

Lansing Towne Centre

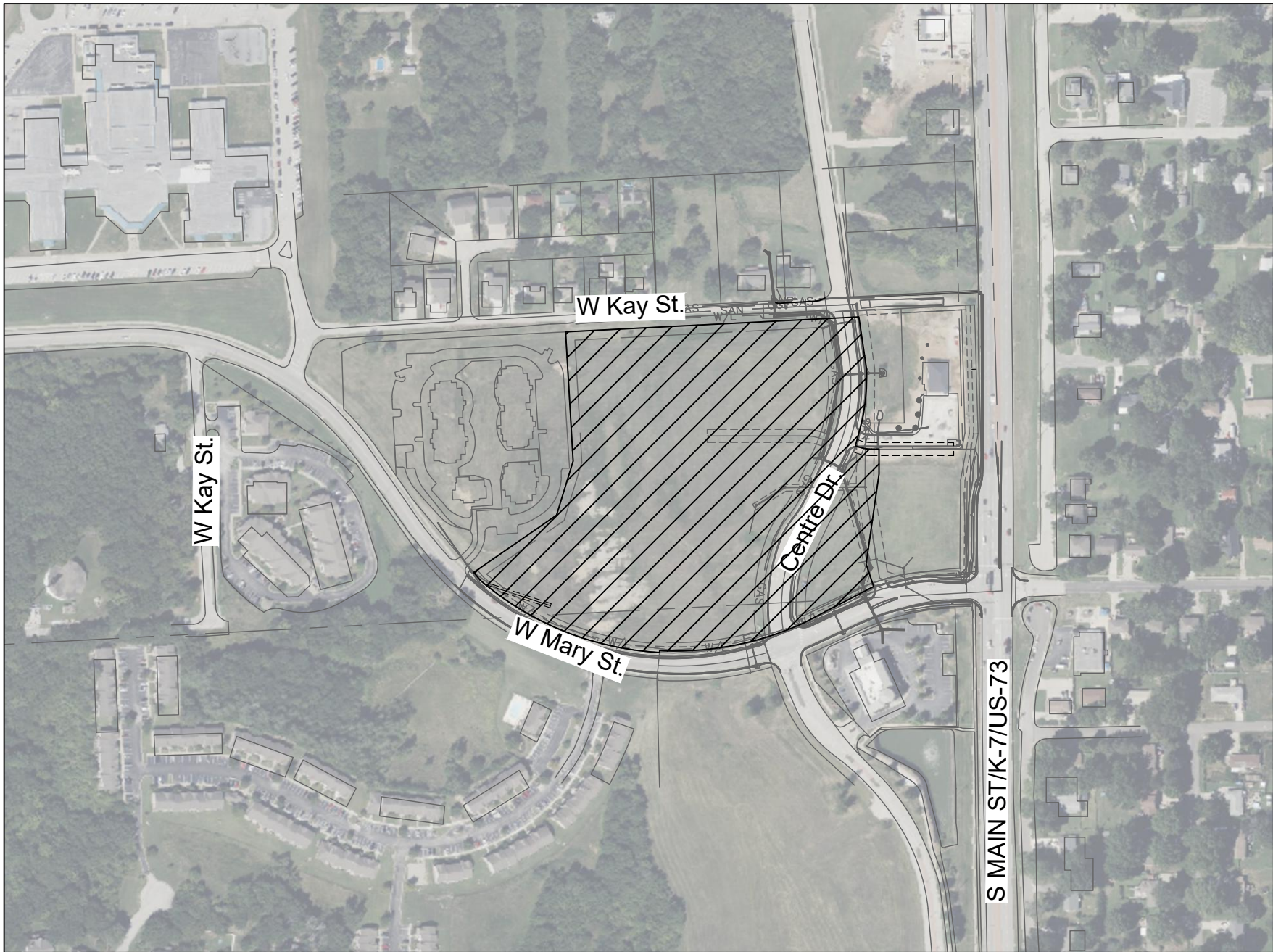
A Development In Lansing, Leavenworth County, KS

Site Development Plans

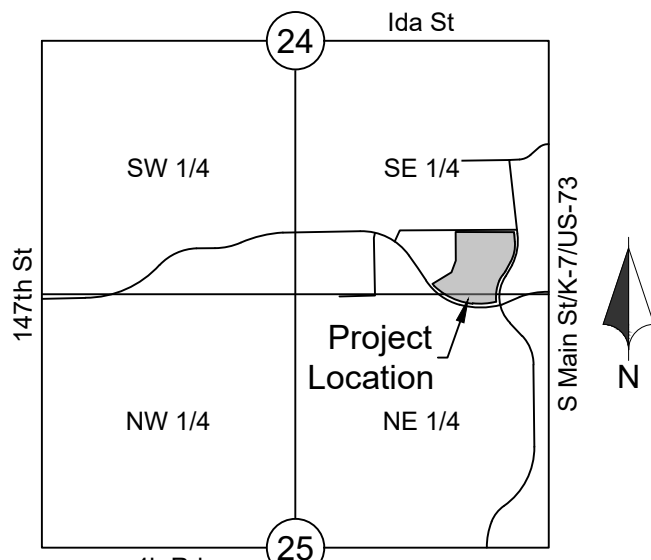
TOTAL AREA: 9.80 ACRES

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
- - - - -	Existing Right-of-Way Line	=====	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
- - - - -	Existing Easement Line	- - - - -	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	W/L	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
		=====	Future Curb & Gutter



VICINITY MAP
(NTS)



LOCATION MAP
Scale 1" = 2000'
SEC 24-T9S-R22E
SEC 25-T9S-R22E

UTILITY CONTACTS

City of Lansing
Lansing Utilities
Sanitary Sewer
Lan-Del Water District
Kansas Gas
Everygy
Clearwave Fiber
Spectrum
AT&T

(913) 727-3233
(913) 727-3233
(913) 727-2206
(913) 727-3350
(800) 794-4780
(888) 471-5275
(785) 594-5414
(855) 366-7132
(800) 288-2020

Reviewed by Public Works
05/15/2025 8:23:52 AM
By mspickelmier
See Review Comments

Reviewed By WW Dept -
See Comments
05/15/2025 12:53:08 PM
By azell

Reviewed by Community &
Economic Development
05/16/2025 3:06:13 PM by jgentzler
See Review Comments

Engineer:
Renaissance Infrastructure Consulting
5015 NW Canal St, Suite100
Riverside, MO 64150
816.800.0950

Consultant/Applicant:
Klover Architects
8813 Penrose Lane, Suite 300
Lenexa, KS 66219

Prepared For:
Driven Assets LLC
1601 High Street,
Boulder, CO 80302
214-597-5088



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SCALE & MEASURE dimensions - DO NOT SCALE drawings unless otherwise directed.

project title

LANSING TOWNE CENTRE
WEST MARY ST & CENTRE DR
LANSING, LEAVENWORTH COUNTY, KS 66043

project number
25-0106

drawing issuance
FDP SUBMITTAL 02.12.2025

drawing revisions
No. Description: Date:

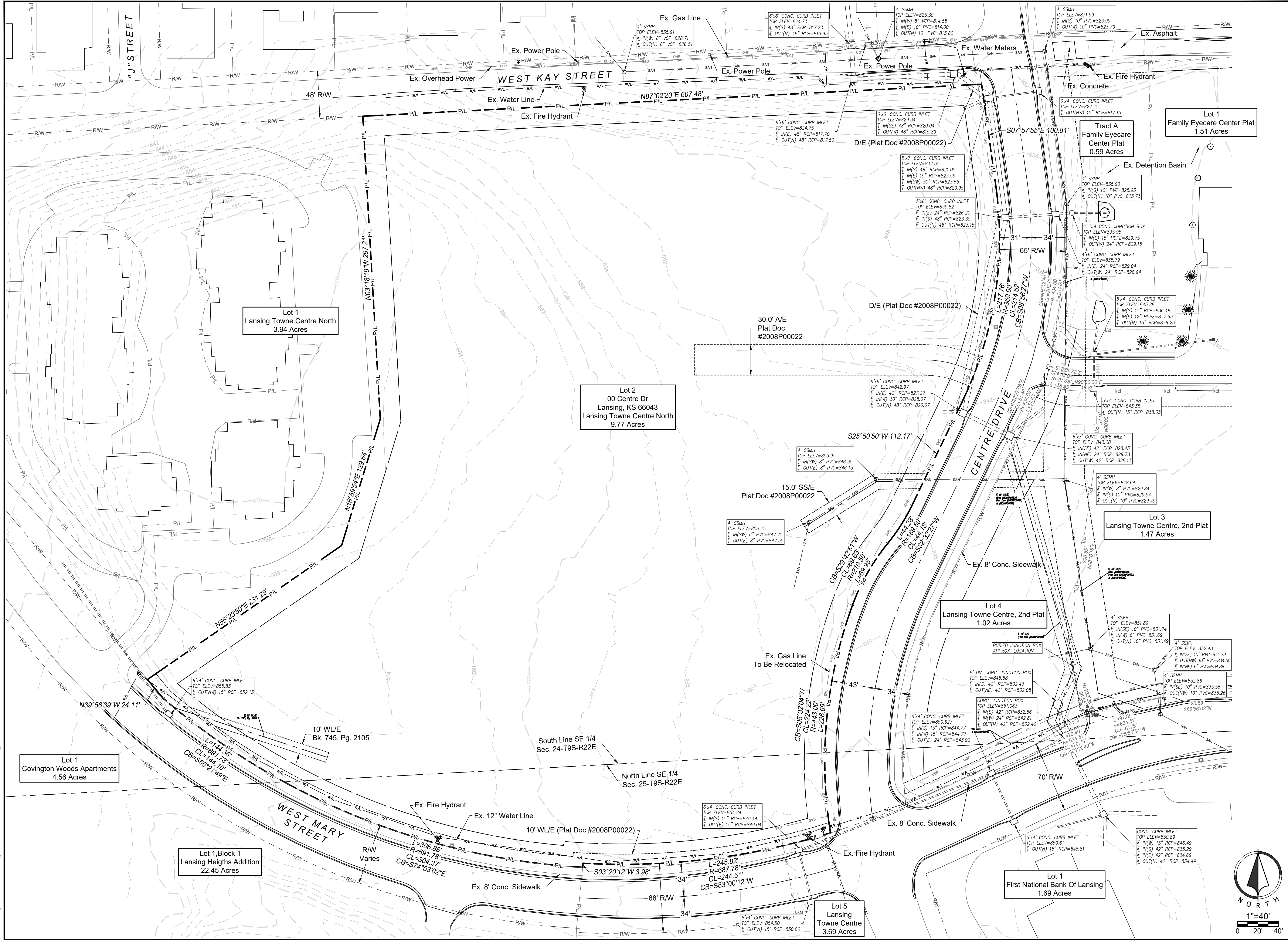
professional seal

drawing title

Title Sheet

drawing number

C01



kloverarchitects
INCORPORATED

8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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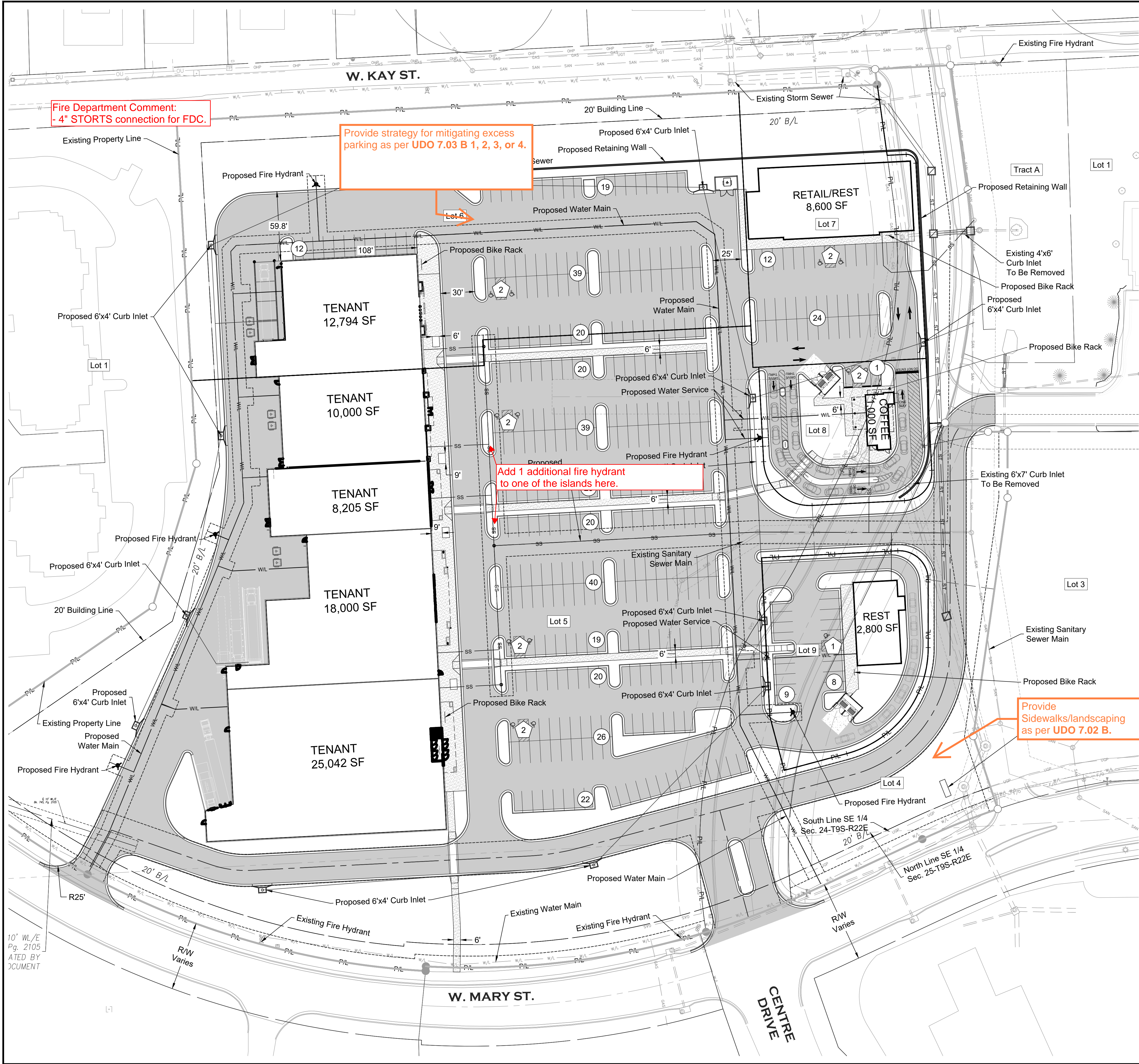
professional seal

drawing title

Existing Conditions

drawing number

C02



Parking Calculations					
Use	Required Ratio	Square Footage	# of Seats	Required	Provided Ratio
Main Retail	1 per 400 S.F.	74,041	-	185	1 per 235 S.F.
Retail Pad	1 per 400 S.F.	8,600	-	22	1 per 400 S.F.
Coffee Pad	1 per 4 seats	1,000	38	10	1 per 2 seats
Restaurant Pad	1 per 4 seats	2,800	72	18	1 per 4 seats
					308 + 8 ADA

Site Data	
Total Lot Area	9.86 Ac. ±
Total Building Area	81,141 S.F.
Zoning	B-3

UDO 7.03 E Bicycle Parking
- Provide number of parking spaces as per requirements of Table 7-7.

Development Notes:

1. Sidewalks shall be concrete.
2. Crosswalks within the parking lot shall be painted with a ladder type pattern.
3. Private Drives shown hereon will provide shared access for each lot within the development.
4. Pavement markings shall be painted in accordance with the ADA parking space detail.

Asphaltic Pavement

2" Asphaltic Surface
5.5" Asphaltic Base
6" Compacted Aggregate Base (KDOT AB-3 or Equivalent)
12" Compacted Subgrade (Compacted to 95% std. Proctor)

Concrete Sidewalk Pavement

4" PC Concrete Pavement
4" Compacted Aggregate Base (Crushed Stone Base ¾" minus)
12" Compacted Subgrade (Compacted to 95% std. Proctor)

Heavy Duty Concrete Pavement

7" PC Concrete Pavement
4" Compacted Aggregate Base (Crushed Stone Base ¾" minus)
12" Compacted Subgrade (Compacted to 95% std. Proctor)

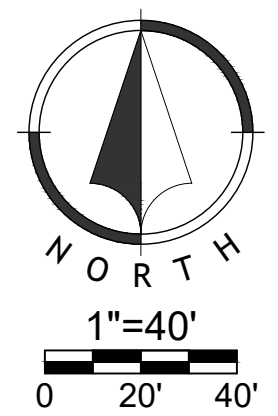
Pavement thickness and subgrade shall conform to the recommendations of the Geotechnical Engineering Report.

Subgrade Treatment shall be approved by the Geotechnical Engineer.

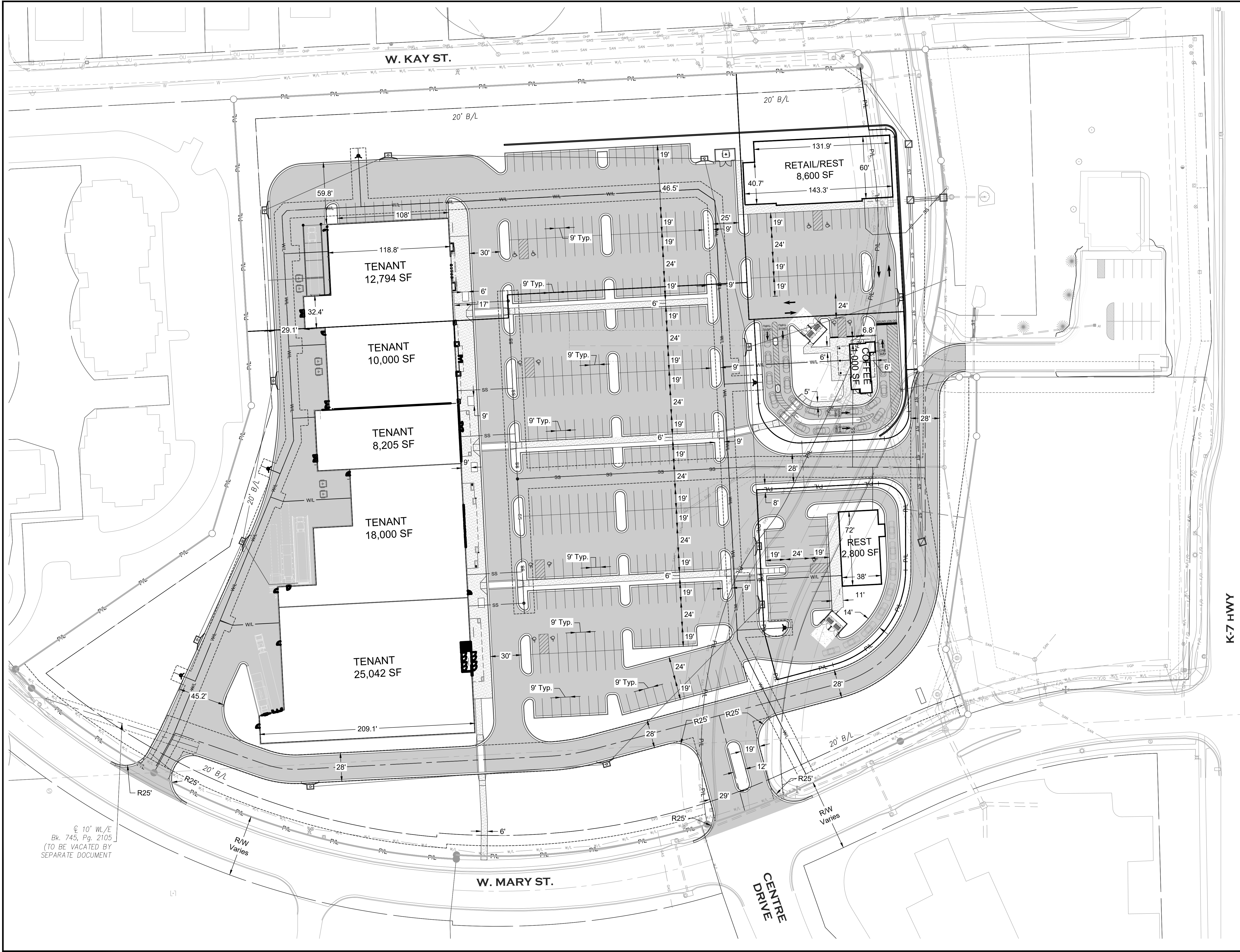
Note: Asphaltic pavement to be installed in accordance with APWA section 2205.

LEGEND

Asphalt Pavement
Concrete Pavement
Concrete Sidewalk
ADA Parking Stall
Standard Parking Stall



gmiller
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© 10' WL/E
Bk. 745, Pg. 2105
(TO BE VACATED BY
SEPARATE DOCUMENT





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project number
25-0106

drawing issuance
FDP SUBMITTAL 02.12.2025

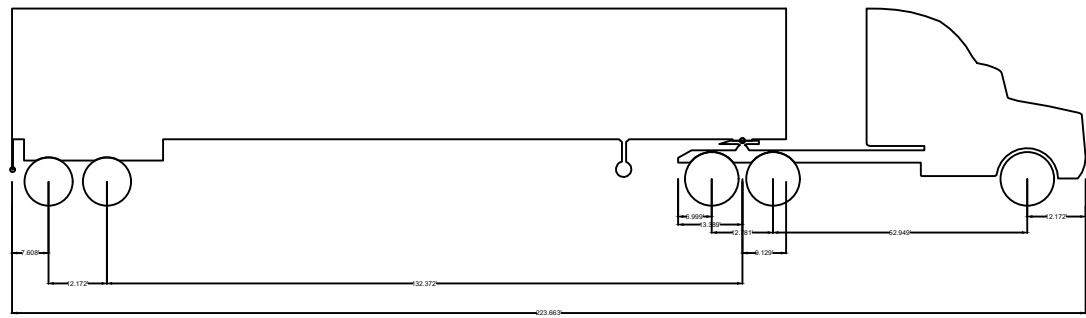
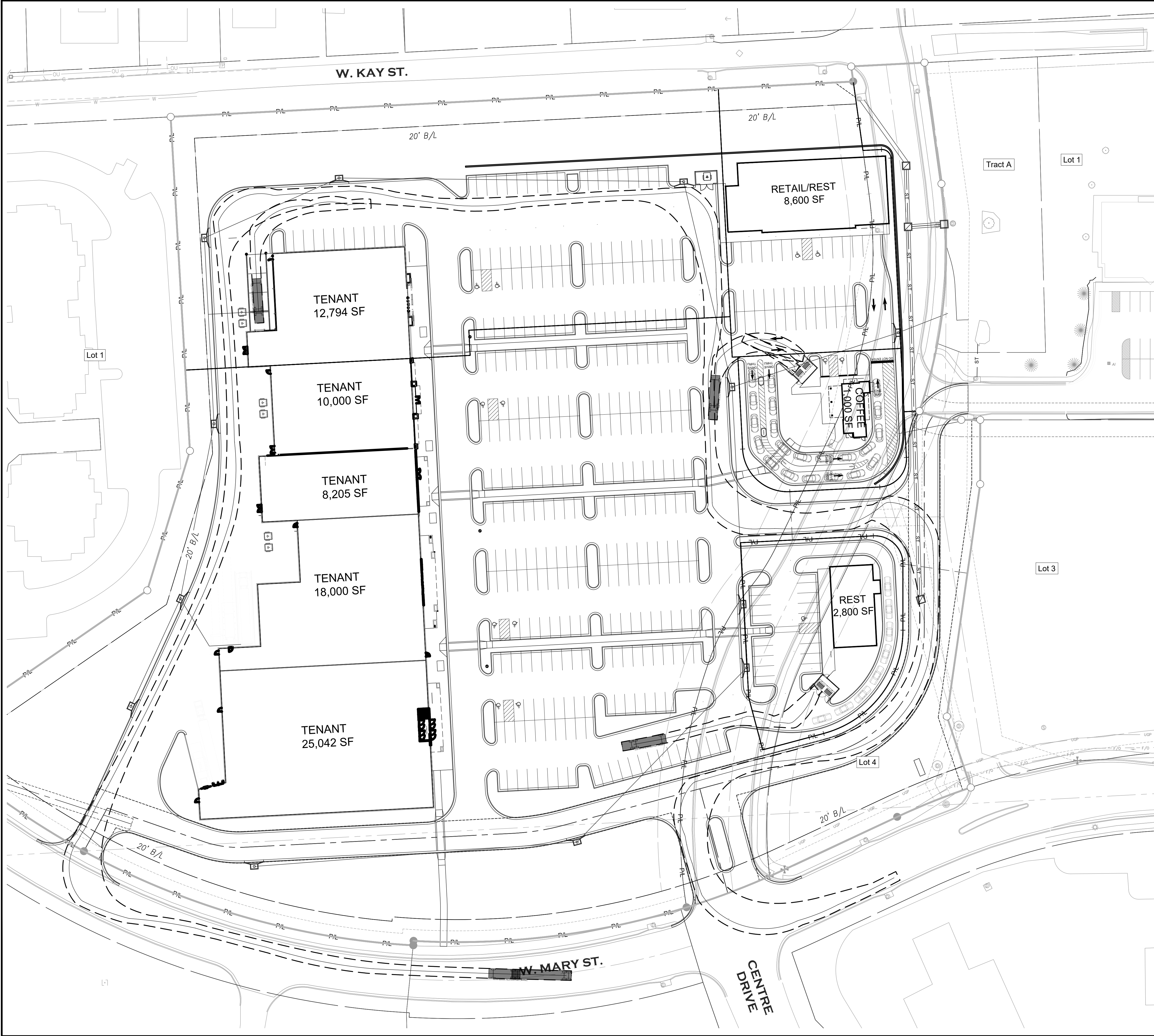
drawing revisions
No. Description: Date:

professional seal

drawing title
Dimension Plan

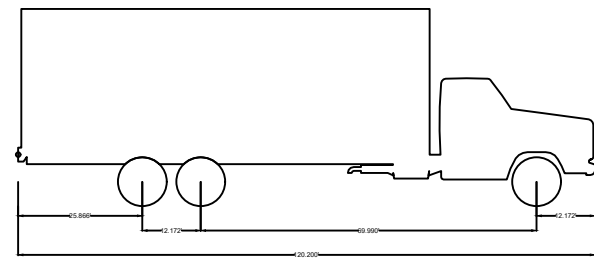
drawing number
C04

gmiller
May 14, 2025-2:43pm
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Name: Trailer 1 (L53)
Width [ft]: 8.500
Height [ft]: 13.500
Front track [ft]: 8.500
Back track [ft]: 8.500

Vehicle library: AASHTO2011_IMPERIAL
Name: Interstate Semitrailer (WB-67)
Width [ft]: 8.500
Height [ft]: 13.500
Front track [ft]: 8.500
Back track [ft]: 8.500
Total vehicle length [ft]: 73.500
Average steering angle: 28.683°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 44.403
Turning radius (wall to wall) [ft]: 46.300



Vehicle library: AASHTO2011_IMPERIAL
Name: Single-Unit Truck (SU-40)
Width [ft]: 8.000
Height [ft]: 13.500
Front track [ft]: 8.000
Back track [ft]: 8.000
Total vehicle length [ft]: 39.500
Average steering angle: 31.926°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 50.714
Turning radius (wall to wall) [ft]: 52.800

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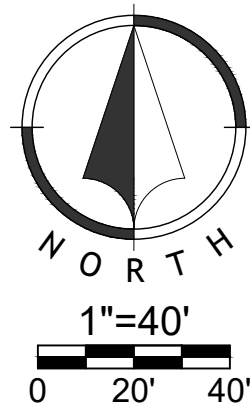
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LANSING TOWNE CENTRE
WEST MARY ST & CENTRE DR
LANSING, LEAVENWORTH COUNTY, KS 66043

project number
25-0106
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FDP SUBMITTAL 02.12.2025
drawing revisions
No. Description: Date:

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drawing title
Truck Maneuver Plan
drawing number
C05





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p r o j e c t t i t l e

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WEST MARY ST & CENTRE DR
LANSING, LEAVENWORTH COUNTY, KS 66043

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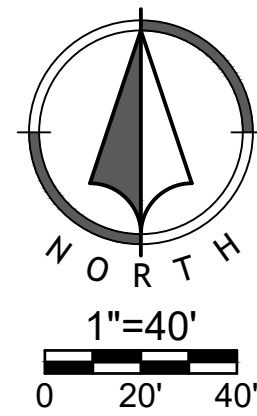
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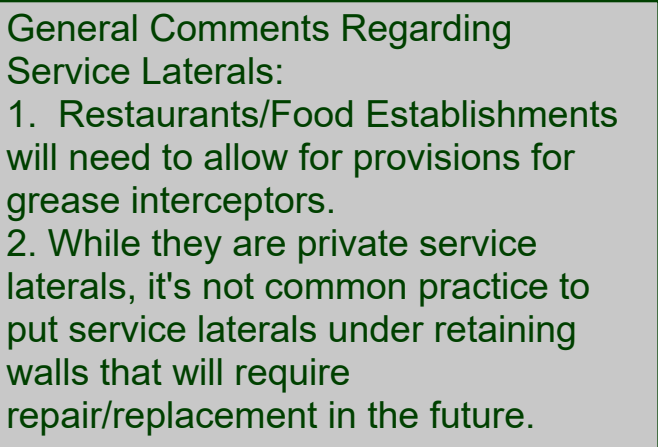
drawing revisions

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professional seal

d r a w i n g t i t l e
Grading Plan
d r a w i n g n u m b e r
C06

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drawing issuance
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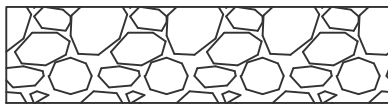
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Utility Plan
d r a w i n g n u m b e r
C07

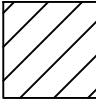
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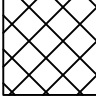
EROSION CONTROL LEGEND



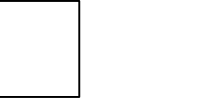
Stabilized Construction Entrance



Staging Area



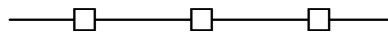
Stockpile Area



Concrete Washout



Limits of Disturbance



Perimeter Silt Fence



Inlet Protection

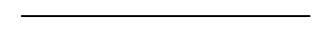
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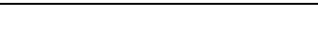
Existing Major Contour



Existing Minor Contour



Proposed Major Contour



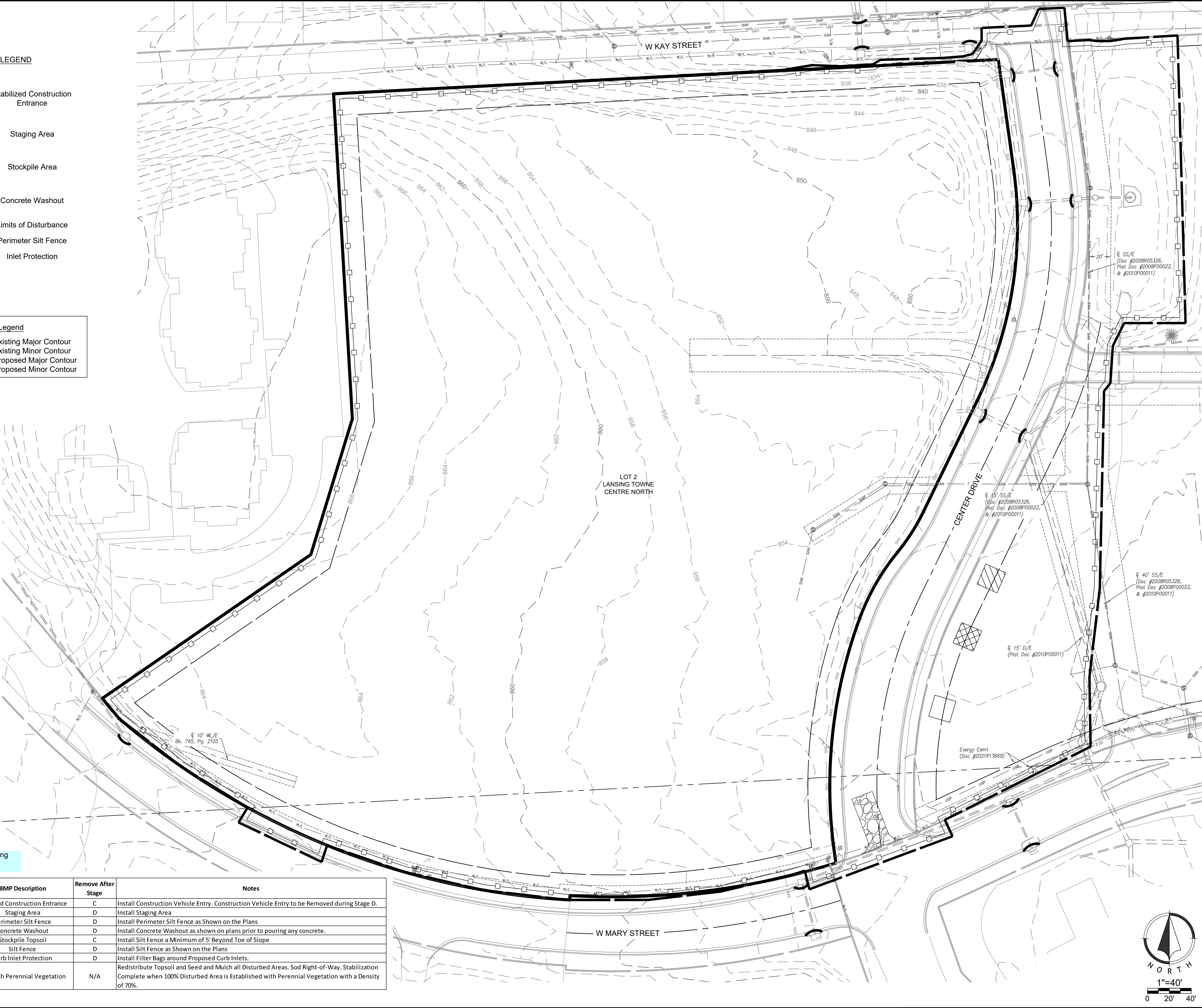
Proposed Minor Contour

NOTE:

City ROW restoration ordinance requires placement of SOD within ROW

Add Note: Contractor responsible for obtaining NOI from KDHE and operating SWPPP

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A-Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Vehicle Entry. Construction Vehicle Entry to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area
		3	Perimeter Silt Fence	D	Install Perimeter Silt Fence as Shown on the Plans
		4	Concrete Washout	D	Install Concrete Washout as shown on plans prior to pouring any concrete.
Phase II	B-Mass Grading	5	Stockpile Topsoil	C	Install Silt Fence a Minimum of 5' Beyond Toe of Slope
	C-Site Construction	6	Silt Fence	D	Install Silt Fence as Shown on the Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
Phase III	D-Final Stabilization	8	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.



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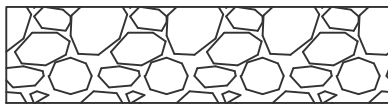
Erosion Control Plan I

drawing number

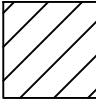
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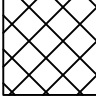
EROSION CONTROL LEGEND



Stabilized Construction Entrance



Staging Area



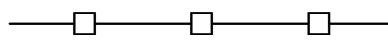
Stockpile Area



Concrete Washout



Limits of Disturbance



Perimeter Silt Fence

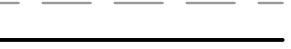


Inlet Protection

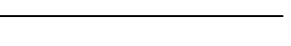
Grading Legend



Existing Major Contour



Existing Minor Contour



Proposed Major Contour



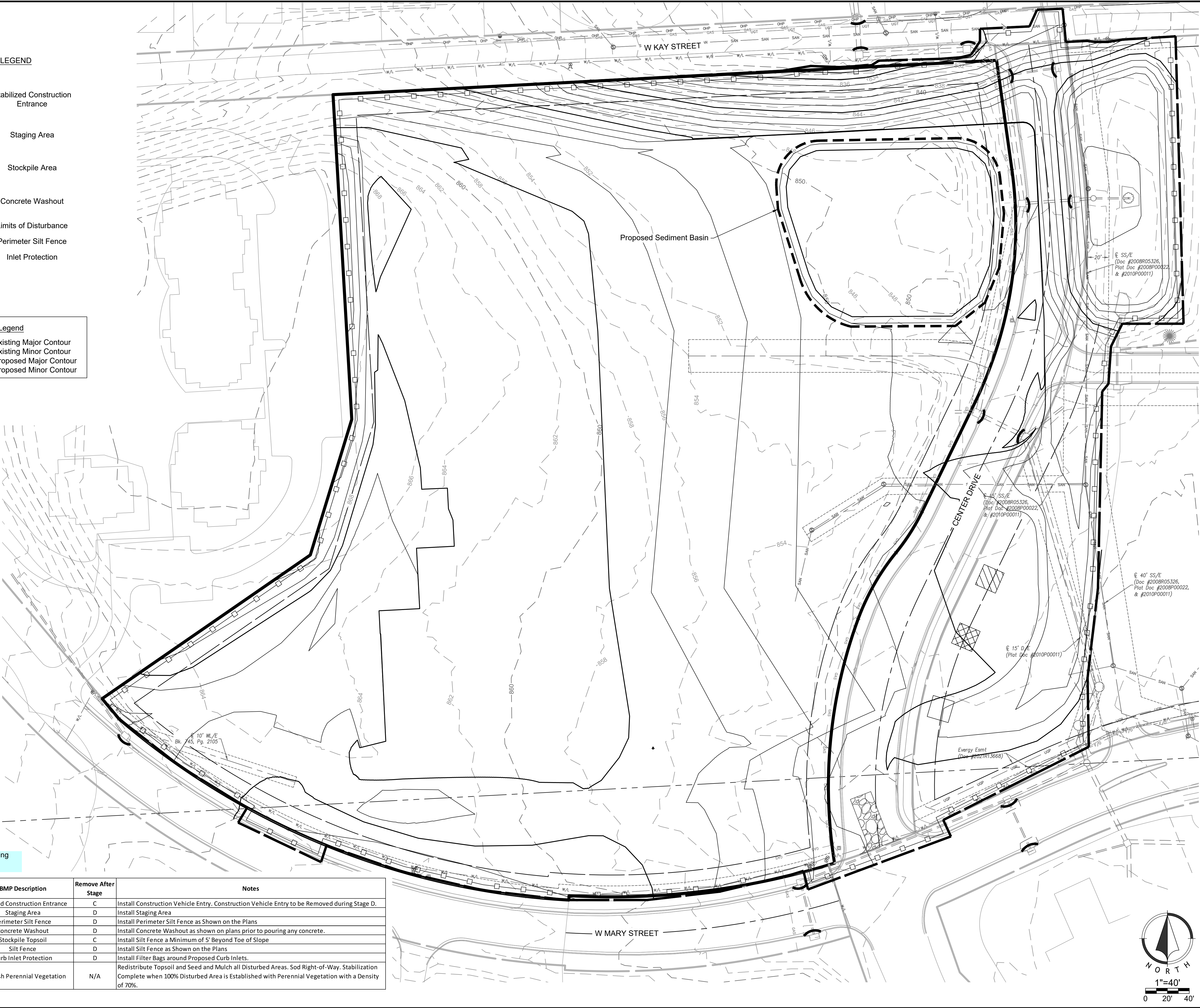
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	C-Site Construction	6	Silt Fence	D	Install Silt Fence as Shown on the Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
Phase III	D-Final Stabilization	8	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.



THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, Plans and designs, including the overall layout, form, arrangement, and composition of spaces and elements portrayed, constitute the original, unpublished Work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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project title

LANSING TOWNE CENTRE
WEST MARY ST & CENTRE DR
LANSING, LEAVENWORTH COUNTY, KS 66043

project number
25-0106
drawing issuance
FDP SUBMITTAL 02.12.2025
drawing revisions
No. Description: Date:

professional seal

drawing title
Erosion Control Plan II
drawing number
C09

gmiller
May 14, 2025 2:44pm
Z:\R1C Design\2025\25-0106Dwg\Sheets\FDP\25-0106-FDP-ECF.dwg

EROSION CONTROL LEGEND

- Limits of Disturbance
—□—□—□— Perimeter Silt Fence

Grading Legend

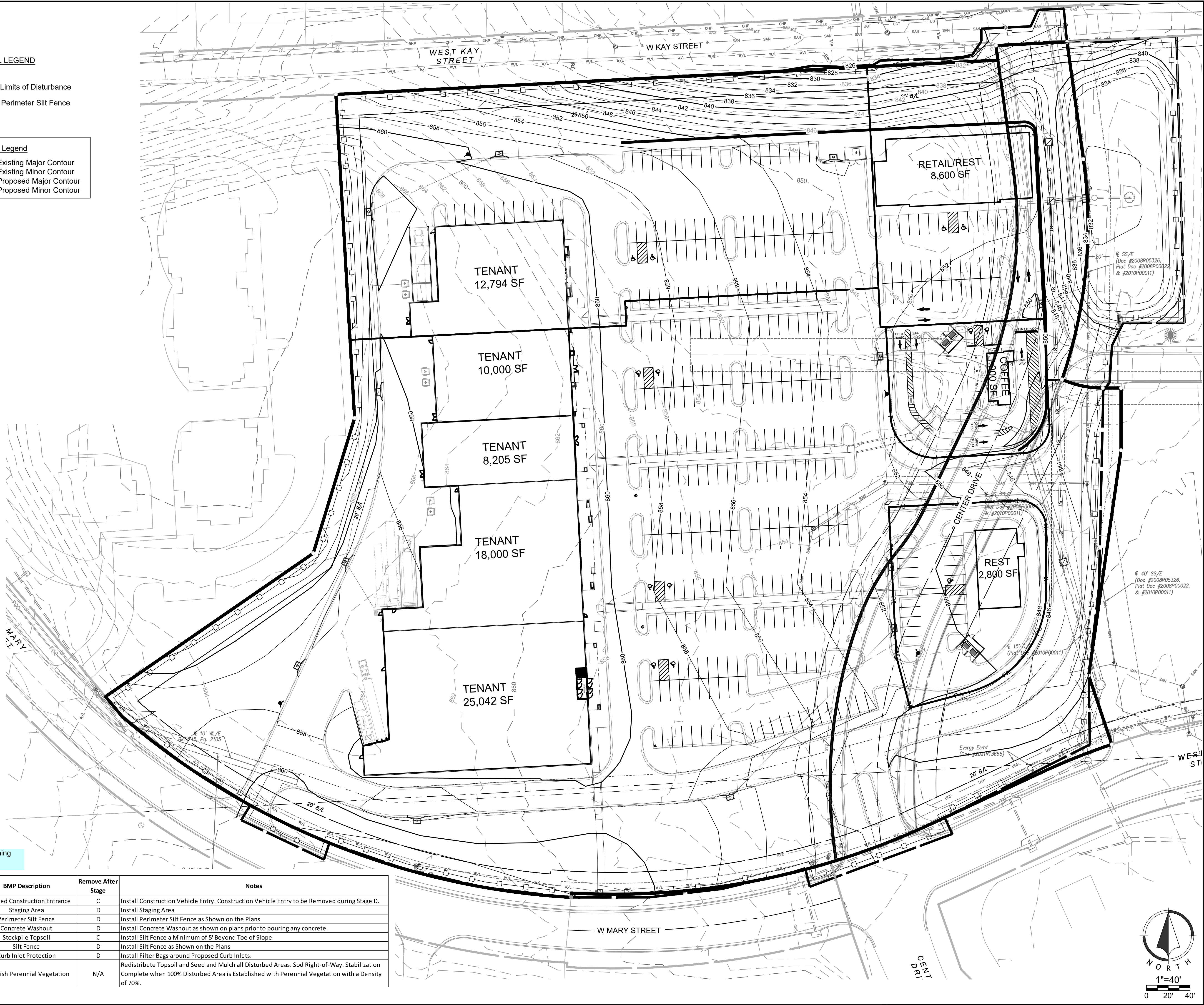
- Existing Major Contour
--- Existing Minor Contour
— Proposed Major Contour
— Proposed Minor Contour

NOTE:

City ROW restoration ordinance requires placement of SOD within ROW

Add Note: Contractor responsible for obtaining NOI from KDHE and operating SWPPP

Phases	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
Phase I	A-Prior to Land Disturbance	1	Stabilized Construction Entrance	C	Install Construction Vehicle Entry. Construction Vehicle Entry to be Removed during Stage D.
		2	Staging Area	D	Install Staging Area
		3	Perimeter Silt Fence	D	Install Perimeter Silt Fence as Shown on the Plans
		4	Concrete Washout	D	Install Concrete Washout as shown on plans prior to pouring any concrete.
Phase II	B-Mass Grading	5	Stockpile Topsoil	C	Install Silt Fence a Minimum of 5' Beyond Toe of Slope
		6	Silt Fence	D	Install Silt Fence as Shown on the Plans
		7	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
Phase III	D-Final Stabilization	8	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.



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project title

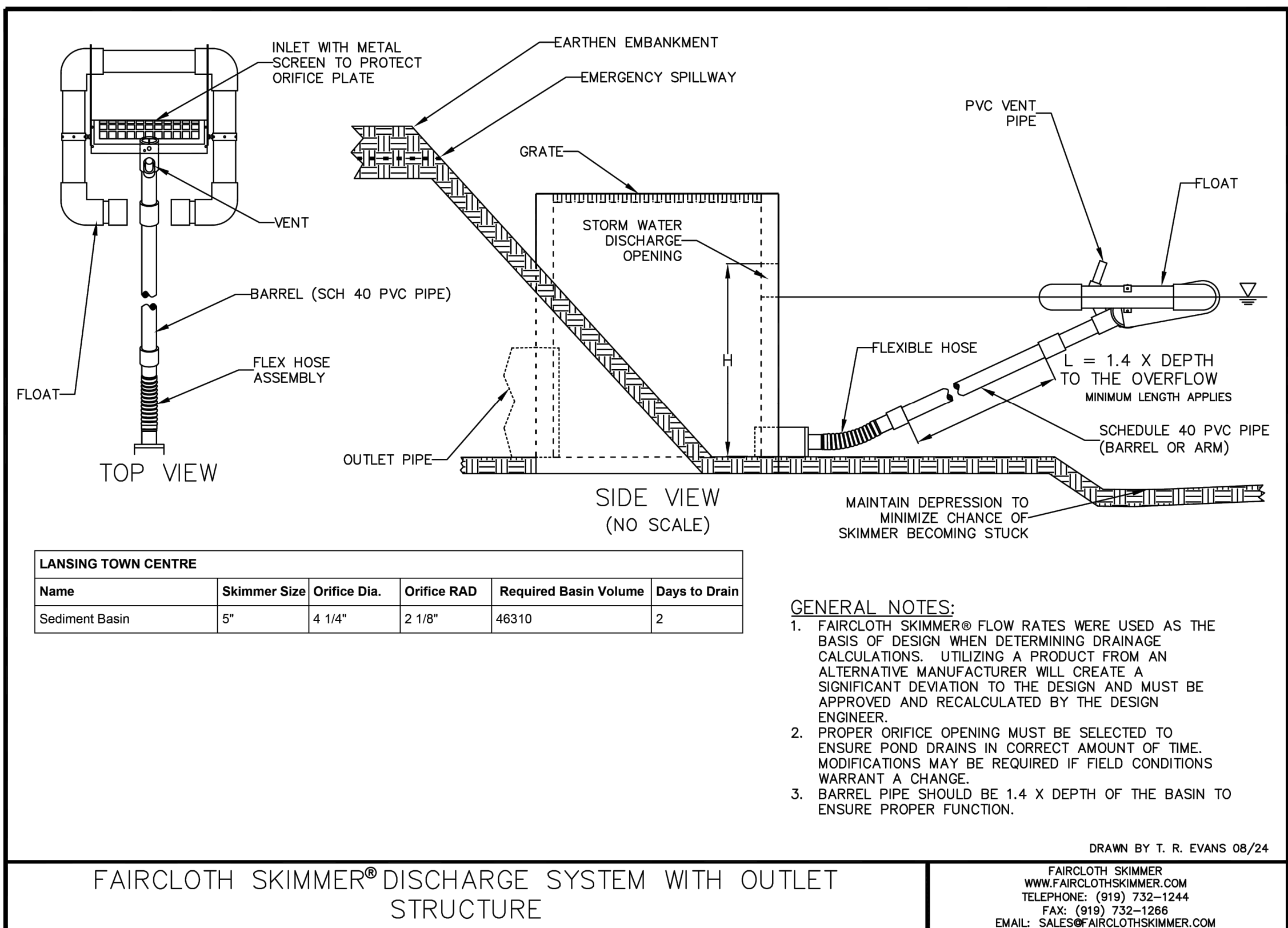
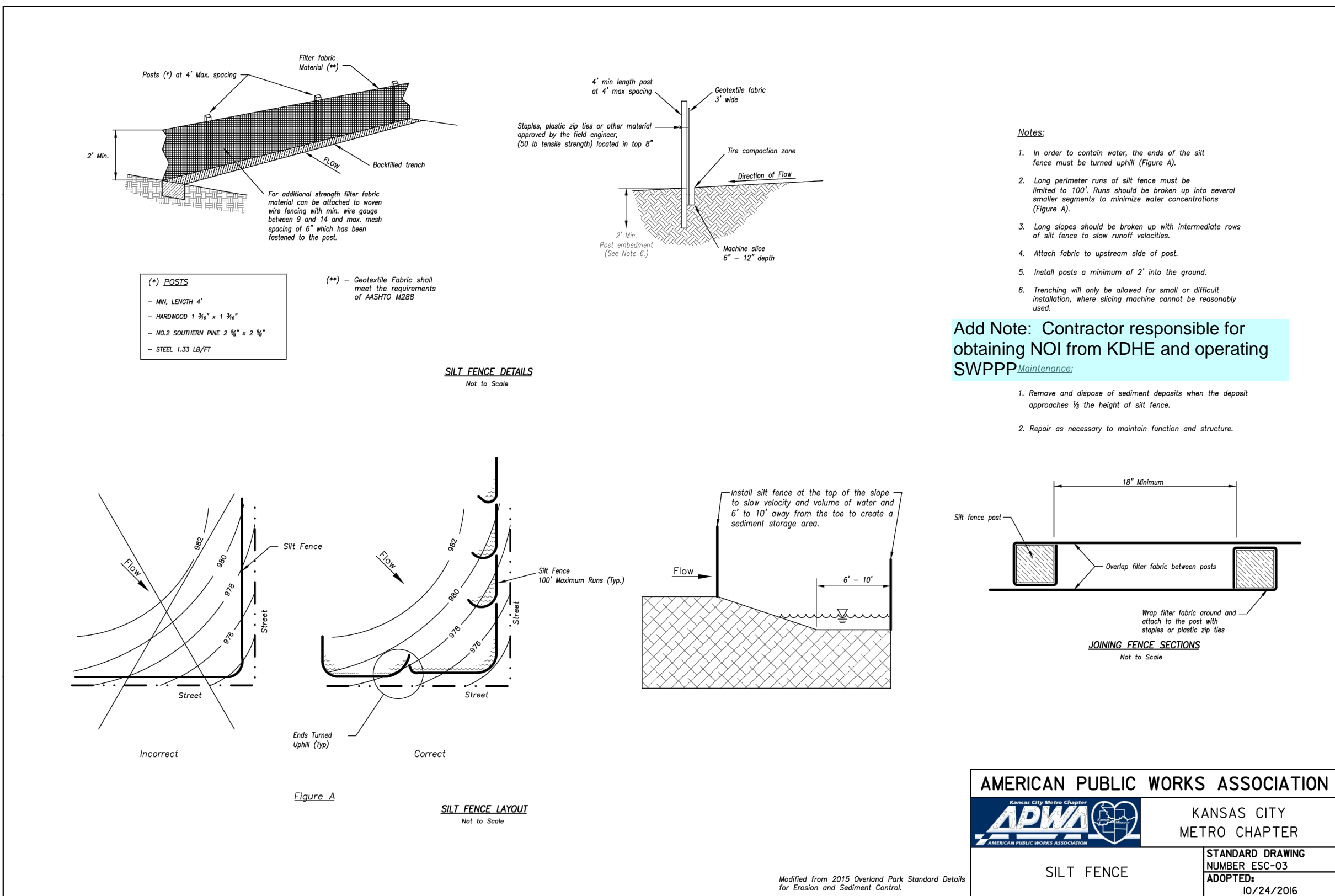
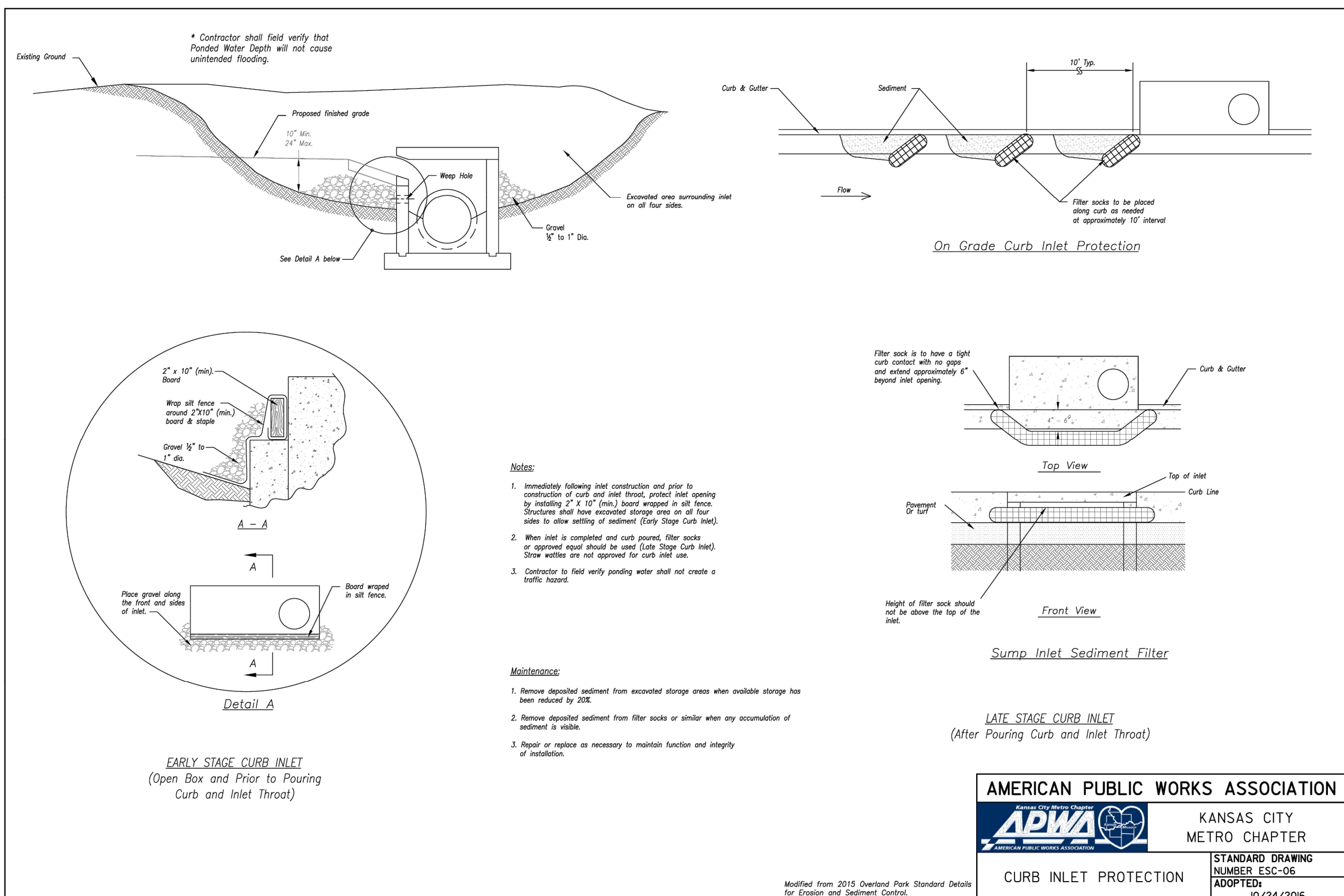
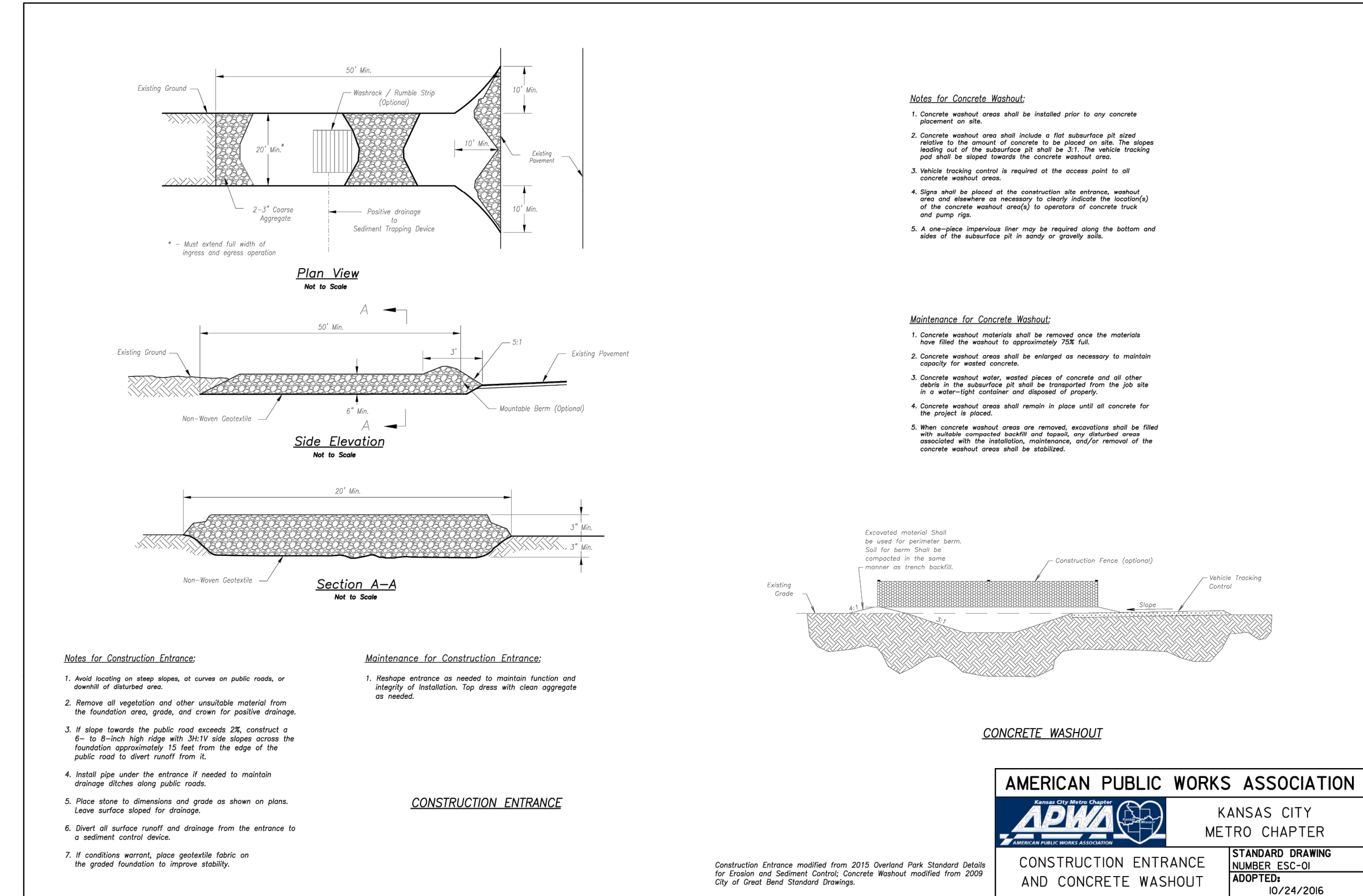
LANSING TOWNE CENTRE
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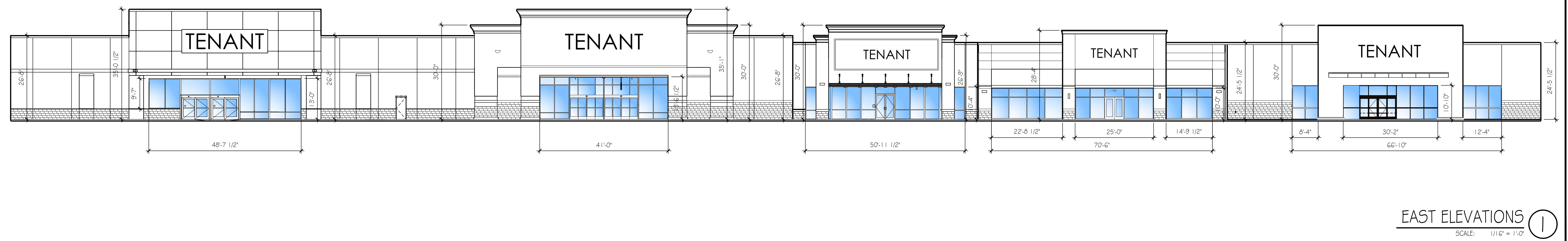
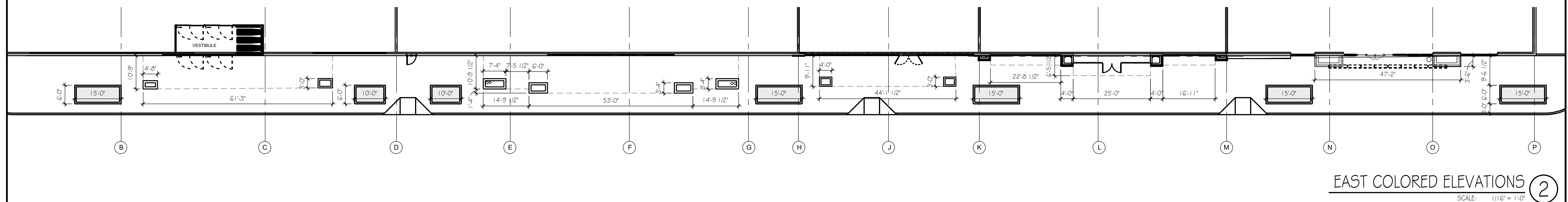
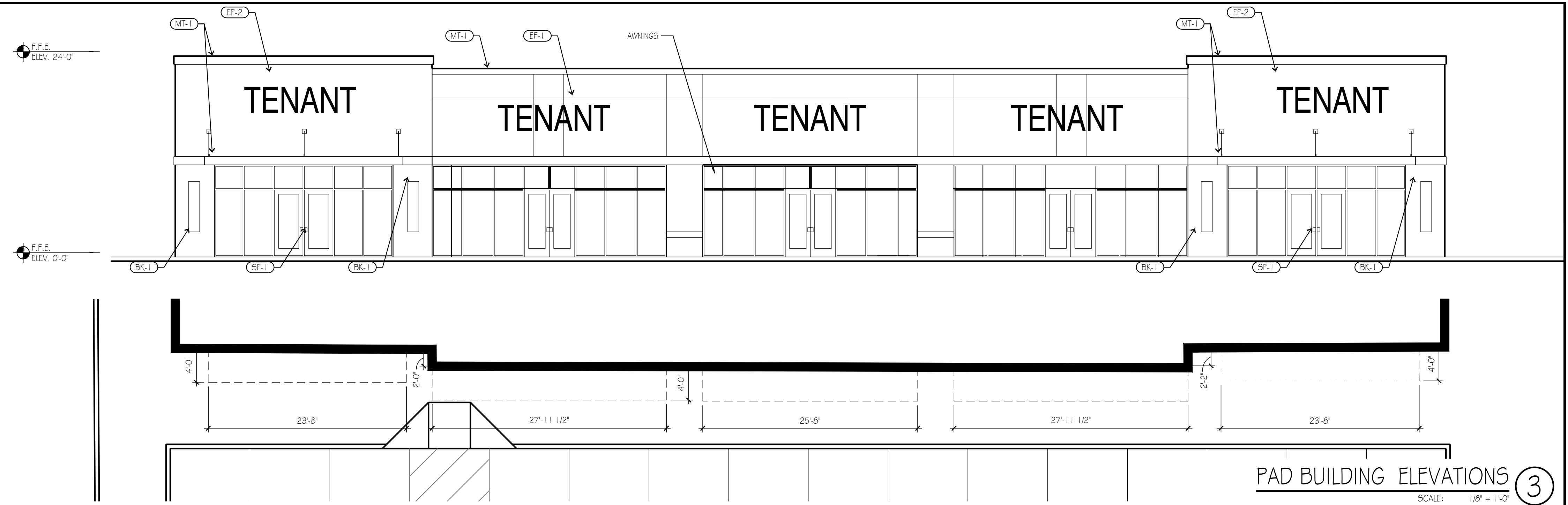
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25-0106
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drawing revisions
No. Description: Date:

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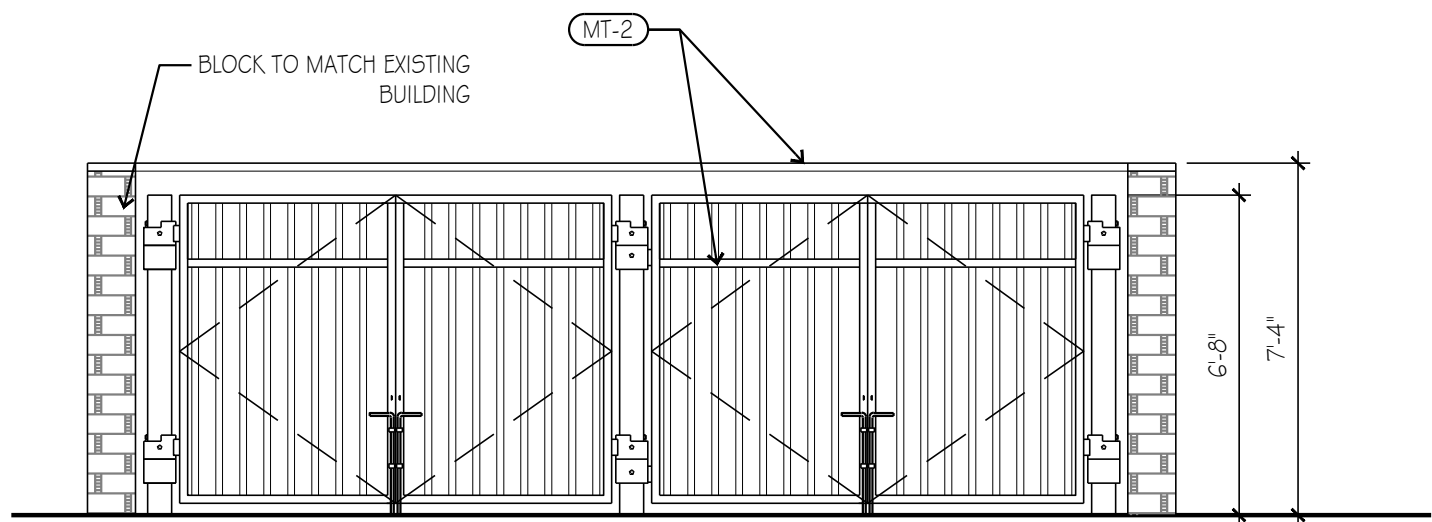
drawing title
Erosion Control Plan III
drawing number

C10



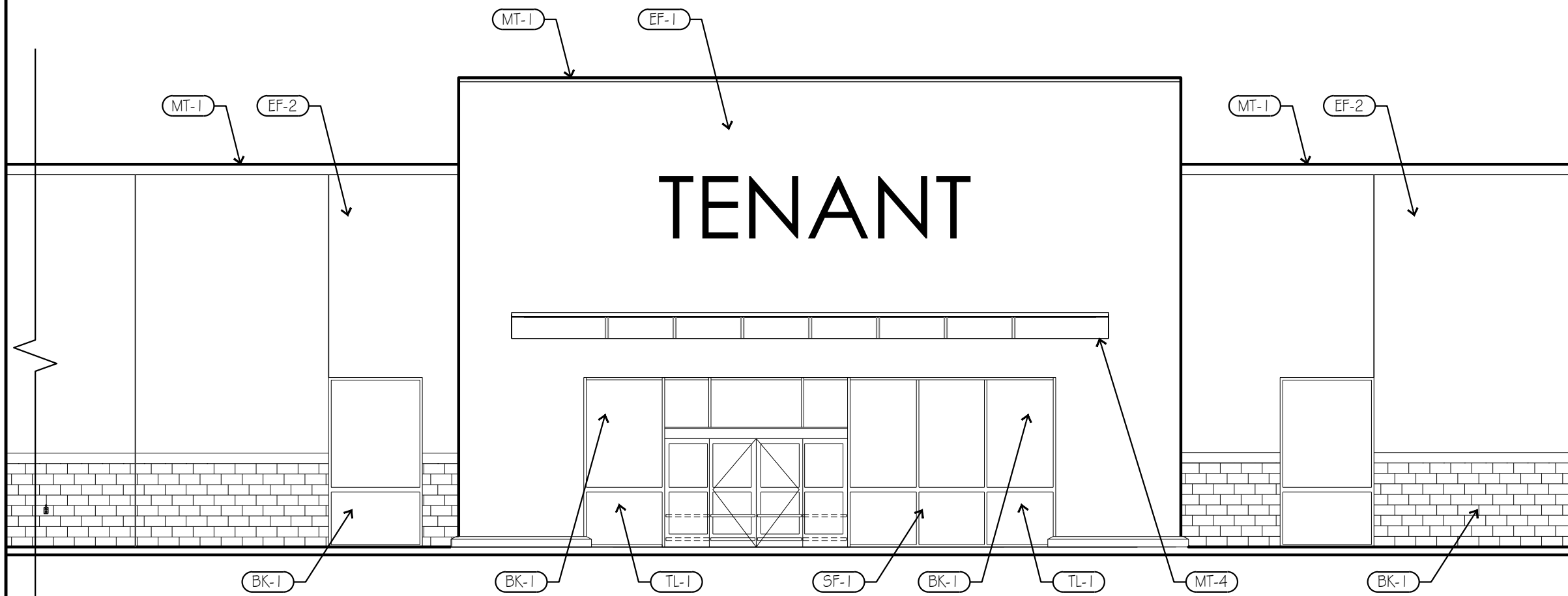


FINISH LEGEND:			
ITEM	DESCRIPTION	MANUF / COLOR	REMARKS
(BK-1)	CMU BLOCK	BEIGE / TAN	---
(EF-1)	EIPS	WHITE	WATER DRAINAGE EIPS
(EF-2)	EIPS	BEIGE	WATER DRAINAGE EIPS
(EF-3)	EIPS	TAN	WATER DRAINAGE EIPS
(EF-4)	EIPS	BLUE (MARSHALL'S)	WATER DRAINAGE EIPS
(EF-5)	EIPS	BLUE (ROSS)	WATER DRAINAGE EIPS
(MT-1)	METAL PANELS/FLASHING	WHITE	PREFINISHED NON-CORRUGATED METAL
(MT-2)	METAL PANELS/FLASHING	TAN	PREFINISHED NON-CORRUGATED METAL
(MT-3)	METAL PANELS/FLASHING	BLUE	PREFINISHED NON-CORRUGATED METAL
(MT-4)	METAL PANELS/FLASHING	BLACK	PREFINISHED NON-CORRUGATED METAL
(MT-5)	METAL PANELS/FLASHING	GREY	PREFINISHED NON-CORRUGATED METAL
(SF-1)	STOREFRONT 1	NEW GREY STOREFRONT	---
(SF-2)	STOREFRONT 1	NEW BLACK STOREFRONT	---
(TL-1)	EXTERIOR TILE	GREY	---
(LT-1)	LIGHT	UP-DOWN WALL SCONCE	---
(LT-2)	LIGHT	HALO LIT WALL SCONCE	---
(RF-1)	CANOPY	ORANGE	---
(ST-1)	STONE	---	---



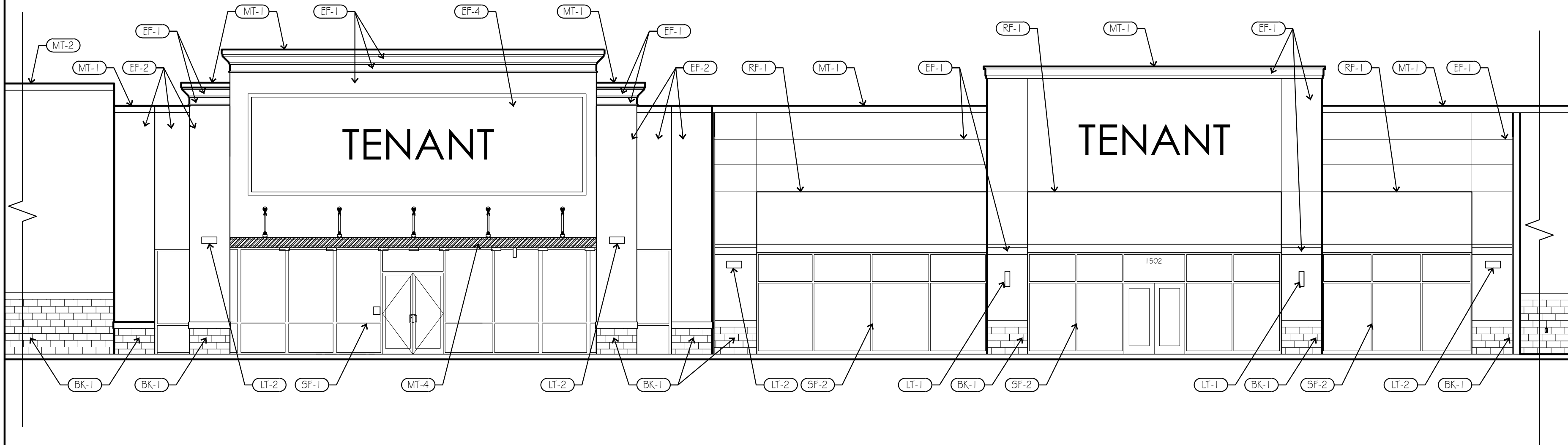
TYP. TRASH ENCLOSURE ELEVATION ④

SCALE: 1/4"=1'-0"



EAST ELEVATIONS ③

SCALE: 1/8"=1'-0"

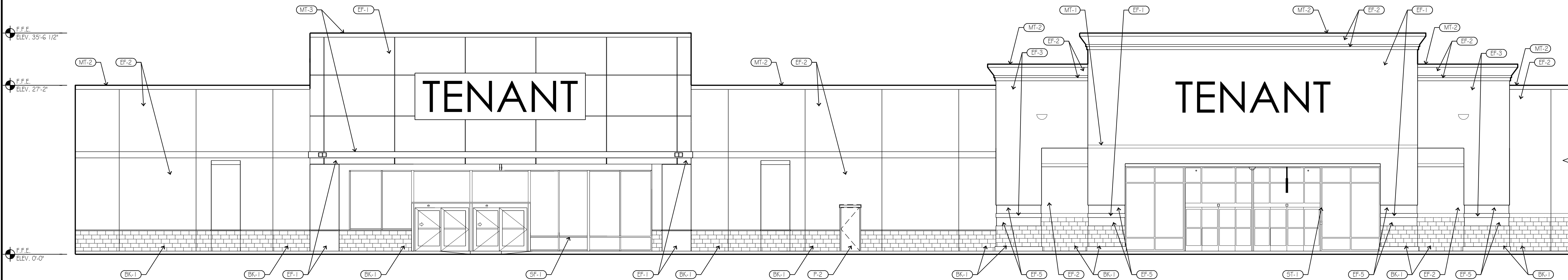


EAST ELEVATIONS ②

SCALE: 1/8"=1'-0"

NOT USED ④

SCALE:



EAST ELEVATIONS ①

SCALE: 1/8"=1'-0"

23035.001

PDP SUBMITTAL 04.11.25

No. Description: Date: