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Kansas City, MO 64118

December 10, 2021

B21D4366

City of Kansas City, Missouri  
Planning and Development  
414 East 12<sup>th</sup> Street  
Kansas City, MO 64106

**RE: STORM WATER LETTER  
PROPOSED 7 BREW COFFEE  
2415 NE VIVION RD  
PARCEL ID 74-14-00-00-00-00-01-01-00-00-00**

To Whom it May Concern:

A proposed drive through coffee shop is being proposed at the north end of the parking lot at 2415 NE Vivion Rd in Kansas City, Missouri. This storm water letter is being provided as part of the submittal for rezoning the site from B1-1 to B2-1.

The existing property is 4.09 acres, from which a parcel will be created that will be approximately 0.58 acres (25,417 square feet). The existing site is a parking lot with landscape buffers along the perimeter. The proposed site will consist of a 510 square foot building, a 150 square foot exterior cooler, a dumpster and a dual lane drive through. All of the existing parking lot in the proposed parcel will be eliminated and some of the stalls will be replaced at the east end of the site. Existing and proposed sites are depicted in the attached exhibits A and B, respectively.

The existing and proposed impervious areas of the site are 20,998 square feet (0.48 acres) and 16,663 square feet (0.38 acres), respectively. Therefore, there is a significant reduction in impervious area.

Since the impervious area will be reduced, the project meets the exception listed in Section 5601.3.A.2 of Section 5600 of the Kansas City Metropolitan Chapter of the American Public Works Association as adopted by the city of Kansas City, Missouri. The exception is as follows: "Remodeling, repair, replacement or other improvements to any existing structure or facility and appurtenances that does not cause an increased area of impervious surface on the site".

In summary, neither detention nor BMPs are required for this project.

Respectfully submitted,  
**Kaw Valley Engineering, Inc.**

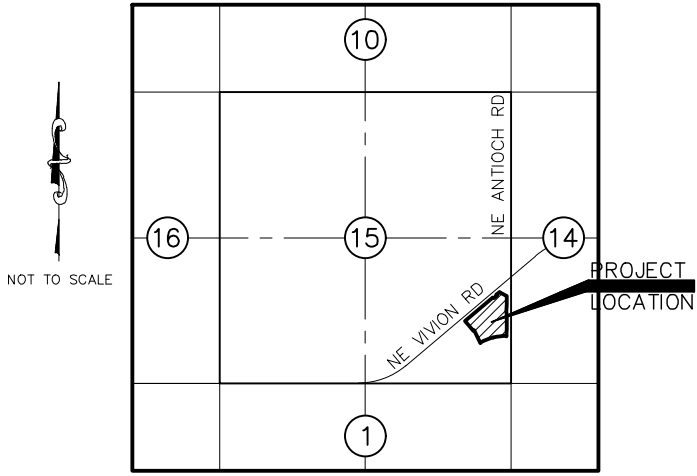
*M. Arling*  
Martin T. Arling, P.E.  
Project Manager



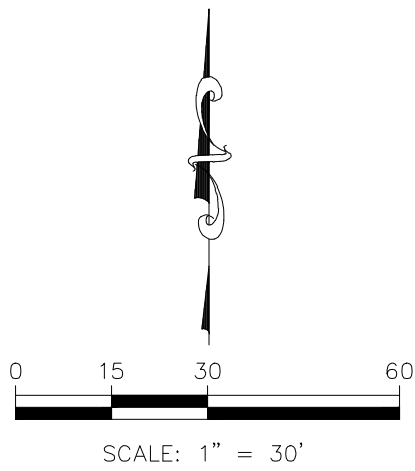
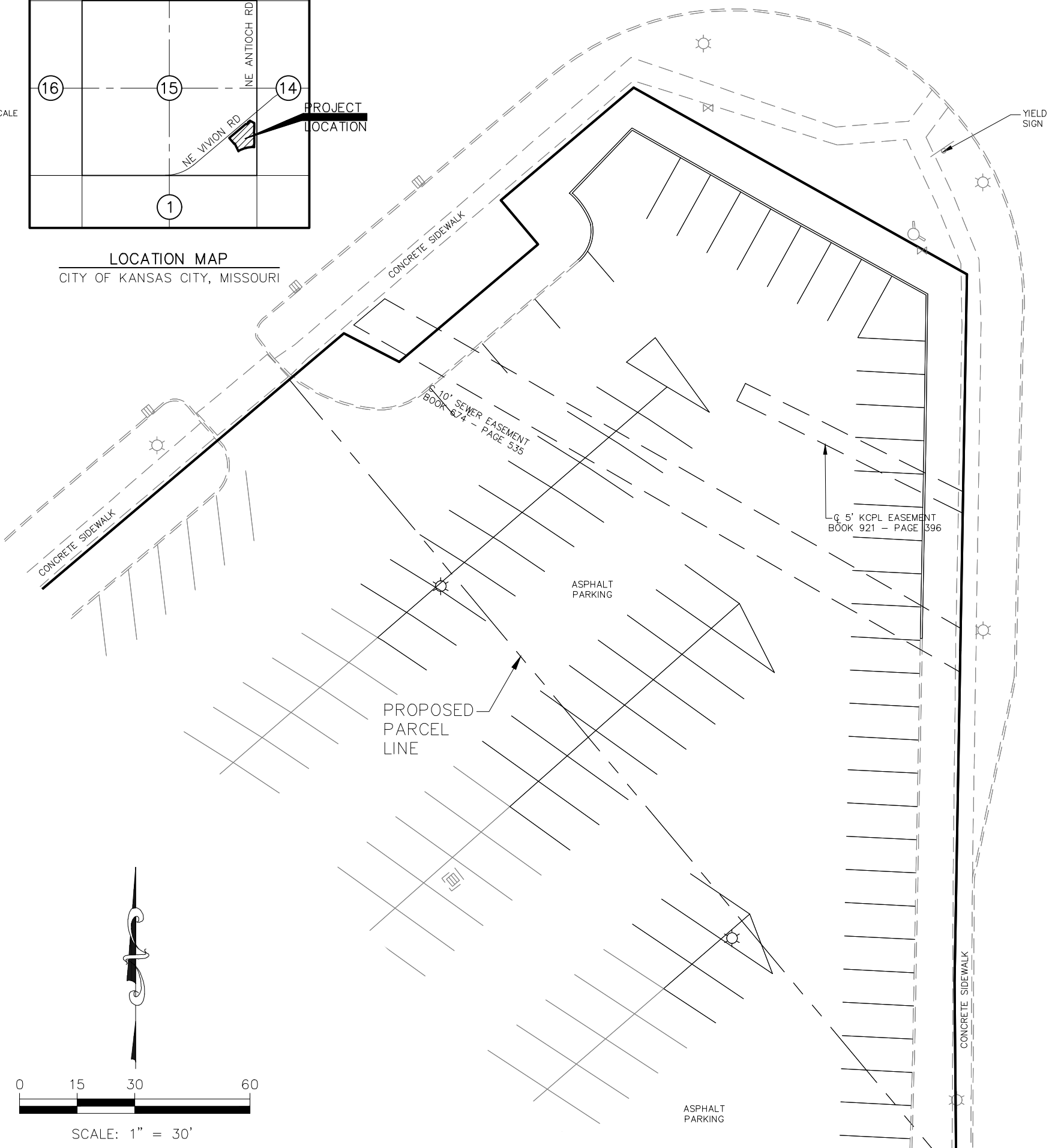
Attachments: Exhibit A  
Exhibit B

# EXISTING CONDITIONS SITE PLAN

SE 1/4 SEC 36-T51N-R33W  
KANSAS CITY, CLAY COUNTY, MISSOURI



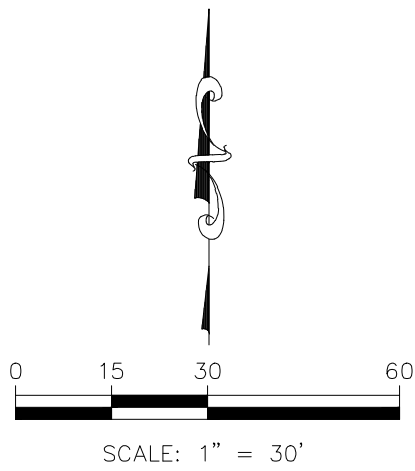
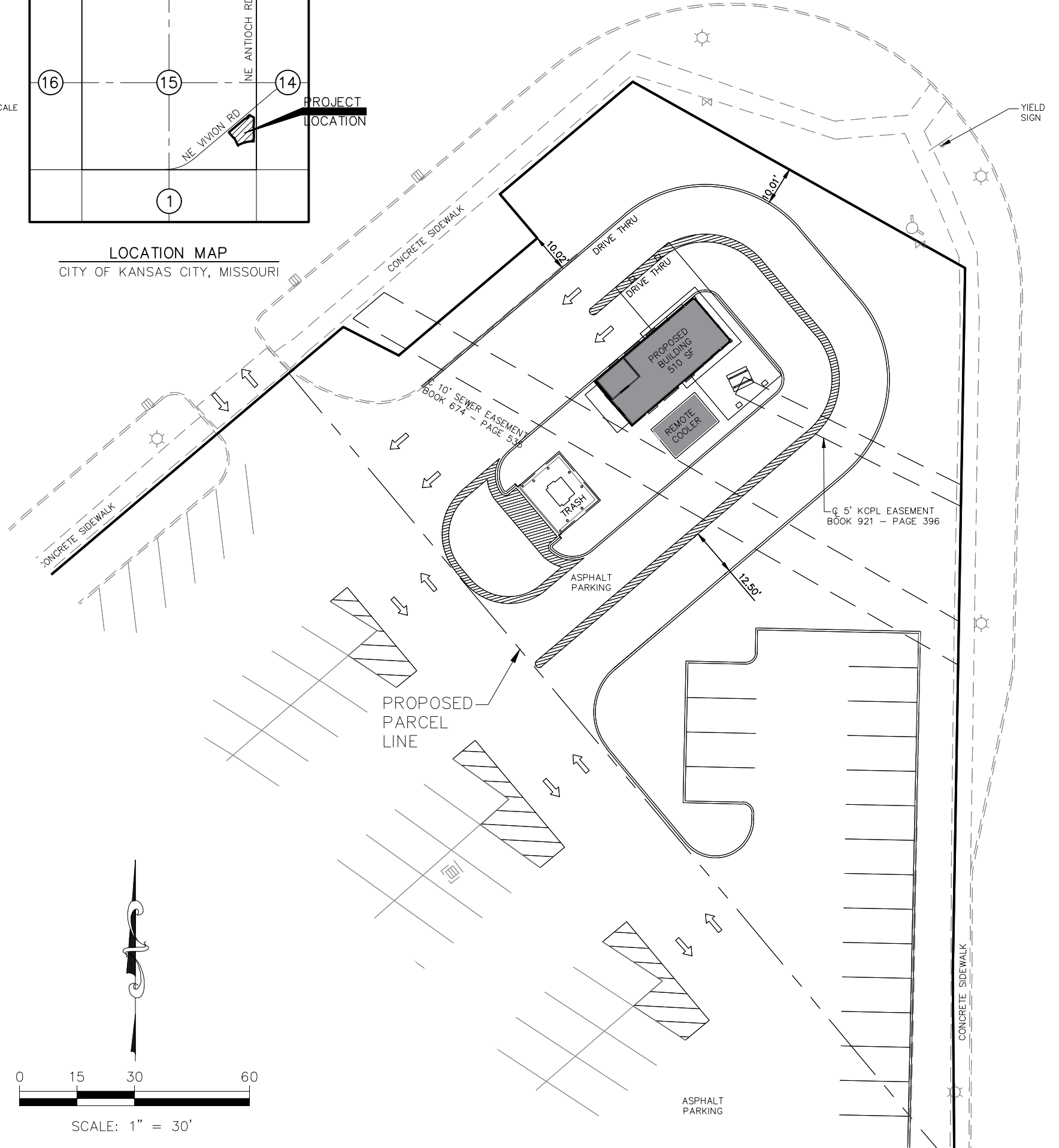
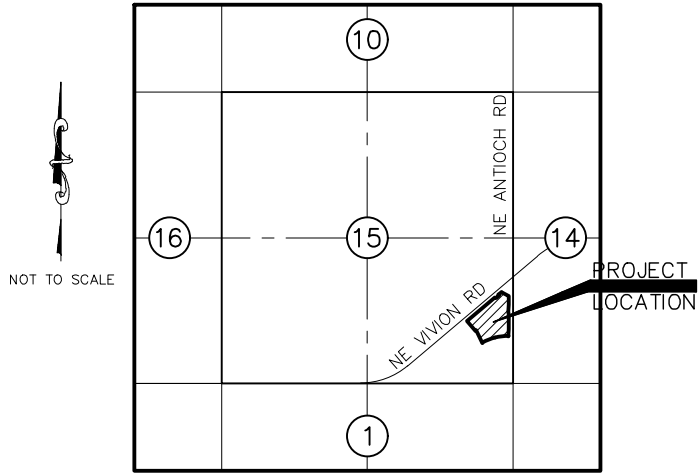
LOCATION MAP  
CITY OF KANSAS CITY, MISSOURI



 <p><b>KAW VALLEY ENGINEERING</b></p>	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858   FAX (816) 468-6651 kc@kveng.com   www.kveng.com	PROJECT NO. <b>B21D4324</b>
	PROJECT: <b>7 BREW</b> 2415 NE VIVION ROAD KANSAS CITY, MISSOURI 64118	PREPARED FOR: EAST SUNSHINE PROPERTY GROUP, L.L.C. 91 CHAMPIONS BLVD. ROGERS, ARKANSAS 72758
PHILLIP JAMES SCHNITZ PLS-2014020715 schnitz@kveng.com		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/21

# PROPOSED DEVELOPMENT SITE PLAN

SE 1/4 SEC 36-T51N-R33W  
KANSAS CITY, CLAY COUNTY, MISSOURI



 <p><b>KAW VALLEY ENGINEERING</b></p>	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858   FAX (816) 468-6651 kc@kveng.com   www.kveng.com	PROJECT NO. <b>B21D4324</b>
	DRAWN BY <b>JNL</b>	CHECKED BY <b>JAD</b>
PROJECT: <b>7 BREW</b> 2415 NE VIVION ROAD KANSAS CITY, MISSOURI 64118	PREPARED FOR: EAST SUNSHINE PROPERTY GROUP, L.L.C. 91 CHAMPIONS BLVD. ROGERS, ARKANSAS 72758	CFN <b>4366EXH</b>
PHILLIP JAMES SCHNITZ PLS-2014020715 schnitz@kveng.com	KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/21	SHEET <b>2 OF 2</b>