

Item # 12
Date: 9/8/25



City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502

September 2025

TO: Mayor - City Council Members
City Administrator Jordan Cook

From: Ryan Hutton
Building & Zoning Official

With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council for the site plan for Casey's General store at 519 Lincoln Hwy. The Planning and Zoning Commission requested clarification on the parking requirement of parking spaces in regards to the percent of imperviable surface. Staff noted the location of the project located zoned as DC (Downtown Commercial). DC allows for 100% impermeable surface. Planning and Zoning Commission requested clarification on bollard height and spacing. Staff spoke with City Engineer and Fire Chief Reynolds. The bollards are suitable for the project. Staff recommends approval of the site plan for Casey's General store at 519 Lincoln Hwy to the Planning and Zoning Commission and send onto The City Council.

Best Regards,
Ryan Hutton
Building and Zoning Official



MEMO

To: Ryan Hutton, Nevada Building Official & Jordan Cook, City Administrator

From: Brandon Mickelson, PE

Subject: Casey's General Store Nevada, IA

Date: June 18, 2025

HR Green acknowledges the receipt of the following documents prepared by SBB Engineering, received via email from City of Nevada's Ryan Hutton on June 17, 2025, by Brandon Mickelson of HR Green:

1. C-100 Existing Conditions dated 5-28-25
2. C-101 Site Plan dated 5-28-25
3. C-201 Grading Plan dated 5-28-25
4. C-202 Spot Grading Plan dated 5-28-25
5. C-301 Utility Plan dated 5-28-25

HR Green's comments on the documents received are as follows:

C-100 Comments:

1. No comment.

C-101 Comments:

1. Nevada City code Table 165.09-3 state max impervious coverage for UC zone is 70%. This proposed layout shows 73% impervious coverage based on our measurements.

C-201 Comments:

1. No comment.

C-202 Comments:

1. No comment.

C-301 Comments:

1. If old services are to be abandoned, make sure to comply with Nevada City code section 90.05
2. Coordinate any new service taps with the water/ wastewater department
3. Utility crossings on 5th Street should be staged to maintain at least 1 lane of traffic at all times
4. Show street patching required for abandoning old services and installing new services.

This review was performed by HR Green, Inc. on behalf of the City of Nevada, Iowa. Every effort has been made to identify all code deficiencies, however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions. If you have any questions concerning items in this review, please contact me at (319)841-4144 or brandon.mickelson@hrgreen.com.

HR Green's reviews are to determine compliance with the Municipal Subdivision Ordinance, Zoning Ordinance, and State Statute and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR Green's review did not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR Green disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of our review, or subsequent approval of the plat, plans or specifications by the municipality.

ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, BRIDGES, AND STRUCTURES, AND THE STANDARD SPECIFICATIONS FOR DESIGN AND SPECIFICATIONS FOR MATERIALS, BOTH PUBLISHED BY THE OFFICE OF THE TOWN ENGINEER, CITY OF MINNEAPOLIS.

THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY MAINTENANCE DEPARTMENT AND ALL UNDERGROUND UTILITIES THEREIN MOVED OR DELETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES MOVED OR DELETED BY THE SATISFACTION OF ALL UTILITIES AND THEIR OWNERS WITH AN EXTRA FEE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.

ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS SHALL BE EITHER REGRADDED AND/OR SEEDING AND FERTILIZED.

ALL PLANTING, REMOVAL, AND/OR MAINTENANCE SHALL BE DONE TO FORM A HEALTHY AND UNIFORM LINE.

- ☐ A REMOVE EXISTING PAVEMENT.
- ☐ B REMOVE EXISTING BUILDING.
- ☐ C REMOVE EXISTING CURB.
- ☐ D EXISTING UTILITY POLE AND OVERHEAD WIRE TO REMAIN.

REMOVAL LIMITS

SANCTUARY LIMITS

EXISTING CONTOURS

SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.

PAINT MARKINGS/UTILITY FLAGS WERE FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITY LOCATIONS AND ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. THE USER OF THIS PLAN/Map SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.

THE COORDINATE BASIS FOR THIS SURVEY AND THE SUBSEQUENT BASIS OF BEARING IS THE IOWA REGIONAL COORDINATE SYSTEM ZONE 8
(NAD 83) (NAD 83 ZONE 8). HORIZONTAL COORDINATE: NAD 83 (2011). VERTICAL COORDINATE: NAVD83 (GEOID 181)
(NAD 83) (NAD 83 ZONE 8).

THE VERTICAL DATA FOR THIS SURVEY IS BASED ON NAVD 88 DATUM. THE FOLLOWING BENCH MARKS WERE USED FOR THIS SURVEY:
11010101, 0281, MOORE ON THE SOUTH BENT OF A RIDE WYDANT



 SBB ENGINEERING Structural Building & Bridge Engineers	101 South Kansas Suite 200 Overland Park, KS 66204 Ph: (785) 715-8500 / www.sbbeng.com	PROJECT NO. 15-0001 SHEET NO. 1 OF 1	DATE: 05/28/2015 DRAWN BY: JAC	CHECKED BY: JAC	PROJECT LOCATION: 519 W Lincoln Hwy S - 3rd St Store NEvada, IA 50543	CLIENT: CASEY'S CONSTRUCTION DIVISION 2201 Center Street, NW Atlanta, GA 30333 404.596.4100	PROJECT DESCRIPTION: EXISTING CONDITIONS / DEMOLITION PLAN	PROJECT START DATE: 05/28/2015	PROJECT END DATE: 05/28/2015	SCALE: 1" = 1'-0"	C-100		
												SBB logo	

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF KANSAS CITY, MISSOURI.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITIES.
3. ALL PLANTS AND TREES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. ALL PARKING SPACES SHALL BE 18'0" WIDE BY 24'0" DEEP AND 18'0" WIDE BY 24'0" DEEP.

SITE PLAN KEY NOTES:

- A. PLACE PAVEMENT MARKING, 4" PAINTED, WHITE, 8" TO 12" SPACING, 1" FOR CURB.
- B. INSTALL HANDCAP SIGN IN CONFORMANCE WITH THE MANUAL ON UNIFORMED DISABILITY ARCHITECTURAL AND STREET DESIGN. REFER TO DETAIL 11.4.2 ON SHEET C-81.
- C. INSTALL BOLLARD (TYP). REFER TO ARCHITECTURAL PLANS AND DETAIL 1 ON SHEET C-81.
- D. 2" CURB TRANSITION (FULL HEIGHT TO ZERO HEIGHT).
- E. CURB TRANSITION (FULL HEIGHT TO EXISTING CURB).
- F. AIR COMPRESSOR BOX. REFER TO DETAIL 7 ON SHEET C-81.
- G. PARKING LANDSCAPE ISLAND. REFER TO DETAIL 1 ON SHEET C-82.

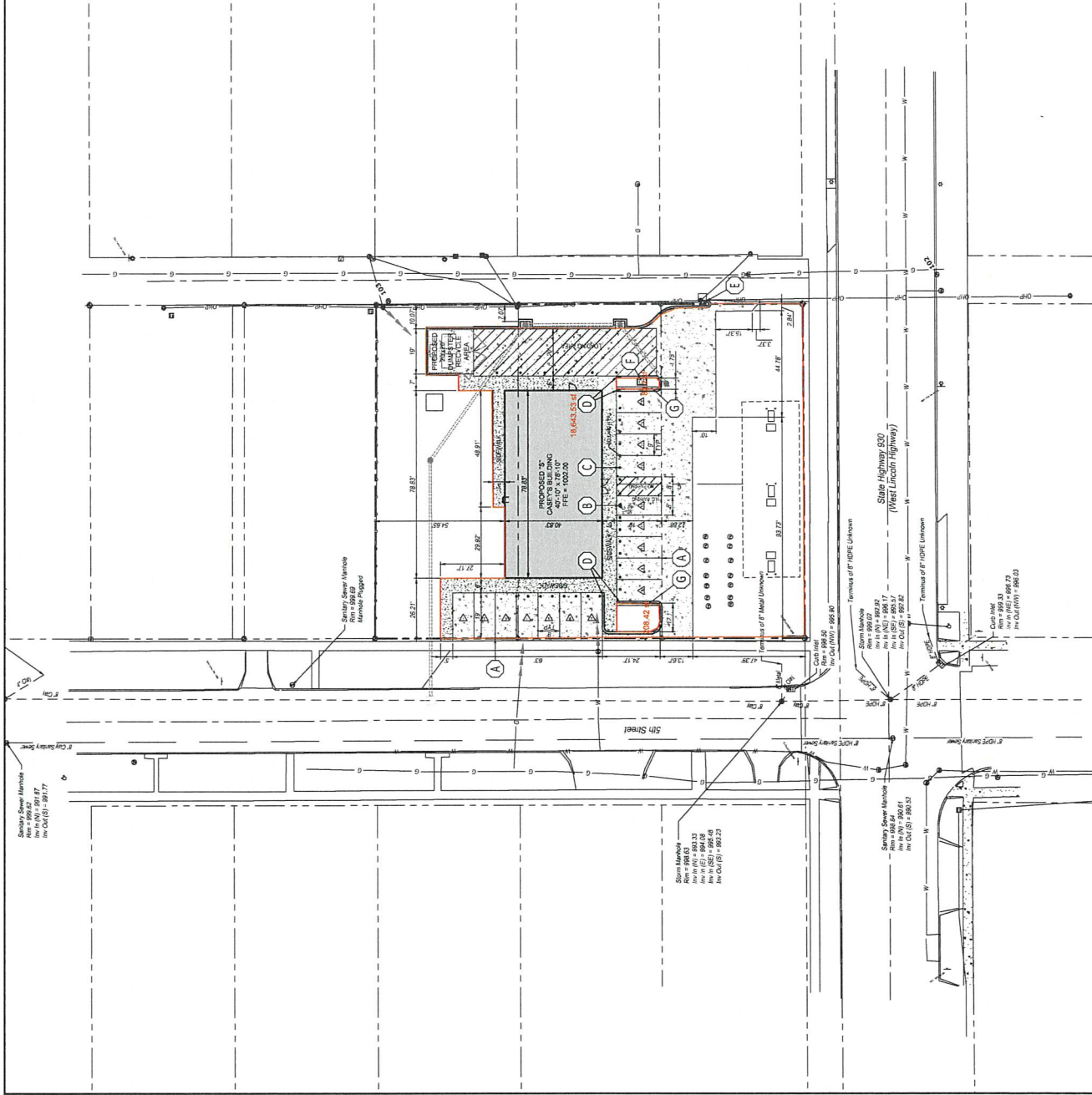
LEGEND:

1. 8" CONCRETE PAVEMENT. REFER TO DETAIL 2 ON SHEET C-81 FOR CONCRETE PAVING.
2. 8" CONCRETE SIDEWALK. REFER TO DETAIL 1 ON SHEET C-81 FOR TYPICAL WALKING SURF AND BOLLARD.
3. (CURB INDICATING) REFER TO DETAIL 2 ON SHEET C-81 FOR CURB.

TANK BALLAST NOTE:

CITY DOES NOT HAVE ANY REQUIREMENTS FOR DISCHARGING WATER FROM UNDERGROUND STORAGE TANKS.

Lot = 25,205 sq ft
 Impervious = 18,552 sq ft
 Impervious = 73%



SBB
ENGINEERING

101 South Kansas Avenue
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 Ph: (785) 715-8500 /
 www.sbbeng.com

CASEY'S CONSTRUCTION DIVISION
 One Commerce Blvd., P.O. Box 1000, Topeka, KS 66603
 (785) 715-8500
 www.caseysconstruction.com

SITE PLAN

Project: 519 W. Lincoln Hwy
 Date: 05.22.23
 Drawn: S.S. - Style Store

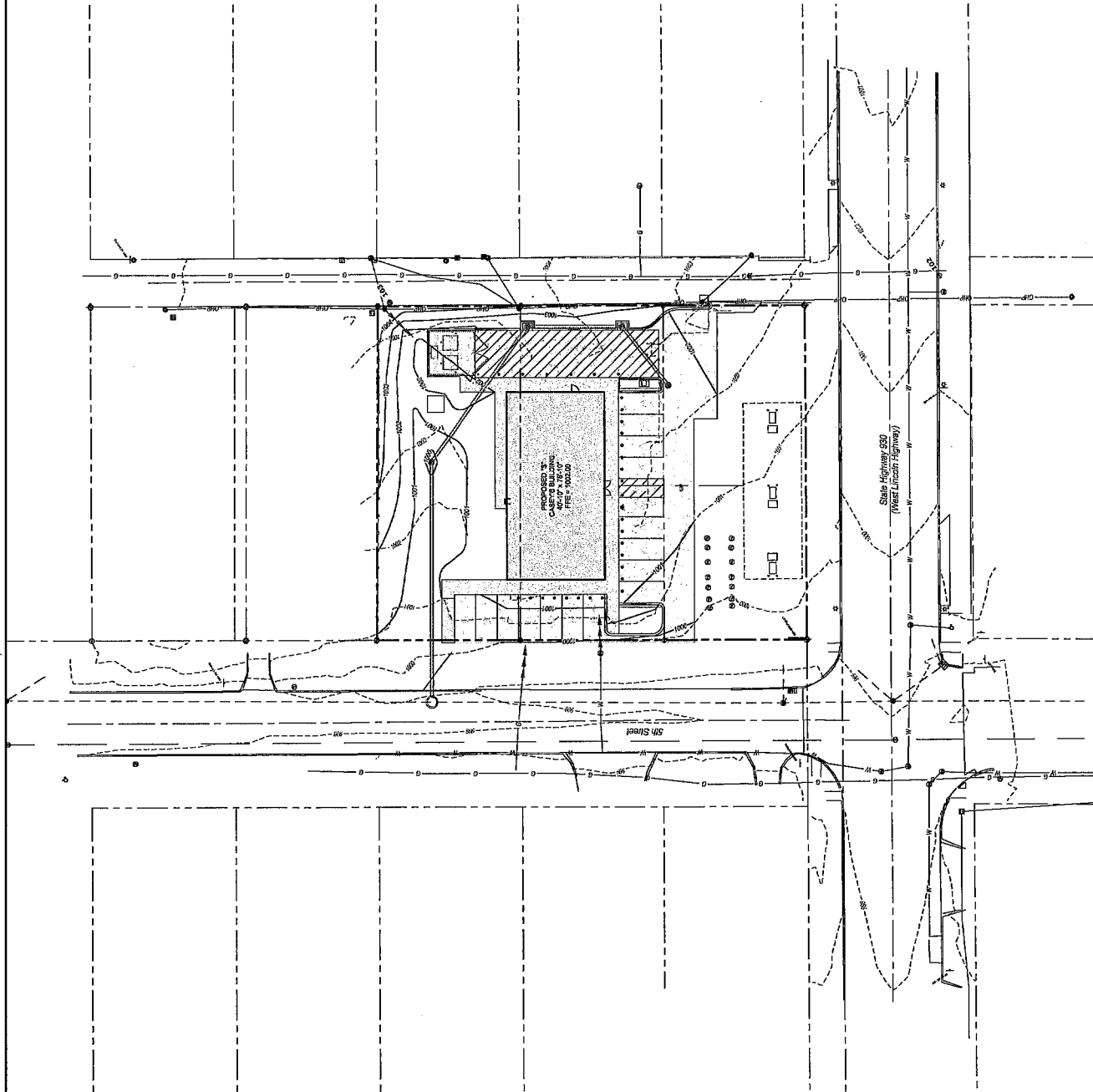
C-101

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND ANY SUPPLEMENTAL SPECIFICATIONS ADOPTED BY THE OFFICE OF THE CITY ENGINEER, CITY OF KANSAS.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND MARK ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HABITABLE SHALL BE EITHER LANDSCAPED OR RESEED AND FERTILIZED.
5. ALL PERMANENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

LEGEND:

- PROPOSED CONTOURS
- EXISTING CONTOURS

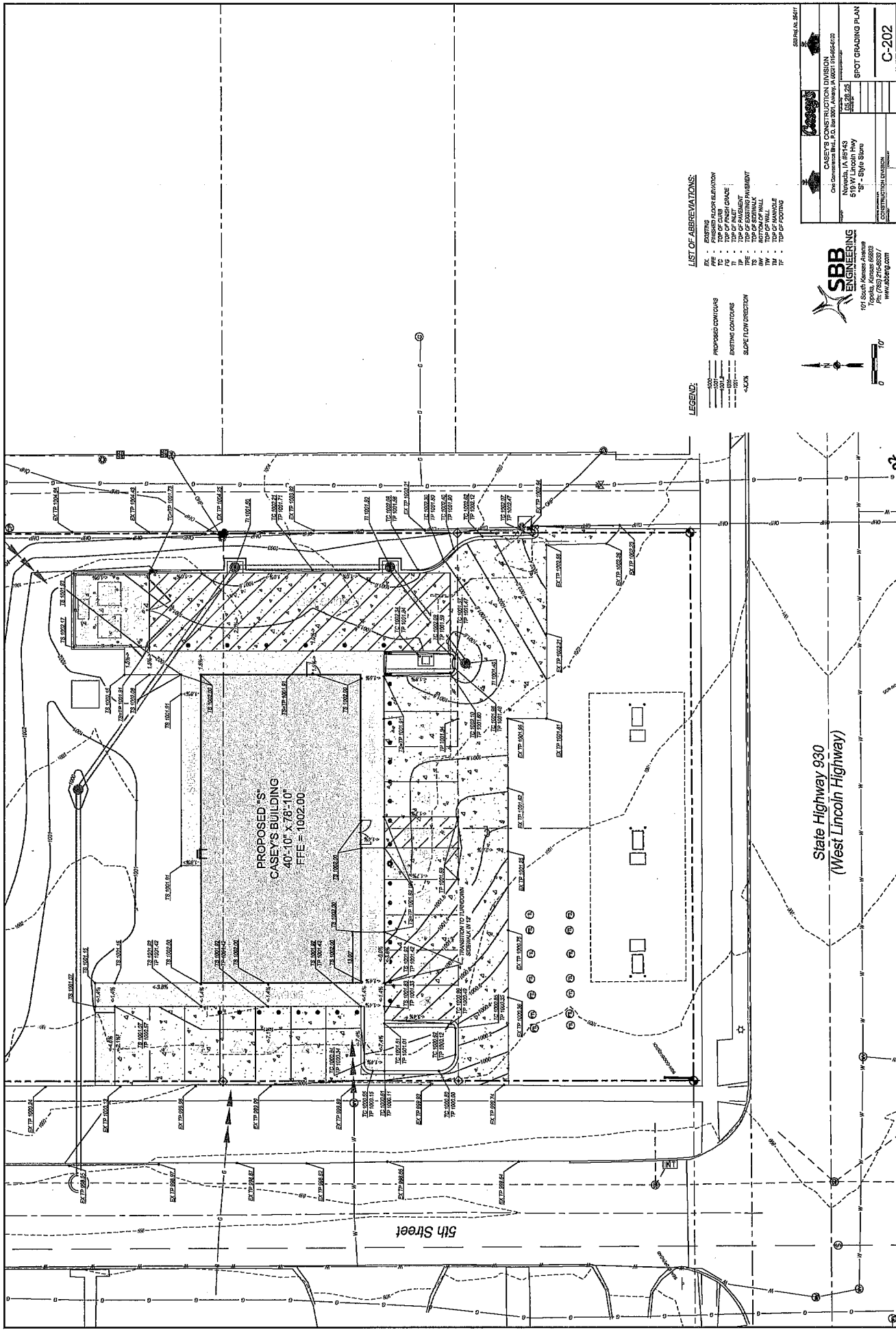


CASEY'S CONSTRUCTION DIVISION
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 Kansas City, MO 64108
 (816) 234-1234
 FAX (816) 234-1235
 www.caseysconstruction.com

GRADING PLAN

C-201

SBB ENGINEERING
 101 South Kansas Avenue
 Topeka, Kansas 66603
 Phone: (785) 715-8507 /
 www.sbbeng.com



LIST OF ABBREVIATIONS:

- EX - EXISTING
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE FLOW DIRECTION
- 4.0%
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE FLOW DIRECTION
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- PROPOSED CONTOURS
- EXISTING CONTOURS
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LEGEND:

- PROPOSED CONTOURS
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- EXISTING CONTOURS
- SLOPE FLOW DIRECTION
- 4.0%

SBB ENGINEERING
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Topeka, Kansas 66602
Ph: (785) 234-6000 / Fax: (785) 234-6001
www.sbbeng.com

CASEY'S CONSTRUCTION DIVISION
8101 Lincoln Hwy
Topeka, KS 66602
C-202



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE CITY OF KANSAS, CITY OF KANSAS, KANSAS.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNERS TO LOCATE, AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. ALL PAVEMENT AREAS SHALL BE SAVED CUT TO FORM A STRAIGHT AND UNIFORM LINE.

UTILITY PLAN KEY NOTES:

1. TYPICAL STORM WATER DRAIN LINE FROM ROOF OR LANDSCAPE DRAIN. SEE BUILDING PLANS CONNECTION LOCATIONS. DRAIN LINES SHALL BE P.V.C. SDR 35 OR H.D.P.E. MINIMUM SLOPE SHALL BE 1.0%.
2. PLACE ELECTRICAL AND TELEPHONE ENTRY INTO BUILDINGS. SEE BUILDING PLANS FOR CONNECTION LOCATIONS. ROUTING INSIDE BUILDING TO ELECTRIC METERS.
3. ELECTRICAL: 3 PHASE, 208 AMP, 120/208VOLT, 3 WIRE, 20 AMP, 6 LINE.
4. PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXISTING LOCATION AND SIZE WITH POWER COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
5. GAS COMPANY TO INSTALL GAS LINE TO BUILDING WITH 1/2" GAS METER TO BE INSTALLED BY THE GAS COMPANY. SIZE OF GAS MAIN SHALL BE 1/2" NPS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
6. CONNECT TO EXISTING WATERLINE. INSTALL 2" DOMESTIC WATER LINE TO BUILDING 2" H.D.P.E. SHALL BE SDR 8. WATER METER SHALL BE LOCATED INSIDE THE BUILDING.
7. 4" SANITARY SEWER SERVICE LINE TO BE SCHEDULE 40 P.V.C. AND MAINTAIN A MINIMUM SLOPE OF 2.0%.
8. CONTRACTOR TO BE RESPONSIBLE FOR ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
9. TEAM MEMBER: IF THERE IS AN ISSUE, REFER TO PLUMBING DRAWING P-501 FOR GREASE INTERCEPTOR.

UTILITY CROSSINGS PLAN KEY NOTES:

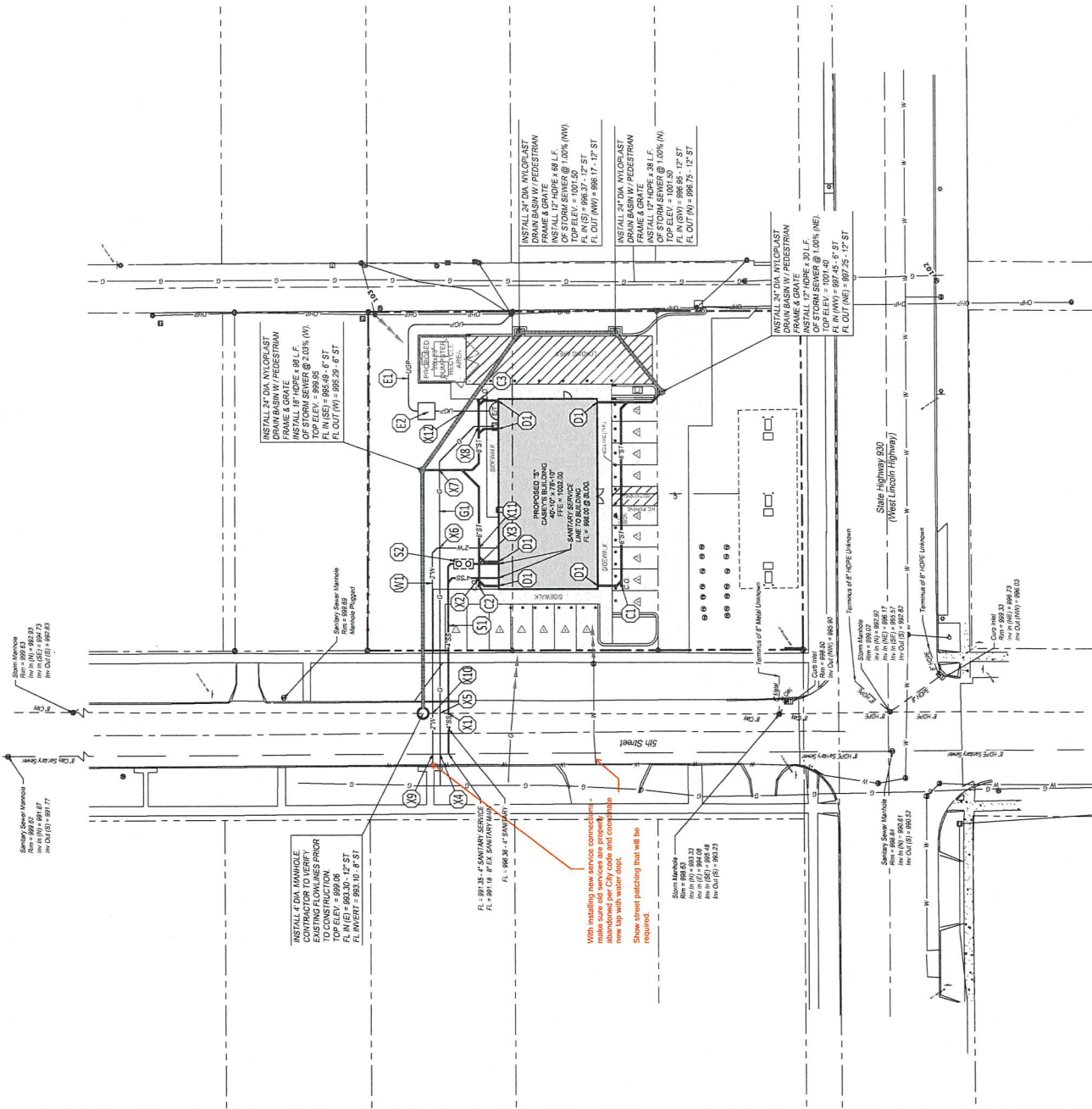
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CLEANOUT PLAN KEY NOTES:

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LEGEND:

- EXISTING UNDERLINE
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEVISION
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED INTERLINE
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND POWER
- PROPOSED UNDERGROUND TELEVISION
- PROPOSED GAS LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER



CASEY'S CONSTRUCTION DIVISION
One Commerce Blvd., P.O. Box 1000, Lawrence, KS 66044-1000
Tel: (785) 843-1111
Fax: (785) 843-1112
www.caseysconstruction.com

UTILITY PLAN

05.28.25

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Topeka, Kansas 66603
Ph: (785) 275-8800 /
www.sbbeng.com

05.28.25

101 South Kansas Avenue
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