

DEVELOPMENT SERVICES

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

Date: Monday, October 23, 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	No Comments
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. • The FEMA panel number and MoDOT right-of-way notes were revised on the cover sheet, but not elsewhere in the plan set. Please revise all instances. **Revised on all the sheets**
 - Include the domestic water pipe material requirement, Soft Type K Copper, from the main to 10' beyond the water meter. **Added to Keynote "W3" on the utility plan**
 - All pipe greater than 6" diameter require pipe profiles. Please add profiles for the pipe revised to 8" diameter.
 - Please revise the pipe backfill detail to a detail that will be sent under separate cover.

Added storm profiles and sheet C-304.

Added backfill detail.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Hazardous Materials Permit may be required depending on total quantity of fuel to be stored.

Traffic Review	Erin Ralovo Erin.Ravolo@cityofls.net	Corrections
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1. The ramps crossing the south drive will require detectable surfaces. While it is understood that these improvements will be completed with the Public improvements, they are not shown in these drawings. **The public plans completed by others show the ADA ramps and the City's details for sidewalk ramps are in the plans**
2. The winding sidewalk on the east side of the property is not subject to the rule of following the slope of the road and will need to meet the maximum 5% ADA slope requirements. **Grades added to the sidewalk on sheet C-203. Grade is less than 5%.**

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.

Added cleanout near the building.

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

10/23/23 - Cleanout near building exit still required. See IPC 708.1.3 above.

3. Architectural plans not part of this review.

Action required: comment is informational.