

# MCC AUTOMOTIVE INSTITUTE

## METROPOLITAN COMMUNITY COLLEGE - LONGVIEW

**500 SW LONGVIEW RD.  
LEE'S SUMMIT, MO, 64081**

# PRELIMINARY DEVELOPMENT PLAN

## INDEX OF DRAWINGS

**MARCH 22, 2024**

[illegible]

**TECT**  
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**LECOM/ ACOUSTICS/  
RITY DESIGNER**  
CHPATTERN  
GRAND BOULEVARD  
AS CITY, MO 64108  
5) 531-2121

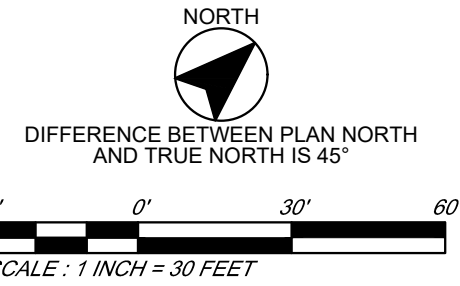
METROPOLITAN COMMUNITY COLLEGE - LONGVIEW  
 2500 SW LONGVIEW RD.  
 LEES SUMMIT, MO. 64081

## 2.24

23128-00

OVER SHEET



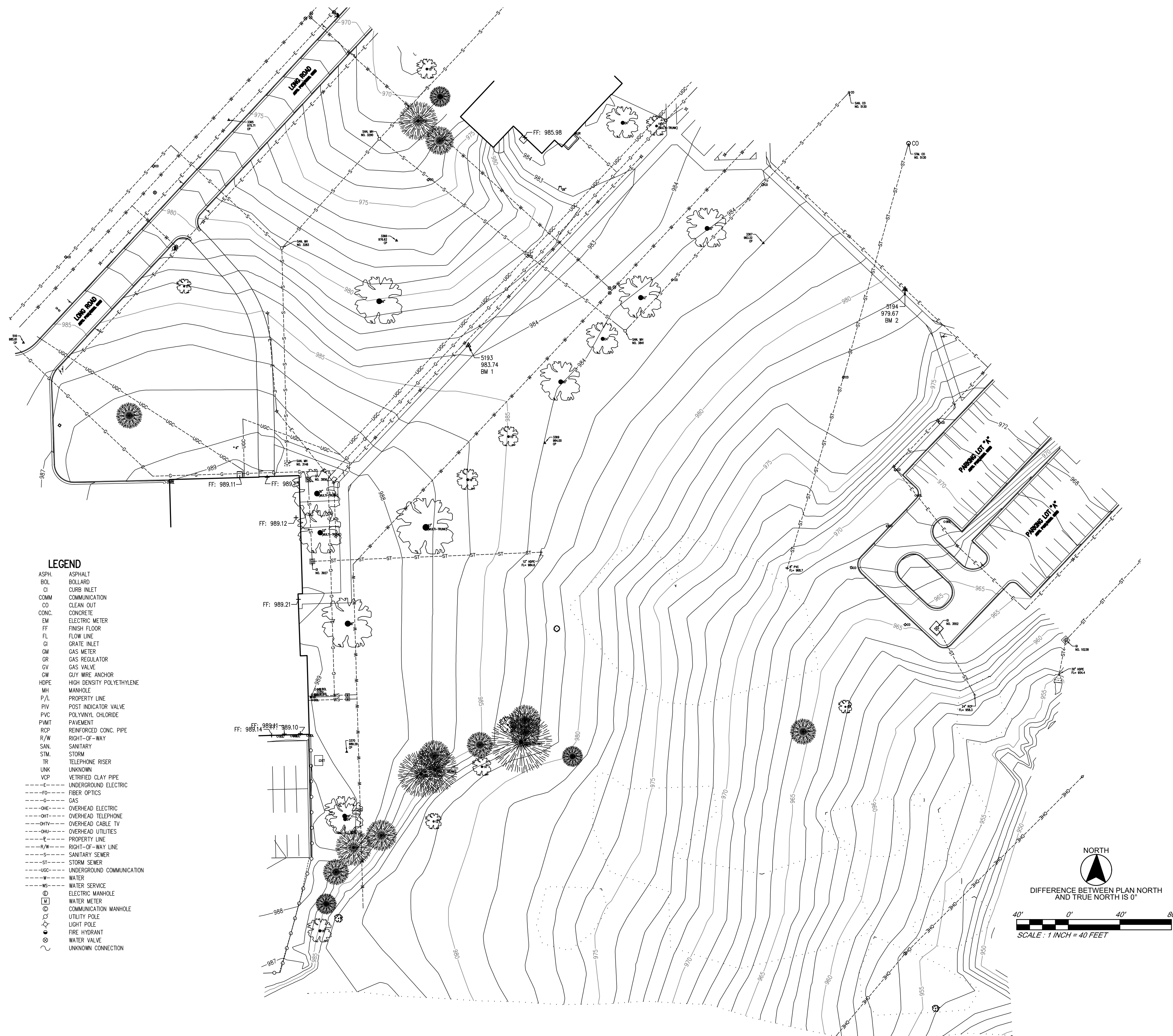


**VICINITY MAP**  
NOT TO SCALE

PLAN PREPARATION DATE: 22 MARCH 2024

C0.10





SANITARY AND STORM SEWER STRUCTURE TABLE									
KCMO NO.	T&B NO.	TOP ELEV.	FLOWLINE - IN		FLOWLINE - OUT		PIPE SIZE	MATERIAL	NOTES
			DIR.	DEPTH ELEV.	DIR.	DEPTH ELEV.			
	MH NO. 3146	989.14			*NW*	12.43 976.71	16"	4" PVC	4" DIA. CONC. BOX HOODING
	MH NO. 3283	979.55	NW	5.85 973.70	S	5.85 973.75	6"	PVC	4" DIA. CONC. LD ECCENTRIC TO WEST
			SW	5.40 966.22	NE	8.10 977.45	6"	PVC	
	MH NO. 3290	971.62	SE	4.85 966.77	NE	5.56 966.06	6"	PVC	4" DIA. CONC. LD ECCENTRIC TO WEST
	GI NO. 3552	963.72	NE	6.05 977.12	SSE	3.35 960.37	24"	RCP	4" DIA. CONC.
	MH NO. 3841	983.77	NE	6.05 977.12	NW	6.06 977.71	6"	PVC	4" DIA. CONC. LD ECCENTRIC TO SOUTHEAST
	GI NO. 3856	988.18	N	1.00 985.38	S	2.30 985.86	12"	RCP	4" DIA. CONC.
	GI NO. 3927	988.39	SW	5.10 958.97	E	3.10 985.28	12"	RCP	4" DIA. CONC.
	MH NO. 5057	964.07	NE	4.75 959.34	N	5.15 958.92	6"	PVC	4" DIA. CONC.
	CO NO. 5130	986.72	SW	5.00 987.72	*W*		16"	PVC	4" VERTICAL PVC SANITARY
	CO NO. 5134	987.44	NE	1.80 954.59	SW	4.60 954.82	6"	PVC	4" VERTICAL PVC STORM
	GI NO. 10236	956.35	NW	3.75 969.58	SW	3.85 954.47	24"	RCP	4" DIA. CONC.
	GI NO. 10247	973.33	NE	2.75 970.58	SW	4.00 969.33	24"	RCP	4" DIA. CONC.

\*\* INDICATES CITY RECORDS

#### HORIZONTAL CONTROL

PROJECT COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT JA-96 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. PROJECT CONTROL IS BASED ON MISSOURI COORDINATE SYSTEM COORDINATE VALUES FOR CONTROL PT. NO. 201 AND USED AS THE BASE POINT FOR SCALING. A GRID FACTOR OF 0.9998997 WAS USED:

NAME	GRID COORDINATES		PROJECT COORDINATES	
	NORTHING (usFT)	EASTING (usFT)	NORTHING (usFT)	EASTING (usFT)
CP #201 (BASE PT. FOR SCALING)	1,000,097.09	2,801,039.31	1,000,097.09	2,801,039.31
JA-96	1,000,821.54	2,794,091.51	1,000,821.62	2,794,090.81

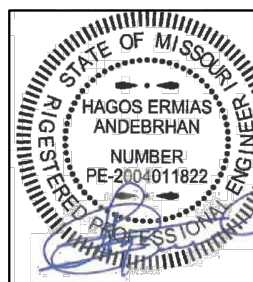
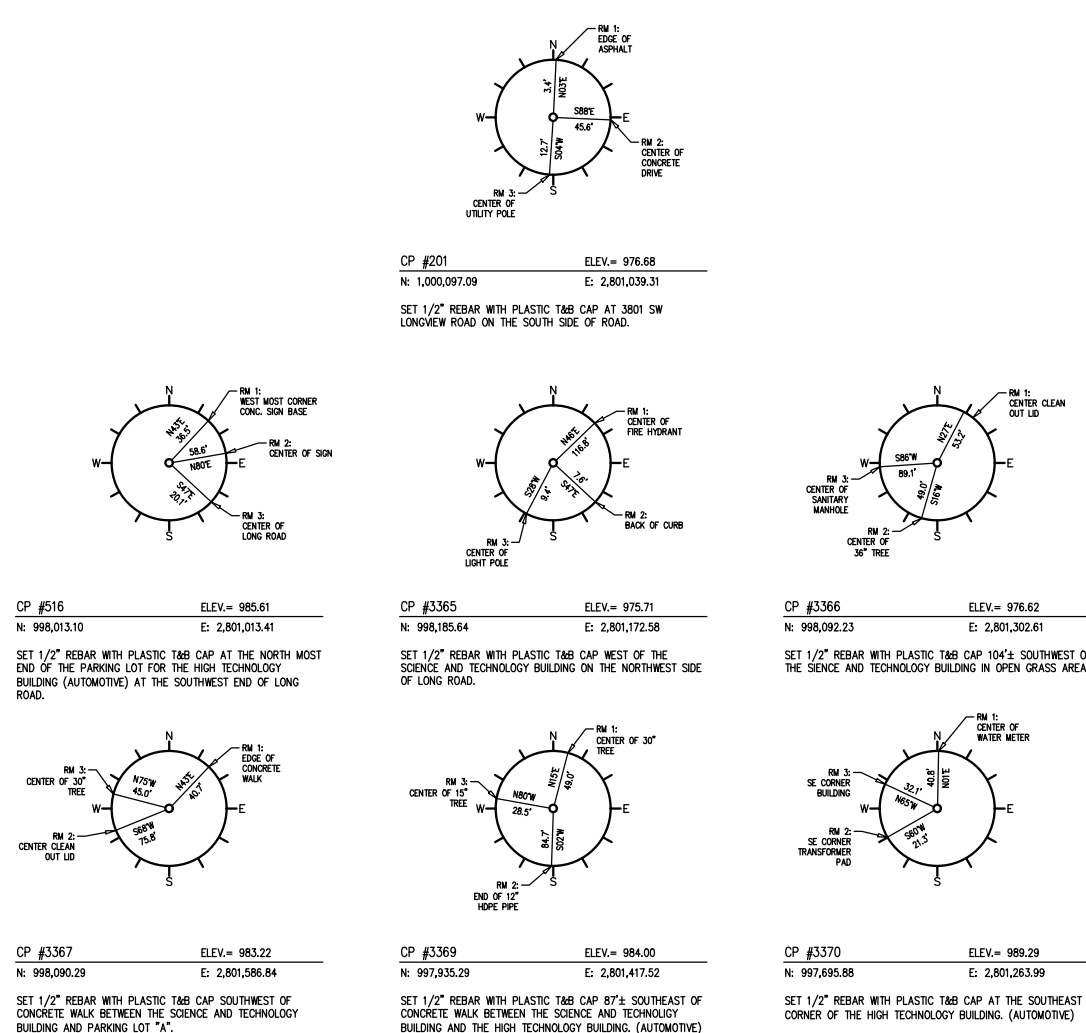
#### PROJECT BENCHMARK

KCMO INDEX RECORD 4374:  
JACKSON COUNTY GEOGRAPHIC REFERENCE MONUMENT JA-96 LOCATED 172.5± EAST OF THE CENTERLINE OF RAYTOWN ROAD AND 204± SOUTH OF THE CENTERLINE OF LONGVIEW ROAD.  
ELEV. = 963.52

#### VERTICAL CONTROL

BM #1 (CONTROL POINT #000)  
SET A CUT SQUARE 258± SOUTHWEST OF SCIENCE AND TECHNOLOGY BUILDING ENTRANCE ON THE NORTHWEST EDGE OF A CONCRETE WALK SOUTHEAST OF A LIGHT POLE.  
ELEV. = 983.74

BM #2  
SET A CUT SQUARE ON THE TOP WEST SIDE OF A LIGHT POLE BASE ON THE NORTHEAST SIDE OF A CONCRETE WALK RUNNING BETWEEN A PARKING LOT "A" AND THE SCIENCE AND TECHNOLOGY BUILDING ENTRANCE, 97± NORTHWEST OF NORTHWEST PARKING LOT CURB ALSO THE SECOND POLE NORTHWEST OF LOT.  
ELEV. = 979.67



03/22/24

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
SITE SURVEY



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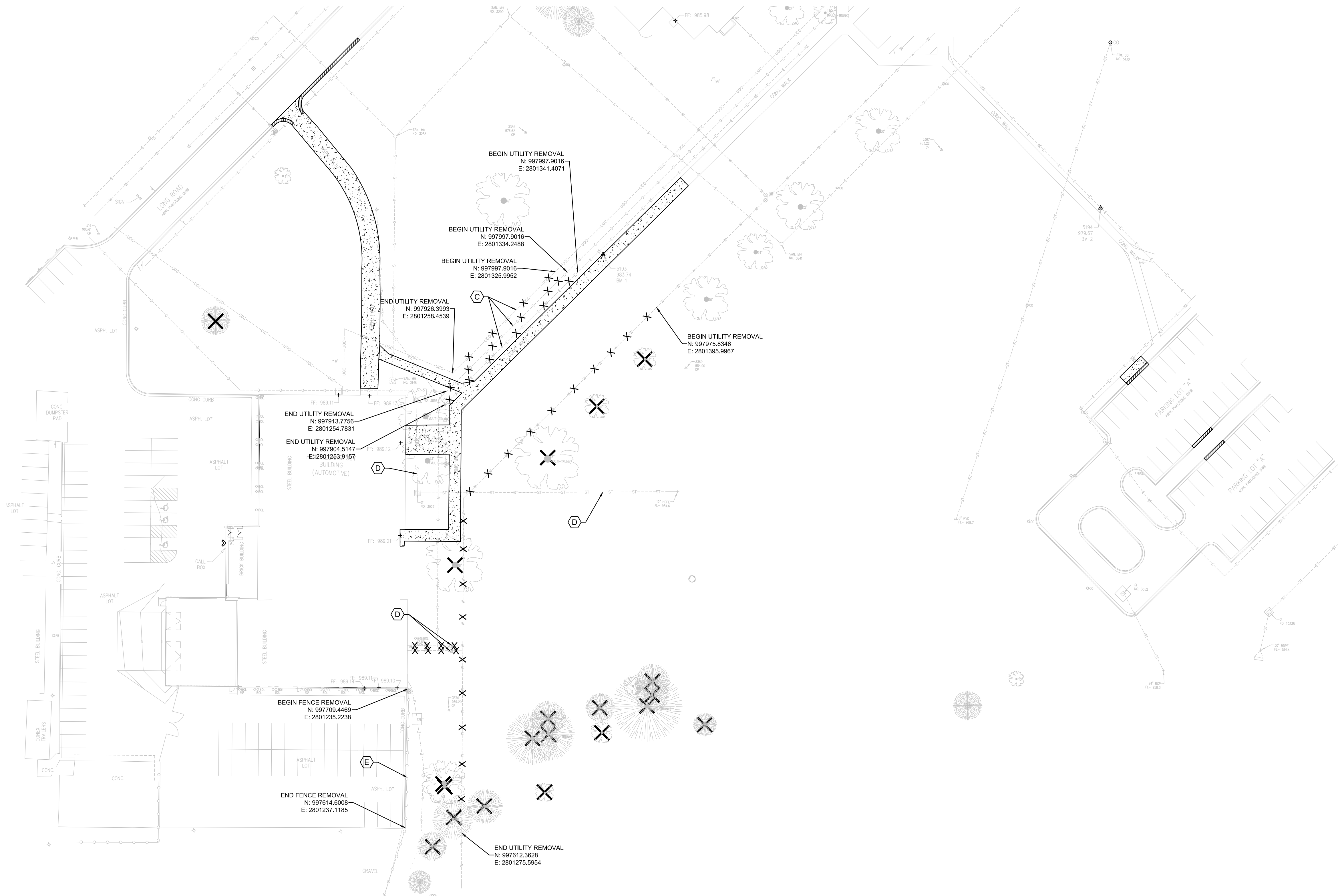
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#### DEMOLITION NOTES - GENERAL

- ALL DEMOLITION SHALL CONFORM TO LEE'S SUMMIT, MISSOURI BUILDING CODES. CODES ARE AVAILABLE AT THE PUBLIC WORKS DEPARTMENT, CITY HALL, LEE'S SUMMIT, MO.
- THE DEMOLITION CONTRACTOR SHALL BE LICENSED IN LEE'S SUMMIT, MO.
- THE REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL REGULATIONS AND ORDINANCES OF LEE'S SUMMIT, MO.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, DRAINAGE STRUCTURES, PAVING, TREES TO REMAIN, AND TREES ADJACENT TO PROJECT LIMITS. DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- WHERE EXISTING ASPHALT OR CONCRETE SURFACE IS TO BE REMOVED AND ADJACENT ASPHALT OR CONCRETE SURFACE IS TO REMAIN, THE EXISTING SURFACE SHALL BE CUT ALONG NEAT LINES (FULL DEPTH SAW CUT).
- WHERE EXISTING STRUCTURES, PAVING OR ROADWAYS ARE TO BE REMOVED WHICH ARE ADJACENT TO WALLS OR STRUCTURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE SHORING AS NEEDED TO PROTECT AND NOT DAMAGE STRUCTURES OR ROADWAY TO REMAIN.
- FOR CURB AND SIDEWALKS, SAWCUT TO NEAREST CONSTRUCTION OR EXPANSION JOINT, REMOVE CONCRETE CURB AND SIDEWALK FOR NEW CONSTRUCTION.
- DIMENSIONS GIVEN ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT TO ACCOMMODATE ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR NEW CONSTRUCTION.
- UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS FROM THE BEST AVAILABLE RECORDS. THE EXACT LOCATIONS AND ELEVATIONS OF THESE UTILITIES OR THE COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. NOTE THAT SERVICE LINES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL SURFACE UTILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING REQUIRED WORK IN THE VICINITY OF SUCH UTILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL STORM WATER, SILT, AND EROSION DURING CONSTRUCTION.
- PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH NON-SHRINKABLE GROUT OR FLY ASH AND PLUGGED AT THE ENDS WITH CONCRETE.
- EXISTING OVERHEAD AND UNDERGROUND ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, ETC., AND APPURTENANCES TO BE REMOVED / RELOCATED BY OTHERS.
- THE CONTRACTOR SHALL CLEAR THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL ADJUST AS NECESSARY, ALL MANHOLE LIDS, VALVE BOXES, ETC. TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ADDITIONAL ITEMS, AS NECESSARY, TO COMPLETE CONSTRUCTION OF PROPOSED WORK. CONTRACTOR SHALL OBTAIN APPROVAL FOR REMOVAL OF SUCH ITEMS FROM THE ARCHITECT OR ENGINEER. REMOVAL OF SUCH ITEMS SHALL BE AT NO ADDITIONAL COST.

- PRIOR TO BEGINNING DEMOLITION WORK OR SERVICE OUTAGES, THE CONTRACTOR SHALL PROVIDE, AT A MINIMUM, SEVENTY-TWO (72) HOURS ADVANCE NOTICE TO THE OWNER'S REPRESENTATIVE FOR PURPOSE OF VERIFYING UTILITY LOCATIONS INCLUDING, BUT NOT LIMITED TO, GAS, CABLE, TELECOMMUNICATIONS, ELECTRIC, WATER, STEAM, AND SEWER. THE CONTRACTOR SHALL MINIMIZE THE NUMBER OF OUTAGES AND RELATED WORK SHALL BE CONTINUOUS UNTIL THE UTILITY IS RESTORED.
- CONTRACTOR SHALL REMOVE EXISTING STORM SEWER STRUCTURES AND ASSOCIATED PIPING WITHIN THE SITE WHERE SHOWN. CONTRACTOR SHALL ENSURE THAT ANY STORM SEWER PIPING THAT ORIGINATES OUTSIDE THE LIMITS OF CONSTRUCTION AND CARRIES FLOWS THROUGH THE SITE REMAINS UNDISTURBED. ALL PIPING THAT ORIGINATES ON SITE SHALL BE REMOVED / ABANDONED AS NECESSARY AND CAPPED AT THE PROPERTY LINE.



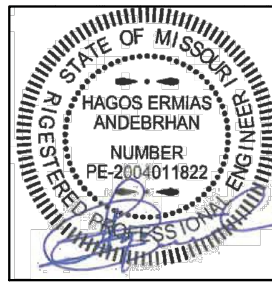
#### SITE DEMOLITION NOTES:

- (A) EXISTING SIGN & POST TO BE REMOVED IN ITS ENTIRETY.
- (B) EXISTING WATER METER TO BE RELOCATED
- (C) EXISTING UTILITY TO BE RELOCATED AROUND NEW BUILDING
- (D) EXISTING STORM LINE TO BE REMOVED IN ITS ENTIRETY
- (E) EXISTING FENCE TO BE REMOVED

#### LEGEND:

- (Patterned box) EXISTING CONCRETE SURFACE TO BE REMOVED IN ITS ENTIRETY
- (Hatched box) EXISTING CURB TO BE REMOVED.
- (X symbol) EXISTING TREE / STUMP TO BE REMOVED.
- (X X X X symbol) EXISTING UTILITY TO BE REMOVED

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00

OVERALL  
DEMOLITION  
PLAN

C1.10



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#### GENERAL NOTES:

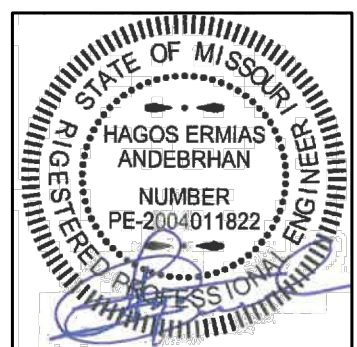
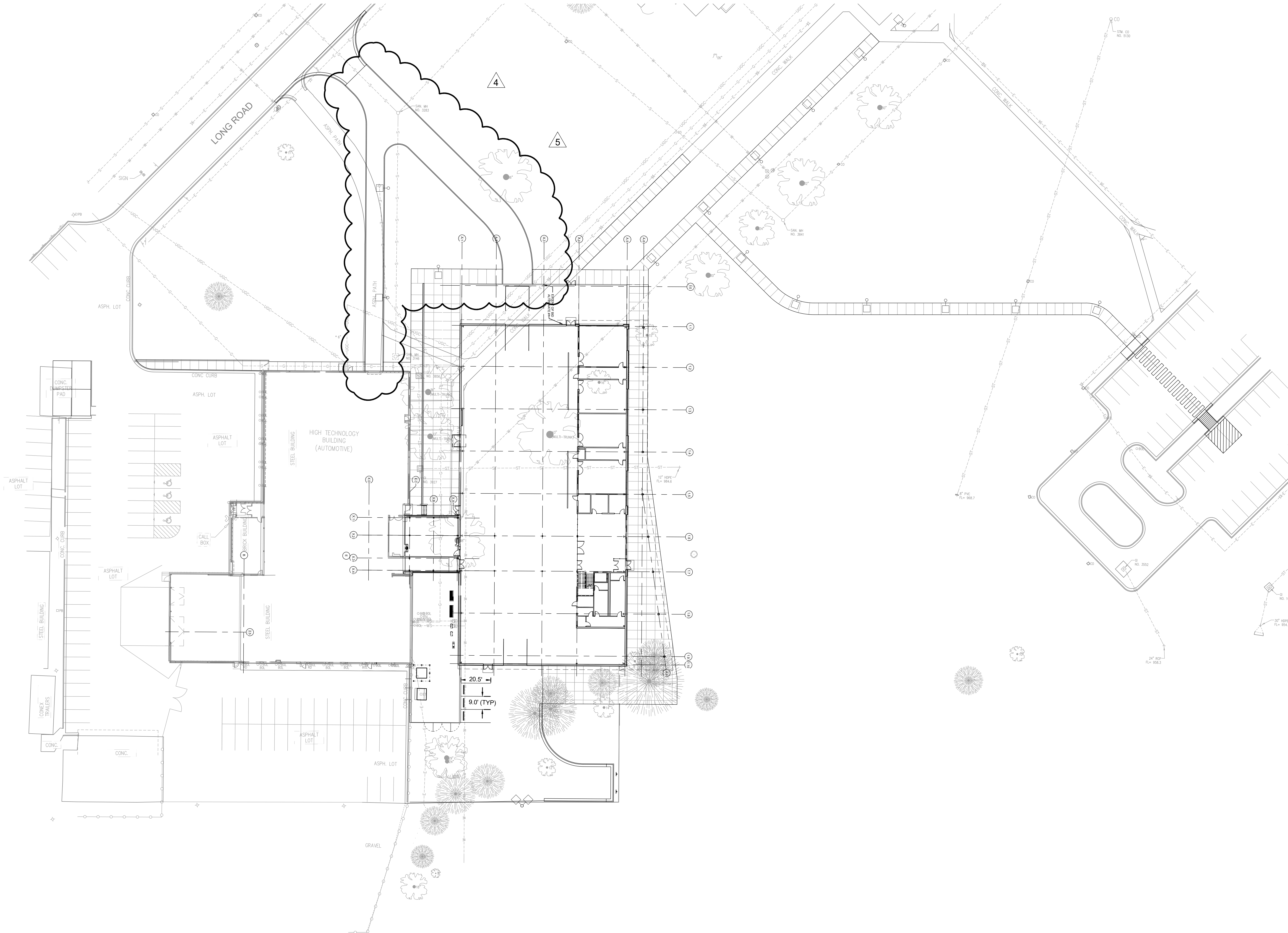
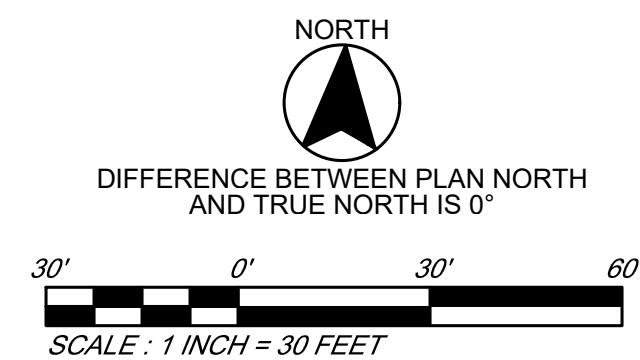
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, DESIGN CRITERIA, AND STANDARD DRAWINGS OF THE CITY OF LEE'S SUMMIT, MO. THE FOLLOWING SPECIFICATIONS.
- UTILITY LOCATIONS ARE TAKEN FROM UTILITY COMPANY RECORDS. THEY ARE APPROXIMATE ONLY AND DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FACILITIES DESIGNATED TO REMAIN SUCH AS CURBING, PAVEMENT, SEWERS AND UTILITIES. ANY DAMAGE DONE TO THE ABOVE FACILITIES BY THE CONTRACTOR'S PERSONNEL OR EQUIPMENT SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SEWERS, UTILITIES AND ACCESS ROADWAYS DURING ALL PHASES OF CONSTRUCTION.
- REMOVE ALL EXISTING STREET SIGNS WITHIN THE CONSTRUCTION LIMITS AND DELIVER TO THE CITY OF LEE'S SUMMIT, MISSOURI, PUBLIC WORKS DEPARTMENT.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN AT ALL TIMES. FOR COORDINATION REFER TO "UTILITY SITE PLANS" AND "SPECIFICATIONS", THIS CONTRACT.
- SAVE AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN ("S") DURING ALL PHASES OF THE CONSTRUCTION.
- REMOVAL AND DISPOSAL OF EXISTING TREES SHALL COMPLY WITH ALL REGULATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- THE CONTRACTOR SHALL INFORM THE PUBLIC WORKS DEPARTMENT STREET AND TRAFFIC DIVISION, CITY HALL, LEE'S SUMMIT, MISSOURI AT LEAST ONE WEEK PRIOR TO ANY STREET CLOSURE.
- THE CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES AND OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE WATER SERVICES DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE APPROVAL OF THE SHOP DRAWINGS AND THEN SUBMIT THEM TO WATER SERVICES DEPARTMENT.
- ALL STREET CUT RESTORATION SHALL BE IN CONFORMANCE WITH THE CITY OF LEE'S SUMMIT, MO. STANDARDS AND ENGINEER'S APPROVAL.
- AT NO TIME SHALL ANY ACCESS TO OCCUPIED LOCAL BUSINESSES OR RESIDENCES BE CLOSED WITHOUT WRITTEN STATEMENTS FROM THE OWNER(S) AND THE ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND MAINTENANCE (MARKING, SIGNS & DEVICES FOR DETOURS & LOCAL TRAFFIC CONTROLS) IN ACCORDANCE WITH AND APPROVAL OF THE STREETS AND TRAFFIC DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN A CITY APPROVED TRAFFIC (DETOUR) CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR MUST REMOVE, AT THEIR COST, ANY UNSUITABLE SUBSURFACE SOIL WHICH WOULD NOT BE ABLE TO SUPPORT ANY PROPOSED PUBLIC IMPROVEMENT. BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH LEE'S SUMMIT, MO STANDARDS AND GUIDELINES
- ALL WORK OCCURRING INSIDE STATE (MODOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH MODOT REQUIREMENTS.
- PROVIDE EXPANSION JOINT AT ALL PC & PT OF CURB AND GUTTER.
- PROVIDE CURB CONTRACTION JOINTS AT 10' MAXIMUM CENTERS.

#### COLUMN GRID LAYOUT

GRID INTERSECTION	NORTHING	EASTING	NOTES
A.1 / 1.0	997969.82	2801261.46	1,2
A.5 / 1.10	997714.23	2801382.12	1,2
	-	-	-

#### NOTES:

- EXACT BUILDING LAYOUT AND DIMENSIONS SHALL BE COORDINATED WITH AND BASED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- COLUMN GRID AS SHOWN PROVIDED BY DLR GROUP



04/09/24

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#### PERMIT SET

04.09.24

REVISIONS  
CITY COMMENTS 03.29.24 4  
PDP RESPONSE 04.09.24 5

13-231226-00

OVERALL SITE  
PLAN

C2.10











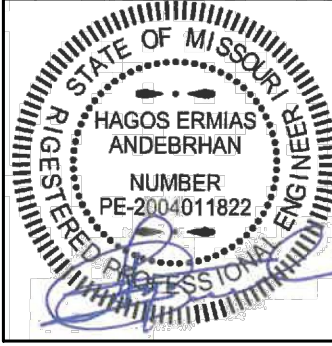
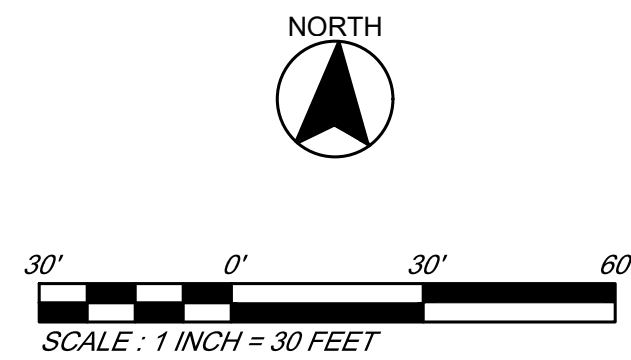
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**GRADING NOTES:**

1. THE SIZE, LOCATION AND NATURE OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM INFORMATION PROVIDED BY THE UTILITY COMPANIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTIVITIES WITH THE APPLICABLE UTILITIES, AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING UNFORESEEN AND UNKNOWN UTILITIES, PRIOR TO CONSTRUCTION. UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. UNLESS OTHERWISE INDICATED IN PLANS OR TECHNICAL SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND GEOTECHNICAL REPORTS TO BE PROVIDED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACCESS TO THE SITE TO ONE LOCATION, UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER.
5. THE CONTRACTOR SHALL PROMPTLY CLEAN PUBLIC ROADWAYS OF ALL MUD AND CONSTRUCTION DEBRIS RESULTING OF CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD STAKING.
7. BOLD CONTOUR LINES AND BOLD SPOT ELEVATIONS REPRESENT FINISHED GRADE AT PROJECT COMPLETION, (I.E. THE TOP OF FINISHED GRADE, TOP OF PAVEMENT OR TOP OF CURB).
8. ALL SPOT ELEVATIONS ARE P.V.M.T. ELEVATIONS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS FOLLOWED BY HP INDICATE HIGH POINTS. SPOT ELEVATIONS FOLLOWED BY TC INDICATES TOP OF CURB ELEVATION. SPOT ELEVATIONS NOTED TC = P INDICATE THAT TOP OF CURB ELEVATION EQUALS PAVEMENT ELEVATION.
9. SPOT ELEVATION CALL OUTS MAY BE TRUNCATED (I.e 55.50 MEANS 955.50).
10. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.
11. FOR BORING INFORMATION, SEE THE GEOTECHNICAL REPORT FOR THIS PROJECT.

**LEGEND**

- |      |   |
|------|---|
| TC   | DENOTES TOP OF CURB ELEVATION   |
| P    | DENOTES TOP OF PAVEMENT ELEVATION                                     |
| TC=P | DENOTES TOP OF CURB ELEVATION AND TOP OF PAVEMENT ELEVATION ARE EQUAL |



04/09/24

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PERMIT SET

04.09.24

ADD 02	02.23.24	2
CITY COMMENTS	03.29.24	4
PDP RESPONSE	04.09.24	5

13-23128-00

OVERALL  
GRADING PLAN

C3.10



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PROPERTY DESCRIPTION (PER JACKSON COUNTY PARCEL VIEWER)

SEC-9 TWP-47 RNG-32 --- PT NE 1/4 DAF: BEG NE COR SD 1/4 TH W ALG N LI SEC 9 2094.87' TH S 03 DEG 15 MIN 09 SEC W 515.17' TO TRU POB. TH CONT S 03 DEG 15 MIN 09 SEC W 2353.78' TH N 57 DEG 19 MIN 13; SEC E 391.38' TH S 88 DEG 13 MIN 46 SEC E 1486.29' TH N 3 DEG 23 MIN 20 SEC E 322' S 87 DEG 50 MIN 36 SEC E 289.77' TH N 3 DEG 14 MIN 53 SEC E 2116.34 TH N 87 DEG 38 MIN 41 SEC W 1215.76 TH S 23 DEG 09 MIN 27 SEC E 310.25' TH N 87 DEG 41 MIN 21 SEC E 409.48 TH S 2 DEG 19 MIN 21 SEC W 47.69' N 87 DEG 41 MIN 21 SEC E 583.30' TO TRU POB.

THE PROJECT IS LOCATED IN THE MOUSE CREEK WATERSHED

EROSION CONTROL QUANTITIES			
ITEM NO.	PHASE	DESCRIPTION	QUANTITIES
1	I	ESC-01 TEMPORARY CONSTRUCTION ENTRANCE	1 EA.
2	I	ESC-03 SILT FENCE	2,200 L.F.
3	I	ESC-07 AREA INLET PROTECTION	2 EA.
4	I	CONCRETE WASHOUT AREA	100 S.F.
5	II	ESC-01 TEMPORARY CONSTRUCTION ENTRANCE	1 EA.
6	II	ESC-03 SILT FENCE	2,200 L.F.
7	II	ESC-07 AREA INLET PROTECTION	2 EA.
8	II	ESC-14 OUTLET PROTECTION	2 EA.
9	II	CONCRETE WASHOUT AREA	100 S.F.
10	III	ESC-01 TEMPORARY CONSTRUCTION ENTRANCE	1 EA.
11	III	ESC-03 SILT FENCE	2,200 L.F.
12	III	ESC-07 AREA INLET PROTECTION	2 EA.
13	III	ESC-14 OUTLET PROTECTION	2 EA.
14	III	CONCRETE WASHOUT AREA	100 S.F.

ANTICIPATED CONSTRUCTION SCHEDULE

		2024												2025							
		APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG			
PHASE I	MOBILIZE & INSTALL SEDIMENT FENCE AND SEDIMENT CONTROL DEVICES	■																			
	REMOVAL OF IMPROVEMENTS AND FOUNDATIONS																				
PHASE II	EXCAVATION, SITE GRADING		■	■																	
	INSTALL SITE UTILITIES			■	■	■															
PHASE III	CONSTRUCT BUILDINGS				■	■	■	■	■	■	■	■	■	■	■	■	■	■			
	CONSTRUCT SITE IMPROVEMENTS, CURBS, SIDEWALKS AND PARKING LOTS				■	■	■	■	■	■	■	■	■	■	■	■	■	■			
	INSTALL LANDSCAPE/ESTABLISHMENT OF VEGETATION / SITE STABILIZATION										■	■	■	■	■	■	■	■			
	FINAL SITE CLEANUP														■	■					
	REMOVAL OF EROSION CONTROL DEVICES																■				

1. THIS SCHEDULE IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER/OWNER AT THE TIME OF THIS PLAN PREPARATION. THE DEVELOPER IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND SCHEDULING BASED ON ACTUAL JOB-SITE CONSTRAINTS. ANY CHANGES IN SCHEDULING THAT EFFECTS EROSION CONTROL PROTECTION SHALL BE DISCUSSED WITH THE CITY INSPECTOR.
2. THE ESTIMATED DURATION FOR THIS PROJECT IS 15 MONTHS.

GENERAL NOTES - EROSION CONTROL:

1. EROSION CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE STANDARD DETAILS PRESENTED IN THE LATEST EDITION OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA), KANSAS CITY METROPOLITAN CHAPTER, SECTION 5100 AS REFERENCED ON THE PLAN DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES AS NEEDED IN THE EVENT THAT UNFORESEEN EROSION PROBLEMS ARISE OR IF CONSTRUCTION DEVIATES FROM THESE PLANS.
3. CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LEE'S SUMMIT, MISSOURI "EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS" AS CURRENTLY ADOPTED BY THE CITY.
4. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
6. AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTION 2400 OF THE "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI. TEMPORARY SEEDING AND FERTILIZING SHALL BE AT THE FOLLOWING RATES:

SEEDING ANNUAL RYE GRASS @ 120 LBS./ACRE.  
FERTILIZING 10-10-10 FERTILIZER @ 850 LBS./ACRE.
7. EXPOSED SLOPES 3:1 AND STEEPER SHALL BE MULCHED WITH WHEAT OR OAT STRAW.
8. TEMPORARY SEEDING AND MULCHING SHALL CLOSELY FOLLOW GRADING OPERATIONS AND UNDER NO CIRCUMSTANCE SHALL MORE THAN THIRTY (30) CALENDAR DAYS ELAPSE BETWEEN GRADING AND SEEDING ACTIVITIES. WINTER WHEAT SEEDING MAY BE USED DURING COLD WEATHER.
9. THE CONTRACTOR SHALL MAINTAIN SEEDED AND MULCHED AREAS UNTIL THE TEMPORARY VEGETATION BECOMES ESTABLISHED.
10. EROSION CONTROL DEVICES WHICH ARE REMOVED TO PERMIT CONTRACTOR ACCESS SHALL BE REPLACED AT THE END OF THE DAY.
11. TOTAL DISTURBED AREA IS APPROXIMATELY 3.21 ACRES.
12. SOILS IN THE PROJECT AREA ARE CLASSIFIED AS SOIL GROUP 30080 - GREENTON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES AND URBAN LAND - HARVESTER COMPLEX, 2 TO 9 PERCENT SLOPES



03/22/24

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
SITE DISTURBANCE  
NOTES,  
QUANTITIES, AND  
SCHEDULE

C3.21



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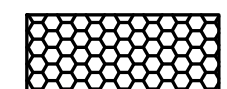
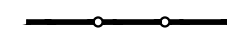

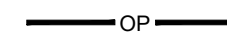
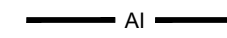
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PHASE I DESCRIPTION OF WORK

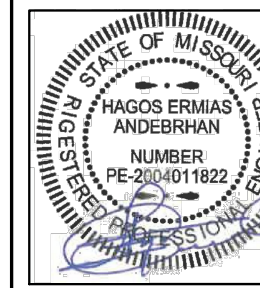
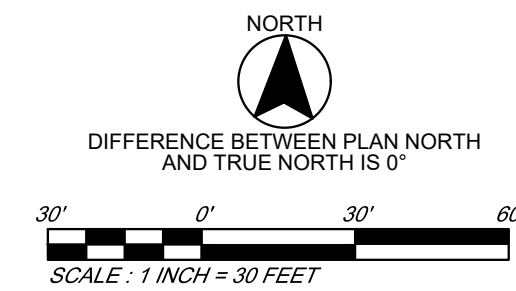
- MOBILIZE & INSTALL SEDIMENT FENCE AND SEDIMENT CONTROL DEVICES
- REMOVAL OF IMPROVEMENTS AND FOUNDATIONS

LEGEND:

	20'X50' TEMPORARY CONSTRUCTION ENTRANCE	ESC-01
	SILT FENCE	ESC-03
	10'X10' CONSTRUCTION WASHOUT AREA	
	OUTLET PROTECTION	ESC-14
	AREA INLET PROTECTION	ESC-07

EROSION CONTROL NOTES:

1. FOR GENERAL NOTES AND SCHEDULE, SEE SHEET C3.21/.



03/22/24

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
EROSION  
CONTROL PLAN  
PHASE I

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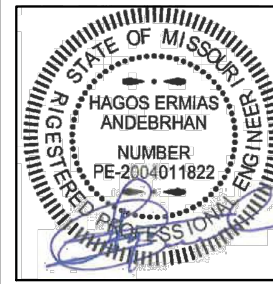
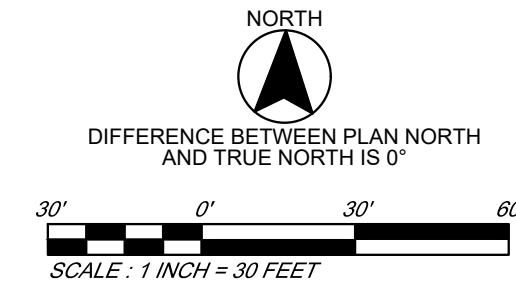
- EXCAVATION, SITE GRADING
- INSTALL SITE UTILITIES

LEGEND:

- |  |   |  |        |
|--|---|--|--------|
|  | 20'x50' TEMPORARY CONSTRUCTION ENTRANCE |  | ESC-01 |
|  | SILT FENCE                              |  | ESC-03 |
|  | 10'x10' CONSTRUCTION WASHOUT AREA       |  | ESC-14 |
|  | OUTLET PROTECTION                       |  | ESC-07 |
|  | AREA INLET PROTECTION                   |  |        |

EROSION CONTROL NOTES:

- FOR GENERAL NOTES AND SCHEDULE, SEE SHEET C3.21/.



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03.22.24

13-23128-00  
EROSION  
CONTROL PLAN  
PHASE II

C3.23



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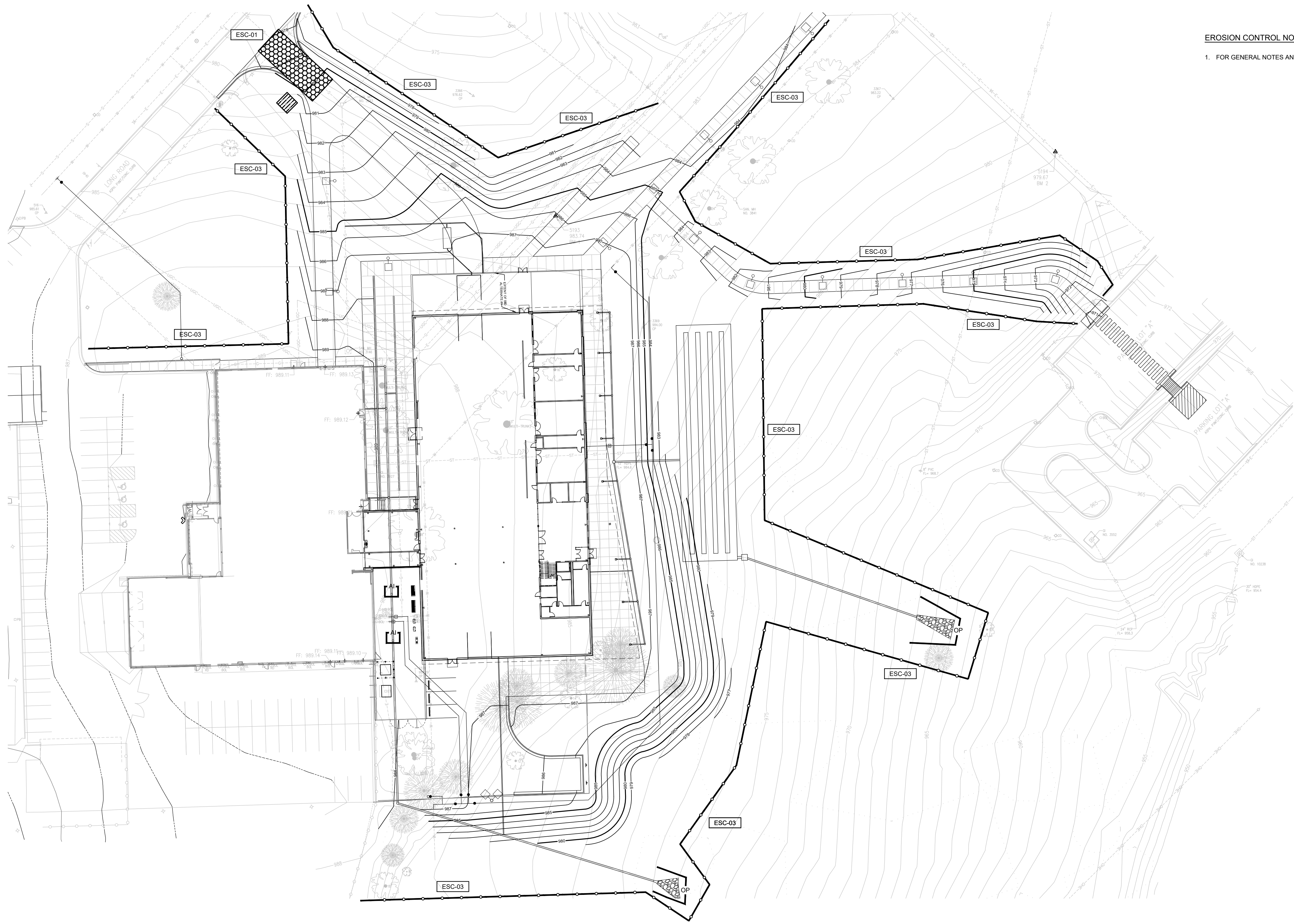
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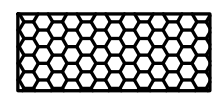
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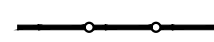
- CONSTRUCT BUILDINGS
- CONSTRUCT SITE IMPROVEMENTS, CURBS, SIDEWALKS AND PARKING LOTS
- INSTALL LANDSCAPE/ESTABLISHMENT OF VEGETATION / SITE STABILIZATION
- FINAL SITE CLEANUP
- REMOVAL OF EROSION CONTROL DEVICES

#### LEGEND:



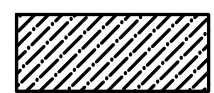
20'X50' TEMPORARY  
CONSTRUCTION ENTRANCE

ESC-01

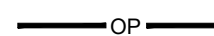


SILT FENCE

ESC-03



10'X10' CONSTRUCTION  
WASHOUT AREA



OUTLET PROTECTION

ESC-14



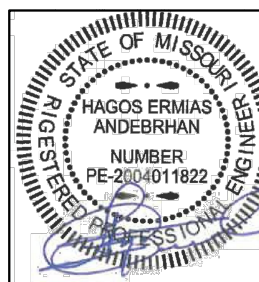
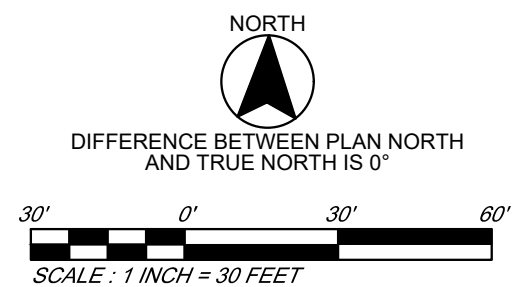
AREA INLET PROTECTION

ESC-07

ALL DISTURBED AREAS SHALL BE PREPARED FOR SEEDING/SODDING PER LEE'S SUMMIT/APWA 2400. APPLICATION OF SEED/SOD SHALL BE DONE IN ACCORDANCE WITH LEE'S SUMMIT/APWA 2400. THE SITE DISTURBANCE PERMIT SHALL BE MAINTAINED IN AN "OPEN" STATUS UNTIL FINAL ACCEPTANCE.

#### EROSION CONTROL NOTES:

1. FOR GENERAL NOTES AND SCHEDULE, SEE SHEET C3.21/.



03/22/24

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
EROSION  
CONTROL PLAN  
PHASE III

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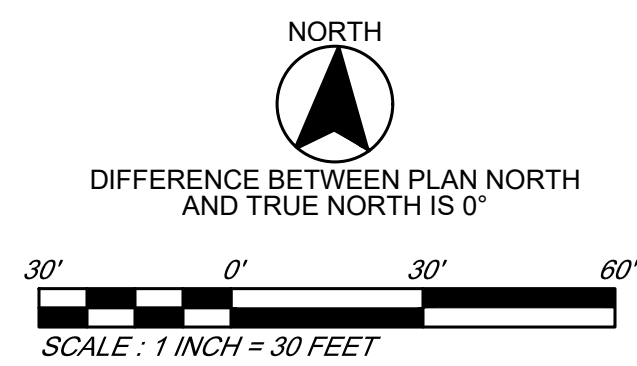
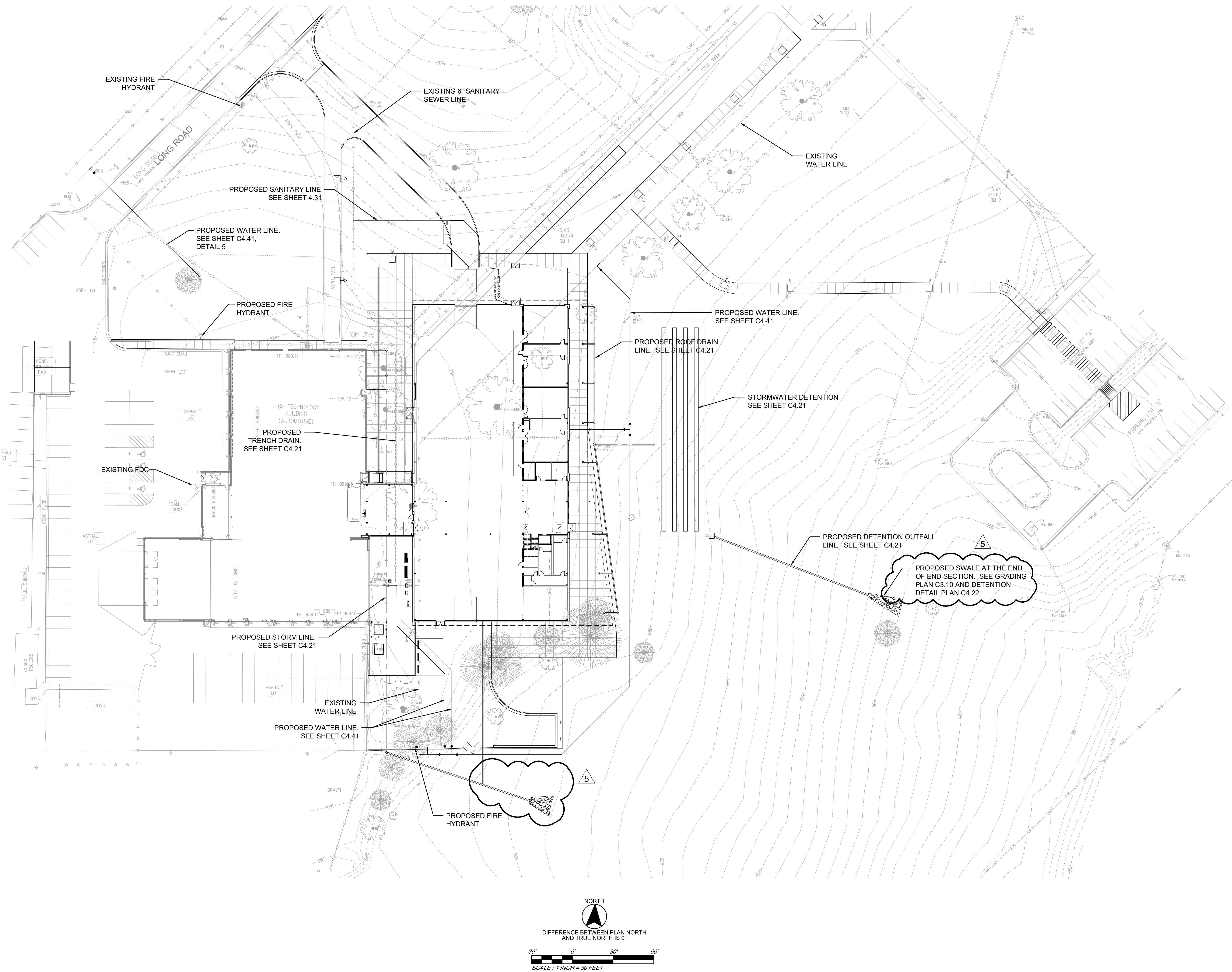
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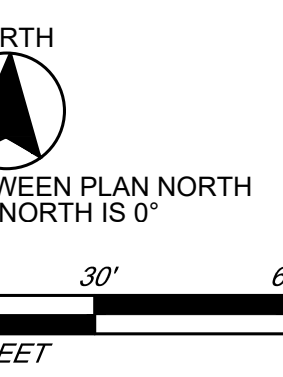
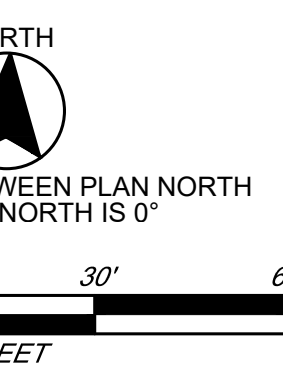
CIVIL ENGINEER  
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PERMIT SET			
04.09.24			
REVISIONS			
CITY COMMENTS	03.29.24	4	
PDP RESPONSE	04.09.24	5	

Project Number  
**OVERALL  
UTILITY PLAN**





1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, MO SPECIFICATIONS AND THE PROJECT SPECIFIC SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION ACTIVITIES.
3. THE SIZE, LOCATION AND NATURE OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM INFORMATION PROVIDED BY THE UTILITY OWNER/OPERATORS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTIVITIES WITH THE APPLICABLE UTILITIES, AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL ALL FITTINGS SPECIFIED OR IMPLIED. THE CONTRACTOR SHALL PROPER HORIZONTAL OR VERTICAL ALIGNMENT AND CONNECTION TO EXISTING SEWER SYSTEMS.
6. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE PROPERTY, ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE, ANY MANHOLE TOPS, VALVE COVERS, METER COVERS AND ANY OTHER SURFACE PROJECTIONS TO REMAIN.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR PROTECTING EXISTING UTILITIES.
11. ALL CONCRETE FLATWORK OR ASPHALTIC CONCRETE PAVEMENT TO BE REMOVED WHICH IS ADJACENT TO CONCRETE OR ASPHALTIC CONCRETE PAVEMENT TO REMAIN, SHALL BE FIRST CUT FULL DEPTH WITH A CONCRETE SAW SO AS TO FORM A NEAT EDGE AGAINST EXISTING PAVEMENT. THE JOINT BETWEEN EXISTING AND NEW CONCRETE SURFACES SHALL BE AN EXPANSION JOINT FILLED WITH 1/2 INCH THICK CELLULOSE FIBER. THE TOP 1/2 INCH OF THE JOINT SHALL BE CAULKED.
12. DEWATERING SYSTEMS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. GROUNDWATER SURFACE MUST BE MAINTAINED TWO FEET BELOW THE BOTTOM OF ANY OPEN EXCAVATION AT ALL TIMES. SURFACING WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES. A DEWATERING PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
13. THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE SUFFICIENT SOIL MATERIALS AND EQUIPMENT TO BACKFILL ANY OPEN EXCAVATION WITHIN A 24 HOUR TIME PERIOD.

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METROPOLITAN COMMUNITY COLLEGE - LONGVIEW

STORM SEWER

STORM SEWER  
PLAN

C4.21



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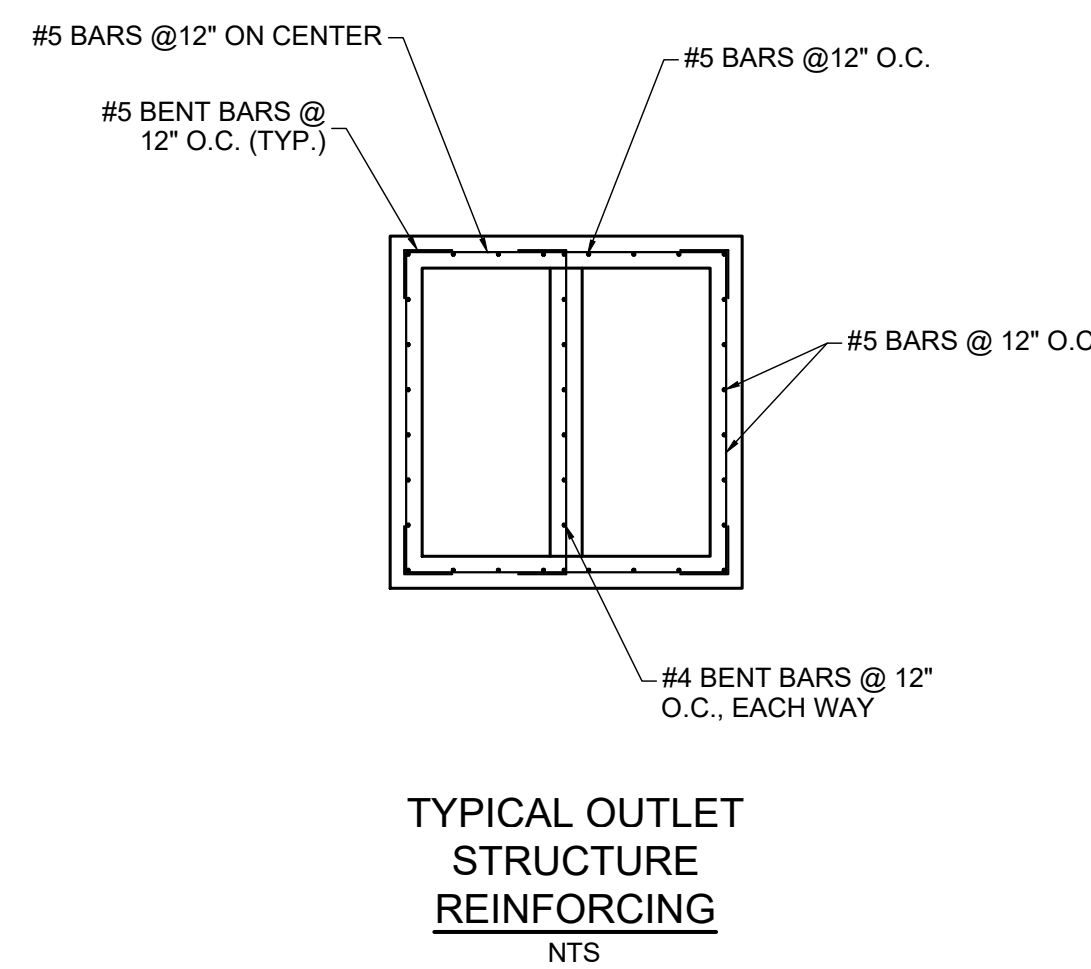
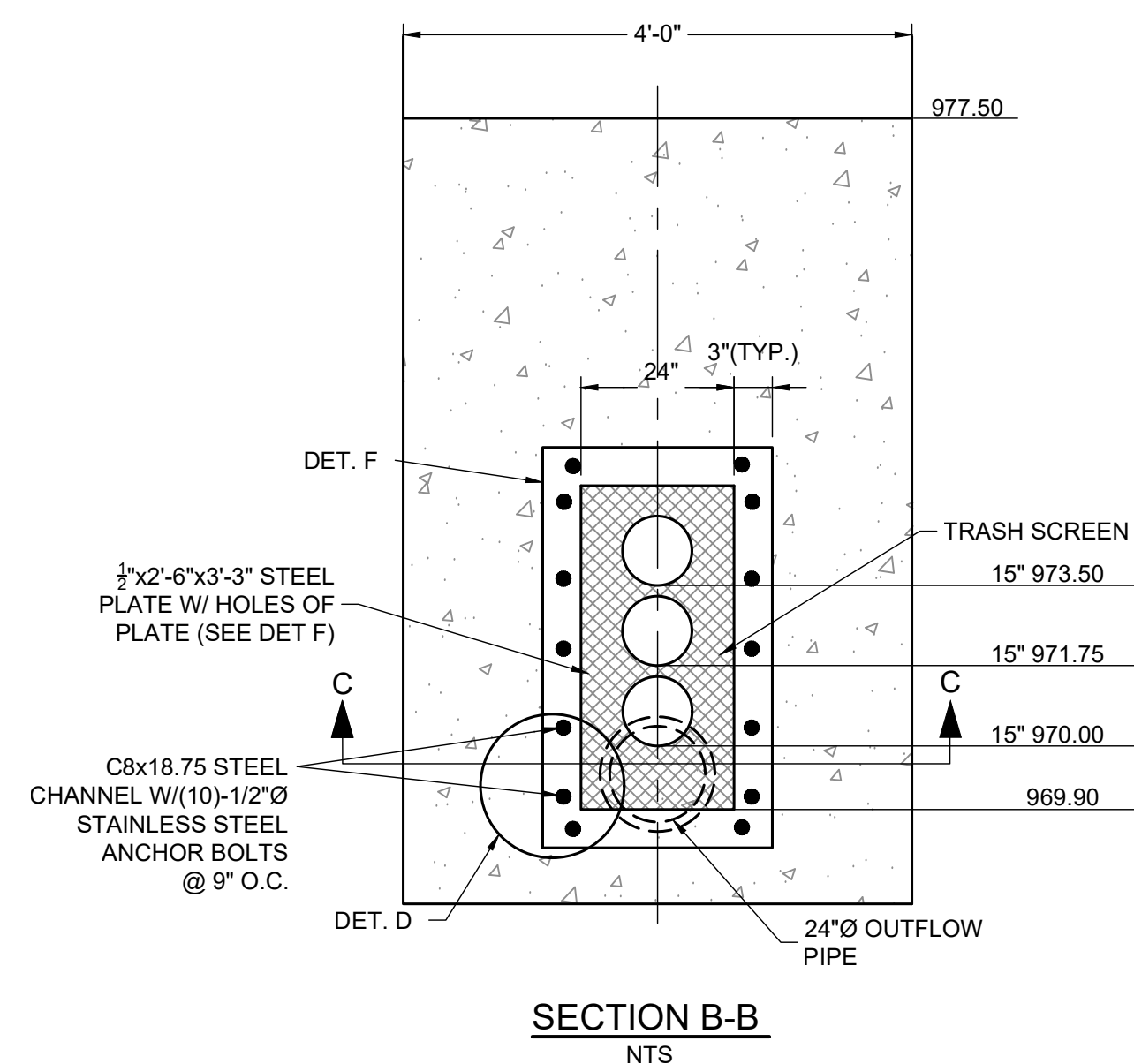
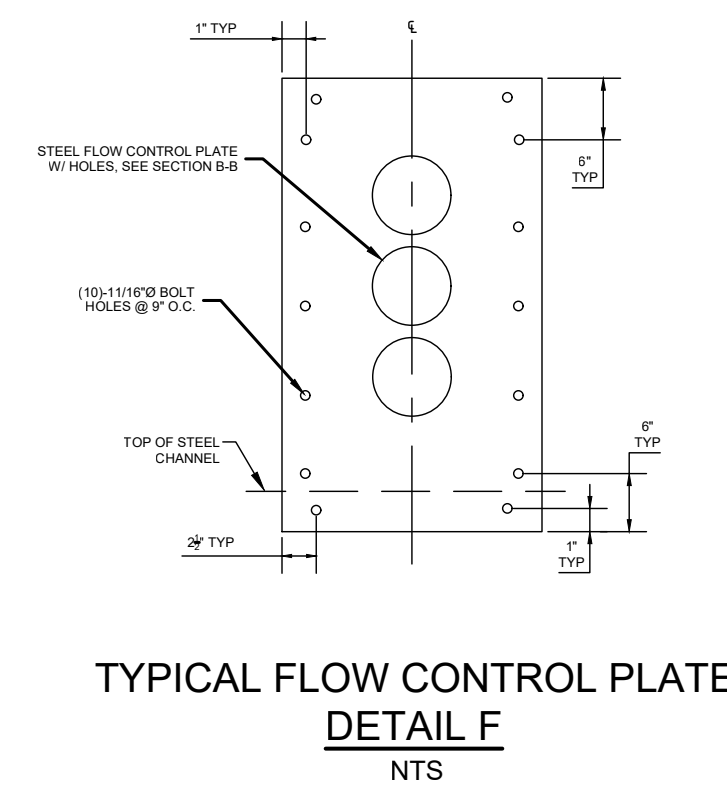
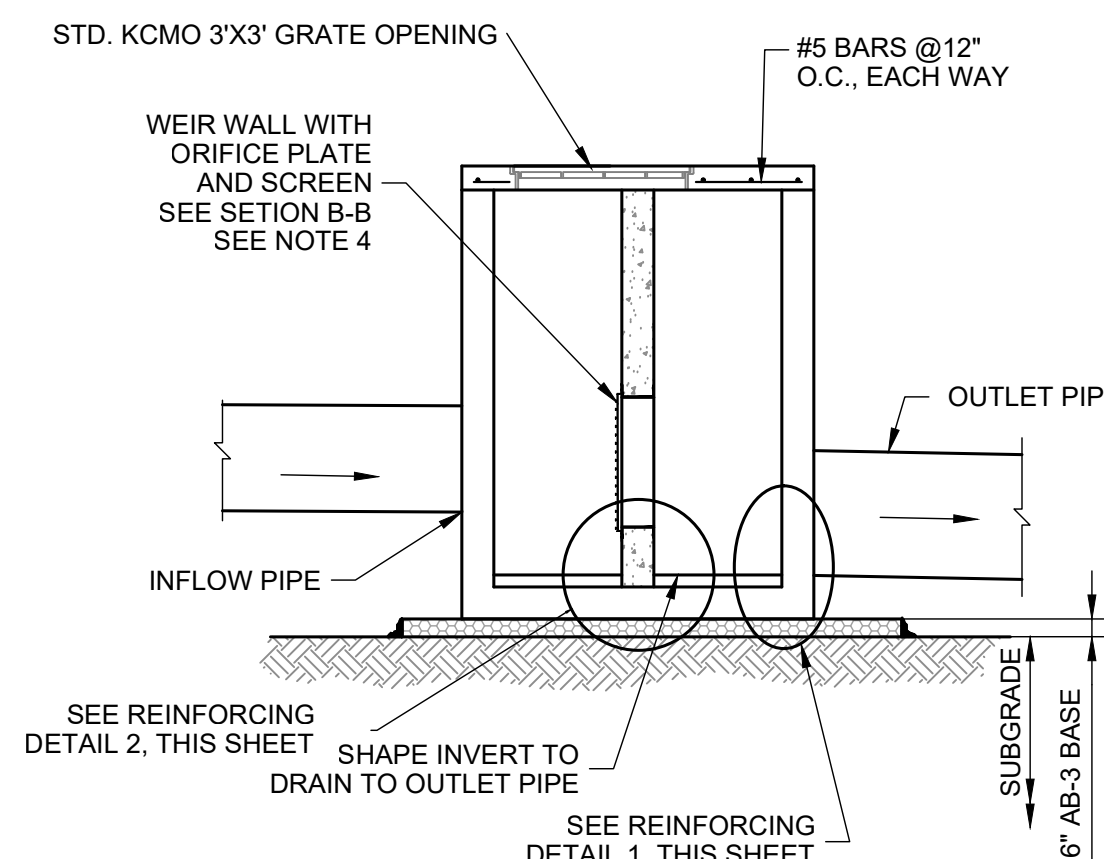
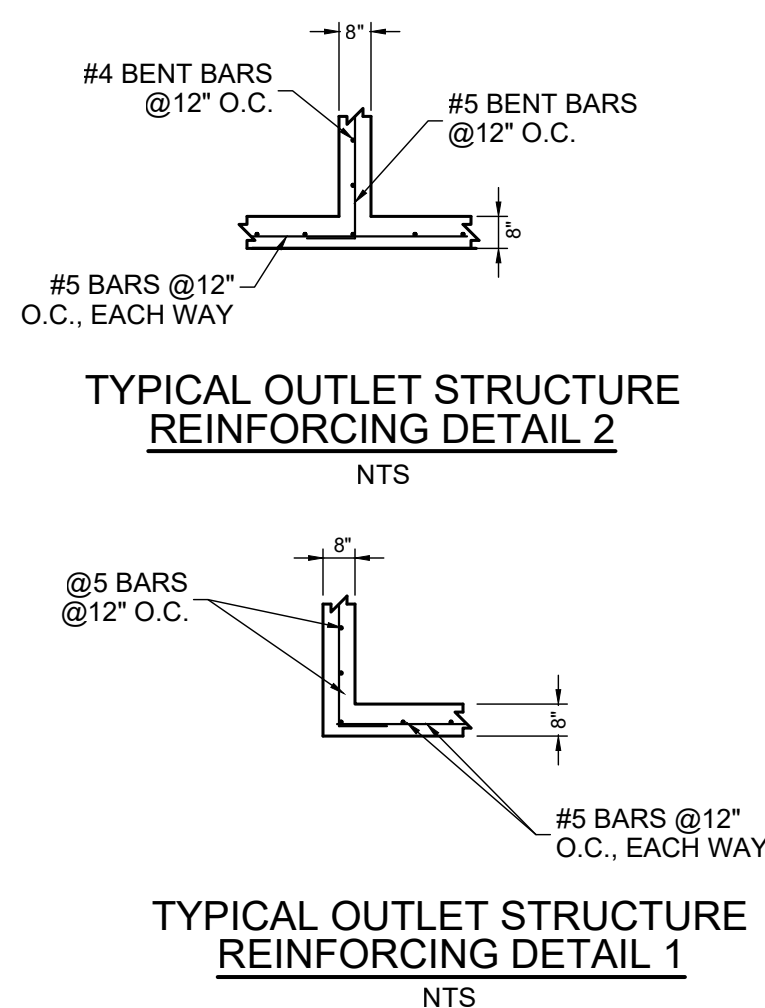
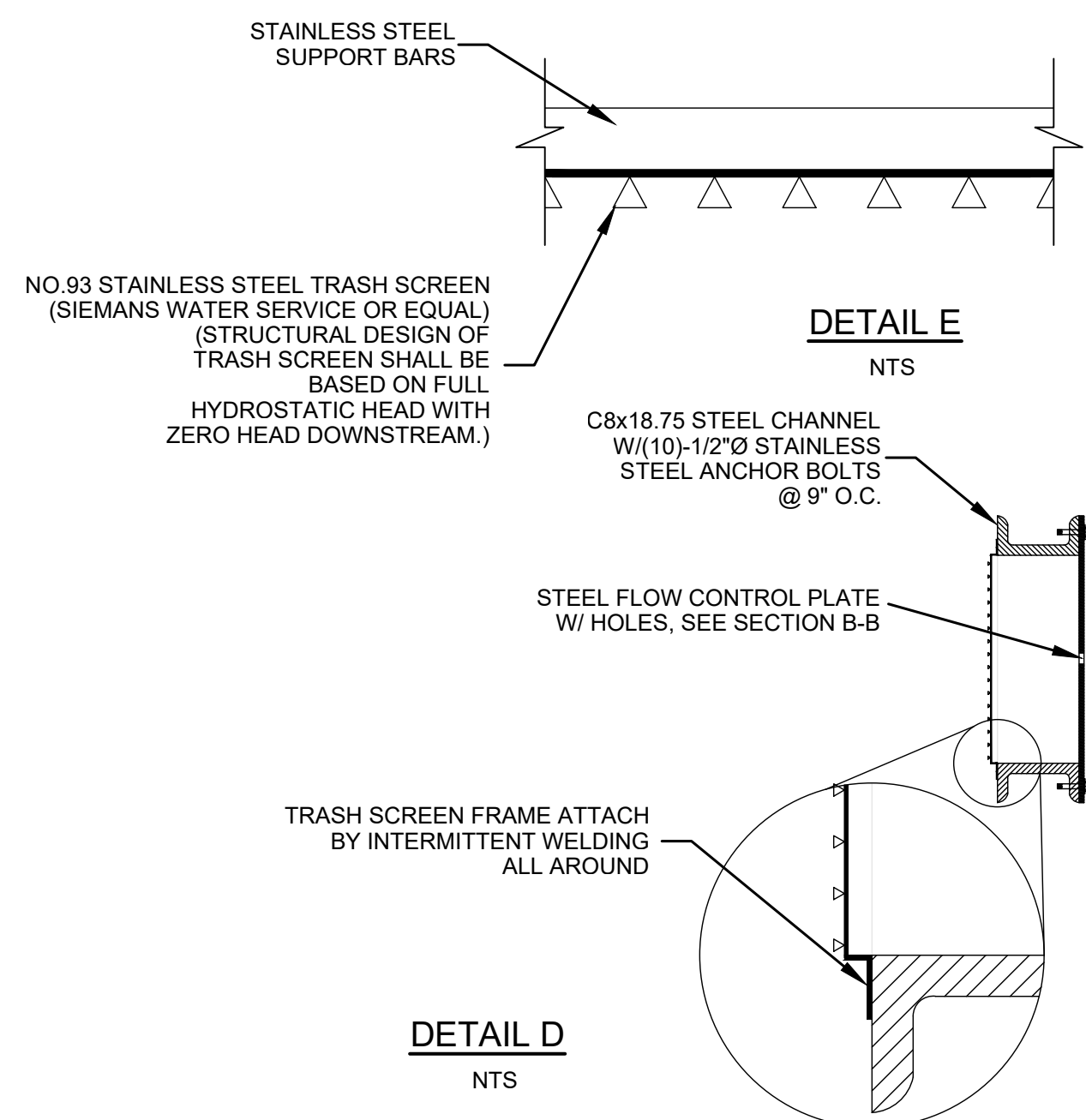
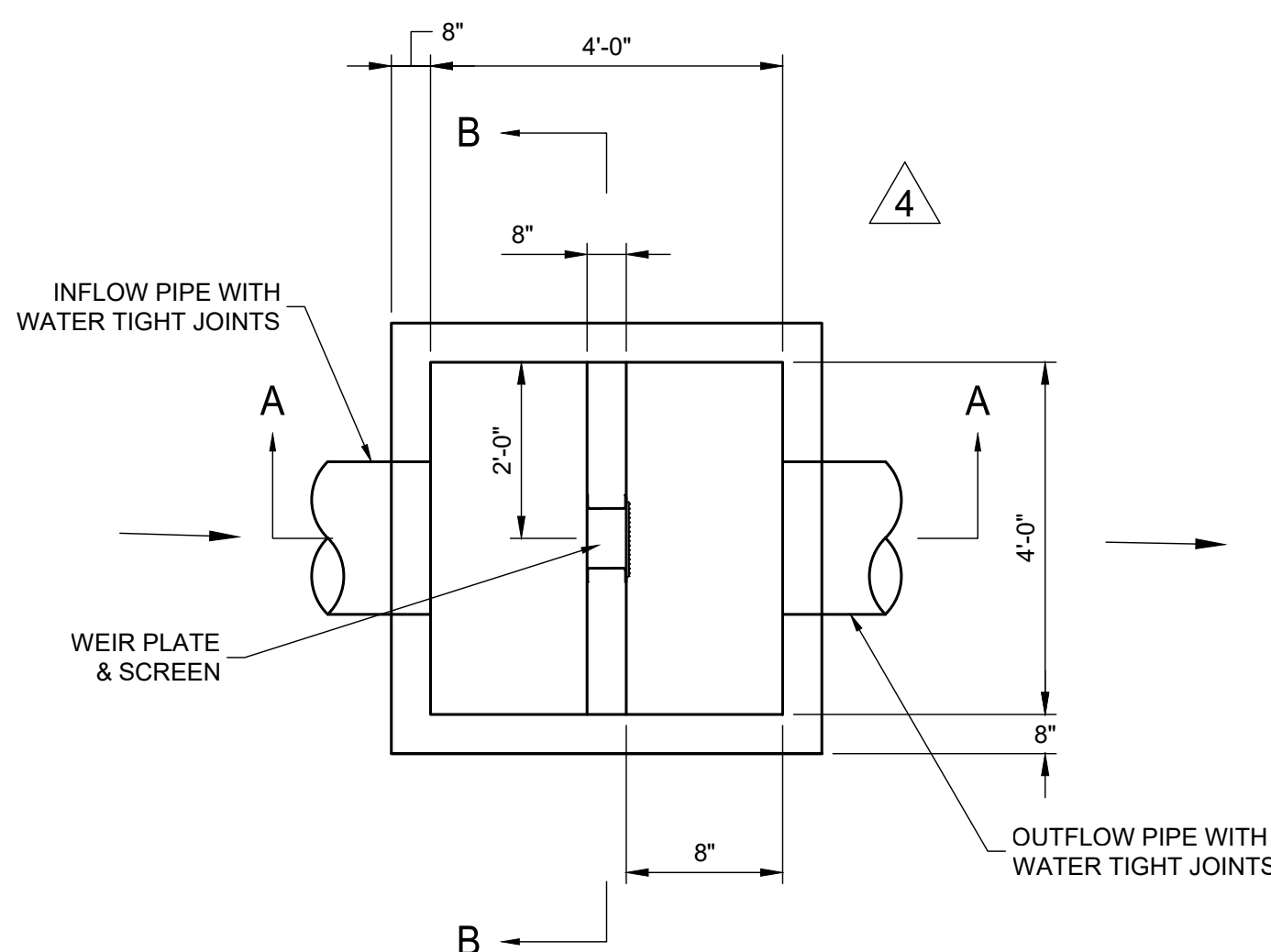
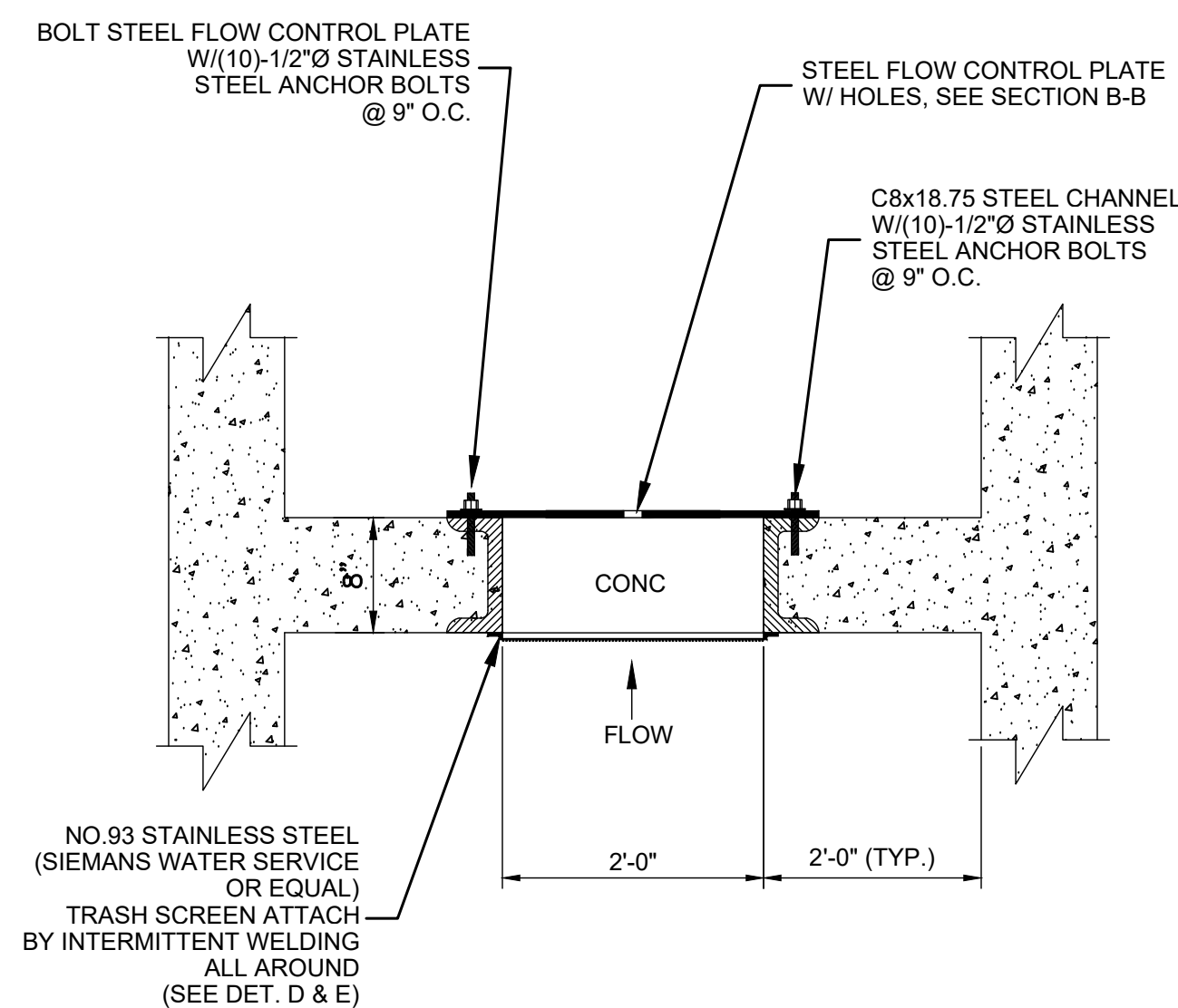
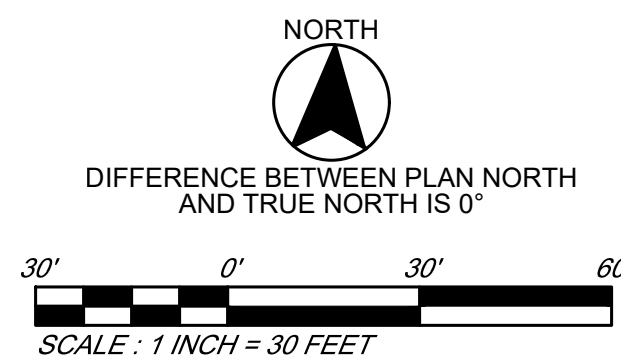
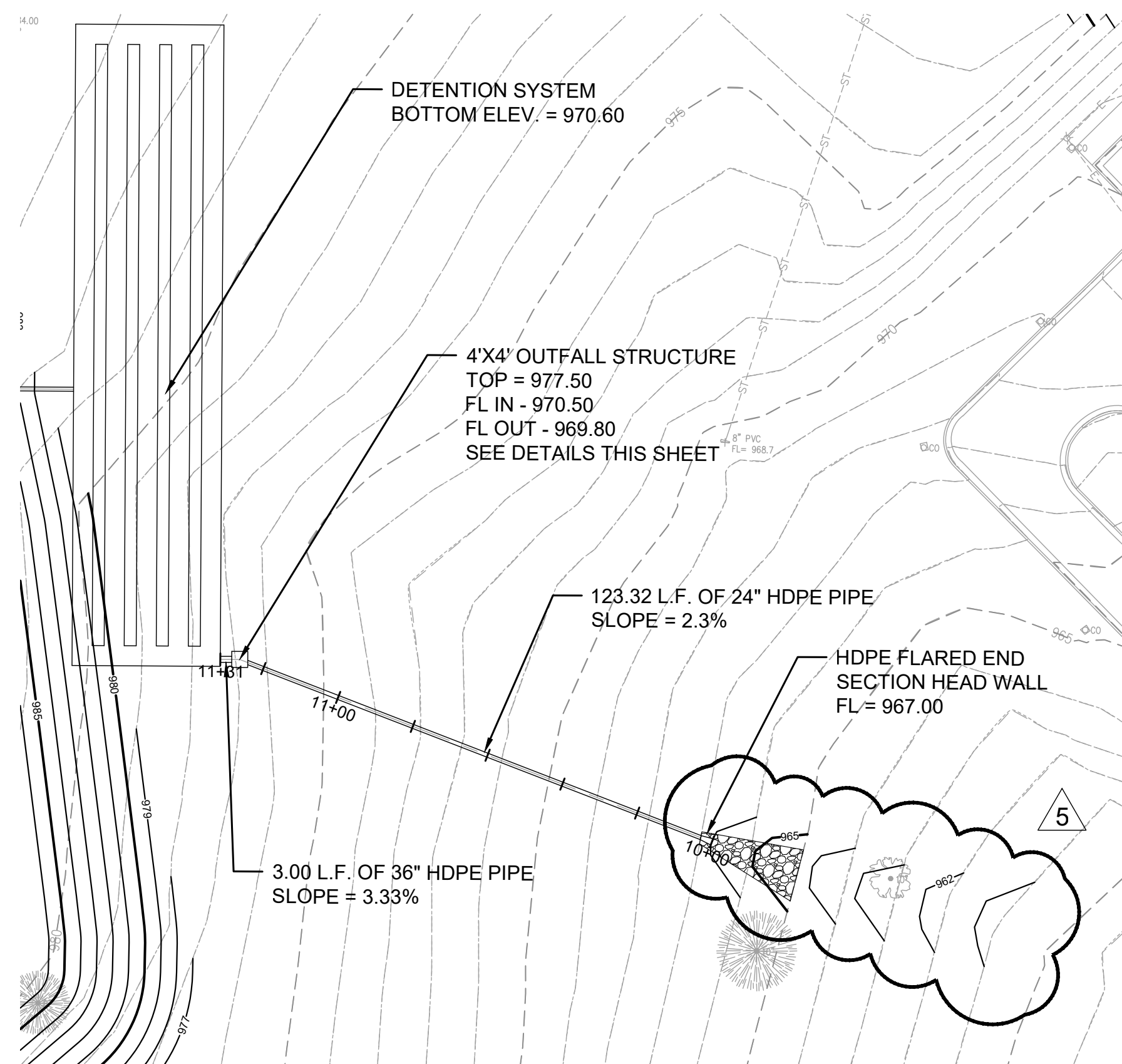
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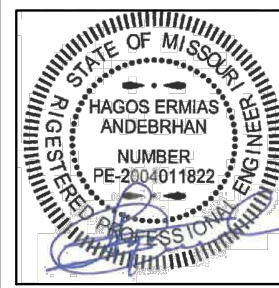
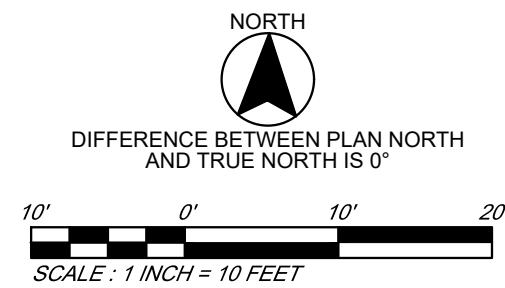
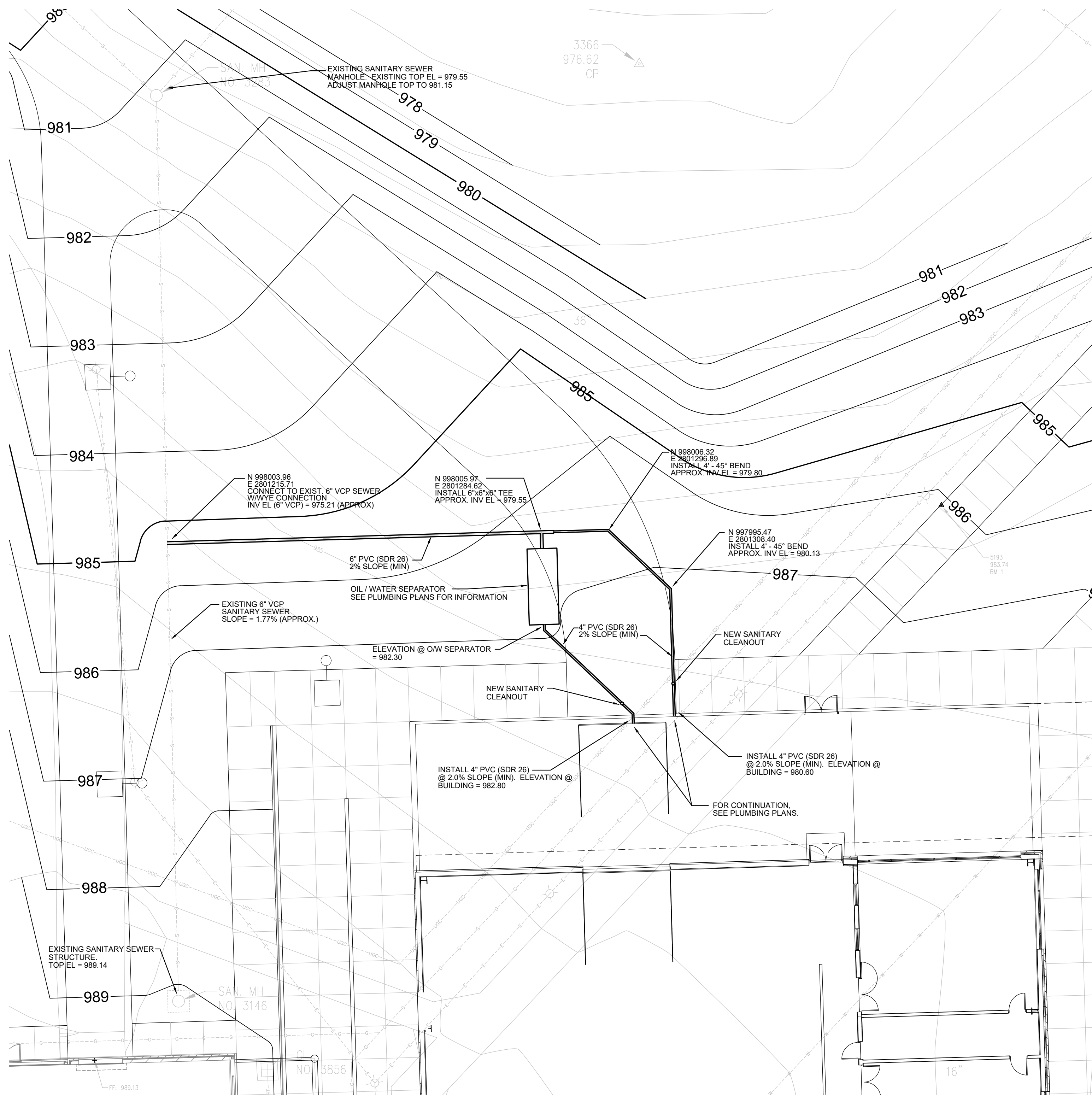
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03/22/24

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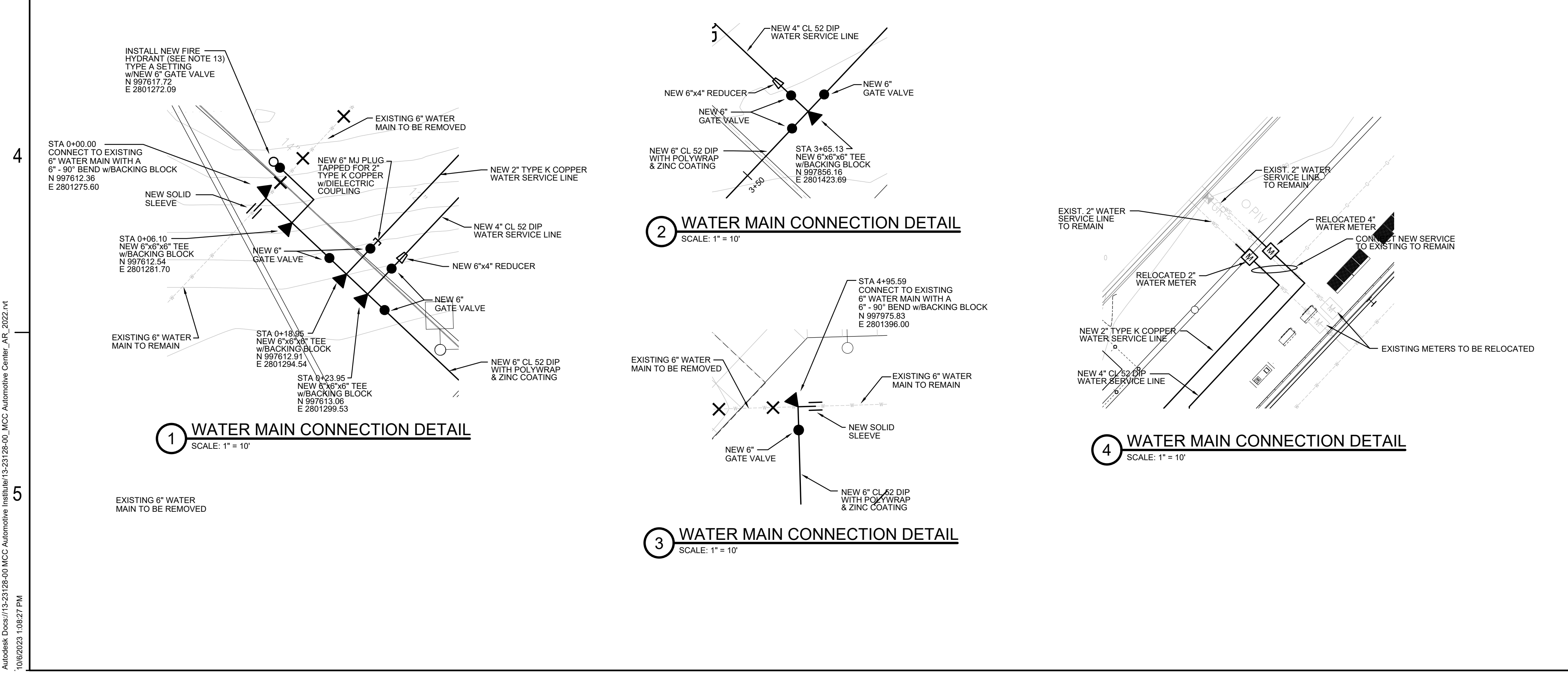
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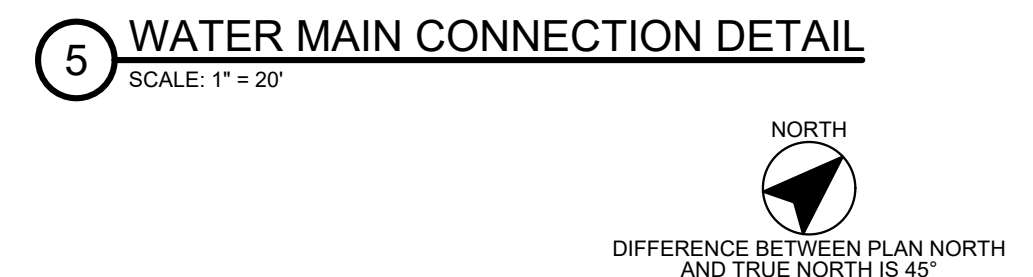
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**C4.31**



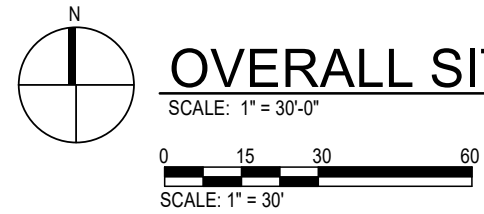


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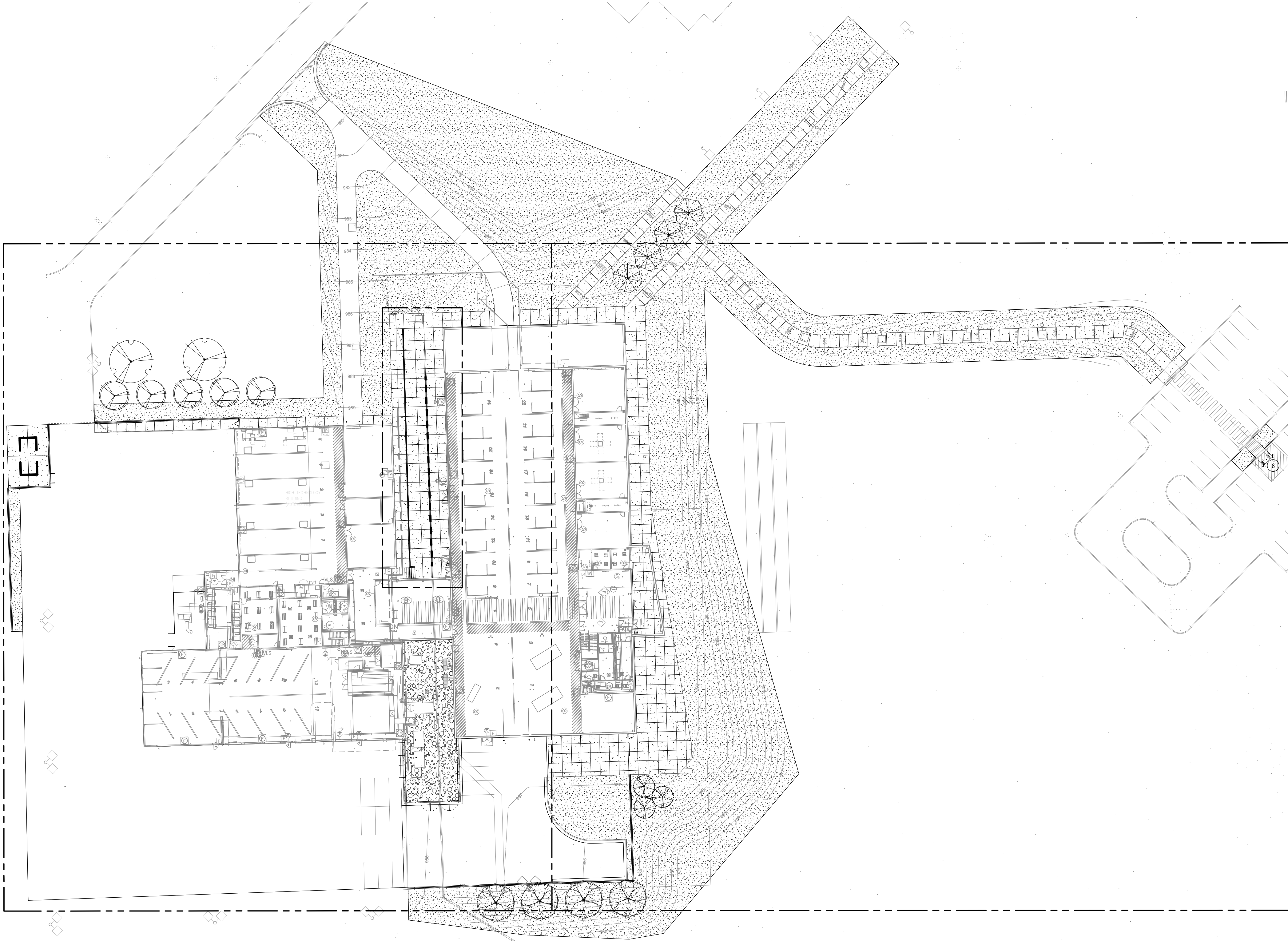




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## OVERALL SITE PLAN



### LAYOUT NOTES:

1. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE CONTRACTOR WILL CONDUCT HIS WORK SO AS TO PREVENT INTERRUPTION OF SERVICE OR DAMAGE TO THEM. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL CURBS RAMP TO BE BUILT IN COMPLIANCE WITH FEDERAL ACCESSIBILITY STANDARDS.
3. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK WILL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
5. VERIFY LAYOUT COORDINATES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO SUPPLY AND INSTALL ALL REQUIRED SLEEVES UNDER PAVING AND WALKS.
7. PLACE DOWELLED EXPANSION JOINTS AT VERTICAL ELEMENTS (BUILDING, COLUMNS, WALLS, BACK OF CURBS, ETC.) AND STAIRS AND RAMPS AND APPROXIMATELY EVERY 50 LINEAR FEET. I.E. CIVIL DRAWINGS.
8. WHERE NEW PAVEMENTS ARE CALLED FOR, PROVIDE AN EXPANSION JOINT AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, ETC.
9. SAWCUT JOINTS BETWEEN CRITICAL POINTS ARE TO BE EQUALLY SPACED, OR AS SHOWN ON DRAWINGS.
10. CONTRACTOR TO CONFIRM HORIZONTAL CONTROL POINTS IN THE FIELD. CONTRACTOR TO VERIFY HORIZONTAL CONTROL POINTS WITH HORIZONTAL COORDINATE POINTS.
11. ALL EXPOSED CONCRETE WALLS WILL HAVE A CONSISTENT RUBBED FINISH. CONTRACTOR TO PROVIDE MINIMUM 4 SQUARE FEET MOCK-UP FOR REVIEW AND APPROVAL.
12. CONTRACTOR TO PROVIDE MOCK-UP (4'X4') OF ALL DECORATIVE AND TYPICAL CONCRETE WALKS FOR REVIEW AND APPROVAL. ALL CONCRETE SIDEWALKS TO HAVE MEDIUM BROOM FINISH TRANSVERSE TO PEDESTRIAN TRAFFIC. UNLESS OTHERWISE INDICATED. MOCK-UP TO REMAIN ON SITE THROUGHOUT CONSTRUCTION.
13. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS, AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
14. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND. RE: CIVIL.

### SHEET NOTES \*

- 1 8' HT. CHAINLINK FENCE WITH MOWSTRIP. RE: 11/L4.0
- 2 8' HT. CHAINLINK SWING GATE. SIM TO: 11/L4.0
- 3 8' HT. CHAINLINK MANUAL SLIDE GATE. RE: 12/L4.0
- 4 SURFACE MOUNTED HANDRAIL. RE: 6/L4.0
- 5 PIPE BOLLARD. RE: 5/L4.0
- 6 NOT USED
- 7 NOT USED
- 8 STAIRS WITH HANDRAILS. RE: 13/L4.0
- 9 8' HT. PVC COATED CHAINLINK FENCE WITH MOWSTRIP. SIM TO: 11/L4.0
- 10 8' HT. PVC COATED CHAINLINK GATE. RE: 11B/L4.0



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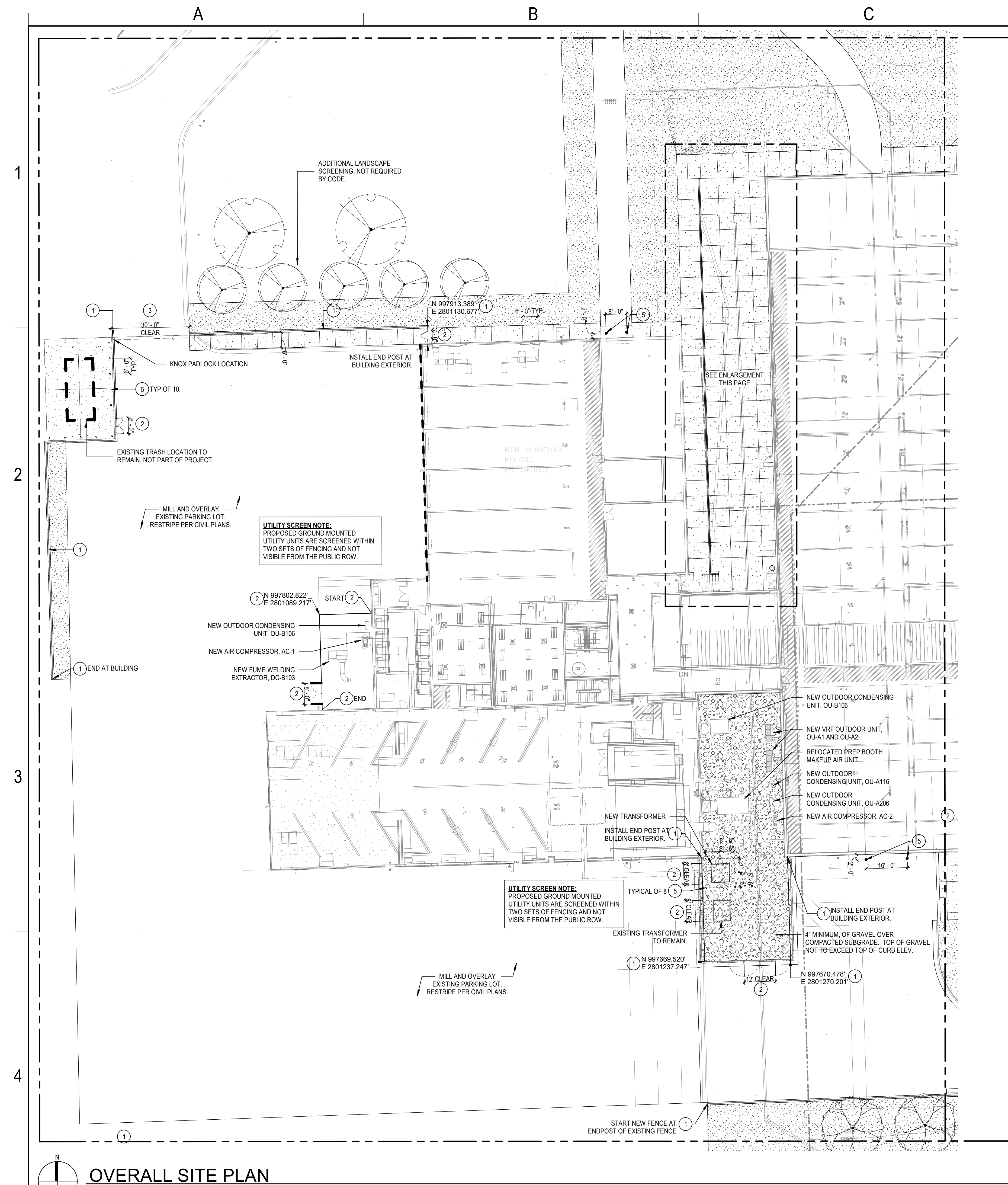
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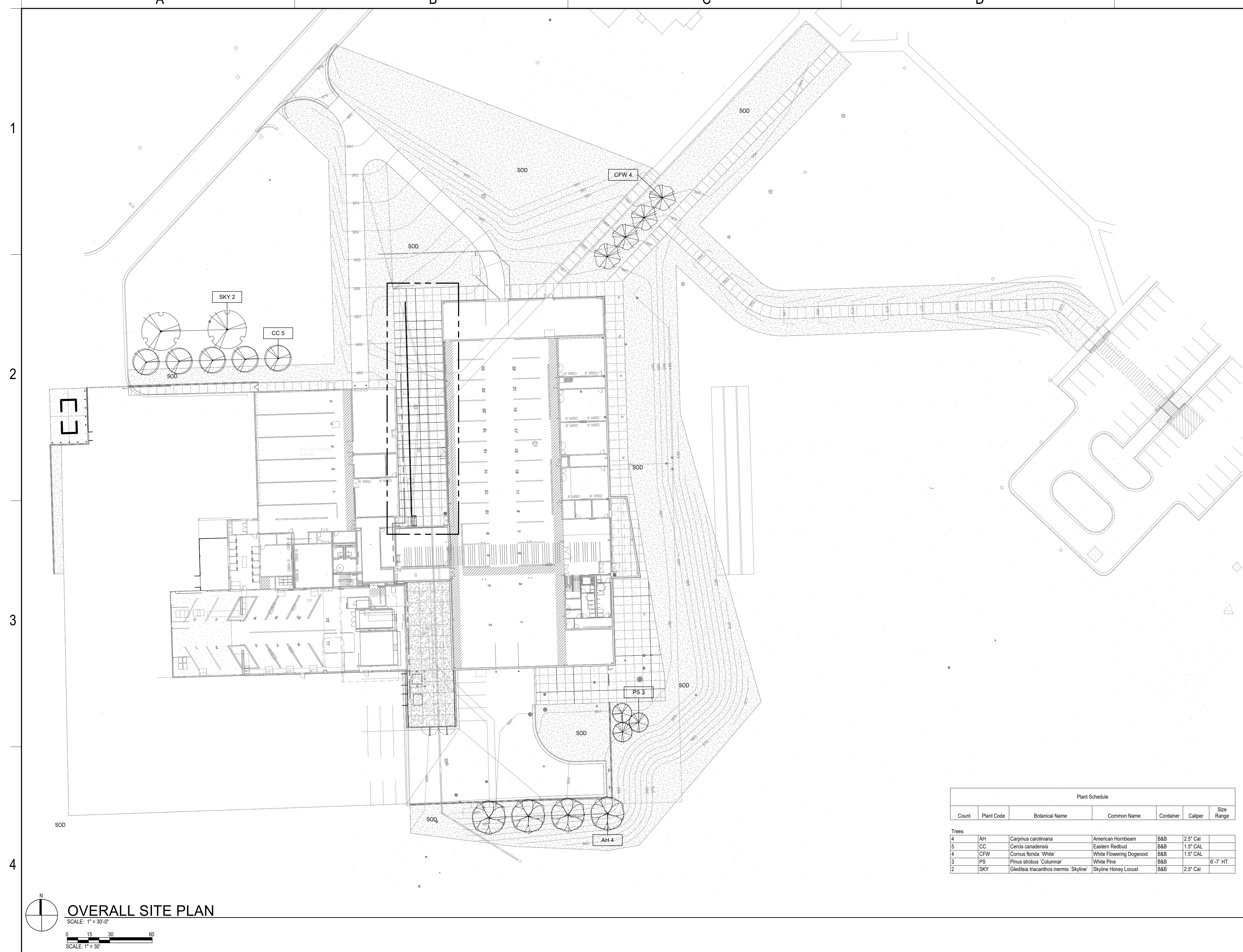


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  5. VERIFY LAYOUT COORDINATES PRIOR TO CONSTRUCTION.
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  7. PLACE DOWELLED EXPANSION JOINTS AT VERTICAL ELEMENTS (BUILDING, COLUMNS, WALLS, BACK OF CURBS, ETC.) AND STAIRS AND RAMPS AND APPROXIMATELY EVERY 50 LINEAR FEET. RE: CIVIL DRAWINGS.
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  9. SAWCUT JOINTS BETWEEN CRITICAL POINTS ARE TO BE EQUALLY SPACED, OR AS SHOWN ON DRAWINGS.
  10. CONTRACTOR TO CONFIRM HORIZONTAL CONTROL POINTS IN THE FIELD. CONTRACTOR TO VERIFY HORIZONTAL CONTROL POINTS WITH HORIZONTAL COORDINATE POINTS.
  11. ALL EXPOSED CONCRETE WALLS WILL HAVE A CONSISTENT RUBBED FINISH. CONTRACTOR TO PROVIDE MINIMUM 4 SQUARE FEET MOCK-UP FOR REVIEW AND APPROVAL.
  12. CONTRACTOR TO PROVIDE MOCK-UP (4'x4') OF ALL DECORATIVE AND TYPICAL CONCRETE WALKS FOR REVIEW AND APPROVAL. ALL CONCRETE SIDEWALKS TO HAVE MEDIUM BROOM FINISH TRANSVERSE TO PEDESTRIAN TRAFFIC, UNLESS OTHERWISE INDICATED. MOCK-UP TO REMAIN ON SITE THROUGHOUT CONSTRUCTION.
  13. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS, AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
  14. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND. RE: CIVIL.

- SHEET NOTES \***
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  - 2 8' HT. CHAINLINK SWING GATE. SIM TO: 11/L4.0
  - 3 8' HT CHAINLINK MANUAL SLIDE GATE W/ KNOX PADLOCK. RE: 12/L4.0
  - 4 SURFACE MOUNTED HANDRAIL. RE: 6/L4.0
  - 5 PIPE BOLLARD. RE: 5/L4.0
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  - 7 NOT USED
  - 8 STAIRS WITH HANDRAILS. RE: 13/L4.0
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- LANDSCAPE NOTES:**
1. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE CONTRACTOR WILL CONDUCT HIS WORK SO AS TO PREVENT INTERRUPTION OF SERVICE OR DAMAGE TO THEM. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES.
  2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
  3. EXISTING UNDERGROUND (UG) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES TO LOCATE UTILITIES BEFORE ACTUAL CONSTRUCTION.
  4. THE CONTRACTOR WILL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS.
  5. SUBSTITUTIONS WILL BE ALLOWED ONCE THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION IN THE SUBSTITUTION REQUEST FORM TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS WILL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
  6. SIZE AND QUALITY OF PLANT MATERIAL WILL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60-1992, OR MOST RECENT EDITION.
  7. ALL PLANT MATERIAL WILL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES WILL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR WILL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
  8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING POSITIVE SURFACE DRAINAGE IS PROVIDED IN ALL PLANTING AND TURF AREAS. ALL GRADE SURFACES WILL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR WILL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT/OWNER FOR RESOLUTION PRIOR TO FINAL OPERATIONS.
  9. THE CONTRACTOR WILL REPORT SUB-SURFACE SOIL OR DRAINAGE ISSUES TO THE LANDSCAPE ARCHITECT.
  10. CONTRACTOR SHALL STAKE PLANT LOCATIONS IN THE FIELD AND HAVE APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PLANT PITS ARE EXCAVATED AND BEFORE PROCEEDING WITH INSTALLATION.
  11. TREES, SHRUBS & GROUND COVERS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
  12. CONTRACTOR TO PLACE MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS UNLESS OTHERWISE NOTED, TO A DEPTH OF 3" OR AS DESCRIBED IN THE SPECIFICATIONS. ALL PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH SPECIFIED EDGING OR CONCRETE CURB EDGE PER DRAWINGS.
  13. ELEVATION OF TOP OF MULCH SHALL BE 1/2" MIN. BELOW ANY ADJACENT PAVEMENT OR 2" MIN. BELOW FINISHED FLOOR ELEVATION.
  14. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ORGANIC OR DECORATIVE AGGREGATE MULCH AND SEPARATED FROM LAWN AREAS WITH SPECIFIED EDGING OR CONCRETE CURB EDGE PER DRAWINGS.
  15. CONTRACTOR SHALL FINE GRADE AND SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND ESTABLISH NEW LAWN AREA, NOT DESIGNATED FOR SOD, NATIVE MEADOW, OR PLANTING BEDS. CONTRACTOR TO SEED ALL AREAS WITHIN CONTRACT LIMITS NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS UNLESS OTHERWISE NOTED.
  16. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ACTUAL AREAS OF SEED AND QUANTITIES REQUIRED FOR COVERAGE.
  17. ALL PLANT MATERIALS DELIVERED TO THE SITE FOR APPROVAL AND INSTALLATION SHALL BE IDENTIFIED AND TAGGED, TO ENSURE THE PLANTS PROVIDED ARE AS SPECIFIED. PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  18. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
  19. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLANS.
  20. SPACING OF ALL PLANTINGS TO BE AS SHOWN ON PLANS.
  21. ALL LANDSCAPE AREAS AND PLAYING FIELD AREAS TO HAVE A MINIMUM OF 6" TOPSOIL.

Plant Schedule						
Count	Plant Code	Botanical Name	Common Name	Container	Caliper	Size Range
Trees						
4	AH	Carpinus caroliniana	American Hornbeam	B&B	2.5" Cal	
5	CC	Cornus canadensis	Eastern Redoubt	B&B	1.5" CAL	
4	CFW	Cornus florida 'White'	White Flowering Dogwood	B&B	1.5" CAL	
3	PS	Pinus strobus 'Columnar'	White Pine	B&B		6'-7' HT.
2	SKY	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	B&B	2.5" Cal	



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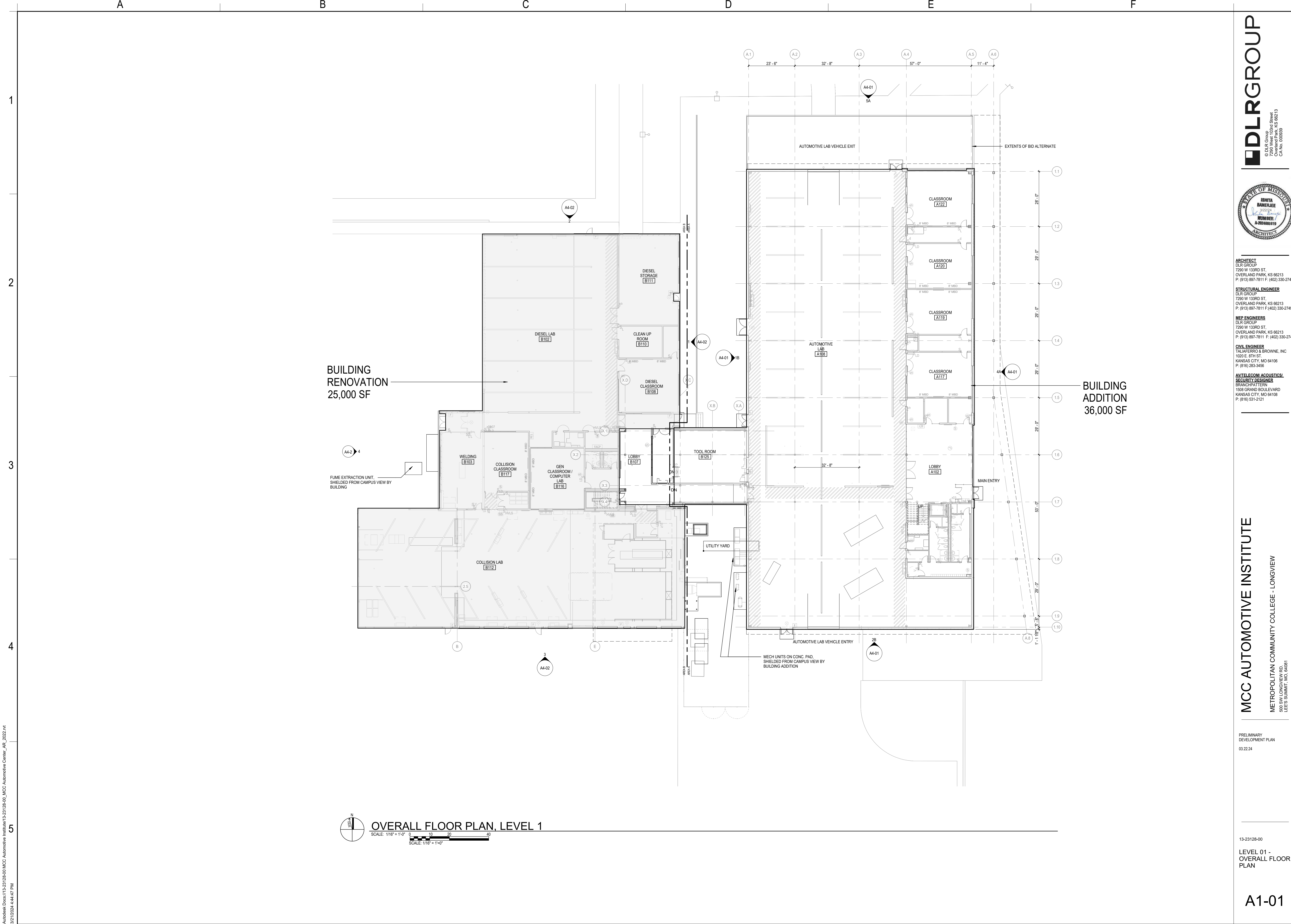
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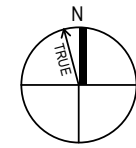


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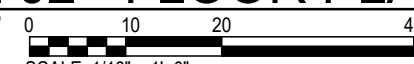


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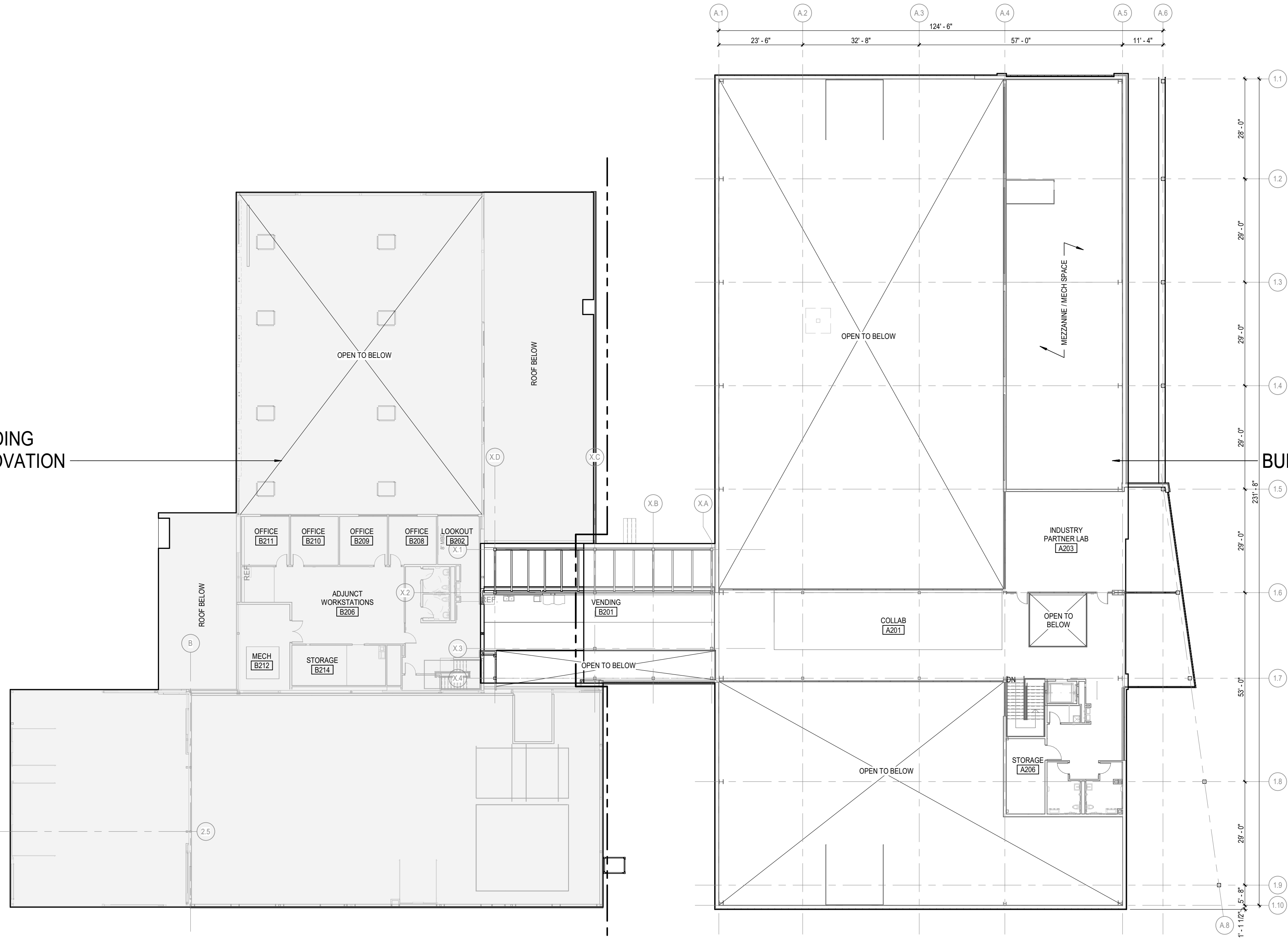
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SCALE: 1/16" = 1'-0"

BUILDING  
RENOVATION

BUILDING ADDITION



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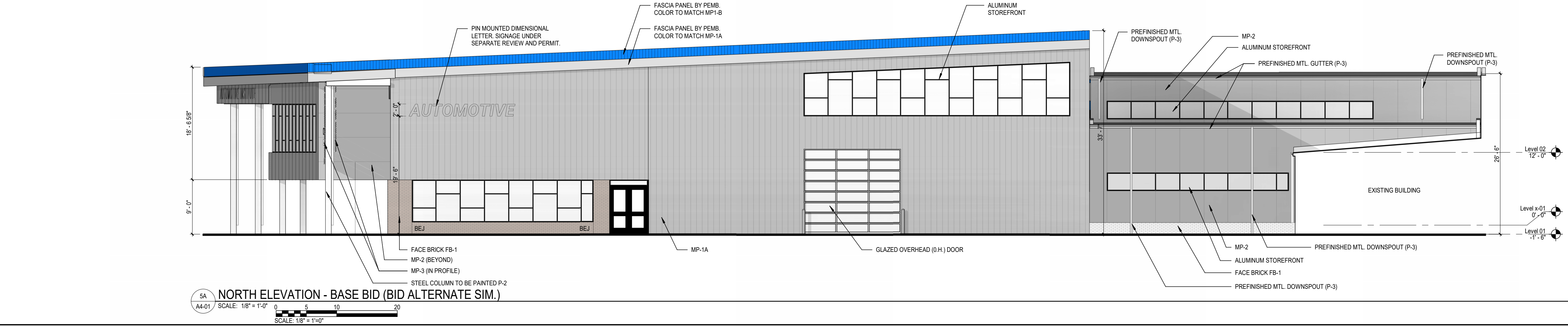
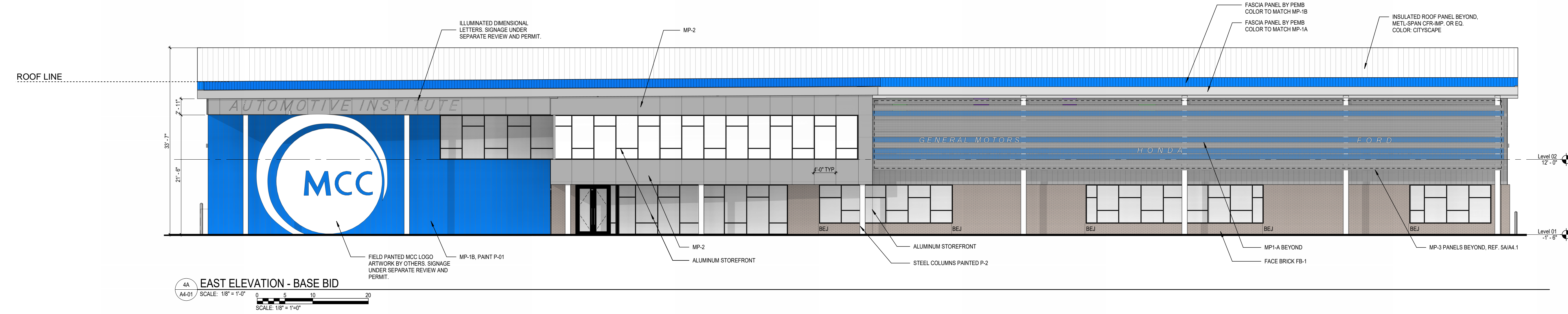
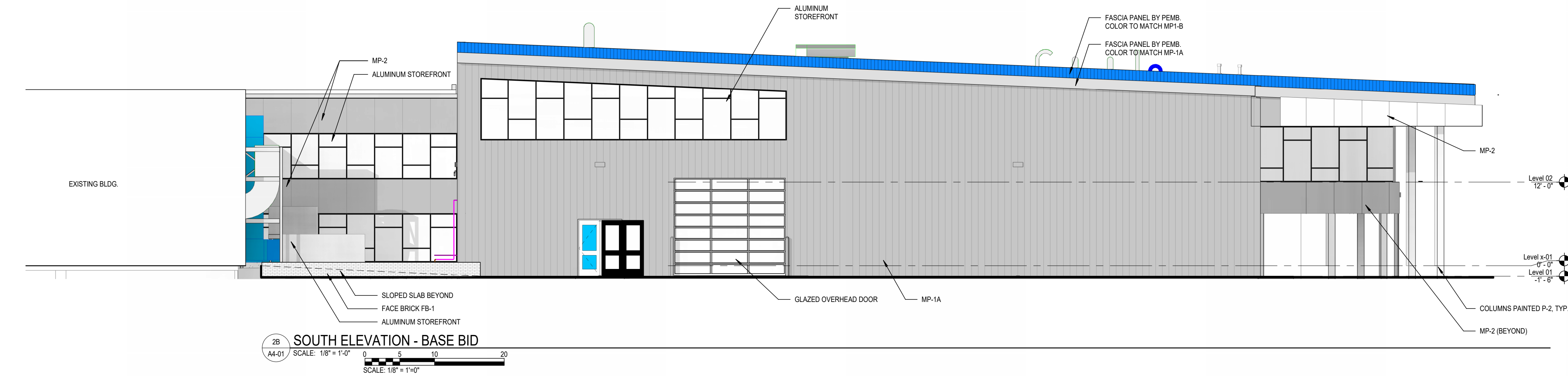
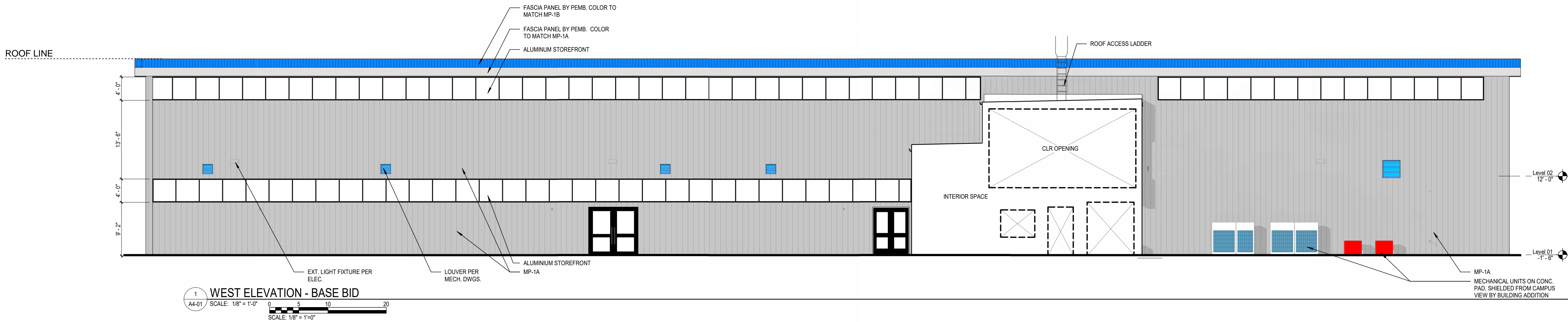
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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
LEVEL 02 -  
OVERALL FLOOR  
PLAN





MATERIAL LEGEND	
	FACE BRICK FB-1 - TO BE SELECTED ON SITE TO MATCH EXISTING
	MP-1B INSULATED METAL PANEL METL-SPAN CF TUFF-CAST, OR EQ. FIELD PAINTED P-1 SHERWIN WILLIAMS BLUEBLOOD SW 6966
	MP-1A INSULATED METAL PANEL METL-SPAN CF MESA, COLOR: PEARL GRAY
	MP-2 COMPOSITE METAL WALL PANEL RAINSCREEN ASSEMBLY ALUCOBOND ROUTE & RETURN RAINSCREEN SYSTEM W/CONTINUOUS INSULATION, OR EQ. - COLOR: CADET GRAY (PER COLOR PALETTE INFO.)
	MP-3 CORRUGATED ALUMINUM PANEL, PERFORATED METL-SPAN ECOSCREEN BR5-36, OR EQ. ALTERNATING COLORS PER DETAIL (P-1 SW 6966 BLUEBLOOD / P-2 SW 7073 NETWORK GRAY)
	P-3 PAINT EXISTING BUILDING - WALLS SW 7019 GAUNTLET GRAY
	P-4 PAINT EXISTING BUILDING - SOLID OVERHEAD DOORS SW 7015 REPOSE GRAY

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PRELIMINARY DEVELOPMENT PLAN  
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EXTERIOR ELEVATIONS

**A4-01**

Autodesk Docs: 1/13-23128-00 MCC Automotive Institute 13-23128-00 MCC Automotive Center\_AR\_2022.rvt  
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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24


13-23128-00

## EXTERIOR ELEVATIONS

A4-02



A4-02 SCALE: 1/8" = 1'-0"



0 5 10 20

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



A4-02 SCALE: 1/8" = 1'-0"



A4-02 SCALE: 1/8" = 1'-0"

FACE BRICK FB-1 - TO BE SELECTED ON SITE TO MATCH EXISTING

MP-1B INSULATED METAL PANEL  
METL-SPAN CF TUFF-CAT, OR EQ  
FIELD PAINTED P-1 SHERWIN WILLIAMS BLUEBOND SW 6966

MP-1A INSULATED METAL PANEL  
METL-SPAN CF MESA. COLOR: PEARL GRAY

MP-2 COMPOSITE METAL PANEL RAINSCREEN ASSEMBLY  
ALUMINOUM ROUTE A RETURN RAINSCREEN SYSTEM  
W/CONTINUOUS INSULATION, OR EQ. COLOR: CADET GRAY (P-1 COLOR PALETTE INFO.)

MP-3 CORRUGATED ALUMINUM PANEL, PERFORATED  
METL-SPAN ECOSCREEN BRG-B3, OR EQ.  
ALTERNATING COLORS PER DETAIL  
(P-1 SW 6966 BLUEBOND / P-2 SW 7073 NETWORK GRAY)

P-3 PAINT EXISTING BUILDING - WALLS  
SW 7019 GAUNTLET GRAY

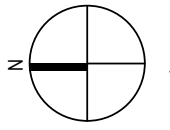
P-4 PAINT EXISTING BUILDING - SOLID OVERHEAD DOORS  
SW 7015 REPOSE GRAY



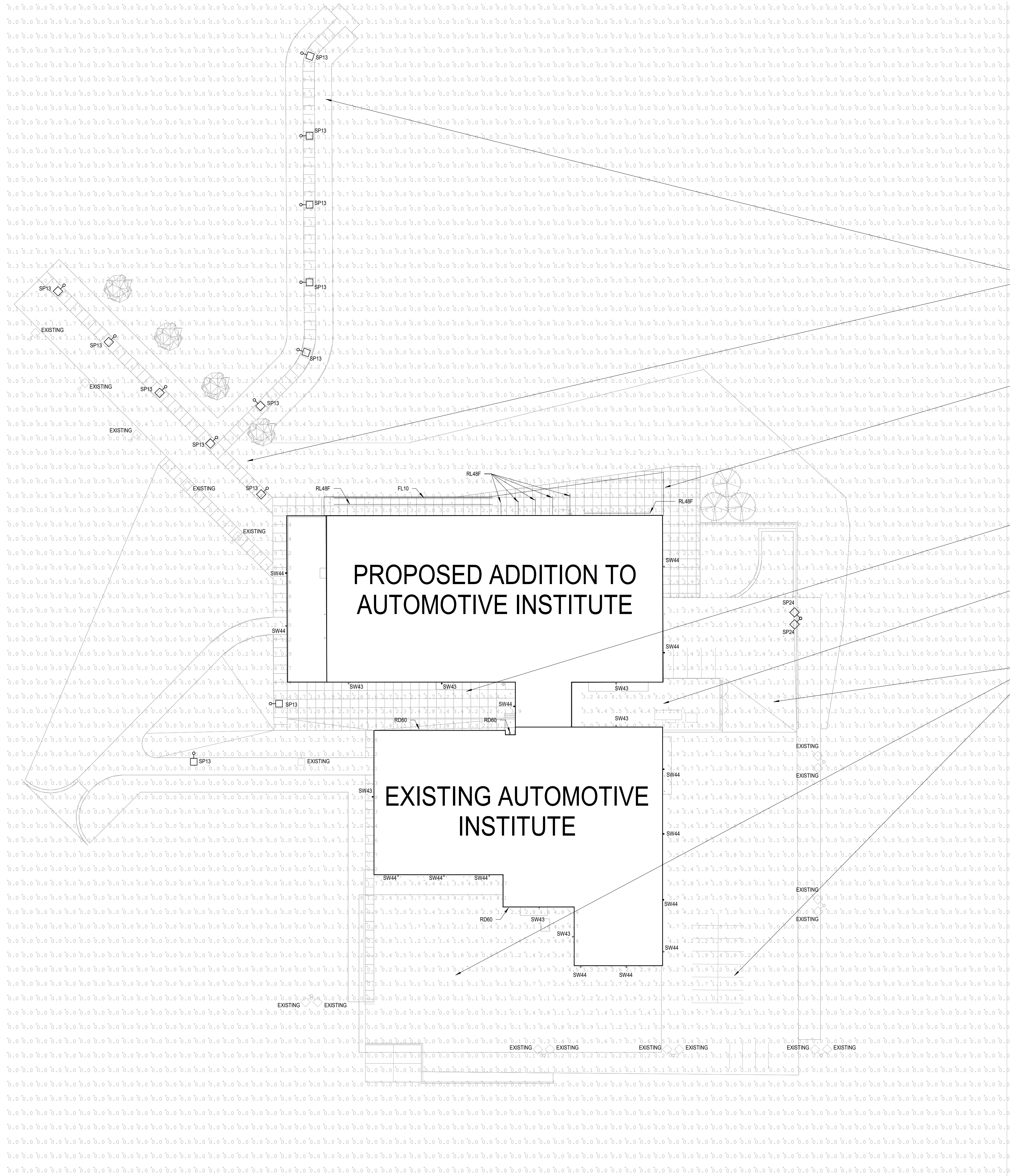
A4-02 SCALE: 1/8" = 1'-0"



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ELECTRICAL SITE PHOTOMETRIC PLAN  
SCALE: 1"=30'-0"



SOUTH PROPERTY LINE

Illuminance (Fc)  
Average = 0.00  
Maximum = 0.0  
Minimum = 0.0  
Avg/Min Ratio = N.A.  
Max/Min Ratio = N.A.

CAMPUS PEDESTRIAN WALKS

Illuminance (Fc)  
Average = 1.58  
Maximum = 3.1  
Minimum = 0.0  
Avg/Min Ratio = N.A.  
Max/Min Ratio = N.A.

SOUTH & WEST PARKING

Illuminance (Fc)  
Average = 1.18  
Maximum = 7.3  
Minimum = 0.0  
Avg/Min Ratio = N.A.  
Max/Min Ratio = N.A.

EAST CANOPY

Illuminance (Fc)  
Average = 2.15  
Maximum = 5.0  
Minimum = 0.4  
Avg/Min Ratio = 5.38  
Max/Min Ratio = 12.50

NORTH COURTYARD

Illuminance (Fc)  
Average = 2.52  
Maximum = 6.3  
Minimum = 0.4  
Avg/Min Ratio = 6.30  
Max/Min Ratio = 15.75

S UTILITY YARD

Illuminance (Fc)  
Average = 2.83  
Maximum = 5.6  
Minimum = 0.6  
Avg/Min Ratio = 4.72  
Max/Min Ratio = 9.33

GENERAL NOTES

- A. SITE HAS EXISTING POLE MOUNTED LIGHTING TO REMAIN. EXISTING SITE LIGHTING WAS NOT INCLUDED IN PHOTOMETRIC CALCULATIONS.
- B. SITE IS PART OF A CAMPUS - THE SOUTH SIDE OF THE PROPERTY IS THE ONLY PART OF SITE NEAR A PROPERTY LINE. THEREFORE, THE SOUTH PROPERTY LINE IS THE ONLY ONE FOR WHICH LIGHTING CALCULATIONS WERE PERFORMED.



DATE: 3/22/2024  
ELECTRICAL: JOSHUA WETZIG  
PE #2021012060

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PRELIMINARY  
DEVELOPMENT PLAN  
03.22.24

13-23128-00  
SITE  
PHOTOMETRIC  
PLAN







