

GENERAL NOTES:

3. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- A. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
2. 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.
3. 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.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SEWERS, UTILITIES AND ACCESS ROADWAYS DURING ALL PHASES OF CONSTRUCTION.
5. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN AT ALL TIMES. FOR COORDINATION REFER TO "UTILITY SITE PLANS" AND "SPECIFICATIONS", THIS CONTRACT.
6. SAVE AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN ("S") DURING ALL PHASES OF THE CONSTRUCTION.
7. REMOVAL AND DISPOSAL OF EXISTING TREES SHALL COMPLY WITH ALL REGULATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI.
8. THE CONTRACTOR SHALL INFORM THE METROPOLITAN COMMUNITY COLLEGE FACILITIES DEPARTMENT AT LEAST ONE WEEK PRIOR TO ANY STREET CLOSURE.
9. THE CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ENGINEER.
10. 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.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
11. ALL STREET CUT RESTORATION SHALL BE IN CONFORMANCE WITH THE CITY OF LEE'S SUMMIT, MO. STANDARDS AND ENGINEER'S APPROVAL.
13. AT NO TIME SHALL ANY ACCESS TO OCCUPIED BUILDINGS BE CLOSED WITHOUT WRITTEN STATEMENTS FROM THE METROPOLITAN COMMUNITY COLLEGE FACILITIES DEPARTMENT AND THE ENGINEER'S APPROVAL.
14. 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.
15. 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 APWA SECTIONS 2100 AND 2201 ENTITLED "GRADING AND SITE PREPARATION" AND "SUBGRADE PREPARATION" RESPECTIVELY.

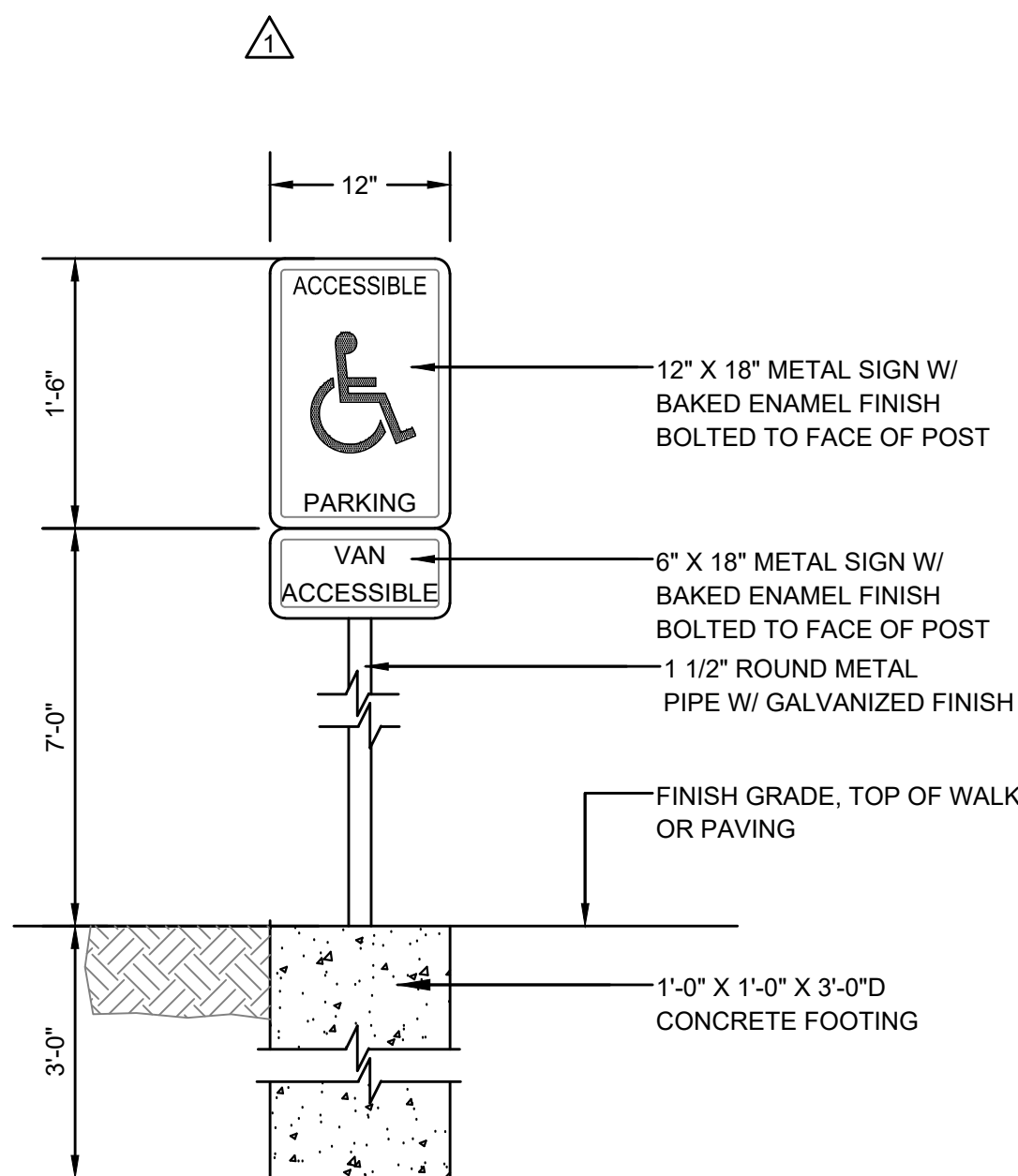
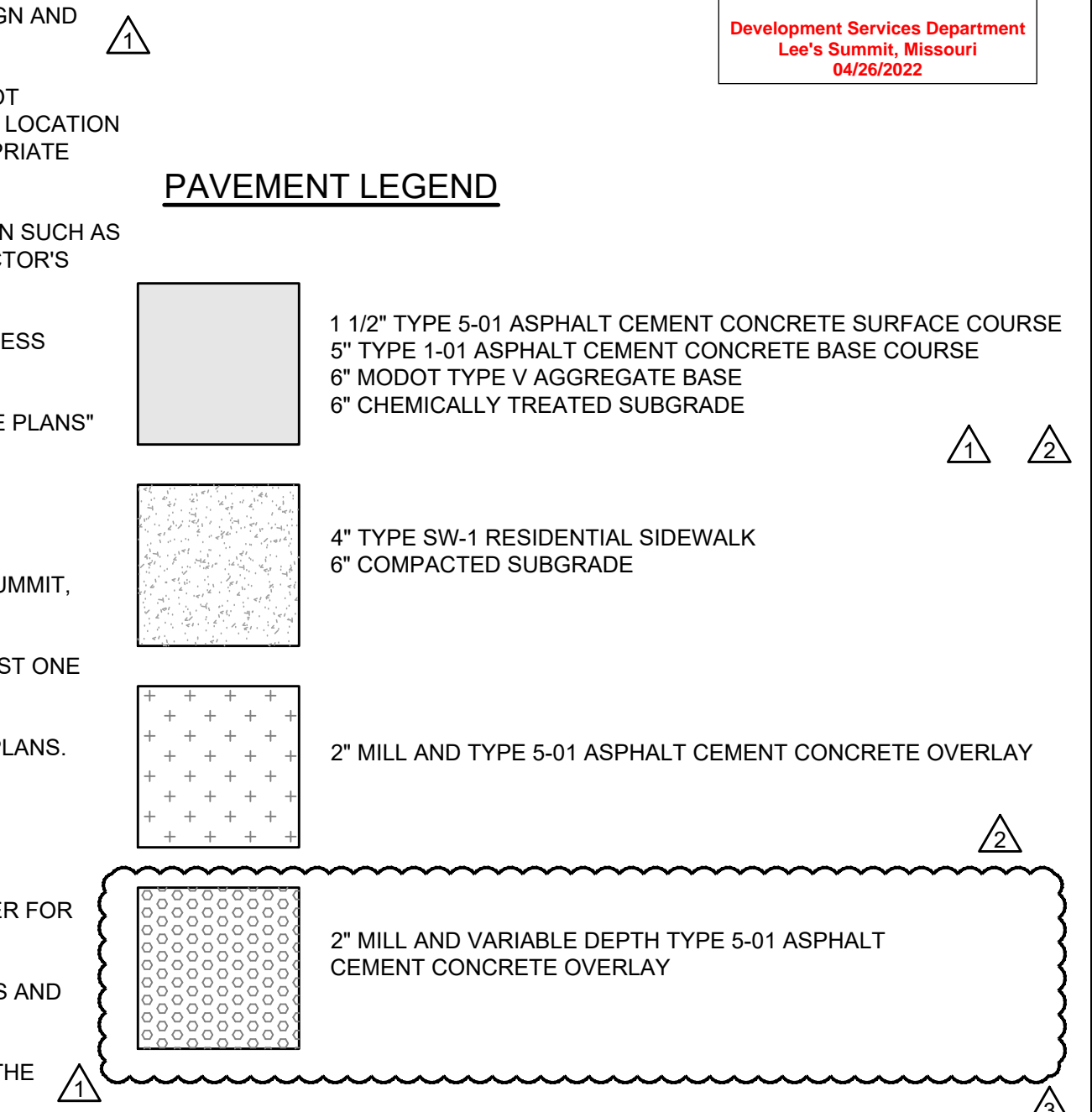
LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 14 TOWNSHIP 44 RANGE 32 --- PART OF THE NE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER SAID 1/4 THENCE W ALONG THE NORTH LINE OF SECTION 9 2094.87', THENCE S 03 DEG 15 MIN 09 SEC W 515.17' TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S 03 DEG 15 MIN 09 SEC W 2353.78' THENCE N 57 DEG 19 MIN 13 SEC E 391.38' THENCE S 88 DEG 13 MIN 46 SEC E 1486.29' THENCE N 3 DEG 23 MIN 20 SEC E 322.8' THENCE S 07 DEG 50 MIN 38 SEC E 269.77' THENCE N 3 DEG 14 MIN 53 SEC E 2118.34' THENCE N 87 DEG 38 MIN 41 SEC W 1215.76' THENCE S 23 DEG 09 MIN 27 SEC E 310.25' THENCE N 87 DEG 41 MIN 21 SEC E 409.48' THENCE S 2 DEG 19 MIN 21 SEC W 47.69' N 87 DEG 41 MIN 21 SEC E 583.30' TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,744,042 S.F MORE OR LESS, OR 108.91 ACRES.

DEVELOPMENT PLAN NOTES:

1. ACCORDING TO FEMA PANELS 29095C0412G AND 29095C0414G, WITH AN EFFECTIVE DATE OF 01/20/2017, THE ENTIRE SITE LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
2. ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES ON-LINE APPLICATION GEOSTRAT, MAINTAINED BY THE MISSOURI GEOLOGICAL SURVEY, AND ACCESSED ON OCTOBER 21, 2001, THERE ARE NO EXISTING ACTIVE, INACTIVE, OR CAPPED WELLS ON THE SITE.
3. EXISTING PARKING SPACE COUNT IN THE AREA ADJACENT TO THE HT ADDITION CONSISTS OF 91 STANDARD SPACES AND 1 ACCESSIBLE PARKING SPACE. THE PROPOSED PARKING SPACE COUNT IN THE SAME AREA CONSISTS OF 65 STANDARD SPACES AND 3 ACCESSIBLE SPACES



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
04/26/2022

bnim

BNIM Architects	Architect
2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108	
p 816.783.1500 1816.783.1501	
Mo State Certificate of Authority #000377	
KH Engineering Group	Structural Engineer
13426 West 99th Street, Johnson County, Lenexa, KS 66215	
913-825-9381	
Certificate of Authority	
Taliaferro & Browne	Civil Engineer
1020 East 8th Street, Jackson County, Kansas City, MO 64106	
816-283-2456	

Lankford Fendler + Associates
1730 Walnut Street, Jackson County, Kansas City, MO 64108
816-221-1411

MCC Longview HT Addition/Renovation

500 SW Longview Road
Lee's Summit, MO 64081

PERMIT/BID DOCUMENTS

Issued: August 23, 2021

Rev. #	Description	Date Issued
1	ADDENDUM 3	25 OCT 2021
2	FDP RESPONSES	16 DEC 2021
3	RFI RESPONSE	19 APR 2022

Key Plan

Seal



HAGOS E. ANDEBRHAN - PROFESSIONAL ENGINEER
MO# E-2004011822

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
 Profession Name: Architectural Corp.
 Licensee Number: 000377

SITE LAYOUT PLAN

COO1

7/14/2021 9:04:25 AM

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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 THE FOLLOWING SPECIFICATIONS AND GEOTECHNICAL REPORTS:
 - A. "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
 - B. "EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS" AS ADOPTED BY CITY ORDINANCE, AND AS APPROVED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
 - C. LEE'S SUMMIT, MISSOURI STANDARD DRAWINGS.
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 PVMT. 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.

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

T.O.W. DENOTES TOP OF RETAINING WALL ELEVATION

TS DENOTES TOP OF GARAGE SLAB ELEVATION

WL DENOTES WIND LIP ELEVATION OF GARAGE

 SEDIMENT FENCE

ESC-03

SITE STABILIZATION

ALL DISTURBED AREAS SHALL BE PREPPED FOR SEEDING/SODDING PER APWA 2406, APPLICATION OF SEED /SOD SHALL BE DONE IN ACCORDANCE WITH APWA 2406.4. THE SITE DISTURBANCE PERMIT SHALL BE MAINTAINED IN AN "OPEN" STATUS UNTIL FINAL ACCEPTANCE PER APWA 2407.

