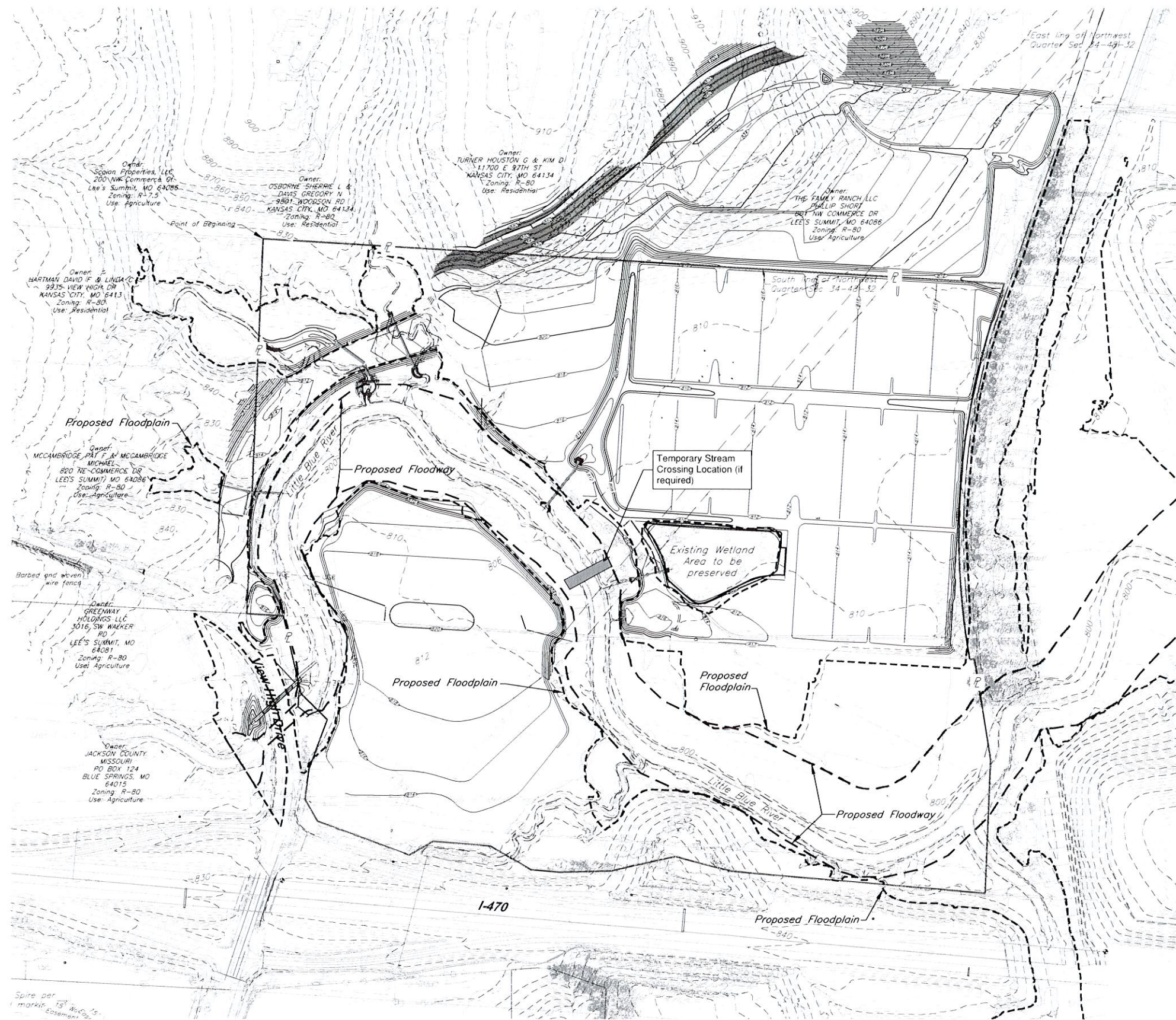
29095C0408G

29095C0412G

29095C0404G



G:\12120\Civil\301\Production Drawings\Exhibits\Floodplain Dev Exhibit\121202600.dwg Layout: Floodplain.dwg Friday March 06, 2020, 12:41pm Copyright 2020, George Hutter Associates, Architect 00212, Professional Engineer 000025, Landscape Architect 000025, Professional Land Surveyor 000029

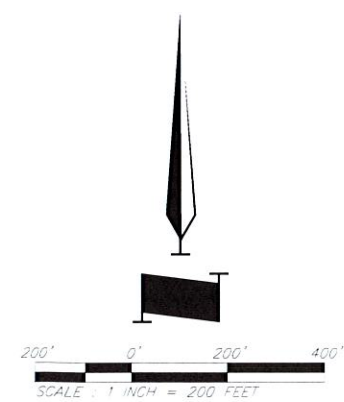


GBA architects engineers 9801 Renner Boulevard Lenexa, Kansas 66219 913 492 0400 www.gbateam.com		DATE: 4-17-18
		DESIGN BY: CEL
		DRAWN BY: DRV
		PROJECT NO: 12720
		SHEET NO: 1
		TOTAL SHEETS: 1
Bradley D. Burton Professional Engineer License No. 25862		Floodplain Development Permit Exhibit Paragon Star Development Lee's Summit, Missouri
NO.	DATE	REVISIONS
2	2-27-20	
		BY: APPROVED

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
 Northeast corner of concrete guardrail
 at the Northeast corner of 1470 bridge
 spanning View High Drive.
 EL=833.80

Proposed Floodway and Floodplain,
 refer to lines established by the
 FEMA CLOMR dated 2/14/2020,
 Case No. 20-70-0520R.



C:\12720\Civil_3D\Production Drawings\Exhibits\Low Water Crossing\Low Water Crossing 127202602.dwg Layout: Floodplain Exhibit Tuesday, March 10, 2020, 3:07pm Copyright 2020, George-Hilmer Associates, Professional Engineer 000155, Landscape Architect 000025, Professional Land Surveyor 000059

GBA architects engineers	
9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com	
DATE: 3/9/2020	DESIGN BY: CEL
DRAWN BY: KNL	PROJECT NO: 12720
SHEET NO: 1	TOTAL SHEETS: 1

Floodplain Development Permit Exhibit
Paragon Star Development
 Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED

Notes:
 1. See conditions of crossing construction in attached memo.

