

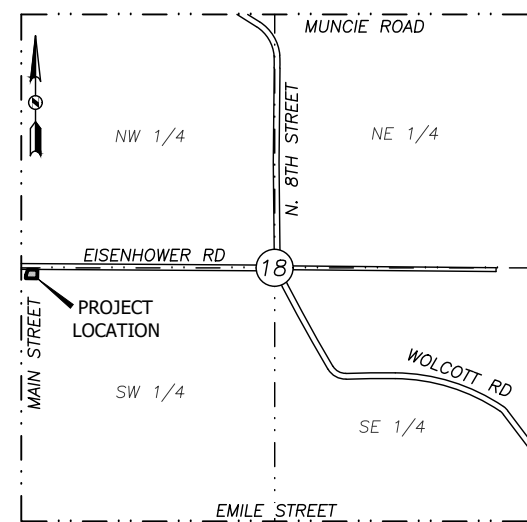
DRAWN KRG
CHECKED RCG
ISSUED DATE 06/20/2022
ISSUED FOR SITE PLAN APPLICATION
PROJECT NO. 22-116
FILE 22-116 COVER
SHEET
COVER



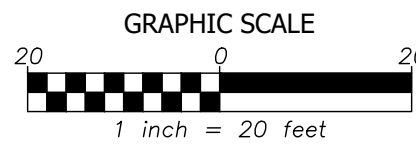


ALTA / NSPS LAND TITLE SURVEY  
LOTS 1-3, BLOCK 9, TOWN OF RICHARDSON  
A SUBDIVISION IN THE CITY OF  
LANSING, LEAVENWORTH COUNTY, KANSAS

DRAFT

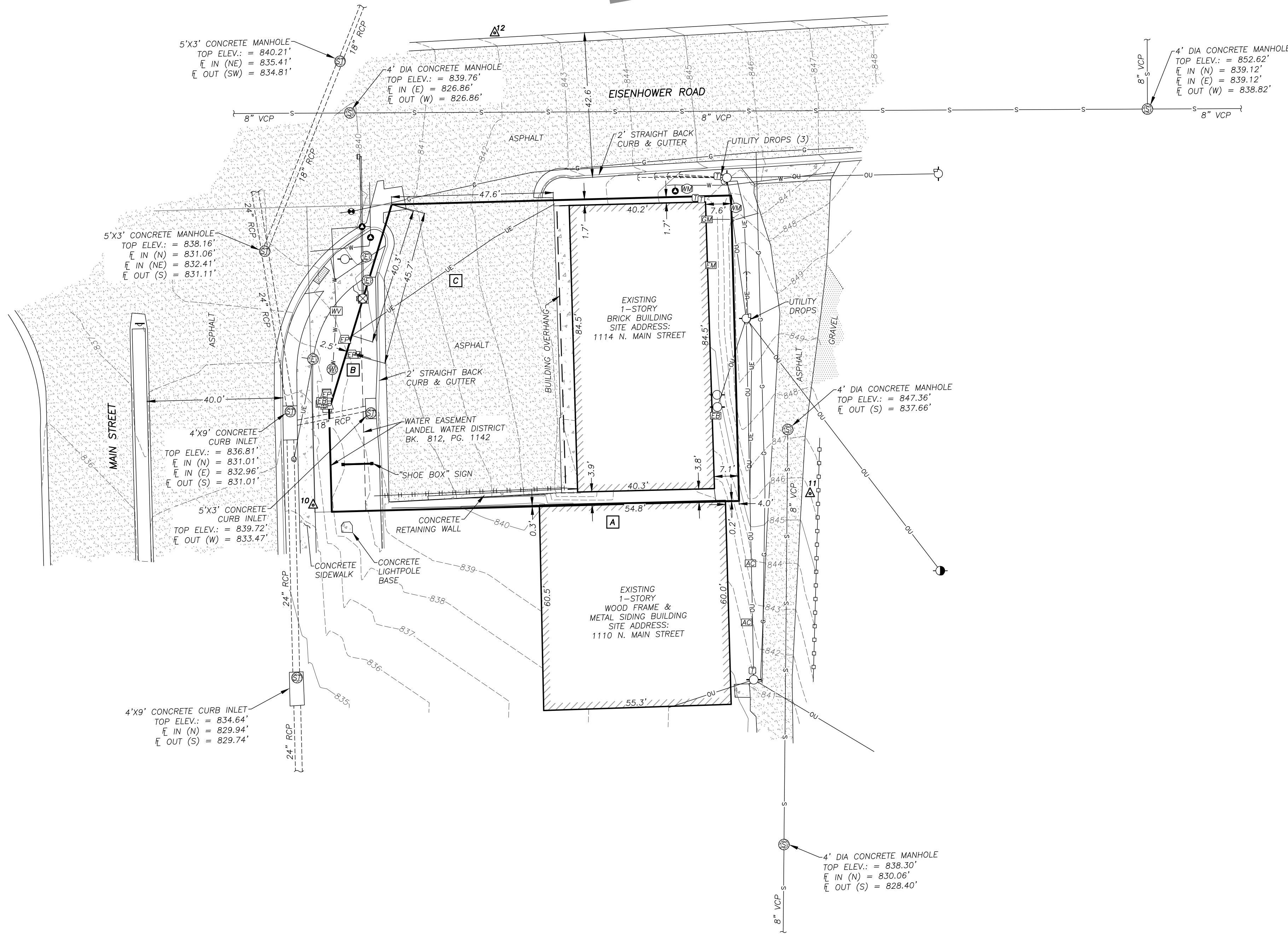


SECTION MAP  
SECTION 18-T9S-R23E  
(NOT TO SCALE)



LEGEND

- Control Point and Designation (TC is for Survey Only)
- Overhead Utility Line/s
- Underground Electric Line
- Utility Pole
- Utility Pole with Transformer
- Guy Anchor
- Utility Pole w/Light
- Electric Pedestal (above ground)
- Electric Meter
- Electric Access Box (mounted)
- Electric Manhole
- Utility Pull Box (underground)
- Air Conditioner Unit
- Water Line
- Water Valve
- Water Manhole
- Water Vault (underground)
- Gas Line
- Gas Valve
- Gas Meter
- Telephone Pedestal (above ground)
- Traffic Signal Light
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Vitrified Clay Pipe
- Storm Sewer Manhole
- Curb Inlet
- Reinforced Concrete Pipe
- Pipe Continues-Outlet or Source Not Found or Not Surveyed
- Wood Fence
- Plastic Fence
- Single Pole Sign
- ADA Detection Pad
- Encroachment Identifier



GENERAL NOTES

- Contours are shown at 1 foot intervals, were derived from a ground survey by this firm, and are based on NAVD88 datum.

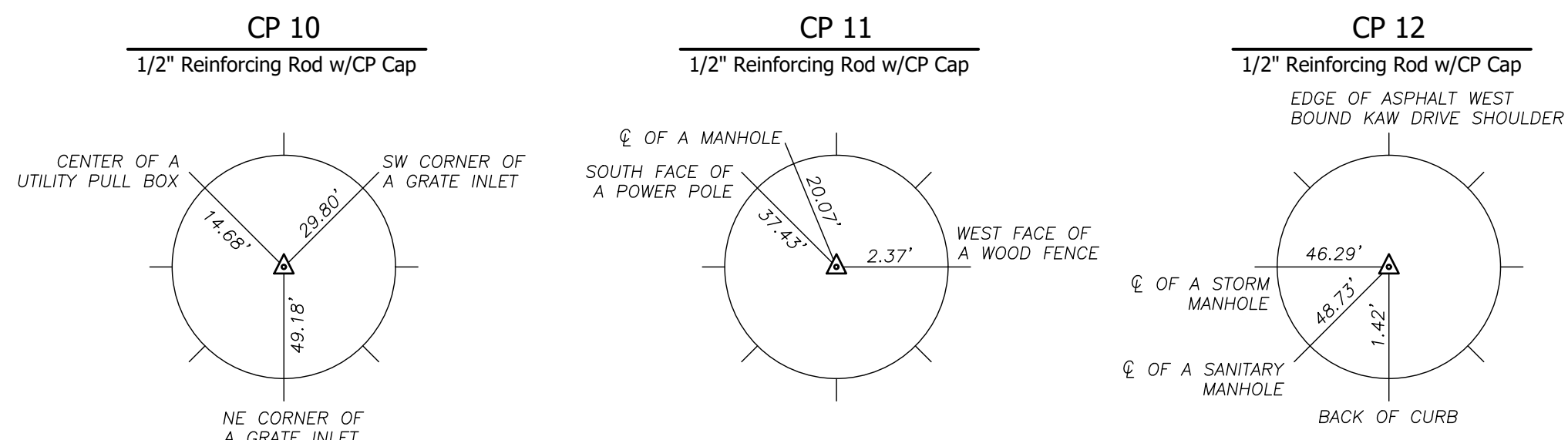
UTILITY NOTES

- A utility locate request was generated through Kansas One-Call under ticket no. 22170956 on April 16, 2022 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted *without* excavation. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

STATEMENT OF POSSIBLE ENCROACHMENTS

- A building at address 1110 North Main Street, crosses the South line of the subject property, lies up to 0.3 feet North of said South line and is dimensioned hereon.
- An electric pedestal and electric meter lies up to 2.5 feet East of the West line of the subject property with no known easement and is dimensioned hereon.
- An underground electric line lies up to 25.2 feet Southeast of the Northwest corner of the subject property with no known easement and is dimensioned hereon.

CONTROL POINT TIES



PROJECT CONTROL TABLE (NAD83 KANSAS STATE PLANE, NORTH ZONE, US SURVEY FOOT)				
POINT NO.	CONTROL POINT/ BENCHMARK DESCRIPTION	NORTHING COORDINATE	EASTING COORDINATE	ELEV.
10	CP10 /INK MARK ON CONC	354953.40	2189931.32	836.23'
11	CP11 /60D	354956.78	2190077.68	845.82'
12	CP12 /INK MARK ON CONC	355092.46	2189984.79	842.00'

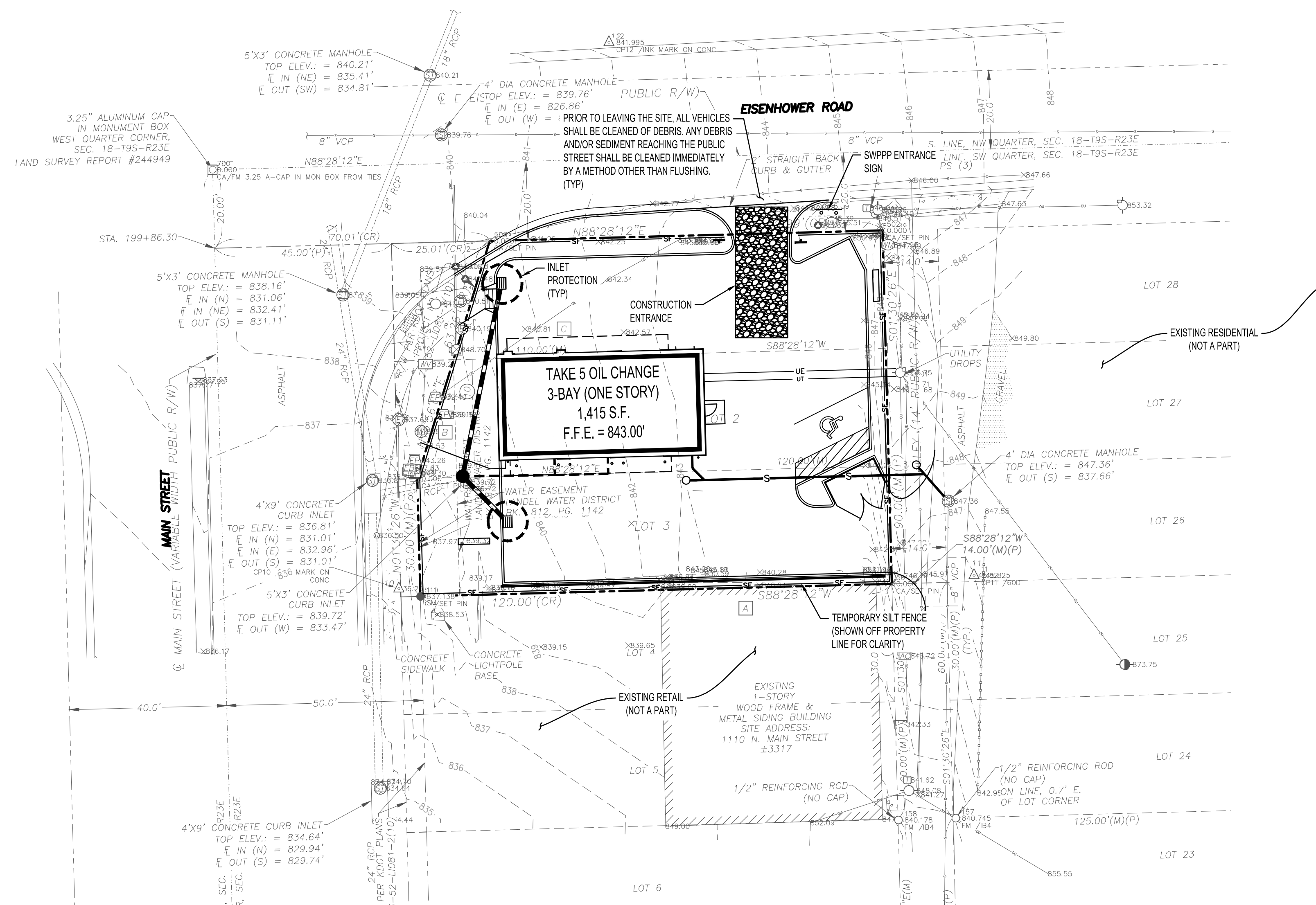
Client:

HIGH TIDE CONSULTANTS, LLC  
434 N. COLUMBIA STREET,  
SUITE 200A  
COVINGTON, LA 70433

Project:

ALTA / NSPS LAND TITLE SURVEY  
LOTS 1-3, BLOCK 9  
TOWN OF RICHARDSON  
A SUBDIVISION IN LANSING,  
LEAVENWORTH COUNTY, KANSAS

Project No: 033460  
Field Crew: ZLKB  
Field Date: 2022/05/13  
Drawn By: GJV  
Issue Date: 2022/05/19  
Sheet:



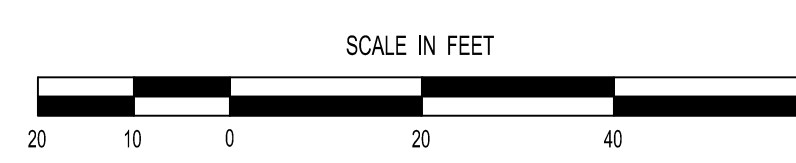
EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- ROCK CHECK DAM
- TEMPORARY SILT FENCE
- PERMANENT RIP-RAP
- STORM DRAIN PIPE

REFER TO SURVEY SHEETS FOR  
LEGEND OF EXISTING FEATURES



Not For Construction  
**EROSION  
CONTROL PLAN**



REVISION	BY

**HIGH TIDE**  
**CONSULTANTS LLC**  
434 N. COLUMBIA ST, SUITE 200A  
COVINGTON, LA 70433  
www.hightidela.com

SIGNATURE  
JULY 11, 2022  
DATE

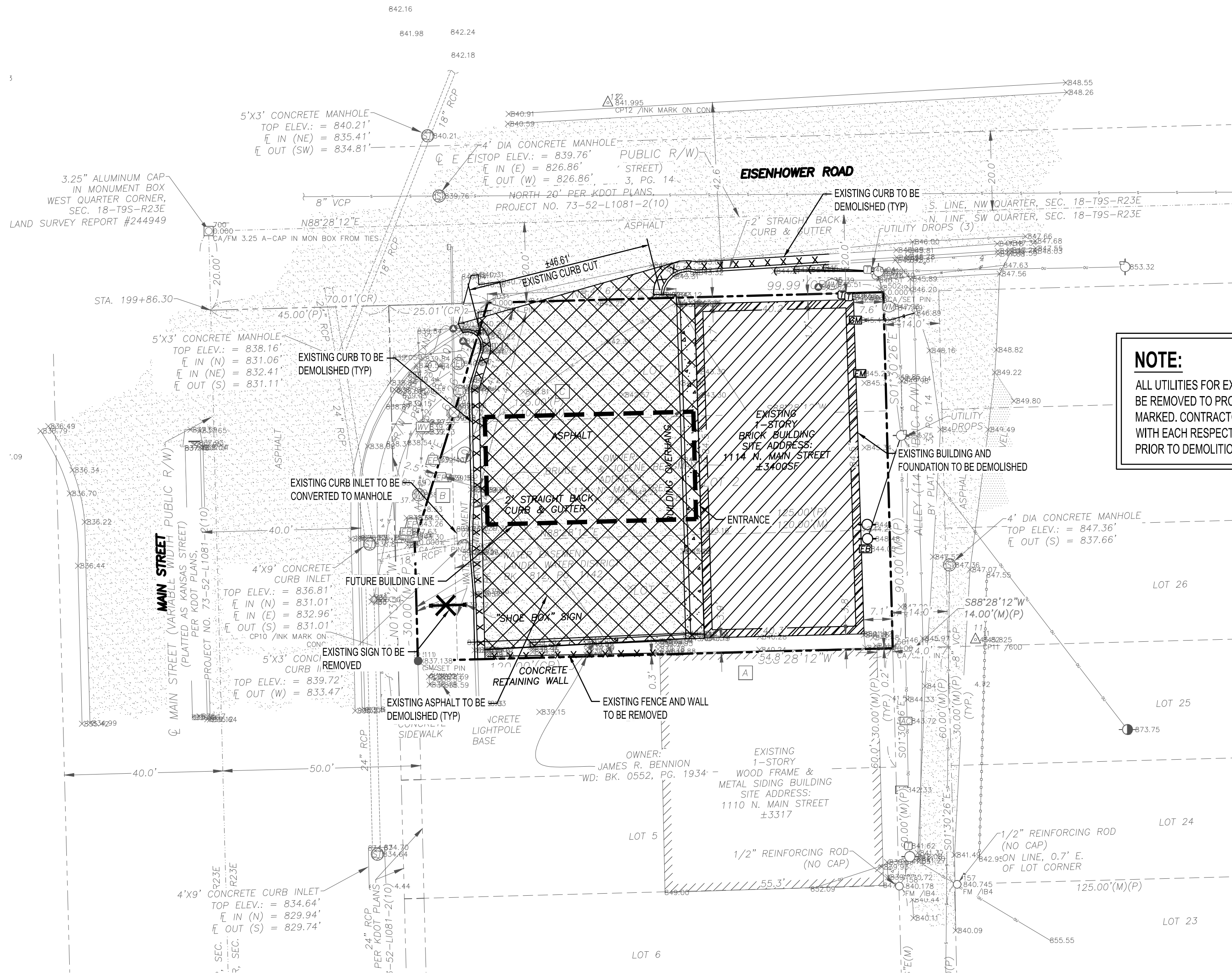
STAMP

PROPOSED TAKE 5  
LANSHING, KANSAS

FOR DRIVEN ASSETS, LLC  
5910 N CENTRAL EXPRESSWAY  
SUITE 1600  
DALLA, TX 75206

DRAWN KRG
CHECKED RCG
ISSUED DATE 06/20/2022
ISSUED FOR SITE PLAN APPLICATION
PROJECT NO. 22-116
FILE 22-116 EROSION
SHEET <b>ES-1</b>





**NOTE:**  
ALL UTILITIES FOR EXISTING BUILDING SHALL BE REMOVED TO PROPERTY LINE AND MARKED. CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO DEMOLITION

- LEGEND**
- PROPERTY LINE
  - FUTURE BUILDING LINE
  - EXISTING FEATURE TO BE REMOVED
  - EXISTING PAVEMENT, STRUCTURES, AND OTHER FEATURES TO BE REMOVED
  - EXISTING BUILDING, SLAB AND FOUNDATION TO BE REMOVED

REFER TO SURVEY SHEET FOR LEGEND OF EXISTING FEATURES.



KS: 1-800-344-7233  
WICHITA: 316-687-2470


Not For Construction

# DEMOLITION PLAN

SCALE IN FEET

REVISION	BY

**HIGHTIDE**  
**CONSULTANTS LLC**  
434 N. COLUMBIA ST., SUITE 200A  
COVINGTON, LA 70433  
www.hightidelc.com

SIGNATURE:  DATE: JULY 11, 2022

STAMP: 

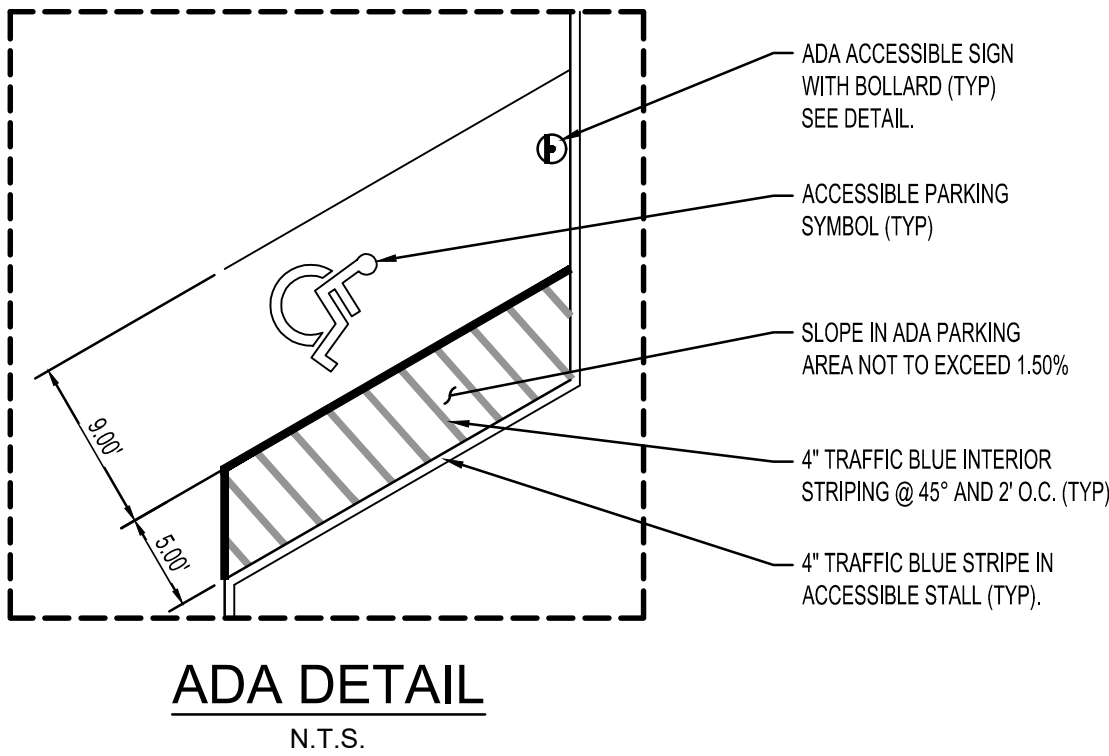
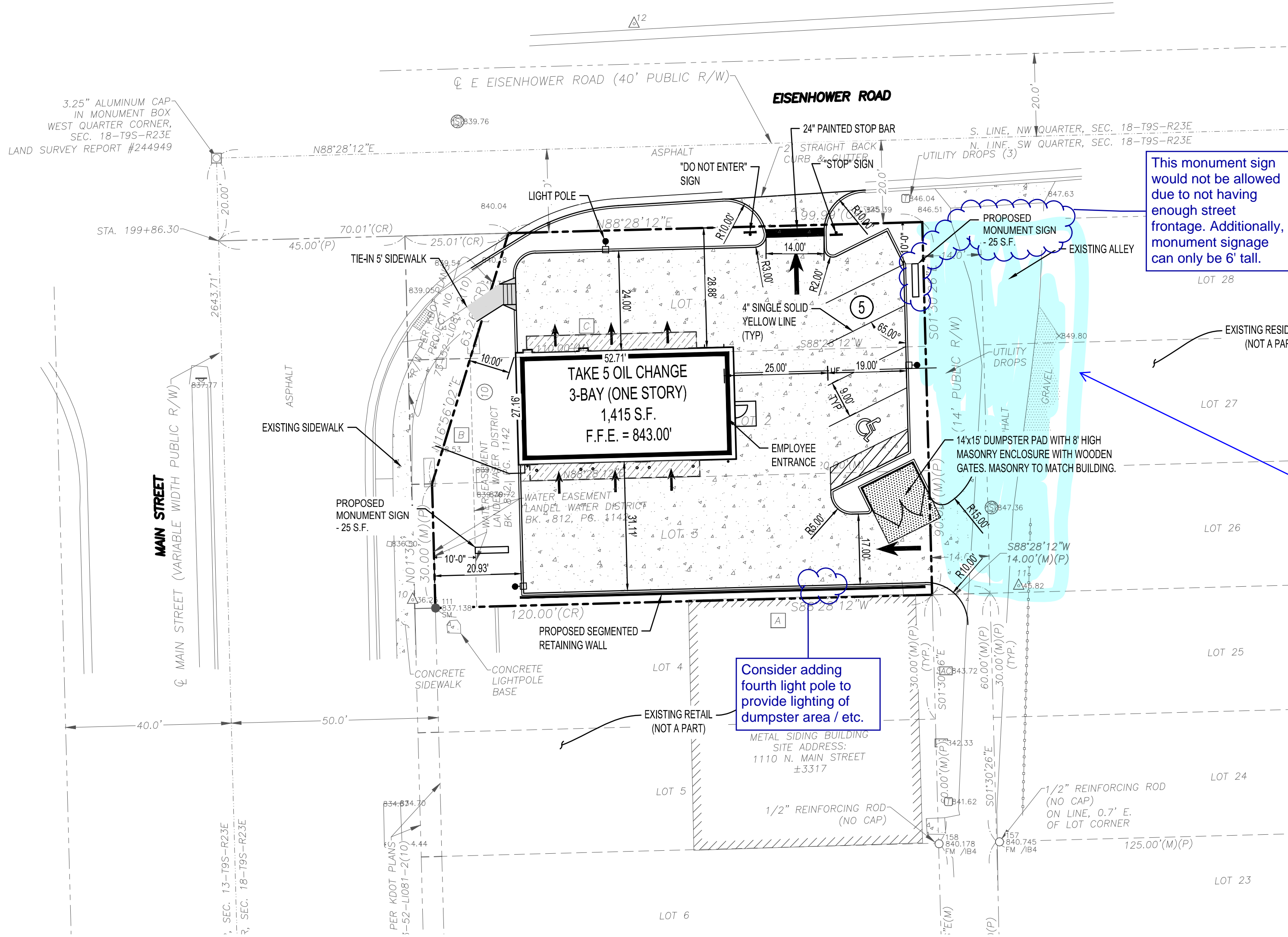
PROPOSED TAKE 5  
LANSHING, KANSAS

FOR DRIVEN ASSETS, LLC  
5910 N CENTRAL EXPRESSWAY  
SUITE 1800  
DALLA, TX 75206

DRAWN KRG
CHECKED RCG
ISSUED DATE 06/20/2022
ISSUED FOR SITE PLAN APPLICATION
PROJECT NO. 22-116
FILE 22-116 DEMO
SHEET D-1



Comment: Traffic Impact Study (TIS) is required. At a minimum must demonstrate no adverse impacts to Eisenhower or K-7. KDOT will need to concur, and will also be shared with Leavenworth.



OWNER  
BRUCE A. & JOLENE BERGMAN  
1114 N. MAIN STREET  
LANSING, KS 64043  
EMAIL: ashobovox@yahoo.com  
PHONE: 913-680-9125

PLAN PREPARE/CIVIL ENGINEER  
HIGH TIDE CONSULTANTS, LLC  
434 N. COLUMBIA ST., SUITE 200A  
COVINGTON, LA 70435  
ATTN: RICHARD C. GALLOWAY, PE  
EMAIL: ricky@hightidela.com

ARCHITECT  
FUSION ARCHITECTS  
3488 BRENTWOOD DRIVE  
BATON ROUGE, LA 70809  
ATTN: MATT DAIGREPOINT, AIA  
PHONE: 225-766-4848

LANDSCAPE ARCHITECT  
McKNIGHT LANDSCAPE ARCHITECTS  
668 S. FOSTER DRIVE, STE 101  
BATON ROUGE, LA 70806  
ATTN: WES WILKERSON  
EMAIL: wes@mcknight-la.com

DEVELOPER  
DAP LANSING, LLC  
240 CACTUS COURT  
BOULDER, CO 80304  
ATTN: TODD MINNIS  
EMAIL: todd@drivenassets.com  
PHONE: 214-591-5088

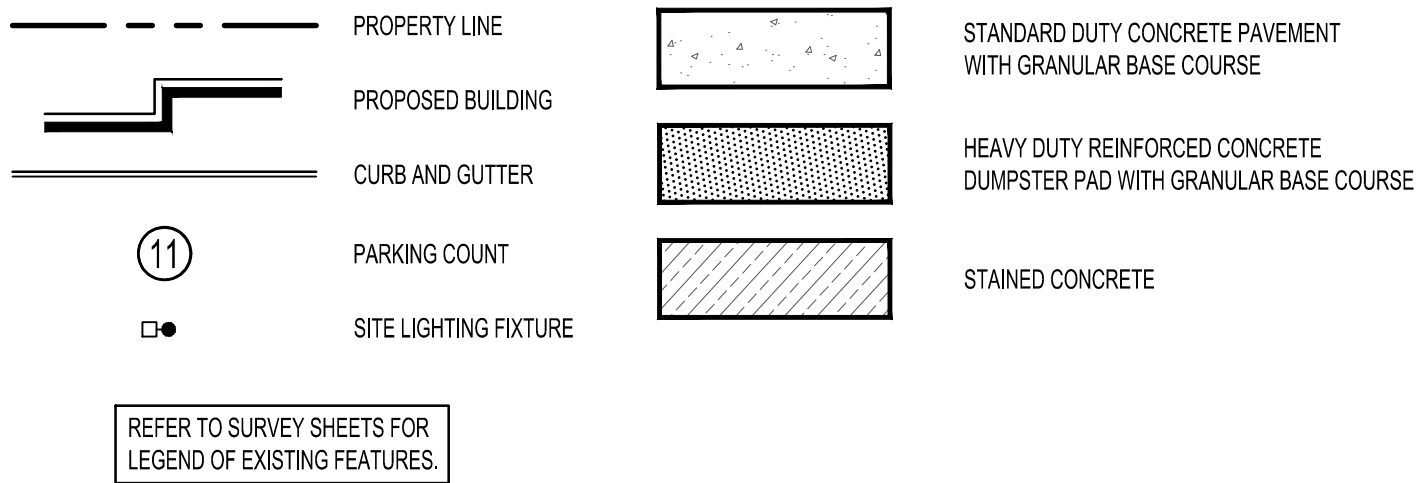
LEGAL DESCRIPTION:  
LOT 1-3, BLOCK 9, TOWN OF RICHARDSON - A SUBDIVISION IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS

Improvements to Alley to accommodate traffic. I would think we would want this to a commercial drive entrance standard at a minimum.

This monument sign would not be allowed due to not having enough street frontage. Additionally, monument signage can only be 6' tall.

Consider adding fourth light pole to provide lighting of dumpster area / etc.

LEGEND



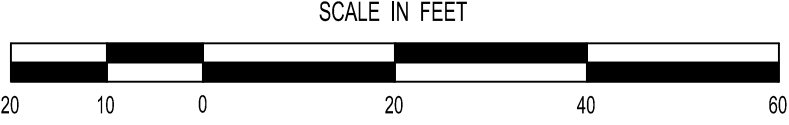
SITE LIGHTING SPECIFICATION

DESCRIPTION	LAMPS	VOLTS	LOAD	TEMP.	LUMENS	MOUNTING	MANUFACTURER	CATALOG NO.	COUNT
PARKING LOT FIXTURE ON 30' SSS POLE. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED.	LED	UNV	70 VA	4,000	8,200	30' SSS POLE	LITHONIA LIGHTING	DSX1 LED P3 40K T3M MVOLT	3

MONUMENT SIGN  
N.T.S.



Not For Construction  
SITE PLAN



REVISION	BY

**HIGH TIDE CONSULTANTS LLC**  
434 N. COLUMBIA ST., SUITE 200A  
COVINGTON, LA 70433  
www.hightidela.com

SIGNATURE: [Signature]  
DATE: JULY 11, 2022

STAMP: [Professional Engineer Seal for Bruce A. Bergman, State of Kansas, No. 28101]

PROPOSED TAKE 5  
LANSING, KANSAS

FOR DRIVEN ASSETS, LLC  
5910 N CENTRAL EXPRESSWAY  
SUITE 1600  
DALLA, TX 75206

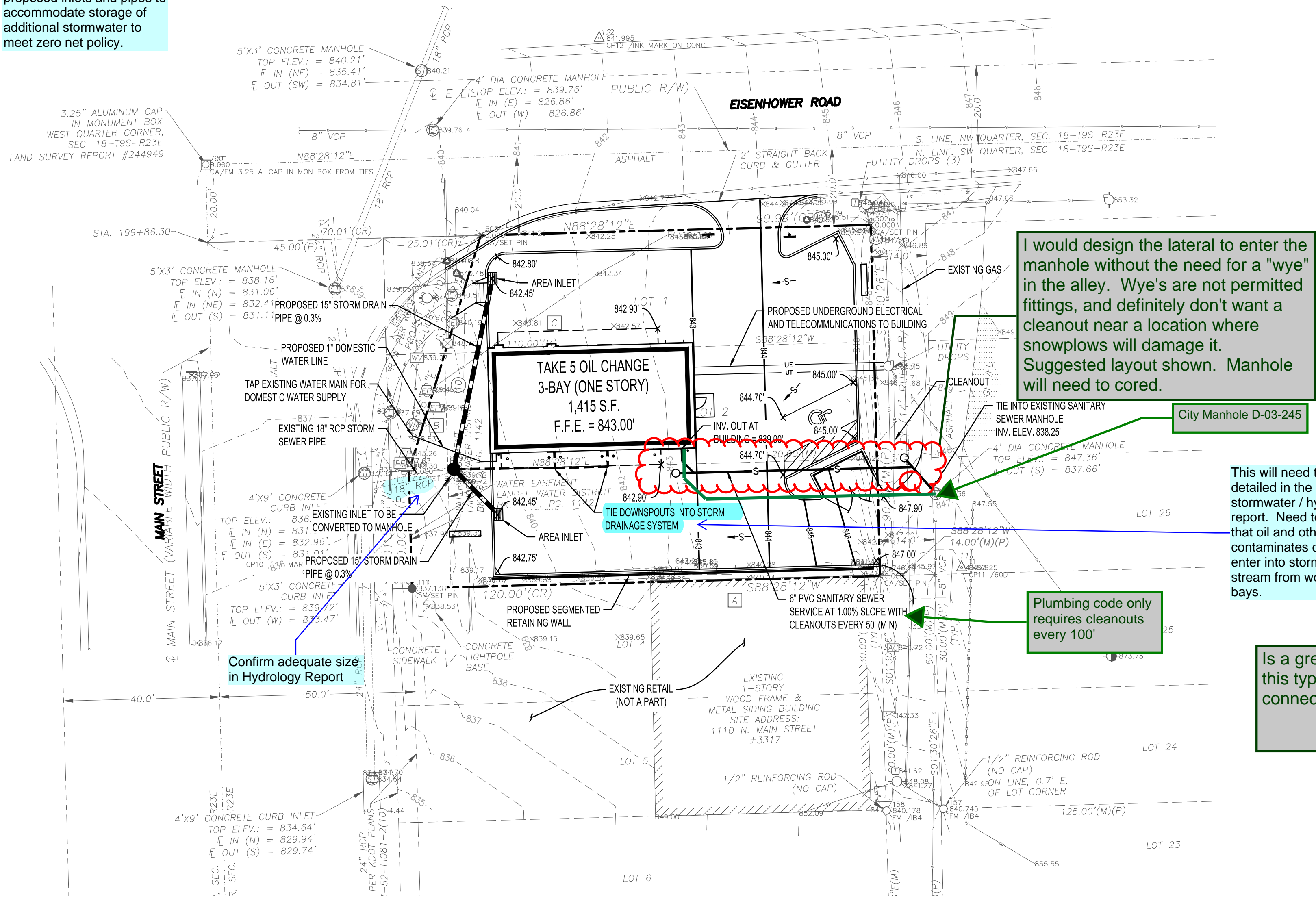
DRAWN: KRG  
CHECKED: RCG  
ISSUED DATE: 06/20/2022  
ISSUED FOR: SITE PLAN APPLICATION  
PROJECT NO.: 22-116  
FILE: 22-116 SITE  
SHEET: C-1



Comment: Will need  
stormwater / hydrology  
report per Lansing  
Technical Specifications.

Will need pre and proposed  
post development  
calculations, as well as  
detention system to meet  
the zero net runoff policy.

Will consider the Existing  
Inlett that is proposed being  
changed to a MH as the site  
exit point. May need to  
consider sizing the  
proposed inlets and pipes to  
accommodate storage of  
additional stormwater to  
meet zero net policy.



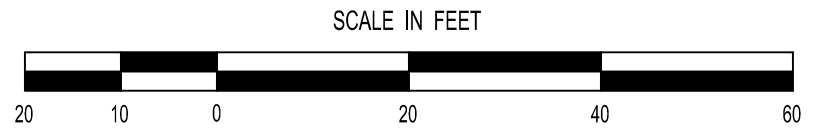
LEGEND - PROPOSED IMPROVEMENTS

- |                   |                |
|-------------------|----------------|
| PROPERTY LINE     | CONTOUR        |
| PROPOSED BUILDING | SPOT ELEVATION |
| CONCRETE CURB     | SLOPE ARROW    |
| STORM DRAIN PIPE  |                |
| AREA INLET        |                |

REFER TO SURVEY SHEETS FOR  
LEGEND OF EXISTING FEATURES

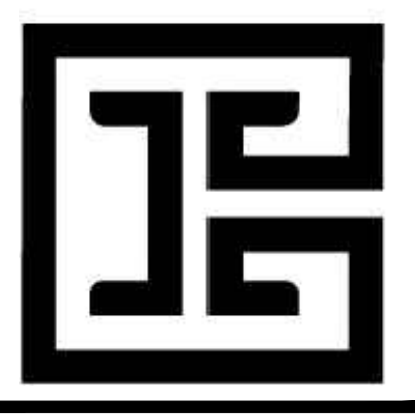


Not For Construction  
GRADING/UTILITY  
PLAN



REVISION	BY

**HIGH TIDE**  
**CONSULTANTS LLC**  
434 N. COLUMBIA ST., SUITE 200A  
COVINGTON, LA 70433  
www.hightidela.com



SIGNATURE: [Signature]  
DATE: JULY 11, 2022

STAMP: [Professional Engineer Seal for Brandon Shampine, State of Kansas, No. 28101, Exp. 12/31/2023]

PROPOSED TAKE 5  
LANSING, KANSAS

FOR DRIVEN ASSETS, LLC  
5910 N CENTRAL EXPRESSWAY  
SUITE 1600  
DALLA, TX 75206

DRAWN KRG
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ISSUED FOR SITE PLAN APPLICATION
PROJECT NO. 22-116
FILE 22-116 GRADING
SHEET C-2