VARIANCE REQUEST

Troy Dunlap
Small Arrow Engineering
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April 18, 2025

Approved As Requested

Kaleb Roberts
Storm-Water Engineer
City of Joplin
602 S Main St
Joplin, MO 64801

Re: Vita Nova Village – Stormwater Easement

Dear Kaleb,

I am writing this letter to ask for a variance on the stormwater easement width for the outlet pipe from the detention basin on the Vita Nova Village property located at 1201 S Byers Avenue. The City's standard easement for shallow buried storm pipes is 15 feet wide. Due to the minimal amount of available space for layout of the homes on the site I request that a 12-foot-wide easement be accepted between the homes. I have reviewed other possible options, and each option is detrimental to functionality of the site.

I have provided a stormwater report and a plan and profile sheet of the outlet pipe for your review.

Sincerely,

Troy Dunlap

Troy Dunlap
Designer - Small Arrow Engineering
& President – Vita Nova Village