

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, August 31, 2023

To:

Property Owner: 150 HIGHWAY LEES SUMMIT LLC Email:

Applicant: Casey's Marketing Company Email: shannon.gerard@caseys.com

Engineer/Surveyor: SBB Engineering, LLC Email: jeff.laubach@sbbeng.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2023181

Application Type: Commercial Final Development Plan

Application Name: Casey's General Store

Location: 1620 SW M 150 HWY, LEES SUMMIT, MO 64082

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:**Required Corrections:**

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Filing Fee – Please ensure the filing fee of \$725.00 is paid.
2. Legal Description – Please provide the legal description in a selectable format.
3. Oil & Gas Wells – Please show the location of all oil and gas wells. If none are present, please add a note stating so and cite your source of information.
4. Building Elevations – Please provide Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
5. Roof Line – On the elevations please show a dashed line indicating the roof line and rooftop mechanical equipment.
6. Floor Plan – Please provide a Floor plan showing dimensions and areas of all floors within the proposed building.
7. Land Use Schedule – Int site data table on sheet C-103, please include the Floor Area Ratio (FAR).
8. Parking Dimensions – Parking stalls are required to be 9’ wide x 19’ deep, placed at the prescribed angle so that it lies between the curb and the aisle. The proposed bollards are shortening the usable stall depth. Please label the depth of parking stalls to the proposed bollards to ensure a minimum depth of 19’.
9. Curbing - Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan. Please show temporary asphalt curbing at the ends of the drive stubs along the western property line.
10. Accessible Parking Space Size - Accessible parking spaces shall have an adjacent aisle 8 feet wide. Please label the width between the bollards in the ADA aisle to ensure the minimum clear path is maintained.
11. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
12. Signs - All signs must comply with the sign requirements as outlined in the sign section of the UDO and will be reviewed under separate application
13. Parking lot design - Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.
14. Improvement of Parking Area – Please provide standard details for the proposed parking lot pavement.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:

- Show location of all oil/gas wells, or indicate none are present, and cite the source.
- Please add a note stating: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule an inspection coordination meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.”
- Submit an Engineer's Estimate of Probable Construction Costs.
- SWPPP and a copy of the MDNR Land Disturbance Permit.
- Please include the following standard details:
 - o Inlet protection.
 - o Pipe backfill.
 - o Nyloplast inlet.

2. Sheet C-001:

- Please add Lee’s Summit Public Works as the stormwater contact.
- General Note 6 references MoDOT. This site abuts both MoDOT and Lee’s Summit right-of-way. Please clarify the note on this sheet and all other occurrences throughout the plan set.

3. Sheet C-100: There is a typo in the FEMA panel number. Please revise.

4. Sheets C-101 & C-102: Please include all of the Nyloplast structures on these sheets in the same manner as the other storm structures are shown.

5. Sheet C-201: How is the low point within the 1004 contour north of the trash enclosure expected to drain?

6. Sheet C-301:

- Please review Design and Construction Manual Section 6900 for the following:
 - o Section 6901.I – Backflow vault placement and domestic water line connection requirements.
 - o Section 6901.L – Water meter placement.
- The plans show the public sanitary sewer along M150 being extended to the west property line. This public extension is terminating at the MH shown on the east side of the property.
- Include water line material in the Site Plan Key Notes.
- Please show how the backflow vault will be drained. We have seen the following methods used in the past: 1) daylighting with a small diameter pipe, 2) connection to a storm box, or 3) construction of an infiltration gallery in the form of a 2-foot diameter hole lined with permeable geotextile and filled with clean ¾-inch rock. In lieu of the above, a sump pump could be installed. Please evaluate and revise as appropriate.

7. Sheet C-302:

- It’s unlikely that the 1.33 acres is going to be captured in structure A4. Please design for now as well as looking to the future development of that pad site.
- Curb inlets are not to be placed where there is no curb. Perhaps it can be an area inlet that is later converted to a curb inlet. Please evaluate and revise as appropriate.
- Please account for the Nyloplast structures in the drainage information. They are a part of the stormwater system on this site. Even though the 6” pipe size will not require pipe profiles be provided, design information is still required.

8. Sheet C-303:

- Include pipe lengths in Profile views.
- What is the “2’ Separation” near Sta. 10+60 in the Storm A Profile view?
- Please show the design HGL in Profile views. If the pipe does not convey the 100-year flow, please provide an appropriate overflow path.

- Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

9. Sheet C-601: The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. If the Preschool/Daycare application does not proceed as fast as this development all access will need to go in with this development.
2. All Public Improvement Plans must be approved before this application will be approved. MoDOT must also sign off on the approvals.
3. Please add a ONE WAY sign in the median along MO 150.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.
2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide additional cleanouts to comply. One more near exit from building and another to satisfy 100' rule.

2. Additional pipe size information needed.

Action required: Specify 2" piping from taps to meters.

3. Architectural plans not part of this review.

Action required: comment is informational.