



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

February 16, 2021

Project Name

6301 James A. Reed – Self Storage

Docket #16 Request

CD-CPC-2020-00124

Development Plan- Non-Residential

Applicant

Braden Taylor
MKEC Engineering Inc

Owner

Tony Ollila
GYS Development, LLC

Location	6301 James A Reed Rd
Area	About 3.8 acres
Zoning	B2-2
Council District	5 th
County	Jackson
School District	Raytown 150

Surrounding Land Uses

North: Blue Parkway Drive, zoned B2-2

South: Undeveloped, zoned R-7.5

East: Blue Parkway Drive, zoned B2-2

West: Transportation Center, zoned R-7.5

Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

Land Use Plan

The Blue Ridge Area Plan recommends Mixed Use Community land uses for the subject property. The proposed zoning does not comply with the current land use recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or civic organizations located within 300' of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to this case and a virtual public engagement meeting was held on January 25, 2022. There were no public attendees.

EXISTING CONDITIONS

The subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office. The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot.

SUMMARY OF REQUEST

Applicant is seeking approval of a development plan on about 3.9 acres in District B4-1 (Heavy Business/Commercial 4 dash 1) located at 6301 James A. Reed Road, to allow for two principal structures on one lot.

KEY POINTS

- The applicant intends to convert the existing building into a self-storage facility.
- A secondary building is proposed on the site for additional self-storage

PROFESSIONAL STAFF RECOMMENDATION

Docket #16 Recommendation – Approval without Conditions

PREVIOUS CASES

Case No. CD-CPC-2020-00124- Resolution No. 210425- On May 4, 2021 City Council approved an amendment to the Blue Ridge Area Plan for an approximate 4-acre tract of land located at 6300 James A. Reed Road by changing the recommended land use from mixed use community to commercial.

Case No. CD-CPC-2021-00044- Ordinance No. 210427- On May 4, 2021 City Council approved a rezoning of an area of approximately 4 acres of land located at 6300 James A. Reed Road from District B2-2 to District B4-1.

PLAN LOCATION



PLAN REVIEW

As previously mentioned, the subject property is located on the south site of Blue Parkway Drive and east of James a Reed Road. There is an existing two-story building on the site that has previously operated as an office.

The applicant is proposing a second principal structure located on the property. This building is proposed to be built on the northeast portion of the property on an area that is currently a parking area. The proposed two-story building will be 57,836 square feet in area. The exterior of the building will have light brown stucco and dark brown brick veneer. The existing building, which will remain, is located at the eastern end of the property. The existing two-story building is 42451 square feet. The applicant is proposing to change the use of this building to self-storage.

The plan shows 11 parking spaces on site. 5 parking spaces are on the southern portion of the property and 5 additional spaces on the north side of the building. There is 1 ADA accessible parking space next to the building on the northern side. The Zoning and Development code requires 3 parking spaces, plus 1 parking space per 75 storage units.

A preliminary landscape plan has been prepared by the applicant indicating street trees and shrubs along public streets per the requirements of the Zoning and Development code.

PLAN ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES	YES	
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	NO		
<i>Pedestrian Standards (88-450)</i>	NO		

PLAN ANALYSIS**Plan Review Criteria**

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Blue Ridge Area Plan recommendations.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning B4-1 zoning district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

There are no pedestrian connections adjacent to the subject site.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department approval.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed plan is consistent with the surrounding commercial buildings.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The plan is compliant.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The plan is compliant.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan is compliant.

REQUESTED DEVIATIONS

None

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Olofu Agbaji
Planner



Plan Conditions

Report Date: February 24, 2022

Case Number: CD-CPC-2021-00229

Project: 6301 James A Reed - Self Storage

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

1. Applicant shall address requirements for a fire sprinkler system per Chapter 9 of building code. (12/30/2021)

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted APWA standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (1/05/2022)
3. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (1/05/2022)
4. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (1/05/2022)
5. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (1/05/2022)
6. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/05/2022)
7. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/05/2022)
8. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements. (1/05/2022)
9. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (1/05/2022)

Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.

10. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (12/22/2021)
11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (12/22/2021)
12. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 01/26/22 via publicengagement@kcmo.org (1/03/2022)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/27/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

14. Fire Department Connection Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (12/27/2021)
15. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (12/27/2021)
16. Fire Department Access If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (1/12/2022)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

17. Street trees shall be installed at a rate of 1 per 30 linear feet of street frontage and installed per planting and species specs found on the Forestry Department street tree specs:
<https://kcparks.org/wp-content/uploads/2019/01/KCMO-TREE-PLANTING-SPECIFICATIONS-Nov-2018.pdf> (12/30/2021)

Condition(s) by Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

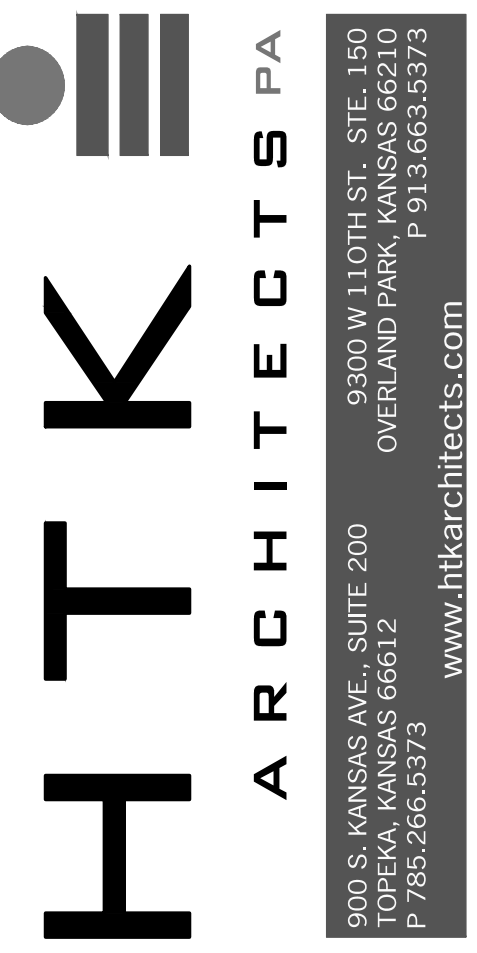
18. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (1/05/2022)
19. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (1/05/2022)
20. The developer must grant, on City-approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/05/2022)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

21. Please record with Jackson County the proposed new 15' Water Easement (12/30/2021)



11827 W. 112th Street, Suite 200
 Overland Park, KS 66210 • 913.317.9390
 ENG. #2001009884 • LAND. #2006027139 • SUR. #2006027138

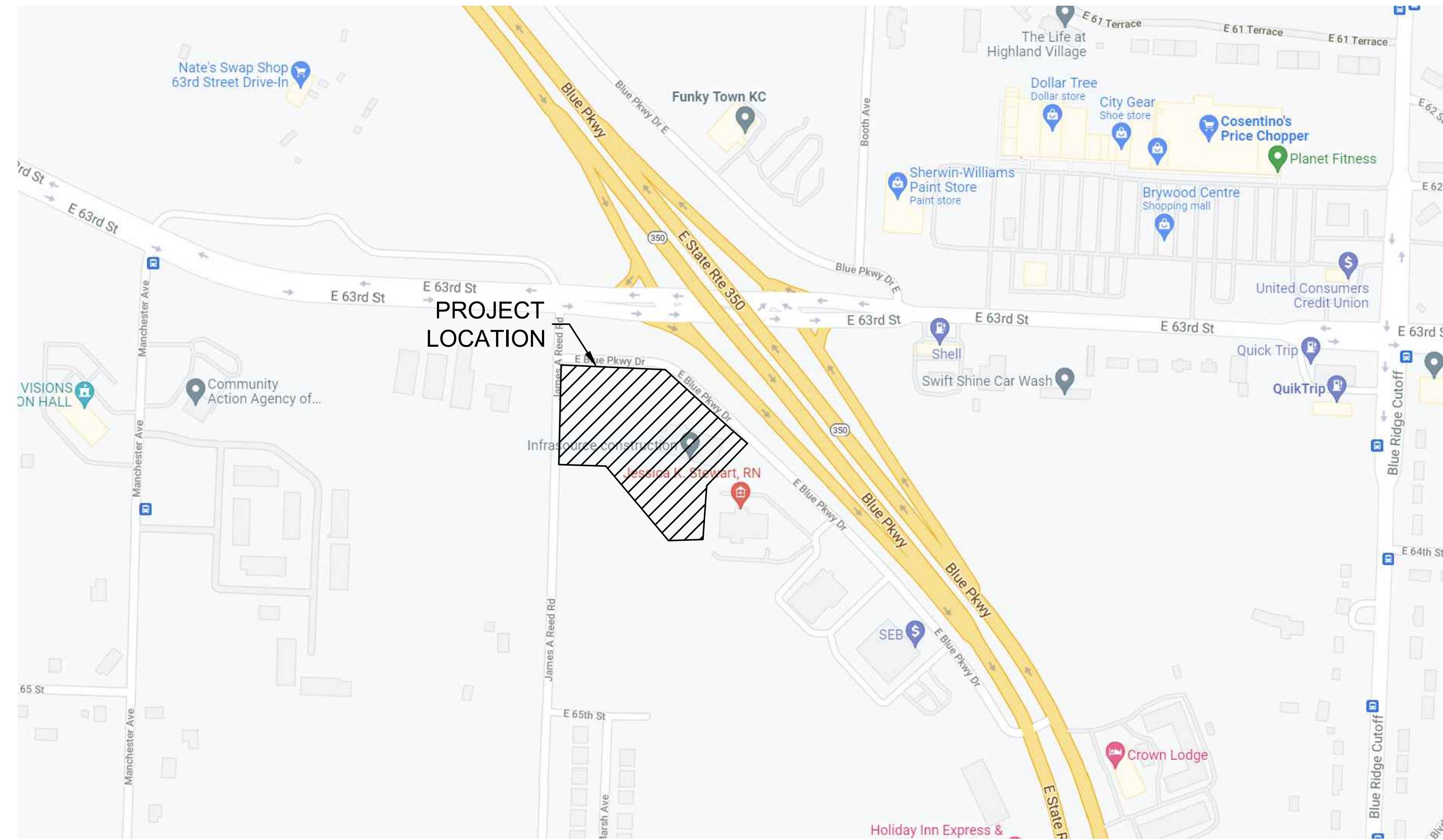


3939 W. 107th St., Suite 100
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 P: 913.663.3373
 www.htkarchitects.com

DEVELOPMENT PLANS FOR BLUE PARKWAY SELF STORAGE 6301 JAMES A REED RD KANSAS CITY, MO 64133

LEGEND

- 6IN - TREE AND DIAMETER
- 3IN - TREE AND DIAMETER
- 18" - TREE STUMP AND DIAMETER
- SN - SIGN
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UGT - UNDERGROUND TELEPHONE LINE
- OHT - OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FO - FIBER OPTICS INDICATOR SIGN
- TV - UNDERGROUND CABLE TV LINE
- FOC - UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UGE - UNDERGROUND ELECTRIC LINE
- OHE - OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- STORM SEWER PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- IRRIGATION CONTROL VALVE



LOCATION MAP
 NTS

DEVELOPER INFORMATION

GYS DEVELOPMENT, LLC
 TONY OLLILA
 2120 MIDPOINT DR
 FORT COLLINS, CO 80525
 (970) 420-1521
 TONY@GYSDEV.COM

OWNER INFORMATION

BRAIN GROUP
 ANDREW BRAIN
 300 E 39TH ST
 KANSAS CITY, MO 64111
 (816) 281-6900
 ABRAIN@BRAINGROUP.CO

APPLICANT INFORMATION

ENGINEER/SURVEYOR/LANDSCAPE
 MKEC ENGINEERING, INC.
 11827 W 112TH ST, SUITE 200
 OVERLAND PARK, KS, 66210
 (913) 317-9390

Sheet List Table	
Sheet Number	Sheet Title
G100	COVER SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	UTILITY PLAN
C104	GRADING PLAN
C105	STREAM BUFFER PLAN
L101	LANDSCAPE PLAN
A001	ARCHITECTURAL FLOOR PLAN - LOWER LEVEL
A002	ARCHITECTURAL FLOOR PLAN - MAIN LEVEL
A201	BUILDING ELEVATIONS
SL1	SITE PHOTOMETRIC PLAN

LEGAL DESCRIPTION

6301 JAMES A REED RD AMERICAN FAMILY INSURANCE TRACT A, A
 SUBDIVISION OF RECORD IN KANSAS CITY, JACKSON COUNTY, MO.

DEVELOPMENT PLANS

DATE:
 • 12.13.2021

REVISED DATE:

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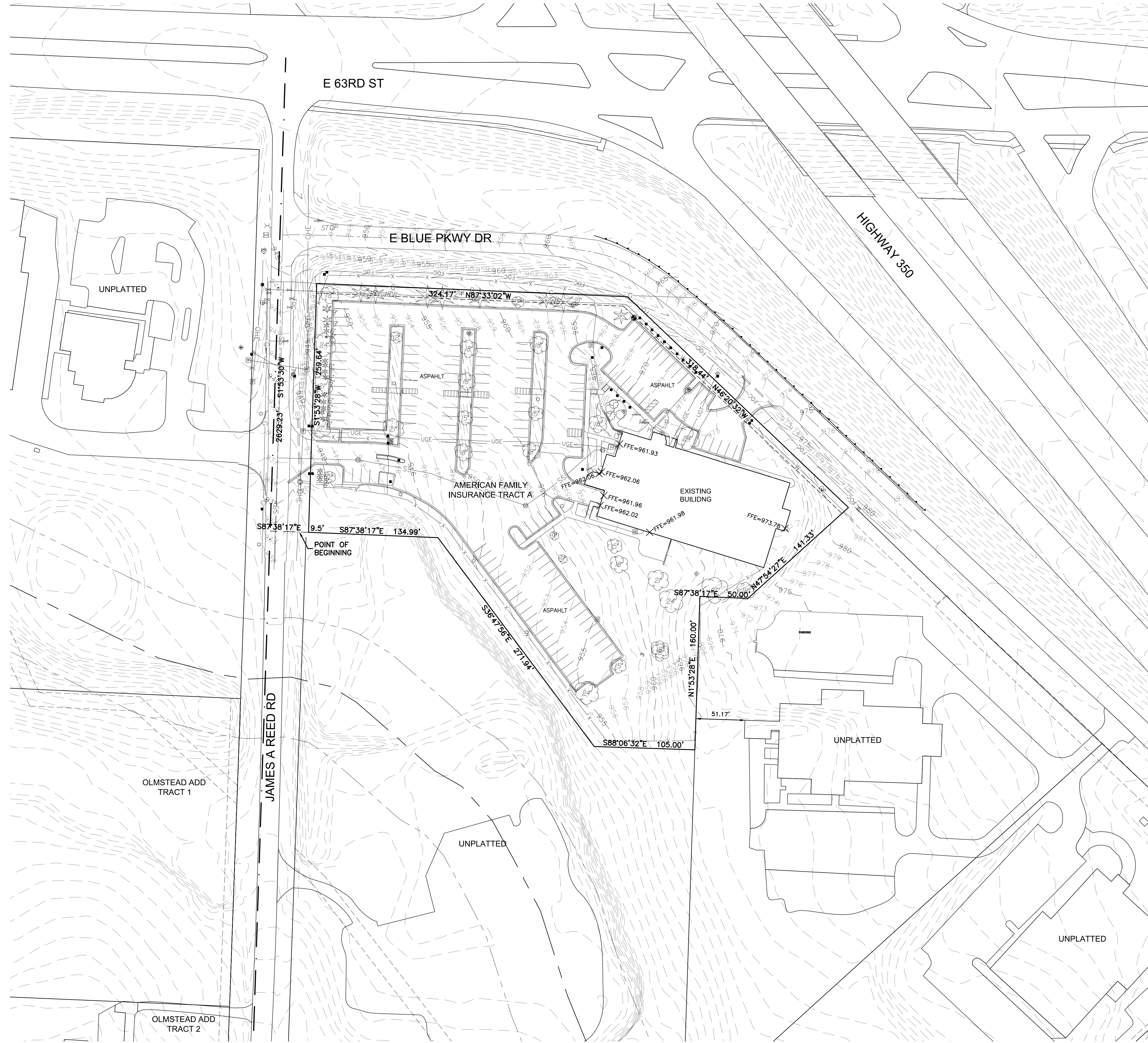
GYS - BLUE PARKWAY SELF STORAGE

HTK Architects
 6301 James A Reed Rd
 Kansas City, MO 64133

SHEET CONTENTS:
 COVER SHEET

HTK PROJECT NUMBER:
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SHEET NUMBER:
 G100



DEVELOPMENT
 PLANS

DATE:
 • 12.13.2021

REVISED DATE:
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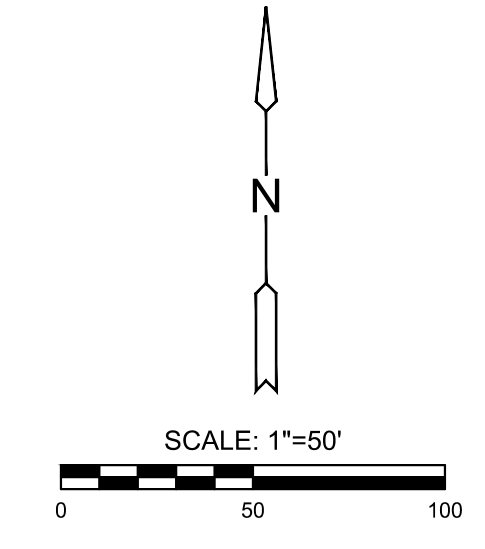
GYS - BLUE PARKWAY SELF STORAGE

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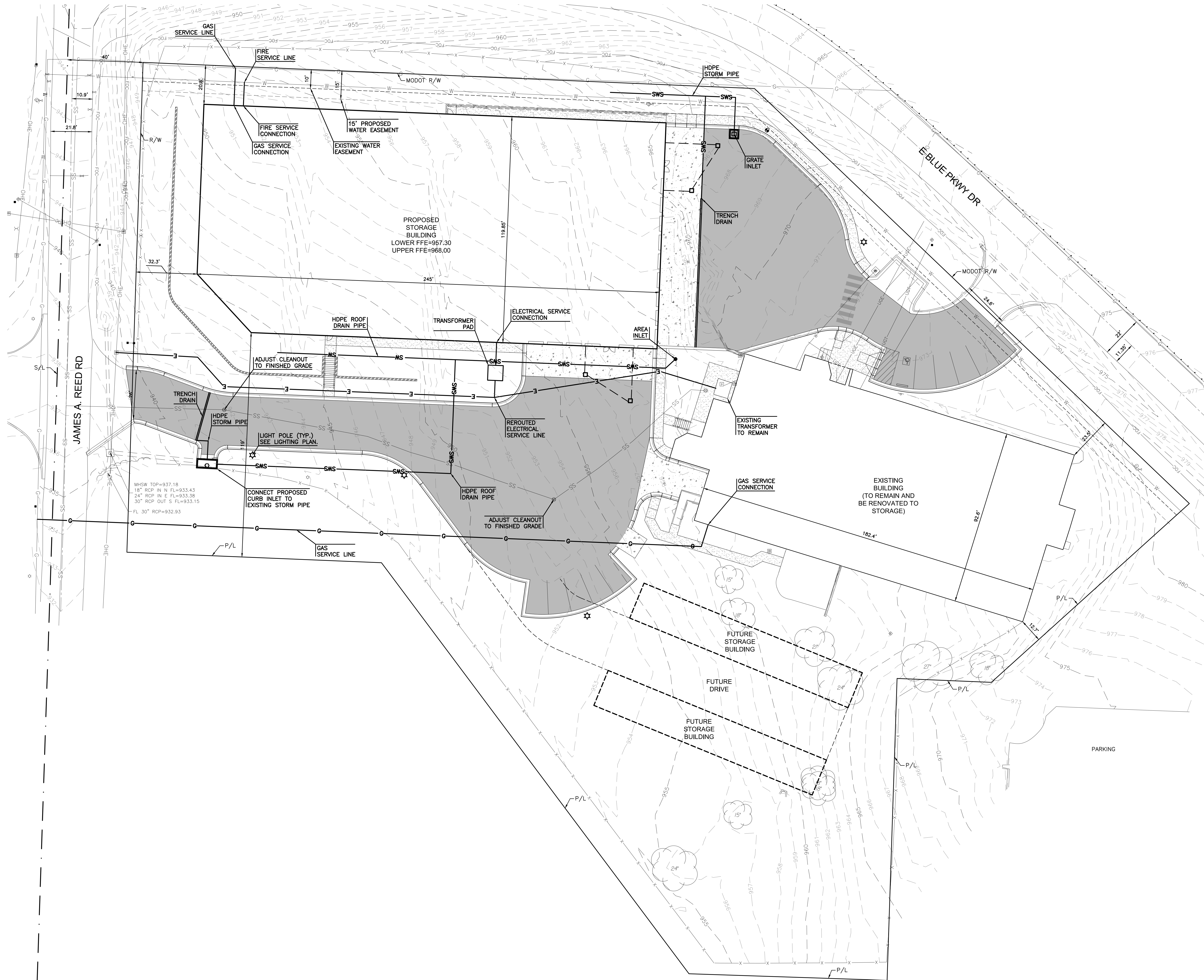
SHEET CONTENTS:
 ••• EXISTING CONDITIONS

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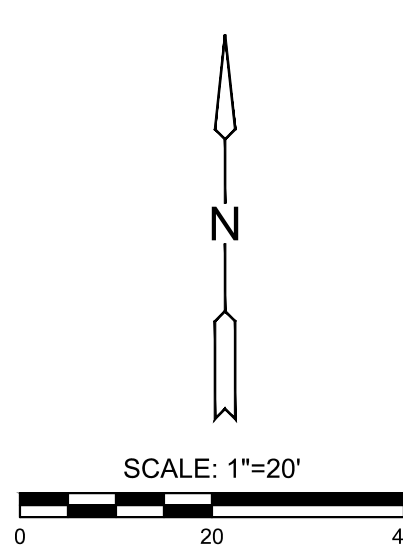


DEVELOPMENT PLANS

DATE: ● 12.13.2021
 REVISED DATE:

NOTES:
 EXISTING BUILDING
 PROPOSED USAGE: STORAGE
 LOWER LEVEL: 7,761 SF
 MAIN LEVEL: 17,317 SF
 SECOND LEVEL: 17,373 SF
 BUILDING HEIGHT: 37'
 PROPOSED BUILDING
 PROPOSED USAGE: STORAGE
 LOWER LEVEL: 28,918 SF
 MAIN LEVEL: 28,918 SF
 BUILDING HEIGHT: 29'-2"
 FUTURE BUILDINGS
 PROPOSED USAGE: STORAGE
 BUILDING AREA: 5,000 SF

UTILITY NOTES:
 1. EXISTING UTILITY SERVICES TO THE EXISTING BUILDING ARE TO REMAIN IN USE AND MAINTAINED.
 2. THE PROPOSED BUILDING WILL NOT HAVE DOMESTIC WATER SERVICE OR SANITARY SEWER SERVICE LINES.

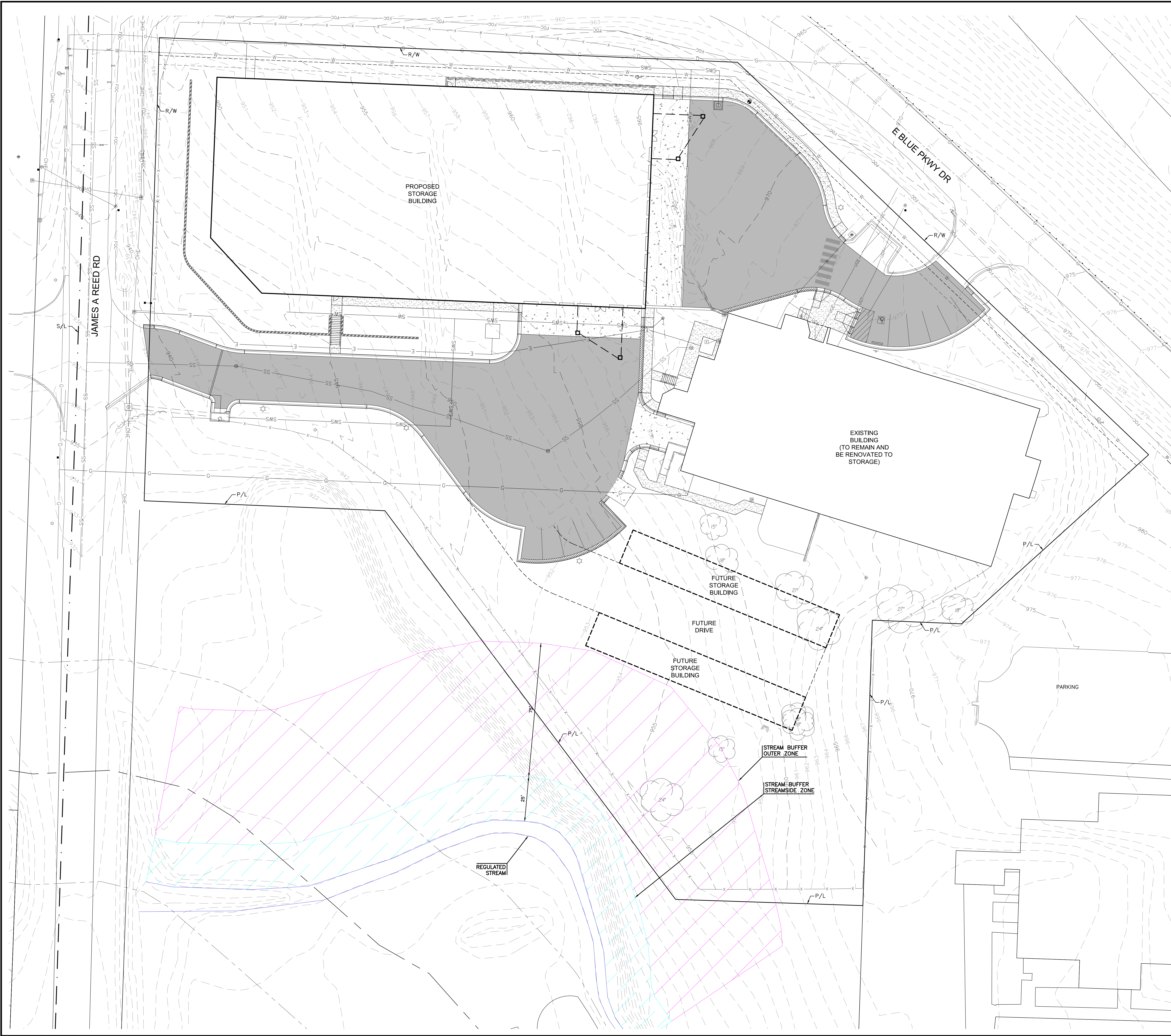


GYS - BLUE PARKWAY SELF STORAGE

SHEET CONTENTS:
 ● UTILITY PLAN
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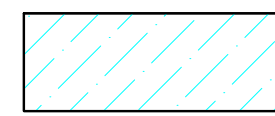
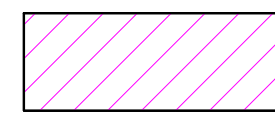
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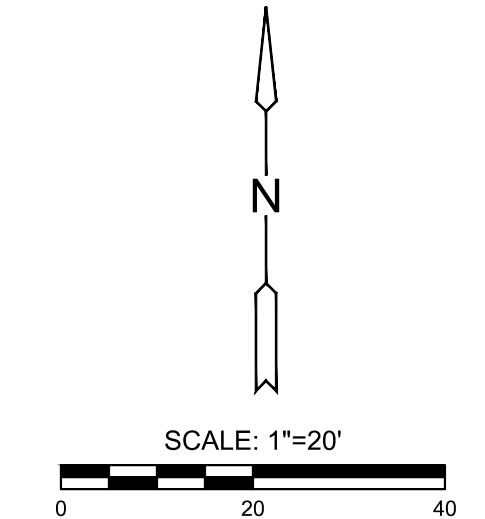


DEVELOPMENT
 PLANS

DATE:
 • 12.13.2021
 REVISED DATE:
 • • •

PAVING LEGEND

	- STREAMSIDE ZONE
	- OUTER ZONE



GYS - BLUE PARKWAY SELF STORAGE

SHEET CONTENTS:
 • STREAM BUFFER PLAN
 HTK PROJECT NUMBER:
 • X X X X . X X
 SHEET NUMBER:

C105

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HTK
ARCHITECTS PA

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DEVELOPMENT
PLANS

DATE:
● 12.13.2021

REVISED DATE:

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GYS - BLUE PARKWAY SELF STORAGE

SHEET CONTENTS:
● LANDSCAPE PLAN

HTK PROJECT NUMBER:
● X X X X . X X

SHEET NUMBER:

L101

SITE DATA	EXISTING	PROPOSED	FUTURE
ZONING	B4-1	B4-1	B4-1
GROSS LAND AREA			
IN SQUARE FEET	165,616	165,616	165,616
IN ACRES	3.8	3.8	3.8
BUILDING AREA (SQ. FT.)	42,451	100,287	105,287

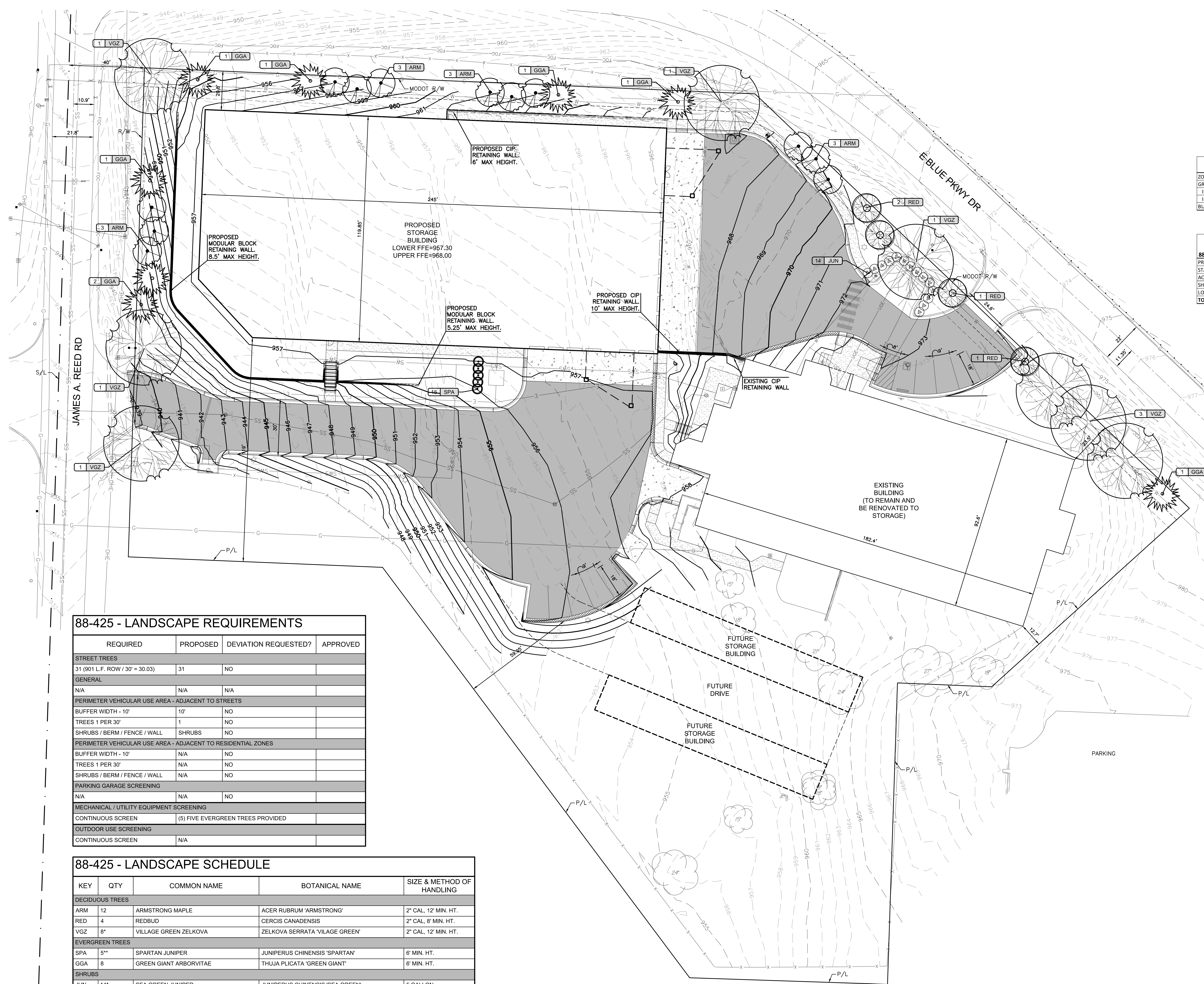
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PROPOSED USE(S)				
STALLS	12	12		
ACCESSIBLE	1	1		
SHORT-TERM			3	3
LONG-TERM			N/A	0
TOTAL	13	13	3	3

NOTES:

EXISTING BUILDING
PROPOSED USAGE: STORAGE
LOWER LEVEL: 7,761 SF
MAIN LEVEL: 17,317 SF
SECOND LEVEL: 17,373 SF
BUILDING HEIGHT: 37'

PROPOSED BUILDING
PROPOSED USAGE: STORAGE
LOWER LEVEL: 28,918 SF
MAIN LEVEL: 28,918 SF
BUILDING HEIGHT: 29'-2"

FUTURE BUILDINGS
PROPOSED USAGE: STORAGE
BUILDING AREA: 5,000 SF



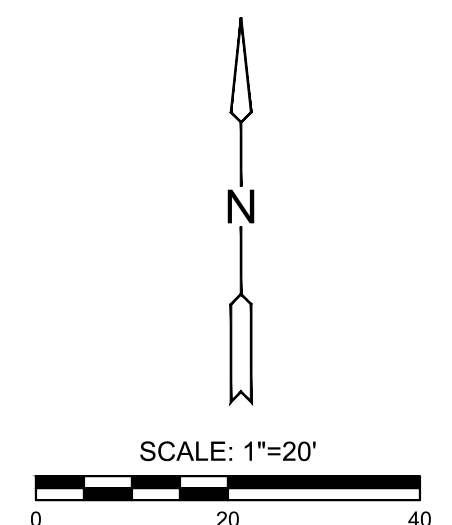
88-425 - LANDSCAPE REQUIREMENTS

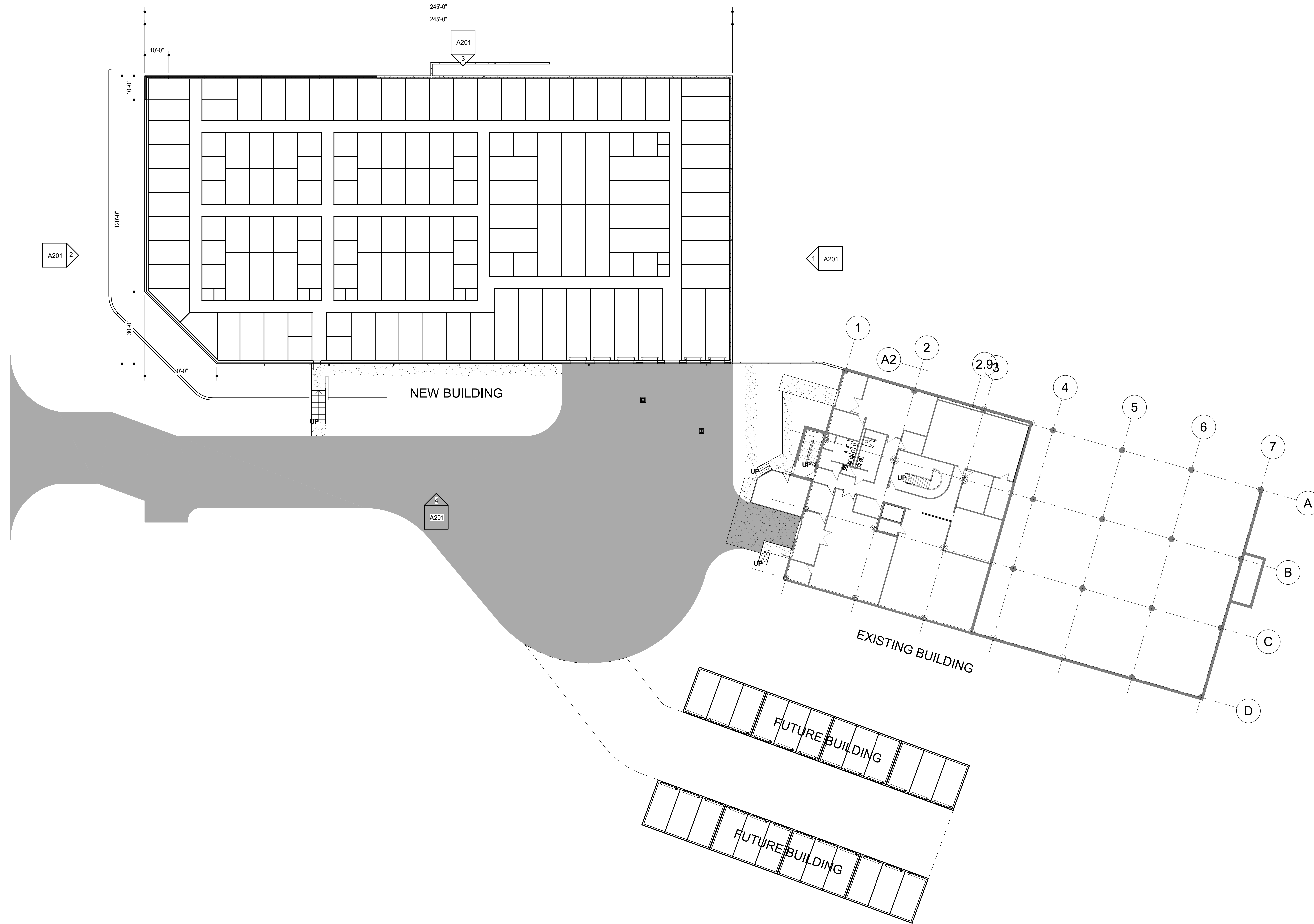
REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
STREET TREES			
31 (901 L.F. ROW / 30' = 30.03)	31	NO	
GENERAL			
N/A	N/A	N/A	
PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS			
BUFFER WIDTH - 10'	10'	NO	
TREES 1 PER 30'	1	NO	
SHRUBS / BERM / FENCE / WALL	SHRUBS	NO	
PERIMETER VEHICULAR USE AREA - ADJACENT TO RESIDENTIAL ZONES			
BUFFER WIDTH - 10'	N/A	NO	
TREES 1 PER 30'	N/A	NO	
SHRUBS / BERM / FENCE / WALL	N/A	NO	
PARKING GARAGE SCREENING			
N/A	N/A	NO	
MECHANICAL / UTILITY EQUIPMENT SCREENING			
CONTINUOUS SCREEN	(5) FIVE EVERGREEN TREES PROVIDED		
OUTDOOR USE SCREENING			
CONTINUOUS SCREEN	N/A		

88-425 - LANDSCAPE SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
ARM	12	ARMSTRONG MAPLE	ACER RUBRUM 'ARMSTRONG'	2" CAL, 12' MIN. HT.
RED	4	REDBUD	CERCIS CANADENSIS	2" CAL, 8' MIN. HT.
VGZ	8"	VILLAGE GREEN ZELKOVA	ZELKOVA SERRATA 'VILAGE GREEN'	2" CAL, 12' MIN. HT.
EVERGREEN TREES				
SPA	5"	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' MIN. HT.
GGA	8	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	6' MIN. HT.
SHRUBS				
JUN	14"	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GALLON
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	ALL DISTURBED AREAS TO BE SEEDED FESCUE	FESCUE GRASS SEED

* (1) ONE VGZ AND (14) FOURTEEN JUN UTILIZED FOR PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS. (5) FIVE SPA SHALL BE UTILIZED FOR MECHANICAL / UTILITY SCREENING. ALL OTHER TREES SHALL BE CONSIDERED "STREET TREES" AND SHALL BE LOCATED WITHIN 10' OF R.O.W. AS REQUIRED BY 88-425-03.





1 ARCHITECTURAL FLOOR PLAN - LOWER LEVEL A
1" = 20'-0"

**DEVELOPMENT
PLANS**

DATE:
• 12/13/2021

REVISED DATE:
•••

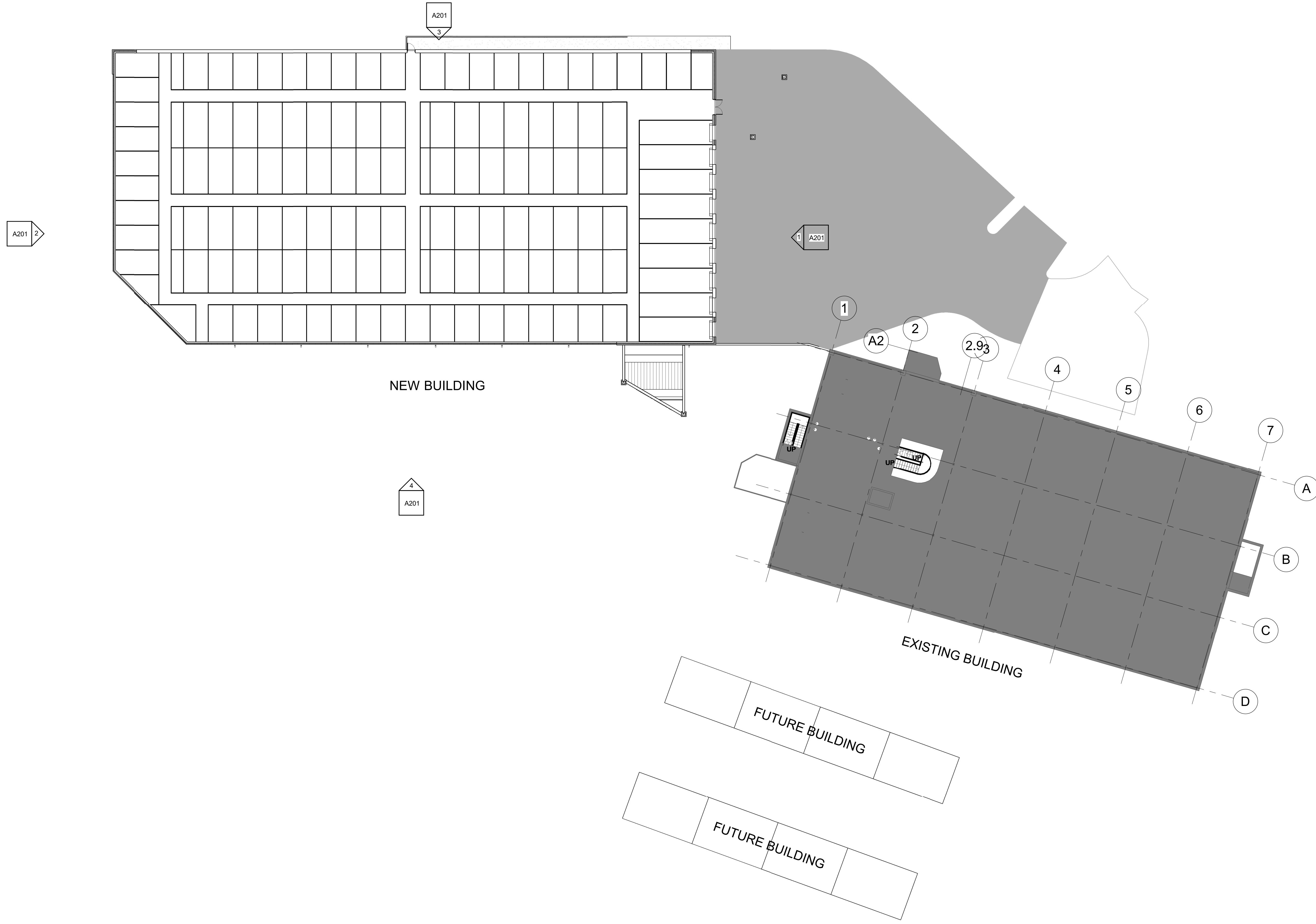
GYS - BLUE PARKWAY SELF STORAGE

Client Name
Enter address here

SHEET CONTENTS:
••• ARCHITECTURAL FLOOR
PLAN - LOWER LEVEL

HTK PROJECT NUMBER:
• 2108.05-001

SHEET NUMBER:
A001



1 MAIN LEVEL - A
1" = 20'-0"

DEVELOPMENT
PLANS

DATE:
• 12/13/2021

REVISED DATE:

GYS - BLUE PARKWAY SELF STORAGE

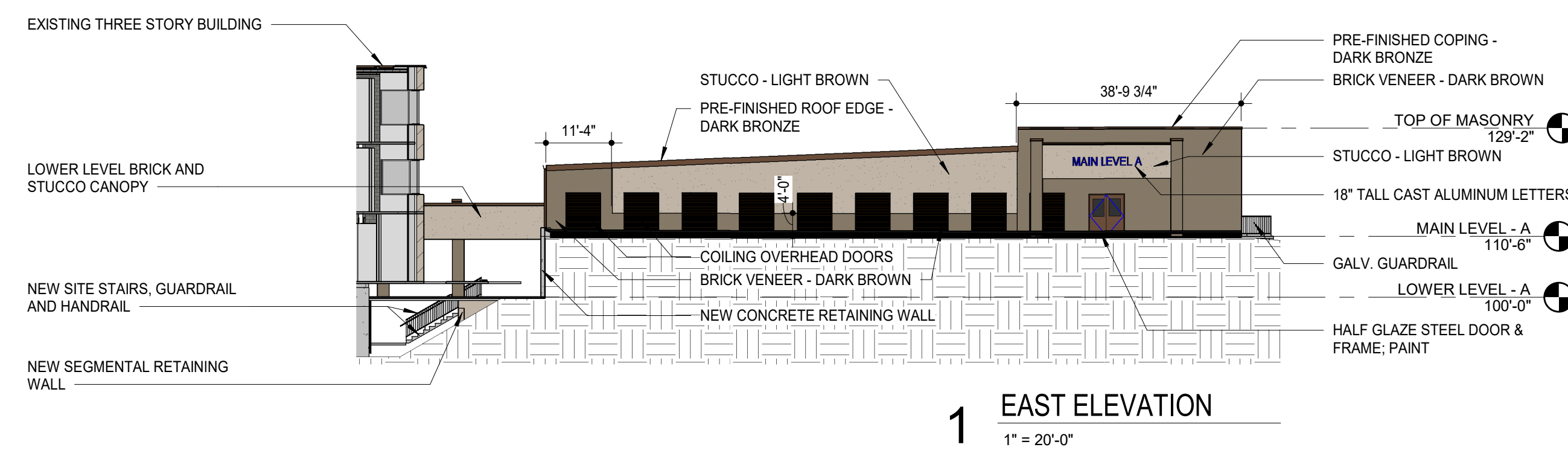
SHEET CONTENTS:
• ARCHITECTURAL FLOOR
PLAN - MAIN LEVEL

HTK PROJECT NUMBER:
• 2108.05-01

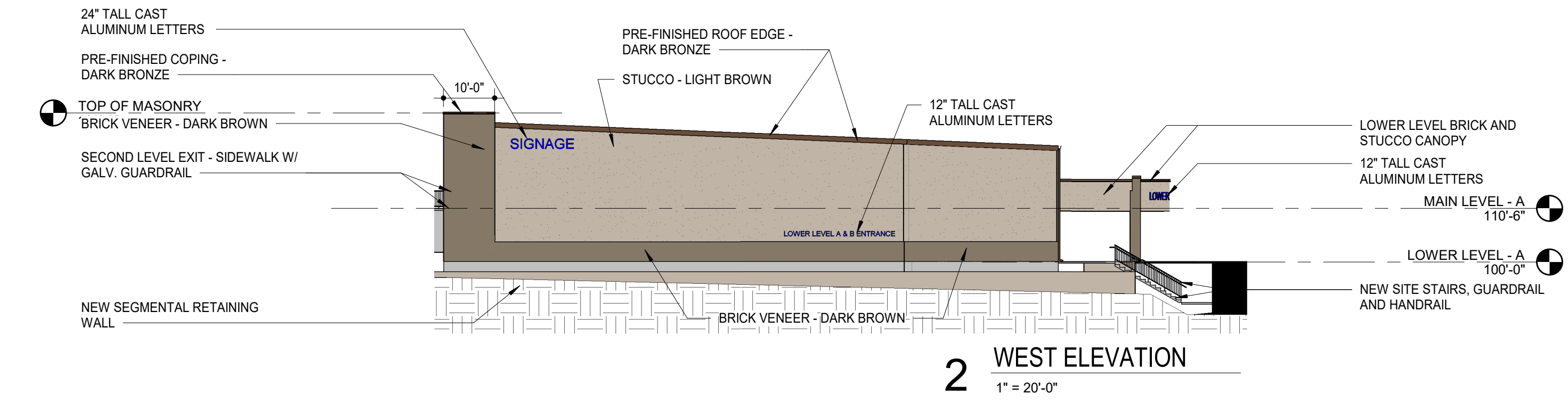
SHEET NUMBER:

A002

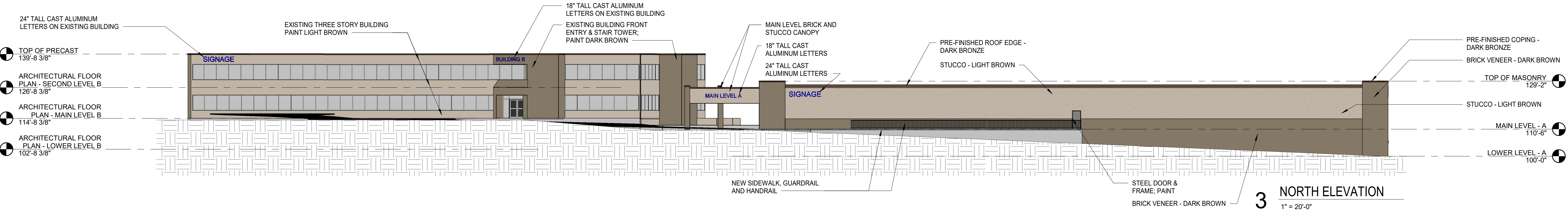
Client Name
Enter address here



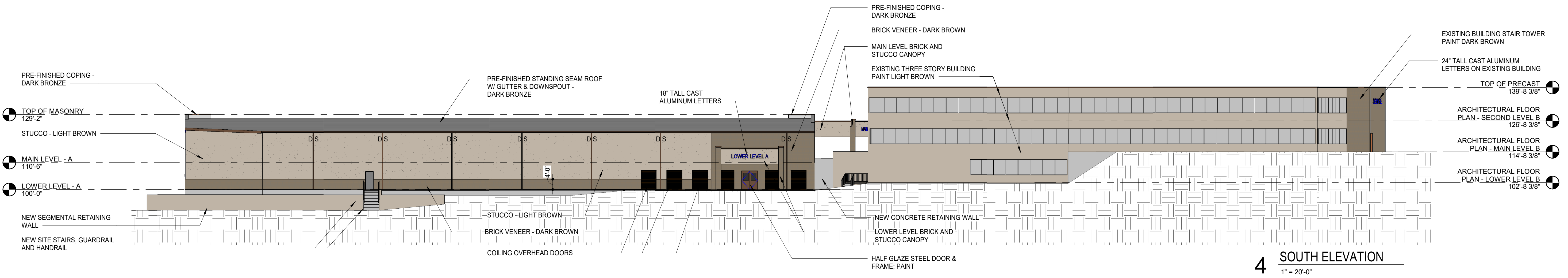
1 EAST ELEVATION
1" = 20'-0"



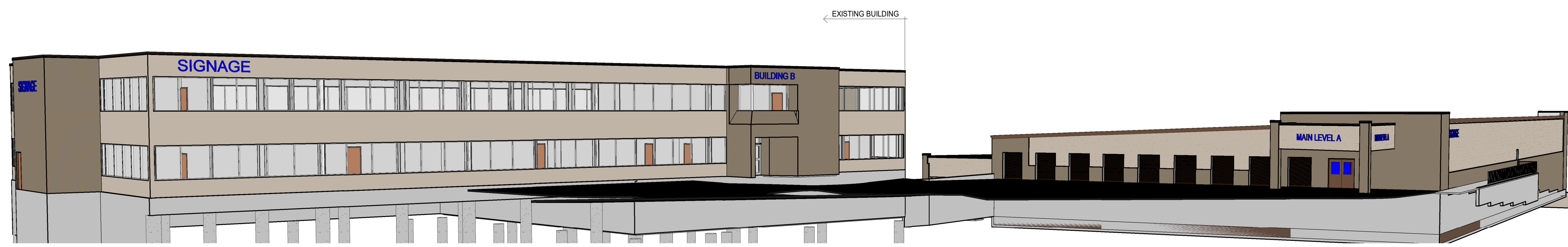
2 WEST ELEVATION
1" = 20'-0"



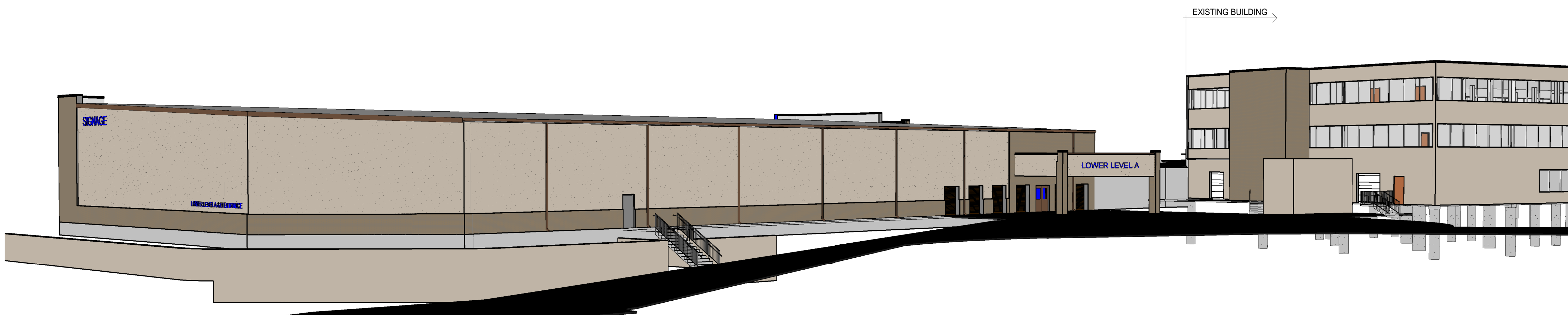
3 NORTH ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



5 LOOKING SOUTHWEST



6 LOOKING NORTHEAST

Project	Catalog #	Type
Prepared by	Notes	Date



**McGraw-Edison
GLEON Galleon**

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinx
- Enlighted

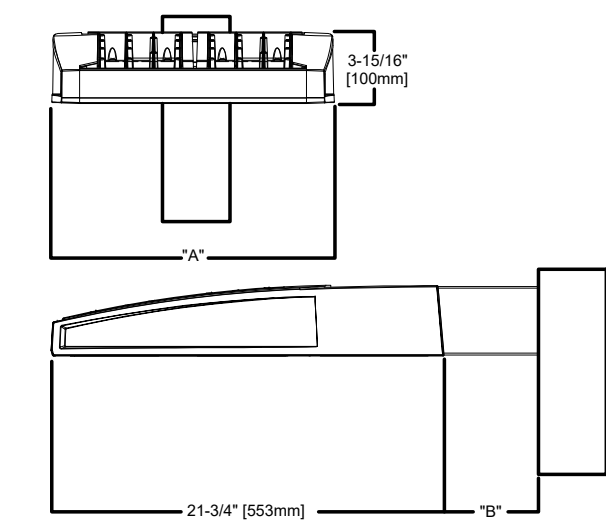
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (94W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



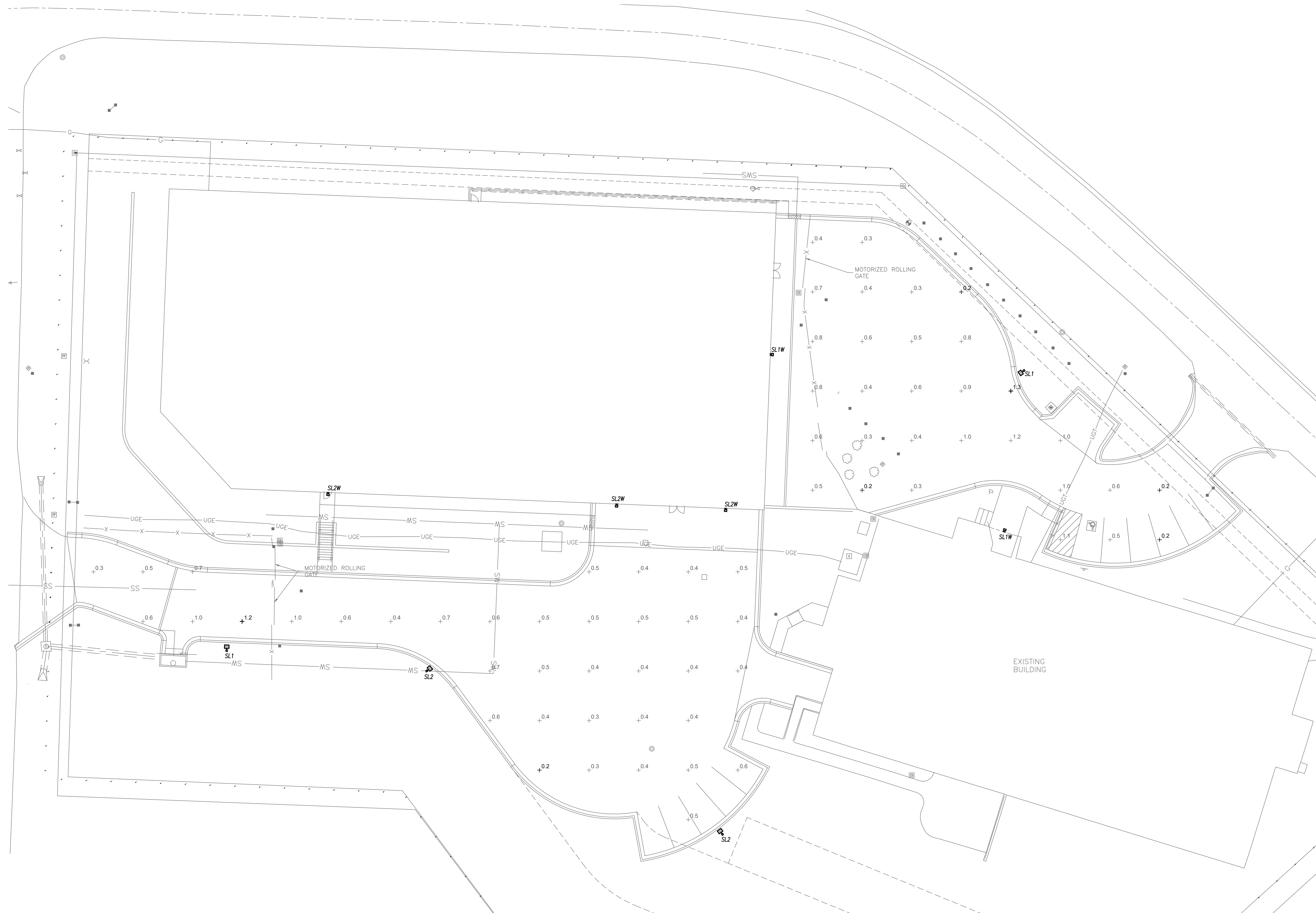
Number of Light Sources	7" Width	7" Standard Arm Length	7" Extended Arm Length 1	10" Data Mount Arm Length	10" Data Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
1. See installation requirements and additional details on Mounting Details section.

NOTES:
1. All dimensions are in millimeters unless otherwise specified. All dimensions are O.C. unless otherwise specified.
2. See Catalog for 3000 CCT and warmer only.



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October 20, 2021 8:34 AM



SITE PLAN
1" = 20'-0"

SITE PHOTOMETRICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS				UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.	
LARGE PARKING LOT	0.5	1.2	0.2	6.0 : 1.0	2.5 : 1.0	
SMALL PARKING LOT	0.6	1.3	0.2	6.5 : 1.0	3.0 : 1.0	
PROPERTY LINE	0.0	0.1	0.0	N/A	N/A	

- NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.11.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						REMARKS	
				ID	WATTS	LUMENS	CRI	CCT	DIMMING		VOLTAGE
SL1	MCGRAW-EDISON	GLEON LED GLEON SERIES	POLE-MOUNTED AREA LIGHT, LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING, LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IS TYPE IV (SL1) DISTRIBUTION WITH HOUSE SIDE SHIELD. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 20" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER.	SA1A	34	4,879	70	4000K	NO	120	
SL1W	MCGRAW-EDISON	GLEON LED GLEON SERIES	SAME AS FIXTURE TYPE 'SL1' EXCEPT WALL MOUNTED. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.	SA1A	34	4,879	70	4000K	NO	120	
SL2	MCGRAW-EDISON	GLEON LED GLEON SERIES	POLE-MOUNTED AREA LIGHT, LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING, LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IS TYPE IV FORWARD THROW (FT) DISTRIBUTION WITH HOUSE SIDE SHIELD. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 20" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER.	SA1A	34	4,909	70	4000K	NO	120	
SL2W	MCGRAW-EDISON	GLEON LED GLEON SERIES	SAME AS FIXTURE TYPE 'SL2' EXCEPT WALL MOUNTED. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.	SA1A	34	4,909	70	4000K	NO	120	