

PROPOSED TAKE 5 OIL CHANGE

1114 NORTH MAIN STREET
LANSING, KANSAS

Reviewed By CED
07/14/2022 11:16:39 AM
By mschmitz

Reviewed By PW
07/12/2022 1:29:39 PM
By mspickelmier



VICINITY MAP
N.T.S

SHEET INDEX

- | | | |
|----|-------|----------------------|
| 1. | COVER | COVER SHEET |
| 2. | | SURVEY (1 of 2) |
| 3. | | SURVEY (2 of 2) |
| 4. | ES-1 | EROSION CONTROL PLAN |
| 5. | D-1 | DEMOLITION PLAN |
| 6. | C-1 | SITE PLAN |
| 7. | C-2 | GRADING PLAN |

Reviewed By WW Dept
07/12/2022 9:26:21 AM
By T Zell

Comment Need TIS and Stormwater / Hydrology report(s) See comments on pages

NOTE:

- THIS PROJECT IS TO BE CONSTRUCTED WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF LANSING
- UNLESS OTHERWISE NOTED ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LANSING STANDARD SPECIFICATIONS AND DRAWINGS AND THE UNIFIED DEVELOPMENT ORDINANCE

LANSING

DEVELOPER

DRIVEN ASSETS, LLC
5910 N. CENTRAL EXPRESSWAY, SUITE 1600
DALLAS, TX 75206



REVISION	BY

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



SIGNATURE: *[Signature]* DATE: JULY 11, 2022

STAMP: KANSAS PROFESSIONAL ENGINEER, 28101, SHANNON SHANNON, CIVIL ENGINEER

PROPOSED TAKE 5
LANSING, KANSAS

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

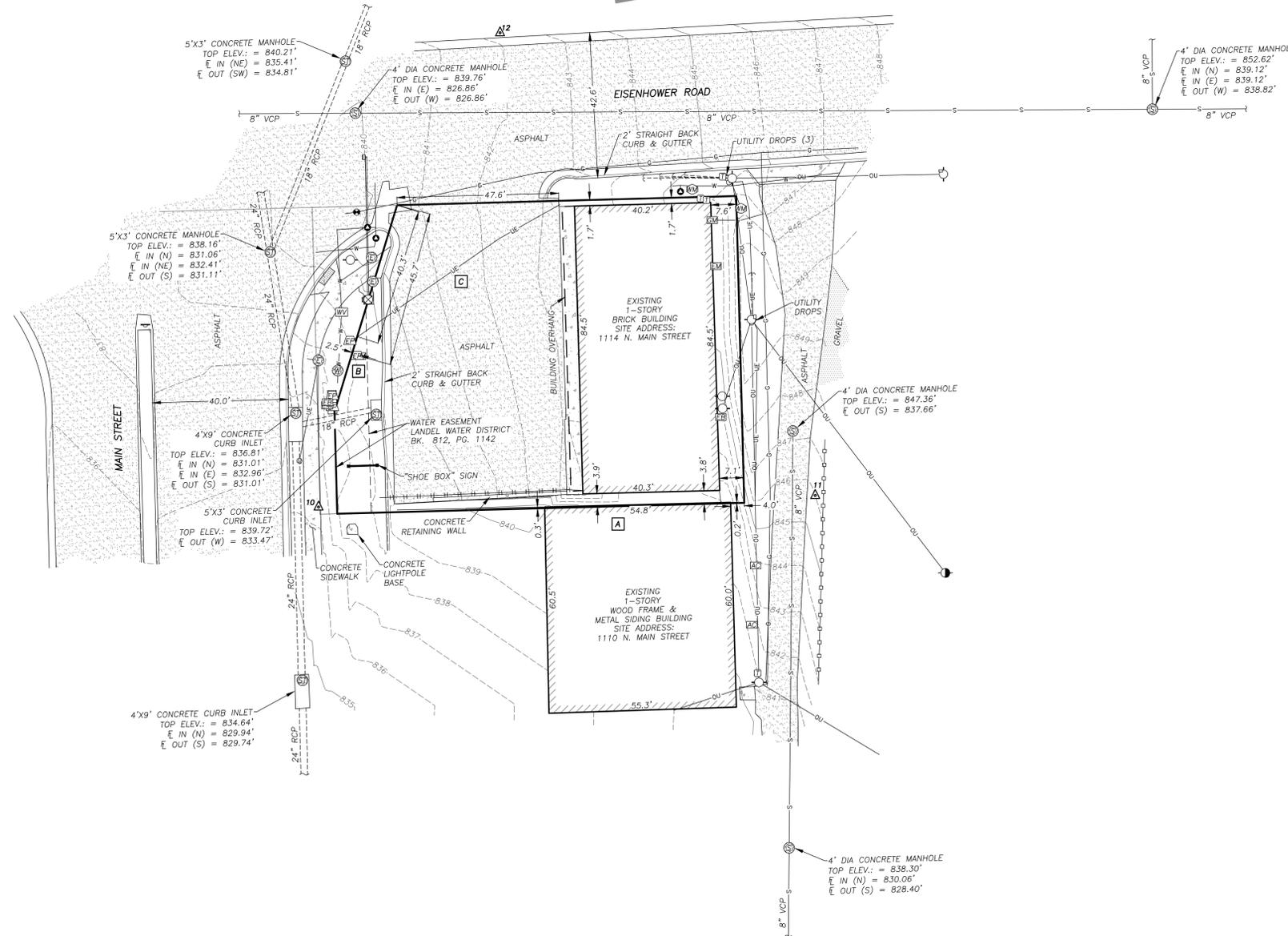
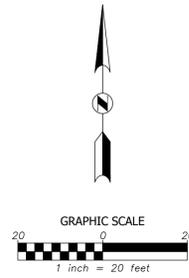
DRAWN	KRG
CHECKED	RCG
ISSUED DATE	06/20/2022
ISSUED FOR	SITE PLAN APPLICATION
PROJECT NO.	22-116
FILE	22-116 COVER
SHEET	COVER

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 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.

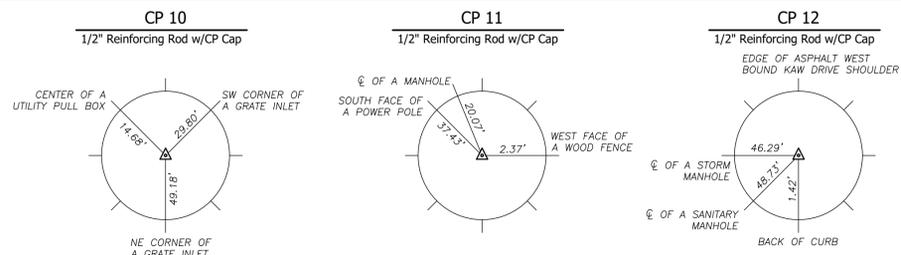
UTILITY NOTES

- 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.

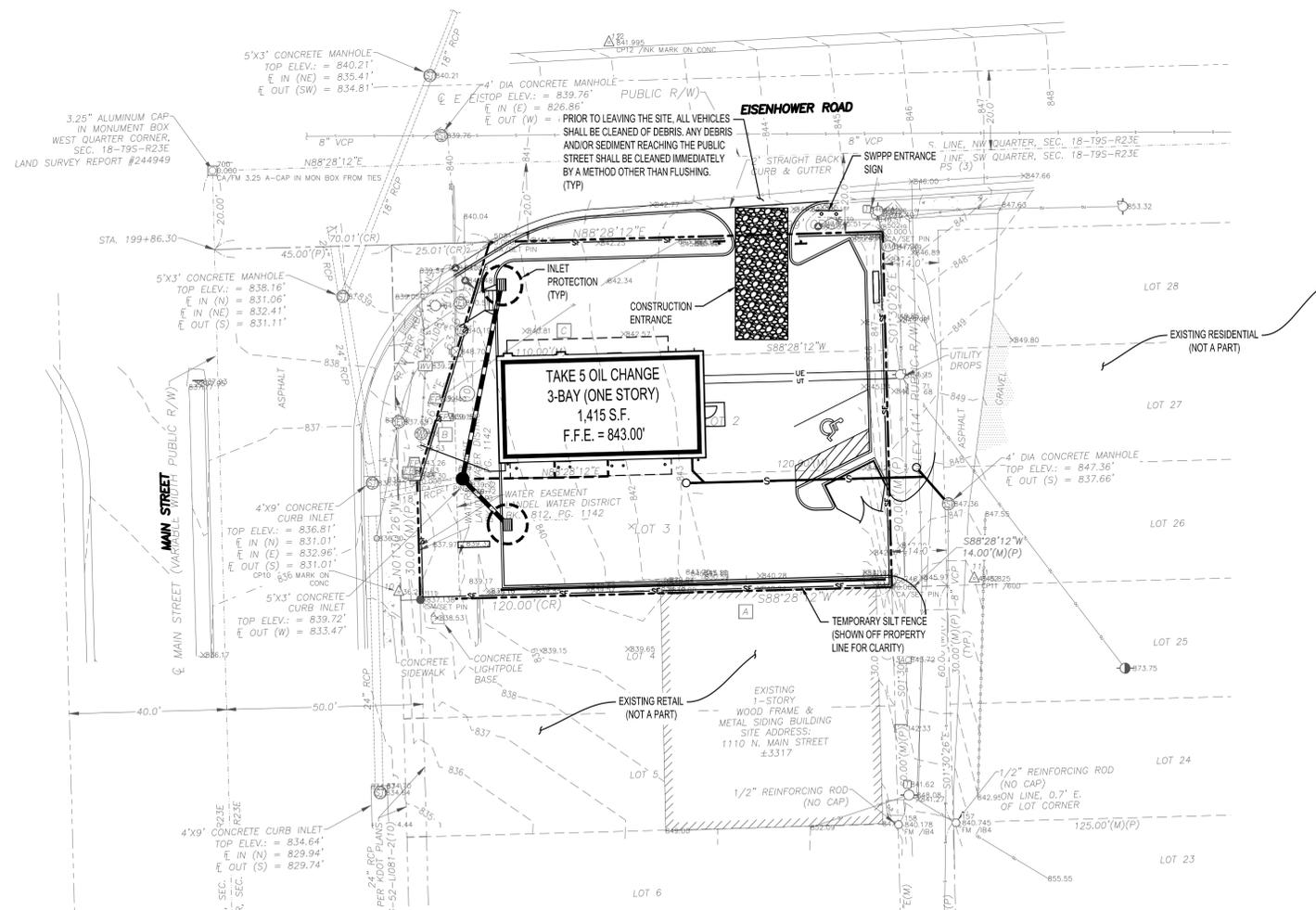
CONTROL POINT TIES



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'

	Drawn Checked
	Description Date Rev.
HIGH TIDE CONSULTANTS, LLC 434 N. COLUMBIA STREET, SUITE 200A COVINGTON, LA 70433 Phone: (913) 371-5300	
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: GJW Issue Date: 2022/05/19 Sheet:	2 OF 2

May 19, 2022 - 2:49pm. Plotted by: greg.muchow@etch.com. I:\033460\00_01_1114 N. Main Street ALTA (DWG)\Survey\033460-SR01-ALTA.dwg



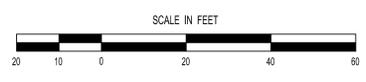
EROSION CONTROL LEGEND

- 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



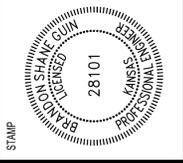
Not For Construction
EROSION CONTROL PLAN



REVISION	BY

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

SIGNATURE: 
 DATE: JULY 11, 2022

STAMP: 

PROPOSED TAKE 5
 LANSING, KANSAS

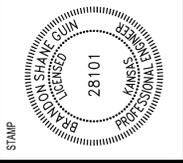
FOR DRIVEN ASSETS, LLC
 5910 N CENTRAL EXPRESSWAY
 SUITE 1600
 DALLA, TX 75206

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

REVISION	BY

HIGHTIDE CONSULTANTS LLC
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 www.hightidelc.com

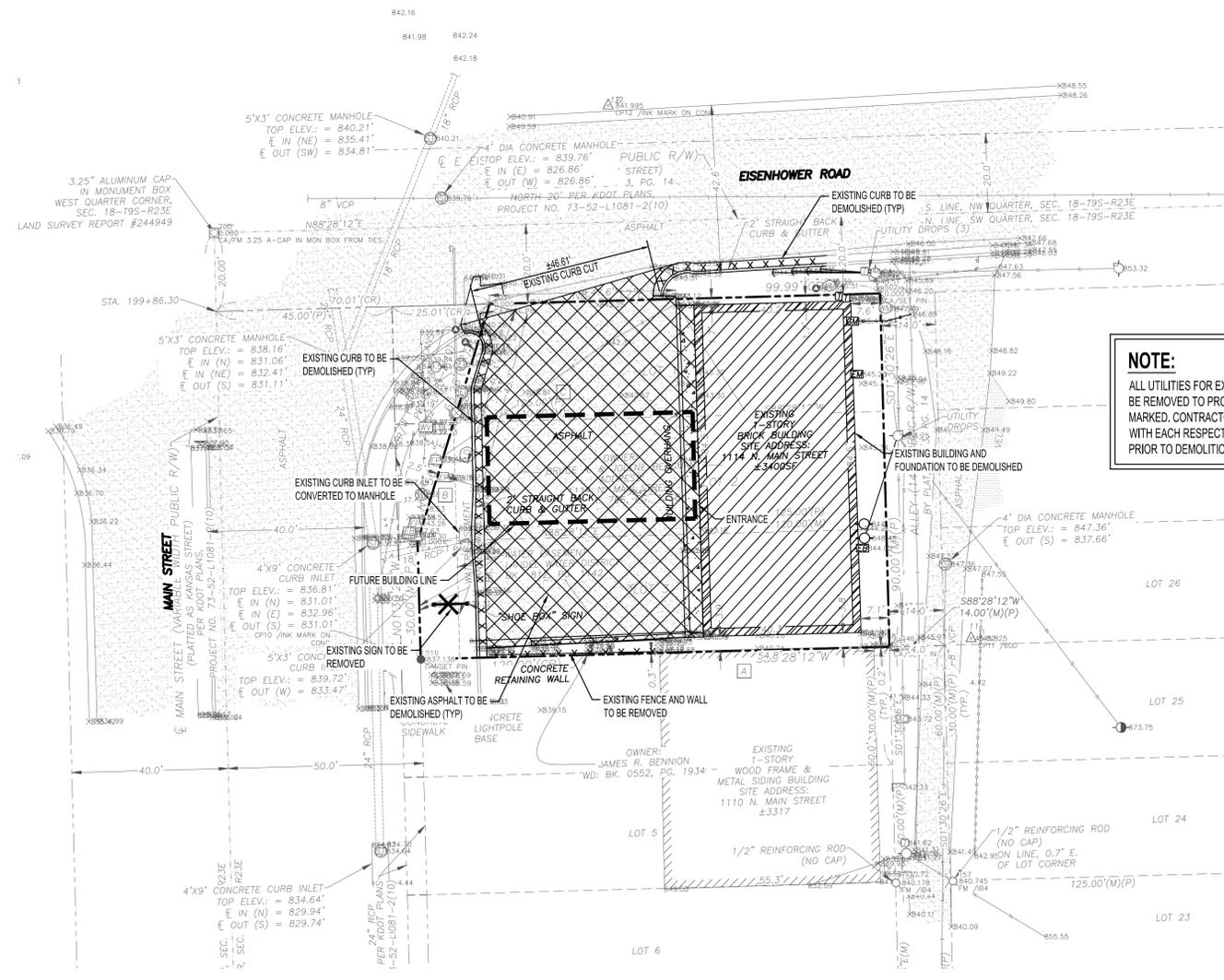



 SIGNATURE
 JULY 11, 2022
 DATE

 STAMP

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 DEMO
SHEET	

D-1



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



REVISION	BY

PARKING ANALYSIS	
TAKE 5:	3 SERVICE BAYS / 1,415 S.F.
PARKING REQUIRED:	5 SPACES (1 SPACE PER 300 S.F., MINIMUM 5 SPACES)
TOTAL PARKING PROVIDED:	5 SPACES (INCLUDING 1 ADA)

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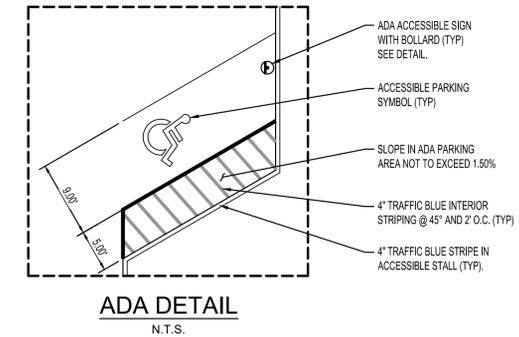
OWNER
 BRUCE A. & JOLENE BERGMAN
 1114 N. MAIN STREET
 LANSING, KS 64043
 EMAIL: ashobovro@yahoo.com
 PHONE: 913-680-9125

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

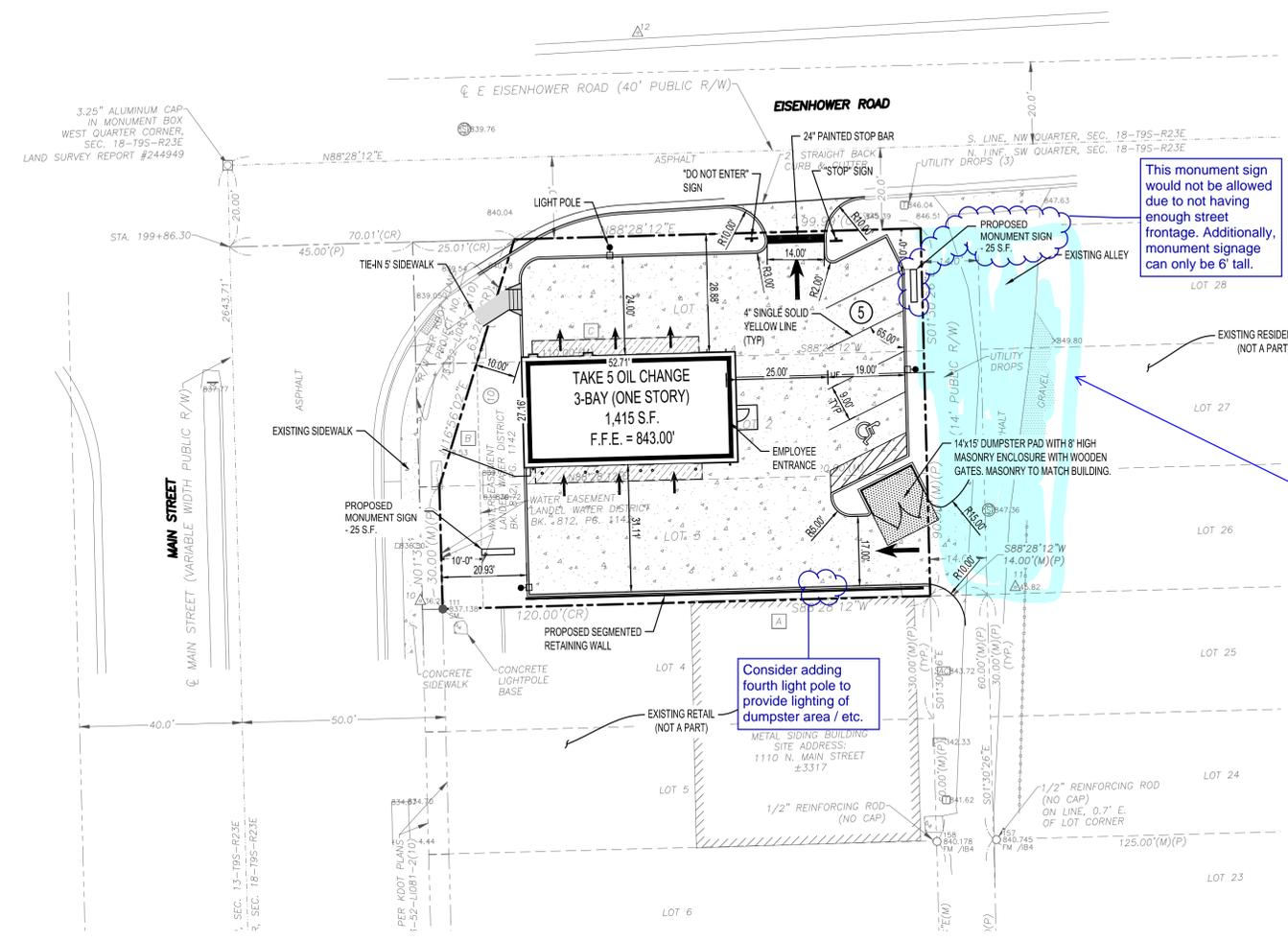
ARCHITECT
 FUSION ARCHITECTS
 3488 BRENTWOOD DRIVE
 BATON ROUGE, LA 70809
 ATTN: MATT DAIGREPOINT, AIA
 PHONE: 225-766-4848

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: 214-597-5088



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.



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

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

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

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

LEGEND

	PROPERTY LINE		STANDARD DUTY CONCRETE PAVEMENT WITH GRANULAR BASE COURSE
	PROPOSED BUILDING		HEAVY DUTY REINFORCED CONCRETE DUMPSTER PAD WITH GRANULAR BASE COURSE
	CURB AND GUTTER		STAINED CONCRETE
	PARKING COUNT		
	SITE LIGHTING FIXTURE		

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES.

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



Not For Construction
SITE PLAN



MONUMENT SIGN
 N.T.S.

SIGNATURE: [Signature]
 DATE: JULY 11, 2022

STAMP: [Professional Engineer Seal for Richard C. Galloway, PE, License No. 28101, State of Kansas]

PROPOSED TAKE 5
 LANSING, KANSAS

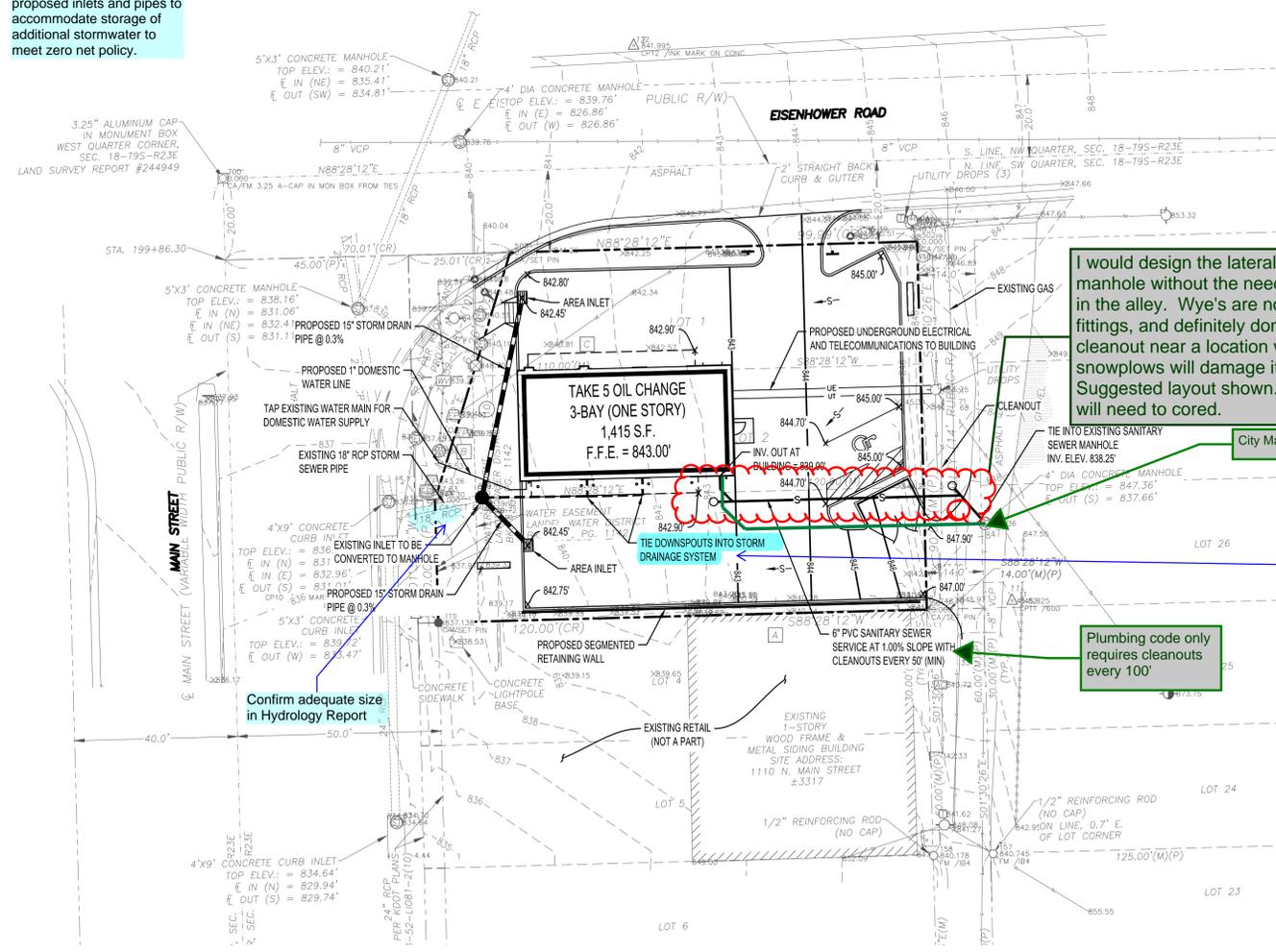
FOR DRIVEN ASSETS, LLC
 5910 N CENTRAL EXPRESSWAY
 SUITE 1600
 DALLA, TX 75206

DRAWN	KRG
CHECKED	RCG
ISSUED DATE	08/20/2022
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 Inlet 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.



I would design the lateral to enter the manhole without the need for a "wye" in the alley. Wye's are not permitted fittings, and definitely don't want a cleanout near a location where snowplows will damage it. Suggested layout shown. Manhole will need to be cored.

City Manhole D-03-245

This will need to be detailed in the stormwater / hydrology report. Need to ensure that oil and other contaminants do not enter into storm water stream from work bays.

Plumbing code only requires cleanouts every 100'

Is a grease/oil separator required for this type of business use prior to connection to the sanitary sewer?

Confirm adequate size in Hydrology Report

LEGEND - PROPOSED IMPROVEMENTS

- PROPERTY LINE
- PROPOSED BUILDING
- CONCRETE CURB
- STORM DRAIN PIPE
- AREA INLET
- CONTOUR
- × 10.50' SPOT ELEVATION
- S- SLOPE ARROW

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.hightidelc.com



Signature: [Signature]
DATE: JULY 11, 2022

Professional Seal: [Seal]
Professional Engineer
28101
KANSAS

PROPOSED TAKE 5
LANSING, KANSAS

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

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FILE	22-116 GRADING

SHEET
C-2