

PRELIMINARY STORMWATER REPORT FOR Lee's Summit Joint Operations Campus

Project Location:

10 NE Tudor Road, Lee's Summit, MO 64086

BHC Project # 041470.00.01

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Table of Contents

1.0 Introduction

1. 1 Methodology

2.0 Existing Conditions

2.1 Project Site

2.2 Hydrology

2.3 Existing Detention

3.0 Proposed Conditions

3.1 Project Site

3.2 Hydrology

3.3 Proposed Detention

4.0 Downstream Analysis

5.0 Water Quality

6.0 Permitting

7.0 Conclusion

Table of Appendices

Appendix A – Reference Documents

A1 – HyrdoCAD Output Summary

A2 – Douglass Station Commercial Park Reference Documents

A3 – Spillway Design

A4 – FEMA Firmette

1.0 Introduction

This Preliminary Stormwater Management Study is prepared for the expansion of the existing Lee's Summit Joint Operations Campus located at 10 NE Tudor Road, Lee's Summit, Missouri. The purpose of this study is to evaluate the existing on-site detention pond and the impacts of the expanded development on the existing detention pond and surrounding area. The project will result in the construction of a new Fire Administration building and associated Parking.

Governing design criteria is based on the APWA 5600 comprehensive control and the capacity of the downstream system to convey discharge during the systems design events.



Figure 1: Project Location Aerial

1.1 Methodology

The unit hydrograph modeling for this report was conducted using TR-55 methodologies within HydroCAD.

Runoff for this report was determined using a SCS Type II 24-Hour rainfall event.

The design storms used for this report were the 2-year (50%), 10-year (10%), and 100-year (1%) events. Rainfall depths for these events were determined from NOAA Atlas 14. The table below contains these rainfall depths.

Table 1: Report Design Storms

Report Design Storms	
Storm Event	Rainfall Depth (in)
2-Year	3.70
10-Year	5.66
100-Year	9.23

The following documents were used as the design criteria for this report:

- Kansas City Metropolitan Chapter of APWA Standards, Specification and Design Criteria, Section 5600 (2011)

Controlling Design Requirement

APWA 5600 requires that rainfall events are held to the following to the following release rates. 0.5 cfs for the 2-year, 2.0 cfs for the 10-yr, and 3.0 cfs for the 100-yr for any newly developed area. For this site the area considered new development would be the eastern third of the site where the Fire Administration be located. BHC and the City of Lee's Summit have been unable to find the existing drainage study for the project and have not quantified release rates. BHC has reached out to the engineer of record (Bartlett and West), but at the submission of this report has not yet received that information.

Additionally, BHC reviewed the receiving system to evaluate potential flooding issues down stream of the site. In this case the down stream system is the proposed storm sewer installed as part of the development of the Douglas Station Multifamily site to the north. This site is not yet developed, therefore BHC has relied on the final development plans prepared by the developer and their engineer, dated March 8, 2024. From that review BHC has determined that the developer has considered release rates from our proposed pond that pass through to the Douglas Station Commercial Park Regional Pond. **From conversations between BHC and City Staff (Gene Williams and Grant White), BHC has determined that the assumed Joint Operations Center pond release rates contained within the Douglas Station Multifamily Final Development Plans should be considered the controlling design requirement.**

2.0 Existing Conditions

2.1 Project Site

The existing project site is currently occupied by the existing Lee's Summit Municipal Court Facility basin on the site grading, the project site has 11.41 acres tributary to the detention pond, and additional 0.78 acres of off-site runoff from the right-of-way of Tudor. Total tributary area is 12.19 acres.

2.2 Hydrology

A majority of the project site drains towards the existing detention pond. This drainage area is summarized below in Table II.

Table II: Existing Drainage Areas

		AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
Total		631,858 SF	(14.51 ac)	294518.55 SF	(6.76 ac)	337,339 SF	(7.74 ac)	90	0.62
To Pond	Onsite	497,121 SF	(11.41 ac)	237177.93 SF	(5.44 ac)	259,943 SF	(5.97 ac)	89	0.61
	Offsite	33,883 SF	(0.78 ac)	12318.70 SF	(0.28 ac)	21,564 SF	(0.50 ac)	91	0.68
Not to Pond	Onsite	26,149 SF	(0.60 ac)	21777.89 SF	(0.50 ac)	4,371 SF	(0.10 ac)	83	0.40
	Offsite	74,704 SF	(1.71 ac)	23244.02 SF	(0.53 ac)	51,460 SF	(1.18 ac)	92	0.71

The drainage area was analyzed in HydroCAD, using TR-55 methodologies to calculate the peak runoff from the existing site in the 2-, 10-, and 100-year storm events to the existing detention pond. These calculations are found in Appendix A1. Table III below summarizes these quantities.

Table III: Existing Site Generated Runoff

Existing Site Generated Runoff (cfs)		
2-Year	10-Year	100-Year
47.16	78.42	134.50

2.3 Existing Detention

The existing detention pond was evaluated in the all runoff events. The storm events are attenuated through the pond by two existing 30" CMP culvert pipes. During the 2013 modifications to the site a 2-ft plate with multiple orifices was added to detention pond, an image of this control structure is below. The Stormwater Management Study from 2013 modification has not been found at the time this report was submitted, therefore, BHC evaluated the flow through the pond based on the conditions that presently exist. This results in the following pond peak release rates:

Existing Detention Pond				
Storm Event	Primary Spillway Peak Release (cfs)	Overflow Spillway Peak Release (cfs)	Combined Peak Release (CFS)	Stage Storage Elevation
2-year	29.89	0	29.89	1002.57
10-year	53.31	1.89	55.21	1003.29
100-year	73.08	42.83	115.91	1003.97

Due to the activation of the overflow spillway in the 10-year event, BHC believes that the existing pond is undersized, based on the established Design Methodology Section 1.1 of this report. Therefore, additional volume is needed with the proposed modification to address the current undersized pond.

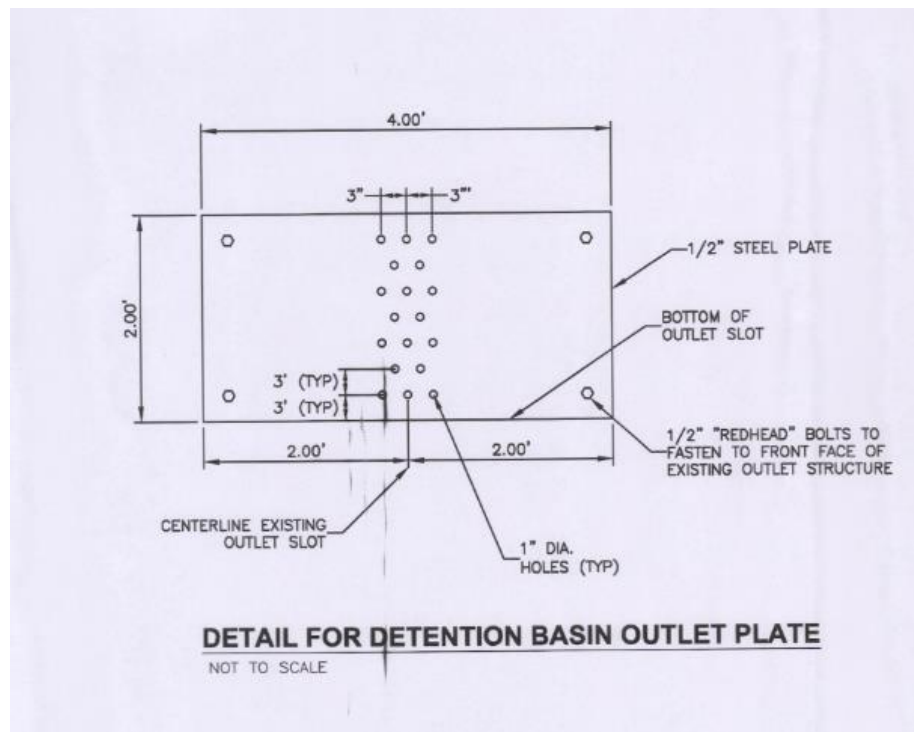


Image: 2013 Pond Modifications

3.0 Proposed Condition

3.1 Project Site

The project will result in the construction of a Fire Administration building, associated parking and site grading changes. This will result in an increase of the tributary area to the detention pond from 12.19 acres to 12.39 (11.59 acres from project site and 0.8 acres from Tudor right-of-way).

3.2 Hydrology

A majority of the project site drains towards the existing detention pond. This drainage area is summarized below in Table IV.

Table IV: Proposed Drainage Areas

		AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
	Total	632,704 SF	(14.52 ac)	226,996 SF	(5.21 ac)	405,708 SF	(9.31 ac)	92	0.68
To Pond	Onsite	504,869 SF	(11.59 ac)	175,873 SF	(4.04 ac)	328,996 SF	(7.55 ac)	92	0.69
	Offsite	34,740 SF	(0.80 ac)	13,154 SF	(0.30 ac)	21,586 SF	(0.50 ac)	91	0.67
Not to Pond	Onsite	19,248 SF	(0.44 ac)	15,814 SF	(0.36 ac)	3,434 SF	(0.08 ac)	83	0.41
	Offsite	73,848 SF	(1.70 ac)	22,155 SF	(0.51 ac)	51,692 SF	(1.19 ac)	93	0.72

The drainage area was analyzed in HydroCAD, using TR-55 methodologies to calculate the peak runoff from the existing site in the 2-, 10-, and 100-year storm events. These calculations are found in Appendix A1. Table V below summarizes these quantities.

Table V: Proposed Site Generated Runoff

Proposed Site Generated Runoff (cfs)		
2-Year	10-Year	100-Year
50.58	82.12	138.64

The proposed development of the site results in an increase in peak runoff rates in all analyzed storm events. To manage runoff to pre-development levels the existing detention pond will need to be expanded.

3.3 Controlling Release Rate

Downstream Analysis

The City of Lee's Summit provided the Final Development Plans submitted by for the multi-family development located north of the project site. BHC has reviewed the plans and sheet C202 indicates that a release rate from the pond located on the Joint Operations Center property considered a release rate of 36 cfs in the 10-year storm, and 54 CFS in the 100-year storm.

Additionally, the current overflow spillway discharges to the proposed Douglas Station Multi-Family Project. The current spillway location creates a potential of flooding of downstream Multi-Family site. Therefore, this proposed design includes raising the top of the north berm elevation of the detention pond to 1005.50. This allows for the construction of spillway to west towards Commerce Drive and minimizes downstream flooding during an emergency overflow event.

3.3 Proposed Detention

Detention will be provided by modification of the existing dry detention pond. Presently, the outlet of the pond includes two 30" CMP outlet pipes, the proposed solutions considers replacing the existing CMP structures an outlet control structure with a weir wall. The weir wall will have a 3" opening for the water quality storm (extended dry detention released over 40 hours). The 10 and 100-yr events will be controlled by 4" wide by 18" tall opening. The depth an area of the pond has been increased to allow for (1) additional detention and (2) a direct connection to the proposed inlet 1-6 located on the development to the north.

Information regarding the downstream system has been provided in Appendix A2.

This controls the release rate to the flows assumed for the project.

Proposed Detention Pond		
Storm Event	Peak Release (cfs)	Stage Storage Elevation
Water Quality	0.37	997.5
*2-year	23.73	999.49
10-year	34.50	1000.85
100-year	55.61	1002.75
Bottom of Spillway	--	1003.75
**Top of Spillway	--	1004.70
Top of Berm	--	1005.50

*The 2-year event was not defined in the downstream system.

**Spillway sizing is provided in Appendix A3.

Emergency Overflow Spillway

As previously discussed, the current emergency overflow spillway discharges onto property proposed for multifamily construction. This creates potential for downstream flooding during an event that activates the emergency spillway. To prevent this the proposed design raises the top of berm height to 1005.50 and relocates the spillway to the discharge on Commerce Drive. To provide the flow required for the 100-year event the spillway will need to be constructed of concrete and include a retaining wall to stabilize the berm along the northside of the site. This location of the spillway is conceptually located plans. Full detailing of the concrete spillway pad and any retaining walls will be provided with the final development plans.

The current spillway design provides 9" of freeboard between the top of spillway flow elevation and the top of berm. This is 3" less than the 12" required by APWA 5600, therefore, a waiver will be required as the project progress.

4.0 Downstream Analysis

As previously discussed BHC reviewed downstream infrastructure as part of this analysis. The site discharges to a currently undeveloped site that has an active Final Development Plan in review by the City of Lee's Summit. The proposed development includes installation of an enclosed storm sewer system through the property replacing the existing channel. The proposed detention meets the allowed release rates to that system from the on-site pond. However, the site does not have surface flow capacity for the emergency overflow event required by APWA 5600. Therefore, the proposed design relocates the existing overflow spillway to discharge to Commerce Drive. As part of the Stormwater Management Study. Downstream conditions were considered.

Additionally, BHC recommends a direct connection to the Douglas Station Multi-Family system to in lieu of an overland flow.

4.0 Water Quality

Per the Lee Summit design and construction manual “volumetric and/or extended detention control of the 90% mean annual event storm event shall be provided for broad protection of the receiving system, including channel erosion protection and flood peak reductions over a range of return periods.”

This is achieved as described above with the use of the restricted 3” orifice to manage runoff from the 1.37 inch event.

6.0 Permitting

6.1 United State Army Corps of Engineers (USACE)

The National Wetland Inventory and USGS Mapping does not Identify and jurisdictional waters within the site area. There are no known USACE regulated levees with 500-feet of the site.

6.2 Federal Emergency Management Agency (FEMA)

The site is located within the Zone X, and outside of the 1% and 0.2% annual chance flood hazard, as shown on FEMA FIRM Map 29095C0417G, effective 1/20/2017. The FEMA Firmette for the project site can be found in Appendix A4

6.3 Missouri Department of Natural Resources (MoDNR)

The area to be disturbed by the project site exceeds 1-acre; a Notice of Intent (NOI) is required to be submitted to MoDNR and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project.

6.0 Conclusion

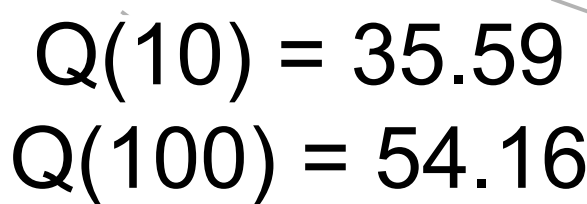
Multiple stormwater control criteria were considered for the development of the proposed project. It was also determined that the existing pond is undersized as the overflow spillway is activated in the 10-year event. Therefore, the existing undersize of this pond needs addressed as part of the proposed improvements.

It was determined that limiting release rate criteria is the capacity of the proposed Douglas Station Multifamily storm sewer system. The design rates of the Joint Operations Center to the receiving storm sewer system were considered the controlling design criteria.

The existing overflow spillway discharging to the Douglas Station project is proposed to be relocated to discharge to Commerce Drive.

Additionally, the stormwater design meets the Lee's Summit Design and Construction manual requirements for water quality control through the use of an Extended Dry Detention system.

BHC will continue to work with staff and the neighboring development through the preparation of final development plans and issuance of a permit.



Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

Drainage Map
Construction Plans for:
Douglas Station Commercial Park
Lee's Summit, Jackson County, Missouri

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MO PE 20060197
KS PE 19071
OK PE 25226
NE PE E-14335

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