

830 – 900 NE Douglas Lee's Summit MO

Planning-Commission-Presentation

Who is Clover?

Full-service acquisition, development, construction, and property management firm with 38 years of experience.

Owns and manages 47 market-rate, Senior (55+ years old) Independent Living apartment communities, totaling over 6,000 units in five states. We also have another seven Senior Independent Living properties currently under construction.

Additionally, Clover manages many condo associations and commercial spaces. Our portfolio consists of more than 150 properties.

Clover Focus

Over the past 15 years the company's strategy has been to focus on Market-Rate, Senior Independent Living Apartment Communities. Clover develops, owns, and operates the communities for the long term.

Senior residents of Clover are typically from the surrounding area and originally resided within 3-5 miles of a Clover Senior Independent Living Apartment Community. This allows these seniors to remain in the community in which they have lived their lives, to continue attending their place of worship, to enjoy their local restaurants and entertainment facilities, and to continue seeing their own doctors. Clover has never converted a senior community to low income. Nor has Clover ever converted a senior community from age-restricted to an all-age community.

Meet recognized demands of local community by providing needed senior housing. The fastest growing segment of Lee's Summit population. 65+ is expected to grow from 14,800 in 2020 to 28,100 in 2040. The growth on a % basis far outstrips any other age bracket. Currently represents 15% of the population, growing to 20%.

Our facilities create home ownership opportunities by freeing up single family housing stock, while enhancing generational diversity.

Good neighbors

We don't impact peak traffic. Our residents control their schedules and can choose when they want to be on the road. Typically, our peak hour is between 2 pm and 3 pm with a traffic count of 50 cars per hour during that timeframe.

We represent the emphasis on 'age in community' and 'attainable housing'. Attainable is market rate, unsubsidized housing that meets the need of those with incomes between 80% and 120% of median income" – 2017 Housing assessment. This same reports sets total housing costs for the attainable group at \$1,707 to \$2,560 per month.

We don't have dining or healthcare so we do not have employee traffic throughout the entire day and night.

We put no students in the school district and restrict trash pickup to normal workday hours.

We comply with the Fair Housing Rules and Regulations. Those regulations provide an exception for being able to age-restrict a property to 55+. Our criteria to lease is set that no one may live in the complex if they are not over 55 years old.

Unit Amenities

Full/Modern kitchen with breakfast bar and pantry

Stainless Steel Appliances including refrigerator, microwave, range and dishwasher, in-unit washer/dryer

Walk in showers

Master bedroom

Slider patio doors

Private patio or balcony

Indoor Mailboxes

Individually controlled heat and A/C

Emergency Pull Cords in each Unit

Community Amenities

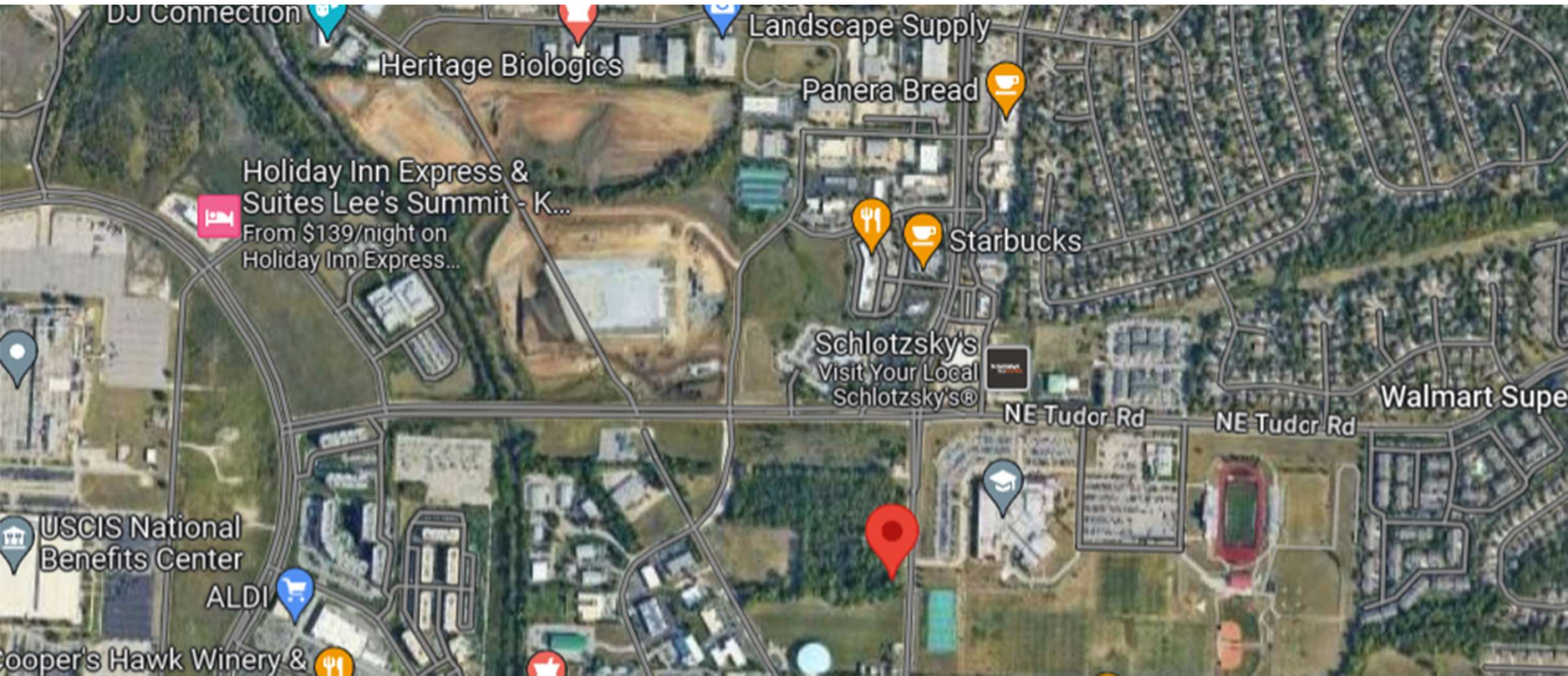
Senior Focused Design

- Community Room as well as reading room / Library on 1st floor
- On-site Beauty Salon and coffee bar
- Outdoor Patio Space for outdoor recreation and events
- Fitness Center & Fitness Classes
- Family Room
- Safety Features including Safety Seminars, TV Monitored and controlled building entry system

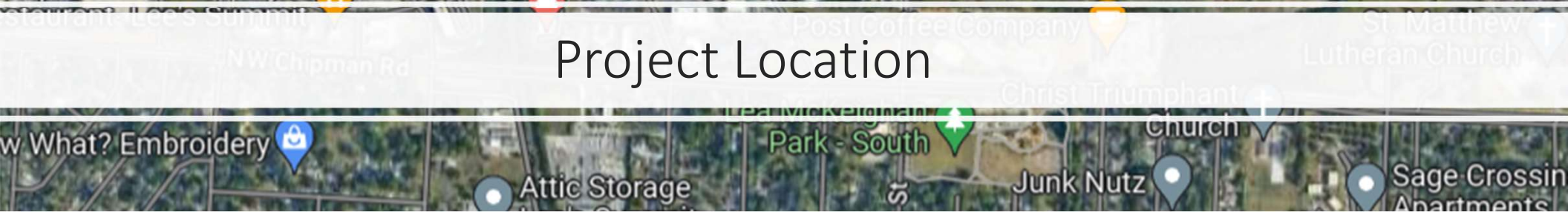
Senior Focused Programming

- Special event dinners including Birthday Parties, Holiday Parties & More
- Card games/Board games / Bingo / Wii Bowling
- Ice Cream Socials / Pizza Parties / Movie Night / Bible Study
- Day Trips (shows, etc.)

Other Conveniences including Elevator Service, Convenient Indoor Trash Facilities, Central Indoor Mail System



Project Location





C&S Engineers, Inc.
141 Elm Street, Suite 100
Buffalo, New York 14203
Phone: 716-847-1530
www.candc.com
Fax: 716-847-1454
Professional Engineering
Certificate No. 20080269910



Eric J. Daniel, P.E.
License No. PE-2023000829
Date: 08/28/2023

**LEE'S SUMMIT
SENIOR APARTMENTS
830-900 NE DOUGLAS STREET
LEE'S SUMMIT, MO**

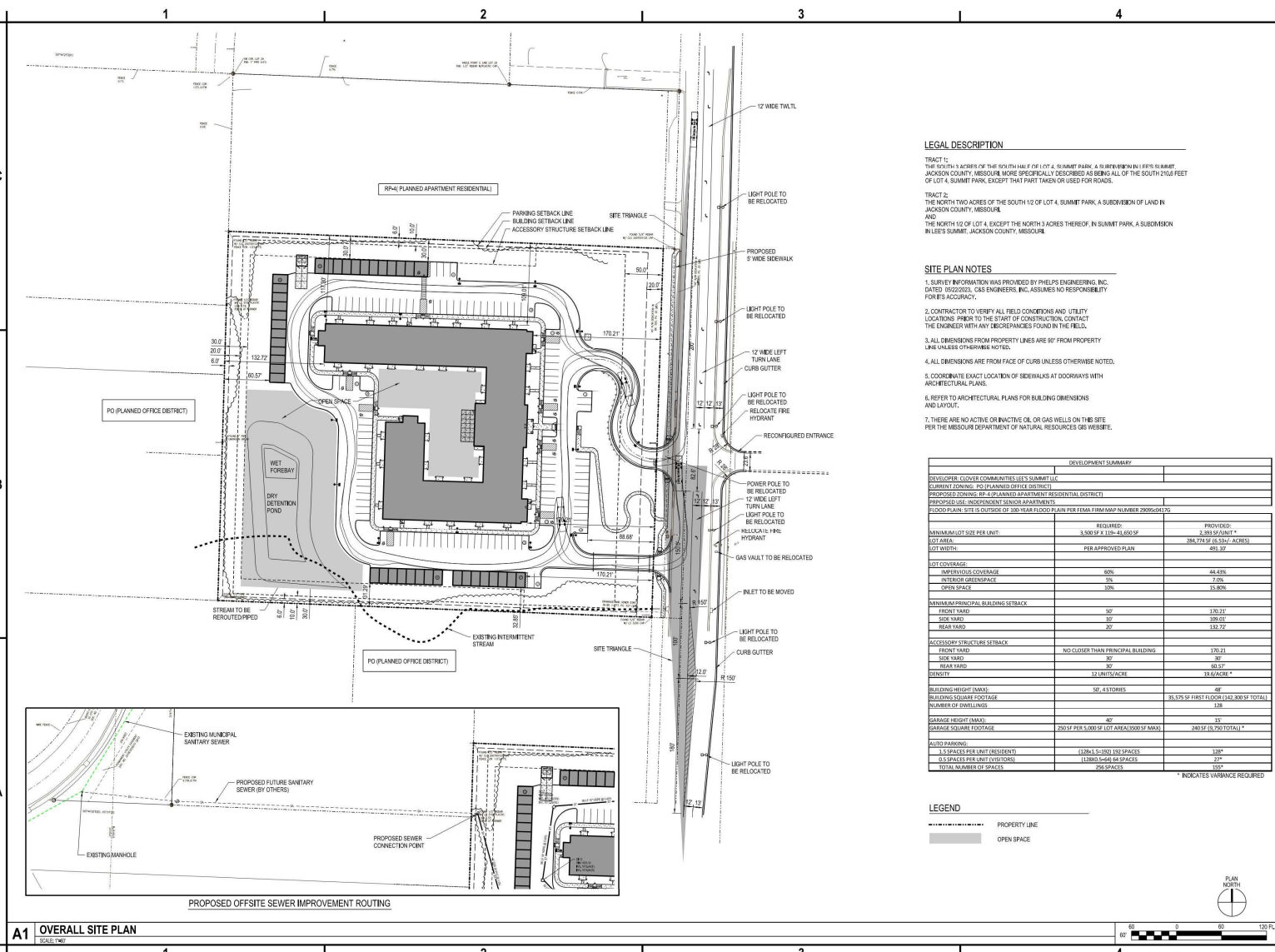
MARK	DATE	DESCRIPTION
		REVISIONS

PROJECT NO: F531510.002
DATE: AUGUST 28, 2023
DRAWN BY: S. SCHMIDT
DESIGNED BY: E. DANIEL
CHECKED BY: E. DANIEL

OVERALL
SITE PLAN

C-100

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LEGAL DESCRIPTION

TRACT 1:
THE SOUTH 3/4 PART OF THE SOUTH HALF OF LOT 2, 50 HUNT PARK, A SUBDIVISION BY ERS IN HUNT
JACKSON COUNTY, MISSOURI, MORE SPECIFICALLY DESCRIBED AS BEING ALL OF THE SOUTH 250 FEET
OF LOT 4, SUMMIT PARK, EXCEPT THAT PART TAKEN OR USED FOR ROADS.
TRACT 2:
THE NORTH TWO ACRES OF THE SOUTH 1/2 OF LOT 4, SUMMIT PARK, A SUBDIVISION OF LAND IN
JACKSON COUNTY, MISSOURI,
AND
THE NORTH 1/2 OF LOT 4, EXCEPT THE NORTH 3 ACRES THEREOF, IN SUMMIT PARK, A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

SITE PLAN NOTES

1. SURVEY INFORMATION WAS PROVIDED BY PHELPS ENGINEERING, INC. DATED 05/22/2023. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION, CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.
7. THERE ARE NO ACTIVE OR INACTIVE OIL OR GAS WELLS ON THE SITE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS WEBSITE.

DEVELOPMENT SUMMARY		
DEVELOPER:	CLOVER COMMUNITIES-LEE'S SUMMIT, LLC	
CURRENT ZONING:	PO (PLANNED OFFICE DISTRICT)	
PROPOSED ZONING:	RH-4 (PLANNED APARTMENT RESIDENTIAL DISTRICT)	
PROPOSED USE:	INDEPENDENT SENIOR APARTMENTS	
FOOD PLAN:	SITE IS OUTSIDE OF 100-YEAR FLOOD PLAIN PER FEMA FIRM MAP NUMBER 2005040170	
MINIMUM LOT SIZE PER UNIT:	REQUIRED:	PROVIDED:
LOT AREA:	3,500 SF (1.10-ACRES)	3,289 SF (0.094 AC)
LOT WIDTH:	PER APPROVED PLAN:	284.726 SF (0.334 ACRES)
		285.37'
LOT COVERAGE		
IMPERVIOUS COVERAGE:	60%	44.43%
EXTERIOR GREENSPACE:	5%	2.0%
OPEN SPACE:	35%	23.80%
MINIMUM PRINCIPAL BUILDING SETBACK:		
FRONT YARD:	50'	130.23'
SIDE YARD:	30'	120.00'
REAR YARD:	20'	150.22'
ACCESSORY STRUCTURE SETBACK:		
FRONT YARD:	NO CLOSER THAN PRINCIPAL BUILDING	130.23'
SIDE YARD:	30'	30'
REAR YARD:	12 LIMITS/ACRE	18.6/ACRE *
BUILDING HEIGHT (MAX):		
BUILDING SQUARE FOOTAGE:	50,4 STORIES	48
NUMBER OF DWELLINGS:		35.57% SF FIRST FLOOR (454,800 SF TOTAL)
		138
GARAGE HEIGHT (MAX):		
GARAGE SQUARE FOOTAGE:	250 SF PER 5,000 SF LOT AREA (500 SF MAX)	13'
		280 SF (0.792 TOTAL) *
AUTO PARKING:		
1.5 SPACES PER UNIT (RESIDENT):	(128) x (5-10) 150 SPACES	138*
0.5 SPACES PER UNIT (VISITOR):	(118) x (6-8) 65 SPACES	77*
TOTAL NUMBER OF SPACES:	246 SPACES	215*

* INDICATES VARIANCE REQUIRED



A1 OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/16"=1"

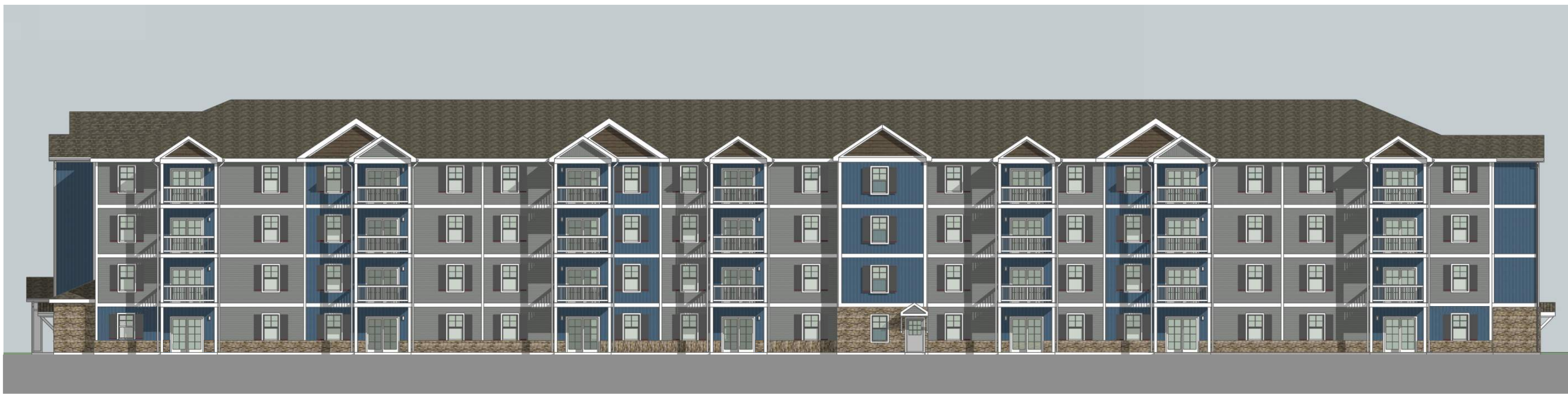


EAST ELEVATION (MAIN ENTRANCE)
SCALE 1/16"=1"



- ASPHALT SHINGLE ROOF - TAMKO, HERITAGE PREMIUM (AGE WOOD)
- VINYL SHAKE SIDING - CERTAINEED 9" STAGGERED ROUGH-SPLIT SHAKES (SABLE BROWN)
- VINYL SHUTTERS - MID AMERICA COMPONENTS, STANDARD LOUVER SHUTTER, COLOR BORDEAUX (167)
- VINYL TRIM AND ACCESSORIES -PVC BOARDS AND SHEET (WHITE)
- VINYL BOARD & BATTEN SIDING - CERTAINEED 7" ROUGH CEDAR SHIP LAP (PACIFIC BLUE)
- VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (CASTLE STONE)
- STONE - VERSETTA, LEDGESTONE, PLUM CREEK #9005188E

ENLARGED WEST ELEVATION
SCALE 3/16"=1"



NORTH ELEVATION
SCALE 1/16"=1"



SOUTH ELEVATION
SCALE 1/16"=1"



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



PARTIAL ENLARGE VIEW
SCALE 1/2"=1"



WEST CORE ENTRY VIEW
SCALE 1/16"=1"



GARAGE FRONT ELEVATION

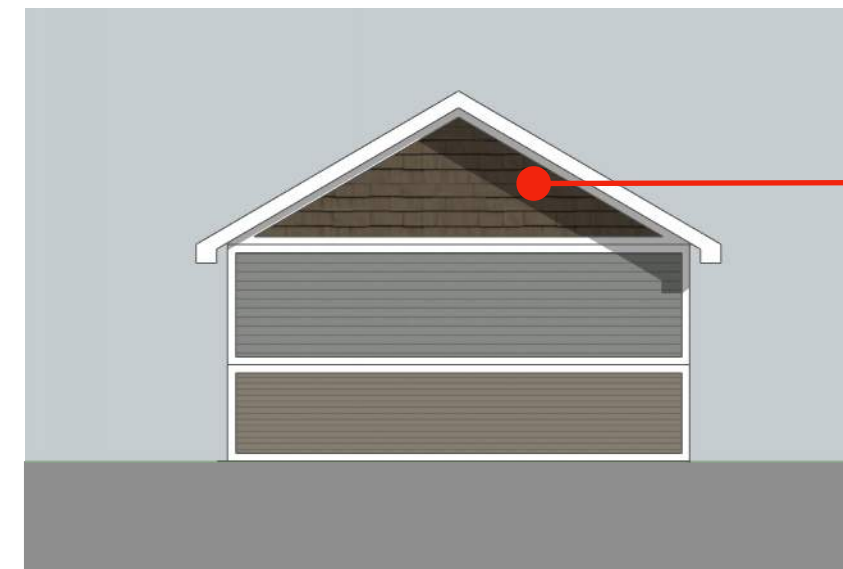
SCALE 1/8"=1'

NOTE: ELEVATIONS PROVIDED IS FOR A 10 CAR GARAGE ON SITE. OTHER GARAGES TO FOLLOW SAME EXTERIOR DETAIL AND FINISHES



GARAGE REAR ELEVATION

SCALE 1/8"=1'



GARAGE SIDE ELEVATION (TYP)

SCALE 1/8"=1'

● VINYL SHAKE SIDING - CERTAINEED 9" STAGGERED ROUGH-SPLIT SHAKES (SABLE BROWN)



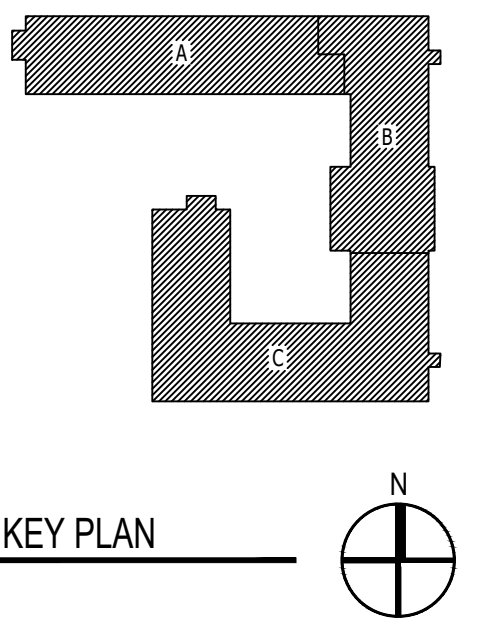
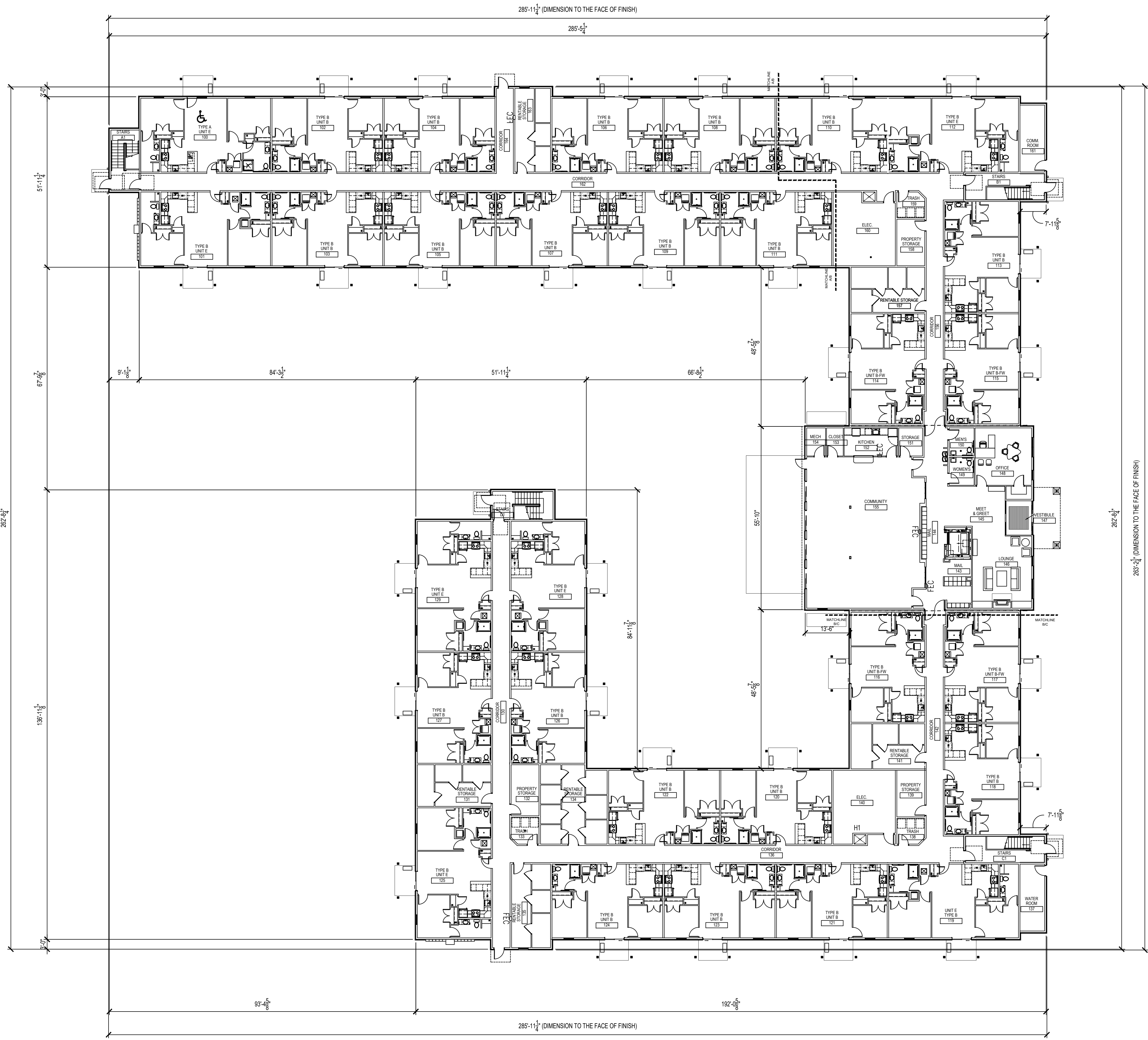
ENLARGED GARAGE ELEVATION

SCALE 3/16"=1'

● ASPHALT SHINGLE ROOF - TAMKO, HERITAGE PREMIUM (AGE WOOD)

● VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (CASTLE STONE)

● VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (SABLE BROWN)



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**NEW CLOVER COMMUNITY
SENIOR HOUSING**
for CLOVER GROUP
830-900 NE DOUGLAS STREET
LEE'S SUMMIT, MO

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

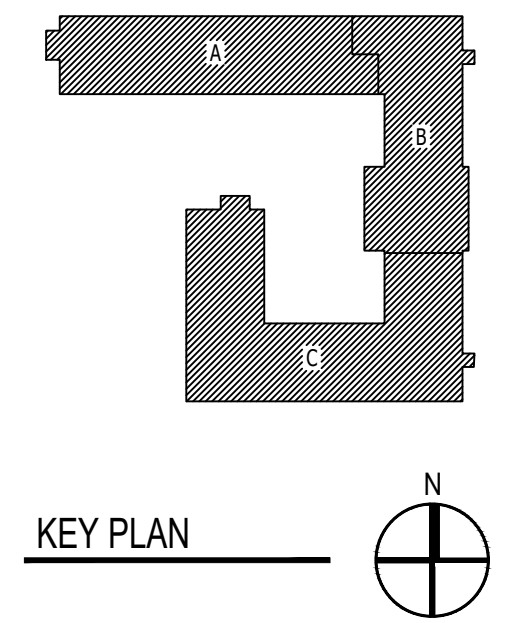
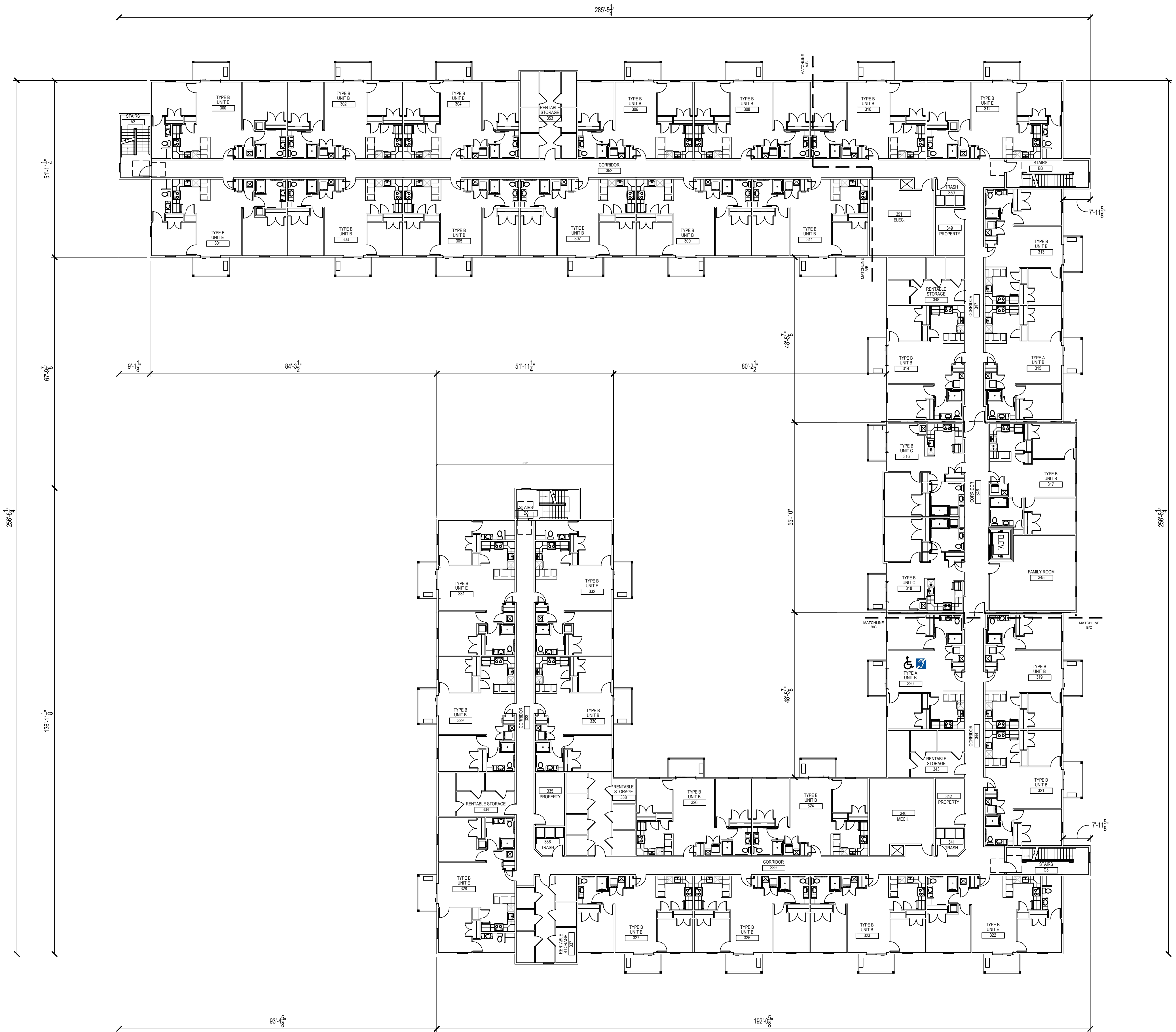
DATE: 07/07/2023
PROJECT NO: 22043
DRAWN BY: KAR
CHECKED BY: GMG

OVERALL FIRST FLOOR PLAN

SHEET NO.
A-100

1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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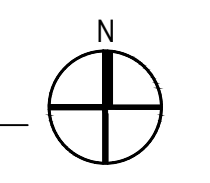
NO.	DATE	BY	DESCRIPTION

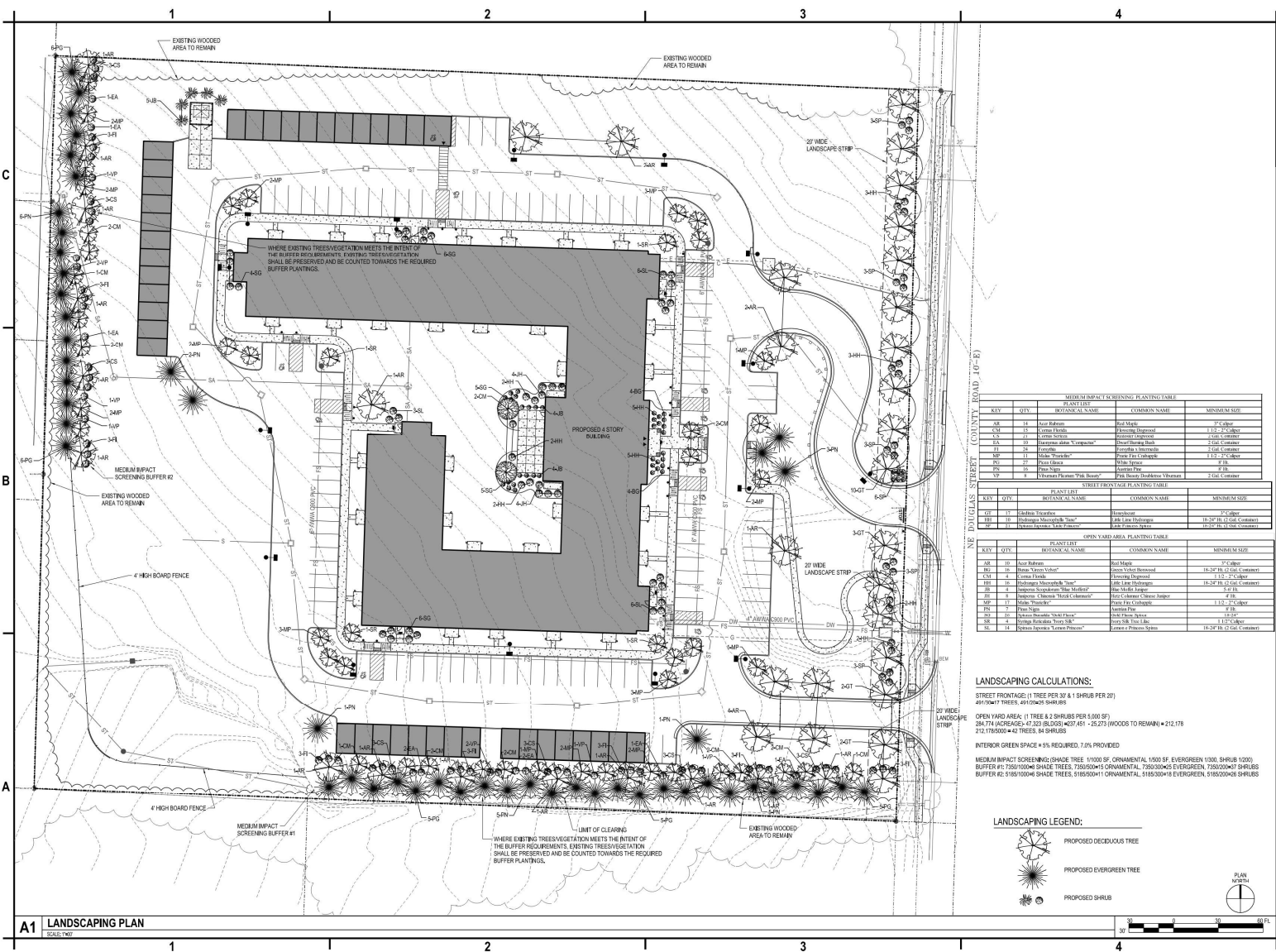
DATE: 07/07/2023
PROJECT NO: 22043
DRAWN BY: KAR
CHECKED BY: GMG

OVERALL
THIRD FLOOR
PLAN
SHEET NO.

A-108

1 OVERALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"





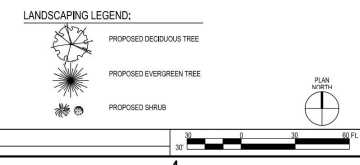
A1 LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

MEDIUM IMPACT SCREENING PLANTING TABLE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
AR	14	Red Robin	Red Maple
CM	15	Common Elm	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood
LS	15	Lanceolate Holly	Flowering Dogwood

STREET FRONTAGE PLANTING TABLE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
GP	12	Golden Pothos	Flowering Dogwood
GP	12	Golden Pothos	Flowering Dogwood
GP	12	Golden Pothos	Flowering Dogwood

OPEN YARD AREA PLANTING TABLE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple
AR	10	Red Robin	Red Maple

LANDSCAPING CALCULATIONS:
 STREET FRONTAGE: 11 TREE PER 30' & 1 SHRUB PER 20'
 49' 0" X 108' 0" = 5292 SQ. FT. (WOODS TO REMAIN)
 OPEN YARD AREA: 11 TREE & 2 SHRUBS PER 6,000 SF
 284,774 (ACREAGE) ÷ 47,323 (SQ. FT.) = 6.02 (WOODS TO REMAIN) ÷ 212,719
 212,719 (SQ. FT.) ÷ 6,000 (SQ. FT.) = 35.28 (WOODS TO REMAIN)
 INTERIOR GREEN SPACE + 5% REQUIRED, 7.0% PROVIDED
 MEDIUM IMPACT SCREENING (SHADE TREE 11/000 SF ORNAMENTAL 1/500 SF EVERGREEN 1/500 SHRUB 1/200)
 BUFFER #1: 7300' X 100' SHADE TREES, 7300' X 100' ORNAMENTAL 7300' X 100' EVERGREEN, 7300' X 100' SHRUBS
 BUFFER #2: 5185' X 100' SHADE TREES, 5185' X 100' ORNAMENTAL 5185' X 100' EVERGREEN, 5185' X 100' SHRUBS



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 Professional Engineering
 Certificate No. 20080269910

PRELIMINARY
 BEING PREPARED FOR THE
 COUNTY OF MONROE
 Louisiana

Digitally signed
 by David Eric
 Date: 2023.09.12
 08:23:04 -0400

Eric J. Daniel, P.E.
 License No. PE-2023008829
 Date: 09/11/2023

**LEE'S SUMMIT
 SENIOR APARTMENTS
 830-900 NE DOUGLAS STREET
 LEE'S SUMMIT, MO**

MARK	DATE	DESCRIPTION
		REVISIONS
		PROJECT NO: FS3.516202
		DATE: SEPTEMBER 11, 2023
		DRAWN BY: S. SCHNEIER
		DESIGNED BY: E. DANIEL
		CHECKED BY: E. DANIEL

LANDSCAPING PLAN

C-105

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Parking

- The community will have 155 parking spaces including 40 garages.
- This 1.20x spaces per unit is significantly in excess of Clover's parking needs across its portfolio.
- On average, Clover has utilized slightly over 0.8 spaces per unit across its midwestern properties.



	Senior Independent Living Community	Location	Number of Units	Number of Occupants	Average Occupants	Parking Spaces Provided (Incl. Garages)	Provided Parking Spaces Per Unit	Number of Occupants that own a car	Parking Space Utilization
1	Eastland Court	Independence, MO	128	140	1.09	130	1.02	98	75%
2	Lyndon Square	Louisville, KY	119	117	0.98	135	1.13	110	81%
3	Tucker Station	Louisville, KY	119	115	0.97	130	1.09	83	64%
4	Preston Village (Southpoint)	Louisville, KY	120	141	1.18	116	0.97	108	93%
5	Pleasant Run	Indianapolis, IN	119	137	1.15	126	1.06	96	76%
6	Wynbrooke (Redlands Rd)	Indianapolis, IN	125	112	0.90	125	1.00	112	90%
	Total / Average		730	762	1.04	762	1.04	607	80%
Recently Opened Projects - still in Lease Up									
7	Meridian Hills (Urton Lane)	Louisville, KY	122	46	0.38	150	1.23	46	31%
8	Glenmary Grove (Bardstown)	Louisville, KY	122	89	0.73	128	1.05	89	70%
9	Gardens on Gateway	Indianapolis, IN	119	76	0.64	120	1.01	76	63%
	Total / Average		363	211	0.58	398	1.10	211	53%
New Projects (with construction date or opening date noted)									
10	Crystal Lake	Chicago, IL (4Q 2023)	121	-	-	149	1.23	-	-
11	Bartlett	Chicago, IL (2Q 2024)	119	-	-	143	1.20	-	-
12	O'Fallon	St Louis, MO (2Q 2024)	124	-	-	149	1.20	-	-
13	Jefferson Park	Louisville, KY (Opening 4Q 2023)	119	-	-	143	1.20	-	-
	Total / Average		483	-	-	584	1.21	-	-

Traffic Generation

Clover residents who drive tend to be 'traffic avoiders' seeking non-peak times to go shopping, dining, doctor appointments, entertainment, and other trips.

Estimated Trips per Household per ITE (10th Edition)

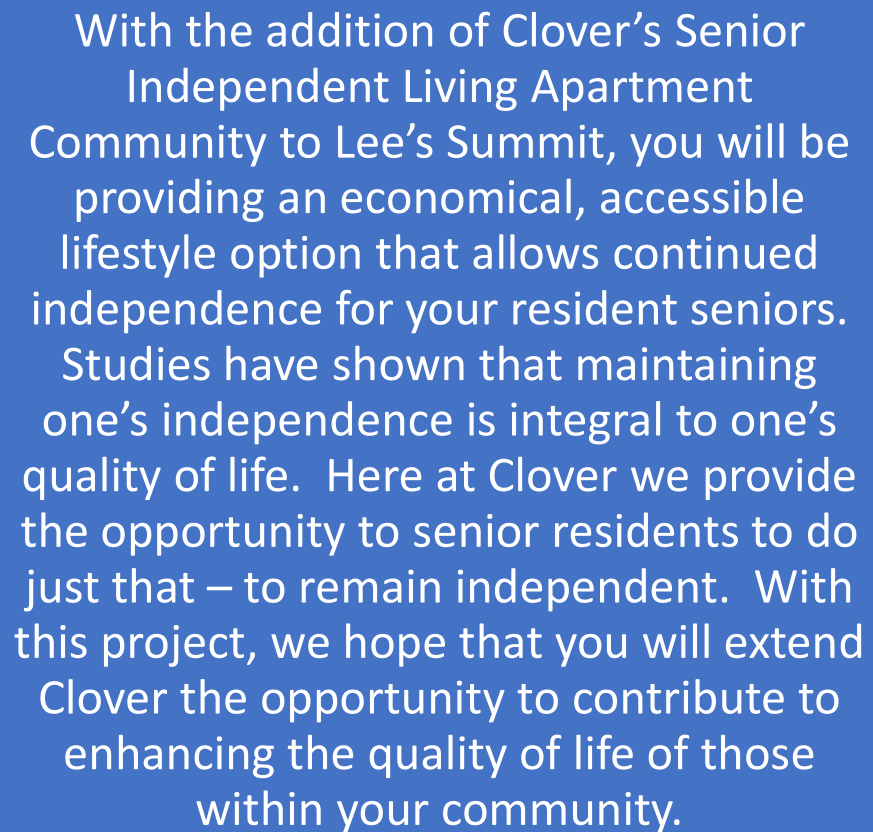
Weekday average Occupied Dwelling Units =	3.44/unit- total trips per day
Saturday average Occupied Dwelling Units=	2.61/unit- total trips per day
Sunday average Occupied Dwelling Units=	2.84/unit- total trips per day
Saturday peak hour of generator average =	0.31/unit - trips per hour
Sunday peak hour of generator average =	0.41/unit - trips per hour
Weekday am peak adjacent street average =	0.19/unit - trips per hour
Weekday pm peak adjacent street average =	0.23/unit - trips per hour
Weekday am peak hr of generator average =	0.39/unit - trips per hour
Weekday pm peak hr of generator average =	0.31/unit - trips per hour

Project Traffic Generation

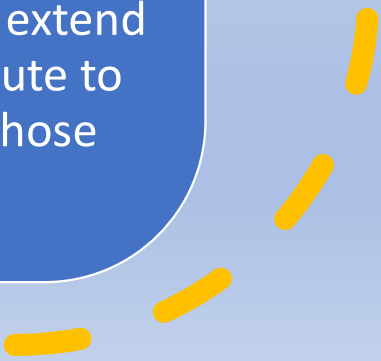
Weekday average =	440 total trips per day
Saturday average =	334 total trips per day
Sunday average =	364 total trips per day
Saturday peak hour of generator average =	40 trips per hour
Sunday peak hour of generator average =	52 trips per hour
Weekday am peak adjacent street average =	24 trips per hour
Weekday pm peak adjacent street average =	29 trips per hour
Weekday am peak hr of generator average =	50 trips per hour
Weekday pm peak hr of generator average =	40 trips per hour

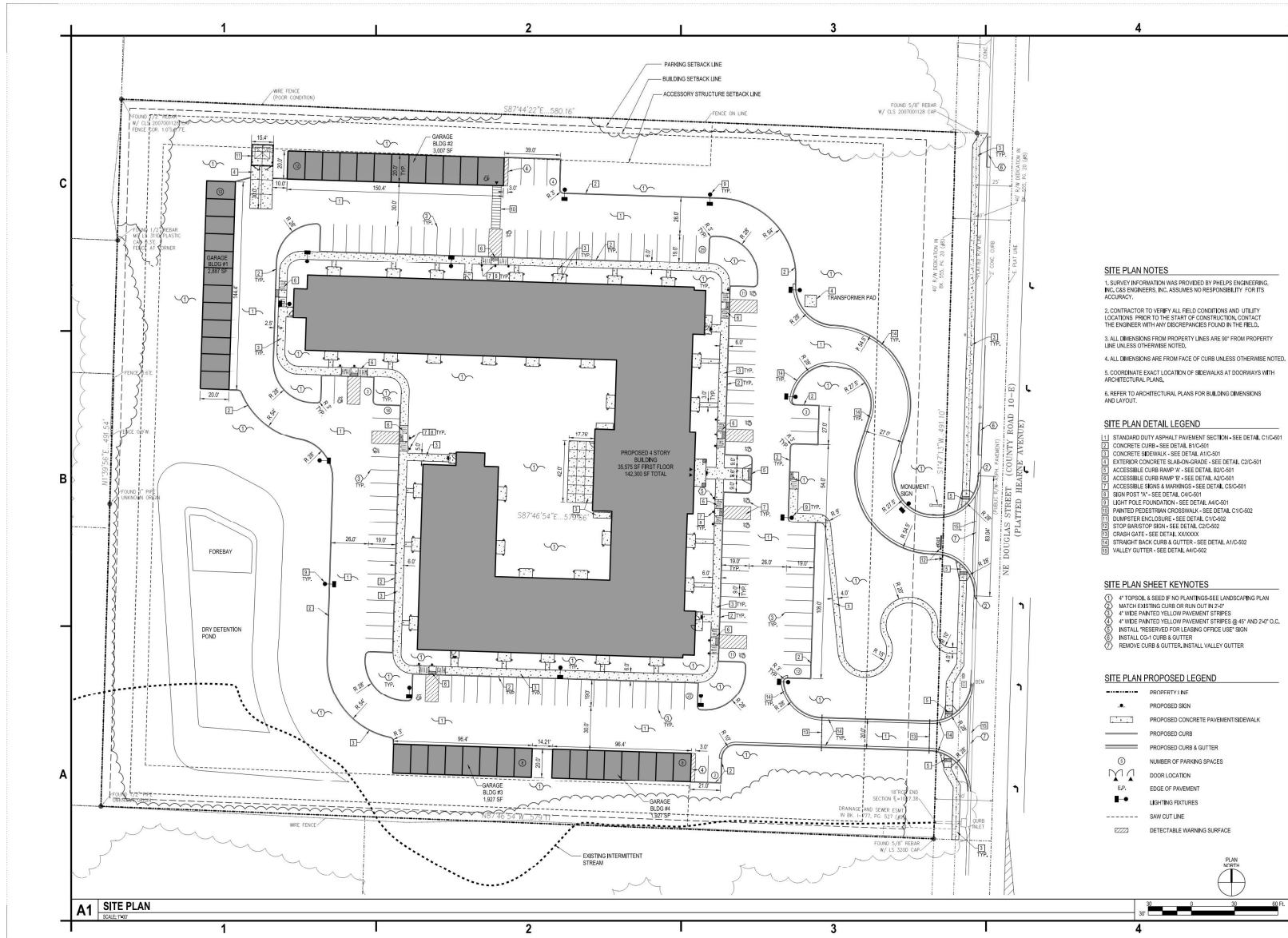
A large orange circle on the left side of the slide, partially cut off by the edge.

Thank you

A blue rounded rectangle containing text, positioned in the center-right of the slide.

With the addition of Clover's Senior Independent Living Apartment Community to Lee's Summit, you will be providing an economical, accessible lifestyle option that allows continued independence for your resident seniors. Studies have shown that maintaining one's independence is integral to one's quality of life. Here at Clover we provide the opportunity to senior residents to do just that – to remain independent. With this project, we hope that you will extend Clover the opportunity to contribute to enhancing the quality of life of those within your community.

A yellow dashed line consisting of several short, curved segments, located in the bottom right corner of the slide.



A1 SITE PLAN
SCALE: 1/8" = 1'-0"

- SITE PLAN NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY PHELPS ENGINEERING, INC. CAS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
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 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

- SITE PLAN DETAIL LEGEND**
- 1. STANDARD DUTY ASPHALT PAVEMENT SECTION - SEE DETAIL C1C-001
 - 2. CONCRETE CURB - SEE DETAIL B1C-001
 - 3. CONCRETE SIDEWALK - SEE DETAIL A1C-001
 - 4. EXTERIOR CONCRETE SLOPE-GRAB - SEE DETAIL C2C-001
 - 5. ACCESSIBLE CURB RAMP "A" - SEE DETAIL B2C-001
 - 6. ACCESSIBLE CURB RAMP "B" - SEE DETAIL A2C-001
 - 7. ACCESSIBLE BENS & MARKINGS - SEE DETAIL C3C-001
 - 8. SIGN POST "A" - SEE DETAIL C4C-001
 - 9. LIGHT POLE FOUNDATION - SEE DETAIL A4C-001
 - 10. PAINTED PEDESTRIAN CROSSWALK - SEE DETAIL C1C-002
 - 11. DUMPSTER ENCLOSURE - SEE DETAIL C1C-002
 - 12. STOP BANISTER "BEN" - SEE DETAIL C2C-002
 - 13. CRASH GATE - SEE DETAIL X00000
 - 14. STRAIGHT BACK CURB & GUTTER - SEE DETAIL A1C-002
 - 15. VALLEY GUTTER - SEE DETAIL A4C-002

- SITE PLAN SHEET KEYNOTES**
- 1. 4" TOPSOIL & SEED IF NO PLANTINGS - SEE LANDSCAPING PLAN
 - 2. MATCH EXISTING CURB OR NEW OUT 18" x 24"
 - 3. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
 - 4. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES @ 45° AND 240° C.C.
 - 5. INSTALL "RESERVED FOR LEASING OFFICE USE" SIGN
 - 6. INSTALL CS-1 CURB & GUTTER
 - 7. REMOVE CURB & GUTTER, INSTALL VALLEY GUTTER

- SITE PLAN PROPOSED LEGEND**
- PROPERTY LINE
 - - - PROPOSED SKIN
 - ▭ PROPOSED CONCRETE PAVEMENT/SIDEWALK
 - PROPOSED CURB
 - PROPOSED CURB & GUTTER
 - NUMBER OF PARKING SPACES
 - DOOR LOCATION
 - EA EDGE OF PAVEMENT
 - LIGHTING FIXTURES
 - - - SAW CUT LINE
 - ▨ DETECTABLE WARNING SURFACE

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Eric J. Daniel, P.E.
 License No. PE-2023008829
 Date: 08/28/2023

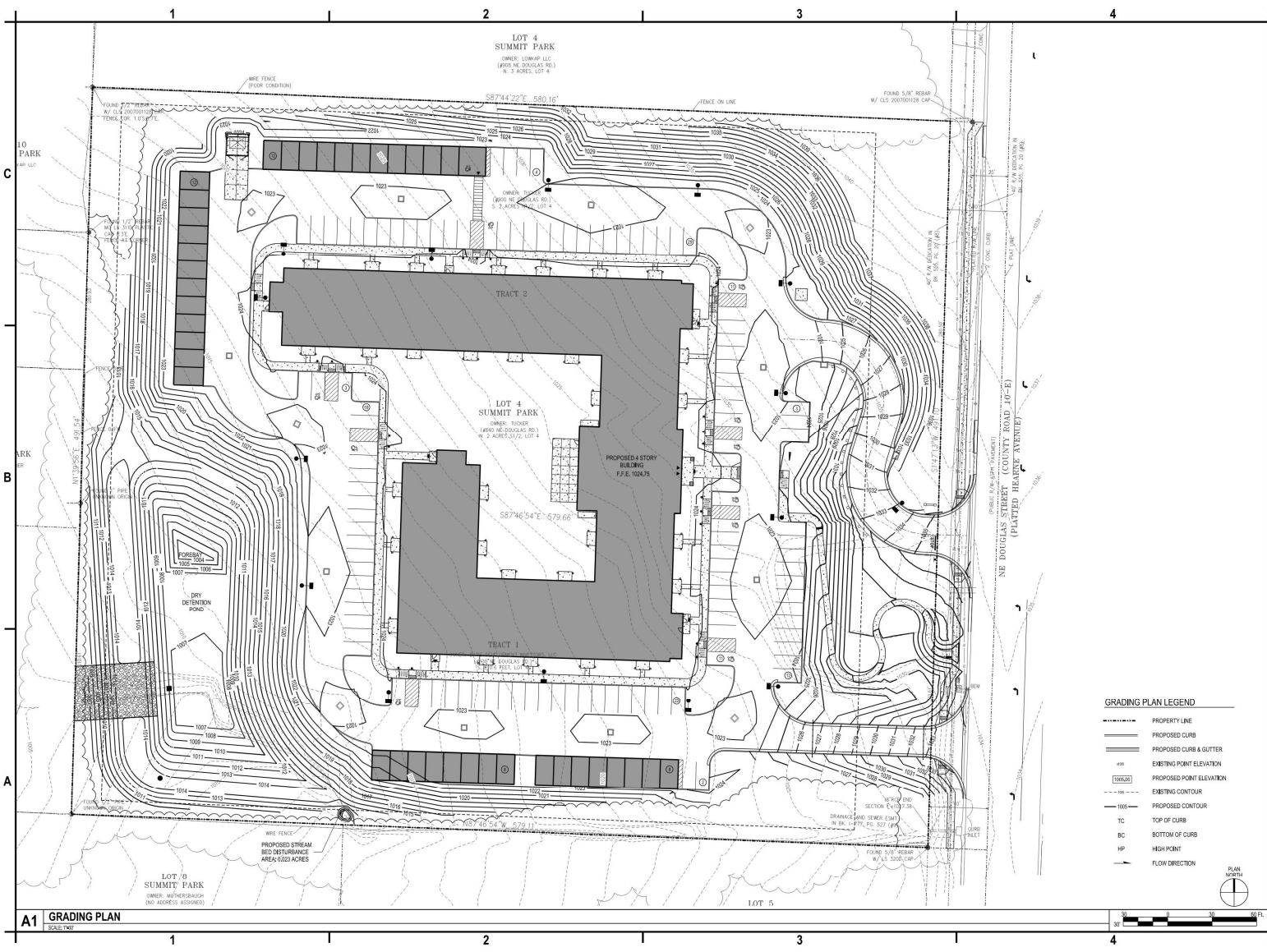
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 SENIOR APARTMENTS
 830-900 NE DOUGLAS STREET
 LEE'S SUMMIT, MO**

MARK	DATE	DESCRIPTION

PROJECT NO.	REVISIONS
PSLS19-002	
DATE: AUGUST 28, 2023	
DRAWN BY: S. SCHMIDT	
DESIGNED BY: E. DANIEL	
CHECKED BY: E. DANIEL	

SITE PLAN

C-102



- GRADING PLAN LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED CURB & GUTTER
 - EXISTING POINT ELEVATION
 - PROPOSED POINT ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - HP HIGH POINT
 - FLOW DIRECTION

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 Professional Engineering
 Certificate No. 20080269910



Eric J. Daniel, P.E.
 License No. PE-2023008829
 Date: 08/28/2023

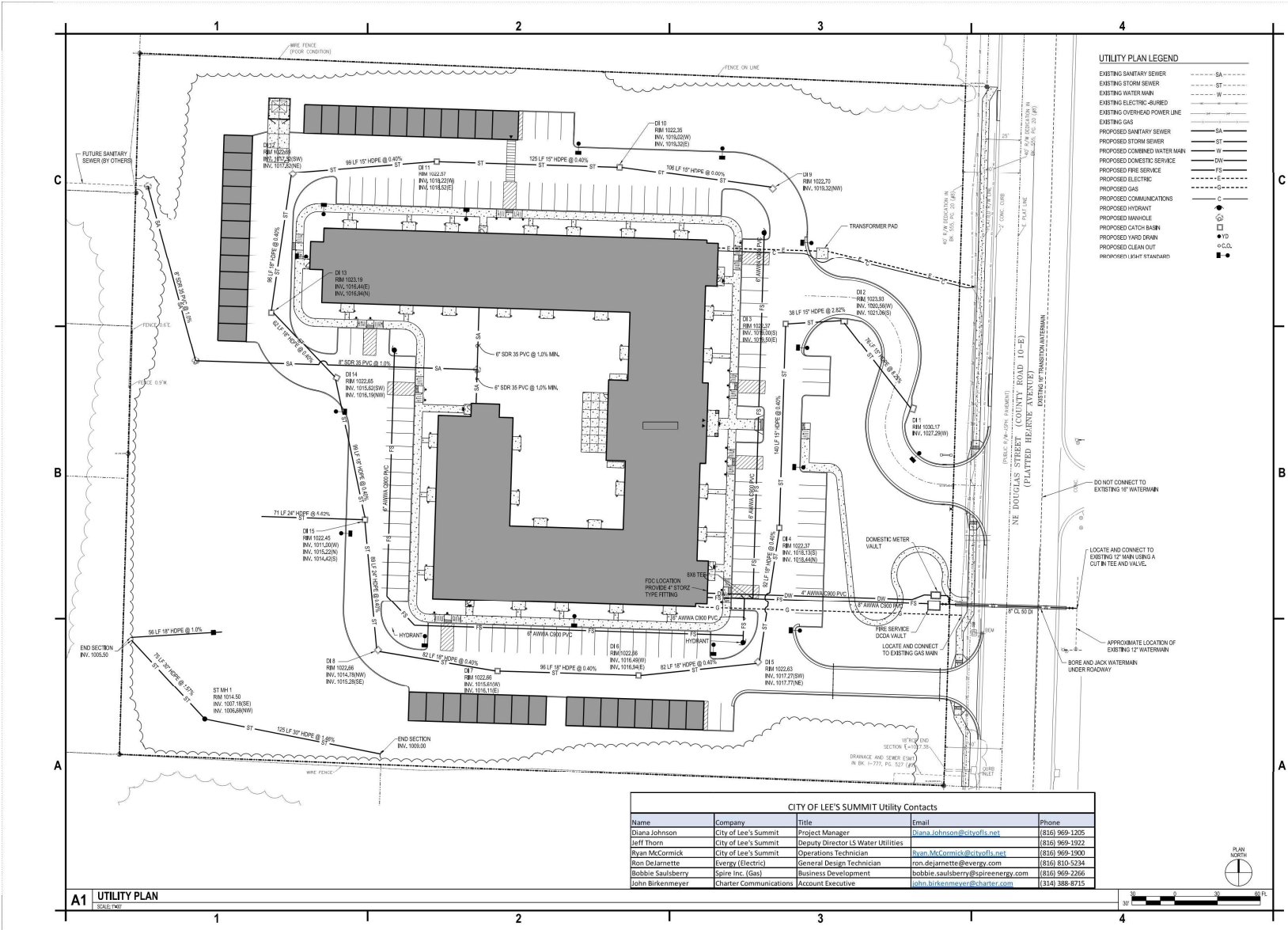
**LEE'S SUMMIT
 SENIOR APARTMENTS
 830-900 NE DOUGLAS STREET
 LEE'S SUMMIT, MO**

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	F53L19J022	
DATE:	AUGUST 28, 2023	
DRAWN BY:	S. SCHMIDT	
DESIGNED BY:	E. DANIEL	
CHECKED BY:	E. DANIEL	

GRADING PLAN

C-103

A1 GRADING PLAN
 SCALE: 1"=40'



UTILITY PLAN LEGEND

---	SA
---	ST
---	W
---	ST
---	ST
---	W
---	DW
---	FE
---	FE
---	G
---	C
○	○
○	○
●	●
○	○
■	■



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E. Daniel, P.E.
License No. PE-202300802829
Date: 08/28/2023

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SENIOR APARTMENTS
830-900 NE DOUGLAS STREET
LEE'S SUMMIT, MO**

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: FSL519/002		
DATE: AUGUST 28, 2023		
DRAWN BY: S. SCHMENER		
DESIGNED BY: E. DANIEL		
CHECKED BY: E. DANIEL		

UTILITY PLAN

C-104

CITY OF LEE'S SUMMIT Utility Contacts

Name	Company	Title	Email	Phone
Diana Johnson	City of Lee's Summit	Project Manager	Diana.Johnson@cityoflls.net	(816) 969-1205
Jeff Thorn	City of Lee's Summit	Deputy Director IS Water Utilities		(816) 969-1922
Bryan McCormick	City of Lee's Summit	Operations Technician	bryan.mccormick@cityoflls.net	(816) 969-1900
Ron DeJarnette	Energy (Electric)	General Design Technician	ron.dejarnette@energy.com	(816) 810-5234
Bobbie Saulsberry	Spire Inc. (Gas)	Business Development	bobbie.saulsberry@spireenergy.com	(816) 969-2256
John Birkenmeyer	Charter Communications	Account Executive	john.birkenmeyer@charter.com	(314) 388-8715



A1 UTILITY PLAN
SCALE: 1/8"=1'-0"

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 Certificate No. 20080269910

Digitally signed
 by Daniel Eric
 Date: 2023.09.12
 08:23:04 -04'00'

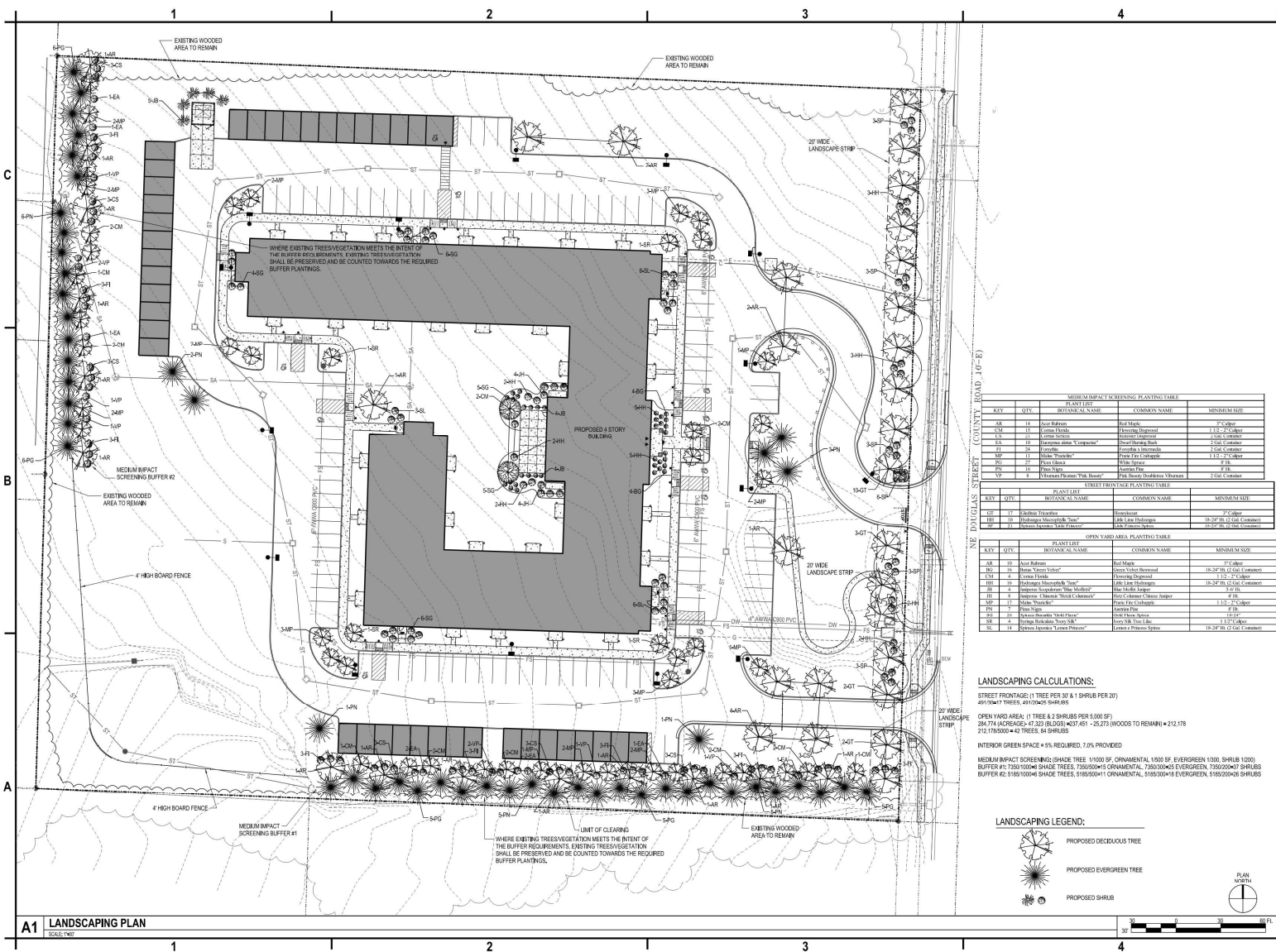
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LANDSCAPING PLAN

C-105

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MEDIUM IMPACT SCREENING PLANTING TABLE

KEY	QTY	BRITANNIA NAME	COMMON NAME	MINIMUM SIZE
2R	14	Red Robin	Red Maple	7" Caliper
CM	10	Common Elm	Flowering Dogwood	1.12 - 2" Caliper
2C	2	Common Spruce	Common Spruce	1.00 Caliper
EA	10	European Hornbeam "Vomonezi"	Shore Plum Bark	2.00 Caliper
1L	1	Large Star	Japanese Flowering Quince	1.00 Caliper
MP	11	Male Pines	Frank's Jay Calypso	1.12 - 2" Caliper
2S	10	Star Magnolia	White Birch	1" DB
2V	2	White Birch	White Flowering Viburnum	1.00 Caliper

STREET FRONTAGE PLANTING TABLE

KEY	QTY	BRITANNIA NAME	COMMON NAME	MINIMUM SIZE
2P	17	Redbud	Flowering Dogwood	7" Caliper
1M	10	Redbud	Flowering Dogwood	10-20" DB (2.00 Caliper)
1P	11	Redbud	Flowering Dogwood	10-20" DB (2.00 Caliper)

OPEN YARD AREA PLANTING TABLE

KEY	QTY	BRITANNIA NAME	COMMON NAME	MINIMUM SIZE
2R	10	Red Robin	Red Maple	7" Caliper
1B	10	Red Robin "Star"	Common White Dogwood	10-20" DB (2.00 Caliper)
1J1	4	Common Elm	Flowering Dogwood	1.12 - 2" Caliper
1L1	10	Red Robin "Star"	Red Robin	10-20" DB (2.00 Caliper)
1L2	4	Common Elm	Red Robin	1.00 DB
1L3	4	Common Elm	Red Robin	1.00 DB
1L4	4	Common Elm	Red Robin	1.00 DB
1L5	4	Common Elm	Red Robin	1.00 DB
1L6	4	Common Elm	Red Robin	1.00 DB
1L7	4	Common Elm	Red Robin	1.12 - 2" Caliper
1L8	2	Common Elm	Red Robin	1" DB
1L9	2	Common Elm	Red Robin	1.00 DB
1L10	2	Common Elm	Red Robin	1.12 - 2" Caliper
1L11	4	Common Elm	Red Robin	1.00 DB
1L12	4	Common Elm	Red Robin	1.12 - 2" Caliper
1L13	4	Common Elm	Red Robin	1.00 DB
1L14	4	Common Elm	Red Robin	10-20" DB (2.00 Caliper)

LANDSCAPING CALCULATIONS:

STREET FRONTAGE: (1 TREE PER 20' & 1 SHRUB PER 20')
 49' ROW * TREES, 490' ROW * SHRUBS

OPEN YARD AREA: (1 TREE & 2 SHRUBS PER 4,000 SF)
 284,774 (AREA) * 47.23 (B.O.D.S) * 407.451 = 25,273 (WOODS TO REMAIN) * 212.178

212,193 (500' * 47) TREES & SHRUBS

INTERIOR OPEN SPACE = 5% REQUIRED, 7.0% PROVIDED

MEDIUM IMPACT SCREENING BUFFER #1: 1000 SF ORNAMENTAL, 1000 SF EVERGREEN, 1000 SF SHRUBS
 BUFFER #1: 7500 (1000 * 4) SHADE TREES, 1500 (500 * 3) ORNAMENTAL, 1500 (500 * 3) EVERGREEN, 1500 (500 * 3) SHRUBS
 BUFFER #2: 5185 (1000 * 4) SHADE TREES, 5185 (500 * 10) ORNAMENTAL, 5185 (500 * 10) EVERGREEN, 5185 (500 * 4) SHRUBS

LANDSCAPING LEGEND:

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

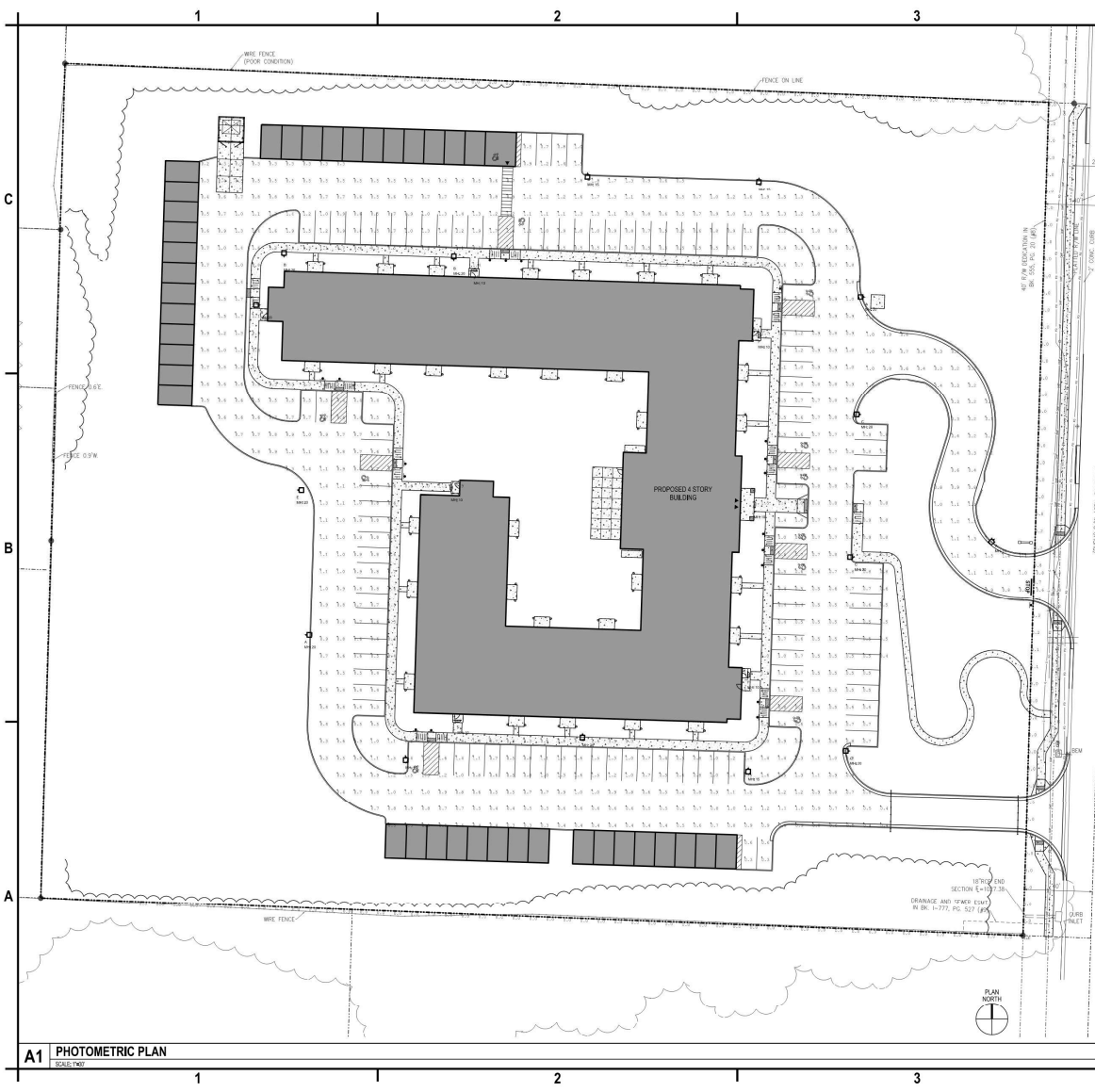
PROPOSED SHRUB

PLAN NORTH

Scale: 1" = 30'

A1 LANDSCAPING PLAN

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



A1 PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

D-Series Size 1 LED Area Luminaire

Specifications

Model:	DS1
Height:	10.5 ft
Width:	10.5 ft
Depth:	10.5 ft
Weight:	100 lbs
Power:	100 W
Beam Angle:	120°
Color Temp:	5000K
Life Span:	50,000 hrs

Ordering Information

Quantity	Part Number	Description
1	DS1-10.5	D-Series Size 1 LED Area Luminaire

EXAMPLE: DS1X1 LED P1 40K 70CRI TSW HS

Area	Area (sq ft)	Area (sq m)	Area (sq ft) x Area (sq m)	Area (sq ft) x Area (sq m)	Area (sq ft) x Area (sq m)
Entrance Drive	1500	137	205500	1500	137
Parking Area	1000	93	93000	1000	93
Property Line	500	46	23000	500	46
ROW Line	200	18	3600	200	18

WDGE2 LED Architectural Wall Scape Fixtures

Specifications

Model:	WDGE2
Height:	1.5 ft
Width:	1.5 ft
Depth:	1.5 ft
Weight:	10 lbs
Power:	10 W
Beam Angle:	120°
Color Temp:	5000K
Life Span:	50,000 hrs

Ordering Information

Quantity	Part Number	Description
1	WDGE2-1.5	WDGE2 LED Architectural Wall Scape Fixture

EXAMPLE: WDGE2X1 LED P1 40K 70CRI TSW HS

Area	Area (sq ft)	Area (sq m)	Area (sq ft) x Area (sq m)	Area (sq ft) x Area (sq m)	Area (sq ft) x Area (sq m)
Entrance Drive	1500	137	205500	1500	137
Parking Area	1000	93	93000	1000	93
Property Line	500	46	23000	500	46
ROW Line	200	18	3600	200	18

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance Drive	Illuminance	Fc	0.69	1.5	0.1	6.90	15.00
Parking Area	Illuminance	Fc	0.82	2.3	0.2	4.10	11.50
Property Line	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
ROW Line	Illuminance	Fc	0.07	0.8	0.0	N/A	N/A

Luminaire Schedule

Symbol	Tag	Qty	Arrangement	LLF	Description	Lum. Lumens
F	6	SINGLE	1,000		WDGE2 LED P1 40K 80CRI 1FTM	1245
A	5	SINGLE	0,900		DS1X1 LED P1 40K 70CRI TSW HS	5473
B	4	SINGLE	0,900		DS1X1 LED P1 40K 70CRI BLC4	5704
C	3	SINGLE	0,300		DS1X1 LED P1 40K 70CRI TSW	8036
D	2	SINGLE	0,300		DS1X1 LED P2 40K 70CRI TSW HS	7036
E	1	SINGLE	0,300		DS1X1 LED P3 40K 70CRI TSW	14602

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Eric J. Daniel, P.E.
License No. PE-2023000829
Date: 08/28/2023

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SENIOR APARTMENTS
830-900 NE DOUGLAS STREET
LEE'S SUMMIT, MO**

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: PSL19/002
DATE: AUGUST 28, 2023
DRAWN BY: S. SCHMIDT
DESIGNED BY: E. DANIEL
CHECKED BY: E. DANIEL

PHOTOMETRIC PLAN

C-106

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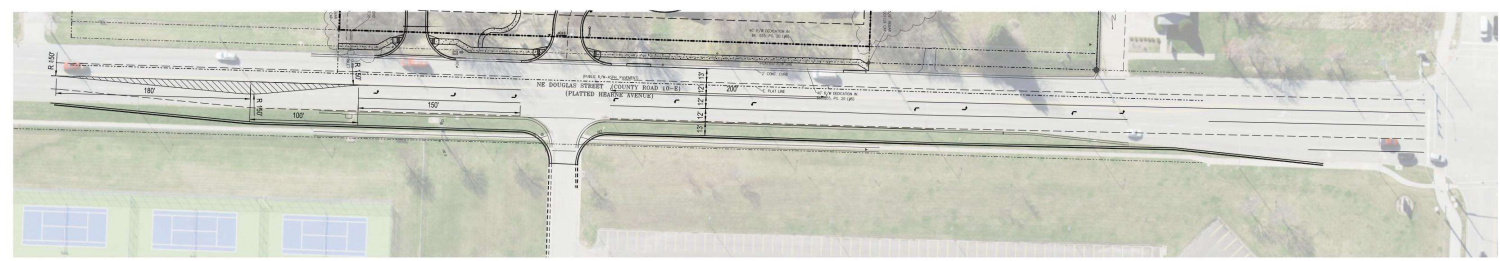
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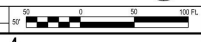
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F535191002		
DATE: AUGUST 28, 2023		
DRAWN BY: S. SCHMIDT		
DESIGNED BY: E. DANIEL		
CHECKED BY: E. DANIEL		

**HIGHWAY
 WIDENING
 PLAN**

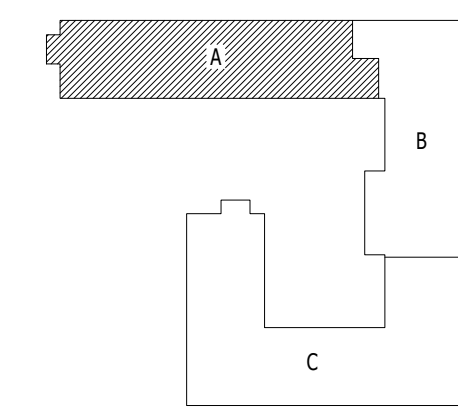
C-108



A1 HIGHWAY WIDENING PLAN
 SCALE: 1"=40'



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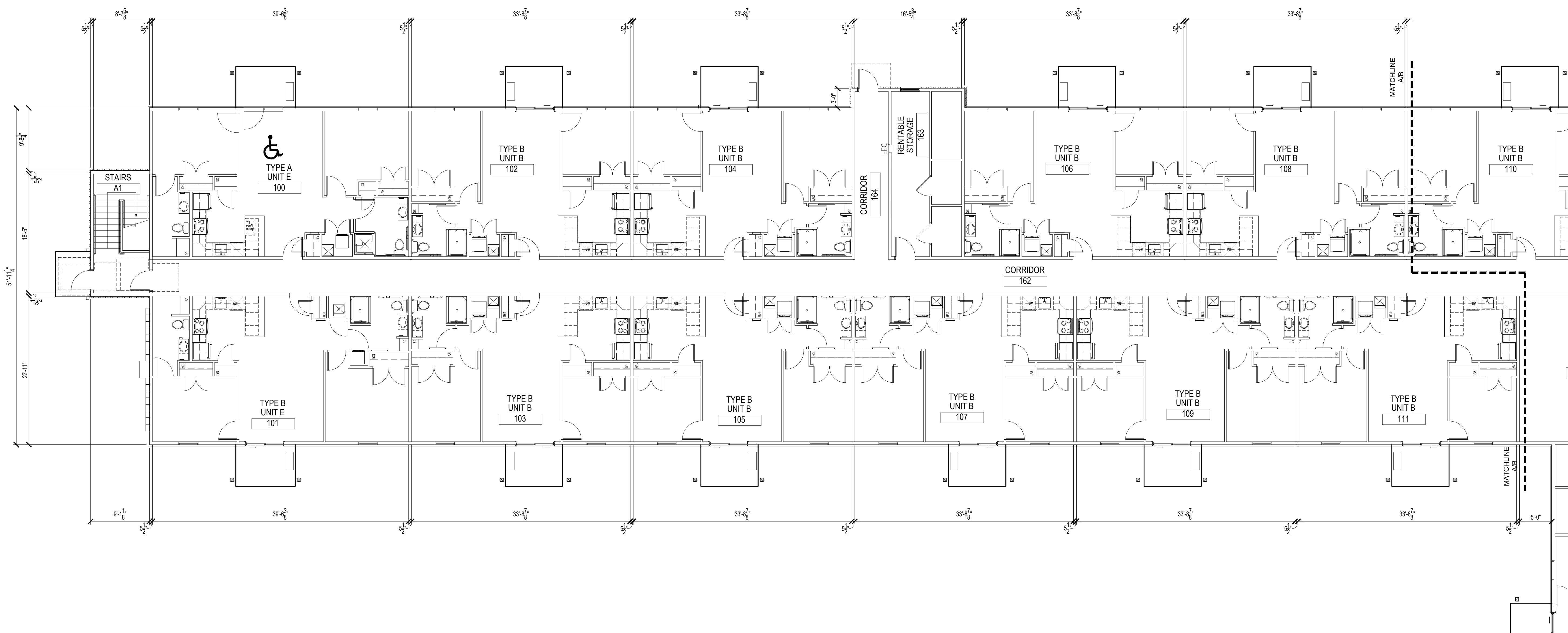
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CHECKED BY: GMG

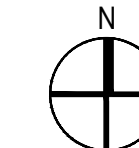
PARTIAL
FIRST FLOOR
PLAN - AREA A

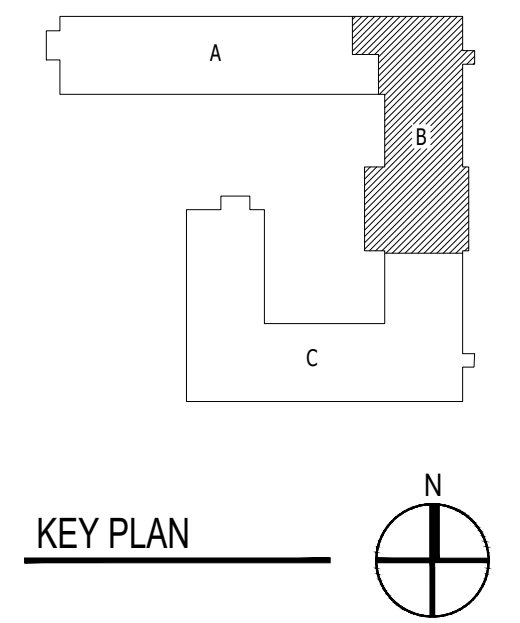
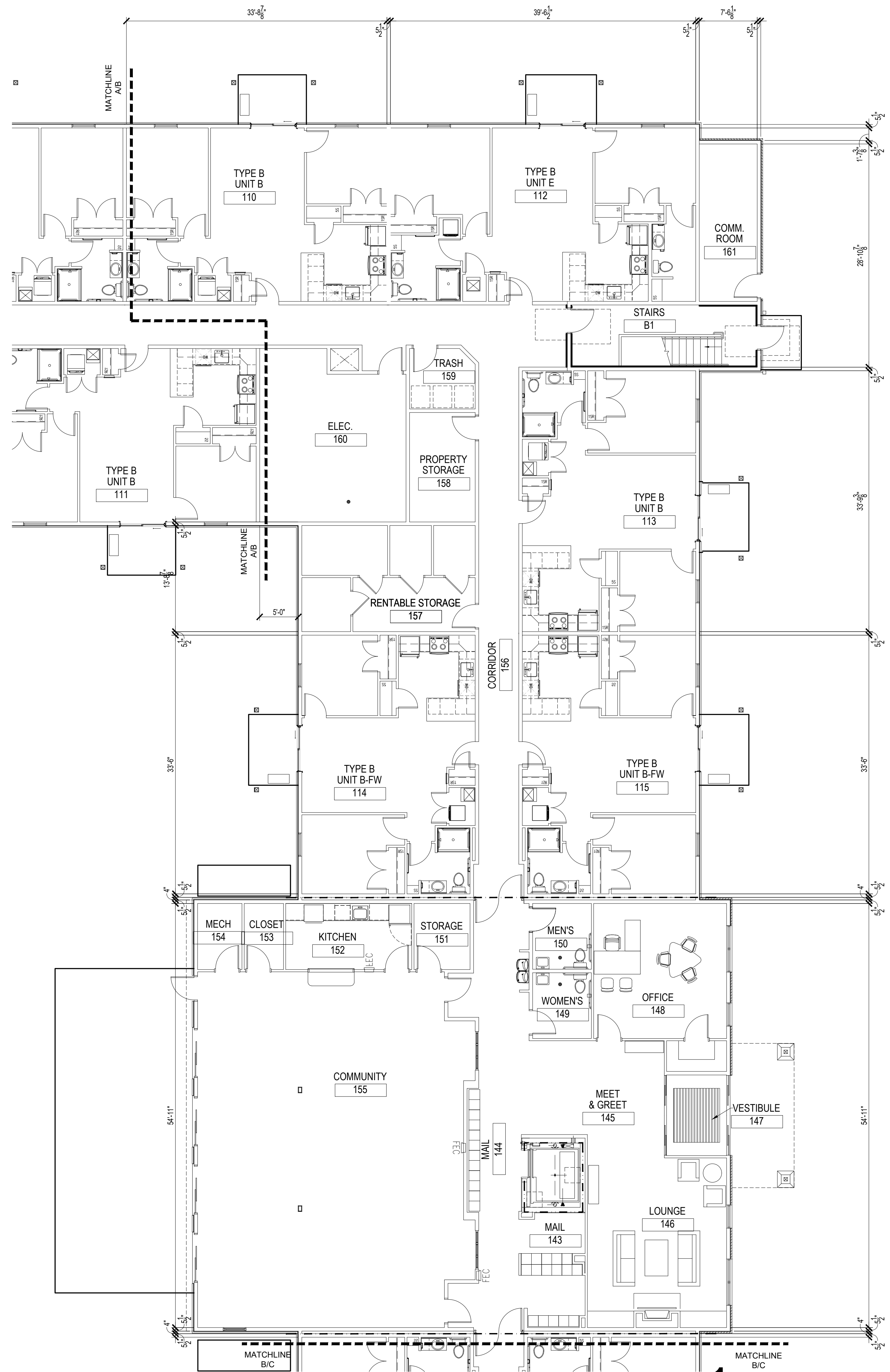
SHEET NO.
A-101



1 FIRST FLOOR PLAN AREA A

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





1 FIRST FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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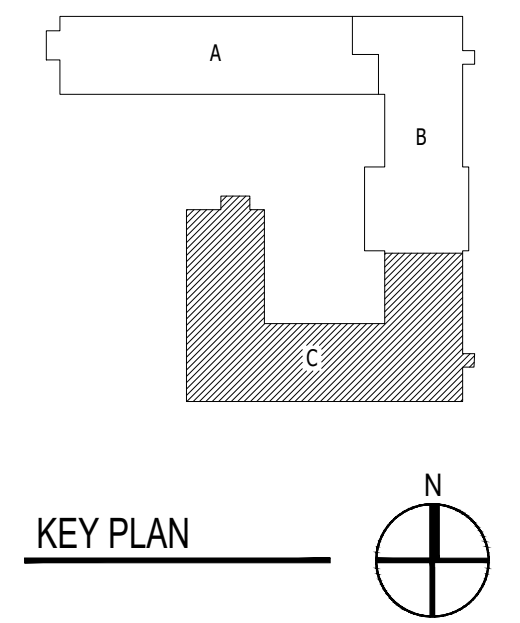
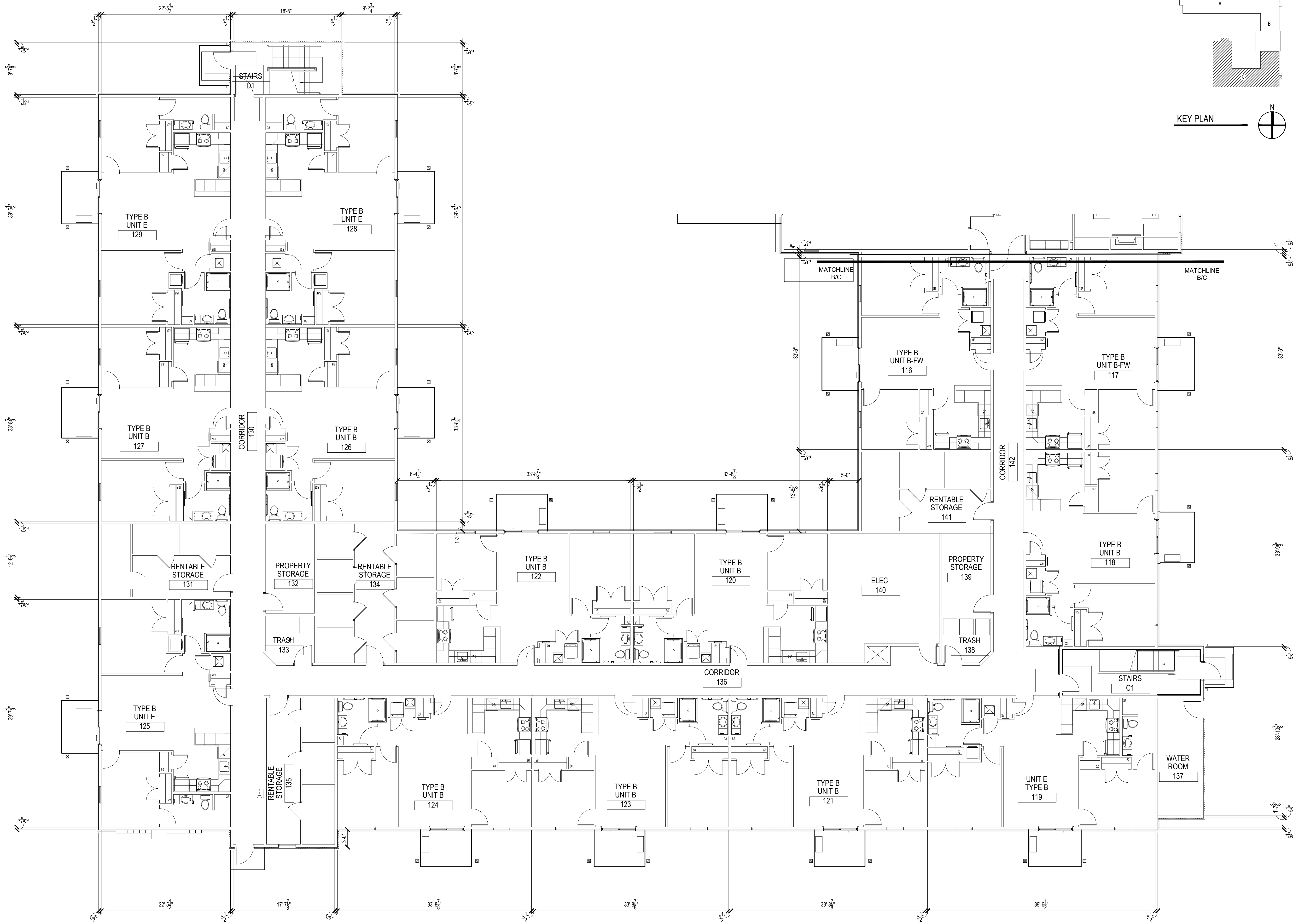
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DATE: 07/07/2023
PROJECT NO: 22043
DRAWN BY: KAR
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PARTIAL
FIRST FLOOR
PLAN - AREA B

SHEET NO.
A-102

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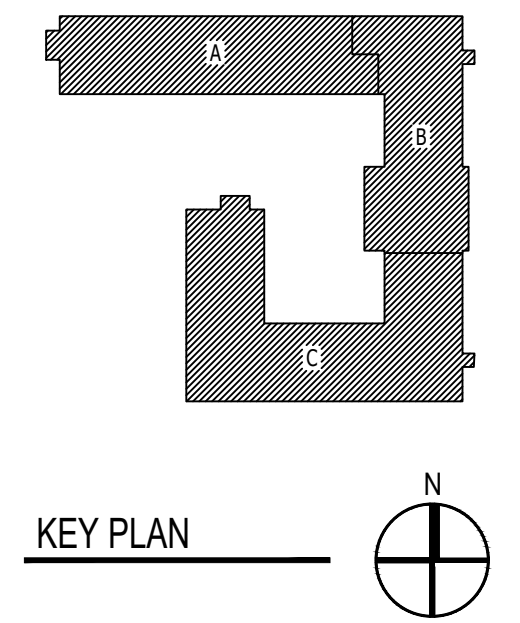
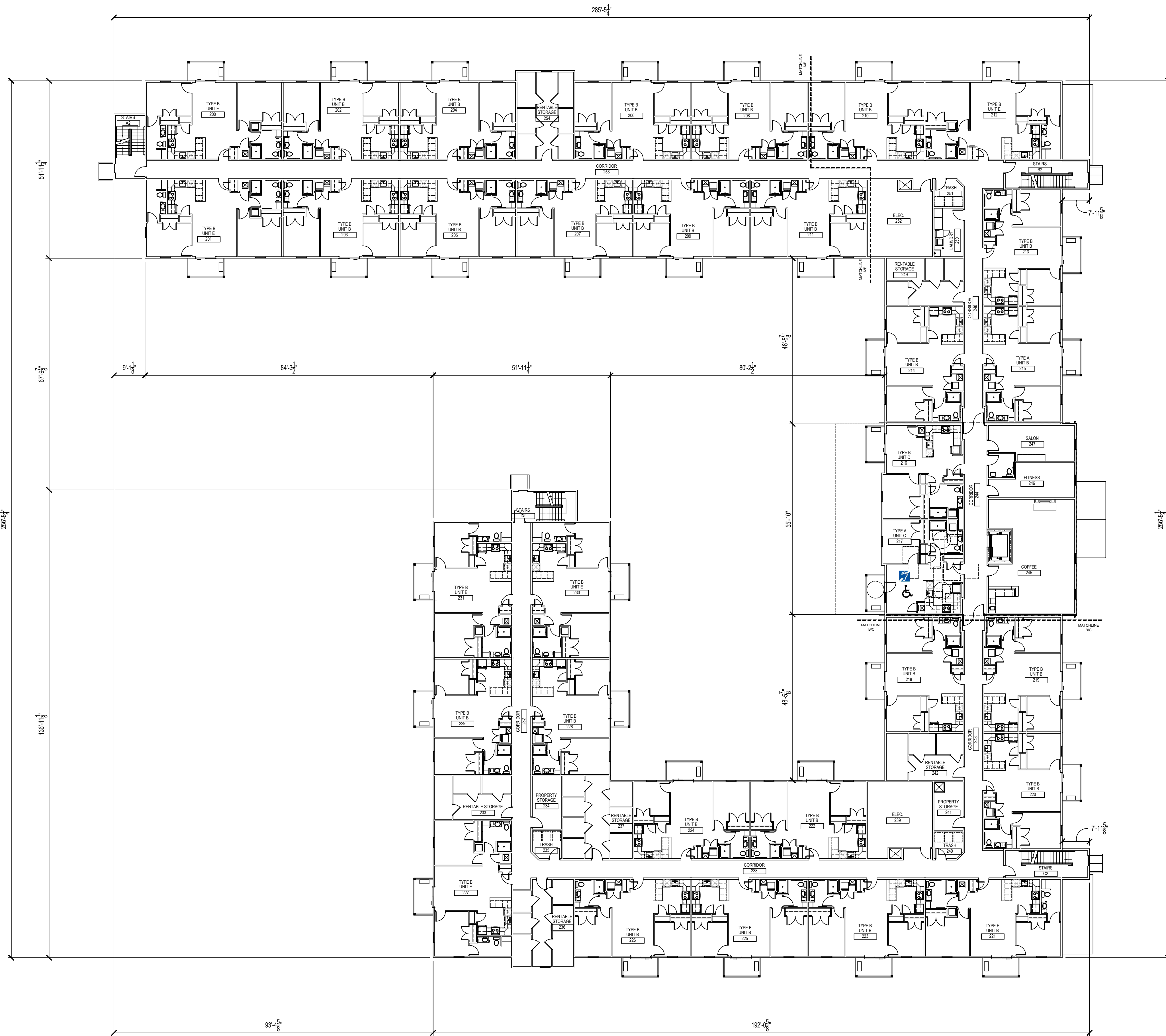
DATE: 07/07/2023 DRAWN BY: KAR
PROJECT NO: 22043 CHECKED BY: GMG

PARTIAL
FIRST FLOOR
PLAN - AREA C

SHEET NO.
A-103

1 FIRST FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"

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1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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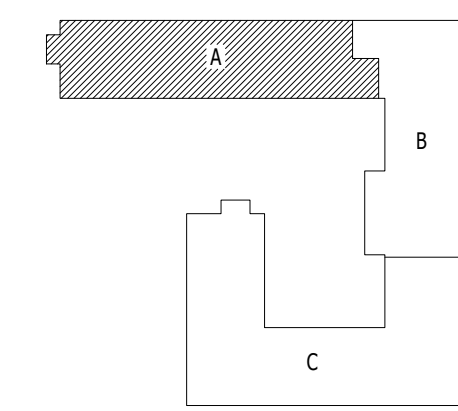
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CHECKED BY: GMG

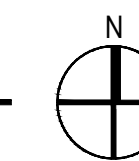
OVERALL SECOND FLOOR PLAN

SHEET NO.
A-104

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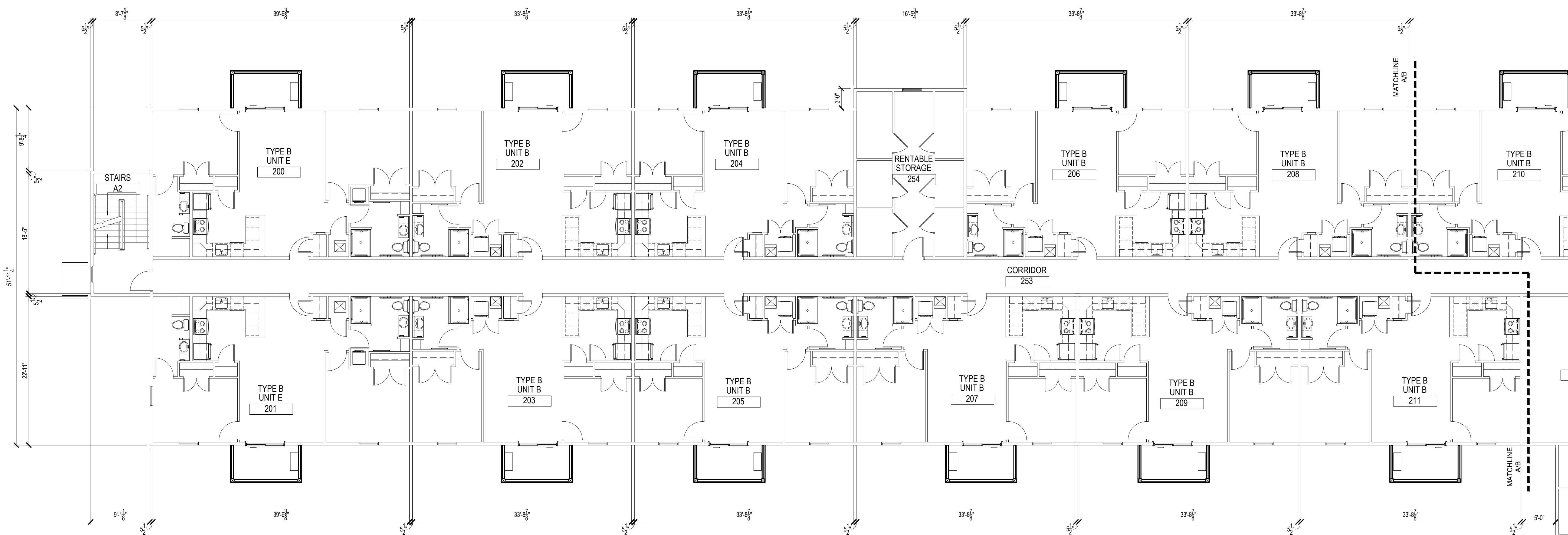
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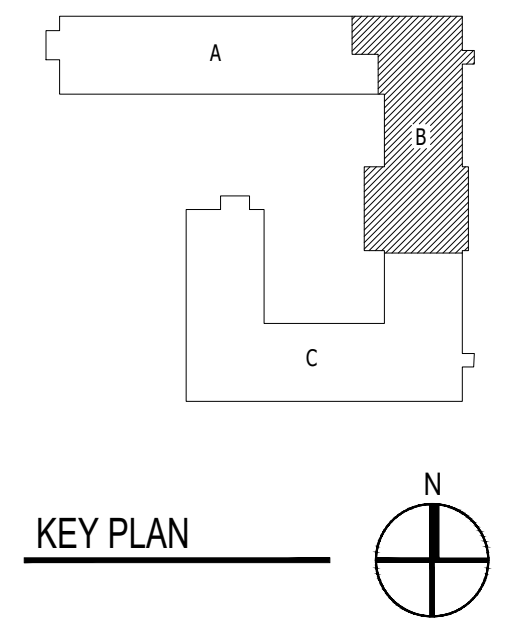
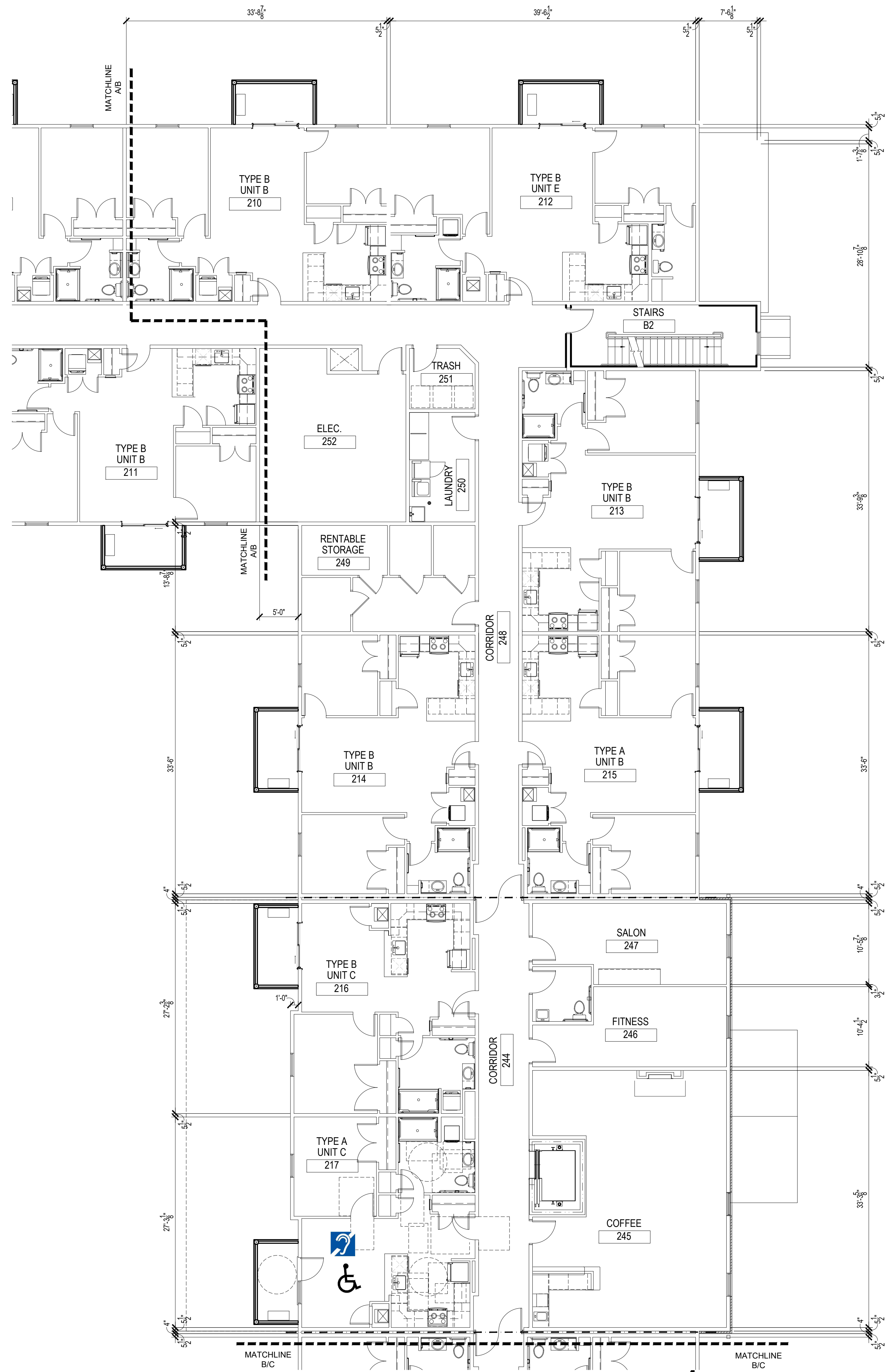
PARTIAL
SECOND FLOOR
PLAN - AREA A

SHEET NO.
A-105



1 SECOND FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 SECOND FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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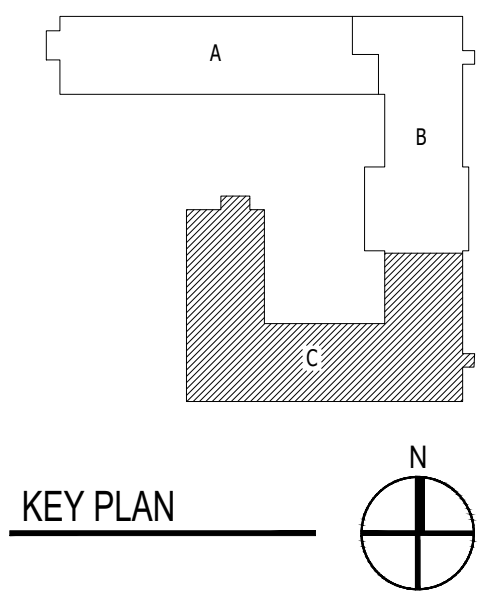
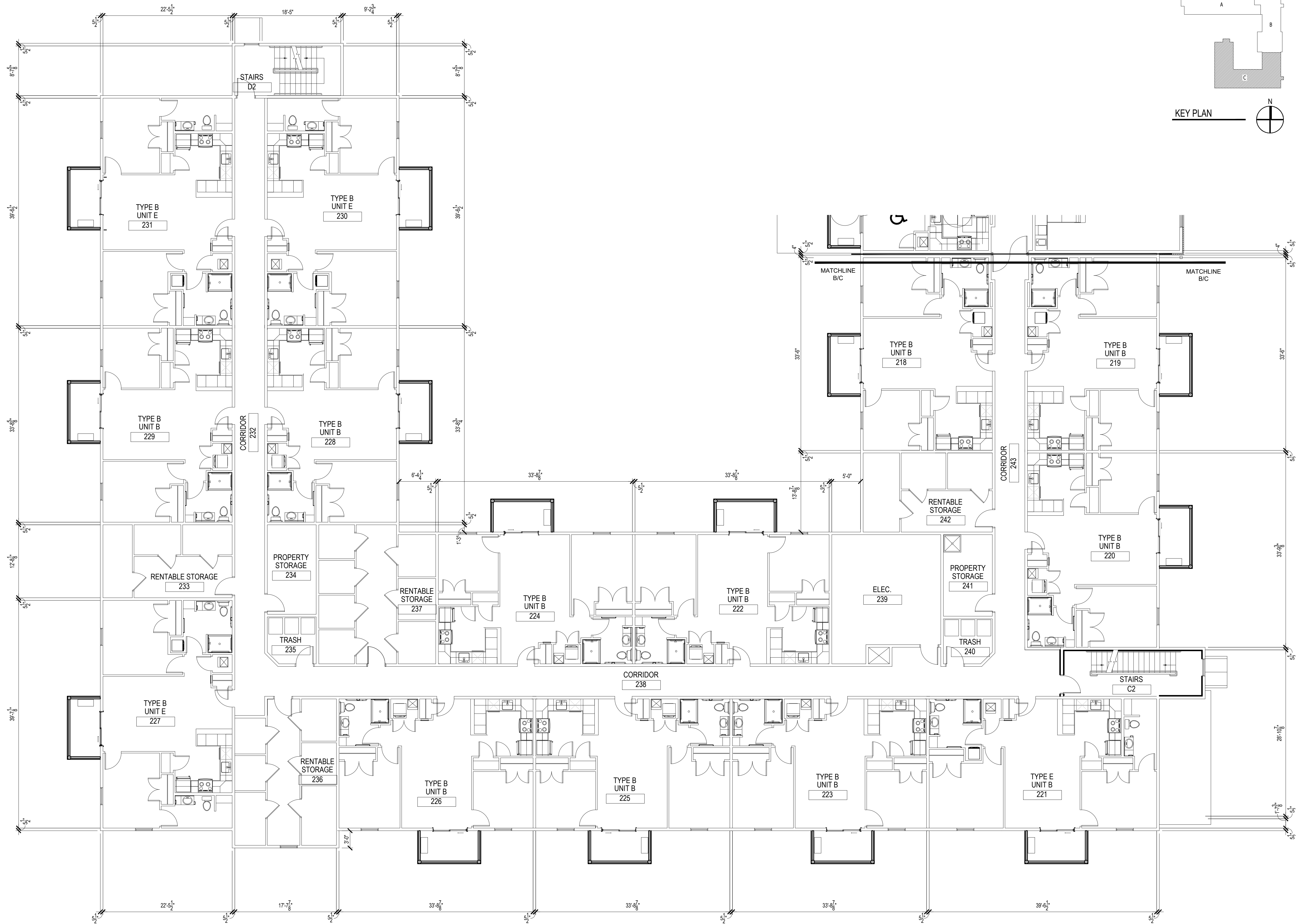
NO.	DATE	BY	DESCRIPTION

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PARTIAL SECOND FLOOR PLAN - AREA B

SHEET NO.
A-106

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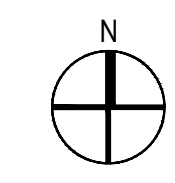
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PROJECT NO. 22043 CHECKED BY GMG

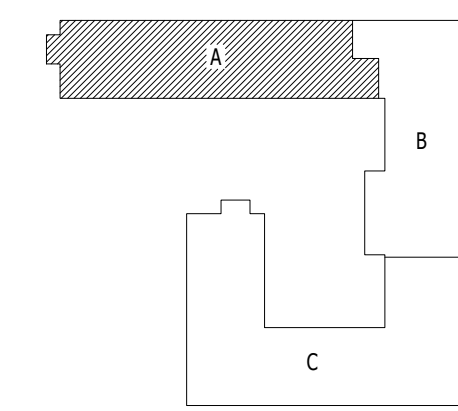
PARTIAL
SECOND FLOOR
PLAN - AREA C

SHEET NO.
A-107

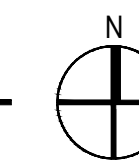
1 SECOND FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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KEY PLAN



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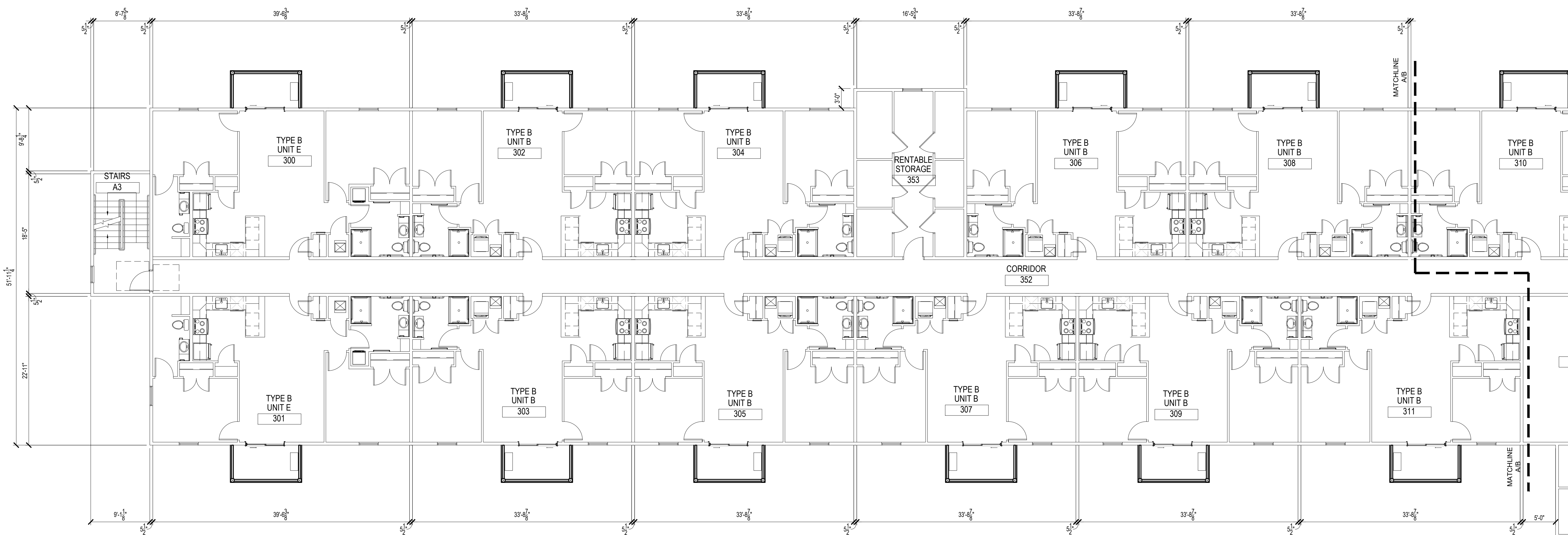
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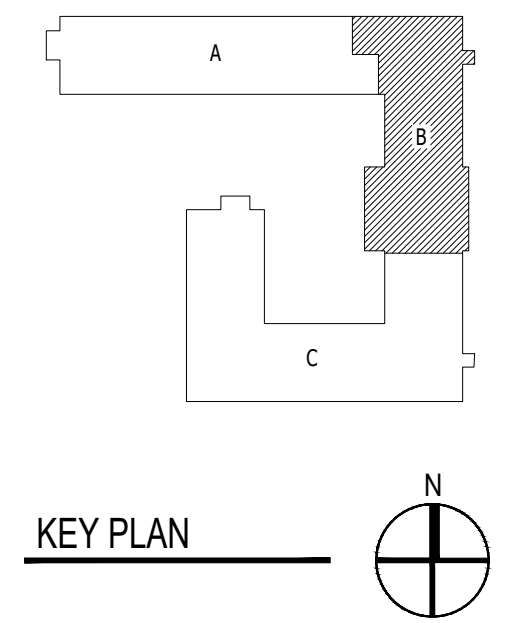
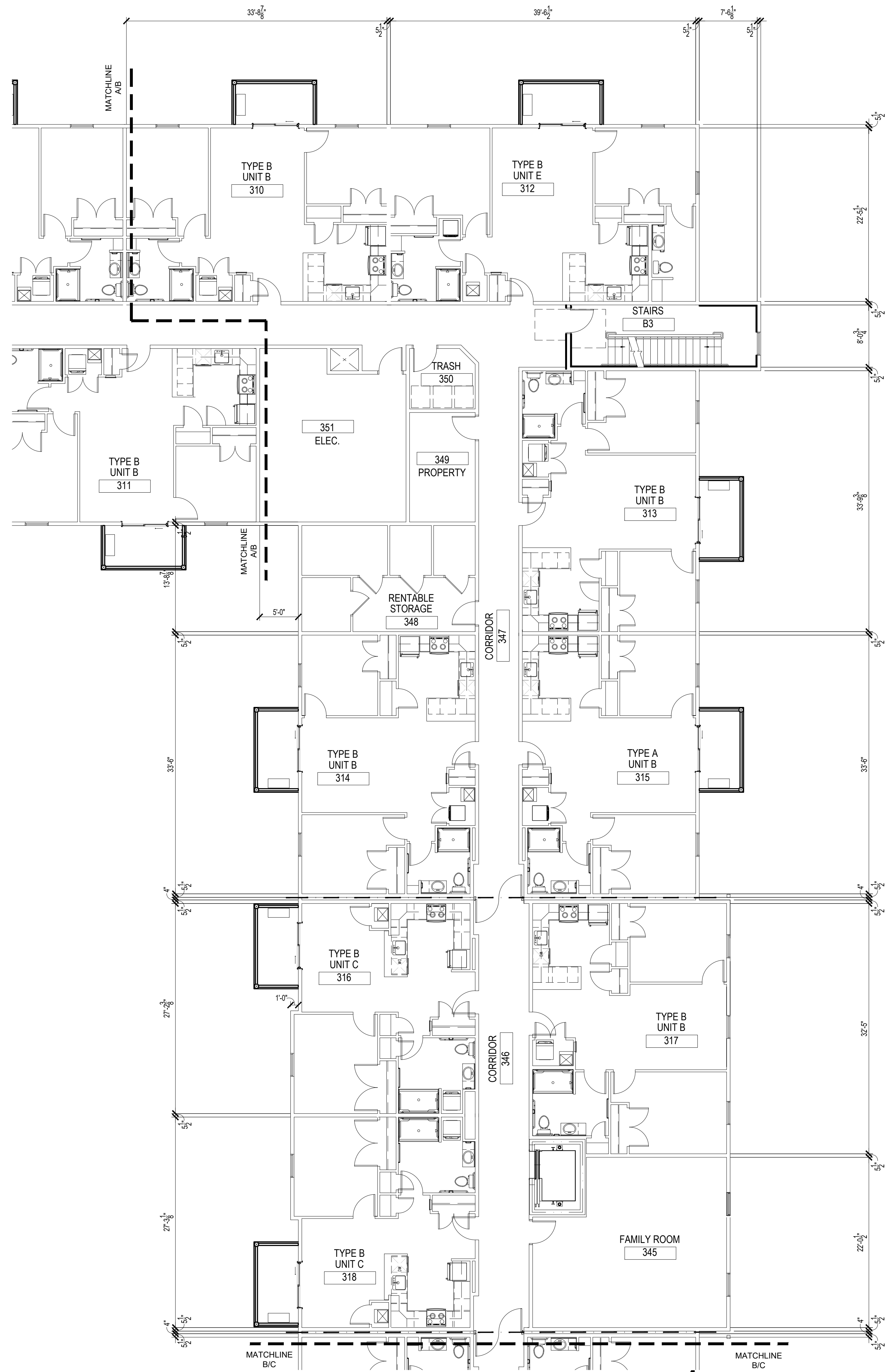
PARTIAL
THIRD FLOOR
PLAN - AREA A

SHEET NO.
A-109

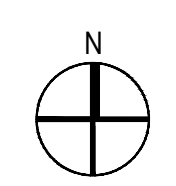


1 THIRD FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 THIRD FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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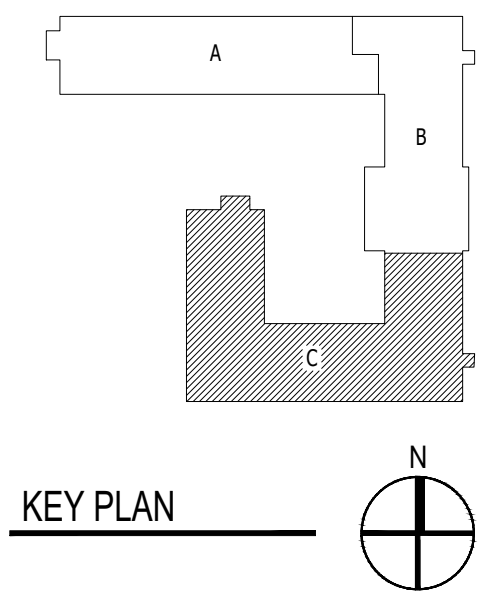
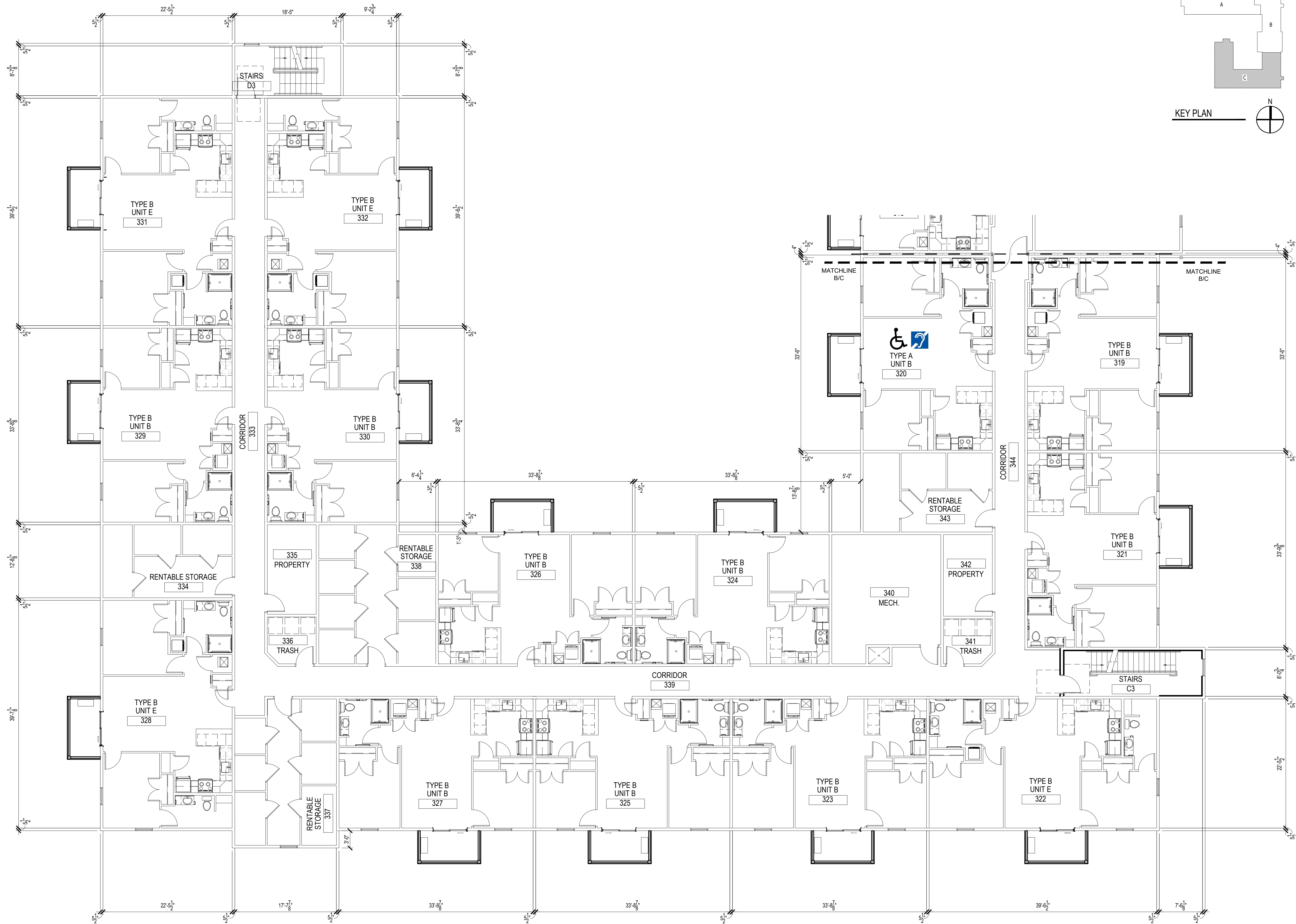
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PROJECT NO: 22043
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PARTIAL
THIRD FLOOR
PLAN - AREA B

SHEET NO.
A-110

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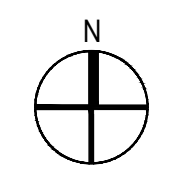
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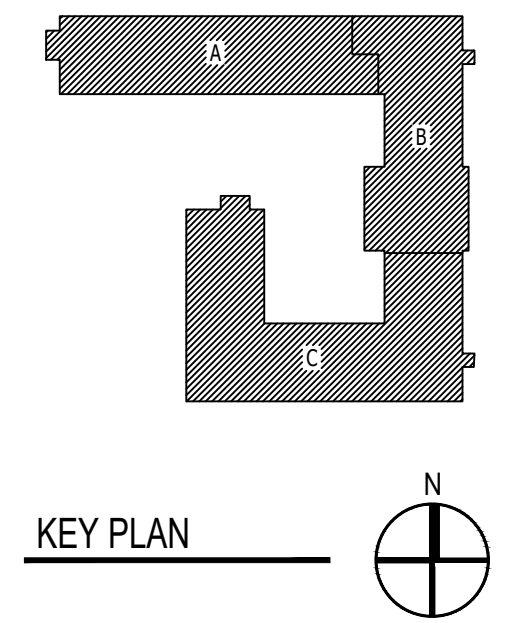
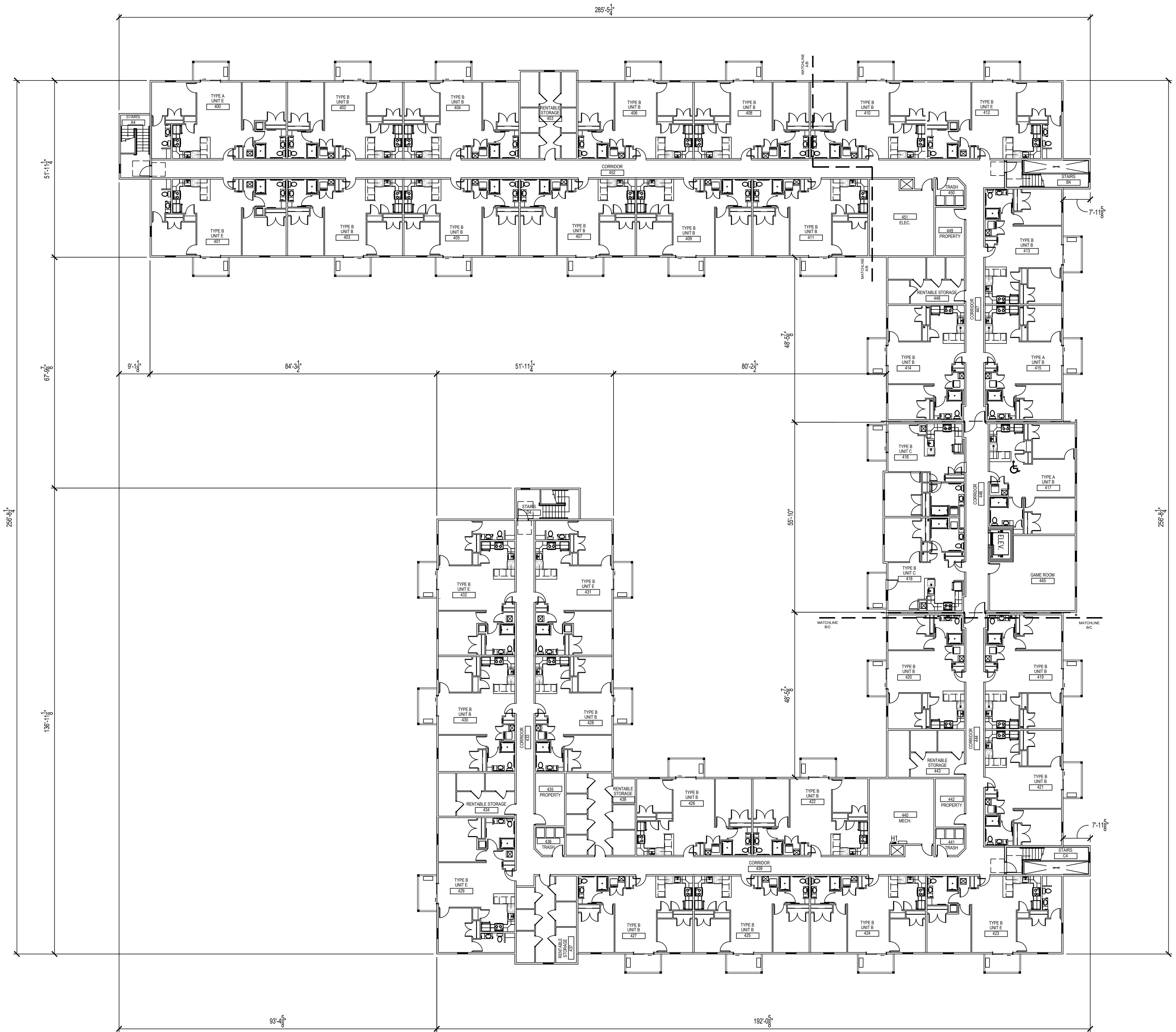
PARTIAL
THIRD FLOOR
PLAN - AREA C

SHEET NO.
A-111

1 THIRD FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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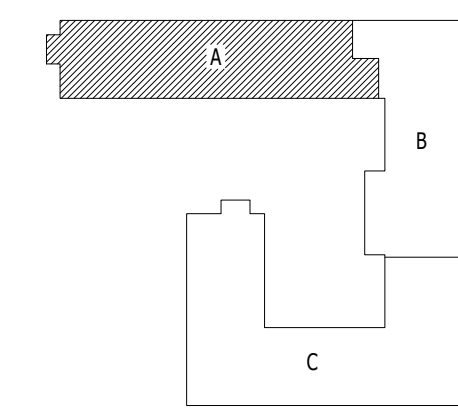
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OVERALL FOURTH FLOOR PLAN

SHEET NO. **A-112**

1 OVERALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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KEY PLAN



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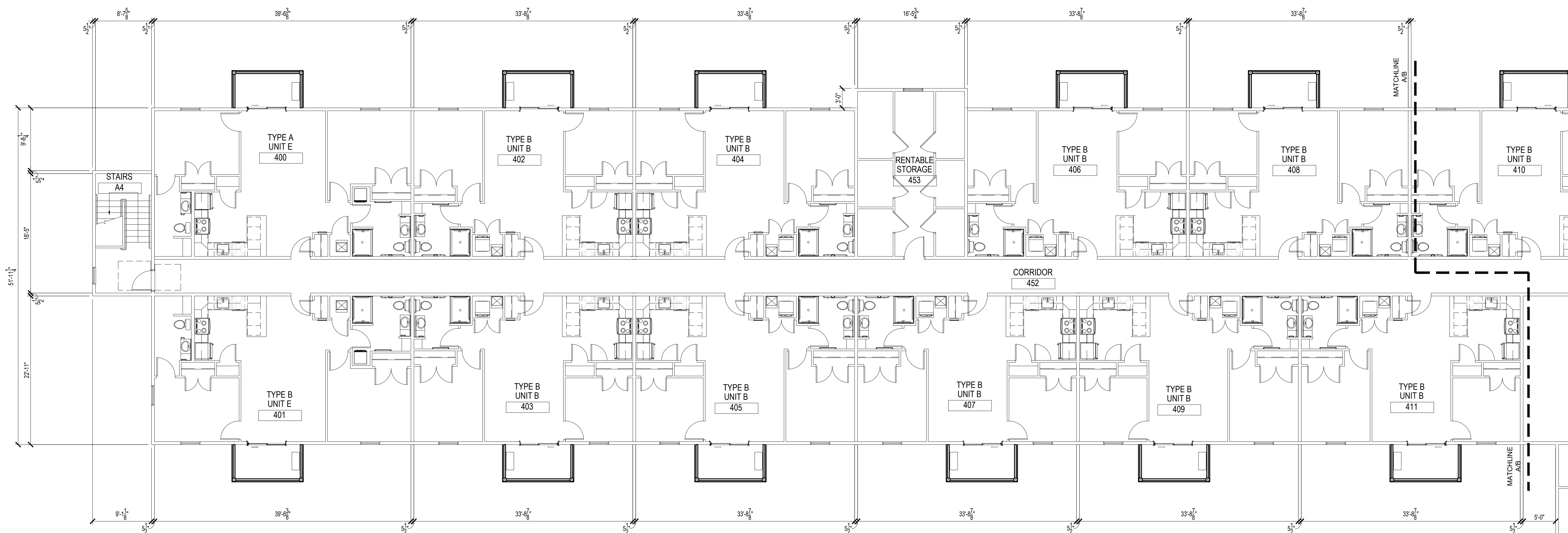
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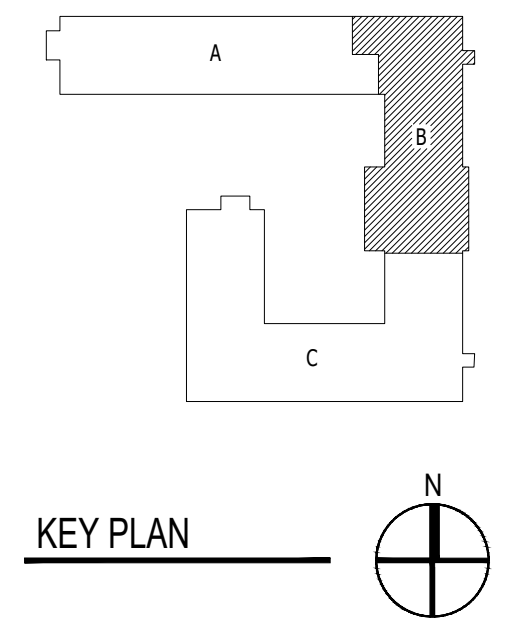
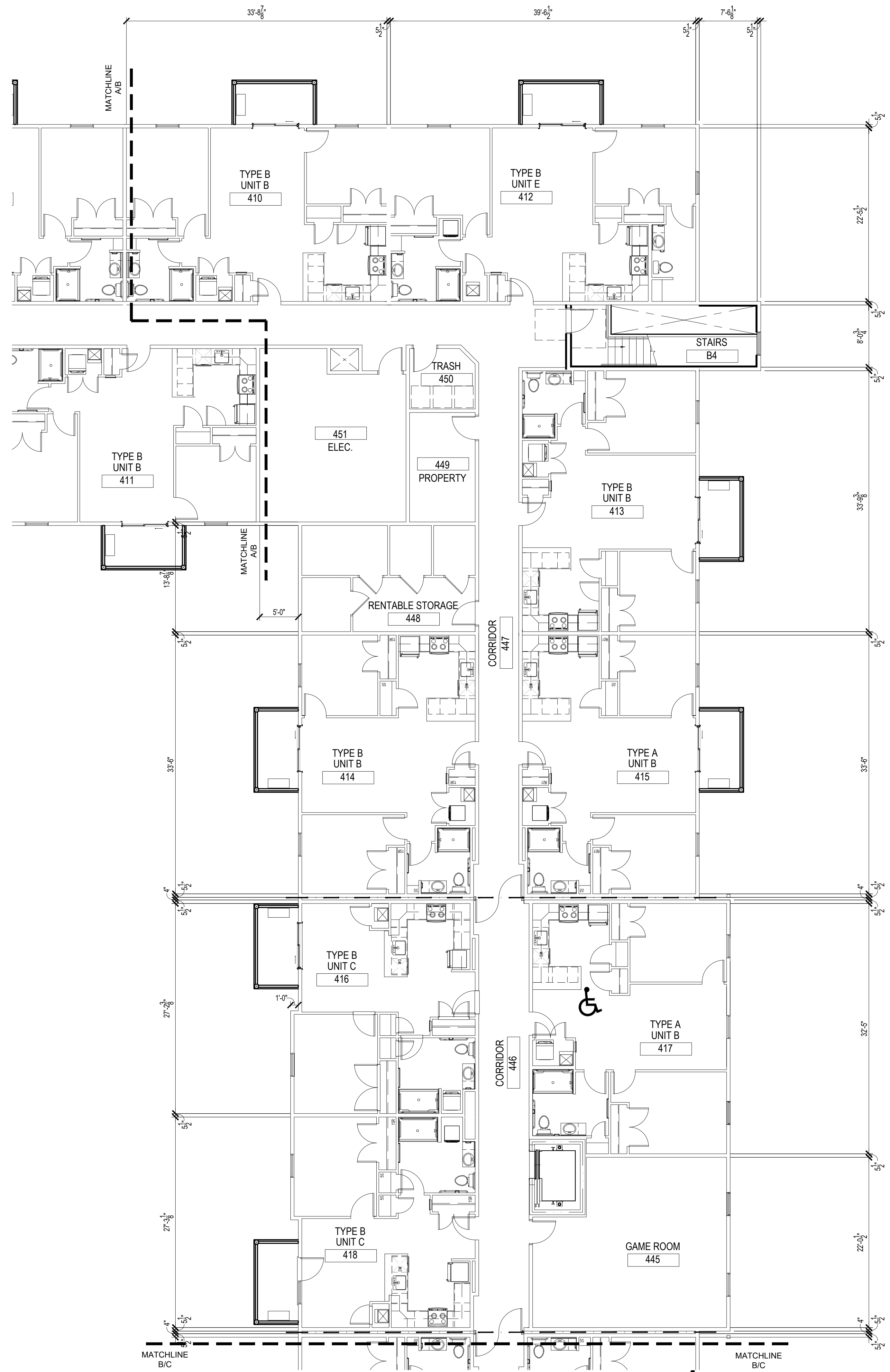
PARTIAL
FOURTH FLOOR
PLAN - AREA A

SHEET NO.
A-113

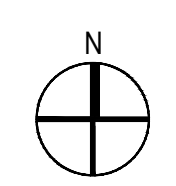


1 THIRD FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 THIRD FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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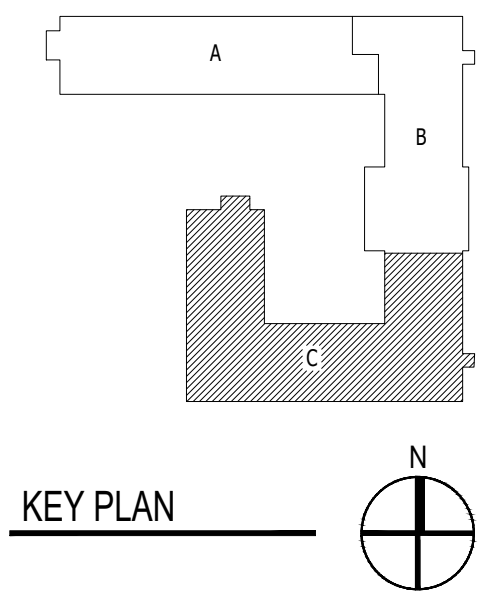
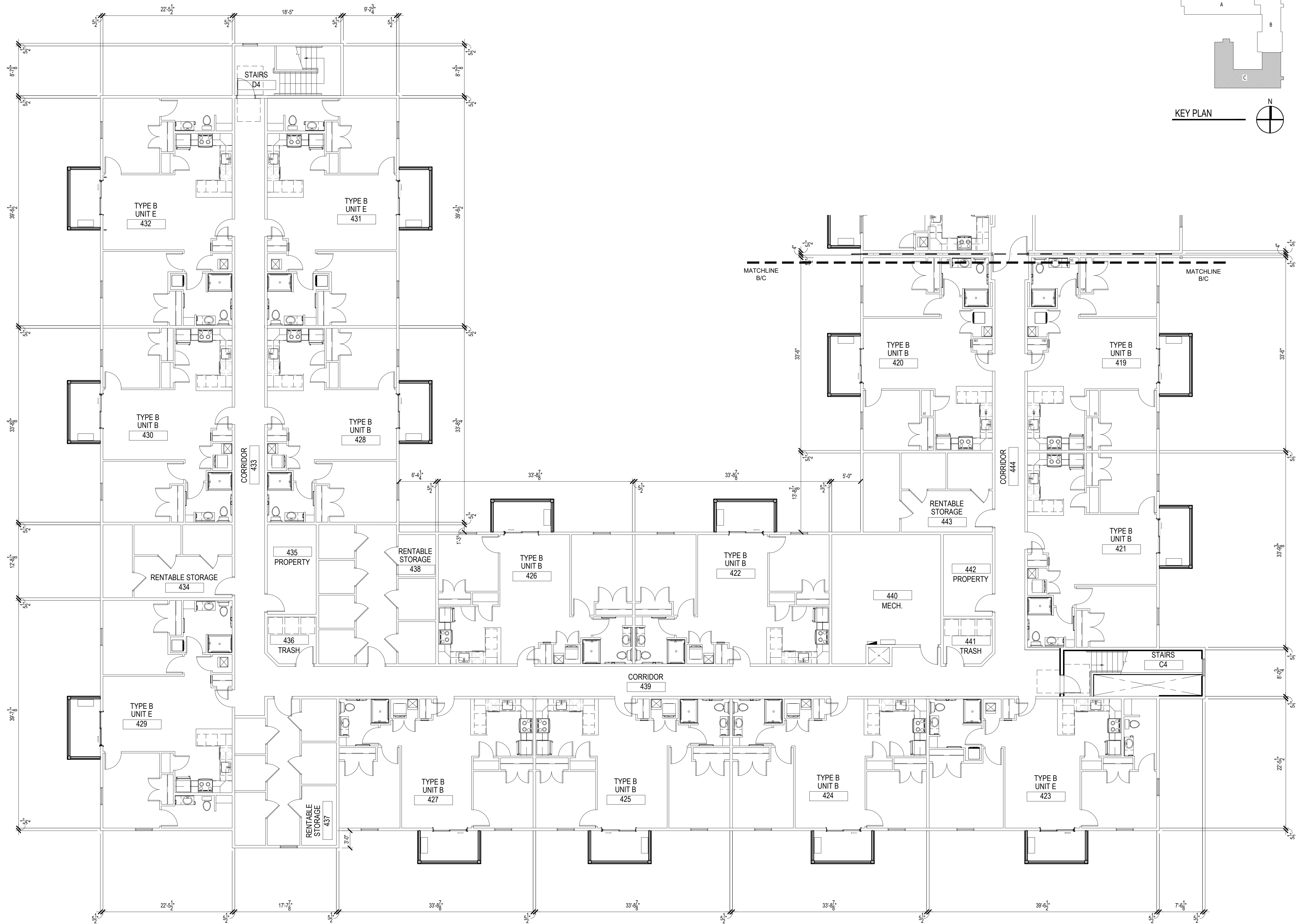
NO.	DATE	BY	DESCRIPTION

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PARTIAL
FOURTH FLOOR
PLAN - AREA B

SHEET NO.
A-114

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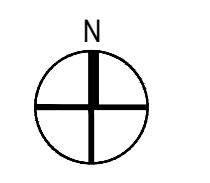
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PARTIAL
FOURTH FLOOR
PLAN - AREA C

SHEET NO.
A-115

1 THIRD FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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