

From: earlhamcityhall@mchsi.com
Sent: Monday, April 25, 2022 3:17 PM
To: 'Russell H. Schroeder'
Subject: FW: [External] Earlham Dollar General

Hi Russ,

In speaking with the Mayor, who spoke with individual council members, he believes it is the consensus of the council to follow the 2004 Comprehensive Plan regarding the location of a future 9th Street, thus necessitating Casey's to close their south entrance and to connect to the new street.

If you need any further information, please feel free to contact me.

Thanks.

Mary Sue

-----Original Message-----

From: Rusty Doss <rusty@overlandeng.com>
Sent: Monday, April 25, 2022 9:49 AM
To: Russell H. Schroeder <rschroeder@shive-hattery.com>; earlhamcityhall@mchsi.com
Subject: Re: [External] Earlham Dollar General

Russ/Mary Sue -

I am in receipt of the preliminary plat review comments from April 15, 2022. The next-to-last comment indicates that an agreement will be required with Casey's to close their existing south entrance and connect to the new city street.

Based upon previous conversations with Casey's, it is unlikely they will agree to this. Is this agreement with Casey's a requirement for the project to move forward? If it is, the developer would like to know asap as they will probably need to terminate the project and look for another site.

Thanks.

Rusty Doss, P.E.
Overland Engineering, LLC
1598 Imperial Center, Suite 2009
West Plains, MO 65775
(417) 256-8150 office
(417) 505-8069 cell

On 4/5/2022 4:02 PM, Rusty Doss wrote:

- > Russ/Mary Sue -
- >
- > I want to confirm that you received the submittal below. If you need
- > hard copies or anything else, please let me know.
- >

From: earlhamcityhall@mchsi.com
Sent: Tuesday, May 3, 2022 7:34 AM
To: 'Jeff Lillie'
Subject: FW: [External] Earlham Dollar General
Attachments: Earlham IA_050222.pdf

FYI

-----Original Message-----

From: Rusty Doss <rusty@overlandeng.com>
Sent: Monday, May 2, 2022 3:17 PM
To: Russell H. Schroeder <rschroeder@shive-hattery.com>; earlhamcityhall@mchsi.com
Subject: Re: [External] Earlham Dollar General

Russ -

It does not appear that Casey's is interested in giving up their south entrance. Before we terminate the project, we want to propose an alternative that moves the city street south of the Dollar General. The site would be a mirror image of the concept we have been discussing. Attached is a site plan showing this option.

The drainage would be handled as previously planned.

Please let me know your thoughts.

Thanks.

Rusty Doss, P.E.
Overland Engineering, LLC
1598 Imperial Center, Suite 2009
West Plains, MO 65775
(417) 256-8150 office
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On 4/26/2022 11:23 AM, Russell H. Schroeder wrote:

> Rusty:
>
> Highway 232 is classified as a Major Collector.
> Having a driveway that close to the proposed city street presents traffic safety concerns.
> The City of Earlham will therefore require that Casey's south drive be removed and replaced by a connection to the proposed side street.
>
> Sincerely,
>
> Russell H. Schroeder, PE
> Des Moines Office Director
> Shive-Hattery
> 4125 Westown Parkway | Suite 100 | West Des Moines, IA 50266

> 515.223.8104 ext. 175522 | 515.422.5522 | cell: 515.669.5283 |

> 800.798.8104

>
>
>
>
>

> -----Original Message-----

> From: Rusty Doss<rusty@overlandeng.com>

> Sent: Monday, April 25, 2022 9:49 AM

> To: Russell H.

> Schroeder<rschroeder@shive-hattery.com>;earlhamcityhall@mchsi.com

> Subject: Re: [External] Earlham Dollar General

> Russ/Mary Sue -

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>

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>> (417) 505-8069 cell

>>

>> On 3/17/2022 12:43 PM, Rusty Doss wrote:

>>> Russ -

>>>

>>> Attached is a revised preliminary plat, preliminary site plan, and
>>> preliminary grading/storm sewer plan.

>>>
>>> We were able to locate the discharge point for the pipe under Hwy
>>> 232 and the preliminary storm sewer is based upon this elevation.
>>> Required fill in the future residential area does not look to be
>>> excessive.

>>>
>>> I have not yet done HGL calcs, but plan to do them once we have
>>> general approval of the preliminary plat.

>>>
>>> Thanks.

>>>
>>> -----

>>> Rusty Doss, P.E.
>>> Overland Engineering, LLC
>>> 1598 Imperial Center, Suite 2009
>>> West Plains, MO 65775
>>> (417) 256-8150 office
>>> (417) 505-8069 cell

>>>
>>> On 3/8/2022 11:22 AM, Russell H. Schroeder wrote:

>>>> Rusty:

>>>>
>>>> The first step will be working with city staff and Shive Hattery to
>>>> review the Preliminary Plat.
>>>> Please refer to our e-mail of January 17,2022 regarding a
>>>> preliminary list of items that will need to be addressed.
>>>> There may be additional items that will need to be addressed once
>>>> we see the updated preliminary plat and additional detailed information.

>>>>
>>>> Once all items have been addressed you will be able to submit the
>>>> preliminary plat to Planning and Zoning Planning and Zoning can
>>>> meet on an as needed basis with two weeks advance notice.

>>>>
>>>> Easement vacation, rezoning and site plan approval will need to
>>>> follow once full city approvals are received for the Preliminary Plat.
>>>> Some of these components may be able to move through the city
>>>> processes concurrently.
>>>> Final Platting will need to follow construction and final
>>>> acceptance of the public improvements including the street and utilities.

>>>>
>>>> Russell H. Schroeder, PE
>>>> Des Moines Office Director
>>>> Shive-Hattery
>>>> 4125 Westown Parkway | Suite 100 | West Des Moines, IA 50266
>>>> 515.223.8104 ext. 175522 | 515.422.5522 | cell: 515.669.5283 |
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