

DEVELOPMENT SERVICES

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

Date: Thursday, August 31, 2023

To:

Property Owner: 150 HIGHWAY LEES SUMMIT Email:
LLC

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. **Application fee has been paid.**
2. Legal Description – Please provide the legal description in a selectable format.
"Lot 1, Arborwalk West Addition, A subdivision in Lee's Summit, Jackson County, Missouri" added to site plan C-103
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.
Added Note #3 to the site plan C-103
4. Building Elevations – Please provide Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs. **See enclosed building elevations**
5. Roof Line – On the elevations please show a dashed line indicating the roof line and rooftop mechanical equipment. **See enclosed building elevations**
6. Floor Plan – Please provide a Floor plan showing dimensions and areas of all floors within the proposed building.
See enclosed floor plan
7. Land Use Schedule – Int site data table on sheet C-103, please include the Floor Area Ratio (FAR).
Added FAR to Site Data Table
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'.
Added one foot of length to parking stall to get the 19' from the bollard, see dimensions on C-103
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. **Added curbs to the end of the drive stubs. Showing concrete curbs since the pavement is concrete.**
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.
Added 4' minimum dimension between the bollards in the access aisle.
11. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
Acknowledged.
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
Acknowledged.
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.
6" of concrete and 6" of granular base is used for the entire parking lot and trash enclosure area.
14. Improvement of Parking Area – Please provide standard details for the proposed parking lot pavement.
See detail 2 on sheet C-601.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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Response to #1: Note number 3 added to notes on sheet C-103. Added note #4 for contractor shall contact the City's See enclosed Engineer's of Probable Construction Cost. See enclosed SWPPP and MDNR permit. Details added for Inlet Protection (C-404 & C-405), Pipe backfill, and the Nyloplast Drain (C-604 & C-605).

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.

Added Public Works as stormwater contact and clarified R/W note.

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

Fixed panel number

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.

Added structures to plan.

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

Added nyloplast 24" drain basin at the low point.

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. Moved meters to r/w. Revised vault location.
- 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. Public Sanitary Sewer by others
- Include water line material in the Site Plan Key Notes. Added material type
- 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.

Added note to key note #4 to add sump pump to drain vault

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. Added berm to divert runoff to inlet.
- 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. Revised to Field Inlet
- 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. Included in drainage calculations.

8. Sheet C-303:

- Include pipe lengths in Profile views. Revised to include pipe lengths
- What is the "2' Separation" near Sta. 10+60 in the Storm A Profile view? fixed error
- Please show the design HGL in Profile views. If the pipe does not convey the 100-year flow, please provide an appropriate overflow path. Added 100-yr HGL

- 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.

Added note and hatching

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.

Revised detail

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. Daycare project is happening first. Casey's will not close on property until public improvements and access points are constructed by seller.
2. All Public Improvement Plans must be approved before this application will be approved. MoDOT must also sign off on the approvals. Acknowledged.
3. Please add a ONE WAY sign in the median along MO 150. Revised plans to add One Way Sign.

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. Added cleanout to meet the 100' rule

2. Additional pipe size information needed.

Action required: Specify 2" piping from taps to meters. Added in keynote #3 and #4.

3. Architectural plans not part of this review.

Action required: comment is informational.