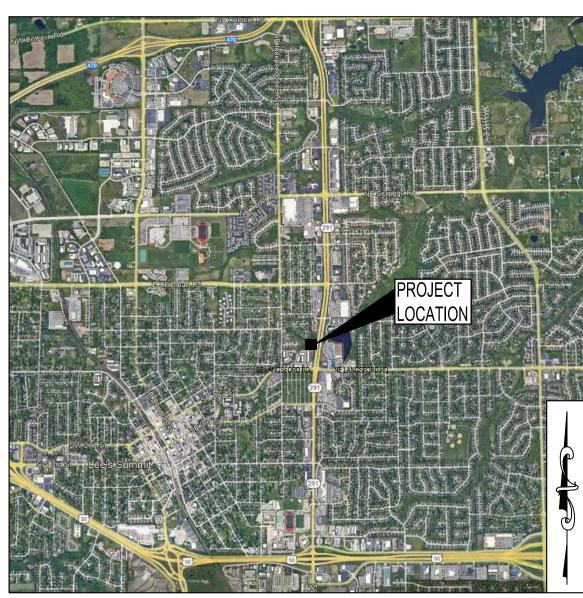
PROPOSED TAKE 5 OIL CHANGE

RTE 291 @ SE LANGSFORD RD LEE'S SUMMIT, MISSOURI



VICINITY MAP

NOTE

- THIS PROJECT IS TO BE CONSTRUCTED WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF LEE'S SUMMIT, MO.
- UNLESS OTHERWISE NOTED ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND DRAWINGS.

SHEET INDEX

CIV

1.	COVER	COVER SHEET
2.		SURVEY
3.	ES-1	EROSION CONTROL PLAN
4.	C-1	SITE PLAN
5.	C-2	GRADING PLAN
6.	C-3	UTILITY PLAN
7.	C-3.1	OFFSITE UTILITY PLAN

LANDSCAPE

7.	L-1.0	LANDSCAPE PLAN
8.	L-1.2.	LANDSCAPE DETAILS

ARCHITECTURAL

/ \l \ \ \		
9.	A2.10	FLOOR, REFL CEILING & ROOF PLANS
10.	A4.00	BLDG ELEVATIONS
11.	A9.00	DUMPSTER PLAN & ELEVATIONS

DEVELOPER

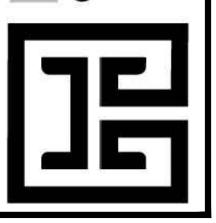
DRIVEN ASSETS, LLC 2101 PEARL STREET BOULDER, CO 80302

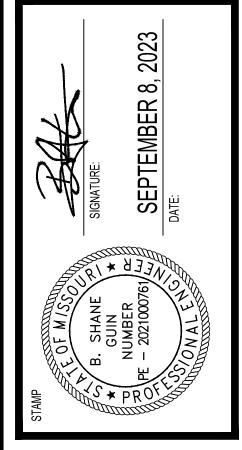


REVISION BY

HIGH TID

CONSULTANTS LL
434 N. COLUMBIA ST, SUITE 200
COVINGTON, LA 70433
www.hightidela.com





LEE'S SUMMIT, MISSOURI
FOR DRIVEN ASSETS, LLC
2101 PEARL STREET
BOULDER, CO 80302

DRAWN KRG
CHECKED RCG
ISSUED DATE 09/08/23
ISSUED FOR REVIEW
PROJECT NO. 22-218
FILE 22-218 COVER

COVER

ALTA/NSPS LAND TITLE SURVEY

Sec. 5-47-31

SHAFER, KLINE & WARREN, INC.

11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX: 913.888.7868 SURVEYING | ENGINEERING | CONSTRUCTION

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CLIENT

Byram Realty, LLC

5350 W. 94th Terrace, Suite 201

Prairie Village KS, 66207

Phone: (913) 722–5229

Job No. 170159-010 March 6, 2017 klg

DESCRIPTION:

TRACT

The South 150 feet of the East 150 feet of the North 300 feet of the South 902 feet of the East 880 feet of the West One Half of the Northeast Quarter of Section 5, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 5, Township 47, Range 31; thence South 89 Degrees, 22 Minutes, 09 Seconds East along the South line of the West One Half of said Quarter Section, a distance of 1321.26 feet to the Southeast corner of said West One Half; thence North 00 Degrees, 40 Minutes, 00 Seconds East along the East line of said West One Half, a distance of 602.00 feet to the point of beginning; thence North 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet; thence North 00 Degrees, 40 Minutes, 00 Seconds East, parallel with the East line of said West One Half, a distance of 150.00 feet; thence South 89 Degrees, 22 Minutes, 09 Seconds East, parallel with the South line of said West One Half, a distance of 150.00 feet to a point on the East line of aid West One Half; thence South 00 Degrees, 40 Minutes, 00 seconds West along said East line, a distance of 150.00 feet to the point of beginning. TRACT II:

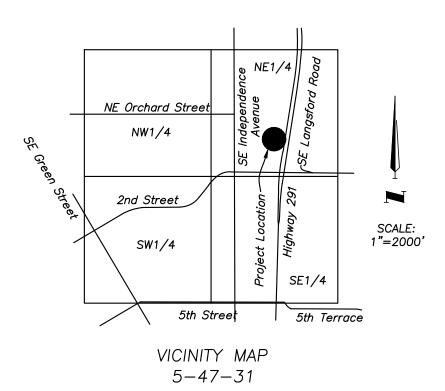
Commencing at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 5, Township 47, Range 31, Lee's Summit, Jackson County, Missouri; thence along the West line of said 1/2 of 1/4 Section North 2 Degrees, 33 Minutes, 49 Seconds East 602 feet to the true point of beginning of this tract; thence along said West line North 2 Degrees, 33 Minutes, 49 Seconds East 478.79 feet; thence South 88 Degrees, 27 Minutes, 48 Seconds East 152.53 feet to a point on the West line of the Right-of-Way of M-291; thence along said Right-or-Way line as follows; South 16 Degrees, 32 Minutes, 36 Seconds West 73.03 feet to a point 135 feet opposite center line Station 117+00; thence South 11 Degrees, 23 Minutes, 57 Seconds West 200 feet to a point 135 feet opposite center line Station 119+00; thence South 1 Degree, 11 Minutes, 44 Seconds West 101.61 feet to a point 117 feet opposite center line Station 120+00; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 50 feet; thence South 64 Degrees, 21 Minutes, 40 Seconds West 66.40 feet to a point 170 feet opposite center line Station 120+90; thence parallel to said center line South 11 Degrees, 23 Minutes, 57 Seconds West 31.03 feet; thence leaving said Right-of-Way North 87 Degrees, 26 Minutes, 43 Seconds West 35.61 feet to the true point of beginning.

TITLE NOTE:

Title information shown hereon was taken from Old Republic National Title Insurance Company commitment for Title insurance No. SKC0037555C and Dated October 18, 2016 at 8:00 A.M.

- c. Easement granted to Missouri Public Service Corporation as set forth in instrument filed June 20, 1950, under Document No. 565542 in Book 862 at Page 458. (Affects all of Tract I) d. Easement granted to the City of Lee's Summit as set forth in instrument filed July 6, 1962,
- under Document No. 792933 in Book 1577 ac Page 301. (Does not Affect)
 e. Easements for the benefit of the premises in question as set forth in Case No. 108618 filed
 November 20, 1950 under Document No. 571966 in Book 899 at Page 171, and as defined by
 instrument filed under Document No. 792062 in Book 1575 at Page 21. (Affects Tract I)
 f. Easement over a portion of the premises in question, granted to The State of Missouri, by
 the instrument recorded as Document No. 653850 in Book 1302 at Page 81. (Affects Subject
 Property)
- g. Easement and Right—of—Way Agreement granted to The City of Lee's Summit, by the instrument filed May 23, 1962 as Document No. 790138 in Bock 1569 at Page 695. (as shown hereon)
- h. Easement and Right—of—Way Agreement granted to The City of Lee's Summit, by the instrument filed June 11, 1962, under Document No. 791375 in Book 1573 at Page 199. (As shown hereon)
- i. Easement over a portion of the premises in question, granted to The City of Lee's Summit, Missouri, by the instrument recorded as Document No. 868740 in Book 1781 at Page 176. (As shown hereon)
- j. Lack of abutter's rights of direct access to Highway No. 291 from the premises in question as set forth in instrument filed January 9, 1969, under Document No. I—31092 in Book I89 at Page 661, except such rights of access as provided therein. (Affects subject property not plottable)
- k. Terms and provisions and easement contained in Easement Agreement by and between Royal Acres Limited, a Missouri Limited Partnership and Pine Woods Associates, a Missouri general partnership, filed for record May 9, 1986, as Document No. 1–688562 in Book 11536 at Page 2123 (As shown hereon)
- at Page 2123. (As shown hereon)
 I. Sanitary Sewer Easement granted to the City of Lee's Summit as set forth in instrument filed October 15, 2002, under Document No. 200210091852. (As shown hereon)

To: Vivion Properties, LLC; LSMO I, LLC; Bennisonvestments, LLC; Silverlake Holdings, LLC; and Old Republic National Title Insurance Company This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6a, 8, and 11 of Table A thereof. The fieldwork was completed on February 24, 2017.



FLOOD NOTE:

This property lies within flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plane, and Other Flood areas as shown on the Flood Insurance rate map prepared by the Federal Emergency Management Agency for the City of Overland Park, Johnson County, Kansas, Community No. 29 174, Panel No. 0436G and dated January 20, 2017

General Notes:

The horizontal datum is based on the State plane coordinate system MO West Zone NAD 83

Adjusted to Ground Plane CAF=0.999901213

Elevations shown hereon are based upon NAVD88 Datum.

Contours shown hereon are at 1' contour intervals.

The accuracy standard for this survey is in accordance with type "URBAN"

ZONING NOTE:

No Zoning report or letter was furnished at the time of survey.

BENCHMARK 1 ELEV.: 982.13
Set square cut in the top of the South side of a 15" light pole base 100'± North of the Northeast property corner.
East side of parking lot 70'± West of 291 HWY.

BENCHMARK 2 ELEV.: 991.62 Existing square cut on back of curb 50'± East Northeast of the Northeast corner of meineke on the North side drive at

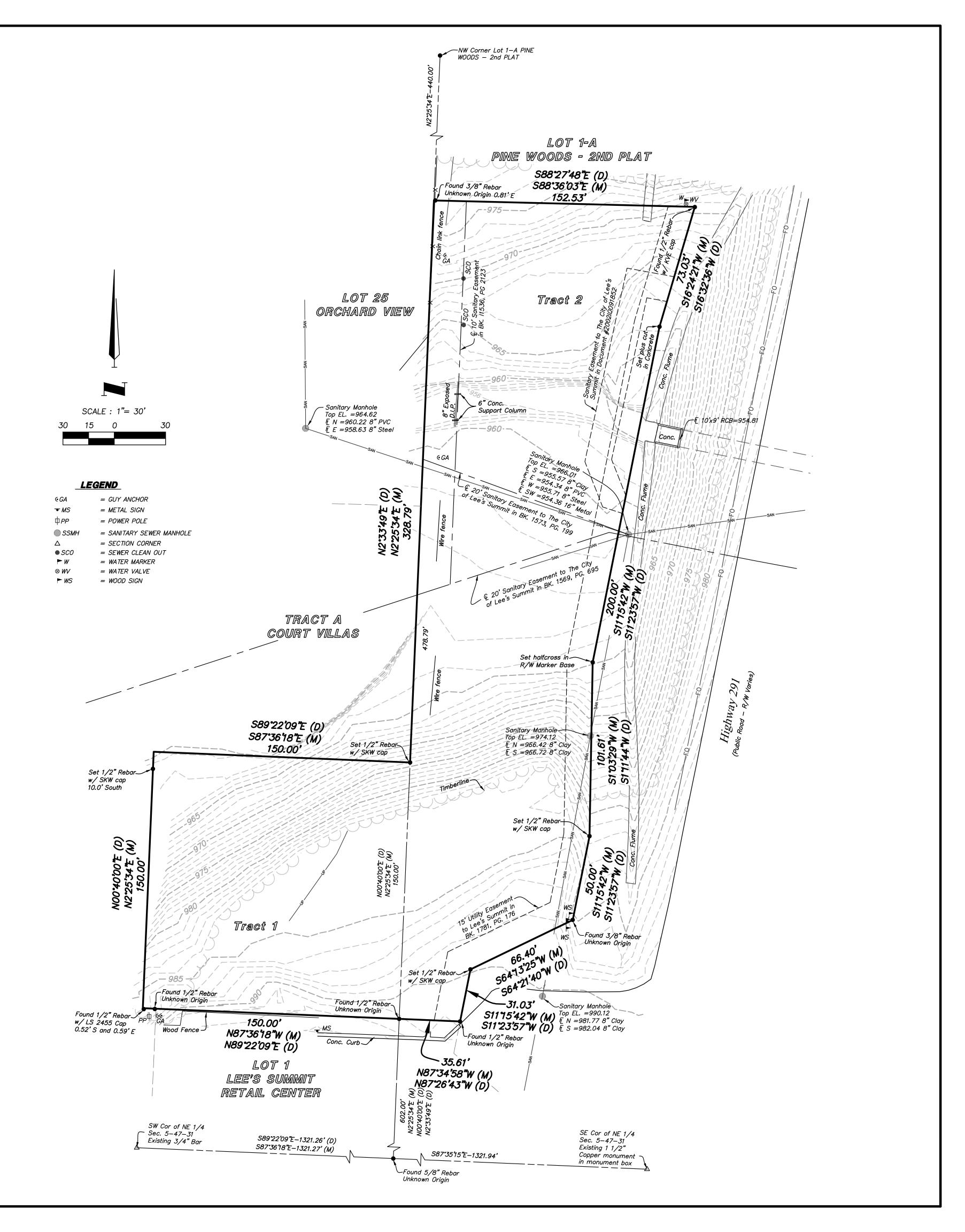
 $Area = 75,218 \pm Sq. \ Ft. \ or \ 1.727 \pm Acres$



Note:

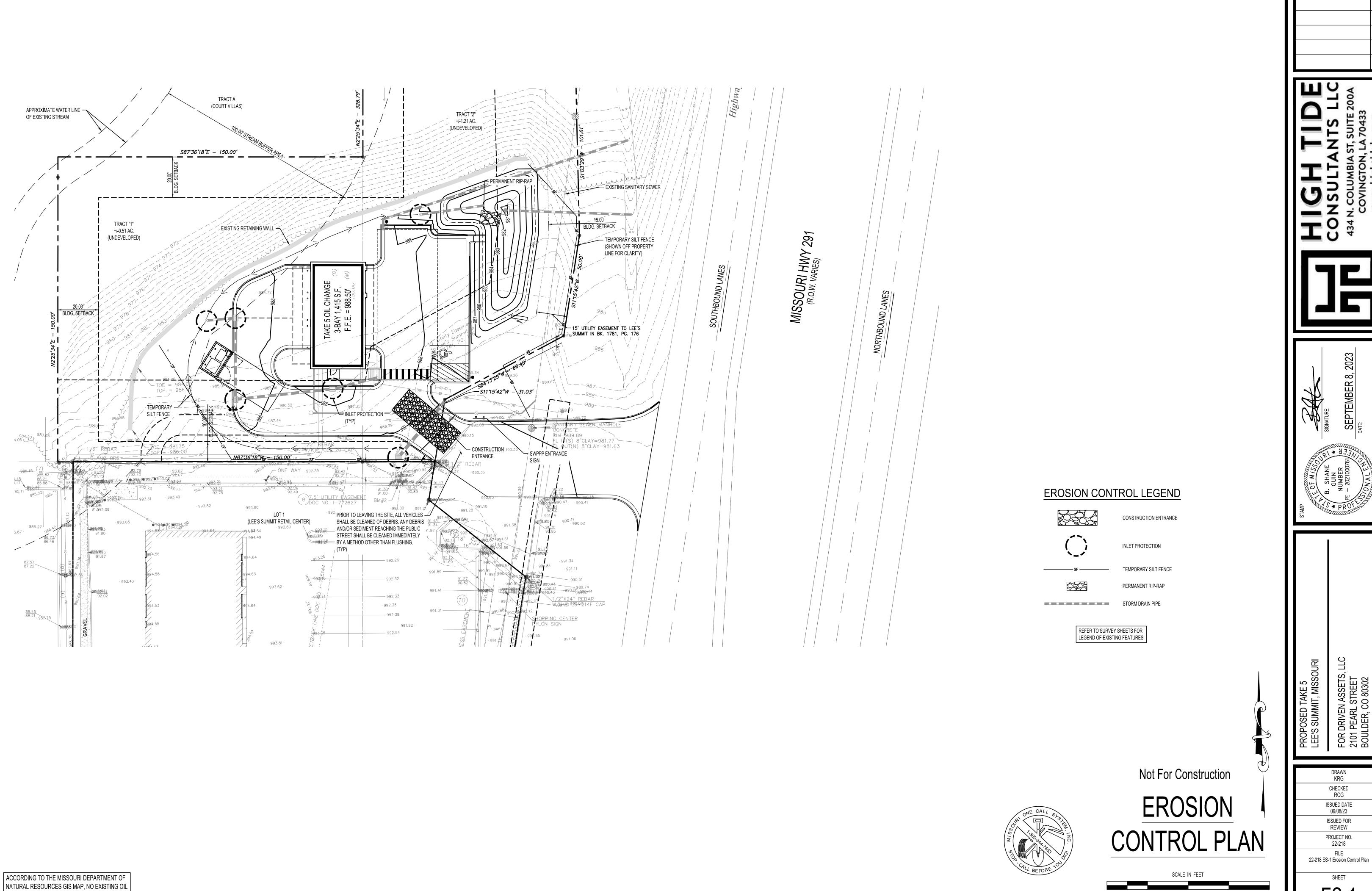
1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1–800–344–7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.



Robert Craig Sandlin, PLS-2016000169
Shafer, Kline & Warren, Inc. Corporate Certificate/License No. 000003

Job No. 170159-010 Sec. 5-47-31 Jackson County Missouri 170159-010 SUR.DWG

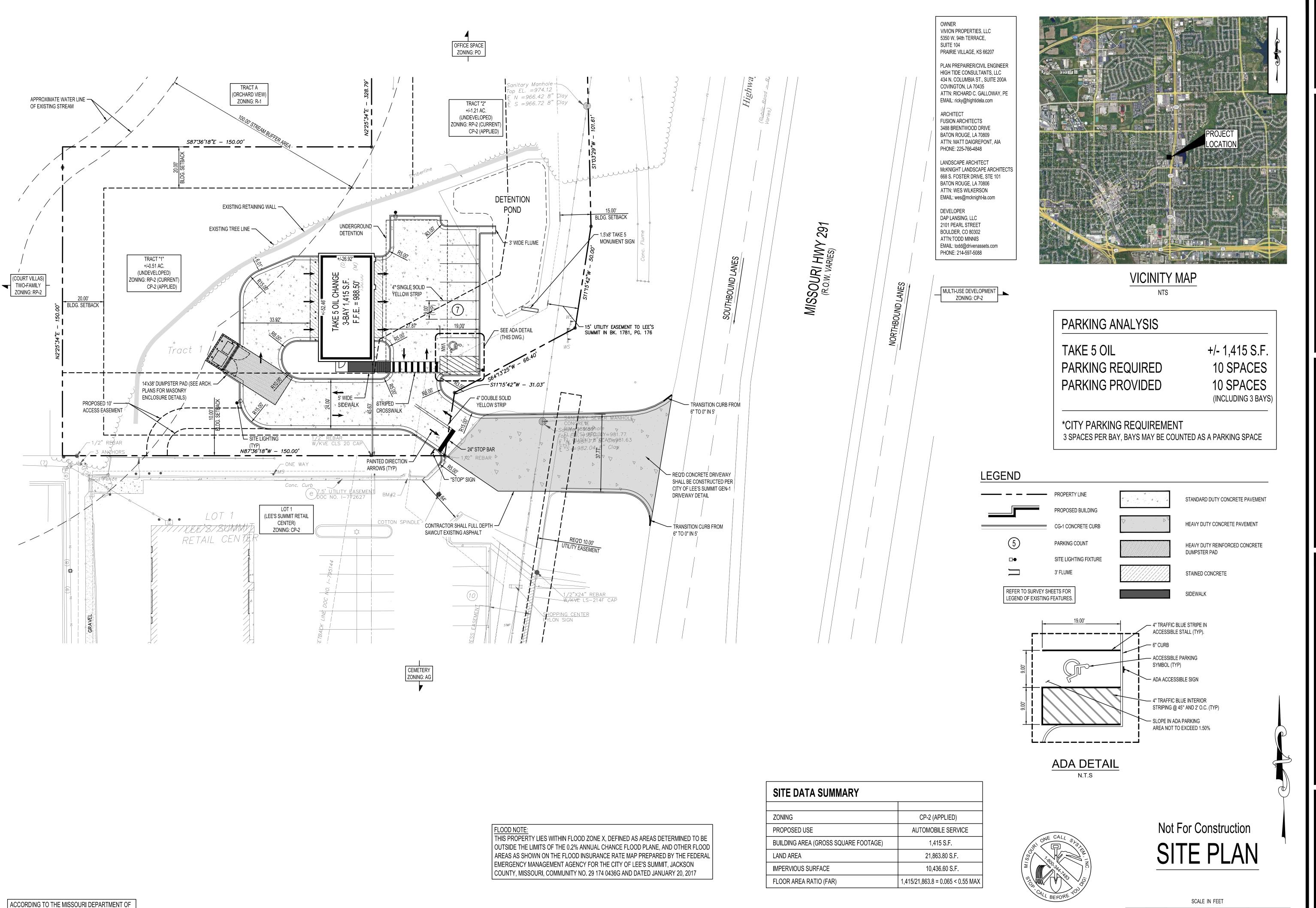


AND GAS WELLS ARE LOCATED ON SITE.

REVISION



ES-1



NATURAL RESOURCES GIS MAP, NO EXISTING OIL

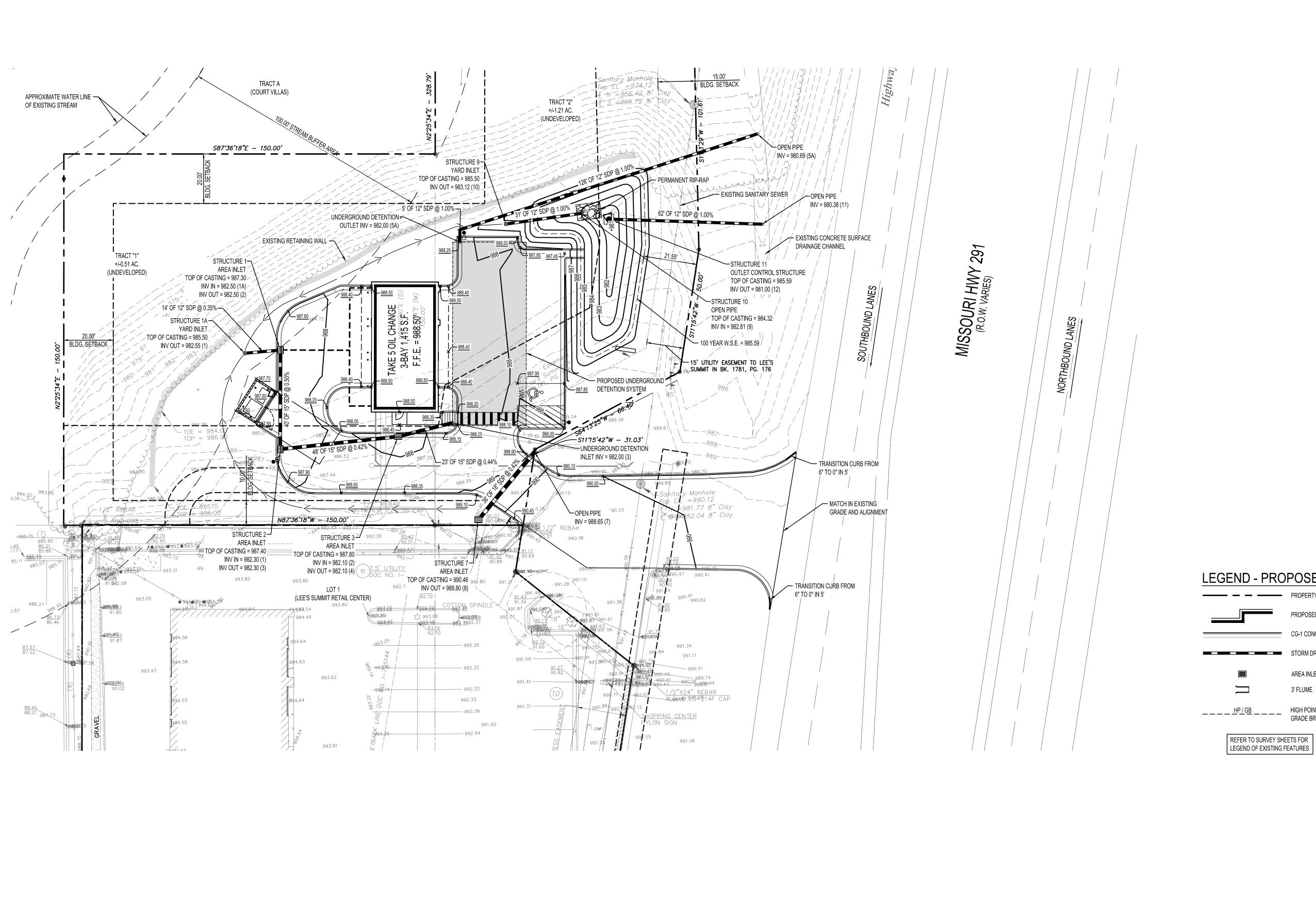
AND GAS WELLS ARE LOCATED ON SITE.

REVISION

KRG CHECKED RCG ISSUED DATE 09/08/23

ISSUED FOR REVIEW PROJECT NO. 22-218 FILE 22-218 C-1 Site Plan

SHEET



ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL

AND GAS WELLS ARE LOCATED ON SITE.

LEGEND - PROPOSED IMPROVEMENTS

× 800.00' SPOT ELEVATION PROPOSED BUILDING CG-1 CONCRETE CURB SLOPE ARROW DOMESTIC WATER LINE STORM DRAIN PIPE SANITARY SEWER LINE AREA INLET 3' FLUME UNDERGROUND TELEPHONE LINE UNDERGROUND ELECTRICAL LINE

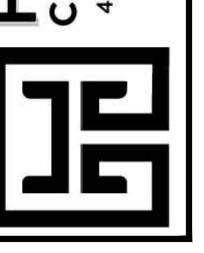
FLOOD NOTE:

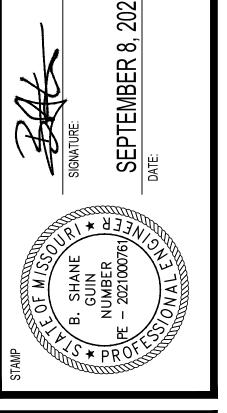
 \mid THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD PLANE, AND OTHER FLOOD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, COMMUNITY NO. 29 174 0436G AND DATED JANUARY 20, 2017



Not For Construction **GRADING PLAN**

REVISION

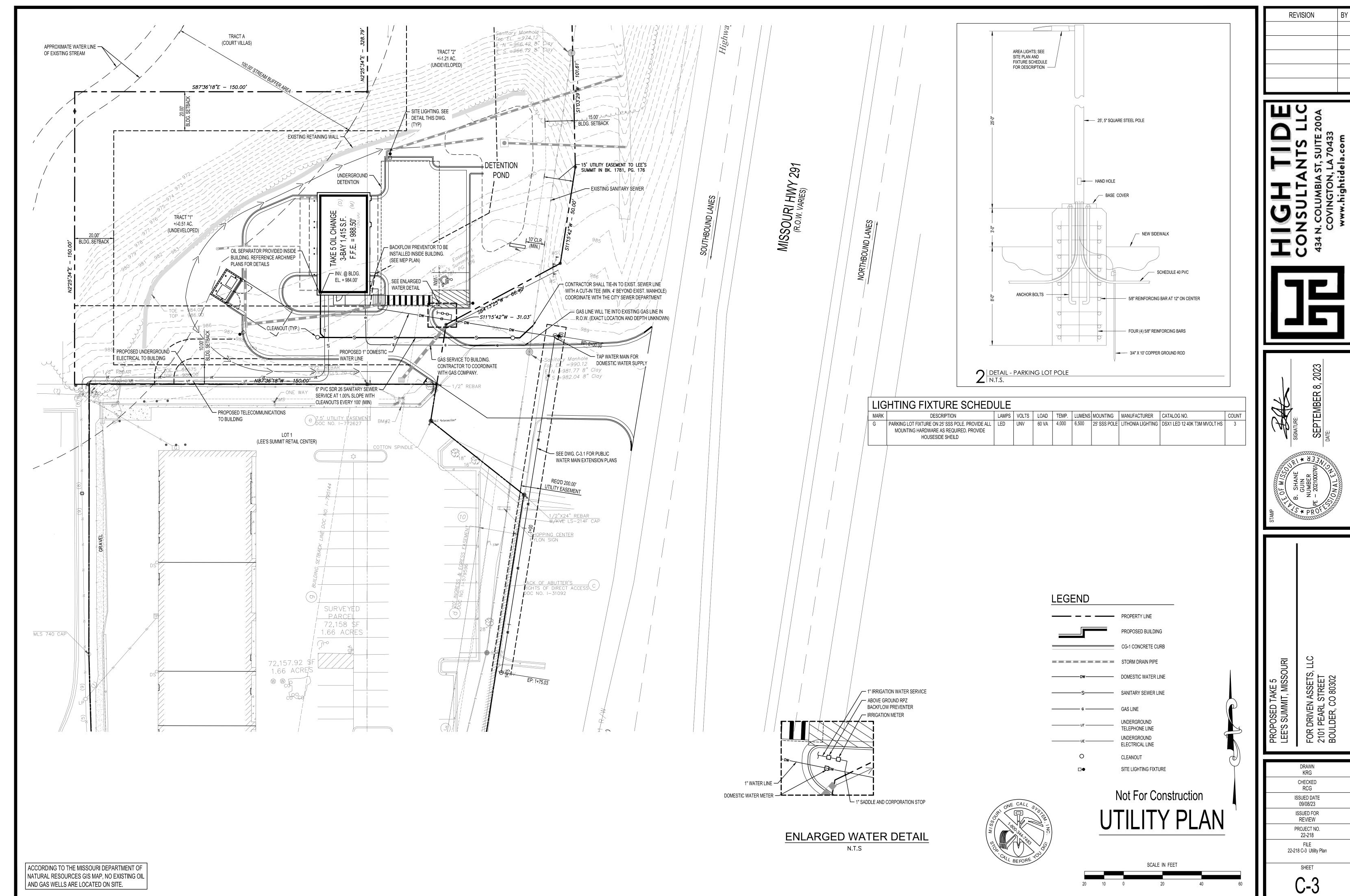


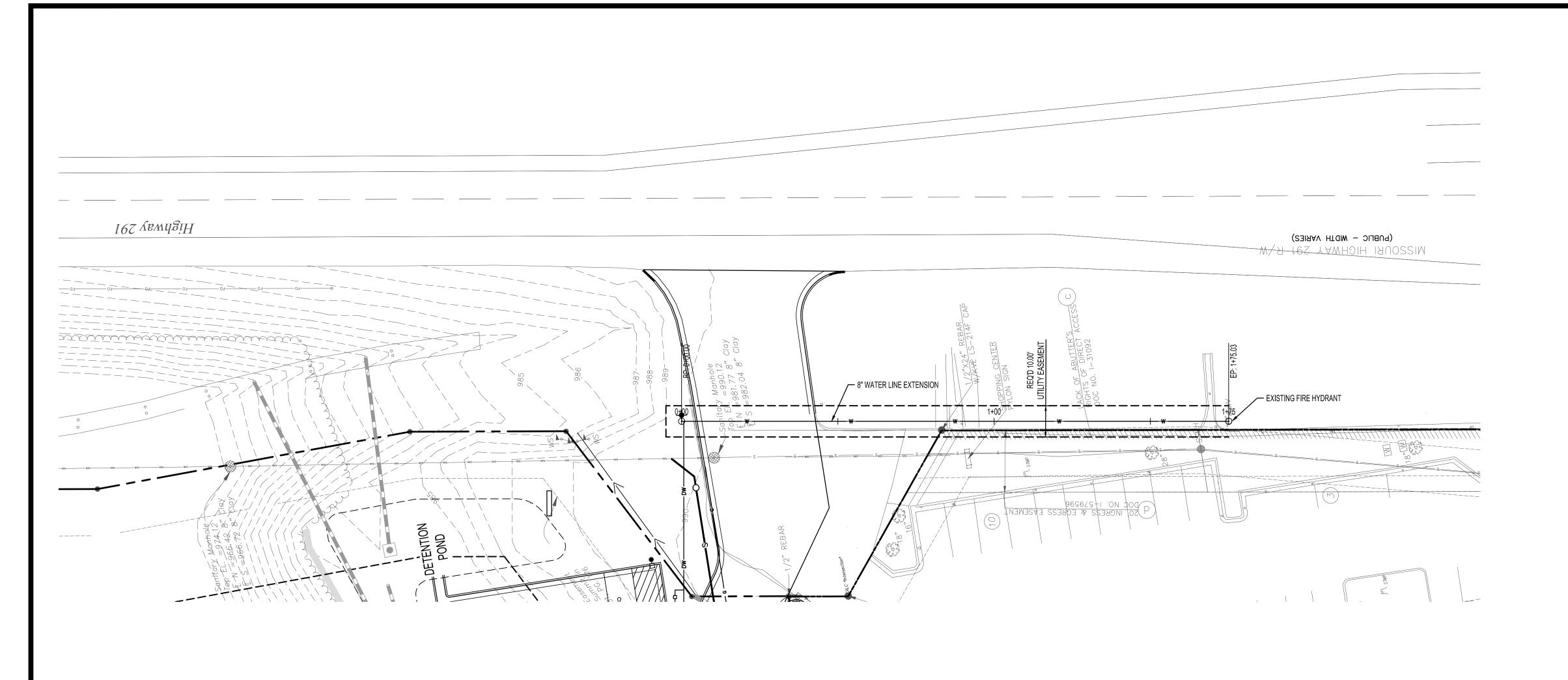


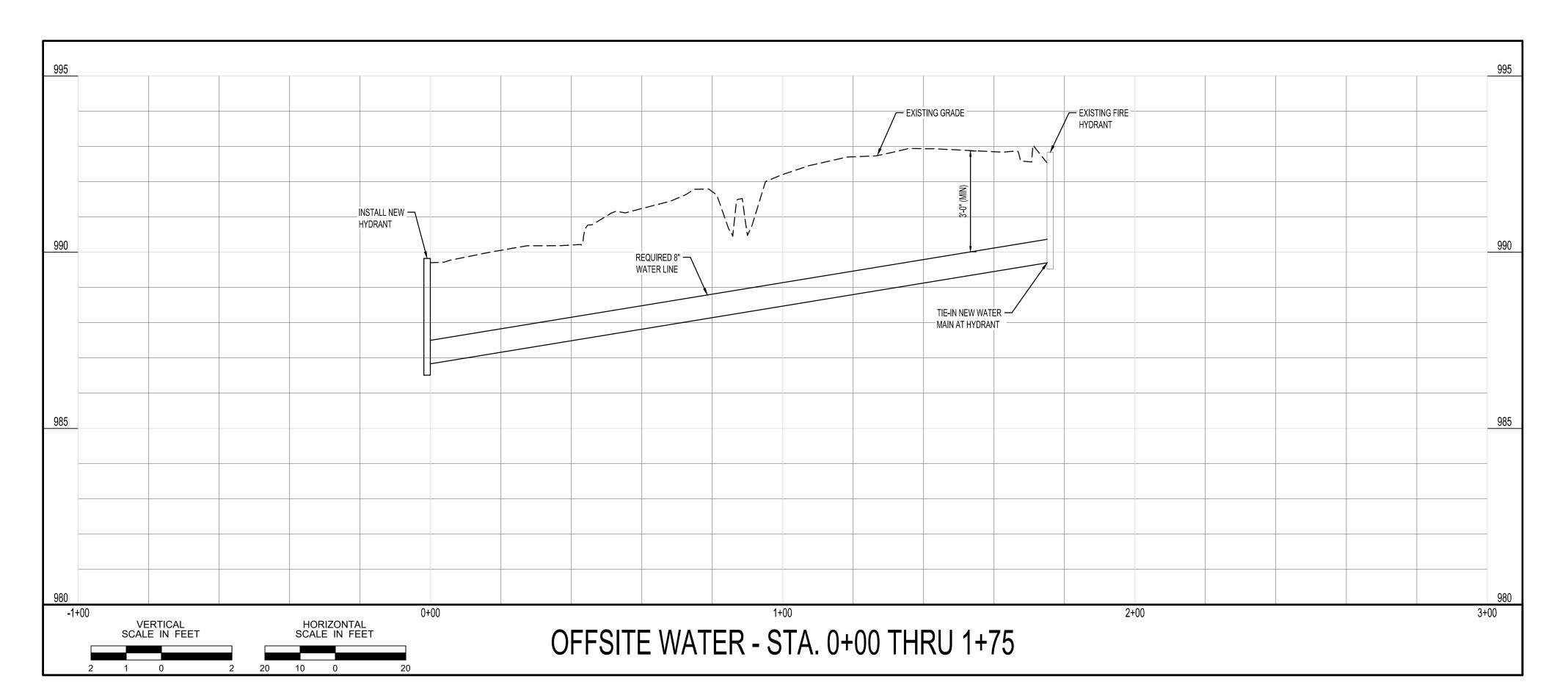
FOR DRIVEN ASSETS 2101 PEARL STREET 30ULDER, CO 80302

표	77 12 18			
DRAWN KRG				
CHECKED RCG				
ļ.	SSUED DATE 09/08/23			
	ISSUED FOR REVIEW			
PROJECT NO. 22-218				
22-21	FILE 8 C-2 Grading Plan			

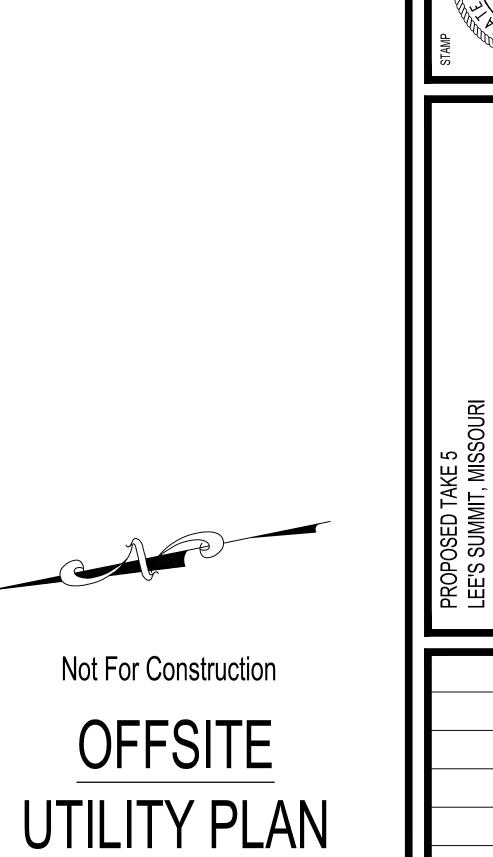
C-2











PROPERTY LINE
PROPOSED BUILDING

CG-1 CONCRETE CURB

STORM DRAIN PIPE

DOMESTIC WATER LINE

SANITARY SEWER LINE

GAS LINE

UNDERGROUND
TELEPHONE LINE

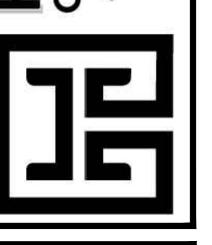
UNDERGROUND
ELECTRICAL LINE

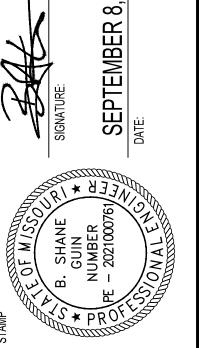
C CLEANOUT

SITE LIGHTING FIXTURE

HIGH TIDE ONSULTANTS LLC 34 N. COLUMBIA ST, SUITE 200A

REVISION





SED TAKE 5
JIMMIT, MISSOURI
VEN ASSETS, LLC
ARL STREET
R, CO 80302

DRAWN
KRG

CHECKED
RCG
ISSUED DATE
11/XX/22
ISSUED FOR
REVIEW
PROJECT NO.
22-218

PROJECT NO.
22-218

FILE
22-218 C-3 Utility Plan

C-3.1

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAP, NO EXISTING OIL AND GAS WELLS ARE LOCATED ON SITE.



668 S. FOSTER DRIVE, SUITE 101 BATON ROUGE, LOUISIANA 70806 P 225.924.1265 F 225.709.0748

McKnight-LA.com

LANDSCAPE ORDINANCE CALCULATIONS LEE'S SUMMIT MO DEVELOPMENT CODE, DIVISION III; SECTION 8.710-900, **ZONED: CP2**

STREET FRONTAGE (NON RESIDENTIAL ZONE)

A. 1 TREE PER 30 L.F. OF STREET FRONTAGE

REQUIRED: 5 TREES PROVIDED: 5 TREES

B. 20' WIDE LANDSCAPE STRIP TO SEPARATE PARKING AREA FROM THE STREET.

PROVIDED: 20' LANDSCAPE STRIP

C. 1 SHRUB FOR EACH 20' OF STREET FRONTAGE

REQUIRED: 7 SHRUBS PROVIDED: 14 SHRUBS (NEAR SIGNAGE)

OPEN YARD AREA

LOT CONTAINS A LARGE CONSERVATION AREA THAT WILL REMAIN. CALCULATIONS BELOW ARE BASED ON CLEARED PORTION OF THE LOT; 23,670 SQUARE FEET.

A. 2 SHURBS PER 5,000 SQUARE FEET

REQUIRED: 10 SHRUBS PROVIDED: 20 SHRUBS (PROVIDED TO HIDE TRASH ENCLOSURE AND DRIVEWAY)

B. 1 TREE PER 5,000 SQUARE FEET

REQUIRED: 5 TREES PROVIDED: 5 TREES

PARKING LOT SCREENING

A. $2\frac{1}{2}$ HEIGHT OF SCREENING REQUIRED ALONG THE EDGE OF PARKING LOT CLOSEST TO THE STREET

B. A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40'. HEDGE MUST BE AT LEAST 18" TALL AT TIME OF PLANTING.

REQUIRED: 36 SHRUBS (CONTINUOUS HEDGE) PROVIDED: 44 SHRUBS (PROVIDED TO HAVE CONTINUOUS

SOUTH & EAST BUFFER (CP2 ADJACENT TO CP2)

NO REQUIRED BUFFER

NORTH & WEST BUFFER (CP2 ADJACENT TO RP-2 & RP-4)

HEDGE AROUND PARKING LOT PER CODE)

REQUIRED: 20' BUFFER YARD (HEAVY) PROVIDED: EXISTING 30'-100' VEGETATED BUFFER & EXISTING RETAINING WALL

OWNER'S REPRESENTATIVE SHALL REVIEW LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY COMPLIANCE WITH APPROVED PLAN.

LANDSCAPE ORDINANCE STANDARDS

LANDSCAPE MATERIALS AND PLANTS LIST

Hardwood Mulch, shredded (square feet)

Bed Preparation (square feet)

first 3" of imported planting soil.

Metal Edging (linear feet)

Gravel Border (square feet)

certified weed and pest free

Liriope (Liriope muscari)

4 per square foot

Lawn - Turf Type Fescue (square yards)

Drift Rose 'Popcorn' (Rosa 'Novarospop')

around all trees

and gravel border

PLANT / MATERIAL NAME AND DESCRIPTION

6" planting soil over 8" loosened topsoil. Mix top 4" of topsoil with

3" thick layer in all planting areas and 2x root ball diameter ring

 $\frac{1}{8}$ " x 4" aluminum edging color black; install between planting

 $\frac{1}{2}$ " - 1" river rock. 3" deep layer over non-woven filter fabric

3 gallon container, 15"-18" spread, dense and compact growth

New Horizon Elm (Ulmus davidiana var. japonicus x Ulmus pumilia)

Sweetbay Magnolia 'Green Shadow'; (Magnolia virginiana 'Green

45 gallon container, 12'-14' height, 5'-7' spread, $2\frac{1}{2}$ "-3" caliper,

7'-8' height, 4'-5' spread, standard, 1"caliper, heavily branched

5 gallon container, 18" height, 18" spread, dense and compact

3 gallon container, 7"- 8" height, 12" - 18" spread at base, full

container, heavy and active foliage, planted 24" o.c.

4" Container, 4"-6" height and spread, full container

straight trunk, heavily branched, heavy canopy

Viburnum (Viburnum rhytidophylloides 'Allegheny') 5 gallon container, 3' height, dense foliage, full container

Japanese Yew (Podocarpus macrophyllus)

growth habit, strong central leader

'Hayden's Sedge' Carex haydenii

QUANTITY

AS NEEDED

EXISTING HEAVY VEGETATION BUFFER

PROPOSED POND

- DRIFT ROSE - 14

NEW HORIZON ELM - 1

SWEETBAY MAGNOLIA - 2

SIGHT TRIANGLE TO BE

VERIFIED BY CIVIL ENGINEER

ALL DISTURBED AREAS SHALL RECEIVE

SOD TYP.; BARE SOIL MUST BE STABILIZED AND ESTABLISHED WITH

LAWN PRIOR TO ACCEPTANCE.

46 - JAPANESE YEW -

PARKING LOT

1' GRAVEL STRIP

RE: I/L1.1

HAYDENS SEDGE - 23

- HAYDENS SEDGE - 14

1"=20'-0"

- AROUND BUILDING (TYP.)

BED EDGE

SIGHT TRIANGLE TO BE

VERIFIED BY CIVIL ENGINEER

EXISTING HEAVY VEGETATION BUFFER

27 - HAYDENS SEDGE

1' GRAVEL STRIP

RE: I/L1.1

BED EDGE -

BED EDGE -

PROPOSED BUILDING

PROPERTY LINE

AROUND BUILDING (TYP.) -

VIBURNUM - 2

FENCED TRASH

OTHERS

VIBURNUM - 4

ENCLOSURE BY

EXISTING RETAINING WALL -

2 - SWEETBAY MAGNOLIA —

EXISTING HEAVY VEGETATION BUFFER

TO BE RETAINED

2 - NEW HORIZON ELM

ALL DISTURBED AREAS SHALL RECEIVE

SOD TYP.; BARE SOIL MUST BE STABILIZED AND ESTABLISHED WITH LAWN PRIOR TO ACCEPTANCE.

ORDINANCE PLAN

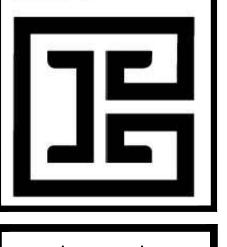
- NEW HORIZON ELM - 3

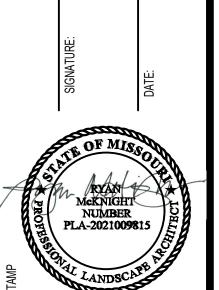
- 1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- 2. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 3. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- 4. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE
- 5. PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- 6. THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETE AND BEFORE PLANT PITS ARE EXCAVATED. PROVIDE PHOTOGRAPHS.
- 7. TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- 8. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- 9. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI AND THE LANDSCAPE ARCHITECT.
- 10. ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS/LEGEND.
- 11. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- 12. 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.
- 13. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS 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 AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- 14. LANDSCAPE CONTRACTOR SHALL PROVIDE HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL.

GENERAL PLANTING NOTES

- 1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- 2. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
- 3. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
- 4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE
- 5. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- 6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
- 7. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
- 8. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.
- 10. SOD ALL AREAS DISTURBED BY CONSTRUCTION.

REVISION REVISION #1

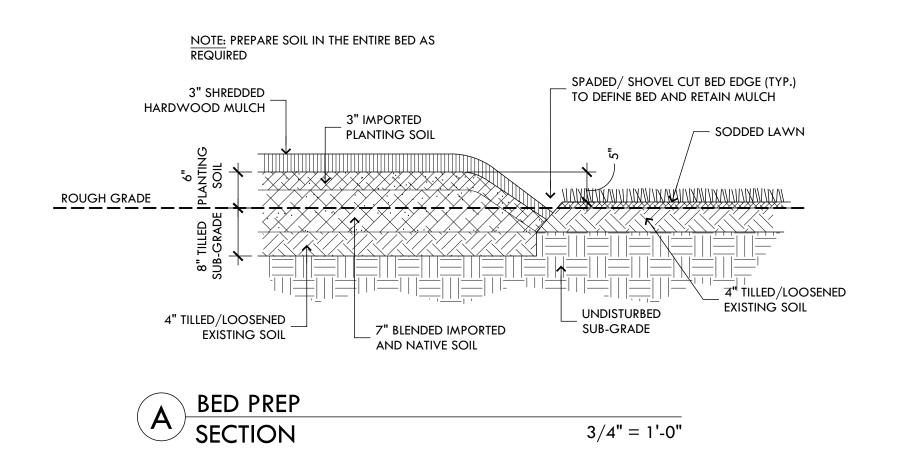


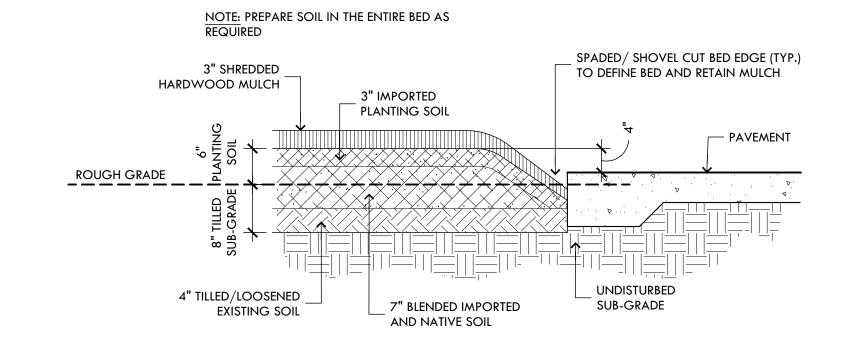


DRAWN CHECKED ISSUED DATE 9.08.2023 ISSUED FOR PRELIMINARY DEVELOPMENT PROJECT NO.

L1.0 LANDSCAPE ORDINANCE PLAN

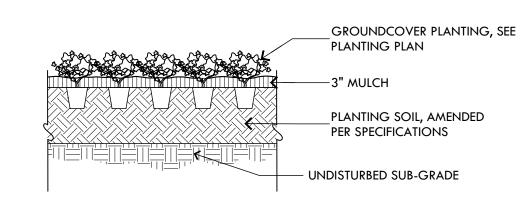
SHEET



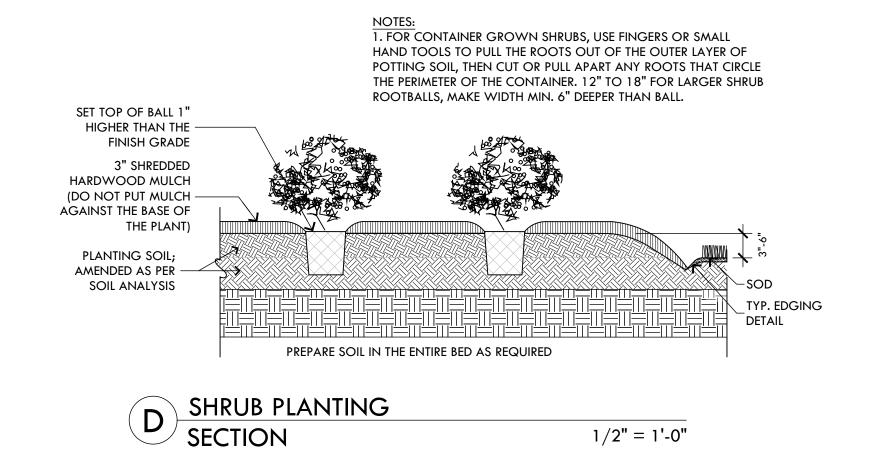


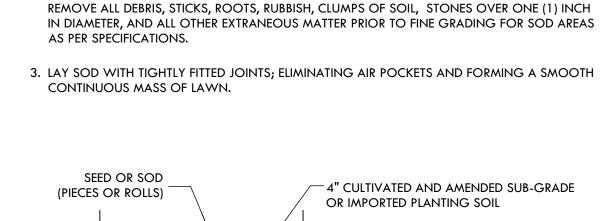
BED PREP AT PAVEMENT

LAWN SECTION



GROUNDCOVER PLANTING 1/2" = 1'-0"



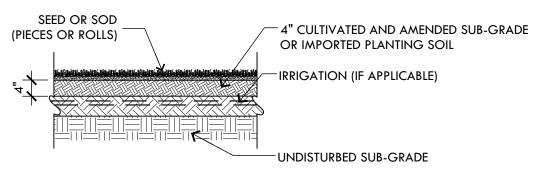


1. CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY

SHALL BE INCORPORATED INTO PREPARATION.

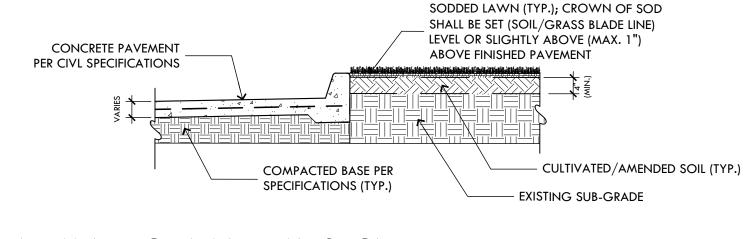
APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS

2. CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN.

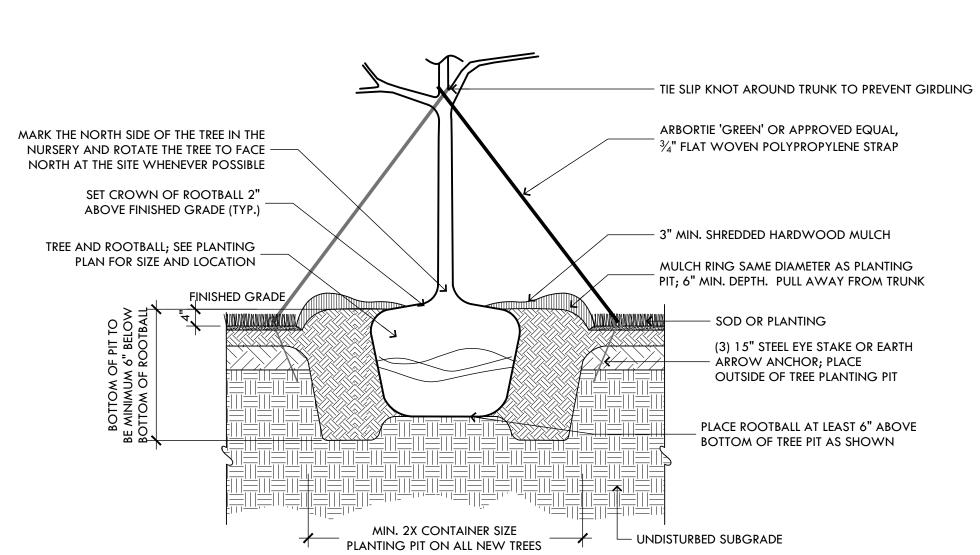


3/4" = 1'-0"



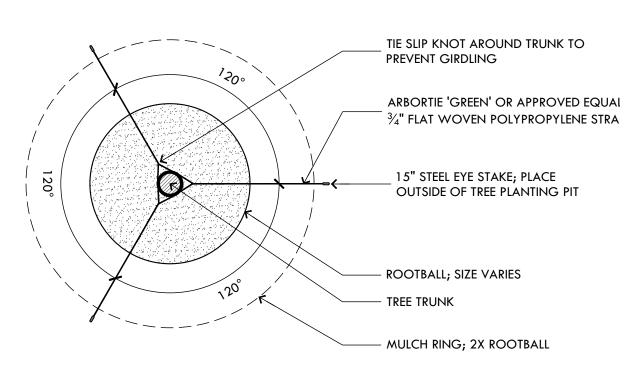


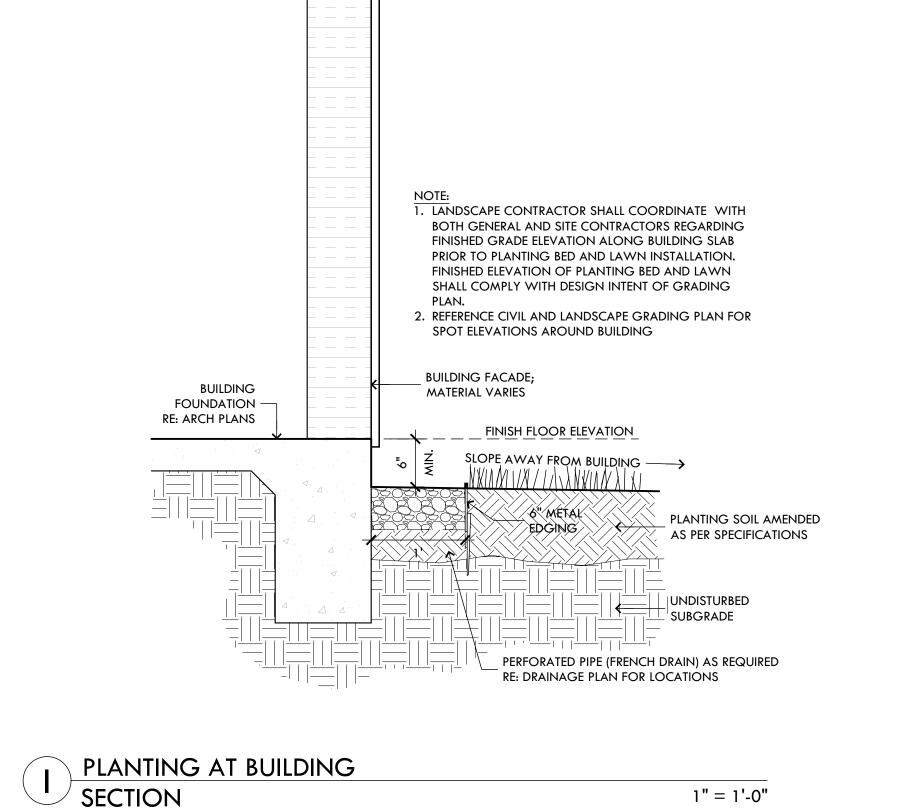




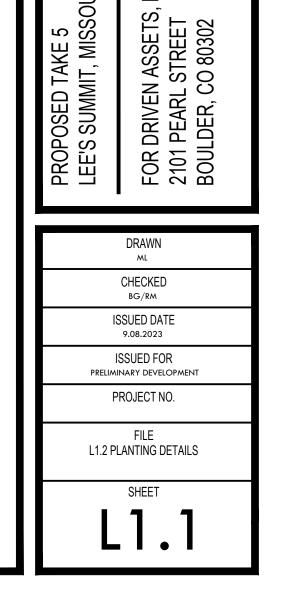
1/2" = 1'-0"

G TREE PLANTING - SINGLE TRUNK SECTION





1" = 1'-0"







McKNIGHT NUMBER PLA-2021009815

REVISION

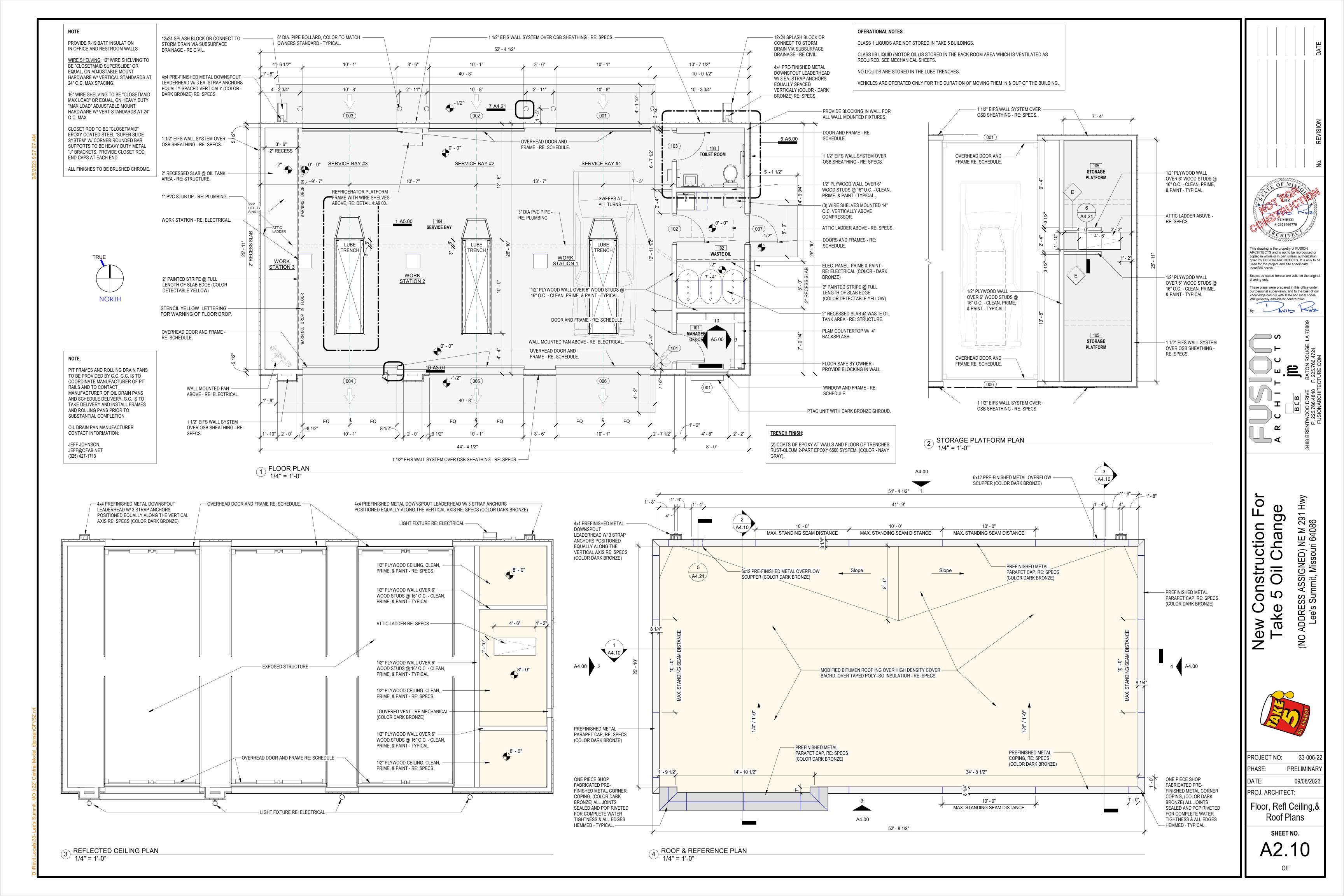
668 S. FOSTER DRIVE, SUITE 101

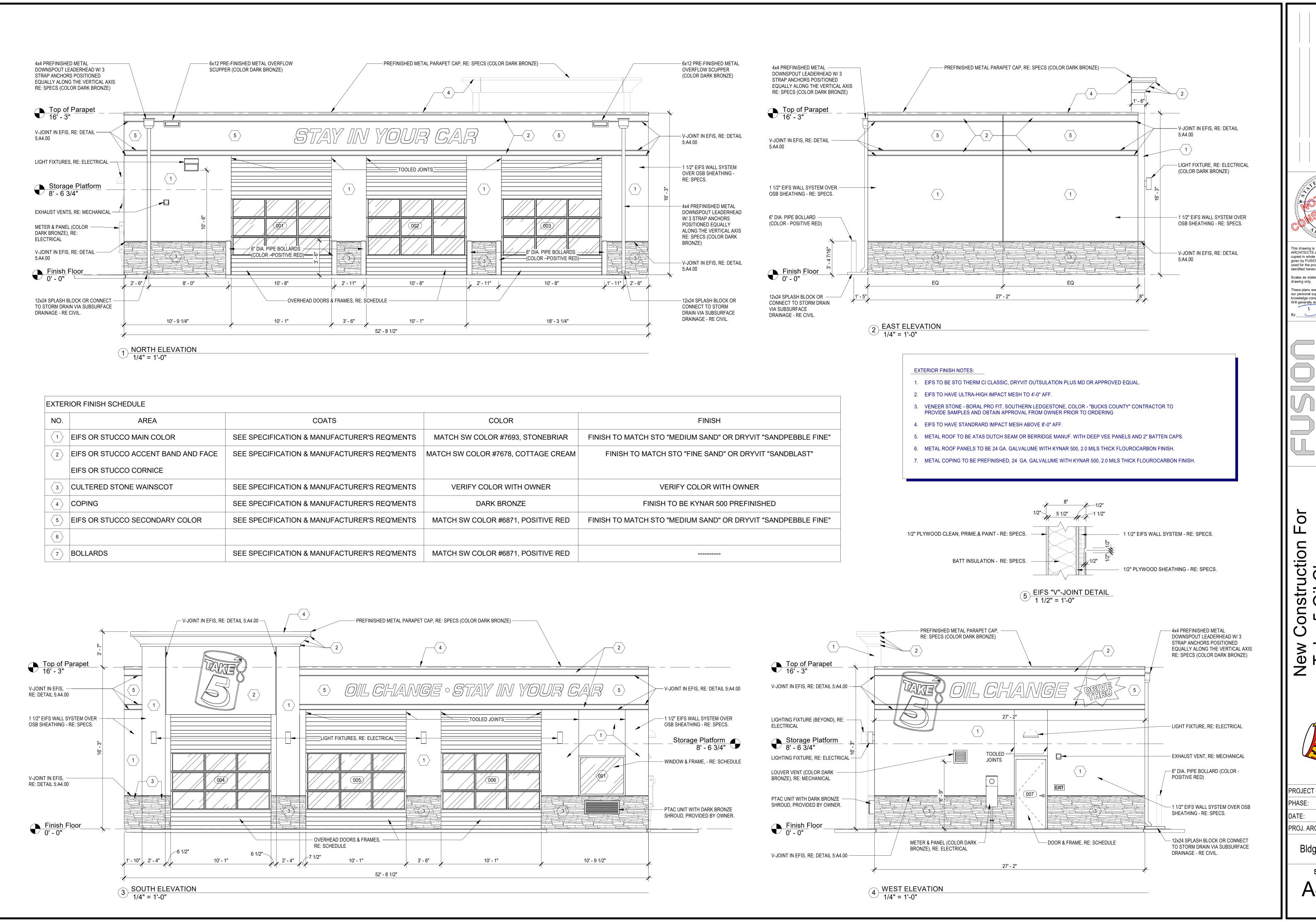
BATON ROUGE, LOUISIANA 70806

P 225.924.1265 F 225.709.0748

McKnight-LA.com

REVISION #1





Ö ake (NO PROJECT NO: 33-006-22 PRELIMINAR 08/11/20 PROJ. ARCHITECT: Designe

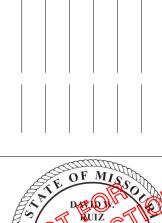
Change

IGNED) NE M 291 F , Missouri 64086 ADDRESS , Lee's Sur

Scales as stated hereon are valid on the original These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. Will generally administer construction

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Bldg Elevations

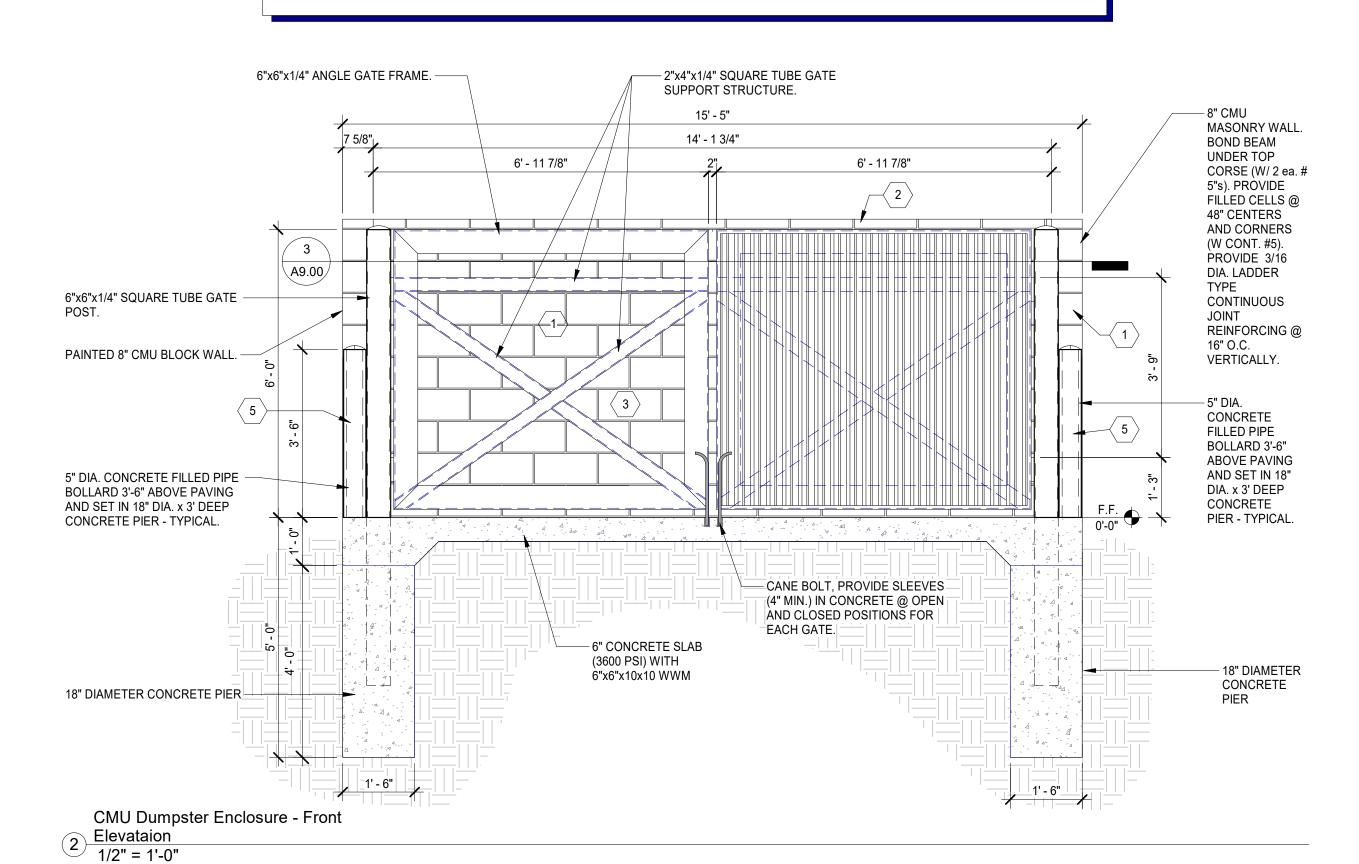
SHEET NO. A4.00

ALL HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED.

ALL STEEL POSTS AND GATE FRAME TO BE PRIMED AND PAINTED WITH 2 COATS EACH. COLOR TO BE DARK BRONZE SW6076.

ALL STEEL MEMBERS TO BE SHOP WELDED. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL TO BE PAINTED DARK BRONZE SW6076.

ALL METAL FRAMING, POST AND HARDWARE TO BE PRIMED AND PAINTED W/ MIN. 1 COAT PRIMER, AND 2 COATS FINISH. PAINT TO BE OIL BASED AND COLOR TO BE DARK BRONZE SW6076.



TAKE 5 OIL CHANGE, LLC STORAGE SYSTEM REVIEW

SYSTEMS ARE DIVIDED INTO 2 SEPARATE PROCESSES.

AFTER A TAKE 5 TECHNICIAN DIRECTS AND GUIDES THE CUSTOMER OVER A SHALLOW TRENCH THE USED OIL IS DRAINED INTO A ROLLING DRAIN PAN THAT IS POSITIONED UNDER THE VEHICLE. THE OIL FILTER IS ALSO CHANGED ABOVE THE DRAIN PAN. WHEN NECESSARY, THE DRAIN PANS ARE EMPTIED TO DESIGNATED OIL TANKS VIA 3/4" GASOLINE-RATED HOSE, ROUTED THROUGH CHASES TO THE STORAGE ROOM. THE HOSES ARE CONNECTED VIA A VACUUM DIAPHRAGM PUMP, SO THE SYSTEM IS TOTALLY NON-PRESSURIZED. 100% OF TAKE 5'S USED OIL AND OIL FILTERS ARE RECLAIMED AND RECYCLED BY OSHA CERTIFIED USED OIL RECYCLING COMPANIES.

WE STORE NEW BULK OILS IN RHINO GRAVITY FEED SYSTEMS INSIDE THE BAY AREAS. THESE SYSTEMS HAVE NO PUMPS OR PRESSURE, ARE APPROVED BY OSHA AND DOT, AND ARE LOCATED WITHIN A RECESSED AREA WITHIN THE SHOP. TAKE 5 ALSO CARRIES A MINIMUM AMOUNT OF RETAIL BOTTLED OILS FOR SPECIALTY VEHICLES AS

- TYPE OF LIQUIDS BEING STORED ARE CLASS IIIB LUBRICANTS ONLY.
- ALL TANKS ARE ABOVE GROUND, SINGLE WALL. 3 ARE STEEL AND 12 ARE HIGH-DENSITY POLYETHYLENE.

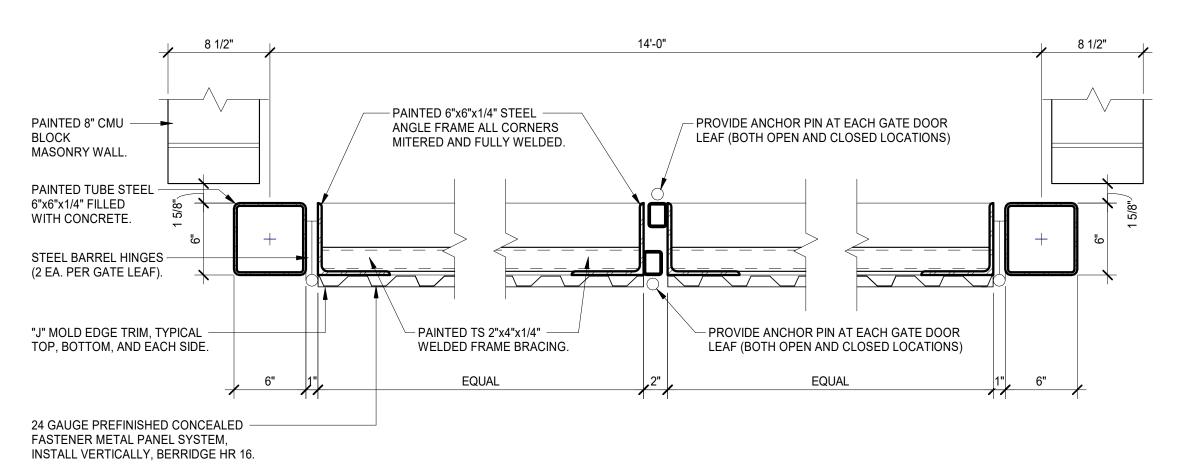
3. VOLUME OF TANKS:

(3) WASTE OIL TANKS OF APPROXIMATELY 330 GALLONS EACH

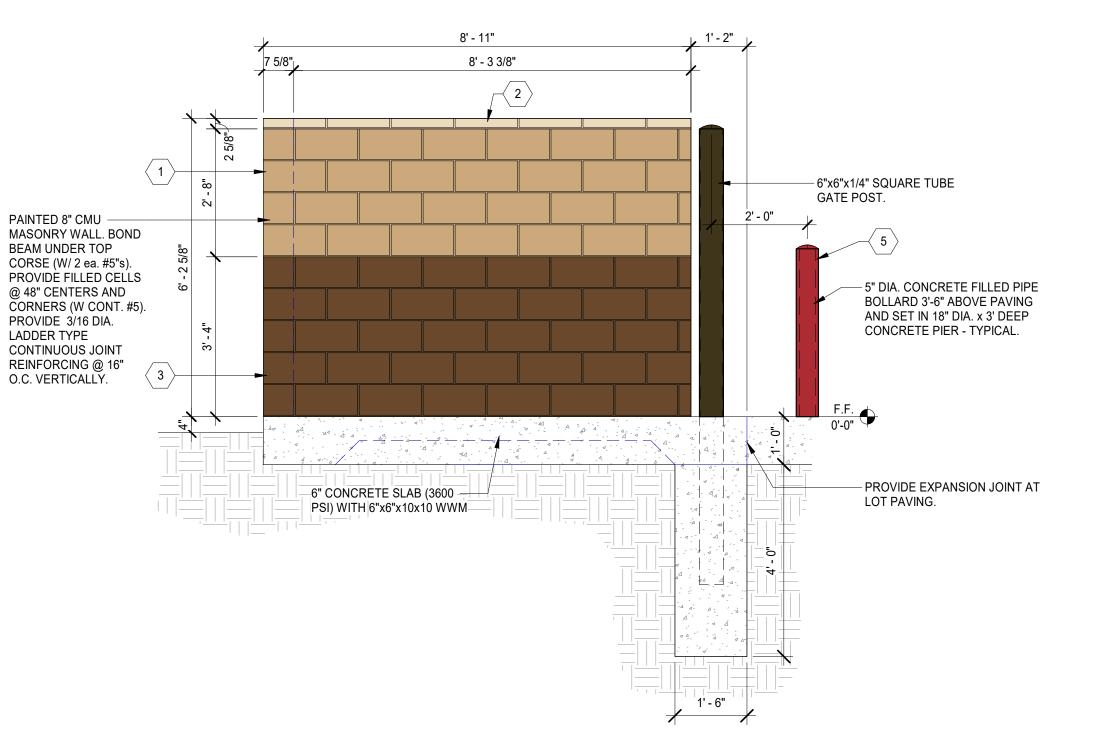
(9) NEW OIL RHINO TANKS OF 120 GALLONS EACH (4) NEW OIL RHINO TANKS OF 220 GALLONS EACH

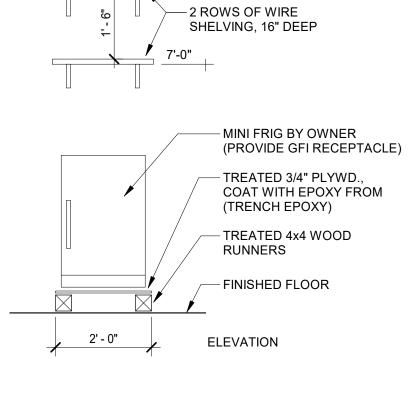
FOR CONTAINMENT - BULK TANKS ARE PLACED WITHIN RECESSED AREAS. THE RECESSED AREAS ARE CONNECTED VIA 3" CHASES TO THE SHALLOW TRENCHES, PROVIDING SECONDARY CONTAMINATION. EACH TRENCH MEASURES 10' X 3' X 30", YIELDING A TOTAL EXTRA VOLUME OF 1,683 GALLONS, IN ADDITION TO THE RECESSED AREAS WHERE THE TANKS ARE LOCATED.

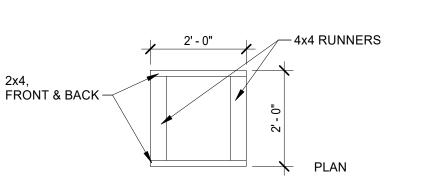
- TAKE 5 DOES NOT INCORPORATE DRAINS IN THEIR SHOP, SHALLOW TRENCH, OR STORAGE AREAS. THE ONLY DRAIN IN A TAKE 5 IS LOCATED IN THE RESTROOM.
- WE MOP OUR FLOORS, RINSING THE MOP IN A MOP SINK THAT IS CONNECTED DIRECTLY TO AN OIL SEPARATOR.
- THE OIL SEPARATOR IS CLEANED/EMPTIED/MAINTAINED BY THE OSHA CERTIFIED RECYCLING COMPANY THAT COLLECTS AND RECYCLES THE USED OIL.
- SOME TANKS ARE PLACED ON SHOP FLOOR BETWEEN BAYS.



(3) CMU Dumpster Gate Detail 1 1/2" = 1'-0"







(5) REFRIGERATOR STAND

1/2" = 1'-0"

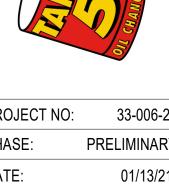


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PROJECT NO: 33-006-22 PRELIMINAR PHASE: PROJ. ARCHITECT: Designe Dumpster Plan & Elevations

SHEET NO.

4 CMU Dumpster Enclosure - Side Elevation 1/2" = 1'-0"