PLANNING COMMISSION DECEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, December 15, 2021 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, November 17, 2021, Regular Meeting

NEW BUSINESS

2. **Site Plan Application Case # SP-2021-1a**

   Application submitted by Jeff Wagner of Wagner Construction. This application is for approval of a site plan to construct a single story (2,928 S.F.) professional office building for an Eye Doctor at 301 Centre Dr. in the Town Center Development.

3. **Site Plan Application Case # SP-2021-2**

   Application submitted by Keegan Amos of Davidson Architects & Engineers. This application is for an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility located at 211 Plaza Dr. (West of Mainstreet Chrysler Dodge Jeep Ram).

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

For information on how to view prior meetings, please visit our website at *https://www.lansingks.org*. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

PLANNING COMMISSION NOVEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, November 17, 2021 at 7:00 PM

MINUTES

CALL TO ORDER – The regular November meeting of the Lansing Planning Commission was called to order by Vice-Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT – In attendance were Vice-Chairman Jake Kowalewski, Commissioners Amy Baker, Nancy McDougal, and Jerry Gies. Jake Kowalewski noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, September 15, 2021, Regular Meeting

Motion was made by Jerry Gies to approve and seconded by Nancy McDougal to approve the meeting minutes – motion passed 4-0.

NEW BUSINESS

2. **Rezoning Application Case # RZ-2021-4 00000 Centre Dr. (NW Corner W. Mary St. & Centre Drive)**

   Application submitted by City of Lansing, owner of property at 00000 Centre Dr. This application is for a rezoning of a 14.50-acre tract at the Northwest corner of W. Mary St. and Centre Dr. The property is currently zoned as B-3 Regional Business District, and the request if approved will rezone the property to R-4 Multi-Family Residential District.

Commissioner Nancy McDougal asked Mr. Schmitz if, in his opinion, the rezoning would be a good fit for what would be going in at that location in the future. Mr. Schmitz agreed that it would be beneficial. Commissioner Jerry Gies then asked Mr. Schmitz about the units/density, to which Mr. Schmitz replied 18-19 units per acre. There were no further discussions among the Planning Commission.

Vice-Chairman Jake Kowalewski then opened the public hearing at 7:03 pm. With no further comments or questions, the public hearing was closed at 7:04 pm.

Commissioner Jerry Gies made a motion to approve the checklist as finding of fact as well as an approval for rezone. Commissioner Amy Baker seconded the motion. Motion passed 4-0.

3. **Election of Chairman of the Lansing Planning Commission**

   Due to the resignation of Ron Barry, a new chairman needs to be appointed. Should the Vice-Chairman be appointed to this position, an appointment for the Vice Chairman position will also need to be made.

Commissioner Nancy McDougal made a nomination for the Chairman position, that Vice-Chairman Jake Kowalewski be nominated and elected as Chairman of the Planning Commission. Amy Baker made a motion that nominations for Chairman cease, seconded by Jake Kowalewski. Jake Kowalewski was elected the new Chairman of the Planning Commission after the vote took place.

With Vice Chairman Jake Kowalewski being elected Chairman, there was a need to fill the Vice Chairman position. Nancy McDougal made a nomination for Jerry Gies to be elected Vice Chairman. Amy Baker made a motion that the nominations for Vice Chairman cease, seconded by Jake Kowalewski, and Jerry Gies was elected the new Vice Chairman of the Planning Commission after the vote took place.

NOTICES AND COMMUNICATIONS – None

REPORTS – Commission and Staff Members – None

ADJOURNMENT – Jerry Gies made a motion to adjourn. Nancy McDougal seconded it. Meeting was adjourned at 7:10 pm.

For information on how to view prior meetings, please visit our website at *https://www.lansingks.org*. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

CITY OF LANSING KANSAS

Planning Commission Staff Report
December 15, 2021

Site Plan Case SP-2021-1a
Family Eyecare Center
301 Centre Dr. (West Kay & Centre Drive Vicinity)

Project Facts

Applicant
Wagner Construction
Mr. Jeff Wagner

Address
301 Centre Dr.
(West Kay & Centre Drive)

Property ID
106-24-0-40-07-001.04-0

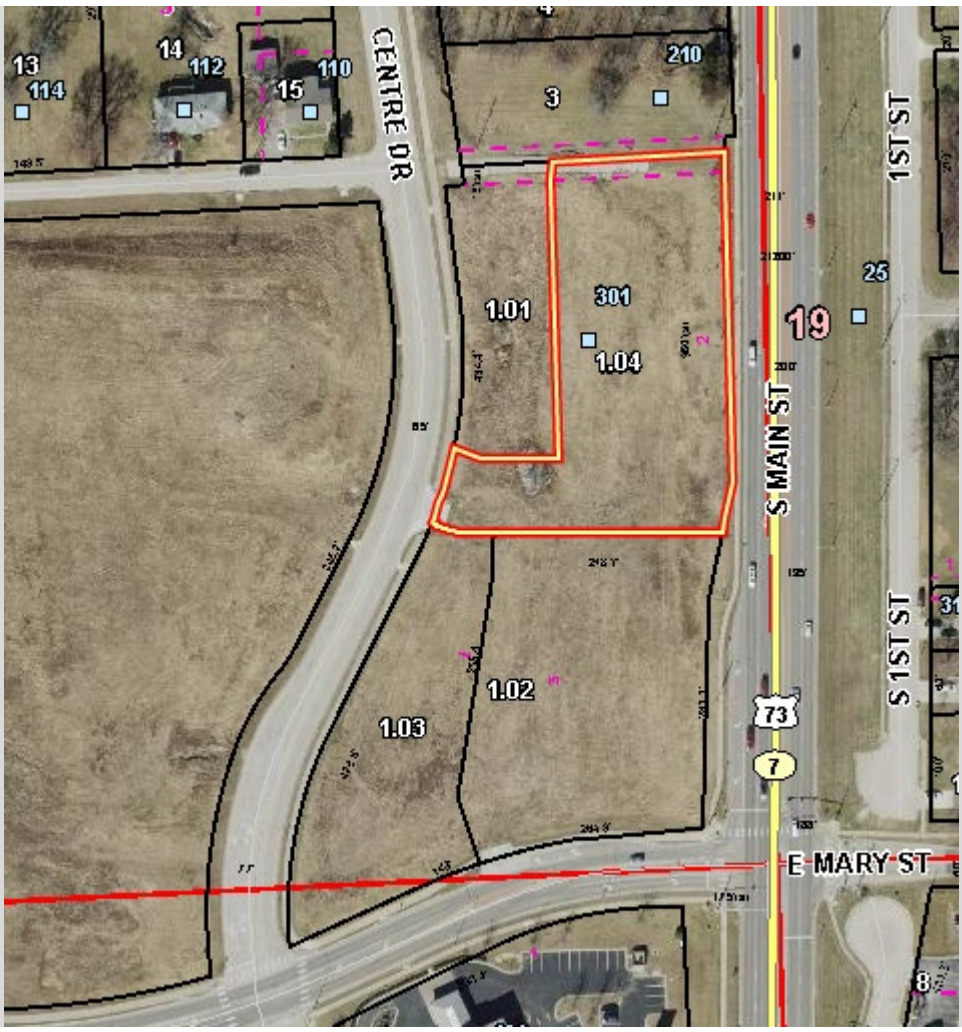
Zoning
B-3 – Regional Business District

Future Land Use
Commercial

Land
65,929.78 SF (1.51 acres)

Building
Existing: N/A
Proposed: 2,928 SF

Requested Approvals
Site Plan



Project Summary

The Applicant proposes to construct a two-story (2,928 S.F.) professional office building for an Eye Doctor. The project consists of full site development as this is a greenfield site, and no existing pavement or buildings exist on the property. The plan includes reconfiguration / reconstruction of the site's preconstructed driveway entrance, and construction of the internal drive that connects the proposed parking lot with Centre Drive. Approval of this Site Plan would authorize the applicant to apply for a building permit on the property, subject to any conditions added during the approval process at the Planning Commission meeting. **This plan was approved during the July Planning Commission meeting, but has substantially changed, resulting in the reapplication for the Site Plan.**

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible. Family Eyecare Center would like to be open on this site as soon as possible.

Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

Wastewater Department

1. Wastewater items as noted in body of report below.

Open Items – Community & Economic Development Department

Site Plan Application items

The Community & Economic Development Director, and staff from Gould Evans, have reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
    - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards. The drawing demonstrates a "Buffer" frontage type as indicated in Article 5.03 – Commercial Design Standards: Table 5-5.*
    - *The Landscape Plan is in compliance with the standards in Article 6 – Site and Landscape Requirements and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
    - *The site plan demonstrates compliance with parking standards in Table 7-5, which requires 1 parking space per 300 s.f. of floor area for the professional office classification.*

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
    - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
        - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by other appropriate City departments.*

    - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
        - *The proposed building and parking arrangement orients the building away from the streetscape – Centre Drive, and rather toward K-7 to the south and east. However, the west façade facing Centre Drive appears to demonstrate consistent quality of materials and transparency and the access plan indicates sidewalks will be added to connect Centre Drive with the building's entrance.*

- The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
    - *The proposed architectural style and building materials appear to be appropriate for the site, which is in the broader context of the developing Towne Center. The preliminary drawings appear to fulfill the standards outlined in Article 5.03 Commercial Design Standards.*

- The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
    - *The proposed development is the first project of the norther portion of a broader planning context for the City to establish its Towne Center. The nearest completed development project is the Exchange Bank and Trust Lansing Branch located south of W Mary Street. The proposed project appears to be compatible with this previous project.*

- Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
    - *N/A*

3. The application meets the criteria for all other reviews needed to build the project as proposed.
    - *Official review is complete and noted by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*

4. The recommendations of professional staff.
    - *Staff recommends acceptance and approval of the site plan with the items outlined on the plans addressed.*

The site plan does not show the current zoning, but the site is zoned as B-3 – Regional Business District per the Lansing Zoning Map. This has been requested to be added on the attached plans.

There is a trash enclosure shown on the site, with screening, and the details of how this will be constructed are included.

The plan shows removal of sidewalk along Centre Drive and gives clarity on how the sidewalk will be replaced.

Open Items – Public Works Department

Site Plan Application items

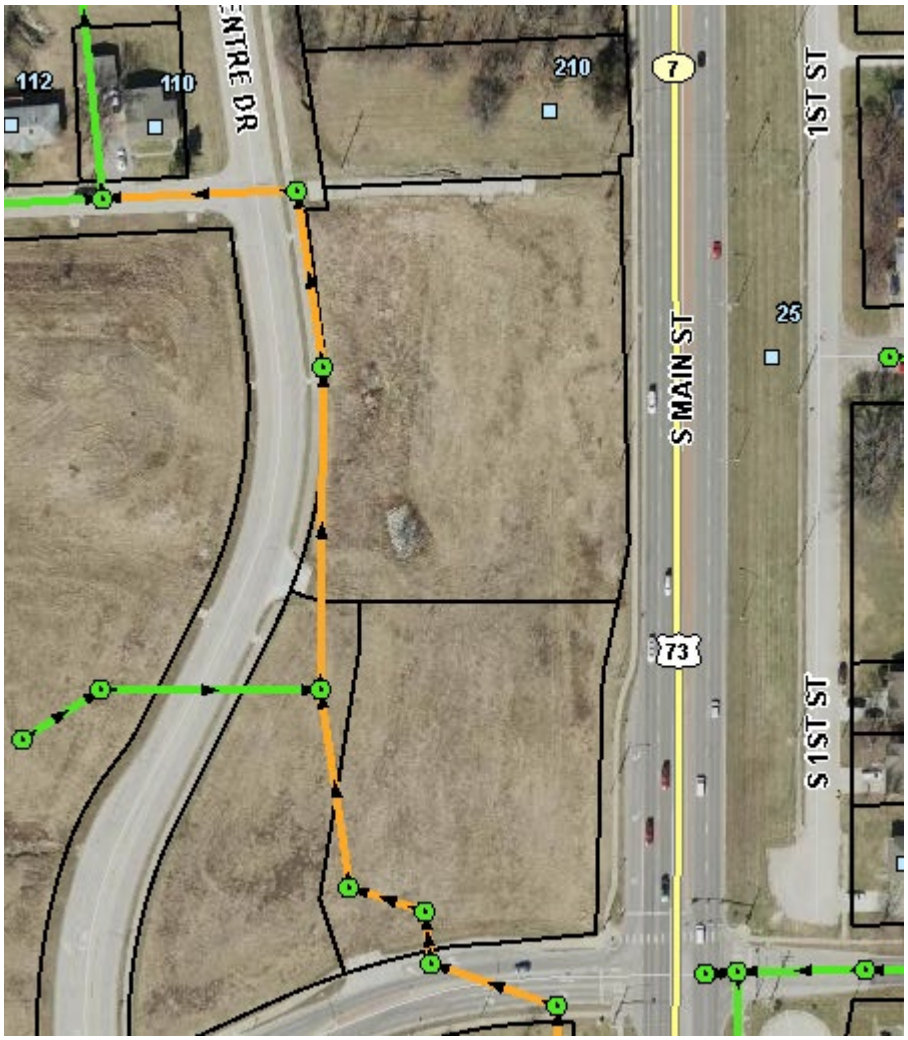
The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Public Works Director / City Engineer will approve the proposed project.

Open Items – Wastewater Department

Site Plan Application items

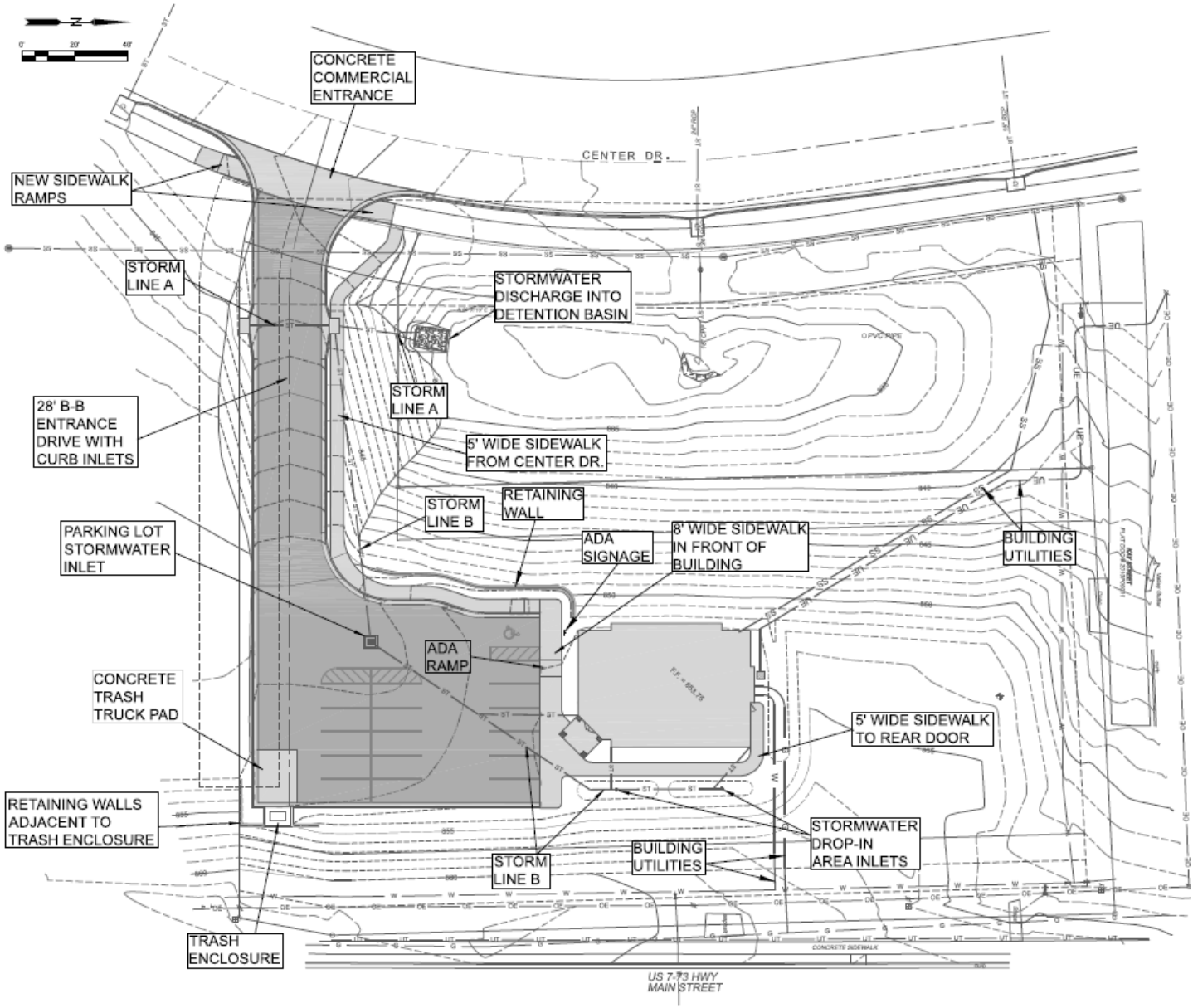
The Wastewater Director has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Wastewater Director will approve the proposed project.

Sewer in the area:



Building Site Plan

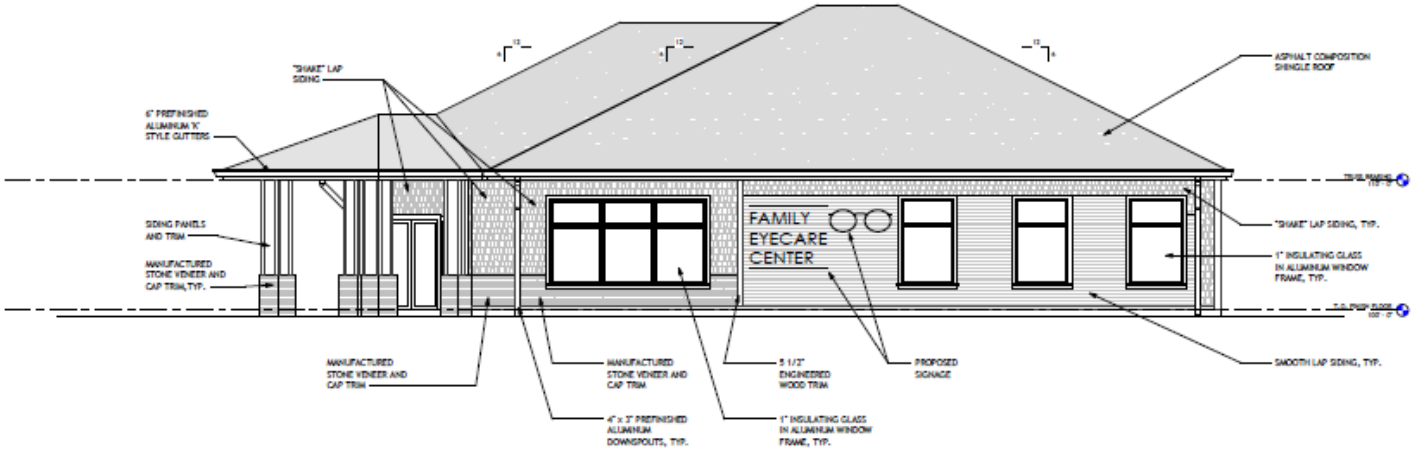
Below is the building Site Plan that shows the location of the building on the lot:



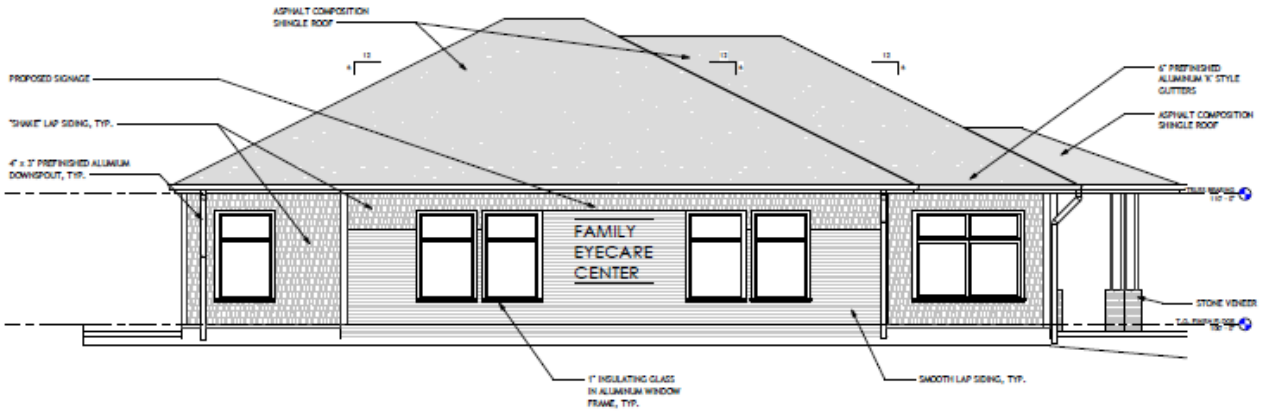
SITE LAYOUT

Building Elevations

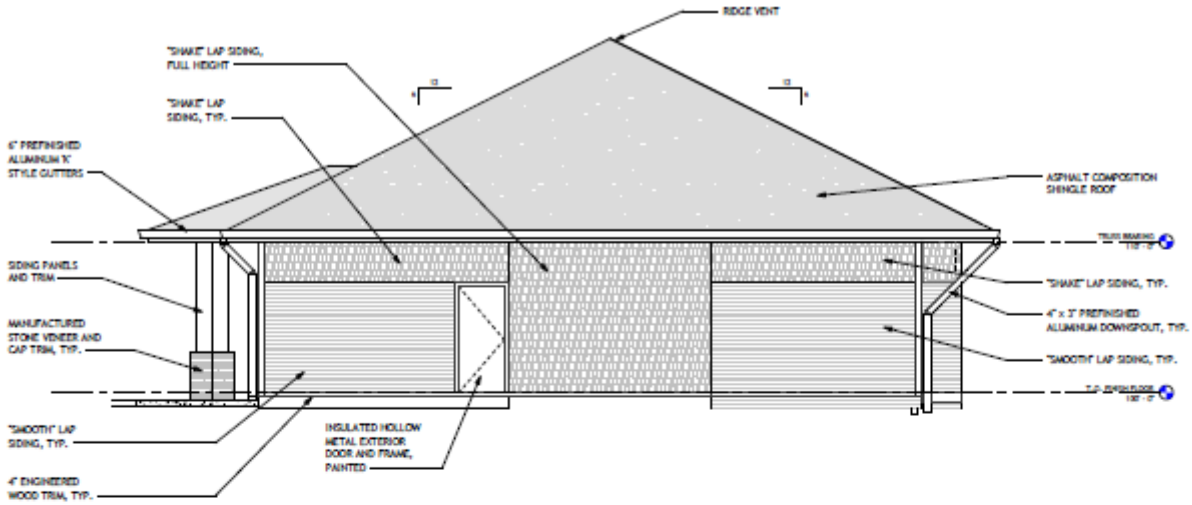
Below are the building elevations:



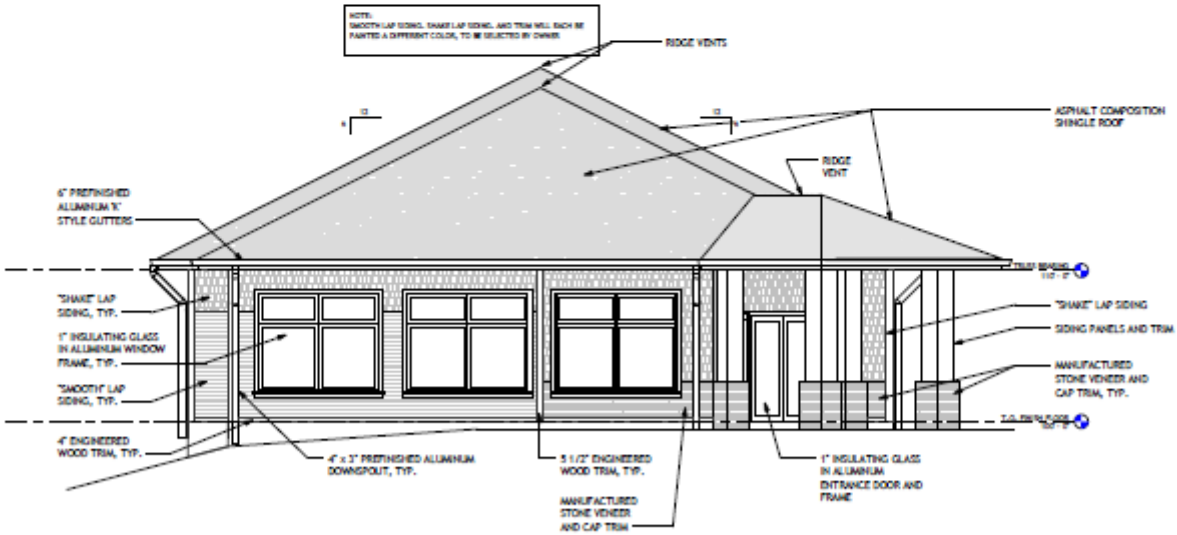
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

Acknowledgments

The following City of Lansing staff members and consultants reviewed this project and provided information for this report:

- Matthew R. Schmitz – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Project # SP-2021-01a, Site Plan for Family Eyecare Center at 301 Centre Dr., subject to the following conditions:

1. Outstanding items listed in this Staff Report from contributors must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.

List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
1	Title Sheet	SEC	11-16-2021
2	Existing Site & Demo	SEC	11-16-2021
3	Site Layout	SEC	11-16-2021
4	Grading & Dimensions	SEC	11-16-2021
5	Grading & Dimensions	SEC	11-16-2021
6	Grading & Dimensions	SEC	11-16-2021
7	Grading & Dimensions	SEC	11-16-2021
8	Grading & Dimensions	SEC	11-16-2021
9	Road Layout & Profile	SEC	11-16-2021
10	Storm Layout & Profile	SEC	11-16-2021
11	Utility Plan	SEC	11-16-2021
12	Typical Details	SEC	11-16-2021
13	Typical Details	SEC	11-16-2021
14	Typical Details	SEC	11-16-2021
15	Landscape Plan	SEC	11-16-2021
16	Erosion Control	SEC	11-16-2021
ES1.01	Electrical – Site Photometric	WNB/PE	10-05-2021
A1.1	Main Floor Plan	WNB	09-10-2021
A2.1	Exterior Elevations	WNB	09-10-2021
A2.2	Exterior Elevations	WNB	09-10-2021

SEC *Schulte Engineering & Consulting, LLC*
WNB/PE *Warner Nease Bost Architects, Inc. / Professional Engineers, Inc.*
WNB *Warner Nease Bost Architects, Inc.*

CITY OF LANSING KANSAS
www.lansingks.org

Site Plan Application

Community & Economic Development Dept.
730 First Ter. Suite 2
Lansing, KS 66043
(913) 727-5488 • (913) 351-3618 FAX

PROJECT NAME FAMILY EYE CARE CENTER

ADDRESS OR VICINITY WEST KAY & CENTRE DRIVE

PROPOSED USE GENERAL BUSINESS

CURRENT ZONING B-3 Regional Business District

LEGAL DESCRIPTION LOT 2, LANSING TOWN CENTER 2ND

REAL ESTATE PARCEL NUMBER 106-24-0-40-07-001.01

PROPERTY SIZE 1.41 ACRES

APPLICATION FEE *$150*

APPLICANT/DEVELOPER

NAME WAGNER CONSTRUCTION CONTACT JEFF WAGNER

ADDRESS 4517 SHRINE PARK ROAD

CITY LEAVENWORTH STATE KS ZIP 66048

PHONE 913-683-0122 EMAIL jwagc1998@gmail.com

OWNER

NAME JONATHAN REDDELL CONTACT

ADDRESS 324 ASH LANE

CITY LANSING STATE KS ZIP 66043

PHONE EMAIL jreddell@feclv.com

ARCHITECT/ENGINEER

NAME Schulte Engineering & Consulting, LLC CONTACT Doug Schulte

ADDRESS 21 Gates Dr

CITY Platte City STATE MO ZIP 64079

PHONE 816-260-3328 EMAIL doug@schulteengineering.com

APPLICANT/OWNER SIGNATURE _____ **DATE** 11-15-21

APPLICANT/OWNER (printed name) Jeff Wagner

OFFICE USE ONLY

FILE CODE _____ FEE RECEIVED BY _____ DATE _____

PLANNING COMMISSION MEETING DATE _____ DECISION (circle) Approve or Deny

Revised 6.10.19

Reviewed By WW Dept
11/22/2021 9:46:29 AM
By T Zell

SITE CONSTRUCTION DRAWINGS

FOR

LANSING FAMILY EYE CENTER
LOT 2
LANSING TOWNE CENTER

LEAVENWORTH COUNTY
LANSING, KANSAS
SW 1/4, SEC 24, T9N, R22E

Reviewed By PW
11/19/2021 2:16:41 PM
By mspickelmier

GENERAL NOTES

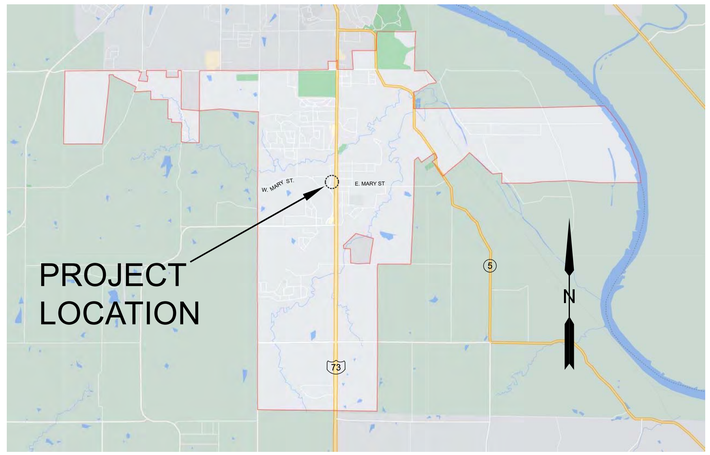
1. ALL MATERIALS, QUALITY CONTROL, AND CONSTRUCTION METHODS SHALL CONFORM TO APWA STANDARD SPECIFICATIONS, EXCEPT AS NOTED.
2. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL GIVE 48 HOUR ADVANCE NOTICE TO UTILITY COMPANIES PRIOR TO EXCAVATING WITHIN ANY PUBLIC RIGHT-OF-WAY, AS REQUIRED BY STATE STATUTE.

UTILITIES INVOLVED:	TELEPHONE NUMBER:
KANSAS ONE-CALL	811 OR 800-DIG-SAFE
EVERGY	888-471-5275
LANDEL WATER DISTRICT	913-727-3350
KANSAS GAS SERVICE	888-482-4950 (REPORT EMERGENCY)
AT&T	800-288-2020 (TECH SUPPORT)
SPECTRUM	800-676-4917
CITY OF LANSING	913-727-2400 (PUBLIC WORKS)

THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD MARKINGS COORDINATED THROUGH THE KANSAS 811 CALL SYSTEM AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE LOCATIONS SHOWN DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THESE LOCATIONS NOR FOR ANY ADDITIONAL UTILITIES NOT INDICATED ON THE PLANS. THE CONTRACTOR SHALL CALL THE VARIOUS UTILITY COMPANIES TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS NOT SLOPE MEASUREMENTS.
4. NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.
5. ALL WASTE MATERIALS FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE AND DISPOSED IN PER STATE AND LOCAL REGULATIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST TO GRADE ANY EXISTING OR PROPOSED MANHOLE, JUNCTION BOX OR SPECIAL STRUCTURE, AS REQUIRED.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT AND DOWNSTREAM PROPERTY OWNERS FROM STORM WATER, SILT AND EROSION DURING ALL PHASES OF CONSTRUCTION.
8. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR GROUND SURFACE DISTURBANCE.
9. DRAINAGE FROM THE PROJECT SITE FLOWS TO SEVENMILE CREEK, A TRIBUTARY OF THE MISSOURI RIVER.
10. PRIOR TO ORDERING PRECOST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
11. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON.
12. COMPACTION WITHIN RIGHT-OF-WAY AREAS SHALL BE AT 95% OF OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.
13. THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL UTILITIES WITHIN RIGHT-OF-WAY OPERATIONAL DURING CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE EARTHWORK AND MATERIAL TESTING TO COMPLY WITH THE REQUIREMENTS OF THE PROJECT.

ELECTRONIC TRANSMITTAL STATEMENT
THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE DATE OF THE ORIGINAL SIGNATURE AND SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHALL BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT.



LOCATION MAP
NOT TO SCALE

ENGINEER:
SCHULTE ENGINEERING & CONSULTING, LLC
DOUG SCHULTE, PE
21 GATES DR
PLATTE CITY, MO 64079
(816) 260-3328

OWNER:
REDDELL HOLDINGS, LLC
JONATHAN REDDELL
2301 10TH AVE
LEAVENWORTH, KS 66048

SURVEYOR:
HERRING SURVEY
JOE HERRING, PLS
LEAVENWORTH, KS 66048
(913) 651-3858

SHEET INDEX

PROJECT QUANTITIES:

ITEM	UNIT	QUANTITY	AS-BUILT
CURB & GUTTER	LF	625	
COMMERCIAL ENTRANCE APRON	SF	770	
ENTRANCE ROAD & PARKING LOT PAVEMENT	SF	11,465	
SIDEWALK	SF	2,520	
DUMPSTER ENCLOSURE CONCRETE APRON	SF	300	
* PAVEMENT STRIPING (4" WIDTH) & ADA SYMBOL	LF	530	
6" SANITARY SERVICE W/CLEANOUTS	LF	220	
WATER SERVICE LINE W/METER SET	LF	80	
GAS SERVICE LINE	LF	100	
POWER SERVICE CONNECTION TO TRANSFORMER	LF	250	
18" RCP STORM PIPE	LF	56	
12" HDPE STORM PIPE	LF	268	
12" DROP-IN AREA INLETS	EA	2	
PARKING LOT GRATED AREA INLET	EA	1	
5'X3' CURB INLETS	EA	1	
EROSION CONTROL & SURFACE RESTORATION	LS	-----	
LANDSCAPING	LS	-----	

* - ADA SYMBOL NOT INCLUDED IN LF QUANTITY.

Rip Rap Quantity for Energy Dissipation from Discharge?

Add Existing zoning designation

Reviewed By CED
12/10/2021 3:14:35 PM
By mschmitz

KANSAS 811
8100 E 22ND ST. N, BLDG 2300
WICHITA, KS 67226
CALL 811 OR 1-800-DIG-SAFE

UTILITY WARNING
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE ENGINEER/SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN, CONTACT UTILITY COMPANIES FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.

DOUGLAS SCHULTE NUMBER PE-2009018766 PROFESSIONAL ENGINEER STATE OF KANSAS 11-16-21

11X17 PRINTS ARE 1/2 SCALE

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

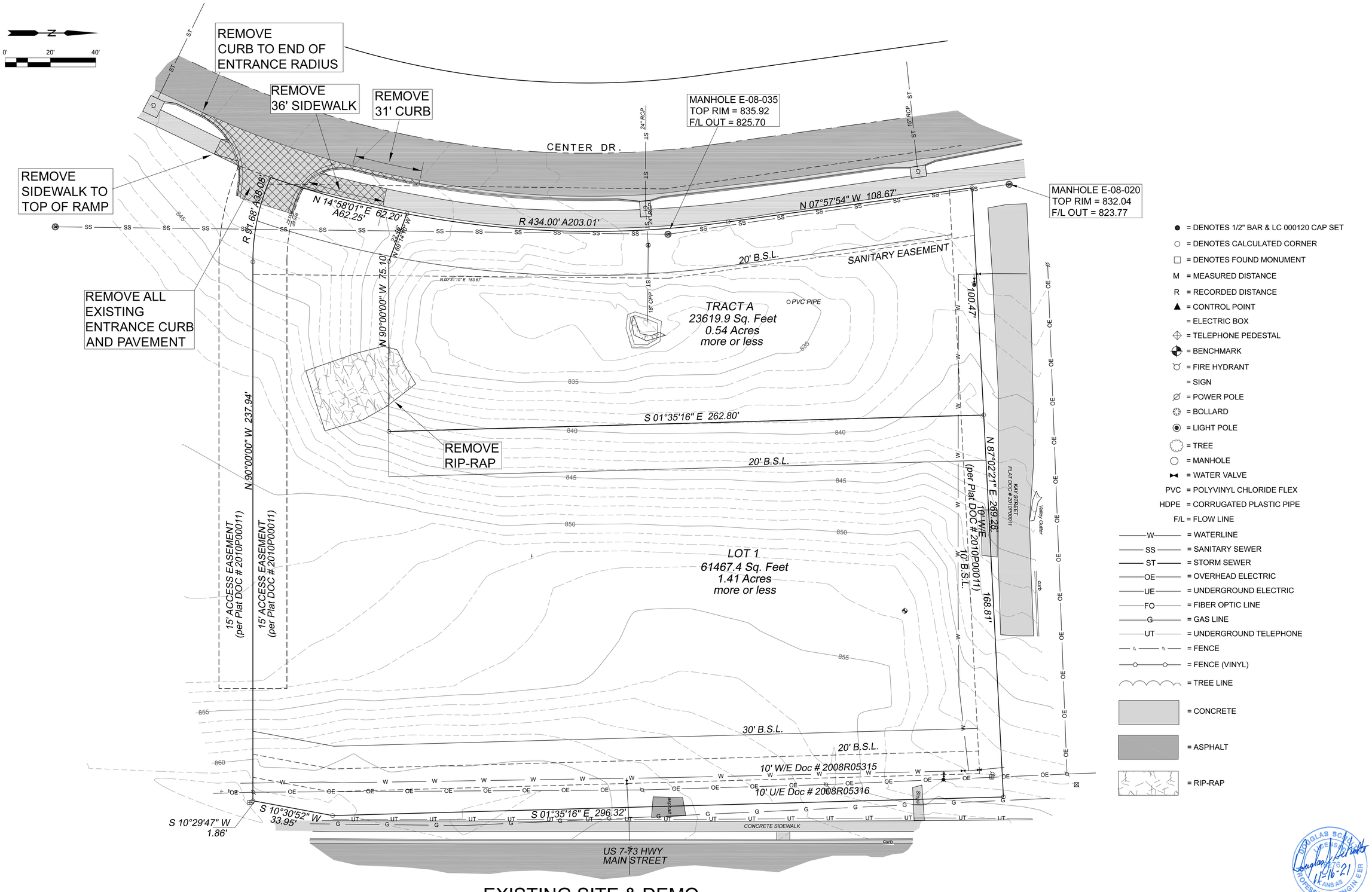
Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
DATE: 11-16-2021
SCALE: AS NOTED
ELECTRONIC FILE NAME:

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: TITLE SHEET
SHT. 1 OF 16
REV.: 0



= DENOTES 1/2" BAR & LC 000120 CAP SET
= DENOTES CALCULATED CORNER
= DENOTES FOUND MONUMENT
M = MEASURED DISTANCE
R = RECORDED DISTANCE
= CONTROL POINT
= ELECTRIC BOX
= TELEPHONE PEDESTAL
= BENCHMARK
= FIRE HYDRANT
= SIGN
= POWER POLE
= BOLLARD
= LIGHT POLE
= TREE
= MANHOLE
= WATER VALVE
PVC = POLYVINYL CHLORIDE FLEX
HDPE = CORRUGATED PLASTIC PIPE
F/L = FLOW LINE
W = WATERLINE
SS = SANITARY SEWER
ST = STORM SEWER
OE = OVERHEAD ELECTRIC
UE = UNDERGROUND ELECTRIC
FO = FIBER OPTIC LINE
G = GAS LINE
UT = UNDERGROUND TELEPHONE
= FENCE
= FENCE (VINYL)
= TREE LINE
= CONCRETE
= ASPHALT
= RIP-RAP

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

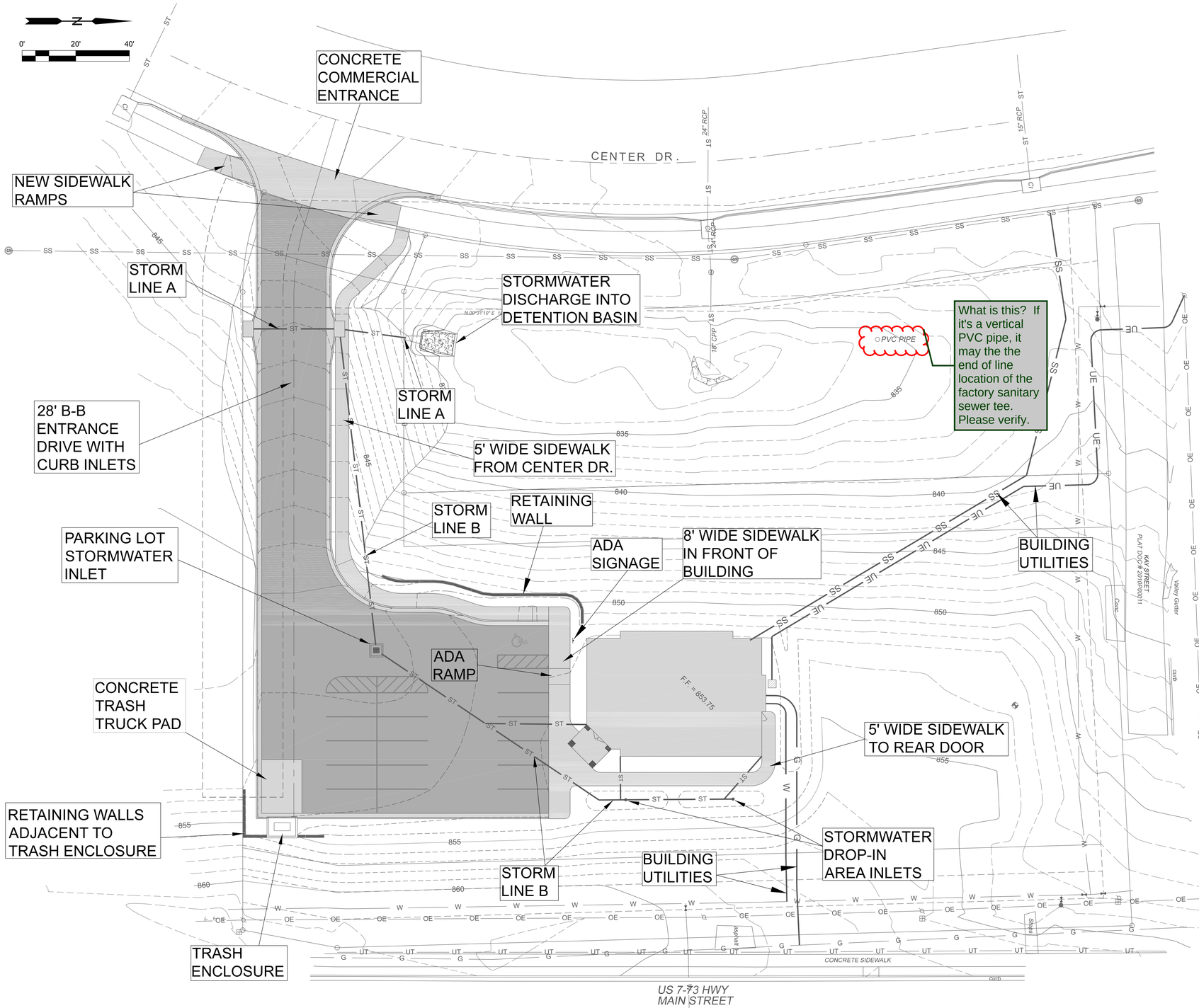
DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

REV: 0
DRAWING NUMBER:
EXISTING SITE & DEMO
SHT. 2 OF 16

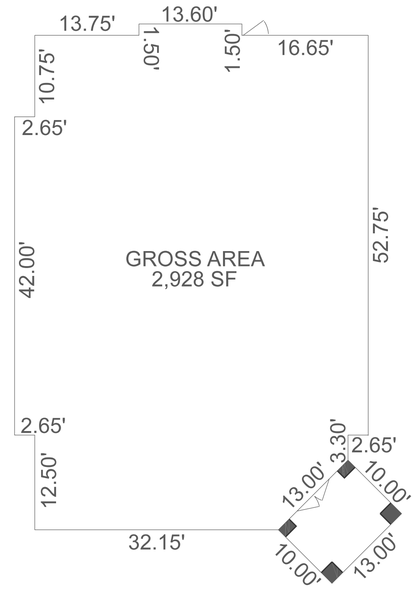
DOUGLAS SCHULTE
NUMBER 2176
11-16-21
STATE OF KANSAS
PROFESSIONAL ENGINEER

EXISTING SITE & DEMO



SITE LAYOUT

PARKING CALCULATION
BUILDING GROSS FLOOR AREA: 2,928 S.F.
USE: PROFESSIONAL COMMERCIAL/INDUSTRIAL
MINIMUM SPACE REQUIREMENT: 1 SPACE PER 300 SF
10 SPACES REQ, 1 ADA, 9 REGULAR
17 SPACES PROVIDED



BUILDING DIMENSIONS

= CONCRETE

= ASPHALT

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

SHT. 3 OF 16

REV: 0
DRAWING NUMBER:
SITE LAYOUT

DOUGLAS SCHULTE
NUMBER E-27176
11-16-21
PROFESSIONAL ENGINEER

GRADING & DIMENSIONS

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

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LEAVENWORTH, KS

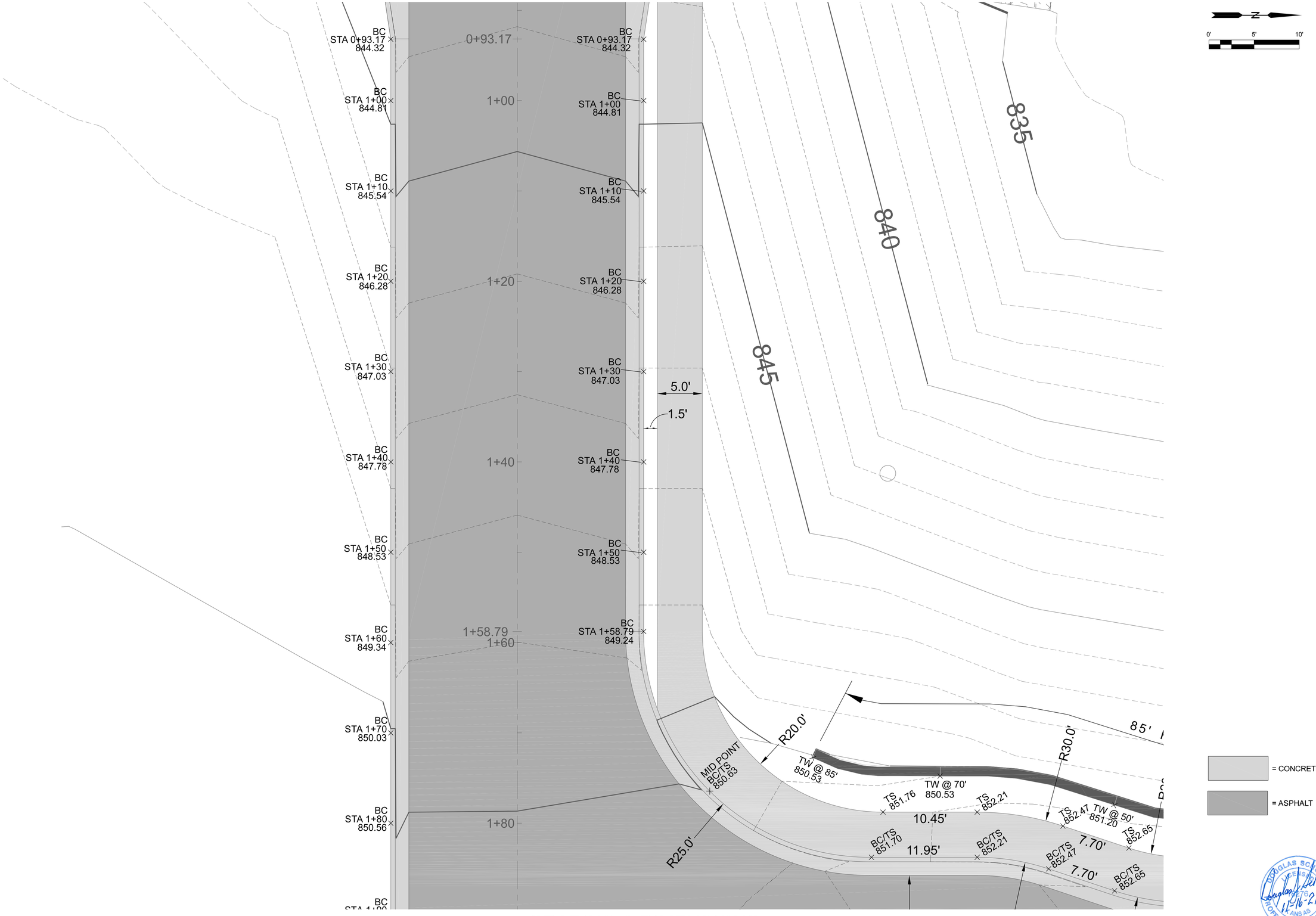
DRAWN BY: DJS
DATE: 11-16-2021
ELECTRONIC FILE NAME:
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER:
GRADING & DIMENSIONS
SHT. 4 OF 16

REV: 0

DOUGLAS SCHULTE
NUMBER
PROFESSIONAL ENGINEER
STATE OF KANSAS
11-16-21



GRADING & DIMENSIONS

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

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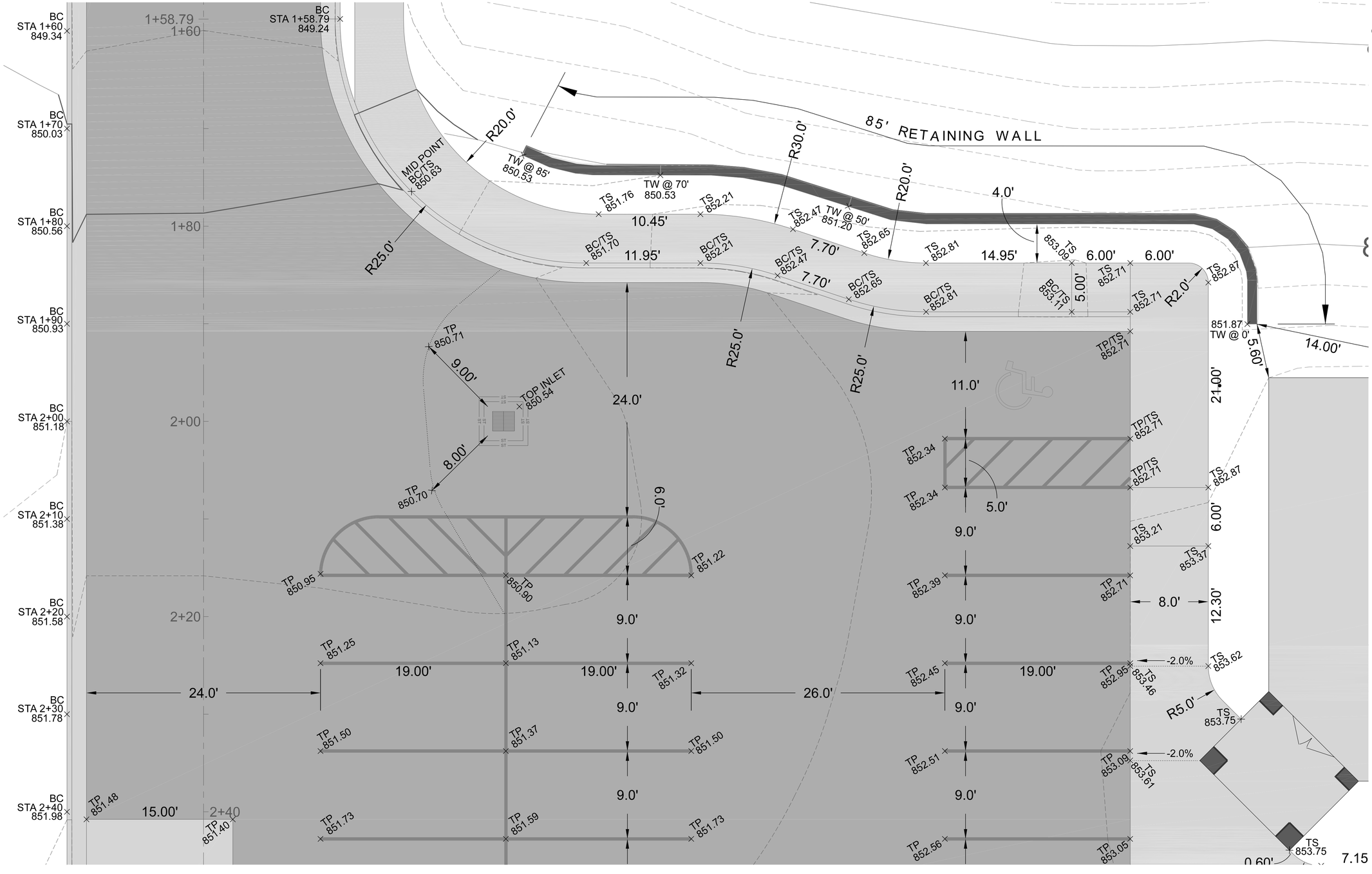
CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: GRADING & DIMENSIONS SHT. 5 OF 16
REV: 0

DOUGLAS SCHULTE
LICENSED
16776
11-16-21
KANSAS
PROFESSIONAL ENGINEER



GRADING & DIMENSIONS

= CONCRETE

= ASPHALT

DOUGLAS SCHULTE LEWIS 16 KANSAS PROFESSIONAL ENGINEER 11-16-21

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

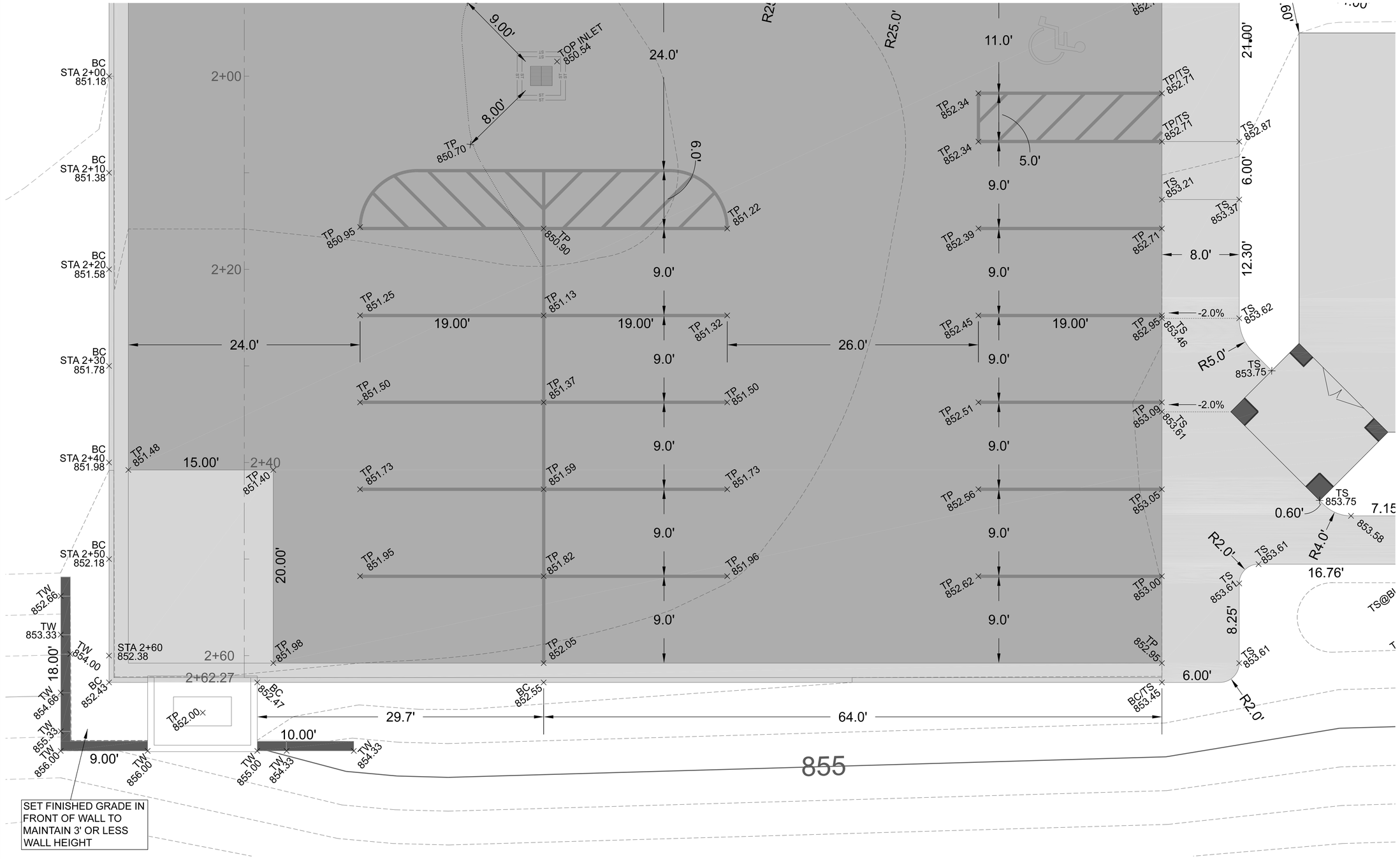
Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 850-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: GRADING & DIMENSIONS
SHT. 6 OF 16
REV: 0



GRADING & DIMENSIONS

N

0' 5' 10'

= CONCRETE

= ASPHALT

DOUGLAS SCHULTE 76 LICENSED PROFESSIONAL ENGINEER STATE OF KANSAS 11-16-21

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

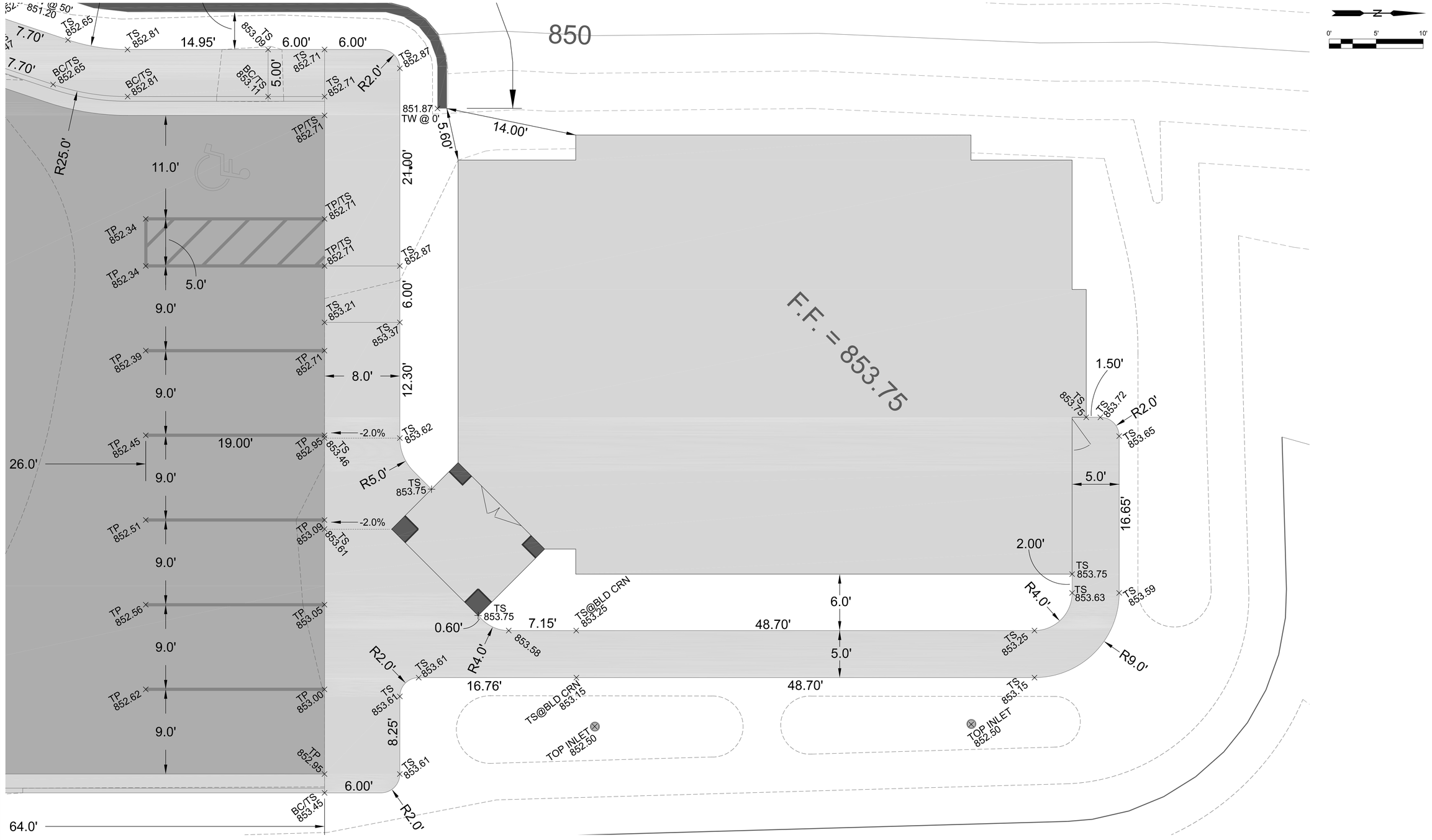
Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

REV: 0
DRAWING NUMBER: GRADING & DIMENSNIONS
SHT. 7 OF 16



GRADING & DIMENSIONS

= CONCRETE

= ASPHALT

DOUGLAS SCHULTE LICENSED KANSAS PROFESSIONAL ENGINEER 24176 11-16-21

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
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Platte City, MO 64079
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admin@schulteengineering.com
PHONE: (816) 850-3328

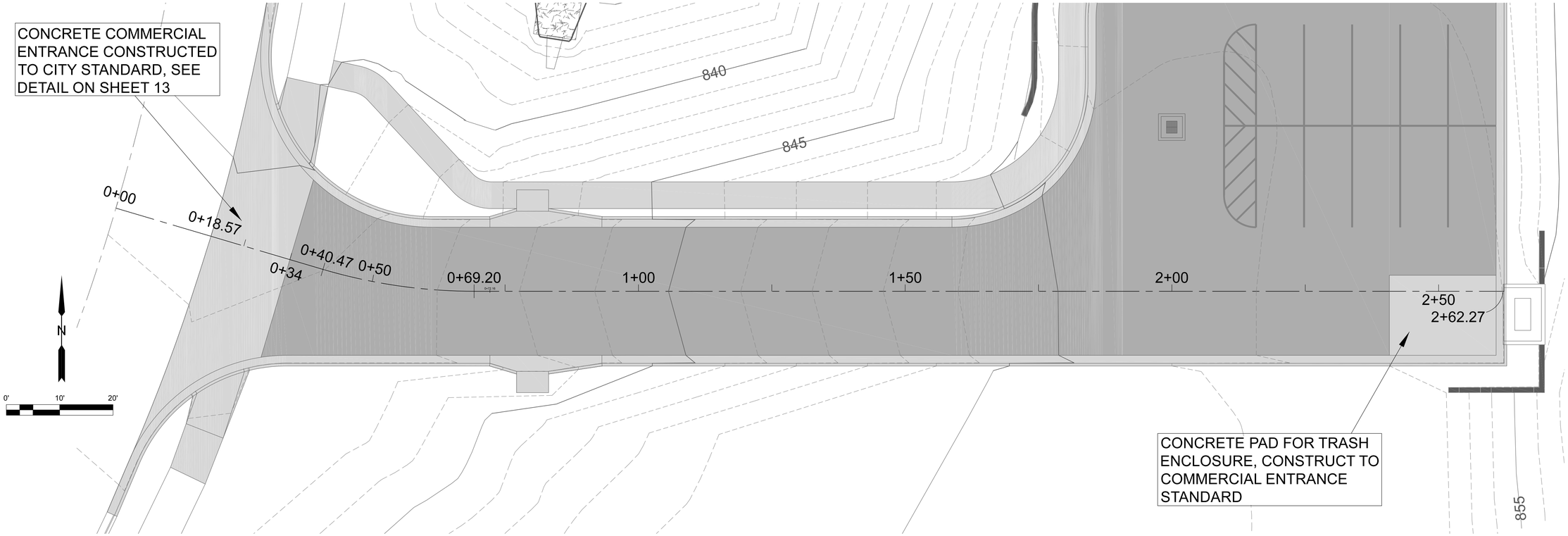
CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

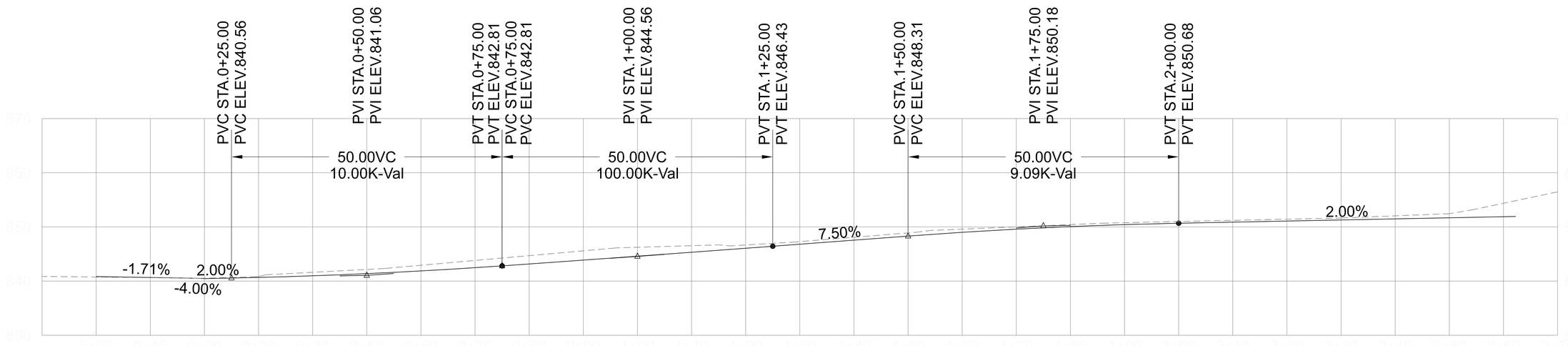
LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER:
REV: 0

GRADING & DIMENSIONS SHT. 8 OF 16



ENTRANCE ROAD LAYOUT



ENTRANCE ROAD PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

DOUGLAS SCHULTE
NUMBER 21376
11-16-21
KANSAS
PROFESSIONAL ENGINEER

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

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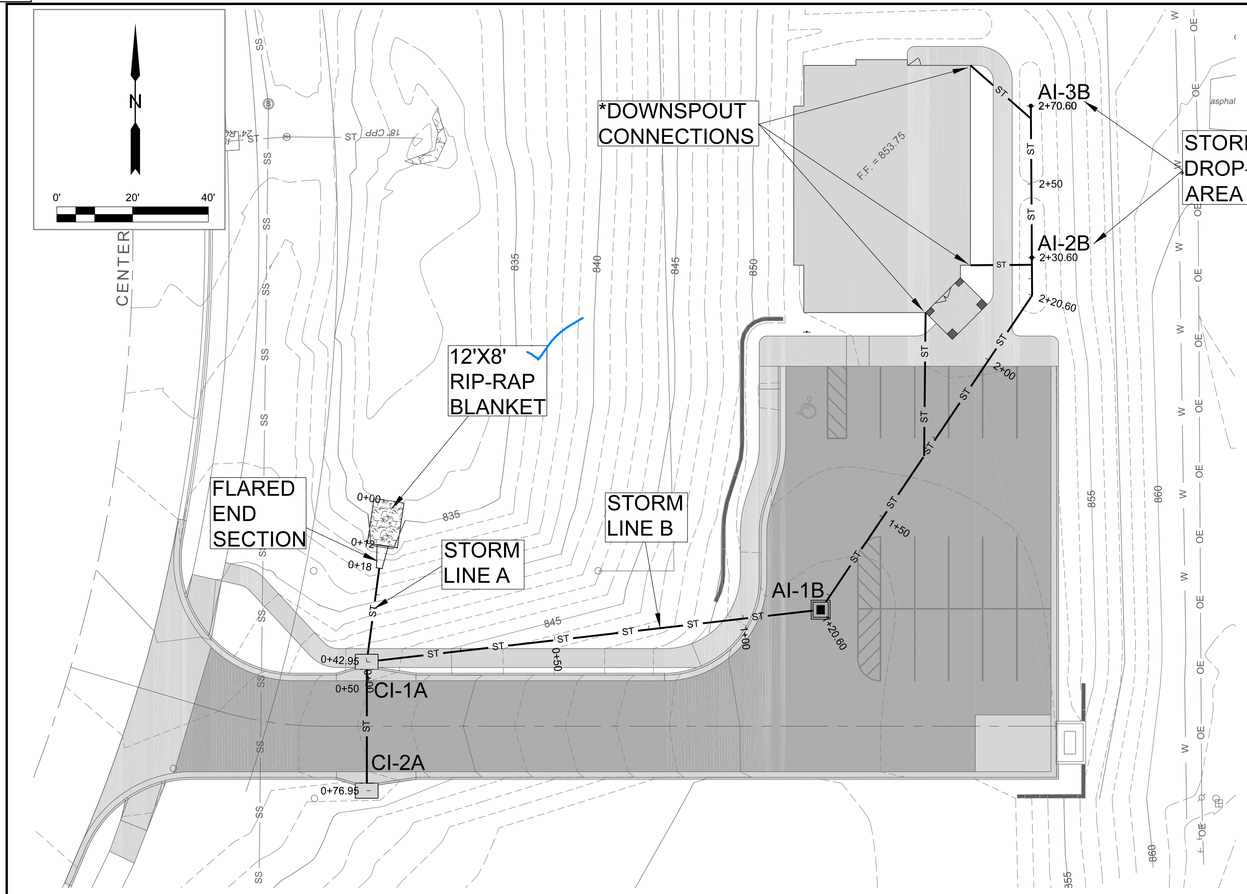
PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

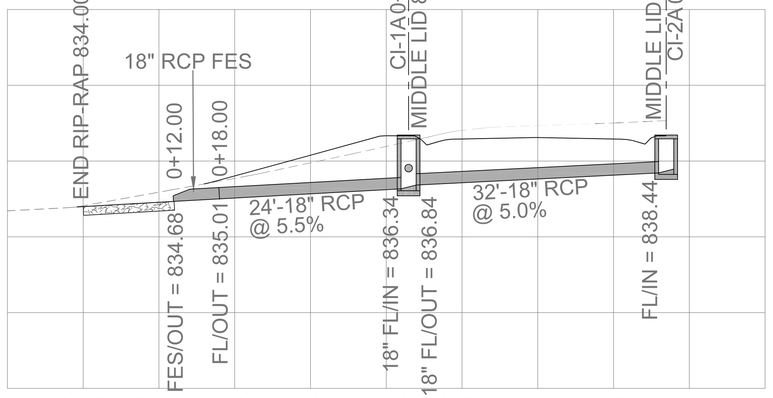
DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: ROAD LAYOUT & PROFILE
SHT. 9 OF 16
REV: 0



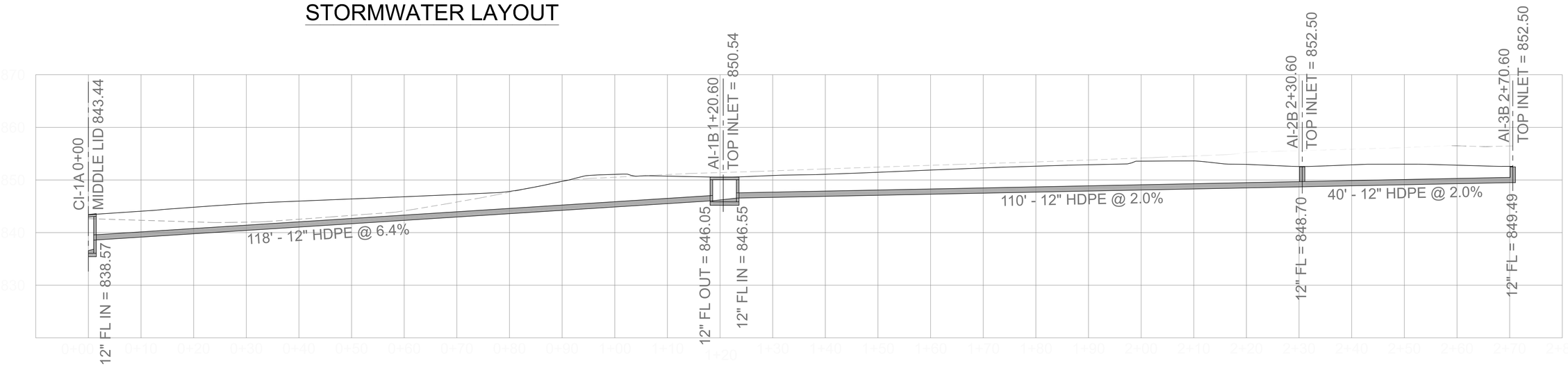
* - VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS



STORM LINE A PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

STORMWATER LAYOUT



STORM LINE B PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
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Platte City, MO 64079
www.schulteengineering.com
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PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

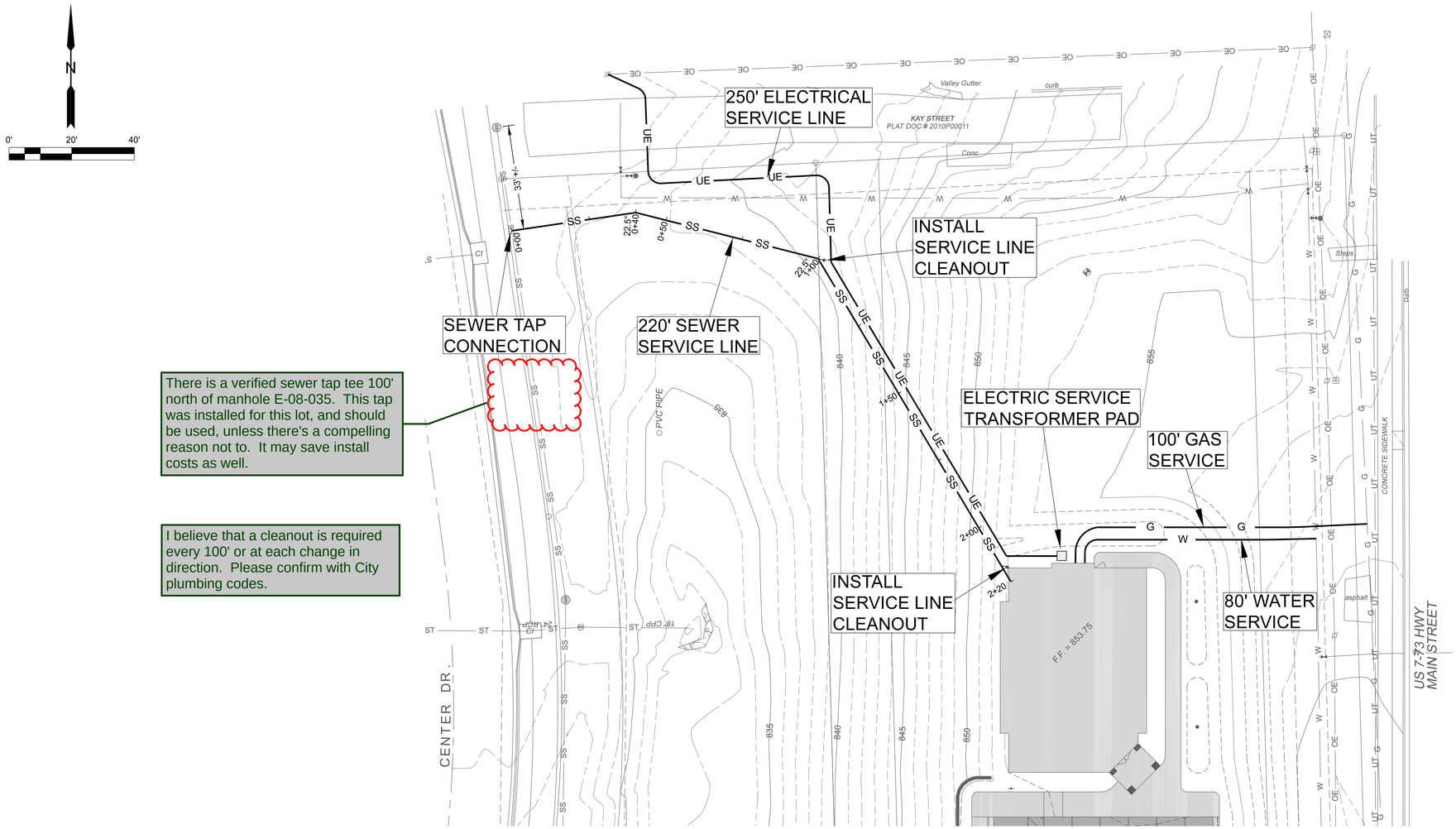
LANSING FAMILY EYE CENTER
LANSING, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

DRAWING NUMBER:
REV.: 0

STORM LAYOUT & PROFILE SHT. 10 OF 16

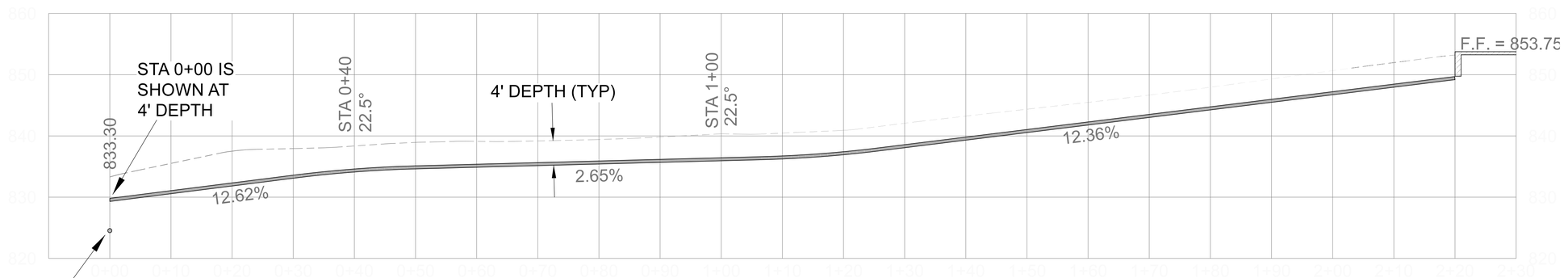
DOUGLAS SCHULTE NUMBER 1376 PROFESSIONAL ENGINEER KANSAS 11-16-21



There is a verified sewer tap tee 100' north of manhole E-08-035. This tap was installed for this lot, and should be used, unless there's a compelling reason not to. It may save install costs as well.

I believe that a cleanout is required every 100' or at each change in direction. Please confirm with City plumbing codes.

UTILITY PLAN



SEWER SERVICE PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
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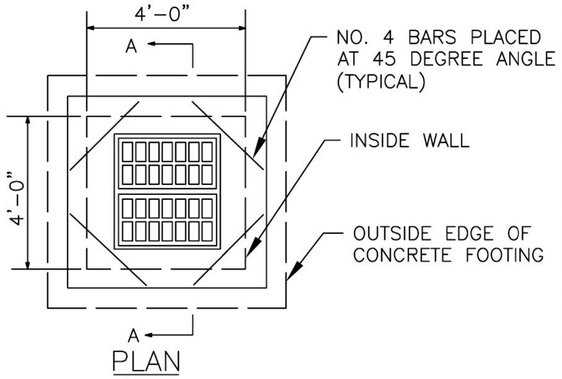
CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

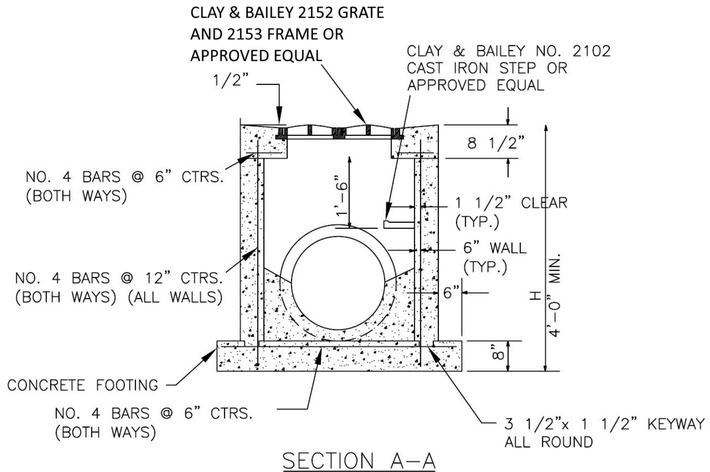
DRAWING NUMBER:
REV.: 0
UTILITY PLAN
SHT. 11 OF 16

DOUGLAS SCHULTE
NUMBER E-26176
PROFESSIONAL ENGINEER
STATE OF KANSAS
11-16-21



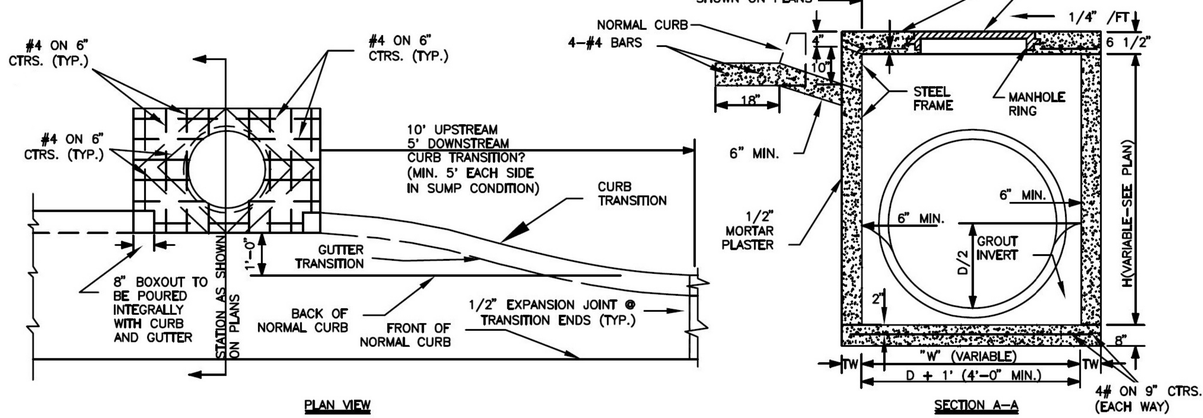
PLAN

NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT (4000 PSI).
2. FLOOR OF INLET SHALL BE SHAPED WITH NON–REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
3. CAST IRON STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY.
4. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOULDING.
5. WALLS MAY EITHER BE POURED IN PLACE OR PRE–CAST.
6. ALL CRUSHED STONE USED AS AGGREGATE FOR CONCRETE CONSTRUCTION SHALL BE OBTAINED FROM QUARRIES AND BEDS DESIGNATED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AS MEETING DURABILITY REQUIREMENTS OF CLASS 1 OR CLASS 6, AS SHOWN ON FILE IN THE OFFICE OF THE CITY ENGINEER.



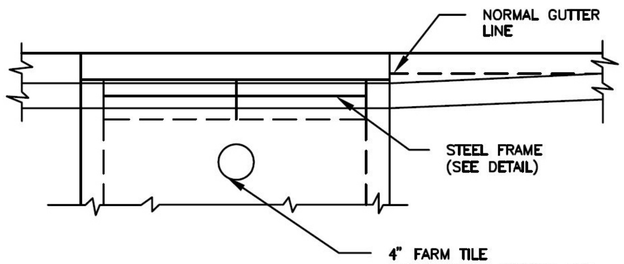
SECTION A–A

GRATED INLET



PLAN VIEW

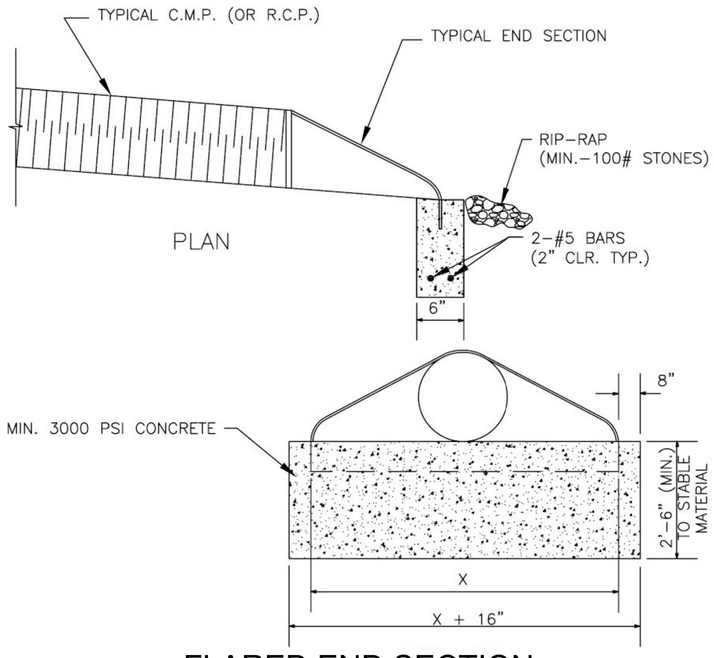
SECTION A–A



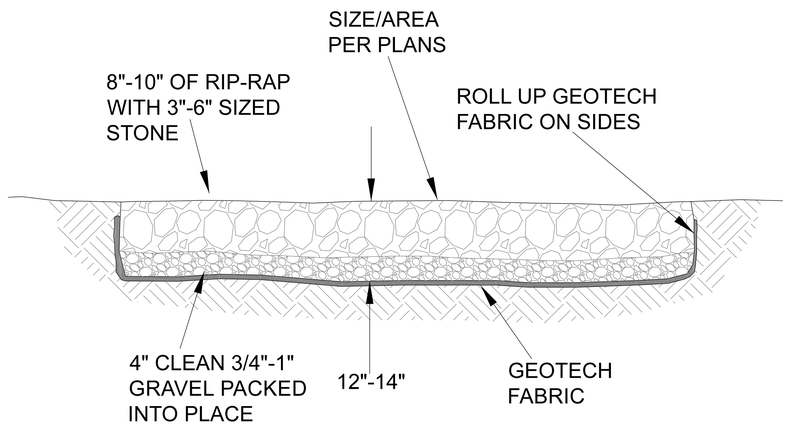
FRONT ELEVATION

NOTES:
1. CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'–4" O.C. WHERE INLET OR MANHOLE DEPTH IS GRATER THAN 4'–0". STEPS SHALL BE M.A. INDUSTRIES, INC. MODEL PS–2–PF OR APPROVED EQUAL
2. USE OF PRECAST CONCRETE REQUIRES DESIGN ENGINEER'S APPROVAL OF SHOP DRAWINGS.
3. MANHOLE RING AND LID SHALL BE CLAY & BAILEY NO. 2020, OR AN APPROVED EQUAL.
4. SPACER SHALL BE PLACED AT EQUAL INTERVALS ACCORDING TO THE FOLLOWING: L=7'–0", 2 SPACES; L=8'–0", 3 SPACES; L=10'–0", 3 SPACES.
5. THE FIRST DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "L" DIMENSION.
6. THE SECOND DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "W" DIMENSION.
7. "JUNCTION BOX" AS CALLED FOR IN THE PLANS, SHALL BE CONSTRUCTED TO CONFORM, WHERE APPLICABLE, WITH THE DIMENSIONS, THICKNESS AND DETAILS SHOWN.
8. ALL METAL SURFACES SHALL BE GALVANIZED.
9. CURB CONTRACTOR SHALL HAND FORM AND FINISH GUTTER WITHIN THE INLET THROAT TO THE REAR OF FRONT INLET WALL AT THE TIME THE FINISHING OF NORMAL CURB IS ACCOMPLISHED
10. THE INVERT SHALL HAVE A TROWEL FINISH TO SECURE SMOOTH INVERT SLOPING TO OUTLET PIPE
11. OUTLET OR INLET PIPE SHALL BE PLACED AS SPECIFIED OR AS DIRECTED BY THE ENGINEER. REINFORCING STEEL SHALL BE BENT AROUND PIPE.
12. USE KSS CLASS A (4000 PSI) CONCRETE FOR ALL STANDARD CATCH BASINS AND INLETS.
13. STORM SEWER PIPE SHALL BE CUT FLUSH WITH INSIDE WALLS OF INLET.

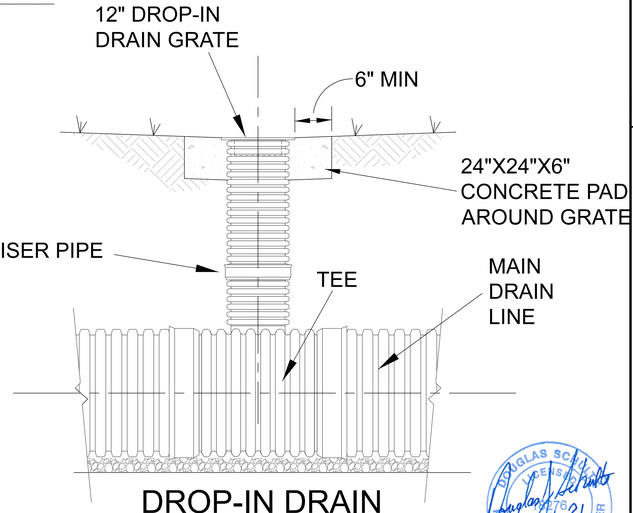
CURB INLET



FLARED END SECTION



RIP-RAP BLANKET



DROP-IN DRAIN

DOUGLAS SCHULTE LICENSED PROFESSIONAL ENGINEER STATE OF KANSAS 11-16-21

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
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Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 860-3328

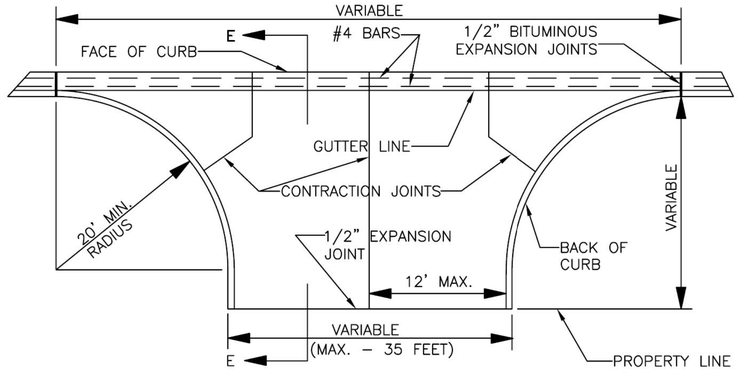
CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

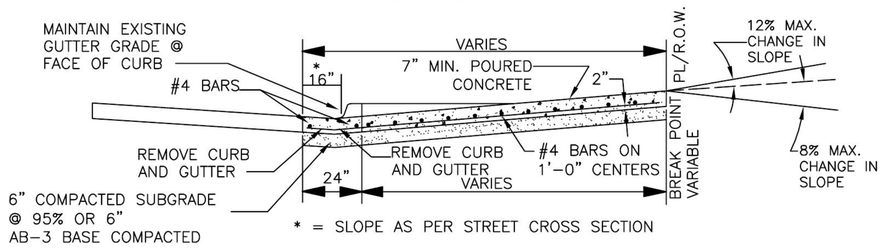
DRAWING NUMBER:
TYPICAL DETAILS
SHT. 12 OF 16

REV: 0



NOTE: ENTRANCE TO DRIVE TO BE POURED MONOLITHICALLY

PLAN



* = SLOPE AS PER STREET CROSS SECTION

SECTION E-E

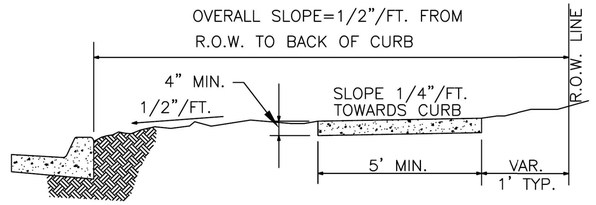
COMMERCIAL ENTRANCE

NOTES:
1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.

2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STOMES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.

3. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PERFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS.

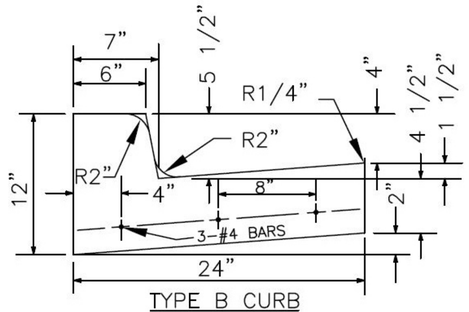
4. EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALKS AND NOT MORE THAN 100 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.



(RESIDENTIAL STREETS - ONE SIDE)
(5'- COLLECTOR AND THOROUGHFARE STREETS BOTH SIDES)

KS CLASS A(AE) CONCRETE SHALL BE USED THROUGHOUT.

TYPICAL SIDEWALK



NOTES:
1. 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB INLETS, AND AT 100' CENTERS. CONTRACTION JOINTS SHALL BE A MIN OF 2" DEEP OR 1/3 TOTAL THICKNESS, A MAX. OF 3/8" WIDE AND PLACED AT 10' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS. KANSAS CLASS A(AE) CONCRETE SHALL BE USED THROUGHOUT.

2. ALL CRUSHED STONE USED AS AGGREGATE FOR CONCRETE CONSTRUCTION SHALL BE OBTAINED FROM QUARRIES AND BEDS DESIGNATED BY THE KANSAS SEPARTMENT OF TRANSPORTATION AS MEETING DURABILITY REQUIREMENTS OF CLASS 1 OR CLASS 6.

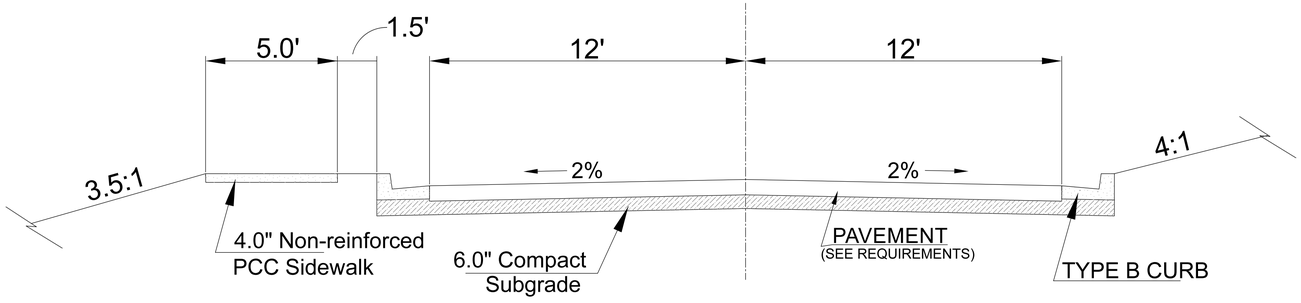
3. NEW CURB PLACEMENT SHALL BE DOWELLED TO EXISTING OR PREVIOUS PLACEMENT IN ACCORDANCE WITH REINFORCING AS SHOWN ON THIS SHEET.

4. REINFORCING NOT REQUIRED WHEN CURB IS PLACED ON ASPHALTIC CONCRETE BASE COURSE (COLLECTOR AND ARTERIAL STREETS).

5. CONTRACTION JOINTS MUST ALIGN WITH CONCRETE PAVING JOINTS.

TYPICAL CURB

PAVEMENT REQUIREMENTS:
PAVEMENT CROSS-SECTION FOR ENTRANCE ROAD AND PARKING LOT SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. 4" (MIN) FULL DEPTH ASPHALTIC CONCRETE
2. 2½" (MIN) OF ASPHALTIC CONCRETE SURFACE OVER A 6" (MIN) CRUSHED ROCK BASE
3. 5" (MIN) PORTLAND CEMENT CONCRETE PAVEMENT WITH 10 GAUGE WELDED WIRE MESH ON SIX (6) INCH CENTERS EACH WAY EMBEDDED TWO (2) INCHES FROM THE BOTTOM SURFACE OF THE SLAB



ENTRANCE ROAD SECTION

NO SCALE

DOUGLAS SCHULTE KANSAS PROFESSIONAL ENGINEER 11-16-21

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

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PHONE: (816) 260-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

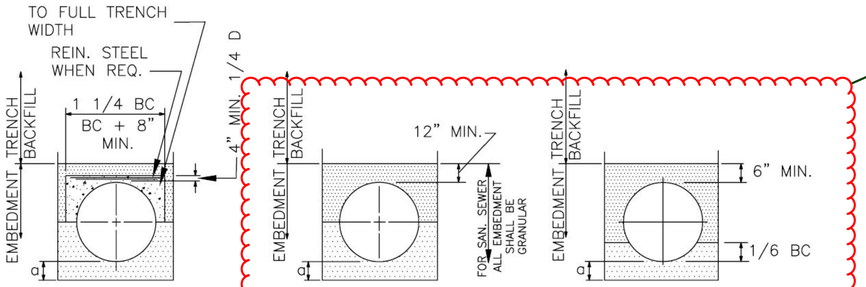
DRAWN BY: DJS
DATE: 11-16-2021
ELECTRONIC FILE NAME:
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

REV: 0
DRAWING NUMBER:
TYPICAL DETAILS
SHT. 13 OF 16

If new sewer tap is approved, must include city detail showing the requirements.

Replace with City bedding detail



CLASS A ARCH. ENCASEMENT

CLASS B FIRST CLASS BEDDING

CLASS C ORDINARY BEDDING

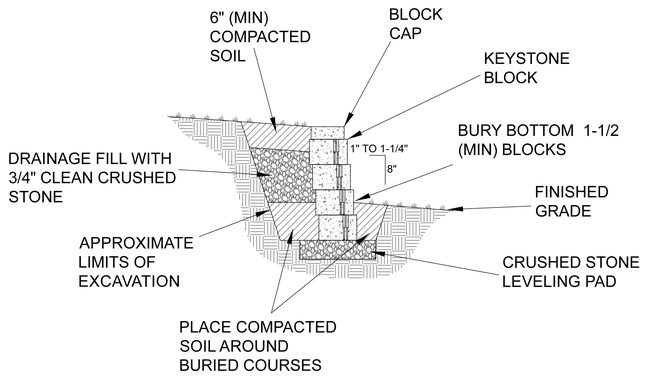
TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	a MIN. SOIL	a MIN. ROCK
27" AND SMALLER	3"	6"
30" TO 60"	4"	9"
66" AND LARGER	6"	12"

LEGEND
BC OUTSIDE DIA. OF PIPE
H COVER ABOVE TOP OF PIPE
D NOMINAL PIPE SIZE
a EMBEDMENT BELOW PIPE
HAND PLACED COMPACTED EMBEDMENT
GRANULAR EMBEDMENT
CONCRETE

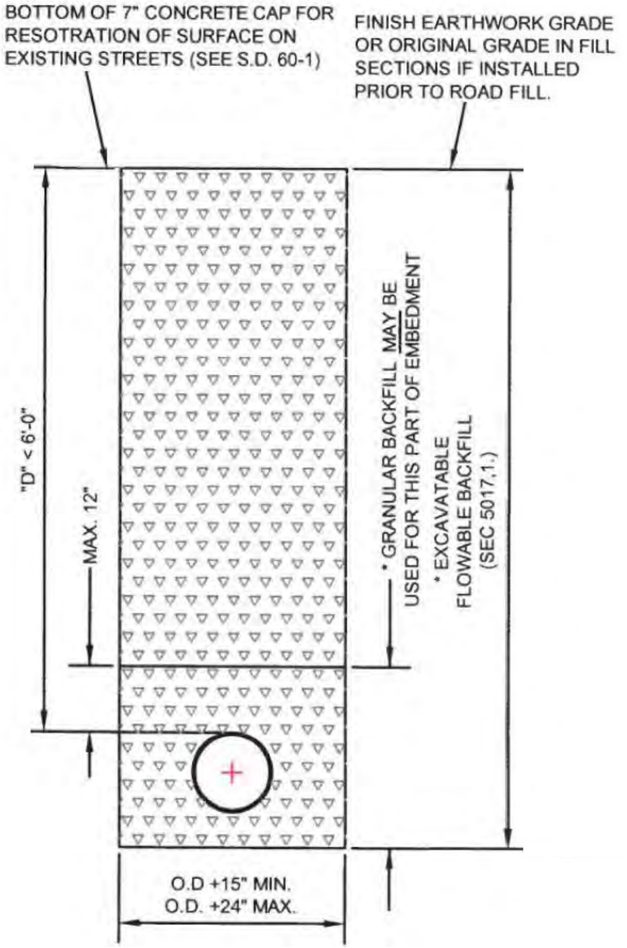
NOTES:
GRANULAR EMBEDMENT SHALL BE KSS TYPE CA-5, TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED.

HAND PLACED COMPACTED EMBEDMENT SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL, AND STONES, PLACED IN UNIFORM LAYERS NOT MORE THAN 8" THICK, AND COMPACTED TO THE REQUIREMENTS SPECIFIED IN SECTION 6018 "TRENCH BACKFILL" OF THIS SPEC. GRANULAR EMBEDMENT MAY BE SUBSTITUTED FOR ALL OR PART OF HAND PLACED COMPACTED EMBEDMENT.

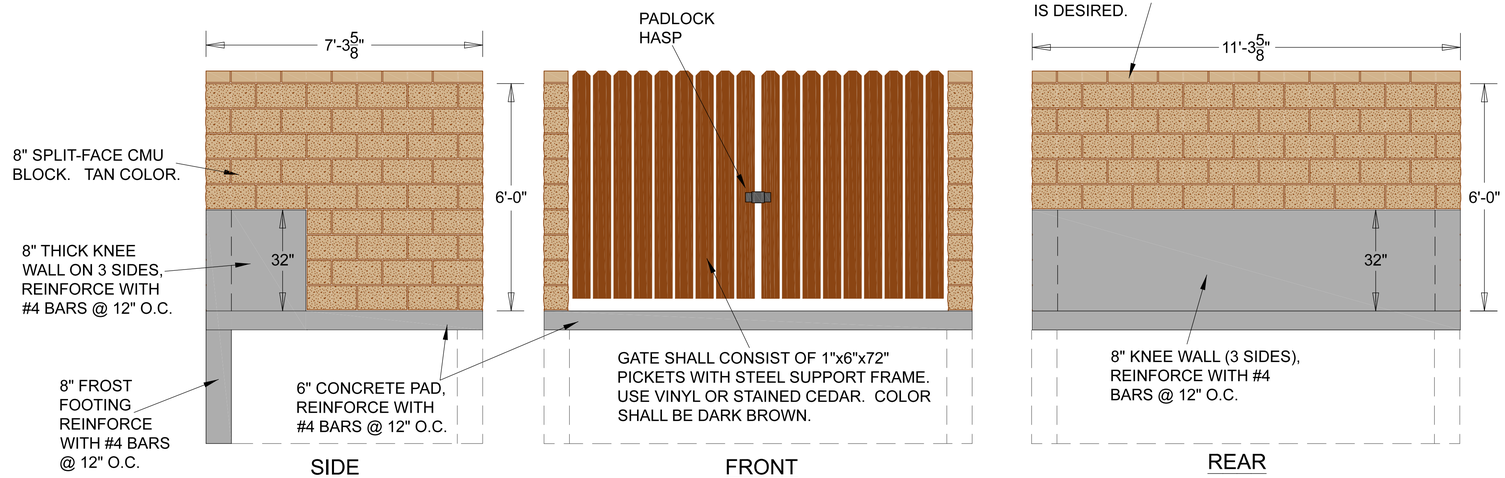
PIPE BEDDING NO PAVEMENT



RETAINING WALL SECTION



PIPE BEDDING BENEATH PAVEMENT



TRASH ENCLOSURE**

** - ENCLOSURE IS SIZED FOR A 2 OR 4 YD DUMPSTER

12"x18" SIGN, MOUNT ON GLVANIZED POLE, LOCATE SIGN 12" BEHIND SIDEWALK AND CENTER ON PARKING STALL.

ADA SIGNAGE

DOUGLAS SCHULTE LICENSED PROFESSIONAL ENGINEER 12-16-21 KANSAS

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

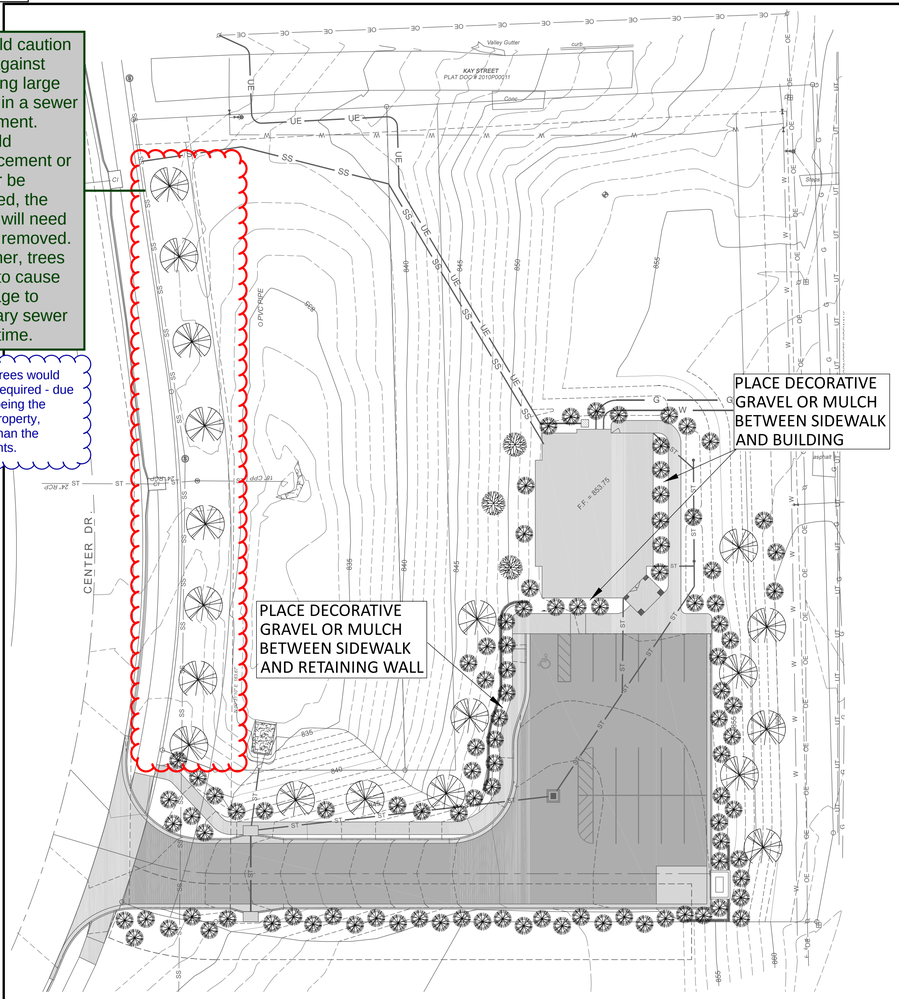
DRAWN BY: DJS
DATE: 11-16-2021
ELECTRONIC FILE NAME:
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: TYPICAL DETAILS
SHT. 14 OF 16
REV.: 0

I would caution you against planting large trees in a sewer easement. Should replacement or repair be needed, the trees will need to be removed. Further, trees tend to cause damage to sanitary sewer over time.

These trees would not be required - due to this being the City's property, rather than the applicants.



LANDSCAPING LAYOUT

LANDSCAPING CALCULATIONS:
LOT AREA = 1.41 Ac = 61,420 SF
ROAD FRONTAGE = 313.50 Ft.
BUILDING FRONTAGE = 66.75 Ft.
PARKING SPACES PROVIDED = 17
PARKING LOT PERIMETER = 410 Ft.

LARGE TREES
ROAD FRONTAGE - 2 PER 40' FRONTAGE = 8
PARKING - 1 PER 40' PARKING PERIMETER = 11

ORNAMENTAL TREES
FDN - 1 PER 25' BUILDING FRONTAGE = 3

EVERGREENS
FDN - MAY SUBSTITUTE UP TO 50% OF ORNAMENTAL AT 1 FOR 1
PARKING - MAY SUBSTITUTE UP TO 50% OF ORNAMENTAL AT 2 FOR 1

SHRUBS
FDN - 5 PER 25' BUILDING FRONTAGE = 13
PARKING - 5 PER 25' PARKING PERIMETER = 82

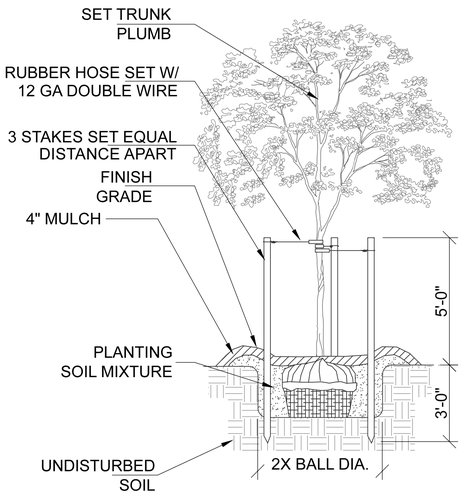
LEGEND

= NEW CONCRETE
= NEW ASPHALT
= NEW RETAINING WALL OR BLOCKS
= LARGE TREE
= ORNAMENTAL
= EVERGREEN
= SHRUB

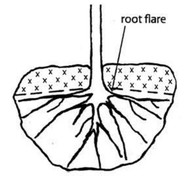
N

0' 30' 60'

The area along the roadway would not be considered parking, so the amount of shrubs here can be reduced significantly. That being said, it would be nice to have a few trees of some sort along the entrance road. Perhaps the existing trees can be spread out to include some along the road itself.



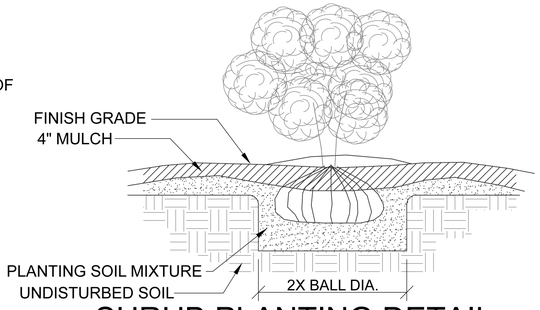
TREE PLANTING DETAIL



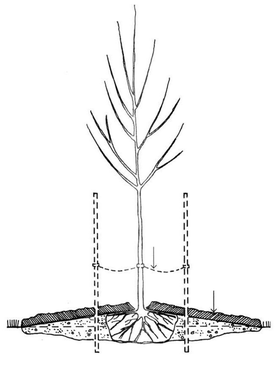
FINDING THE ROOT FLARE:
FOR BALLED-AND-BURLAPPED TREES, PROBE THE TOP OF THE SOIL BALL CHOSE TO THE TRUNK TO FIND THE FIRST ROOTS. YOU CAN DO THIS WITH A STOUT WIRE. CHECK IN TWO OR MORE LOCATIONS TO MAKE SURE YOU'VE LOCATED THE TOP MAJOR ROOTS. LEAVE THE BURLAP IN PLACE TO MAKE MOVING THE TREE EASIER. MEASURE THE DISTANCE FROM THE TOP OF THE SOIL BALL TO THE ROOT FLARE. NEXT, SUBTRACT THAT DISTANCE FROM THE TOTAL DEPTH OF THE BURLAPPED SOIL BALL. THE DISTANCE FROM THE TOP-MOST BURIED ROOT TO THE BOTTOM OF THE BALL IS THE CORRECT DEPTH TO DIG THE PIT.

LANDSCAPE NOTES:
1. LANDSCAPE PLAN IS PREPARED IN COMPLIANCE WITH CITY OF LANSING, KS REQUIREMENTS.
2. TREES / SHRUBS SELECTED FOR PLANTING MUST BE FREE FROM INJURY, DISEASE, PESTS, DEFECTS, ETC. TO ASSURE SURVIVABILITY.
3. ALL TREES TO BE BALLED AND BURLAPED FOR SHIPMENT TO THE SITE.
4. TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2-INCHES AS MEASURED 1-FOOT ABOVE THE GROUND AND HAVE A MINIMUM HEIGHT OF 5 FEET TALL.
5. ALL DISTURBED GROUND TO BE COVERED WITH MULCH, LANDSCAPING, OR SOD.
6. LANDSCAPE CONTRACTOR HAS DESIGN FLEXIBLITY WITH QUANTITIES, LAYOUT, AND SPECIES SELETION THAT ARE AVAILABLE AT TIME OF CONSTRUCTION. CONSULT WITH OWNER FOR FINAL APPROVAL.
7. PLANTS SHALL MEET OR EXCEED THE QUALITY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE KC NURSERY AND LANDSCAPE ASSOCIATION.
8. PLANTS MUST BE NATIVE OR NATURALIZED SPECIES AND SUITED FOR LEAVENWORTH COUNTY, KS SEASONAL CYCLES.

RECOMMENDED SHRUB SPECIES
- GOLD FLAME SPIREA — SPIRAEA X BUMALDA GOLDFLAME
- LIMEMOUND SPIREA — SPIRAEA X BUMALDA LIMEMOUND
- DWARF MAIDEN GRASS — MISCANTHUS SIENSIS
- PAMPAS GRASS — CORTADERIA SELLOANA
- GOLDEN FORSYTHIA — FORSYTHIA INTERMEDIA SPECTABLIS
- BUTTON BUSH — CEPHALANTHUS OCCIDENTAILIS
- EVERGREEN SHRUB



SHRUB PLANTING DETAIL



COMPACTED SOIL PLANTING:
TO TEST FOR COMPACTED SOIL, DO A SIMPLE PERCOLATION TEST. DIG A HOLE 12 INCHES TO 18 INCHES DEEP AND FILL IT WITH WATER. IF THE WATER IS STILL IN THE WHOLE 12 TO 18 HOURS LATER, THEN YOU HAVE COMPACTED OR HEAVY CLAY SOILS.

ROOTS NEED OXYGEN, SO DIG A WIDE SHALLOW HOLE THREE TO FOUR TIMES THE WIDTH OF THE ROOT BALL OR CONTAINER AND ONLY HALF AS DEEP. MOUND BACKFILL SOIL SLIGHTLY TO THE TOP OF THE ROOT FLARE, COVERING THE ENTIRE EXCAVATION. THIS CREATES A RAISED PLANTING BED, WHICH WILL IMPROVE THE TREE'S PERFORMANCE. SOILS THAT HOLD EXCESSIVE MOISTURE MAY NEED A SUBSURFACE DRAIN TUBE INSTALLED BELOW THE ROOT BALL.

COMPACTED SOIL PLANTING DETAIL

Common Name	Scientific Name	Height in Feet	Spread in Feet	Flower Color	Fall Color	Soil Moisture	Light Needed	Yearly Growth Rate	Tree Type
Coffeetree, Kentucky	Gymnocladus dioicus	60-75	40-60	Greenish White	Yellow	Average	Full sun	Medium	Large shade tree
Ginkgo	Ginkgo biloba	50-60	30-40	Not showy	Bright yellow	Average	Full sun to light shade	Slow to medium	Large shade tree
Hornbeam, European	Carpinus betulus	40-60	20-40	Red	Yellow-Green	Average	Full sun to light shade	Medium	Large shade tree
Oak, English	Quercus robur	40-60	10-40	Not showy	Brown	Average	Full sun	Medium	Large shade tree
Oak, Northern red	Quercus rubra	60-80	60-80	Not showy	Red	Average	Full sun	Medium to fast	Large shade tree
Oak, scarlet	Quercus coccinea	60-80	30-50	Not showy	Russet to red	Average	Full sun	Medium	Large shade tree
Oak, white	Quercus alba	70-90	50-80	Not showy	Reddish-Purple	Moist to dry	Full sun	Slow	Large shade tree
Alder, European	Alnus glutinosa	40-60	20-30	Red-Brown	Green	Wide range	Full sun to light shade	Fast	Large shade tree
Black gum	Nyssa sylvatica	40-60	20-30	Greenish White	Orange to scarlet	Wide range	Full sun to light shade	Slow	Large shade tree
Honeylocust, thornless	Gleditsia triacanthos var. inermis	30-60	25-50	Not showy	Yellow	Wide range	Full sun	Fast	Large shade tree
Oak, bur	Quercus macrocarpa	70-80	70-80	Not showy	Yellow-Brown	Wide range	Full sun	Slow	Large shade tree
Beech, European	Fagus sylvatica	40-50	15-25	Brown	Yellow-Bronze	Average	Full sun to light shade	Slow	Medium tree
Hophornbeam	Ostrya virginiana	30-40	20-30	Red-Brown	Yellow	Average	Full sun to light shade	Slow	Medium tree
Filbert, Turkish	Corylus colurna	40-50	20-25	Not showy	Yellow to purple to red	Wide range	Full sun	Medium	Medium tree
Hawthorn	Crataegus species	20-30	15-30	White	Scarlet	Average	Full sun to light shade	Medium	Small tree
Lilac, Japanese tree	Syringa reticulate	20-30	15-25	Creamy white	Yellow	Wide range	Full sun	Medium	Small tree
Maple, Tatarian	Acer species	15-20	15-20	Green-White	Red and Reddish-Brown	Wide range	Full sun to light shade	Slow to medium	Small tree
Maple, Shantung	Acer species	20-30	20-25	Green-Yellow	Yellow to red	Wide range	Full sun to light shade	Slow	Small tree

APPROVED TREE SPECIES

TREE PLACEMENT GUIDELINES
1. SPACE TREES 30 - 50 FEET APART.
2. PLACE TREES NO CLOSER THAN 15 FEET FROM STREET OR AREA LIGHTING.
3. PLACE TREES NO CLOSER THAN 8 FEET FROM A DRIVEWAY.
4. PLACE TREES NO CLOSER THAN 5 FEET FROM A FIRE HYDRANT.
5. PLACE TREES NO CLOSER THAN 5 FEET FROM A STORM BOX, GAS VALVE, WATER VALVE, CABLE BOX, OR ANY OTHER ABOVE GROUND UTILITY.

DOUGLAS SCHULTE ENGINEER PROFESSIONAL ENGINEER KANSAS 19776 11-16-21

REV.	DATE	BY	DESCRIPTION
-	-	-	SUBMIT FOR CITY REVIEW
1	11-16-2021	DJS	

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21 Gates Dr.
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PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

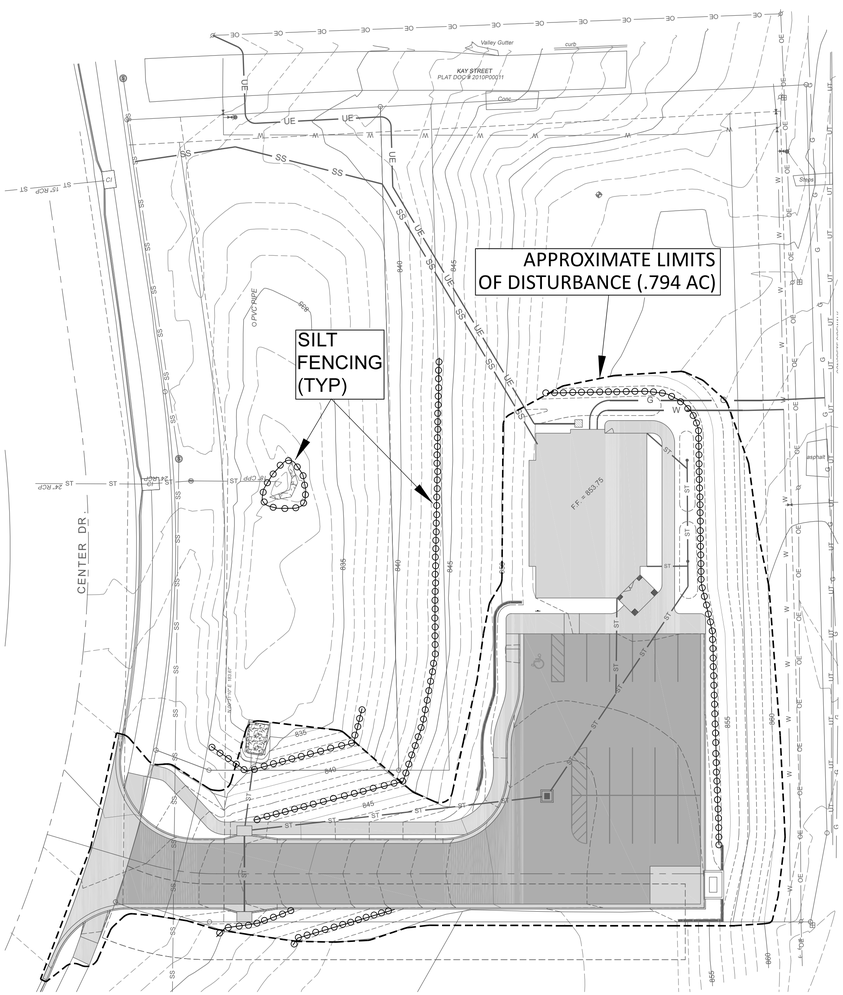
DRAWN BY: DJS
DATE: 11-16-2021
ELECTRONIC FILE NAME:
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER:
REV: 0

LANDSCAPE PLAN

SHT. 15 OF 16



EROSION CONTROL PLAN

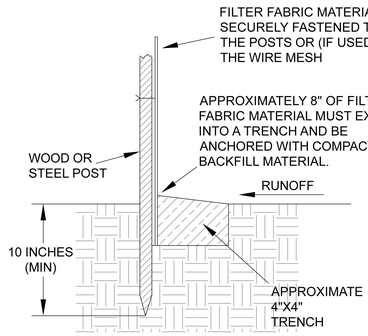
APPROXIMATE TOTAL DISTURBED AREA IS .794 AC

CONCRETE WASHOUT LOCATION TO BE DETERMINED BY DEVELOPER OR GENERAL CONTRACTOR

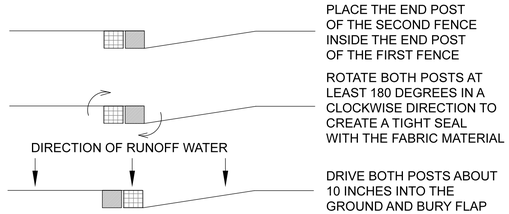
LOCATE SPILL KIT IN A CENTRAL LOCATION

LEGEND

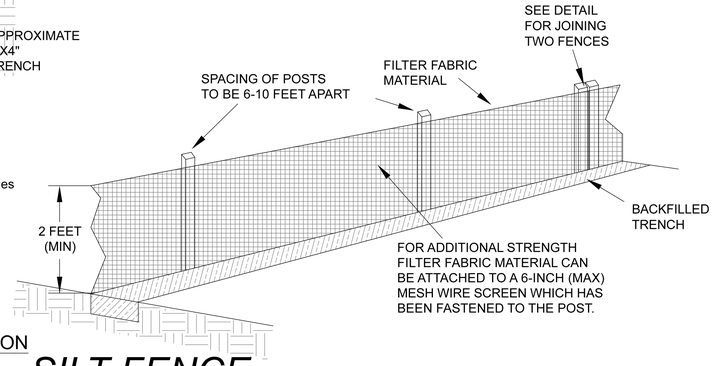
- SILT FENCING
- APPROXIMATE DISTURBANCE LIMITS



SILT FENCE POST CONNECTION



ATTACHING TWO SILT FENCES



SILT FENCE

SEEDING

1. ALL AREAS DISTURBED DURING GRADING OPERATIONS SHALL BE SEEDED, FERTILIZED, AND MULCHED.
2. ALL SEEDING AND MULCHING SHALL BE COMPLETED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS.
3. MULCH SHALL BE VEGETATIVE TYPE. SEEDING SHALL BE AS FOLLOWS:
- OFFSITE: SEEDING OUTSIDE OF LOT 6A SHALL UTILIZE ALTA FESCUE OR KENTUCKY 31 FESCUE (120 LBS/ACRE).
- ONSITE: SEEDING WITHIN THE BOUNDARY OF LOT 6A SHALL COMPLY WITH OWNER'S REQUIREMENTS FOR GRASS TYPE.
4. PERMANENT SEEDING WORK SHALL BE DONE BETWEEN THE DATES OF FEBRUARY 1 AND APRIL 15 FOR SPRING PLANTING.
5. SOWING SHALL BE ACCOMPLISHED BY USE OF AN APPROVED MECHANICAL SEEDER, DRILL, OR HYDROSEEDING.
6. FERTILIZER SHALL BE INORGANIC 12-12-12, 13-13-13, OR 10-20-5 GRADE.

LAND DISTURBANCE GENERAL NOTES

1. THE INTENT OF THIS LAND DISTURBANCE PLAN IS TO PROVIDE PROTECTION GUIDANCE TO THE CONTRACTOR TO PREVENT THE DISCHARGE OF SOIL MATERIAL INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. ADEQUATE PROTECTION SHALL BE REQUIRED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL PROVIDE IMMEDIATE REPAIR OR IMPLEMENT AN ALTERNATE MEASURE APPROVED BY THE OWNER.

2. THIS PLAN OUTLINES THE CRITICAL AREA OF DISTURBANCE TO ESTABLISH THE MINIMUM REQUIREMENT FOR SITE PROTECTION. EROSION CONTROL MEASURES MAY CONSIST OF THOSE INDICATED WITHIN THE PLANS OR ADDITIONAL MEASURES, AS NEEDED, TO CONTROL EROSION ON SITE. THE OWNER HAS THE AUTHORITY TO LIMIT THE DISTURBED SURFACE AREA AND TO DIRECT THE CONTRACTOR TO PROVIDE CONTROL MEASURES.

3. CLEARING AND GRUBBING WITHIN A DRAINAGE COURSE SHOULD BE AVOIDED IF POSSIBLE. WHERE CHANGES TO A DRAINAGE COURSE OCCUR, WORK SHALL BE COMPLETED AS QUICKLY AS POSSIBLE AND THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN A DRAINAGE WAY SHOULD BE CONTOURED AND PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

4. WHEN SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA SHALL BE STABILIZED WITH MULCH OR OTHER EROSION CONTROL MEASURES. IF THE SLOPE OF A DISTURBED AREA IS GREATER THAN 3:1, OR GREATER THAN 3% AND EXCEEDING 150 FEET IN LENGTH, THE DISTURBED AREA SHALL BE STABILIZED WITH MULCH OR OTHER EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

5. EXISTING VEGETATION SHALL BE PRESERVED WHERE PRACTICAL. NO DISTURBED AREAS SHALL REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

6. SLOPES SHOULD BE LEFT IN A ROUGHENED CONDITION DURING GRADING.

7. CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING WHERE PRACTICAL AND POSSIBLE. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING GRADING OPERATIONS.

REV.	DATE	BY	DESCRIPTION
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
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PHONE: (816) 860-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

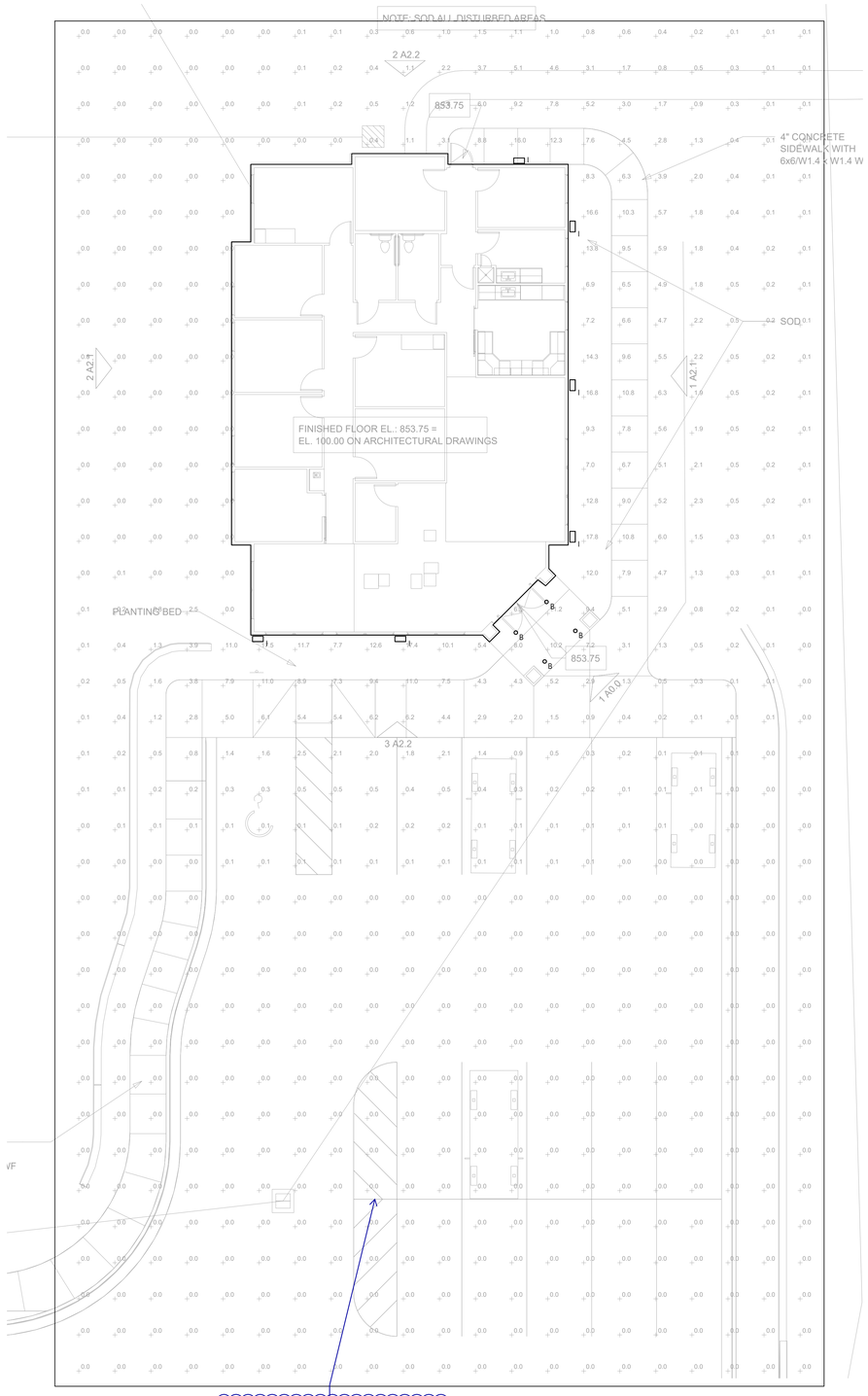
DRAWN BY: DJS
DATE: 11-16-2021
ELECTRONIC FILE NAME:
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: EROSION CONTROL
SHT. 16 OF 16
REV: 0

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMP	LUMENS	VOLTS	WATTS	DESCRIPTION
B	HUBBELL PRESCOLITE, OR APPROVED EQUAL LB6A 7L 35K 9 WH	LED	700	120	10	6" LED RECESSED DOWNLIGHT, ALUMINUM HOUSING AND REFLECTOR WITH CLEAR ANODIZED TRIM, HIGH PERFORMANCE ISOLATED LED DRIVER, DIMMING RANGE FROM 100% TO 10%, WET LOCATION RATED, 5 YEAR WARRANTY.
I	SUPERBRIGHTLEDS, OR APPROVED EQUAL WPFC2-50K40-H (JL-423C PHOTOCELL)	LED	4400	120	40	LED WALL CUTOFF, EXTERIOR RATED LED DRIVER, WET LOCATION RATED, DIE CAST ALUMINUM HOUSING, POWDER COAT FINISH, 5000K TEMP, 5 YEAR WARRANTY. MOUNT AT 9'-6" (±) AFF. COORDINATE COLOR AND EXACT LOCATION WITH ARCHITECT.



1 SITE PLAN
1/8" = 1'-0"

Reviewed By CED
12/10/2021 3:24:12 PM
By mschmitz

GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO START OF PROJECT WORK AND SUBMIT COORDINATED PROJECT WORK ON SHOP FABRICATION AND INSTALLATION DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER OF RECORD.

B. CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS AND SCHEDULING OF ALL WORK WITH BUILDING REPRESENTATIVE AND GENERAL CONTRACTOR.

C. INSTALLATION SHALL COMPLY WITH LATEST EDITION OF NATIONAL ELECTRICAL CODE AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, NFPA, IECC, ALL FEDERAL, STATE, CITY, AND LOCAL CODE.

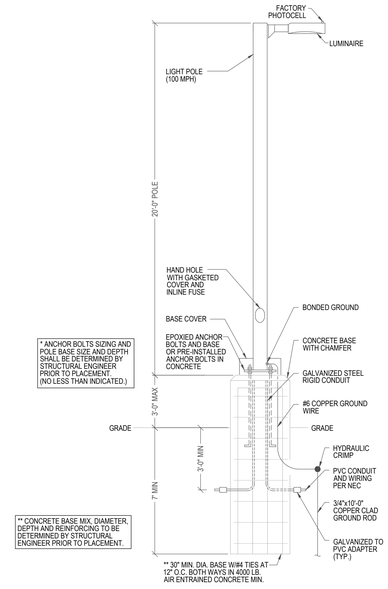
D. CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN MUNICIPALITY WHERE PROJECT IS LOCATED; OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES.

E. VERIFY LOCATION AND WIRING REQUIREMENT FOR ALL RECEPTACLES AND POWER FEEDS TO OWNER FURNISHED EQUIPMENT PRIOR TO INSTALLATION.

F. PROVIDE ¾" CONDUIT AND PULL STRING TO ABOVE CEILING AND ACCESSIBLE FOR ALL DATA OUTLETS.

G. FOR THE PURPOSES OF THIS PROJECT, THE TERM PROVIDE SHALL BE DEFINED AS, "FURNISH AND INSTALL".

PLAN NOTES:



2 AREA LIGHT DETAIL
NTS

wnbarchitects
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517 DELAWARE KANSAS CITY, MO 64105
816.283.3731 www.wnbarchitects.com

PS Professional Engineers, Inc.
Mechanical
Electrical
Plumbing
19947 West 162nd Street
Olathe, Kansas 66062
Phone (913) 390-6002
CONSULTING • MANAGEMENT • DESIGN/BUILD

PROGRESS SET - NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION
1	PERMIT/BIDDING SET
2	ELEC SERVICE ADDENDUM 1 - 10/5/21

PROJECT: FAMILY EYECARE CENTER
SHEET TITLE: Electrical - Site Photometric

DATE: 09.09.2021 | PROJECT NUMBER: 21014.00
DRAWN BY: SMP | LOCATION: ADDRESS

Sheet Number
ES1.01

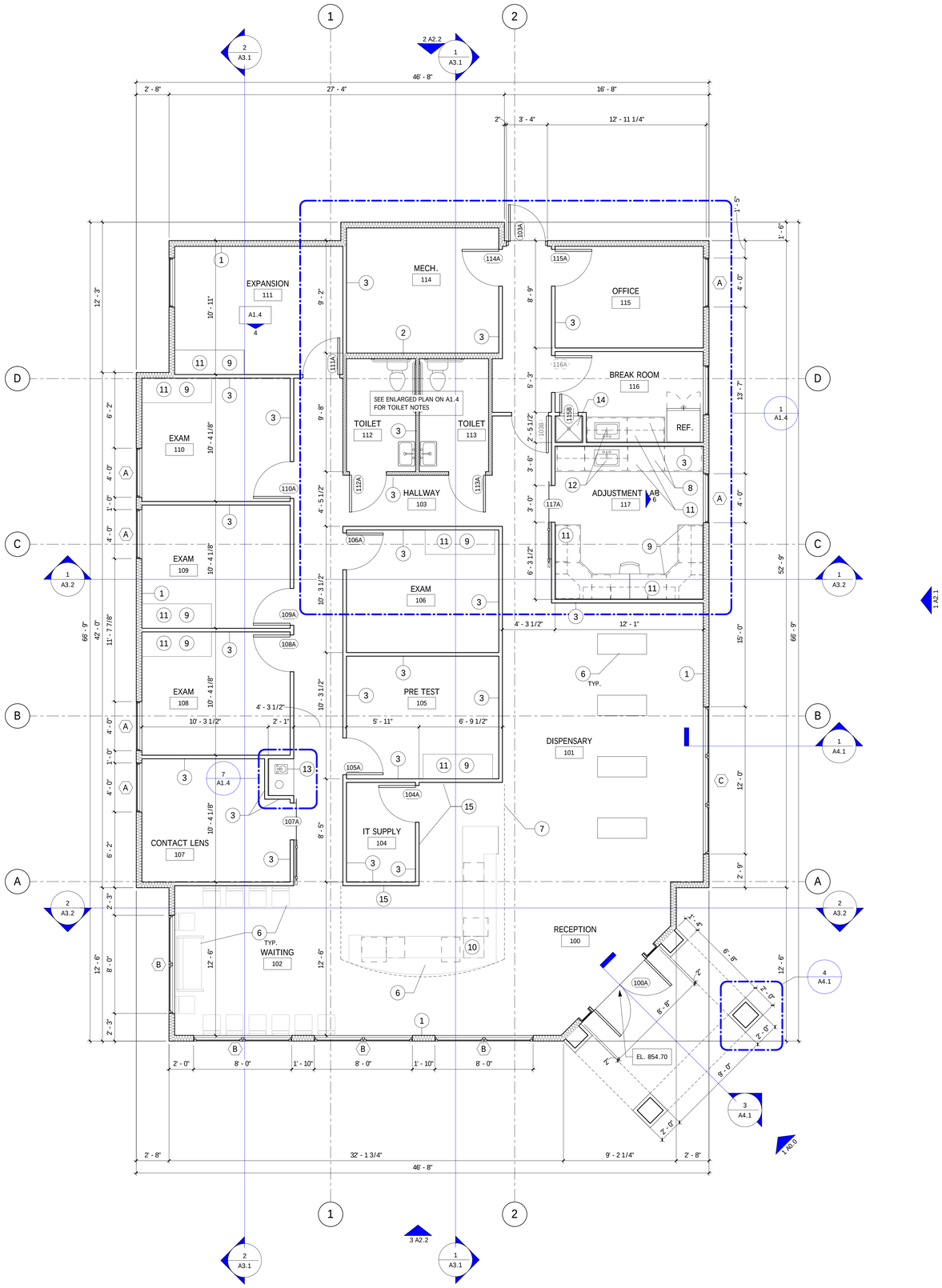
wnbarchitects
517 Delaware
Kansas City, MO 64105
816.283.3731
wnbarchitects.com

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUDS, UNLESS NOTED OTHERWISE
2. FINISHED FLOOR ELEVATION 100'-0" = 853.75 ON CIVIL DRAWINGS

PLAN NOTES

1	2 x 6 WOOD STUDS W/ 5 1/2" FOIL-FACED BATT INSULATION AND 1/2" GYPSUM BOARD ON INTERIOR
2	2 x 4 WOOD STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES
2	2 x 6 WOOD STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES
3	2 x 4 WOOD STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES
3	2 x 6 WOOD STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES
6	FURNITURE TO BE PROVIDED BY OWNER
7	OVERHEAD SOFFIT, RE: REFLECTED CEILING PLAN
8	PLASTIC LAMINATE COUNTER TOP AND BACKSPLASH; RE: A1.4 FOR ELEVATIONS
9	PLASTIC LAMINATE COUNTER TOP
10	FRONT DESK, RE: A5.2 FOR DETAILS
11	PLASTIC LAMINATE CASEWORK
12	24" DROP IN SINK
13	9" DROP IN SINK
14	24" x 24" MOP SINK
15	WALL TO RECEIVE ACCENT COLOR PAINT



MAIN FLOOR PLAN

1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION
0	PERMIT/BIDDING SET

PROJECT: FAMILY EYECARE CENTER
SHEET TITLE: MAIN FLOOR PLAN
DATE: 09/10/2021
PROJECT NUMBER: 21016.00
DRAWN BY: WNB
LOCATION: ADDRESS

Sheet Number
A1.1

1/15/2021
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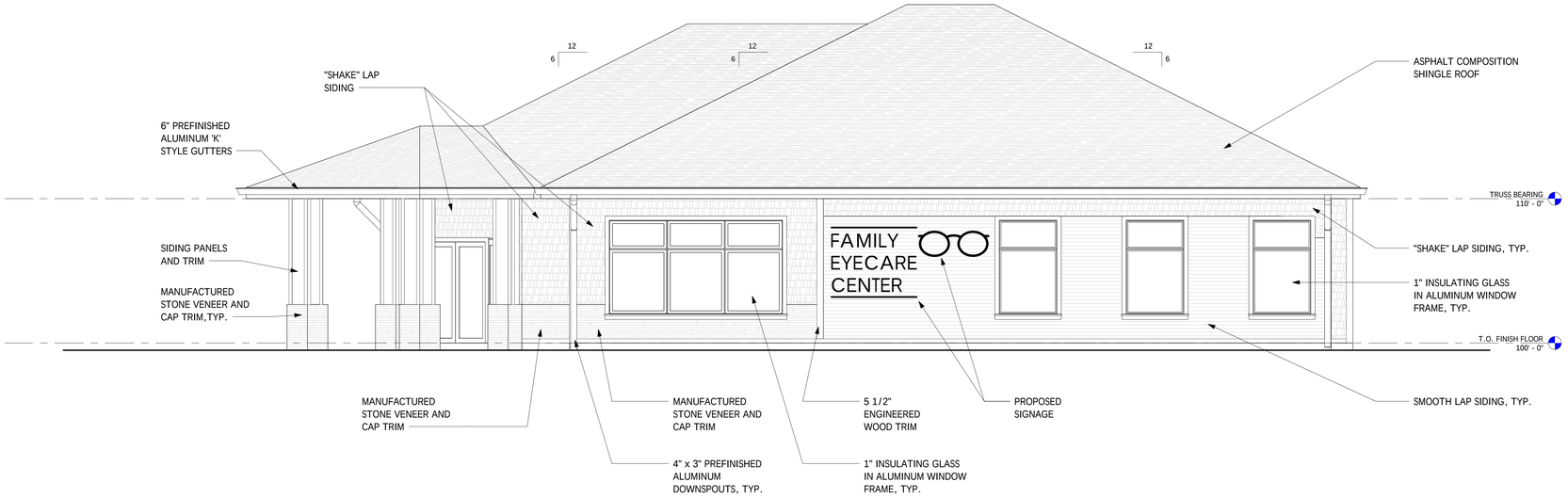
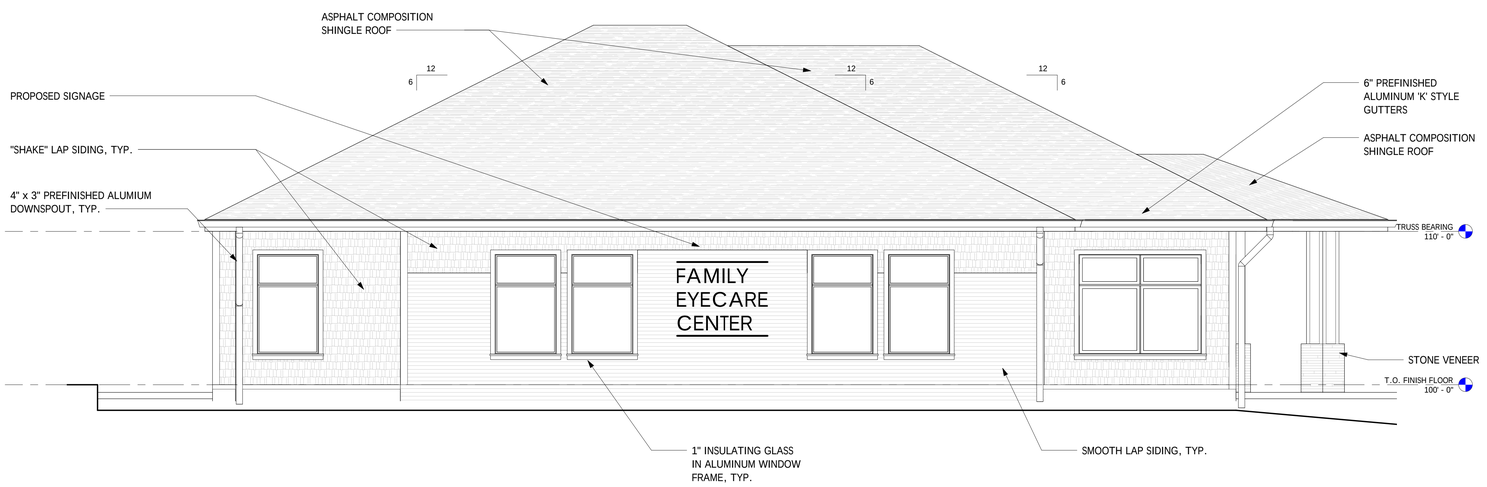


1 EAST ELEVATION
1/4" = 1'-0"

NOTE:
SMOOTH LAP SIDING, SHAKE LAP SIDING, AND TRIM WILL EACH BE PAINTED A DIFFERENT COLOR, TO BE SELECTED BY OWNER



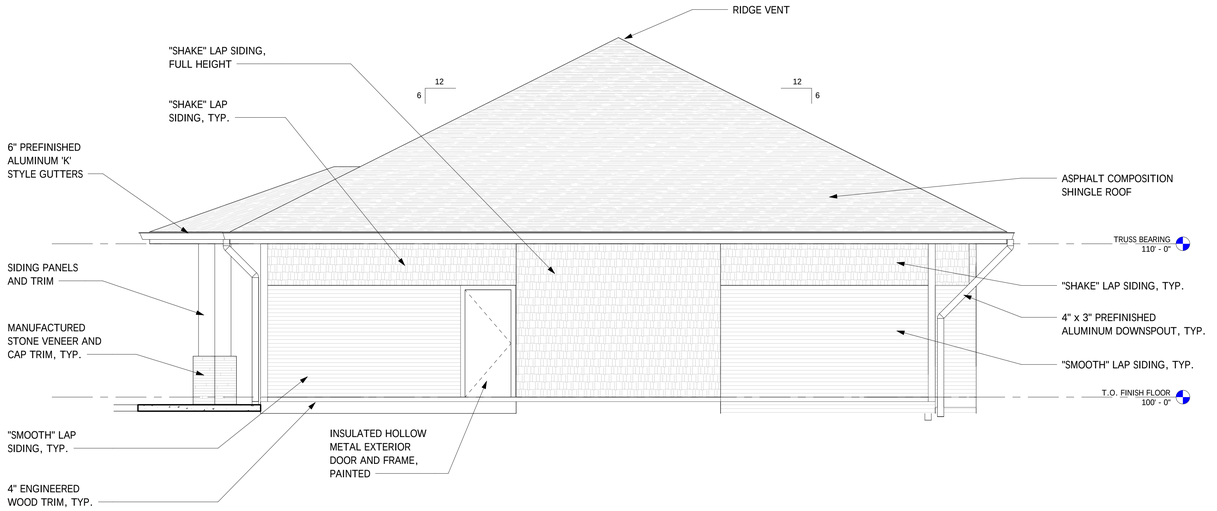
2 WEST ELEVATION
1/4" = 1'-0"

wnbarchitects
517 Delaware
Kansas City, MO 64105
816.283.3731
wnbarchitects.com

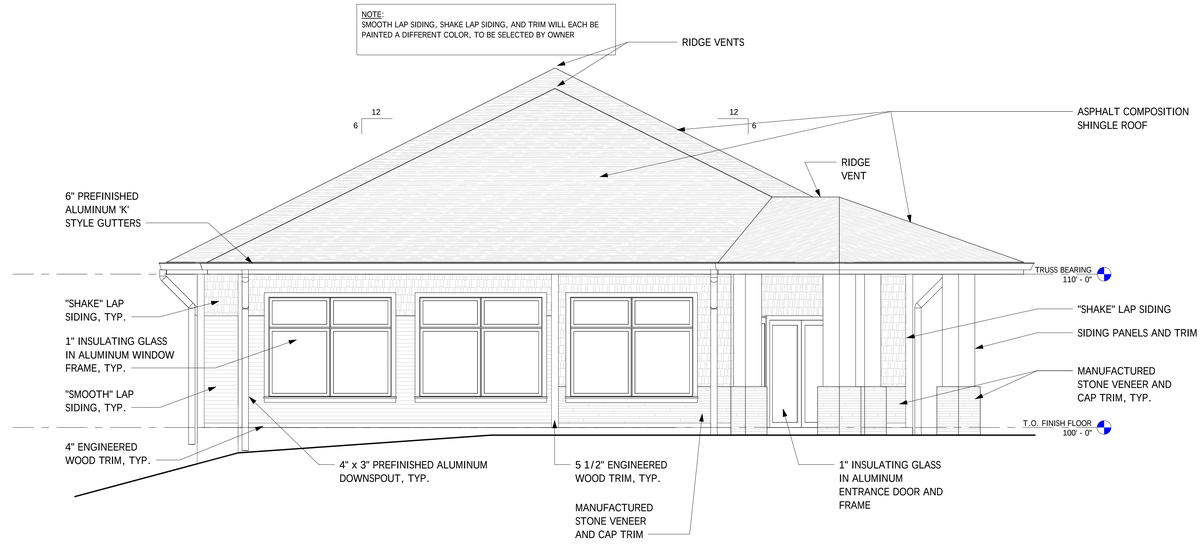
REVISIONS
NO. DESCRIPTION
0 PERMIT/BIDDING SET

PROJECT: FAMILY EYECARE CENTER
SHEET TITLE: EXTERIOR ELEVATIONS
DATE: 09/10/2021
DRAWN BY: WNB
PROJECT NUMBER: 21016.00
LOCATION: ADDRESS

Sheet Number
A2.1



2 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

wnbarchitects
517 Delaware
Kansas City, MO 64105
816.283.3731
wnbarchitects.com

REVISIONS

NO.	DESCRIPTION
0	PERMIT / BIDDING SET

PROJECT: FAMILY EYECARE CENTER

SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 09/10/2021 | PROJECT NUMBER: 21016.00

DRAWN BY: WNB | LOCATION: ADDRESS

Sheet Number

A2.2

Schulte Engineering & Consulting, LLC

21 Gates Drive
Platte City, MO 64079
(816) 260-3328
doug@schulteengineering.com

November 17, 2021

City of Lansing
Community & Economic Development Dept.
Attn: Matt Schmitz, Director
730 First Ter. Suite 2
Lansing, KS 66043

Re: Family Eye Care Center Stormwater Submittal

Mr. Schmitz,

The following is a summary of the stormwater findings resulting from the design of the Eye Care Center. The information included covers drainage & pipe hydraulics, the effect of proposed grading on the existing detention basin, and the effect due to the increase in impervious surface on the existing detention basin.

Drainage & Pipe Hydraulics

The attached documents indicate the drainage areas, area calculations, runoff calculations, and pipe hydraulics. A summary of the results can be found on the page labeled “Drainage Area & Runoff Summary”. Reference the layout drawing showing the drainage areas and it should be self-explanatory.

Detention - Proposed Grading

The proposed grading extends into the existing detention basin. The overflow elevation of the basin is elevation 836.00. The grading extends slightly past 836.00 down to elevation 834.00. The grading results in a slight change in area and volume of the detention basin. The following is a comparison of the existing and proposed area and volume of the detention basin:

	Existing		Proposed		Change
Elevation	Area (SF)	Volume (CF)	Area (SF)	Volume (CF)	Volume (%)
832	-	-	-	-	
833	1,388	18	1,388	18	0.00%
834	4,492	2,853	4,499	2,857	0.14%
835	6,837	8,430	6,876	8,429	-0.01%
836	9,295	16,446	9,120	16,433	-0.08%

The proposed grading results in a slight increase in volume at elevation 834 and a very small reduction at elevations 835 and 836. In the case of reduced volume, the changes are less than

.1%. I do not anticipate any change in the detention basin performance due to the proposed grading.

Detention – Impervious Surface Increase

The project site is located on lot 2 of Lansing Towne Center. Lot 2 contains a total area of 1.95 Ac. The lot was recently split, and the detention basin was plated as a separate property. The adjusted lot size for the project is now 1.41 Ac (61,467 SF). The area of impervious surfaces for the proposed project totals 19,650 SF.

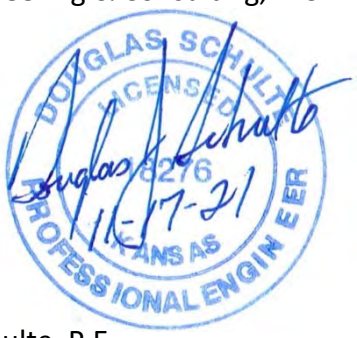
The drainage analysis conducted by SMH Consultants utilized a runoff coefficient of c=.30 for pre-developed and c=.60 for post-developed. Based on the proposed impervious surfaces, the following is the weighted runoff coefficient (c) for the site:

$$c = \frac{19{,}650\ SF\ (.90) + 41{,}817\ SF\ (.30)}{61{,}467\ SF} = .49$$

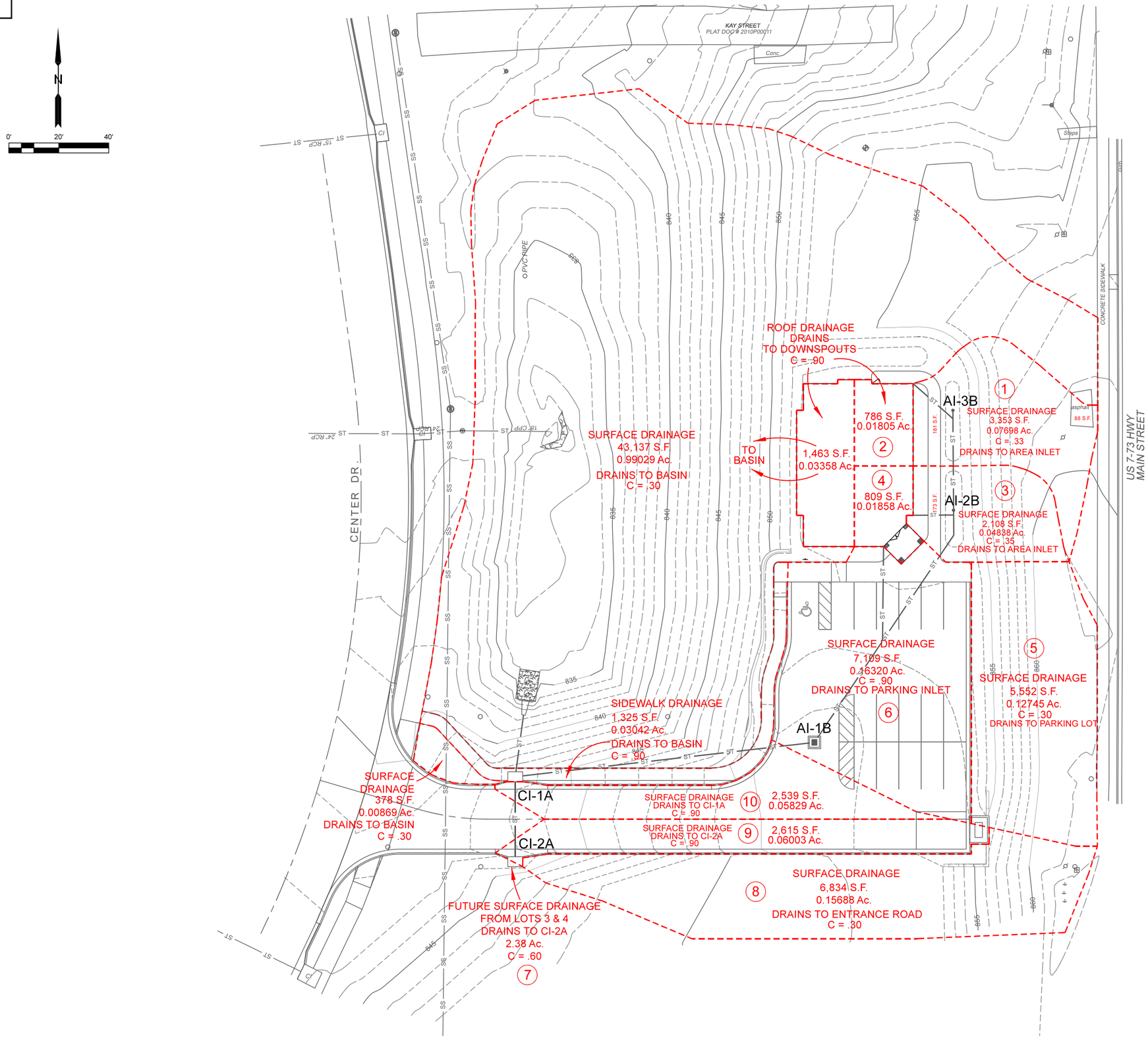
The site runoff coefficient for the proposed improvements is c = .49. The value utilized in the SMH analysis was c = .60. These findings indicate the proposed improvements will not have an adverse effect on the existing detention basin.

If you have questions or comments I may be reached by phone at 816-260-3328 or email at doug@schulteengineering.com.

Sincerely,
Schulte Engineering & Consulting, LLC



Douglas J Schulte, P.E.



REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

CLIENT: REDDELL HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY: DJS
ELECTRONIC FILE NAME:
DATE: 11-16-2021
SCALE: AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

DRAWING NUMBER: DRAINAGE AREAS
SHT. 1 OF 1
REV: 0

Drainage Area & Runoff Summary

design storm = 10.32 in/hr ; 100-YR PER APWA FIGURE 5602-1
duration = 5 min

Inlet Structure	Drainage Area Number	Description of Drainage Area	Area (ft^2)	Area (ac)	*100-yr k*c	Q(cfs)	Cumulative (cfs)	Pipe Size Leaving Structure(in)	Inlet Size	Inlet Capacity (cfs)	Inlet Capacity 20% clogged (cfs)	Excess Capacity (cfs)	Notes	Manning Pipe Capacity
AI-3B	1	Turf	3353	0.07697	0.435	0.35	0.35	12"	12" Drop-in	0.84	0.67	0.33	12" 90 elbow w/12" riser & 12" drop in	Capacity 12" @ 2% 5.87 cfs
Pipe	2	Downspout drainage from NE portion of roof	786	0.01804	1.000	0.19	0.53	12"	-----	-----	-----	-----	Connect with wye	Capacity 12" @ 2% 5.87 cfs
AI-2B	3	Turf	2108	0.04839	0.437	0.22	0.75	12"	12" Drop-in	0.84	0.67	0.45	Neenah R-3338-G (9.5 LF weir, 2.8 SF opening)	Capacity 12" @ 2% 5.87 cfs
Pipe	4	Downspout drainage from SE portion of roof	809	0.01857	1.000	0.19	0.94	12"	-----	-----	-----	-----	Connect with tee	Capacity 12" @ 2% 5.87 cfs
AI-1B	5 & 6	Turf & Parking Lot	12661	0.29066	0.796	2.39	3.33	12"	4'x4' Grated Inlet	3.92	3.14	0.75	Neenah R-3338-G (9.5 LF weir, 2.8 SF opening)	Capacity 12" @ 6.4% 10.50 cfs
CI-2A	7, 8, & 9	Furure Drainage from south lots, surface drainage , and 1/2 entrance road	107822	2.47525	0.789	20.15	20.15	18"	Curb Inlet	-----	-----		5'x3' curb inlet with future connection to south	Capacity 18" @ 5.00% 27.43 cfs
CI-1A	10	1/2 entrance road and flow from AI-2B and CI-2A	2539	0.05829	1.000	0.60	24.09	18"	Custom Grated Inlet	-----	-----		5'x3' curb inlet	Capacity 18" @ 5.50% 28.77 cfs
FES		Total flows from AI-1B, CI1A, AND CI-2A	0	0.00000	0.000	23.14	-----	-----			0.00			

* - 100-yr k*c does not exceed 1.00

SEE AREA CALCS FOR K*C VALUES

Area Calcs

Area Number	Area 1 Area (SF)	c	Area 2 Area (SF)	c	Area 3 Area (SF)	c	Total Area (SF)	Weighted c	100-yr Antecendent k=1.25	*100-yr k*c
1	3,084	0.30	269	0.90	-	-	3,353	0.348	1.25	0.435
2	-	-	786	0.90	-	-	786	0.900	1.25	1.000
3	1,935	0.30	173	0.90	-	-	2,108	0.349	1.25	0.437
4	-	-	809	0.90	-	-	809	0.900	1.25	1.000
5 & 6	5,552	0.30	7,109	0.90	-	-	12,661	0.637	1.25	0.796
7, 8 & 9	103,673	0.60	2,615	0.90	6,834	0.30	113,122	0.631	1.25	0.789
10	-	-	2,539	0.90	-	-	2,539	0.900	1.25	1.000

* - 100-yr k*c does not exceed 1.00

Manning's Solution - Flow vs. Water Depth in Pipe

Manning's Calculations

pipe diameter (in) = 12

n = 0.012
slope = 2.000 %
radius (r) = 0.500 ft.
diameter (d) = 1.000 ft.

Water Depth (in.)	Water Depth (ft.)	theta	A1	bc	Am	P	R^2/3	Q (cfs)	Q (gal/min)	V (ft/s)
1	0.083	67.115	0.146	0.115	0.031	0.586	0.142	0.078	34.92	2.49
2	0.167	96.379	0.210	0.124	0.086	0.841	0.219	0.330	148.32	3.84
3	0.250	120.000	0.262	0.108	0.154	1.047	0.278	0.750	336.47	4.88
4	0.333	141.058	0.308	0.079	0.229	1.231	0.326	1.312	588.86	5.73
5	0.417	160.812	0.351	0.041	0.310	1.403	0.365	1.987	891.57	6.41
6	0.500	180.000	0.393	0.000	0.393	1.571	0.397	2.737	1228.17	6.97
7	0.583	160.812	0.393	0.041	0.476	1.738	0.421	3.520	1579.93	7.40
8	0.667	141.058	0.399	0.079	0.556	1.911	0.439	4.290	1925.48	7.71
9	0.750	120.000	0.415	0.108	0.632	2.094	0.450	4.991	2239.89	7.90
10	0.833	96.379	0.451	0.124	0.699	2.301	0.452	5.552	2491.84	7.94
11	0.917	67.115	0.524	0.115	0.754	2.556	0.443	5.869	2634.07	7.78
12	1.000	0.000	0.785	0.000	0.785	3.142	0.397	5.473	2456.35	6.97

Manning's Solution - Flow vs. Water Depth in Pipe

Manning's Calculations

pipe diameter (in) = 12

n = 0.012
slope = 6.400 %
radius (r) = 0.500 ft.
diameter (d) = 1.000 ft.

Water Depth (in.)	Water Depth (ft.)	theta	A1	bc	Am	P	R^2/3	Q (cfs)	Q (gal/min)	V (ft/s)
1	0.083	67.115	0.146	0.115	0.031	0.586	0.142	0.139	62.47	4.45
2	0.167	96.379	0.210	0.124	0.086	0.841	0.219	0.591	265.32	6.87
3	0.250	120.000	0.262	0.108	0.154	1.047	0.278	1.341	601.90	8.73
4	0.333	141.058	0.308	0.079	0.229	1.231	0.326	2.347	1053.39	10.24
5	0.417	160.812	0.351	0.041	0.310	1.403	0.365	3.554	1594.89	11.47
6	0.500	180.000	0.393	0.000	0.393	1.571	0.397	4.895	2197.02	12.47
7	0.583	160.812	0.393	0.041	0.476	1.738	0.421	6.297	2826.26	13.24
8	0.667	141.058	0.399	0.079	0.556	1.911	0.439	7.675	3444.41	13.80
9	0.750	120.000	0.415	0.108	0.632	2.094	0.450	8.928	4006.83	14.13
10	0.833	96.379	0.451	0.124	0.699	2.301	0.452	9.932	4457.54	14.20
11	0.917	67.115	0.524	0.115	0.754	2.556	0.443	10.499	4711.96	13.92
12	1.000	0.000	0.785	0.000	0.785	3.142	0.397	9.791	4394.04	12.47

Manning's Solution - Flow vs. Water Depth in Pipe

Manning's Calculations

pipe diameter (in) = 18

n = 0.012
slope = 5.000 %
radius (r) = 0.750 ft.
diameter (d) = 1.500 ft.

Water Depth (in.)	Water Depth (ft.)	theta	A1	bc	Am	P	R^2/3	Q (cfs)	Q (gal/min)	V (ft/s)
1	0.083	54.532	0.268	0.229	0.039	0.714	0.143	0.153	68.85	3.97
2	0.167	77.885	0.382	0.275	0.107	1.020	0.223	0.664	298.19	6.19
3	0.250	96.379	0.473	0.280	0.194	1.262	0.287	1.541	691.42	7.96
4	0.333	112.502	0.552	0.260	0.292	1.473	0.340	2.763	1240.09	9.45
5	0.417	127.224	0.625	0.224	0.401	1.665	0.387	4.301	1930.41	10.74
6	0.500	141.058	0.692	0.177	0.516	1.846	0.427	6.117	2745.12	11.86
7	0.583	154.321	0.758	0.122	0.636	2.020	0.463	8.165	3664.32	12.84
8	0.667	167.241	0.821	0.062	0.759	2.189	0.493	10.396	4665.84	13.70
9	0.750	180.000	0.884	0.000	0.884	2.356	0.520	12.757	5725.40	14.44
10	0.833	167.241	0.884	0.062	1.008	2.523	0.543	15.189	6816.61	15.06
11	0.917	154.321	0.888	0.122	1.131	2.692	0.561	17.626	7910.69	15.58
12	1.000	141.058	0.898	0.177	1.252	2.866	0.576	20.000	8976.07	15.98
13	1.083	127.224	0.919	0.224	1.367	3.047	0.586	22.231	9977.47	16.27
14	1.167	112.502	0.955	0.260	1.475	3.240	0.592	24.229	10874.15	16.43
15	1.250	96.379	1.015	0.280	1.574	3.451	0.592	25.883	11616.27	16.45
16	1.333	77.885	1.110	0.275	1.660	3.693	0.587	27.040	12135.73	16.29
17	1.417	54.532	1.270	0.229	1.729	3.999	0.572	27.438	12313.99	15.87
18	1.500	0.000	1.767	0.000	1.767	4.712	0.520	25.514	11450.81	14.44

Manning's Solution - Flow vs. Water Depth in Pipe

Manning's Calculations

pipe diameter (in) = 18

n = 0.012
slope = 5.500 %
radius (r) = 0.750 ft.
diameter (d) = 1.500 ft.

Water Depth (in.)	Water Depth (ft.)	theta	A1	bc	Am	P	R^2/3	Q (cfs)	Q (gal/min)	V (ft/s)
1	0.083	54.532	0.268	0.229	0.039	0.714	0.143	0.161	72.21	4.17
2	0.167	77.885	0.382	0.275	0.107	1.020	0.223	0.697	312.74	6.49
3	0.250	96.379	0.473	0.280	0.194	1.262	0.287	1.616	725.17	8.35
4	0.333	112.502	0.552	0.260	0.292	1.473	0.340	2.898	1300.62	9.91
5	0.417	127.224	0.625	0.224	0.401	1.665	0.387	4.511	2024.63	11.26
6	0.500	141.058	0.692	0.177	0.516	1.846	0.427	6.415	2879.10	12.44
7	0.583	154.321	0.758	0.122	0.636	2.020	0.463	8.563	3843.17	13.47
8	0.667	167.241	0.821	0.062	0.759	2.189	0.493	10.904	4893.57	14.37
9	0.750	180.000	0.884	0.000	0.884	2.356	0.520	13.380	6004.85	15.14
10	0.833	167.241	0.884	0.062	1.008	2.523	0.543	15.930	7149.32	15.80
11	0.917	154.321	0.888	0.122	1.131	2.692	0.561	18.487	8296.80	16.34
12	1.000	141.058	0.898	0.177	1.252	2.866	0.576	20.976	9414.19	16.76
13	1.083	127.224	0.919	0.224	1.367	3.047	0.586	23.317	10464.46	17.06
14	1.167	112.502	0.955	0.260	1.475	3.240	0.592	25.412	11404.90	17.23
15	1.250	96.379	1.015	0.280	1.574	3.451	0.592	27.146	12183.24	17.25
16	1.333	77.885	1.110	0.275	1.660	3.693	0.587	28.360	12728.06	17.09
17	1.417	54.532	1.270	0.229	1.729	3.999	0.572	28.777	12915.02	16.65
18	1.500	0.000	1.767	0.000	1.767	4.712	0.520	26.760	12009.71	15.14

Planning Commission Staff Report
December 15, 2021

Site Plan Case SP-2021-2
Mainstreet Chrysler Dodge Jeep Ram – Paint Shop
211 Plaza Dr. (Directly West of Dealership)

Project Facts

Applicant
Davidson Architects & Engineers
Mr. Keegan Amos

Address
211 Plaza Dr.
(Directly West of Dealership)

Property ID
106-24-0-10-01-035.01-0

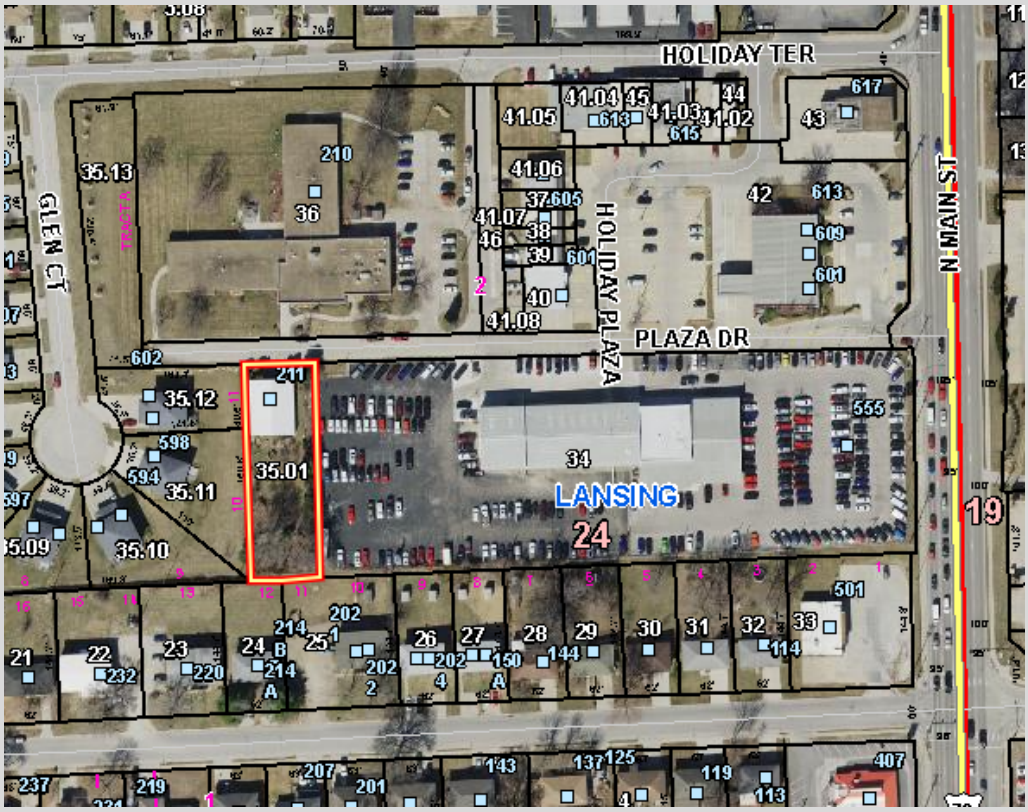
Zoning
B-3 – Regional Business District

Future Land Use
Commercial

Land
18,144.96 SF (0.42 acres)

Building
Existing: 2,880 SF
Proposed: 8,920 SF

Requested Approvals
Site Plan



Project Summary

The Applicant proposes to construct an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility. This is an existing building site that was formally used to store vehicles and the excess ground to the south was undeveloped green space. The plan includes the addition, site work, landscaping, parking lot improvements and fence reconfiguration. Approval of this Site Plan would authorize the applicant to apply for a building permit on the property, subject to any conditions added during the approval process at the Planning Commission meeting.

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible.

Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

Wastewater Department

1. Wastewater items as noted in body of report below.

Open Items – Community & Economic Development Department

Site Plan Application items

The Community & Economic Development Director, and staff from Gould Evans, have reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
    - *The existing structure is a Nonconforming Structure Per Section 4.02, Table 4-1 General Development Standards. The existing structure abuts a residential district on the west and is not set back 10 feet from it as the UDO requires. This occurred because the building was constructed long before the UDO was adopted. The plans as drawn are not set back 10 feet from the residential district, and are considered an expansion of an existing Nonconforming Structure, for which the applicant has applied for a variance request from the Board of Zoning Appeals. The BZA meeting is scheduled for January 5th, 2022, and this application can be approved subject to BZA's recommendation, meaning that if BZA approves the request it could be built as shown, if they deny the request, the applicant could shift the west edge of the addition 4' to the east and would be in compliance with the requirements of the UDO.*
    - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1.*
    - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
    - ****The applicant could consider applying for an administrative plat (Article 2.02-B) to join the properties, but that would then require the building to be setback 30' from the west property line as that would become a rear setback for the property at that point. This would require a variance as well from BZA and would not benefit the applicant in the opinion of Staff.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
    - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
        - *Depending on whether the variance is approved at the Board of Zoning Appeals or not, the proposed development may or may not fit on the site. That said, if the applicant shifts the building addition 4' to the east, it would comply with the requirements as they exist today. If the BZA approves the variance request, then the proposed plan will fit within the guidelines of the UDO.*

- The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
  - *Proposed site arrangement and landscape design is appropriate for the site and context*.
- The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
  - *The extension is proposed to be made of architectural metal panel and pre-finished metal rake trim, consistent with the existing building. The proposed architectural style and building materials appear to be appropriate for the site, which is in B-3 – Regional Business District along K-7.*
- The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
  - *The proposed design appears to be appropriate for the context, which is in B-3 – Regional Business District along K-7.*
- Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
  - *Not applicable.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.
   - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
   - *Staff recommends approval of this site development plan, subject to the variance request being approved by the Board of Zoning Approvals. If the BZA denies this request, staff would recommend that the applicant shift the west edge of the building the additional 4' to the east to accommodate the side setback requirement. That said, having a jog in the building would not be aesthetically pleasing to the eye, and since the property abuts a residential district, making it as aesthetically pleasing as possible should be a priority in Staff's opinion.*

The site plan does not show the current zoning, but the site is zoned as B-3 – Regional Business District per the Lansing Zoning Map.

There is no trash enclosure shown on the proposed development. It is assumed that any needed trash services for the property will either be handled within the building, or will utilize the next door property owned by the same owner.

The Director is working with Leavenworth County Fire District #1 to obtain approval for the project. The Fire Department is requiring an access road on all sides per International Fire Code 503.1.1 Buildings and facilities, which states, "Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility."

It is the opinion of City Staff that due to the maximum building width being 60', a walkway area of 11'-4", and parking stalls that are 19' deep (which makes a total width of 90' from the driving lane in the parking lot to the east of the building), that this site plan complies with the requirement outlined in the IFC. That said, the Director has reached out to the State of Kansas Fire Marshall to ask for clarity on this interpretation as the Fire Chief of LVCOFD1 seems to disagree with the Directors interpretation of this code.

Open Items – Public Works Department

Site Plan Application items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Public Works Director / City Engineer will approve the submitted plans.

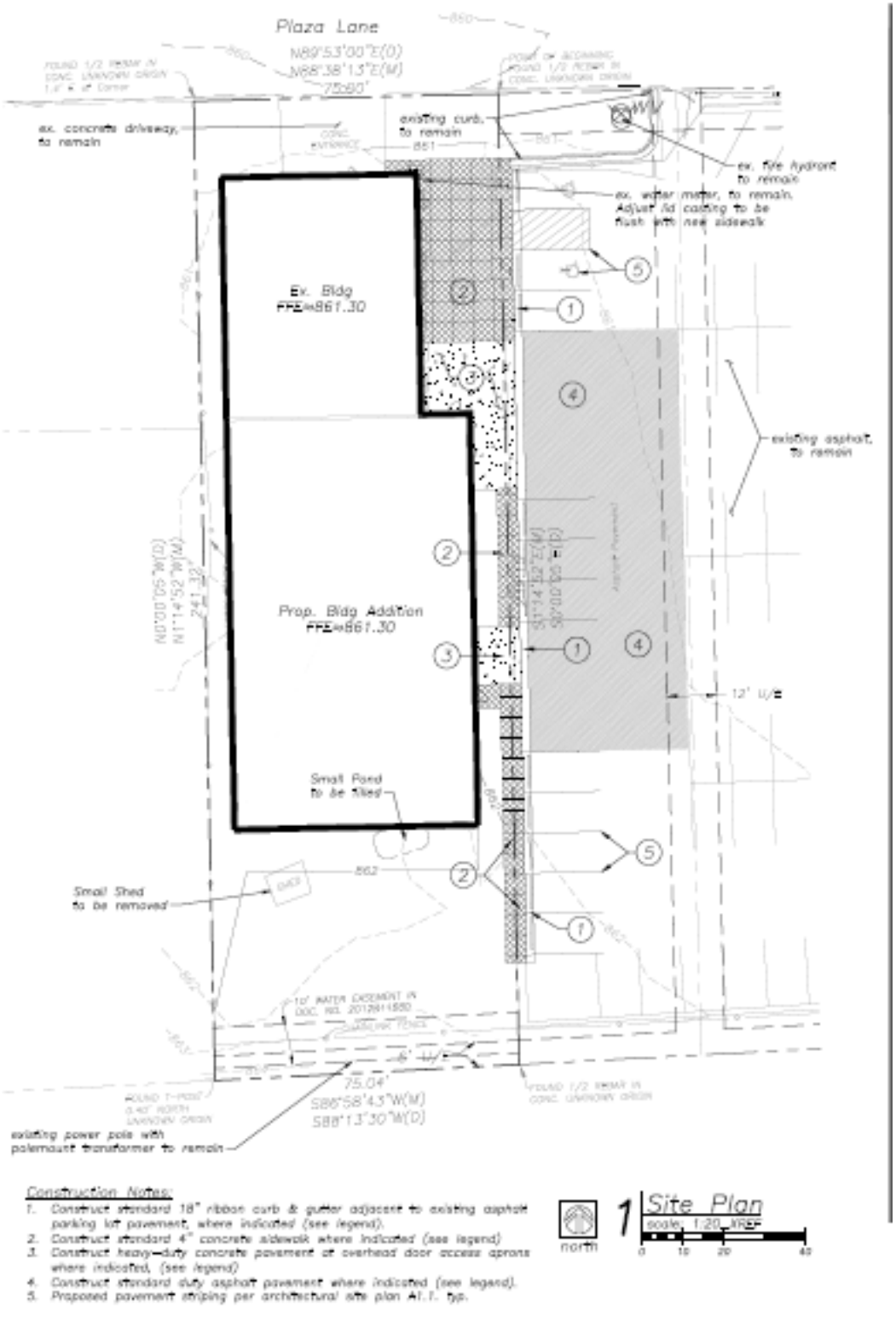
Open Items – Wastewater Department

Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Wastewater Director will approve the submitted plans.

Building Site Plan

Below is the building Site Plan that shows the location of the building on the lot:

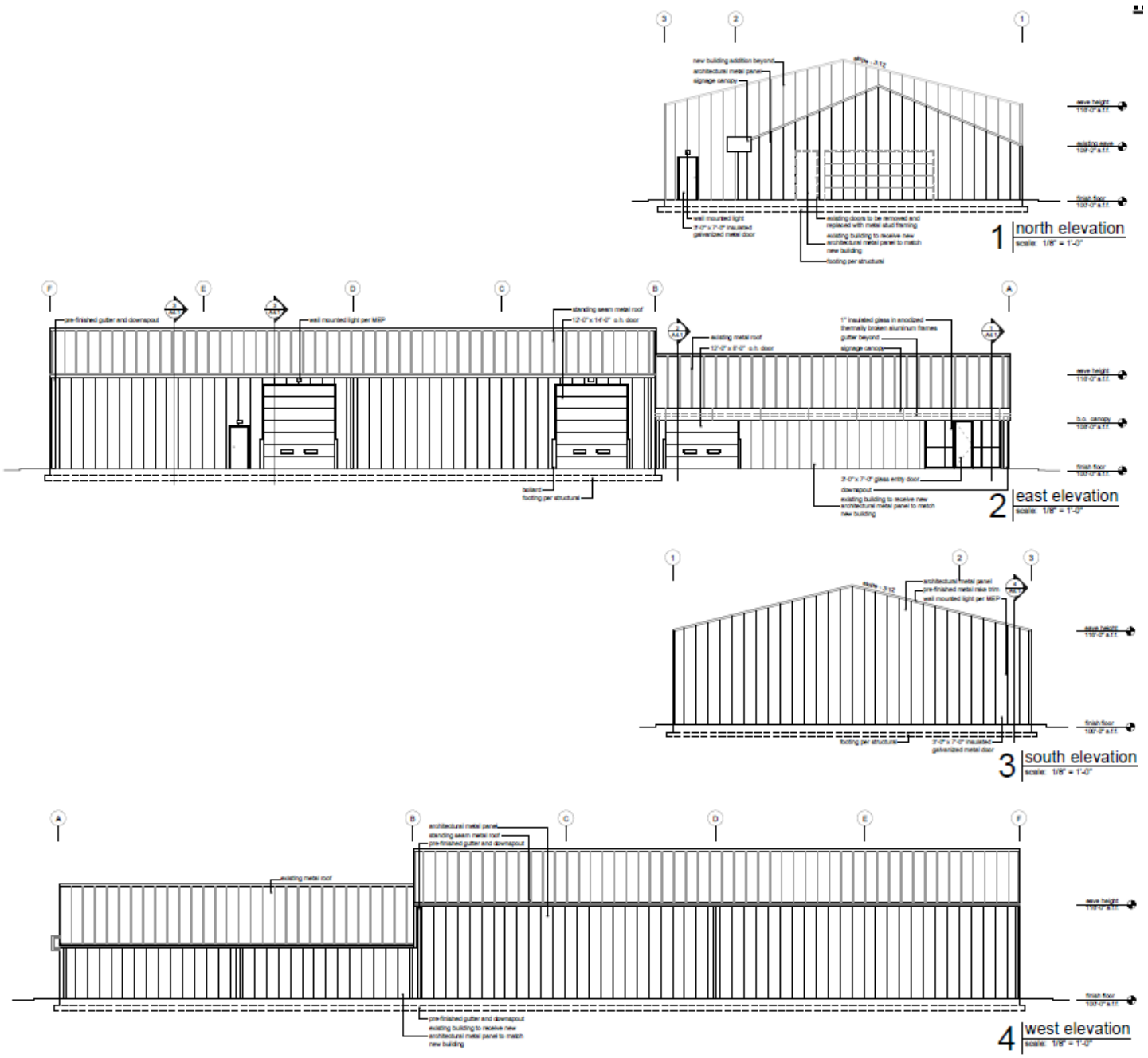


Construction Notes:

1. Construct standard 18" ribbon curb & gutter adjacent to existing asphalt parking lot pavement, where indicated (see legend).
2. Construct standard 4" concrete sidewalk where indicated (see legend)
3. Construct heavy-duty concrete pavement at overhead door access aprons where indicated, (see legend)
4. Construct standard duty asphalt pavement where indicated (see legend).
5. Proposed pavement striping per architectural site plan A1.1, typ.

Building Elevations

Below are the building elevations:



Acknowledgments

The following City of Lansing staff members and consultants reviewed this project and provided information for this report:

- Matthew R. Schmitz – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Project # SP-2021-02, Site Plan for Mainstreet Chrysler Dodge Jeep Ram – Paint Shop at 211 Plaza Dr., subject to the following conditions:

1. Outstanding items listed in this Staff Report from Department Heads must be addressed; and
2. Stormwater items outlined herein must be corrected and accounted for; and
3. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.

List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
C1.2	Site Plan & Drainage Plan	DAE	11-08-2021
L1.1	Landscape Plan	DAE / VSM	11-09-2021
A1.1	Site Plan	DAE	11-15-2021
A2.1	Floor Plan	DAE	11-15-2021
A2.2	Floor Plan	DAE	11-15-2021
A3.1	North, East, South, West Elevations	DAE	11-15-2021

DAE *Davidson Architects & Engineers*
VSM *VSM Landscape Architecture - Planning*

CITY OF LANSING KANSAS
www.lansingks.org

Site Plan Application

Community & Economic Development Dept.
730 First Ter. Suite 2
Lansing, KS 66043
(913) 727-5488 • (913) 351-3618 FAX

PROJECT NAME Main Street Dodge Shop Addition

ADDRESS OR VICINITY 555 N Main St

PROPOSED USE Service Bays

CURRENT ZONING B-3

LEGAL DESCRIPTION Refer to Site Plan

REAL ESTATE PARCEL NUMBER 052-106-24-0-10-01-035.01-0

PROPERTY SIZE 0.414 ARCES

APPLICATION FEE *$150 for Admin Site Plan - $250 for full Site Plan*

APPLICANT/DEVELOPER

NAME Keegan Amos CONTACT

ADDRESS 4301 Indian Creek Parkway

CITY Indian Creek Parkway STATE Kansas ZIP 66207

PHONE 913.451.9390 EMAIL keegan@davidsonae.com

OWNER

NAME Douglas Kinney CONTACT

ADDRESS 9613 South Lake Shore Drive

CITY Lake Lotawana STATE Missouri ZIP 64086

PHONE 816.868.8217 EMAIL doug@dakinvestment.com

ARCHITECT/ENGINEER

NAME Same as Applicant CONTACT

ADDRESS

CITY STATE ZIP

PHONE EMAIL

APPLICANT/OWNER SIGNATURE **DATE**

APPLICANT/OWNER (printed name) Keegan Amos

OFFICE USE ONLY

FILE CODE FEE RECEIVED BY DATE

PLANNING COMMISSION MEETING DATE DECISION (circle) Approve or Deny

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Site Plan Application
Community & Economic Development Dept.
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Lansing, KS 66043
(913) 727-5488 • (913) 351-3618 FAX

SITE PLAN SUBMITTAL INFORMATION

See City of Lansing, Unified Development Ordinance
Section 2.05 for Admin Site Plan additional information
Section 2.06 for full Site Plan additional information

A. **SUBMISSION REQUIREMENTS.** The Site Plan shall include the following data, details, and supporting plans, which are found relevant to the proposal. The applicant shall provide six (6) legible and complete site plans, along with a PDF digital copy on a flash drive. The site plans shall be prepared by an architect or engineer licensed in Kansas, at a scale of one inch equals 30 feet for sites of five or fewer acres and be prepared at a scale of one inch equals 40 feet for sites over five acres.

Items required for submission include:

1. Name of project
2. Legal description
3. Date of preparation
4. North arrow
5. Scale 1 inch = 30 feet (five acres or less) or 40 feet (greater than five acres)
6. Name and address of owner of record
7. Name and address of developer
8. Name, address, and phone number(s) of preparer
9. Existing lot lines
10. Existing easements
11. Existing rights-of-way
12. Location and dimensions of all existing structures
13. Location and dimensions of all proposed structures
14. Number of stories of all existing structures
15. Gross floor area of all existing structures
16. Entrances to all existing structures
17. Number of stories of all proposed structures
18. Gross floor area of all proposed structures
19. Entrances to all proposed structures
20. Typical elevations of all proposed structures
21. Building materials of existing structures
22. Building materials of proposed structures
23. Location and dimensions of existing curb cuts

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24. Location and dimensions of proposed curb cuts
25. Location and dimensions of existing aisles
26. Location and dimensions of proposed aisles
27. Location and dimensions of existing off-street parking, loading, and walkways
28. Location and dimensions of proposed off-street parking, loading, and walkways
29. Location, height, and materials for screening walls and fences
30. The type of surfacing and base course for all parking, loading, and walkways
31. A landscape plan showing all existing open space, trees, forest cover, and water sources, and all proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas located on the site, proposed by the applicant, or identified by the applicant.
32. The net public area shall be shown for proposed offices and commercial establishments. The proposed use, the required number of off-street parking spaces, and the number of off-street parking spaces shown shall be listed on the site plan. If the exact use is not known at the time a site plan is submitted for review, the number of minimum parking spaces required by the Unified Development Ordinance for the expected use shall calculate the off-street parking requirements.
33. All lighting for multifamily, office, commercial, and industrial uses shall meet the standards as outlined in the Unified Development Ordinance, Section 6.05 Outdoor Lighting.
34. The location, height, size, materials, and design of all proposed signage including subdivision monument entrance signs. All signage must meet the requirements outlined in the Unified Development Ordinance, Article 8 Sign Standards.
35. The location of each outdoor trash storage area and the screening details. Outdoor trash storage must be screened on four sides.
36. Location of existing and proposed utilities as set forth by the Unified Development Ordinance including:
    a. sewer or septic system
    b. water supply system
    c. gas supply system
    d. electric supply system
    e. telephone, cable, or other telecommunications systems
    f. storm drainage system including existing and proposed drain lines, culvert catch basins, head walls, end walls, hydrants, manholes, and drainage swales
37. Plans for erosion and pollution control both during and after construction, excessive runoff, excessive raising or lowering the water table, and flooding of other properties as applicable.
38. Site grading plan including existing and proposed topography at two-foot intervals, and dimensions for all parking lots and sufficient spot elevations on curbs to

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adequately demonstrate proper drainage.

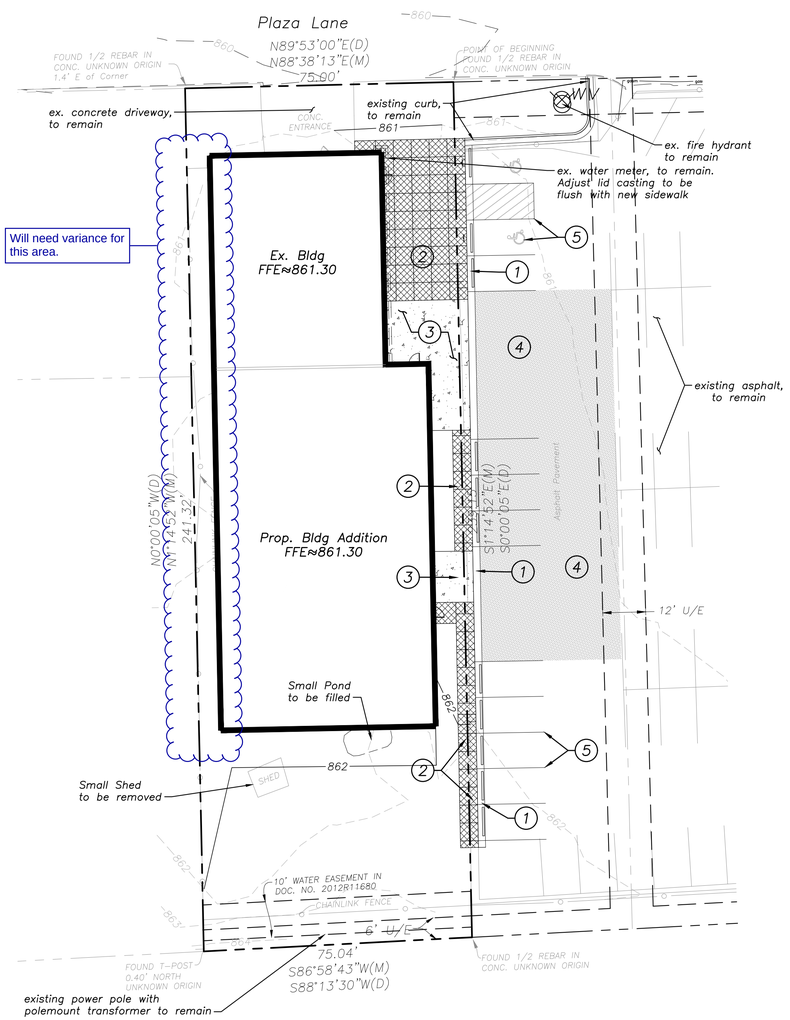
39. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site.
    a. The Planning Commission may require a detailed traffic study for large uses, mixed use and multi-tenant developments or for developments in heavy traffic areas. See the Unified Development Ordinance for additional details.

B. STANDARDS OF REVIEW: In addition to the above noted items, site plans will be reviewed by the Director and recommendations forwarded to the Planning Commission on the following standards:

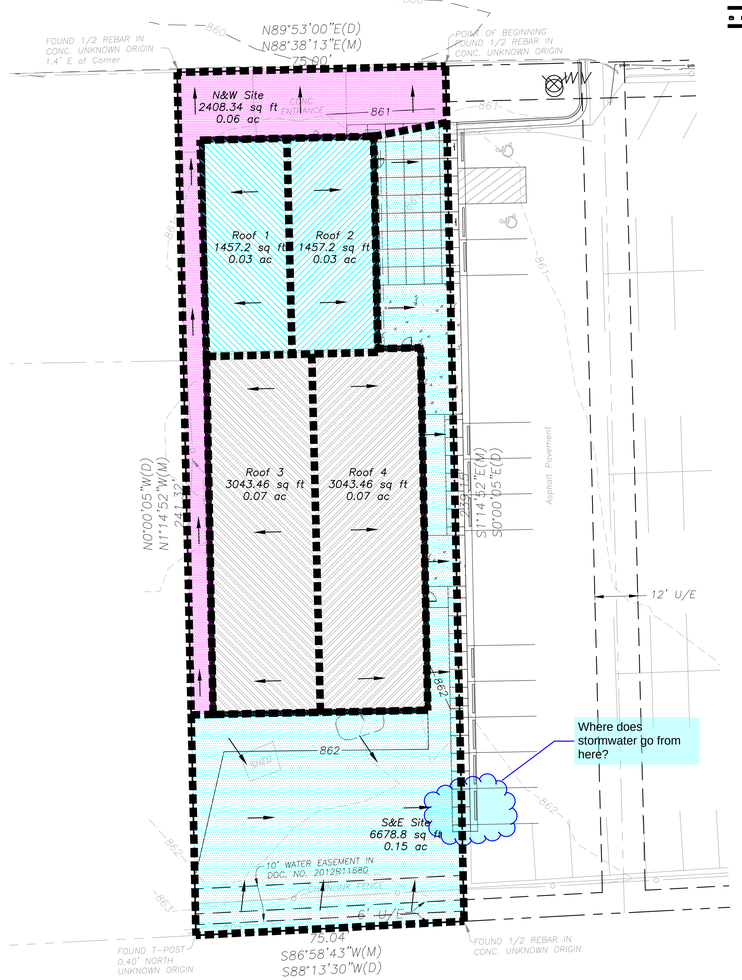
1. The extent to which the proposal conforms to the provisions of the Unified Development Ordinance
2. The extent to which the development would be compatible with the surrounding area
3. The extent to which the proposal conforms to the recommendations of the Lansing Comprehensive Plan
4. The extent to which the proposal conforms to customary engineering standards used in the City
    a. Sanitary sewer plans approved by the Wastewater Utility Director, City Engineer, and KDHE
    b. Storm water plans approved by the Public Works Director / City Engineer
    c. Approval from KDHE and Notice of Intent for storm water runoff from construction activities
5. The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area
6. The extent to which the location of streets, paths, walkways, driveways, open space (if any), and parking lots have been located to achieve the following objectives:
    a. Preserve existing off-site views and create desirable on-site views
    b. Conserve natural resources and amenities including prime agricultural land
    c. Minimize any adverse flood impact
    d. Ensure that proposed structures are located on suitable soils
    e. Minimize any adverse environmental impact
    f. Minimize any present or future cost to the City and private providers of utilities in order to adequately provide utility service to the site.
7. All structures shall be required to have permanent or continuous footings and foundations.

Submission of Application. *Complete submission of application, including signature by applicant on all documents, is required prior to scheduling on Planning Commission Agenda. All additional information, which is to support the application, must be submitted by the deadline date. Failure to meet the application submittal requirement checklist will result in the application being delayed or rejected.*

north 2 Vicinity Map Aerial n.t.s.



north 1 Site Plan scale: 1:20_XREF 0 10 20 40



north 2 Drainage Plan scale: 1:20_XREF 0 10 20 40

Floodplain Note:

This property lies within Flood Zone Z, defined as areas outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by Federal Emergency Agency's National Flood Insurance Program for the City of Lansing, Leavenworth County, Kansas, Map Number 20103C0144G, dated July 16, 2015.

Utility Legend

existing
proposed

Linetypes

sanm — sanitary main
sans — sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
stm — storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
wtrm — water main
wtrf — water service (fire)
wtrd — water service (domestic)
wtri — water service (irrigation)
gasm — natural gas main
gass — gass — natural gas service schematic
elpu — underground primary electric
elsu — underground secondary electric
elpo — overhead electric
datu — underground cable/phone/data
datsu — underground cable/phone/data service
fence–chainlink
fence–wood
fence–barbed wire
treeline

Symbols

(S) sanitary manhole
co service cleanout
fmv force main release valve
rectangular structure
circular structure
fire hydrant
wv water valve
(M) water meter
BFP backflow preventer
g natural gas meter
T service transformer (pad mount)
S primary switch gear
light pole
C cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Construction Notes:

1. Construct standard 18" ribbon curb & gutter adjacent to existing asphalt parking lot pavement, where indicated (see legend).
2. Construct standard 4" concrete sidewalk where indicated (see legend)
3. Construct heavy–duty concrete pavement at overhead door access aprons where indicated, (see legend)
4. Construct standard duty asphalt pavement where indicated (see legend).
5. Proposed pavement striping per architectural site plan A1.1. typ.

Impervious Area Summary:

Total Site Area: 18,018.5 sq ft. (0.41 ac.)

Existing:
Impervious Area: 3,451.4 sq ft. (0.08 ac.)
Green Space: 14,567.10 sq ft. (0.33 ac.)

Post Construction:
Impervious Area: 11,306.7 sq ft. (0.26 ac.)
Green Space: 6,711.83 sq ft. (0.15 ac.)

Impervious Area Increase: 7,855.3 sq ft. (0.18 ac.)

Construction Legend

concrete pavement
standard asphalt
concrete sidewalk
24" ribbon curb & gutter

Americans with Disabilities Act (ADA) Notes:

- *The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.*
- *All ADA parking areas shall have NO slopes greater than 2% in any direction.*

ONE CALL KANSAS 811 Know what's below. Call before you dig.

1. I do not see the current or proposed on site or future sanitary sewer improvements.
2. Will an existing connection to the sanitary sewer be used?
3. Does the plumbing code require any pretreatment facilities for wastewater/washwater from the painting prep, sanding, or paint cleaning processes?

Reviewed By WW Dept
11/16/2021 8:04:37 AM
By T Zell

Reviewed By PW
12/09/2021 2:22:39 PM
By mspickelmier

Reviewed By CED
12/10/2021 3:07:50 PM
By mschmitz

Will need stormwater calculations / stormwater plan & Report. This would indicated that 7,855 s.f. of impervious area is being added.

Will need current vs. proposed water flows from site due to increase in impervious area.

Lansing Tech Spec Stormwater Design Criteria apply to increase in impervious area over 5,000 s.f.

Is the plan to sheet flow water onto Plaza Lane to the north? (Plaza Lane is private drive)

is there a designated plan across the asphalt parking lot for the southern water going east?

It might be better to show that the amount of impervious area increase on the 'whole site' vs. this small section. The addition of 7,800 s.f. across the entire parking lot is less of an impact, especially since the stormwater is planned to flow across the asphalt.

Will want this information in a report for the file, that clearly demonstrates that no additional flows will be directed onto adjacent property.

davidson architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

a proposed retail building for
MainStreet of Lansing
555 N Main Street
Lansing, KS 66043

date 11.08.2021
drawn by DAE
checked by LDM
revisions

sheet number **C1.2**
drawing type preliminary
project number 21148

PLANT SCHEDULE

Existing Vegetation to remain

Large Decliduous tree

Evergreen Tree

Shrubs / Grasses

LANDSCAPE CALCULATIONS:

PER SECTION 6 OF THE LANSING, KANSAS UDO, THE FOLLOWING LANDSCAPE IS REQUIRED:

Street Trees
Required 1 Large Tree per 40'
Provided 1 Existing Tree to remain

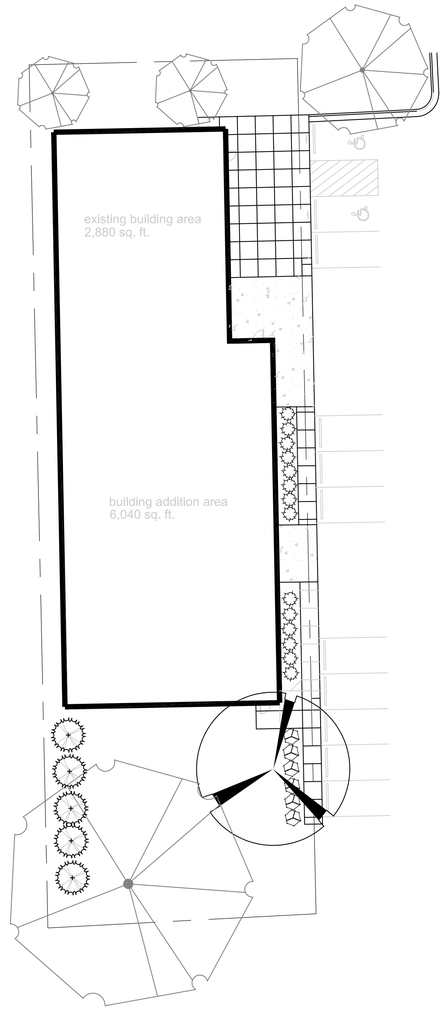
Foundation Planting
Required 1 Ornamental Tree and 5 Shrubs per 25'
Provided 2 Existing Ornamental Trees and 14 Proposed Shrubs and Grasses

Perimeter Parking
Required 1 Large Tree per 40' and 5 shrubs per 25'
Provided 1 Large Tree and 6 Shrubs

Buffer
Provided 6 Evergreen Trees

LANDSCAPE NOTES:

1. LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
3. LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
4. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
5. THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
7. THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
8. THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
9. TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
10. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
11. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
12. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LANSING, KANSAS AND THE LANDSCAPE ARCHITECT.
13. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
14. STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
16. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
17. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
18. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
19. ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
20. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6" TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
21. PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
22. APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
23. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
24. TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
25. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
26. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
27. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
28. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
29. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
30. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
31. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
32. FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
33. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
34. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
35. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
36. LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH IN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



1 Landscape Plan
scale: 1" = 20'-0"

north

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6360
fax: 913.451.6361
www.davidsonae.com

VSM
landscape architecture · planning

A Proposed Body Shop Addition and Remodel for

MainStreet of Lansing

555 N Main Street
Lansing, KS 66043

date
11.09.2021
drawn by
klv
checked by
VSM
revisions

sheet number
L1.1
drawing type
preliminary
project number
21148

project location:

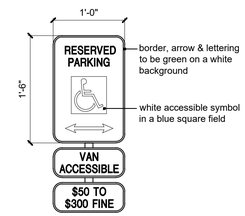
legal description:

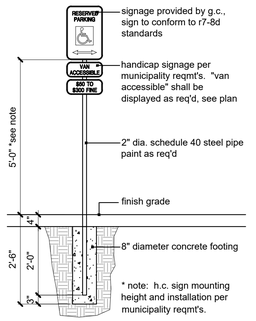
a tract of land in lot 34, block2, holiday hills addition to the city of lansing, leavenworth county, kansas, more fully described as follows: beginning at a point 502.80 feet south and 706.87 feet west of the northeast corner of section 24, township 9 south, range 22 east of the 6th p.m., thence south 00°00'05" west for a distance of 241.32 feet to the south right-of-way line of plaza lane, thence north 89°53'00" east for a distance of 75.00 feet to the point of beginning.

site synopsis:

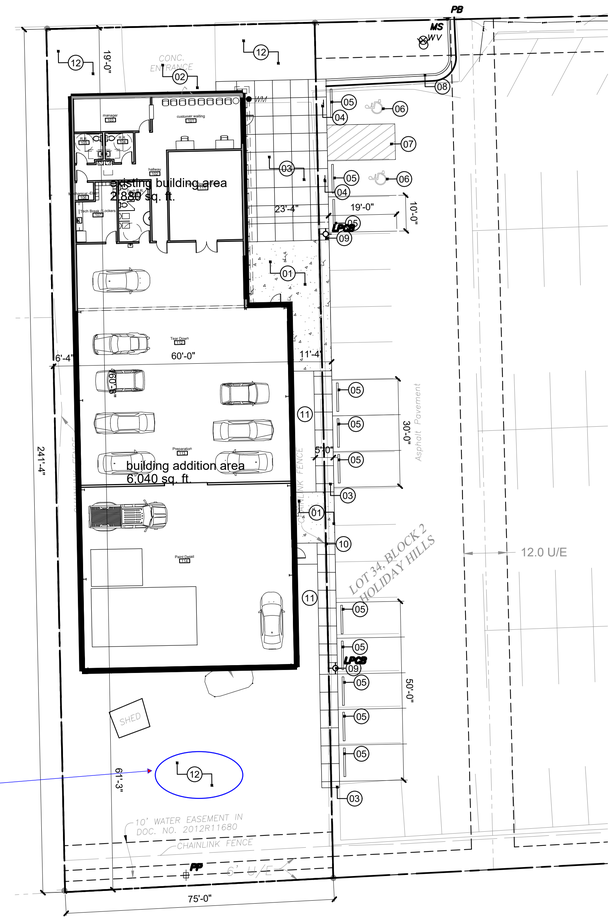
governing municipality:	Lansing, Kansas
site area:	+/- 18,019 sq.ft. (+/- 0.414 acres)
building stories:	one (existing and proposed)
building area(existing):	2,880 sq.ft.
building area(addition):	6,040 sq.ft.
total building area:	8,920 sq.ft.
floor area ratio:	.495
parking requirements:	1 per employee (10) & 2 per service bay (3) = 16 spaces req'd
new parking provided:	9 stalls + 2 handicap stalls

*all parking will be provided on adjacent lot that has the same owner.





2 handicap signage
scale: not to scale



1 site plan
scale: 1" = 30'-0" north

construction notes: (##)

1. furnish and install concrete pavement, to abutt to existing asphalt pavement per civil.
2. existing drive to remain.
3. concrete sidewalk, 4" thick with 6x6 10/10 wwf steel mesh. control joints at 5'-0" o.c. broom finish for non-slip surface. to abutt to existing asphalt pavement per civil.
4. furnish and install handicap parking signage.
5. furnish and install parking stop.
6. handicap striping and universal symbol painted with 4" stroke.
7. parking lot striping to be white with 4" stroke.
8. existing concrete curb and gutter to remain.
9. existing parking lot lighting. concrete to not be poured against pole, block out around as shown on site plan.
10. existing fence to removed on east side of building.
11. green space.
12. existing green space.

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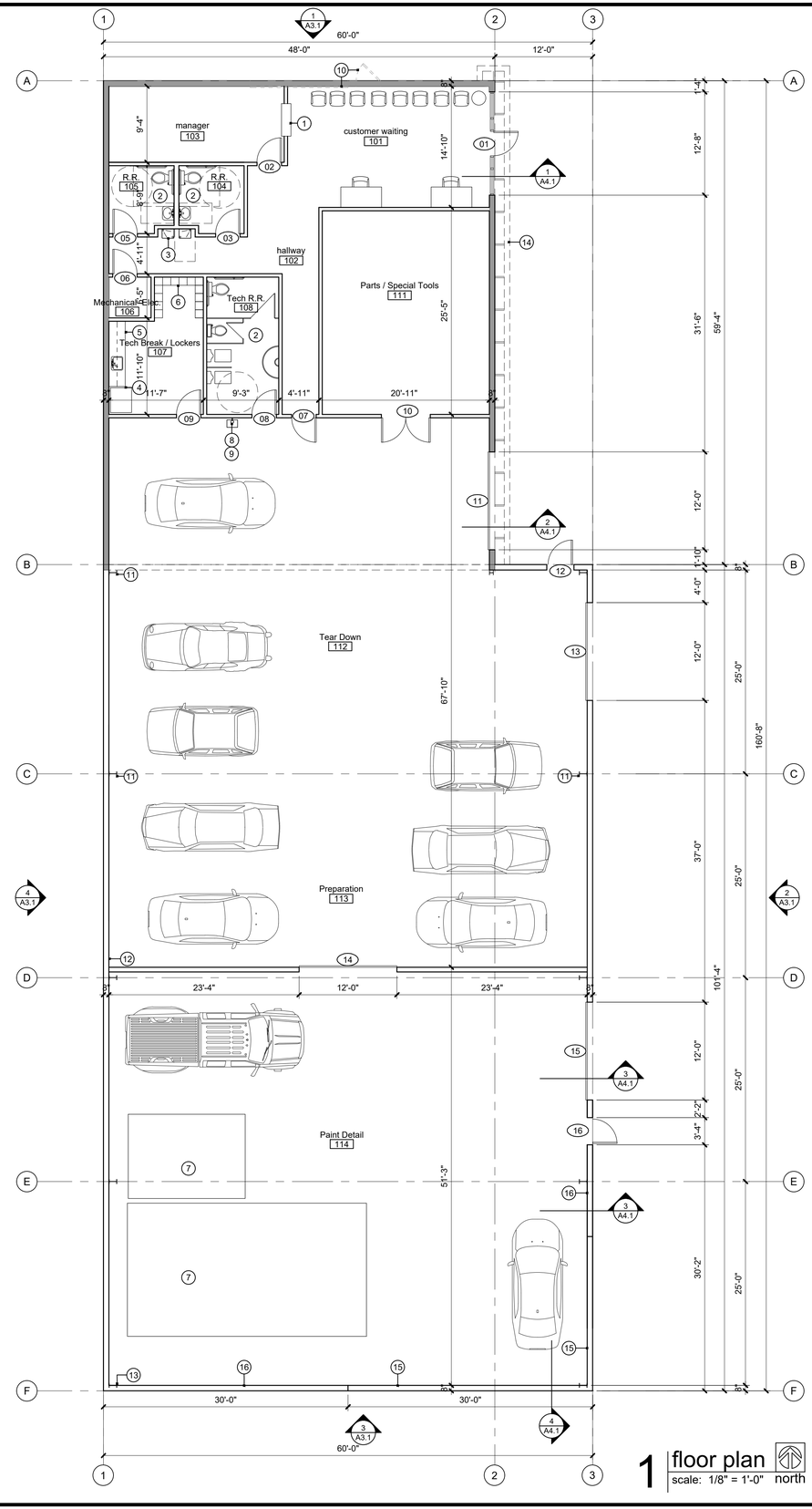
A Proposed Body Shop Addition and Remodel for

MainStreet of Lansing

555 N Main Street
Lansing, KS 66043

date
11.15.2021
drawn by
kka
checked by
dae
revisions

sheet number
A1.1
drawing type
preliminary
project number
21148



construction notes: (##)

1. casework per details.
2. furnish and install floor drain with clean out basket per MEP.
3. high-low drinking fountain with bottle filler per MEP. install per ADA requirements.
4. furnish and install adequate power for refrigerator and microwave.
5. furnish and install lower casework and countertop per interior elevations and details.
6. furnish and install lockers per owner requirements.
7. furnish and install owner provided Paint Mix Room and Pit Down Draf Booth. power and venting requirements per MEP. verify final location and layout with owner.
8. furnish and install emergency eye wash station per MEP drawings.
9. furnish and install emergency pull chain shower per MEP drawings.
10. existing overhead door and man door to be removed and patched to match interior and exterior wall.
11. furnish and install air drop, 110 outlet, coordinate with MEP and owner.
12. furnish and install 220 outlet per MEP.
13. furnish and install air compressor per owner requirements, MEP to provide power. verify final location with owner.
14. signage canopy above.
15. 18" retaining wall per structural.
16. 12" retaining wall per structural.

1 floor plan
scale: 1/8" = 1'-0" north

building area:

net office area:	1,347 s.f.
net shop area:	7,257 s.f.
overall area:	8,928 s.f.

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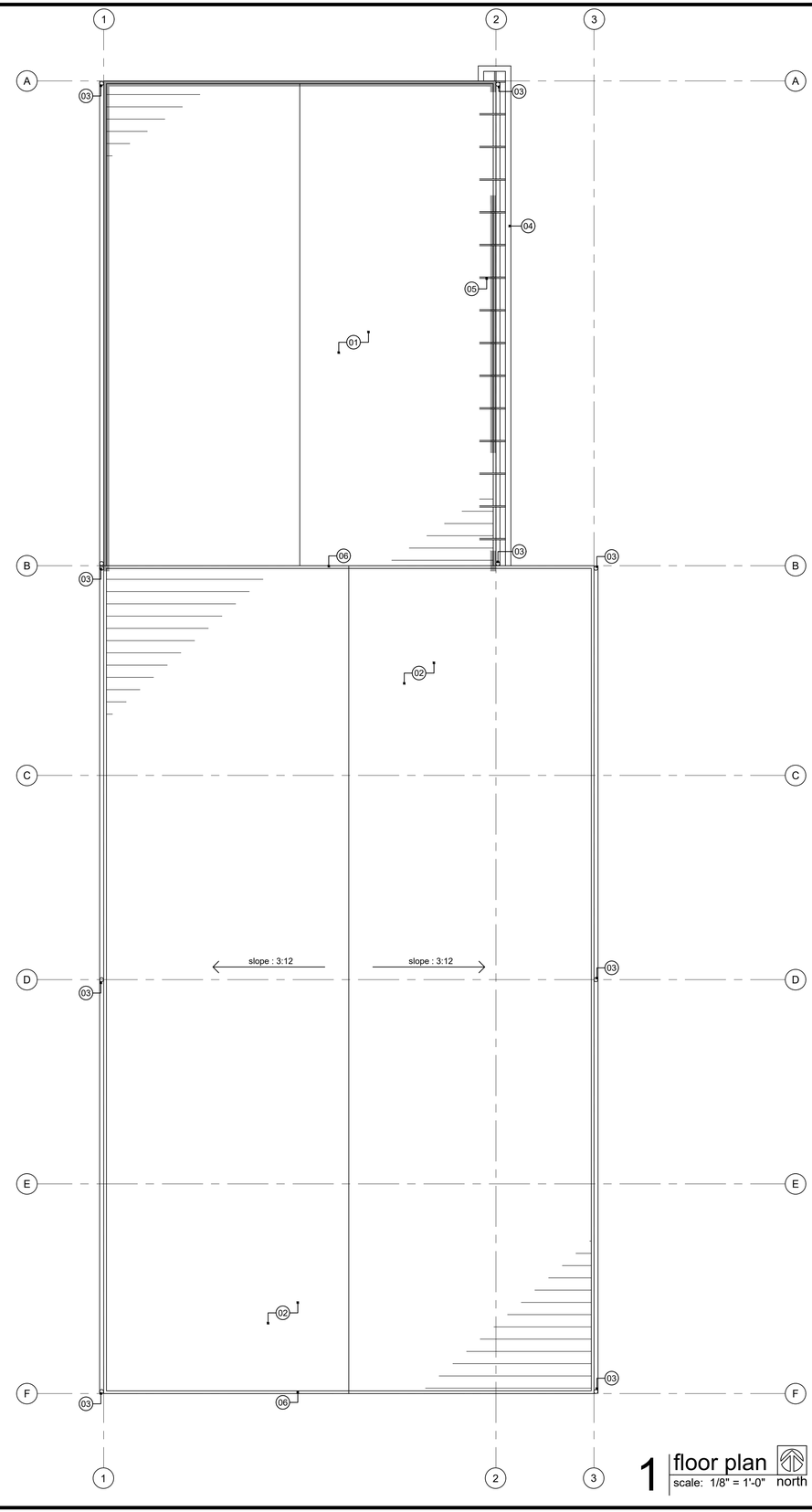

1 floor plan
scale: 1/8" = 1'-0" north

construction notes: (##)

1. existing roof to remain.
2. standing seam metal roof per PEMB supplier.
3. downspout and gutter per PEMB supplier.
4. signage canopy pre-finished metal cap flashing.
5. signage canopy support framing to tie back into existing roof per structural.
6. pre-finished rake trim per PEMB supplier.

building area:

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overall area:	8,928 s.f.

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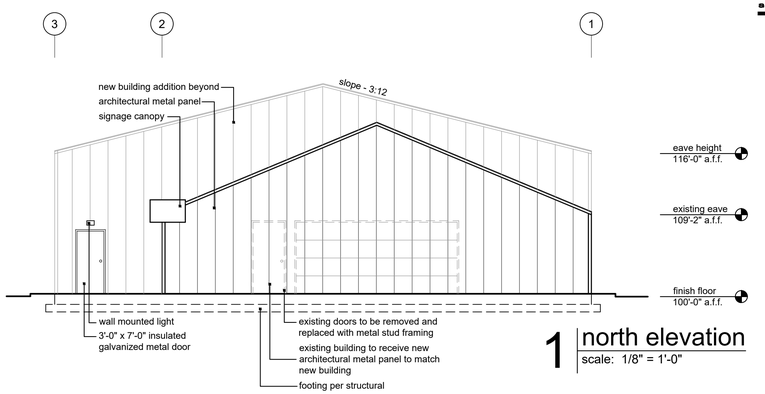
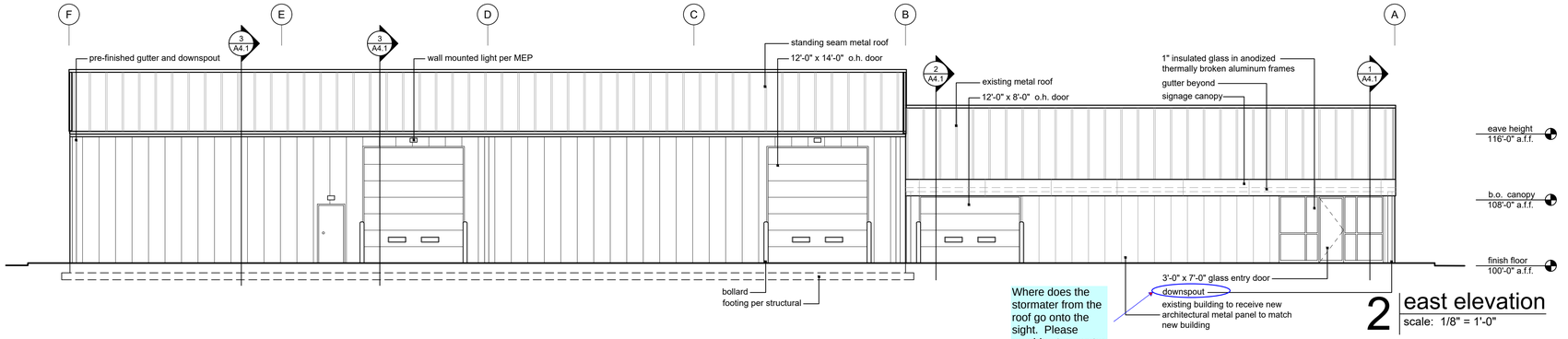
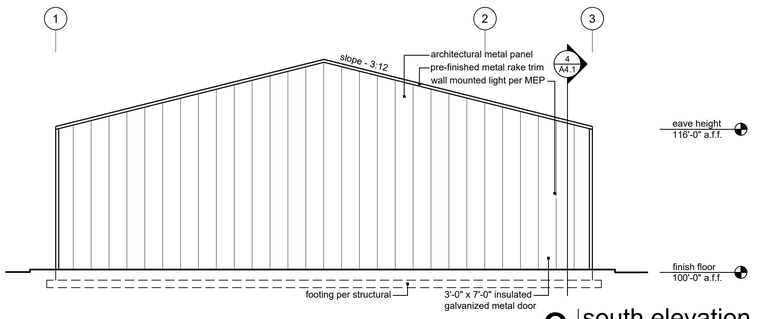


1 north elevation
scale: 1/8" = 1'-0"

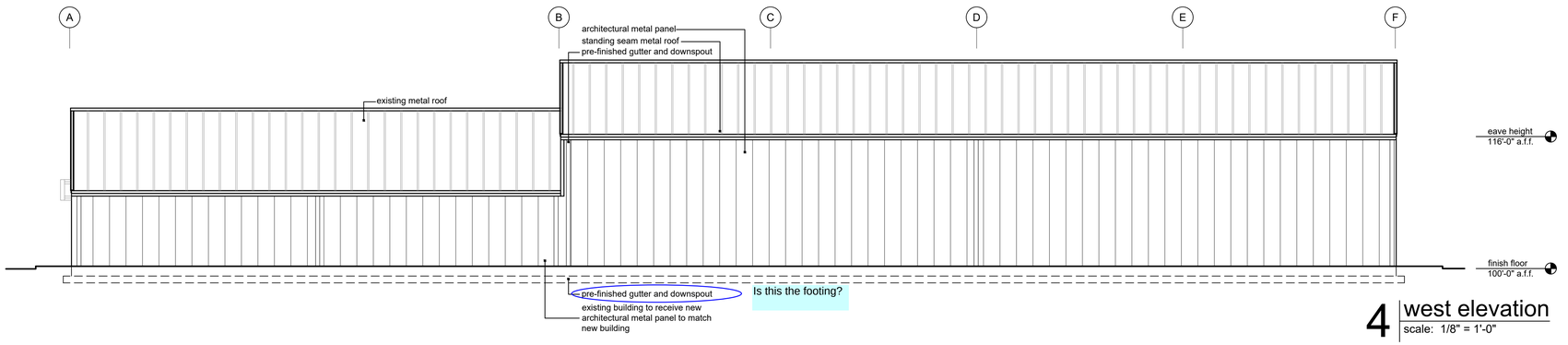


Where does the stormater from the roof go onto the sight. Please provide stormwater report.

2 east elevation
scale: 1/8" = 1'-0"



3 south elevation
scale: 1/8" = 1'-0"



Is this the footing?

4 west elevation
scale: 1/8" = 1'-0"

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Main Street Dodge

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