

GENERAL NOTES:

- 1) ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
- 2) THE PAVEMENT JOINTS SHOWN ARE A GRAPHICAL REPRESENTATION OF A POSSIBLE JOINT CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.

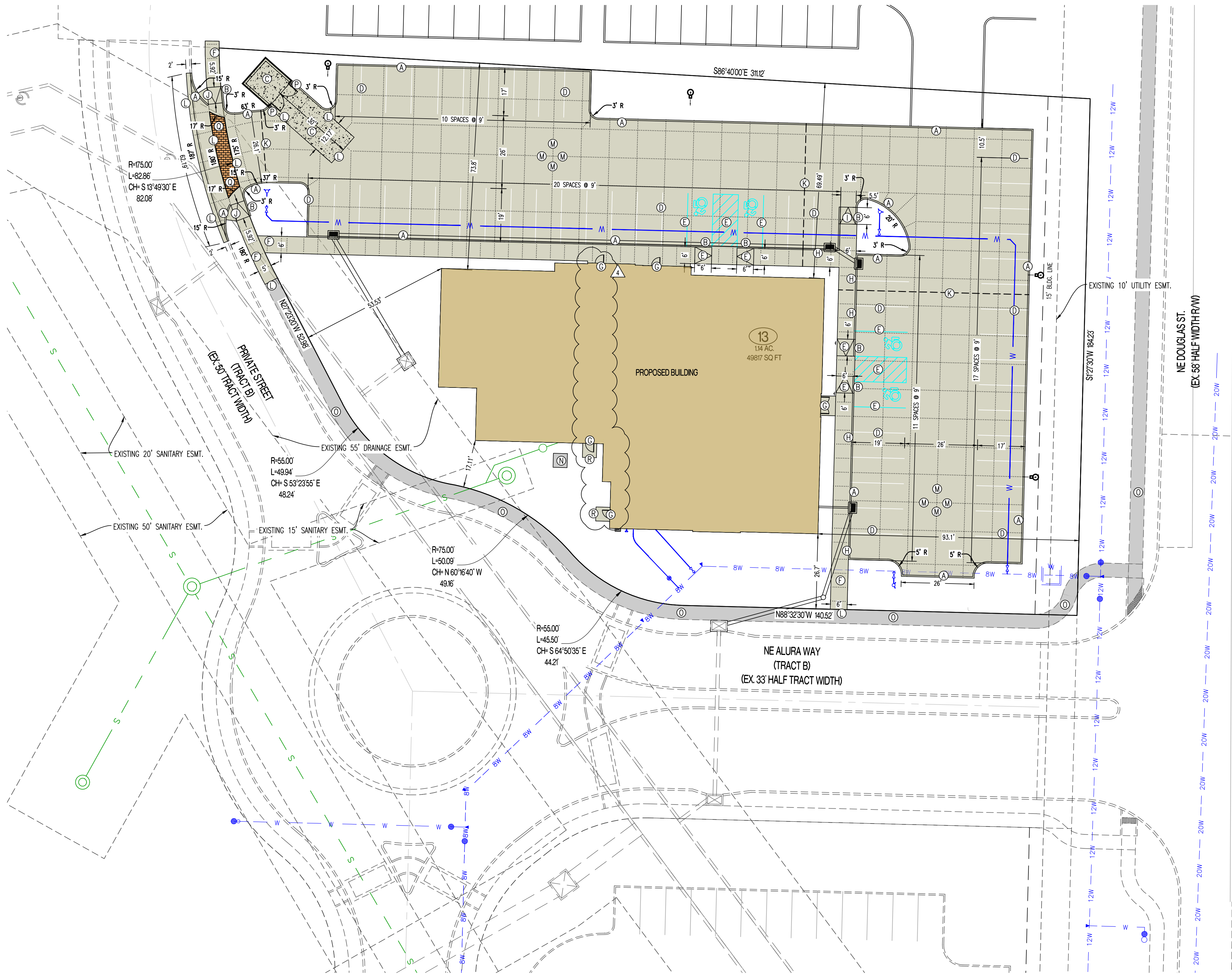
PARKING CALCULATIONS

PARKING SUMMARY (LOT 13):

SPACES REQUIRED:	
INSTITUTIONAL AND OTHER :	
SUBDIVISION SWIMMING POOL/CLUBHOUSE (485 UNITS)	
- 1 PER 16 LOTS (UNITS)	31 SPACES
- MINIMUM OF 6	
GENERAL OFFICE (3,651 SQ. FT.)	
- 4 PER 1,000 SQ. FT.	15 SPACES
STANDARD SPACES REQUIRED:	
HANDICAP SPACES REQUIRED:	46 SPACES
SPACES PROVIDED:	3 SPACES
STANDARD SPACES PROVIDED:	
HANDICAP SPACES PROVIDED:	58 SPACES
	4 SPACES

CALCULATIONS: LOT 13

LAND AREA:	
TOTAL LAND AREA:	1.15 AC
BUILDING DETAILS:	
1ST FLOOR:	10,540 SQ.FT.
ROOF ARENITY:	1,236 SQ.FT.
TOTAL S.F.	11,776 SQ.FT.
LOT COVERAGES:	
NET LAND AREA:	49,890 SQ.FT. 100%
TOTAL IMPERVIOUS SURFACE AREA:	33,458 SQ.FT. 67%
TOTAL OPEN SPACE:	16,432 SQ.FT. 33%
FLOOR AREA RATIO:	24%



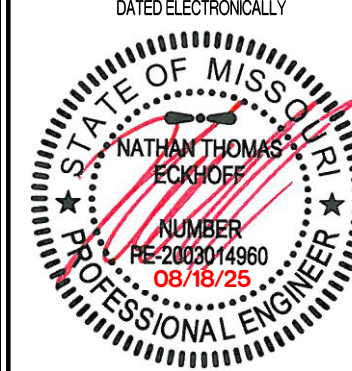
LEGEND OF LABELS

- (A) CONSTRUCT LIGHT DUTY CONCRETE W/ INTEGRAL CURB AS SHOWN. REFER TO DETAIL 1 & 2 ON CE 7.1.
- (B) TRANSITION FROM 6" CURB TO 0" CURB. REFER TO CE 3.0-CE 3.3.
- (C) DUMPSTER PAD AREA W/ INTEGRAL CURB AS SHOWN. REFER DETAIL 7 ON CE 7.1. REFER TO ARCHITECTURAL PLANS FOR PROPOSED DUMPSTER ENCLOSURE DETAILS.
- (D) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE (TYPICAL) ALL STALLS EXCEPT ADA ACCESSIBLE STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
- (E) CONSTRUCT ADA ACCESSIBLE PARKING AREA WITH SIGNAGE AND ADA RAMPS. PAINT 4" STRIPE AND ACCESSIBLE SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS SHALL NOT EXCEED 1:50. REFER TO DETAIL 10 ON CE 7.2.
- (F) CONSTRUCT 4" THICK, PCC WALK PER PLAN DIMENSIONS AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER DETAIL 5 ON CE 7.1.
- (G) CONSTRUCT THICKENED EDGE SIDEWALK/PAVEMENT ABUTTING BUILDING PER PLAN DIMENSIONS AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO DETAIL 4 ON CE 7.1.
- (H) CONSTRUCT THICKENED EDGE SIDEWALK WALK AT BACK OF CURB PER PLAN DIMENSIONS AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO DETAIL 3 ON CE 7.1.
- (I) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP AT BACK OF CURB. REFER TO DETAIL 8 ON CE 7.1.
- (J) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP WITH FLARE AT BACK OF CURB. REFER TO DETAIL 9 ON CE 7.1.
- (K) INSTALL TYPE A OR TYPE A ALTERNATE EXPANSION JOINT IN PAVING. REFER TO DETAIL 6 ON CE 7.1.
- (L) INSTALL TYPE B CONSTRUCTION JOINT WHERE PROPOSED CONCRETE PAVING ABUTS EXISTING CONCRETE PAVING. REFER TO DETAIL 6 ON CE 7.1.
- (M) INSTALL TYPE C SAW JOINT IN PAVEMENT, MAXIMUM 12"x12" SQUARES (TYPICAL). REFER TO DETAIL 6 ON CE 7.1.
- (N) PROPOSED TRANSFORMER PAD. COORDINATE WITH M.E.P. FOR EXACT SIZE AND LOCATION.
- (O) 5' STREET-SIDE SIDEWALK TO BE CONSTRUCTED. REFER TO OLSSON PLANS TITLED "PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1" DATED 10/18/2023.
- (P) INSTALL PIPE BOLLARD AS SHOWN. REFER TO DETAIL 11 ON CE 7.2.
- (Q) CROSSWALK CONCRETE PAVEMENT TO BE INTEGRALLY COLORED AND STAMPED, COLOR AND PATTERN TO BE CHOSEN BY OWNER. PAVEMENT SHALL BE REINFORCED PER DETAIL 7 ON CE 7.1.
- (R) CONSTRUCT 5' X 5' X 4" THICK PCC PAD AS SHOWN. REFER TO DETAIL 5 ON CE 7.1.

REVISIONS:

NO.	DATE
ORIGINAL	11/22/2024
REV. 1	02/21/2025
REV. 2	04/08/2025
REV. 3	05/17/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



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OWNER:
DISCOVERY PARK LEES SUMMIT LLC
4220 PHILLIPS FARM RD
COLUMBIA, MO 65201

THE VILLAGE AT DISCOVERY
LOT 13
LEES SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SITE PLAN

DESIGNED: NTE

DRAWN: NMD

PROJECT NO.: 230286

SHEET:
CE 6.1