ITEM E

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MAY 17, 2016 AGENDA

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT AMENDMENT – CONVENIENCE STORE WITH LIMITED FUEL SALES, LOT 179 SOUTHWIND (CASEY'S)	◆RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled for Council to consider an application by Casey's General Store to amend their Conditional Use Permit in order to construct two building additions and modify the site plan, generally located on the northeast corner of 96th Street and Giles Road.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval subject to correction of existing landscaping noncompliance.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by Casey's General Store to construct two building additions and modify the site plan. In 2014, the CUP was modified to allow Casey's to expand the hours of operation to 24-hours a day. During the review of the application it was discovered that their current landscaping was not in conformance with their existing permit. Staff recommends approval subject to installing the required landscaping.

A detailed staff report is attached.

The Planning Commission held a public hearing on April 21, 2016 and unanimously recommended approval of the Conditional Use Permit to City Council, conditional on the correction of the existing landscaping issues through the building permit process for the building additions, as the CUP amendment request is consistent with the Comprehensive Plan and Zoning Ordinance.

I:\Administration\BRENDA\My Documents\COUNCIL\16 Memos\CUP Amendment - Caseys.Doc

RESOLUTION NO. 16-___

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A CONVENIENCE STORE WITH LIMITED FUEL SALES ON TAX LOT 179, SOUTHWIND, SARPY COUNTY, NEBRASKA.

WHEREAS, Casey's General Store, LLC, has applied for an amendment to the conditional use permit for the convenience store with limited fuel sales in order to construct two building additions and modify the site plan on Tax Lot 179, Southwind, Sarpy County, Nebraska; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes, subject to the following condition:

1. Correction of the existing landscaping issues through the building permit process for the building additions.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the amendment of the Conditional Use Permit, subject to the satisfaction of the conditions listed in the last recital above.

PASSED AND APPROVED THIS 17th DAY OF MAY, 2016.

CITY OF LA VISTA

_____
Douglas Kindig, Mayor

ATTEST:

_____
Pamela A. Buethe, CMC
City Clerk

I:\Administration\BRENDA\My Documents\COUNCIL\16 Resolutions\CUP - Casey's Amend.Doc

CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-CUP-02 FOR HEARING OF: May 17, 2016
Report Prepared on May 4, 2016

I. GENERAL INFORMATION

A. APPLICANT: Casey's General Store

B. PROPERTY OWNER: Casey's Retail Company

C. LOCATION: 9542 Giles Road

D. LEGAL DESCRIPTION: Lot 179 Southwind

E. REQUESTED ACTION(S): Amend the Conditional Use Permit to provide for two building additions and modifications to the site plan.

F. EXISTING ZONING AND LAND USE:
C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District); the property contains one existing building which houses the convenience store and a canopy over six gas pumps.

G. PROPOSED USES: Owner wishes to continue the operation of a convenience store with limited motor fuel sales, while expanding the use by providing for two building additions and modifications to the site plan.

H. SIZE OF SITE: 1.10 acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The facility has been developed and maintained in accordance with the existing Conditional Use Permit. However, a site review determined that the existing landscaping is not in conformance with the existing landscaping plan. The existing landscaping will need to come into conformance through the building permit and inspection process.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** WalMart Neighborhood Market; C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District)
2. **East:** WalMart Neighborhood Market; C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District)

3. **South:** Single Family Residential; R-2 Single Family Residential (Medium Density) - Papillion
4. **West:** Alegent Health Clinic; C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District)

C. **RELEVANT CASE HISTORY:** The original Special Use Permit was approved on December 18, 2001. An amendment to modify the Special Use Permit to a Conditional Use Permit and expand the hours of operation to 24 hours, was approved on March 18, 2014.

III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.

B. **OTHER PLANS:** N/A

C. **TRAFFIC AND ACCESS:**

1. Two access points currently exist on the property. One from 96th Street through an easement on the Walmart Neighborhood Market property. The other access is through a right-in/right-out on Giles Road via an easement on the Walmart Neighborhood Market property.

D. **UTILITIES:** All utilities are available to the site.

E. **PARKING REQUIREMENTS:**

1. The existing parking layout was reviewed at the time of initial development and a site plan depicting the parking was included as an exhibit to the Special Use Permit; the site plan did not change when it was converted to a Conditional Use Permit. The new site plan provides 16 striped parking stalls along the entrance to the convenience store. In addition to the existing 12 stalls alongside the pumps (allowed to count towards the requirement), the total parking spaces provided equals 28. The existing 2,720 square foot structure, combined with the 600 square foot addition, requires 17 parking stalls. The number of stalls provided exceeds the minimum requirements.

F. **LANDSCAPING:**

1. This original landscaping plan has been modified based on changes to the site plan.

IV. REVIEW COMMENTS:

1. A site review determined that the existing facility is not in conformance with the existing landscaping plan. The existing landscaping will need to

come into conformance through the building permit and inspection process.

V. STAFF RECOMMENDATION:

Approval of the Conditional Use Permit for Casey's General Store, conditional on the correction of the existing landscaping issues through the building permit process for the building additions, as the CUP amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PUD SITE PLAN:

The Planning Commission held a public hearing on April 21, 2016 and unanimously recommended approval of the Conditional Use Permit for Casey's General Store, conditional on the correction of the existing landscaping issues through the building permit process for the building additions, as the CUP amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

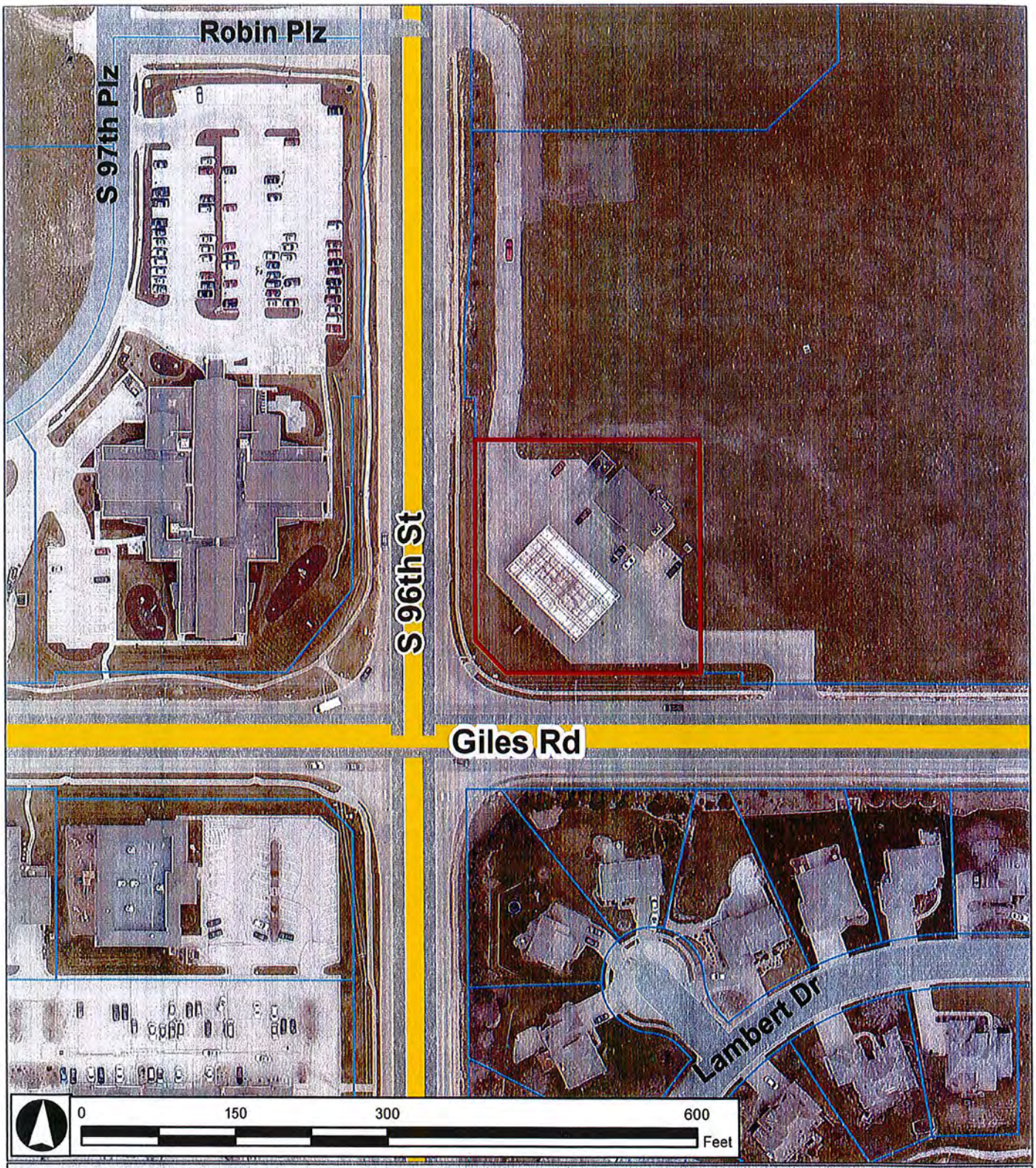
1. Vicinity Map
2. Draft CUP

VIII. COPIES OF REPORT TO:

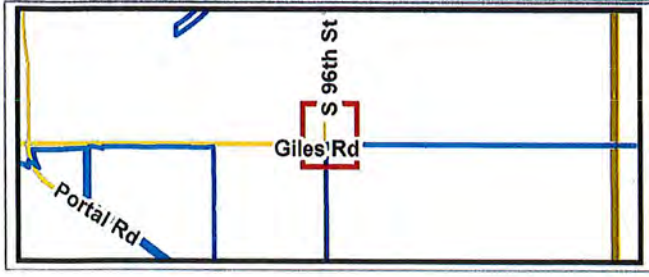
1. David Rachuy, Casey's Retail Company, Applicant
2. Elara Jondle, A. Leo Pelds Engineering Company; Project Contact
3. Public Upon Request

Prepared by:

Community Development Director — Date 5-9-16



Project Vicinity Map



Casey's General Store - Amendment #2

04-13-2016
JMC

La Vista

February 12, 2016

Elara Jondle
A Leo Pelds Engineering Company
2323 Dixon Street
Des Moines, IA 50316

RE: Conditional Use Permit Amendment
Casey's General Store
9542 Giles Road
Proposed Building Additions

Ms. Jondle:

Thank you for your submittal of the Casey's General Store CUP amendment request to allow for two building additions and some modifications to the parking lot for the current store located at 9542 Giles Road in La Vista. Our staff has reviewed the submittal and has provided the following comments:

1. The proposed trash enclosure location places it immediately adjacent to a customer sidewalk and forward from the face of the building. Relative to Article 6.05.01 it is recommended to move the trash enclosure back to the northwest side of the building and behind the front building line, keeping it out of the front yard as per Section 4.09 of the Zoning Ordinance.

2. Relative to Article 6.05.04, if the proposed modifications result in more than 5,000 square feet of increased impervious are, then it will be necessary to comply with Post Construction Storm Water Management requirements for treatment of the first half-inch of runoff and for no increase in 2-year peak flows above existing conditions. It does not appear that the impervious increase will be this large, but the applicant needs to submit data identifying the increase in impervious area above existing conditions.

3. Public Works has received public complaints about the condition of the pavement in the drive approach onto Giles Road. This is a shared drive approach with the Walmart Neighborhood Market. The applicant needs to review their access easement with the abutting property owner and pursue repairs to this entrance. This is relevant to Article 6.05.10 of the Zoning Ordinance.

4. The proposed site plan depicts the new cooler/freezer along the southwest exterior wall of the facility. However, the building elevations provided depict the new cooler in the existing ground equipment enclosure. Please clarify the location of the new cooler/freezer. Regardless of location, the cooler/freezer

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

should be screened in similar fashion as the existing ground equipment enclosure as per Section III(I) of the Gateway Corridor Design Guideline.

5. The transformer on the east side of the property needs to be screened as well. This is typically completed with ornamental grasses, allowing for access by OPPD if necessary.

Please submit four copies of revised plans by February 19th in order to continue to be considered for the March Planning Commission meeting. If you cannot re-submit by this date, or additional changes are required after the next submittal, the application will be considered for the April Planning Commission meeting.

Should you have any questions please contact me at 331-4343.

Sincerely,

Christopher Solberg, AICP
City Planner

Cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Jeff Sinnett, Chief Building Official
File

February 12, 2016

Elara Jondle
A Leo Pelds Engineering Company
2323 Dixon Street
Des Moines, IA 50316

RE: Conditional Use Permit Amendment
Casey's General Store
9542 Giles Road
Proposed Building Additions

Ms. Jondle:

Thank you for your re-submittal of the plans for the Casey's General Store CUP amendment request to allow for two building additions and some modifications to the parking lot for the current store located at 9542 Giles Road in La Vista. Our staff has reviewed the re-submittal and has provided the following comments:

1. The proposed trash enclosure location places it immediately adjacent to a customer sidewalk and forward from the face of the building. Relative to Article 6.05.01 it the trash enclosure needs to move back to the northwest side of the building and behind the front building line, keeping it out of the front yard as per Section 4.09 of the Zoning Ordinance. Such a move will not have an enough of an impact on the impervious coverage change to need to comply Post Construction Storm Water Management Requirements.

2. The proposed site plan depicts the new cooler/freezer along the southeast exterior wall of the facility, and has been updated to show screening as requested. However, the building elevations provided are still incorrect, please adjust the building elevations to reflect the site plan.

In order for the CUP amendment to be considered for review at the March 17, 2016 Planning Commission meeting, revised documents will need to be provided for the Planning Commission packets. Please submit 10 full-size and 4 ledger-size (11"x17") copies (along with electronic copies) of the revised CUP documents by March 3, 2016 to ensure that the application stays on track for review by the Planning Commission.

If the revised documents have been resubmitted on time, the application will be on the March Planning Commission agenda. The Planning Commission will meet at 7:00pm on March 17th. Please have someone in attendance with a presentation prepared for the Commission.

Should you have any questions please contact me via email or at 402-331-4343.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

Sincerely,

Christopher Solberg, AICP
City Planner

Cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Jeff Sinnett, Chief Building Official

City of La Vista
Conditional Use Permit

Conditional Use Permit for Convenience Store with Limited Fuel Sales

This Conditional Use Permit issued this 17th day of May, 2016, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Casey's Retail Company ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to expand the building structure of a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales) upon the following described tract of land within the City of La Vista zoning jurisdiction:

> Lot 179, Southwind, a subdivision located in the SW ¼ of Section 15, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Owner has applied for an amendment to their conditional use permit to operate a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of an amendment to the conditional use permit to Owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is amended to allow the Owner to use the area designated on Exhibit "A" hereto for a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales), said uses hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.

2. In respect to the proposed use:
   a. The premises shall be developed and maintained in accordance with the CUP Site Plan ("Exhibit A"), Landscaping Plan ("Exhibit B"), and Building Elevations ("Exhibit C") as presented to the City Council on _____ and incorporated herein by this reference. Any modifications must be submitted to the Building Inspector for approval.
   b. Hours of operation for convenience store will be 24 hours a day, seven days a week.
   c. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the convenience store, except as approved in writing by the City.

d. The City acknowledges that the use will involve the construction, placement and maintenance of underground motor fuel storage tanks and gasoline dispensing pumps (permitted structures) on the premises. The structures shall be constructed, maintained and operated in a safe and responsible manner, and in accordance with any applicable laws, rules or regulations, including, but not limited to, applicable environmental or safety laws, as amended or in effect from time to time, and shall not cause, or create risk of injury or damage to, or loss of life, property or the environment. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises, including, but not limited to, hazard or risk involving the permitted structures, that is discovered or should be discovered (including, but not limited to, those of an environmental or safety nature) and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.

e. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the City Planner.

f. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.

g. Owner hereby indemnifies the city against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. In respect to the special commercial corridor building design criteria:
   a. Building Exterior
      i. The reddish brown brick (per sample submitted) is approved. If another type of brick is preferred, a sample must be submitted for approval.
      ii. The type of glass is noted and should be clear or tinted.
   b. Gas Pump Canopy
      i. The vertical canopy supports shall be clad with the same brick as the building.
      ii. The standard height canopy is permitted provided that the lights underneath result in little or no glare.
   c. Monument Sign
      i. The reddish brown brick (per sample) is approved.
   d. Trash Enclosure
      i. The trash enclosure is acceptable. The three sides of the trash enclosures shall be constructed of the same brick as used on the building. Gate material on the fourth side shall be of material approved by the City.
   e. Exterior Light Fixtures
      i. Any exterior light fixtures used on this project shall be similar to the light fixtures at the new LaVista Public Library.
      ii. All exterior light fixtures must be submitted for approval.
   f. Landscaping
      i. The landscaping plan as submitted (Exhibit B) is acceptable.

g. Signage
   i. All signs shall comply with the City's sign regulations.

4. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
   a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
   b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
   c. All obsolete or unused structures and accessory facilities and any remaining environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the special use.

5. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
   a. Owner's abandonment of the Permitted Use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
   b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Conditional Use.
   c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
   d. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

6. If the Permitted Use is not commenced within one (1) year from May 17, 2016, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to Owner's right to file for an extension of time pursuant to Section 11-710 of the La Vista Municipal Code.

7. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove the permitted structures or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the Owner shall reimburse the city the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

8. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this Permit shall be binding upon Owner, his successors and assigns.

1. Delay of City to terminate this Permit on account of breach of Owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.

3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the Owner as follows:

Contact Name and Address: Jill Reams-Widder
EPA Dept.
Casey's General Stores, Inc.
P.O. Box 3001
One Convenience Blvd.
Ankeny, IA 50021-8045

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

_____
Pam Buethe, CMC
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by Owner to be performed or discharged.

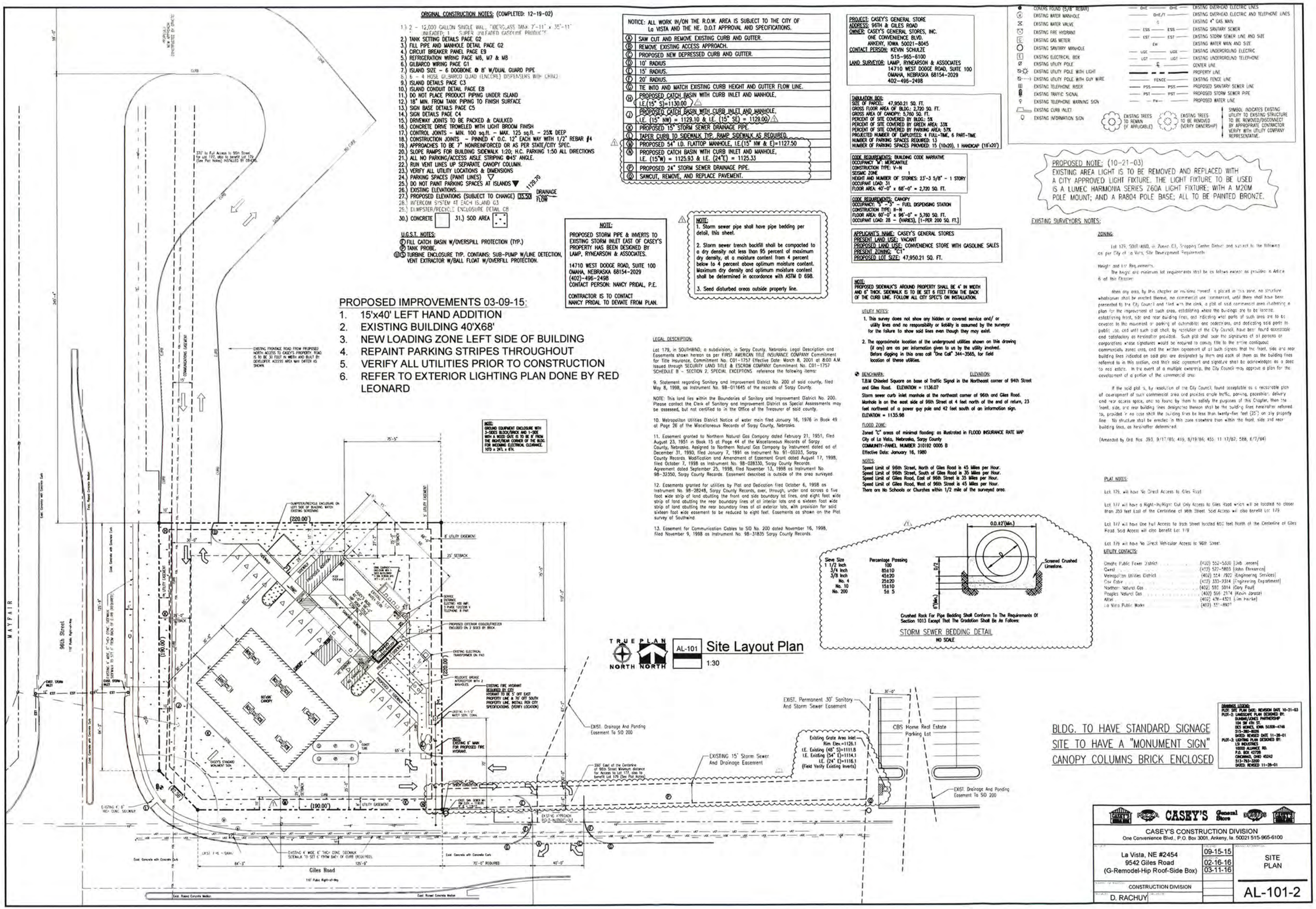
Owner:

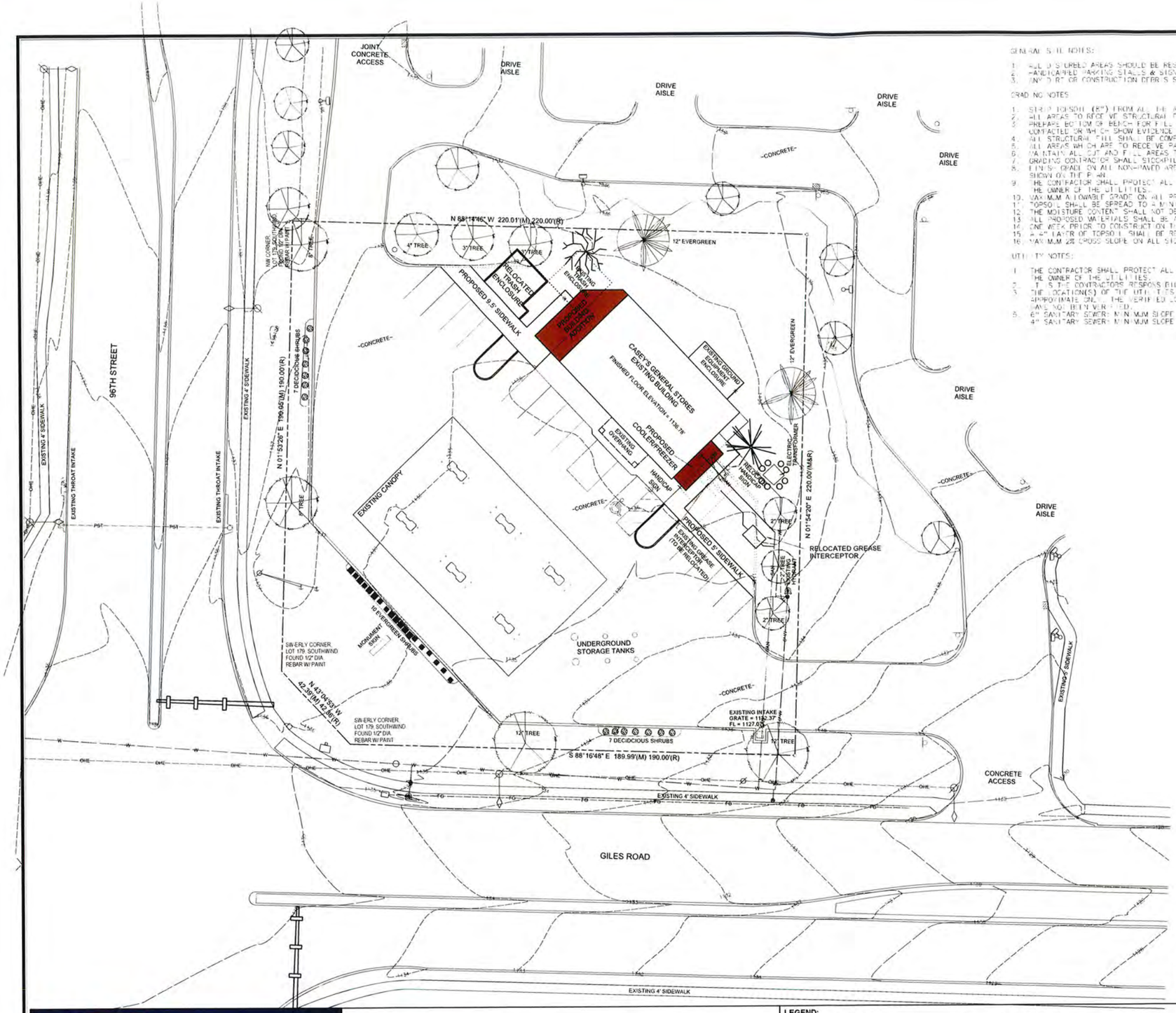
By: _____

Title: _____

Date: _____

Exhibit A
CUP Site Plan


96th Street
110' Public Right-of-Way
MAYFAIR
Giles Road
110' Public Right-of-Way
(190.00')
(220.00')
(220.00')
(190.00')
125'-9"
64'-3"
70'-0" REQUIRED
40'-0"
35'-4"
345'-4"
125'-8"
75'-3"
(220.00')
EXISTING FRONTAGE ROAD FROM PROPOSED NORTH ACCESS TO CASEY'S PROPERTY. ROAD IS TO BE 30 FOOT IN WIDTH AND BUILT BY DEVELOPER. ACCESS AREA MAY DIFFER AS SHOWN
15' CONNECTION EASEMENT
330' to Full Access to 96th Street for Lot 177, also to benefit Lot 179 (See Plat Notes) INSTALLED BY OTHERS.
EXISTING 4' WIDE, 6" THICK CONC. SIDEWALK SIDEWALK TO SET 6' FROM BACK OF CURB (REQUIRED)
EXISTING 4' WIDE 6" THICK CONC. SIDEWALK SIDEWALK TO SET 6' FROM BACK OF CURB (REQUIRED)
DUMPSTER/RECYCLE ENCLOSURE ON LEFT SIDE OF BUILDING, MATCH EXISTING SCREENING
8' UTILITY EASEMENT
25' SETBACK
SERVICE ENTRANCE ELECTRIC 100 AMP, 3 PHASE 120/208 V TELEPHONE 8 PAIR
PROPOSED EXTERIOR COOLER/FREEZER ENCLOSED ON 3 SIDES BY BRICK
EXISTING ELECTRICAL TRANSFORMER ON PAD
RELOCATE GREASE INTERCEPTOR WITH 2 MANHOLES
EXISTING FIRE HYDRANT REQUIRED BY CITY HYDRANT TO BE 5' OFF EAST PROPERTY LINE & 70' OFF SOUTH PROPERTY LINE. INSTALL PER CITY SPECIFICATIONS. (VERIFY LOCATION)
NOTE: EXISTING 6" MAIN FOR PROPOSED FIRE HYDRANT.
EXISTING 6"x6"x4" WATER SERV. CONN.
EXISTING 4" GAS SERV. CONNECTION
60'x68' CANOPY
CASEY'S STANDARD MONUMENT SIGN
QUIET ZONE
EXIST. Drainage And Ponding Easement To SID 200
330' East of the Centerline of 96th Street Maximum distance for Access to Lot 177, also to benefit Lot 179 (See Plat Notes)
EXISTING 15' Storm Sewer And Drainage Easement
Existing Grate Area Inlet Rim Elev.=1126.1 I.E. Existing (48" S)=1111.8 I.E. Existing (54" E)=1114.1 I.E. (24" E)=1116.1 (Field Verify Existing Inverts)
EXIST. Permanent 30' Sanitary And Storm Sewer Easement
CBS Home Real Estate Parking Lot
EXIST. Drainage And Ponding Easement To SID 200
EXISTING 4" VERIZON FO-F.O. PULLBOX
EXISTING 4" VERIZON FO-F.O. PULLBOX
EXISTING 6" HIGH CONC. SIDEWALK
EXIST. Concrete with Concrete Curb
EXIST. Raised Concrete Median
EXIST. Raised Concrete Median
EXIST. Concrete with Concrete Curb
EXIST. Concrete with Concrete Curb
EXIST. Concrete with Concrete Curb



GENERAL SITE NOTES:

1. ALL DISTURBED AREAS SHOULD BE RESTORED BY SODDING.
2. HANDICAPPED PARKING STALLS & SIGNS SHALL BE PROVIDED PERSUANT TO THE STATE CODE.
3. ANY DIRT OR CONSTRUCTION DEBRIS SPILLED ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS SHALL BE PROMPTLY REMOVED.

GRADING NOTES:

1. STRIP TOPSOIL (6") FROM ALL THE AREAS WHICH ARE TO BE FILLED OR CUT FOR BOPROM.
2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 6 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING AT OR SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIALS.
4. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
5. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
8. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FEET AND PAVED AREAS SHALL BE WITHIN 0.10 FEET OF THE PROPOSED GRADES SHOWN ON THE PLAN.
9. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
10. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
11. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6 INCHES ON ALL DISTURBED AREAS.
12. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
13. ALL PROPOSED MATERIALS SHALL BE APPROVED BY THE CITY OF LA VISTA.
14. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY OF LA VISTA.
15. A 4" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ON SITE TO PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION.
16. MAXIMUM 2% CROSS SLOPE ON ALL SIDEWALKS.

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
3. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE SURFACE FEATURES SHOWN. INTERPOLATIONS BETWEEN THESE TO N'S MAY NOT BE VERIFIED.
4. 6" SANITARY SEWER: MINIMUM SLOPE = 1.00%
   4" SANITARY SEWER: MINIMUM SLOPE = 2.00%

OWNER:
CASEY'S RETAIL COMPANY
PO BOX 3001
ANKENY, IA 50021
PROJECT CONTACT: DAVID RACHLY
PH: (515) 965-6100

ENGINEER/LAND SURVEYOR:
A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: ELAINA JONDLE
PH: (515) 265-8196

SITE ADDRESS:
9542 Giles Road
La Vista, NE 68128

ZONING:
C-1 - SHOPPING CENTER COMMERCIAL

ADJOINING ZONING:
C-1 - SHOPPING CENTER COMMERCIAL

SITE USE:
THE EXISTING USE IS A CONVENIENCE STORE WITH GASOLINE SALES.
THE PROPOSED USE IS A CONVENIENCE STORE WITH GASOLINE SALES.

BUILDING SETBACKS:
50' FRONT YARD
10' SIDE YARD
25' REAR YARD

BUILDINGS:
EXISTING BUILDING = 2,809 sq. ft.
PROPOSED BUILDING ADDITION = 539 sq. ft.
PROPOSED COOLER/FREEZER ADDITION = 372 sq. ft.

BUILDING HEIGHT:
TO MATCH EXISTING

PAVING:
THE PARKING LOT SHALL BE 6" THICK P.C.C.

PARKING:
1 SPACE PER 200 SQUARE FEET OF G.F.A. = 3,519/200 = 17.6 = 18 SPACES REQUIRED
28 TOTAL PARKING SPACES ARE PROVIDED, 16 PARKING STALLS AND 12 FUELING PUMP STALLS.

OPEN SPACE & IMPERVIOUS AREA:

EXISTING	PROPOSED
10,760 SQ.FT. GREEN SPACE = 32.9%	17,087 SQ.FT. GREEN SPACE = 35.6%
32,199 SQ.FT. IMPERVIOUS = 67.1%	30,872 SQ.FT. IMPERVIOUS = 64.4%

SIGN:
A SIGN PERMIT WILL BE REQUIRED FOR ANY ADDITIONAL SIGNAGE.

DISTURBED AREAS:
ALL DISTURBED AREAS SHALL BE SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

LEGAL DESCRIPTION:
LOT 179, SOUTHWIND, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

PROPOSED DECIDUOUS TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	-	Common Hackberry (Celtis occidentalis)	3" Caliper B&B

PROPOSED EVERGREEN TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	-	Colorado Spruce (Picea pungens)	8' Tall B&B

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	9	Matrix Existing Species	12" Tall
	8	Foerster's Feather Reed Grass (Calamagrostis x acutiflora 'Karl Foerster')	18" Tall

-20 0 20 40
SCALE IN FEET
1" = 20'

A. LEO PELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. DIGGER'S HOTLINE OF NEBRASKA CALL (1-800-331-5666).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:

●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS
○	CALCULATED CORNER	-x-x-x-	FENCE LINE
▲	SECT. COR. MONUMENT FOUND	FH	FIRE HYDRANT
△	SECT. COR. MONUMENT CALC.	S	SANITARY SEWER MANHOLE
⌀	POWER POLE	○	STORM SEWER MANHOLE
☼	LIGHT POLE	⋈	VALVE
F.F.	FINISHED FLOOR	x 125.34	SPOT ELEVATION (@ x)
		N.T.S.	NOT TO SCALE
		H.M.A.	HOT MIX ASPHALT

P.C.C.	PORTLAND CEMENT CONCRETE
XXX	UTILITY LINE OR PIPE
W	WATER
GAS	GAS
SAN	SANITARY SEWER
ST	STORM SEWER
UGE/T	UNDERGROUND ELEC. / TEL.
OHE/T	OVERHEAD ELEC. / TEL.
CATV	CABLE TELEVISION

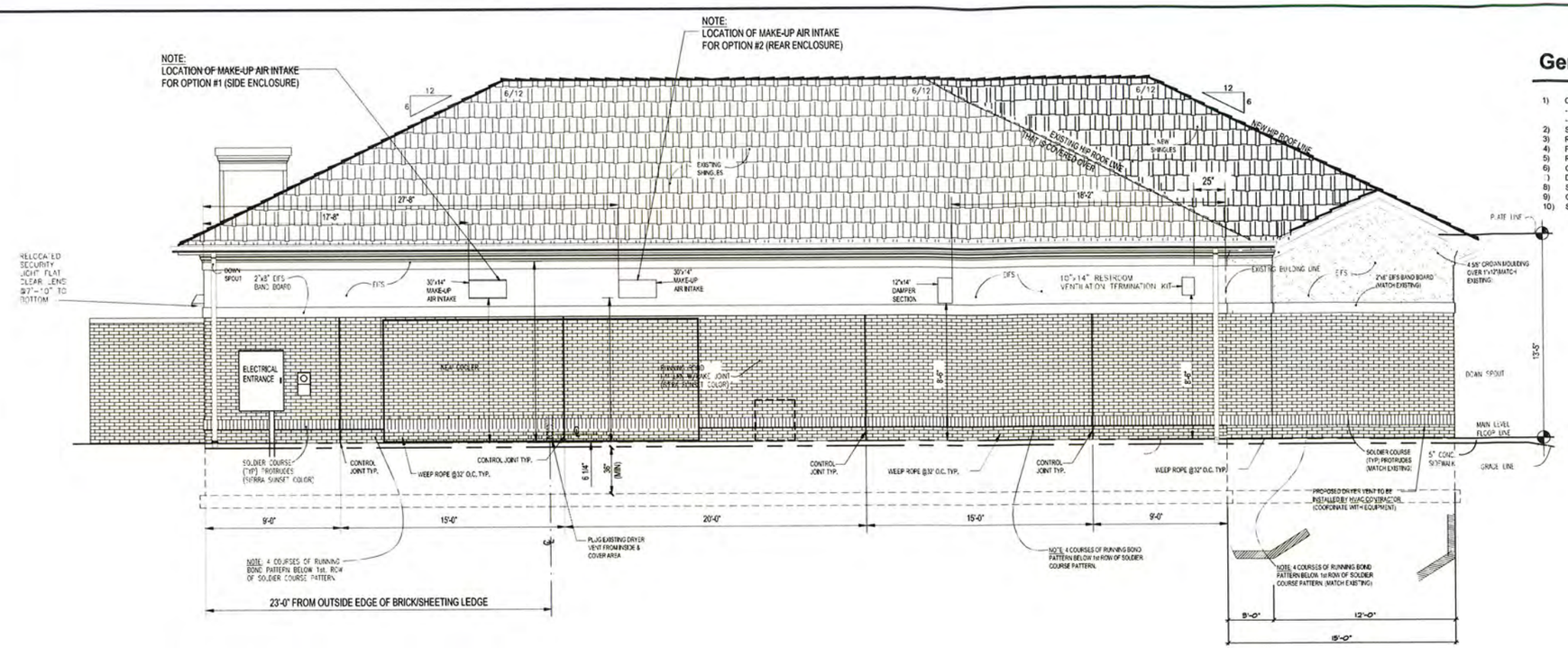
Casey's General Stores
9542 Giles Road
La Vista, NE

Finished Floor Elevation = 1136.78' (NAVD 88)

DRAWN BY	CHECKED BY	SCALE	DATE	PROJECT NO.
01-04-2016	E. Jondle	1" = 20'	03-14-2016	16-001

DRAWING NO. C1.1 — Site Plan

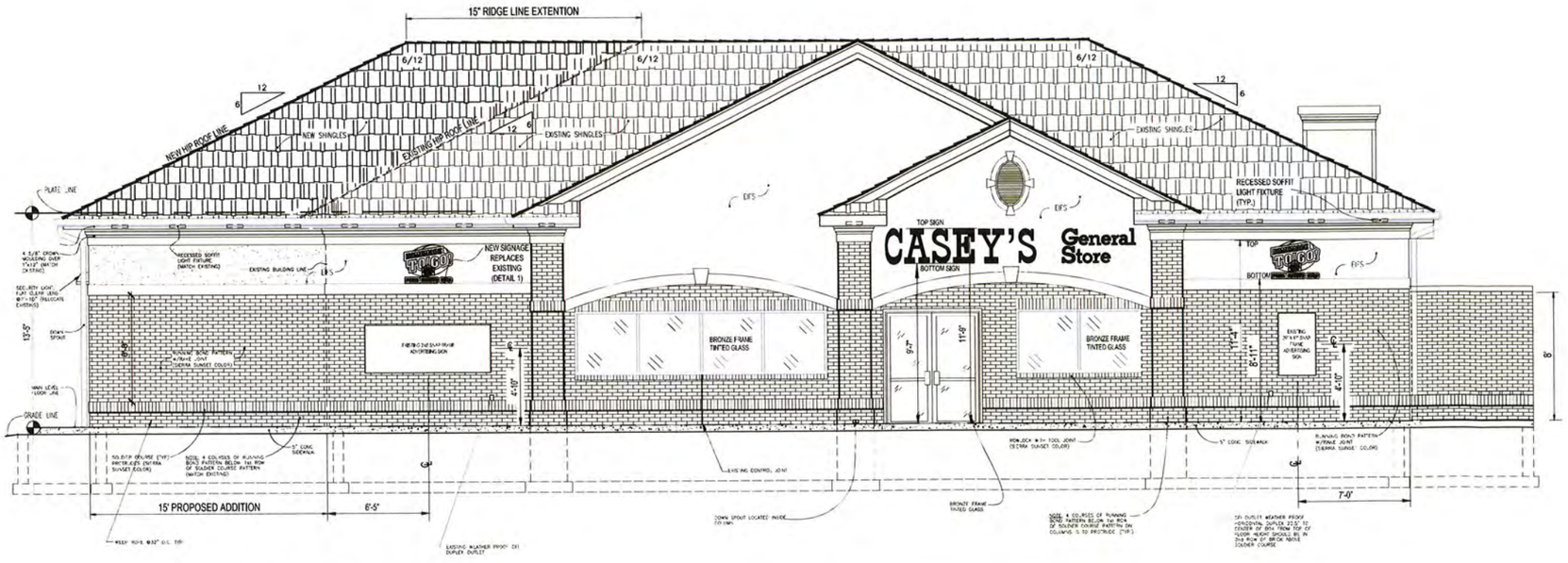
Exhibit C
Building Elevations



2 Rear Elevation
1/4" = 1' - 0"

General Notes

1) CONTRACTOR TO DISMANTEL FACAD PANES AT START OF CONSTRUCTION
   - STORE IN AREA PROTECTED FROM CONSTRUCTION ACTIVITIES
   - REINSTALL ONCE NEW EXTERIOR IS COMPLETED
2) SCREW PATTERN ON FRONT IS THE SAME AS ALL OTHERS.
3) RIBS ON FRONT OF BLDG. TO LINE UP WITH ROOF RIBS.
4) FRONT DOOR IS TO CENTERED BETWEEN RIBS.
5) REFER TO PLOT PLAN FOR SIDES OF FACADE. INSTALLATION OF SIDE FACADE LEVEL W FRONT.
6) ONLY ALUMINUM BRACKETING IS TO USED FOR FACADE INSTALATION.
7) DOOR FLASHING EXTENDS TO FLOOR HEIGHT.
8) SHUTTERS ARE TO BE SET 1" OFF OF FLASHING.
9) CAULKING IS RE: UIRED AS NEEDED.
10) SIGN CONTRACTOR TO INSTALL DRIP CHANNEL ON FACADE OVER FRONT ENTRY DOORS.



1 Front Elevation
1/4" = 1' - 0"

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

9542 GILES ROAD
LA VISTA, NEBRASKA
"G" STYLE STORE
HIP ROOF ADDITION

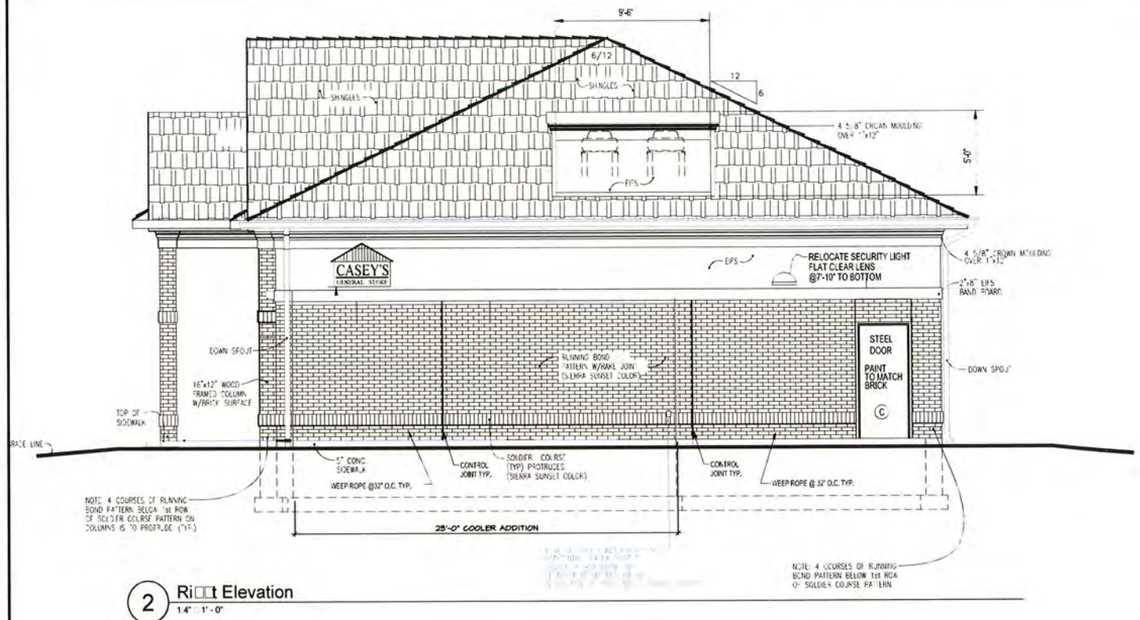
1-12-16

CONSTRUCTION DIVISION

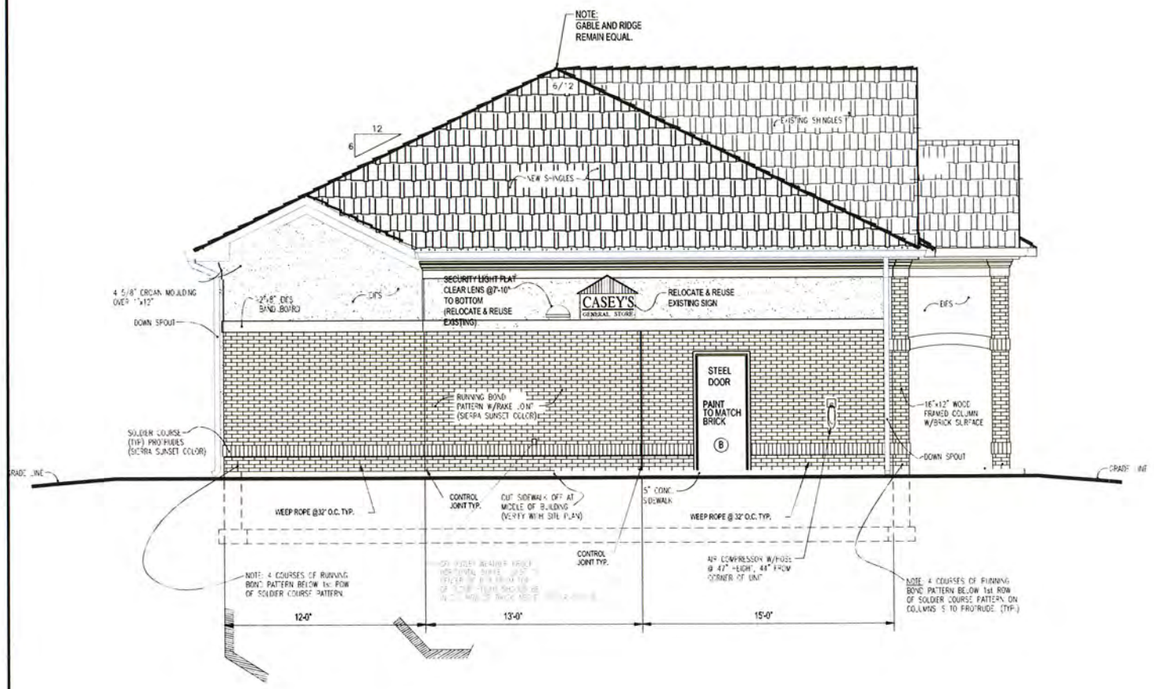
RICH AYERS

EXTERIOR ELEVATIONS

A-201



2 Right Elevation
1/4" = 1'-0"



1 Left Elevation
1/4" = 1'-0"

Keyed Construction Notes

1) ALL WINDOWS AND DOORS INCLUDING FRAMES ARE TO BE PROTECTED DURING CONSTRUCTION.
2) ROPE AND CAULK BLDG. SIDEWALKS.
3) CONTRACTOR IS TO FOLLOW STEEL BLDG. MANUFACTURING PLANS REGARDING FLASHING INSTALLATION. (SEPARATE DOCUMENTS)
4) CASEY'S GENERAL STORE CONSTRUCTION SUPERVISOR TO DETERMINE IF SIDE FACADE IS TO REMAIN ON STORES CURRENTLY CONTAINING 3-SIDED FACADE
5) VERTICAL CONTROL JOINTS, USE 1/2" BACKER ROD WITH SONNEBORN NP1 (REWOOD TAN) CAULKING. (SUPPLIED BY OWNER IF APPLICABLE)
6) CAULK ALL EXTERIOR DOORS, WINDOWS TOP OF FACADE NEXT TO BRICK WITH (MEDIUM BRONZE) CAULKING.

General Notes

602 PARAPET CAP FLASHING SUBSTRATE 3/4" PLYWOOD (NOT TREATED)

603 **SHEATHING BOARD** 1/2" EXTERIOR O.S.B. (OR EQUAL) STAGGER JOINTS

604 WOOD STUD FRAMED WALL 2x4 OR 2x6 AS INDICATED IN SECTIONS

605 TRIPLE 2x TOP PLATES (NOT TREATED)

606 WOOD TRUSS NOMINAL 2x TRUSS FRAMES 24" O.C. DESIGNED BY MANUFACTURER

611 BRICK IN RUNNING BOND PATTERN OVER AIR INFILTRATION BARRIER OVER 1/2" EXTERIOR O.S.B.

702 **BATT INSULATION** FRICTION FIT INSULATION 6" R-20

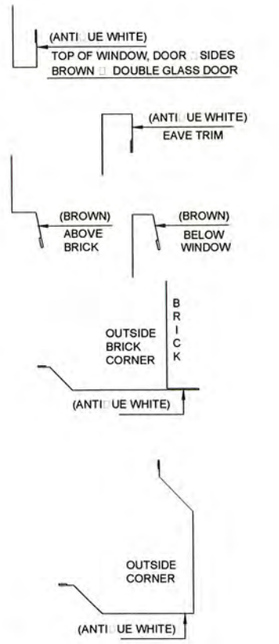
706 ROOF DECK AND INSULATION 1-1/4" INSUL-FOAM OVER ROOF SHEATHING COVERED WITH 1/4" DENS DECK (R-30)

707 **BATT INSULATION:** 12" BATT INSULATION UNDER ROOF DECK (R-30)

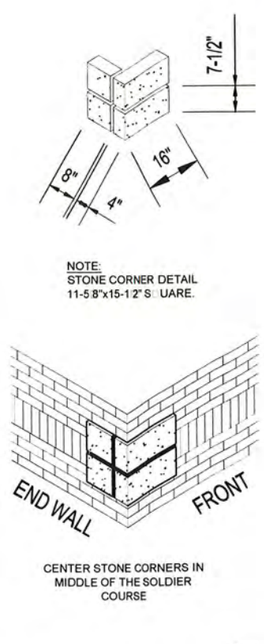
715 CAP FLASHING TWO PART MODULAR COPING SYSTEM MANUFACTURED BY W.P. HICKMAN. INSTALL OVER PARAPET DURO-LAST ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER BRICK AND SEAL.

716 MEMBRANE ROOFING MEMBRANE, 50 MILL WHITE. DIRECT APPLY TO OSB TOP SHEET OF SIP (NOTE: DO) HEAT WELD ALL SEAMS. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE MIN. 15 YR WARRANTY

717 PARAPET FLASHING COVER PARAPET NAILER WITH PVC MEMBRANE FLASHING. ROLL OVER BACK EDGE. CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS. HEAT WELD ALL SEAMS



4 Steel Flashing Details
NTS



5 Corner Stone Detail
NTS

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

9542 GILES ROAD
LA VISTA, NEBRASKA
"G" STYLE STORE
HIP ROOF ADDITION

1-12-16
03-03-16

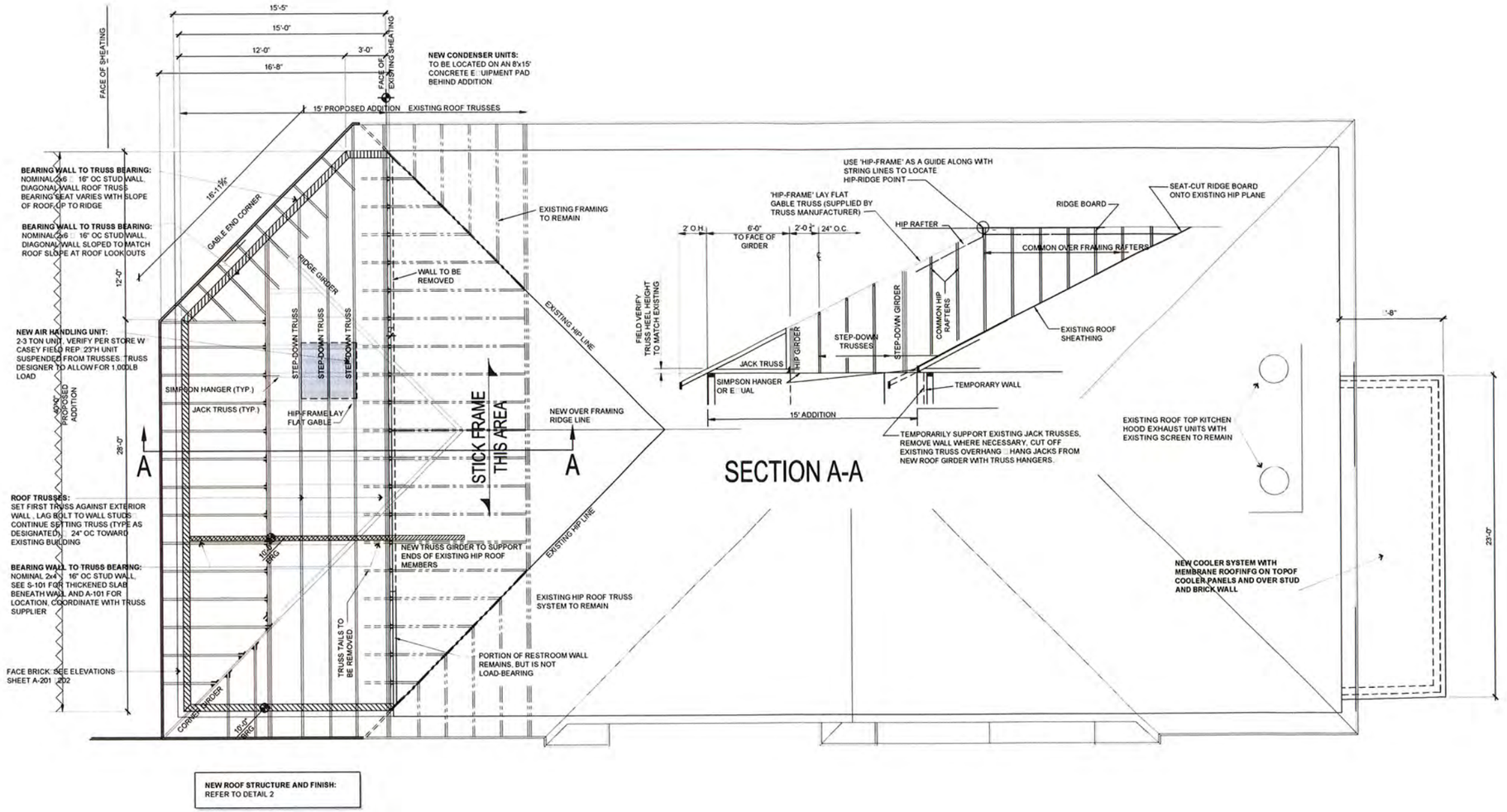
EXTERIOR ELEVATIONS

CONSTRUCTION DIVISION
RICH AYERS

A-202

General Construction Notes

1. REFER TO SHEET A-101 FOR FLOOR PLAN
2. REFER TO SHEET S-101 FOR FOOTING / FOUNDATION PLAN



1 Roof Truss Plan
1/4" = 1'-0"

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

9542 GILES ROAD LA VISTA, NEBRASKA "G" STYLE STORE HIP ROOF ADDITION	1-12-16 03-03-16	ROOF TRUSS PLAN PROFILES
CONSTRUCTION DIVISION		S-102
RICH AYERS		