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STORMWATER DRAINAGE ANALYSIS

Project: Smithville Plaza Lot 2

Location: Smithville, Missouri

Date: July 24, 2026

INTRODUCTION

This analysis has been prepared to evaluate the anticipated stormwater impacts associated with the proposed development plan for Smithville Plaza Lot 2 in Smithville, Missouri. The development plan is proposing 3 new multi-family buildings, with a pool and parking on the 8.86 acre site.

EXISTING CONDITIONS

The majority of the site is located within the FEMA Flood Hazard Area AE with a base flood elevation of 813.0'. The southern portion of the site is located with the FEMA Flood Hazard Area AE regulatory floodway, with the centerline of the Smith Fork of Little Platte River as the Southern Property Line of the site. The site is currently undeveloped with grass cover. The centerline elevation of the stream is 790'.

PROPOSED CONDITIONS

The proposed development includes 3 new multi-family buildings, with a pool and parking. The finished floor elevation of each building will be at a minimum elevation of 814' to be above base flood elevation. There are no new structures in the floodway. The site will be designed to direct all runoff to the stream.

STORMWATER IMPACT EVALUATION

The site will be designed using stormwater management practices outlined in APWA Section 5600 as well as Smithville Floodplain Overlay District Regulations. Rather than building a centralized detention basin that would concentrate and delay the release of the runoff, our civil design will focus on local low-impact development standards on the buildable portions of the lot outside of the regulated floodway. We will utilize water-quality features to manage localized velocity and runoff rates before discharging into the river channel.

CONCLUSION

Based on these deterministic hydraulic factors, a detailed downstream storm routing study and traditional on-site detention are technically unnecessary and counterproductive to regional flood protection efforts. We respectfully request that the City of Smithville accept this engineering statement and waive the traditional detention requirement for this planned development overlay conceptual plan approval phase.

Respectfully submitted,

A handwritten signature in black ink that reads "Lindsay Vogt". The signature is written in a cursive, flowing style.

Lindsay Vogt, PE