



CITY PLAN COMMISSION REPORT

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

Project Name

88th & North Oak Apartments

Hearing Date April 5, 2022

Docket # Request

8 CD-CPC-2022-00017
Development Plan
(residential)

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner

8728 N Oak LLC
2002 Burlington St.
Kansas City, MO 64116

Location 8716 & 8728 N Oak Trfy
Area 1.92 acres
Zoning R-1.5
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses

North – residential use, zoned R-7.5
South – commercial and civic use, zoned B1-1
East – residential use zoned R-7.5
West – residential use zoned R-7.5

Land Use Plan

The Gashland/Nashua Area Plan recommends residential low density. The current zoning does not comply with the recommended future land use; however, Long Range Planning only requires an area plan amendment if the zoning is being changed. There is not request for a rezoning in this case.

Major Street Plan

N Oak is designated as a Thoroughfare at this location according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on March 8, 2022. A summary of the meeting is attached to this report. The applicant team had an additional public meeting on March 29, 2022.

EXISTING CONDITIONS

The subject site is two currently separate parcels that are residentially zoned. The land is currently vacant and mostly surrounded by single family homes. There is a recently approved rezoning to allow for a coffee shop on the parcel directly to the south.

SUMMARY OF REQUEST

CD-CPC-2022-00017 - A request to approve a development plan for two multi-family residential buildings to contain a total of 56 units on about 1.92 acres generally located at the southwest corner of NE 88th Street and N Oak Trafficway.

KEY POINTS

- Residential Development Plan

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
8 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

No relevant cases found.

HISTORY

The two parcels previously contained single family homes but appear to be demolished sometime between 2018 and 2021.

PLAN REVIEW

The proposed plan consists of two, two-story multi-family residential buildings to contain a total of 56 units. Each building will be approximately 11,000 square feet, and front N Oak Trfy. Proposed parking will be to the rear of the building, adjacent to the single-family homes on McGee St. There are 103 parking spaces proposed. The site will be accessible from NE 88th St. Additionally, there will be a right-in and right-out only exit on the southern portion of the lot onto N Oak Trfy. Pedestrian sidewalks are proposed between in the buildings and the parking lot, as well as to the north and south of the buildings.

Landscaping and decorative fencing is shown on the plans to screen the parking lot from the residences to the west. Street trees and interior landscaping are shown in the parking lot, around the propose buildings, the street side yard bordering N Oak Trfy, and between the 2 buildings.

Proposed elevations show the use of cementitious lap siding, cementitious board and batten, and stone veneer building materials. Architectural articulation is provided with the varying roofline and building setbacks.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

Plan Review Criteria (88-516-05)

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan does not comply with the lot and building standards in an R-1.5 district for the minimum lot area per unit. The applicant has worked with staff to reduce the number of units from 58 to 56, but a deviation of 365 square feet is required, and being requested by the applicant. Other than this deviation, the plan complies with the zoning and development code, subject to the conditions attached to this report.

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

Multi-unit residential uses/buildings are permitted in this 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.

Proposed ingress and egress from the site is located on NE 88th St. This curb cut will provide access to the parking to the rear of the proposed buildings. Additionally, there will be a right-in and right-out only curb cut on the southern portion of the site.

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.

The applicant is proposing sidewalk extensions to accommodate pedestrians around the entire building. Bicycle parking will also be available.

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

Existing utilities will be extended accommodate the development

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 architecture of the buildings is comparable to the character of the existing single-family housing in the area. Building materials include both earth tone stone veneer and neutral colored siding.

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 proposes a variety of trees and shrubs to properly screen vehicular areas and meet the Code requirements for street trees and interior landscaping.

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 proposed development will increase the impervious surface on the site. There is a proposed underground detention basin under the south portion of parking lot to accommodate stormwater runoff.

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.

Any trees currently on the site will be removed to allow for the buildings and parking lot.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Genevieve Kohn
Staff Planner



Plan Conditions

Report Date: March 31, 2022

Case Number: CD-CPC-2022-00017

Project: 88th and North Oak Apartments

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to Certificate of Occupancy.
2. 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.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. The developer shall combine the parcels via minor subdivision or deeds.
7. Dumpster enclosures shall be constructed of decorative split-face block or other similar, complementary, material to the residential buildings.
8. Meet the Long-Term Bicycle Parking requirement in 88-420-09-C. One space per 3 units (18 total spaces)

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

9. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. 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.
12. That the South half of NE 88th Street shall be improved to current standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to issuance of a Building Permit.
13. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
14. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

15. 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.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
17. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to Certificate of Occupancy.

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

18. Fire Water Flow
19. Fire Hydrant
20. Fire Department Connection

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

21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
22. The developer shall pay money-in-lieu of parkland dedication fee in the amount of \$32,794.52 prior to Certificate of Occupancy for 56 multi-family residential units.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Todd Hawes – 816-513-0296



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

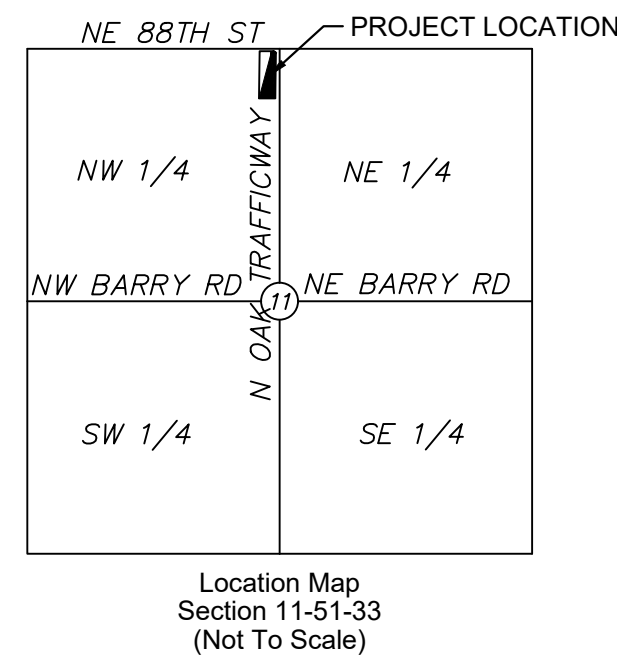
Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

DEVELOPMENT PLAN FOR NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS

SECTION 11, TOWNSHIP 51, RANGE 33
IN KANSAS CITY, CLAY COUNTY, MISSOURI



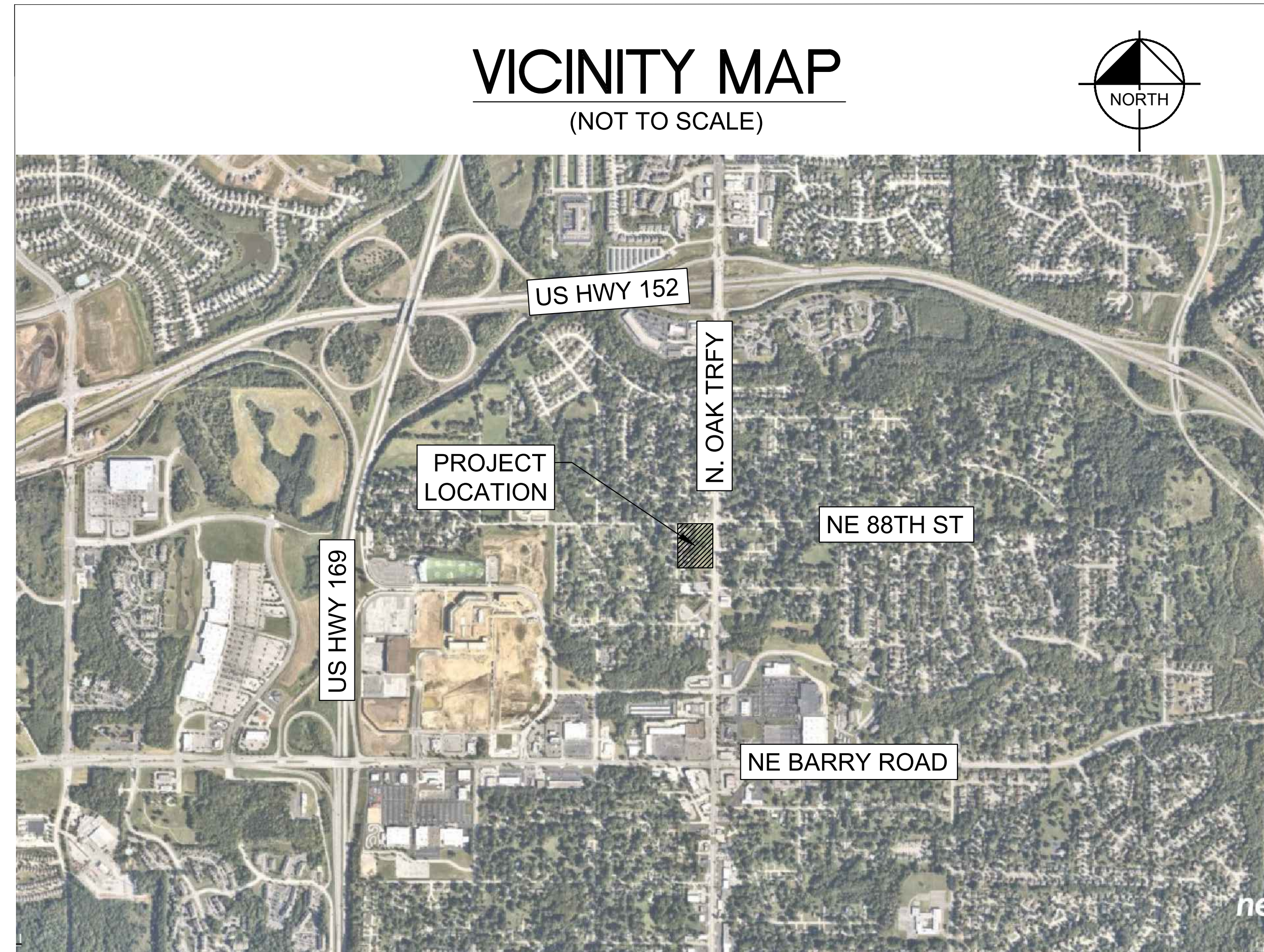
PROJECT TEAM

DEVELOPER
PC HOMES, LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152 TEL: 816-753-9200
CONTACT: BRIAN MERTZ
EMAIL: BMERTZ1@KC.RR.COM

DESIGN PROFESSIONAL (CIVIL ENGINEER)
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 652-0350
PRIMARY CONTACT: MATT KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: PERLA DIOSDADO, P.E.
EMAIL: PERLA.DIOSDADO@KIMLEY-HORN.COM

SURVEYOR
AYLETT SURVEY & ENGINEERING CO.
201 NW 72ND STREET,
GLADSTONE, MO 64118
TEL: 816-436-0732

ARCHITECT
TIM BALDRIDGE
3515 W. 75TH ST. SUITE 201,
PRAIRIE VILLAGE, KS 66208
TEL: 913-831-1563
EMAIL: TBALDRIDGE@NSPJARCH.COM



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	GRADING AND UTILITY PLAN
L1	LANDSCAPE PLAN
L2	STREET TREE PLANTING PLAN
L3	LANDSCAPE NOTES AND DETAILS
A1	BUILDING ELEVATIONS-1
A2	BUILDING ELEVATIONS-2
A3	BUILDING ELEVATIONS-3

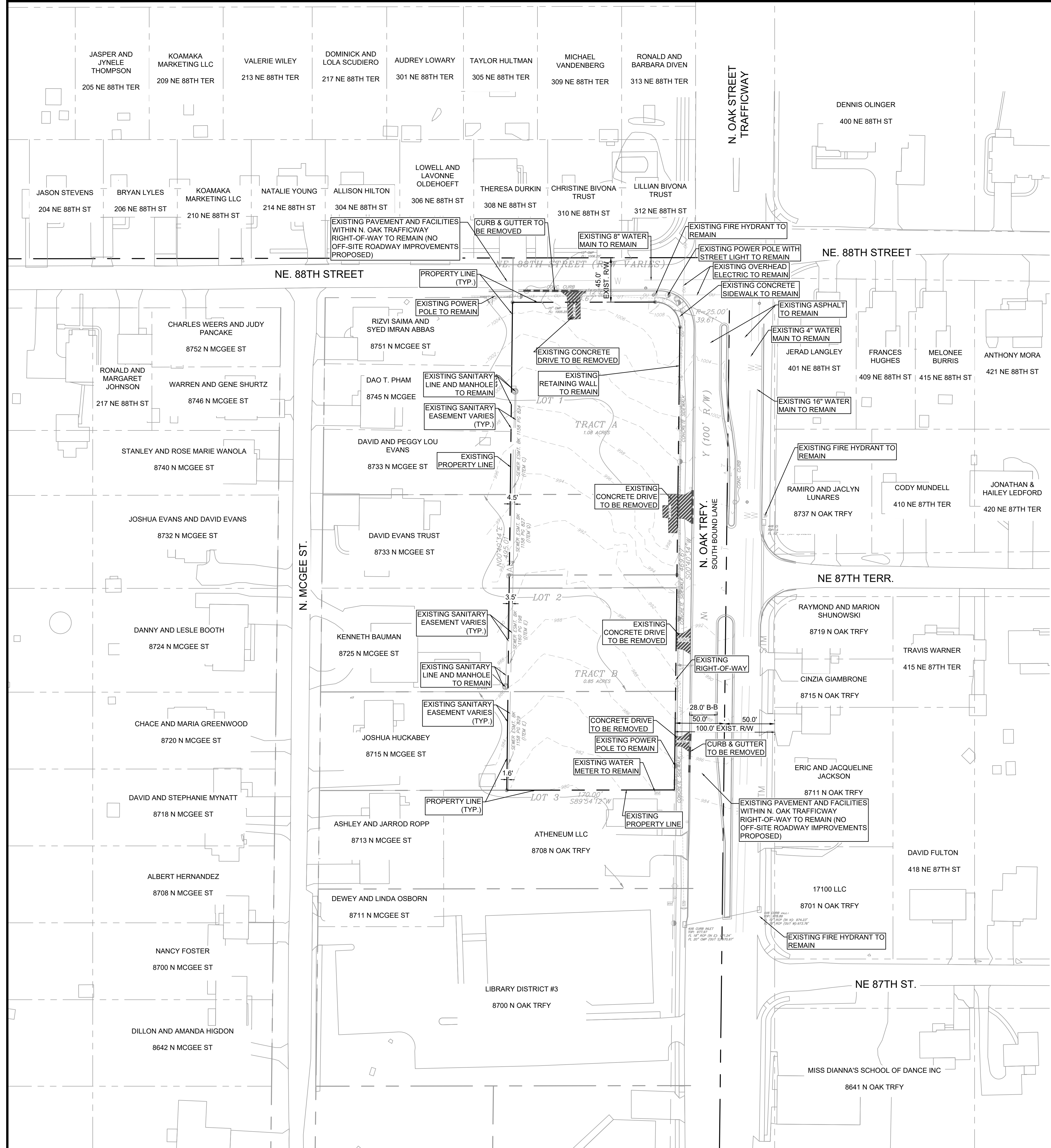
EXISTING LEGAL DESCRIPTION

THE NORTH 95 FEET OF THE EAST ONE HALF OF LOT 2, GASLAND HEIGHTS RESURVEY, EXCEPT THE EAST 20 FEET THEREOF, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; AND ALSO THE EAST HALF OF LOT 1, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT THAT PART DEEDED TO THE CITY OF KANSAS CITY IN DEED RECORDED OCTOBER 7, 1996 AS DOCUMENT NO. N17010 IN BOOK 2609 AT PAGE 520; AND ALSO THE EAST 190 FEET OF THE SOUTH ONE HALF OF LOT 2, GASLAND HEIGHTS RESURVEY, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND ALL OF THE EAST ONE HALF OF LOT 2, EXCEPT THE NORTH 95 FEET THEREOF, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ALSO EXCEPT THE FOLLOWING TRACT DEEDED TO KANSAS CITY, DESCRIBED AS FOLLOWS: THE EAST 20.00 FEET OF THE SOUTH 105 FEET OF LOT 2, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; AND ALSO THE EAST HALF OF THE NORTH HALF OF TRACT 3, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT THAT EAST 20 FEET THEREOF.

Drawing name: K:\KNC_DEVELOPMENT\26813000_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\CI - COVER SHEET.dwg Layout1 Mar 18, 2022 12:17pm By: Perla.Diosdado
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COVER SHEET				
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS				
KANSAS CITY, CLAY COUNTY, MO				
ORIGINAL ISSUE: 02.14.2022				
KHA PROJECT NO. 268131000				
SHEET NUMBER				
C1				

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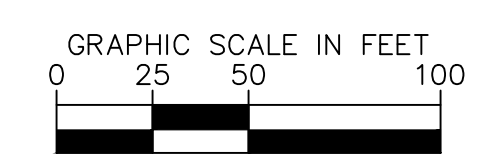
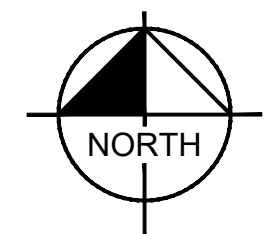
DEMOLITION LEGEND

	CURB & GUTTER REMOVAL
	CONCRETE REMOVAL

NOTE:
 EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY ANLETT SURVEY & ENGINEERING CO., DATED MAY 24TH, 2018

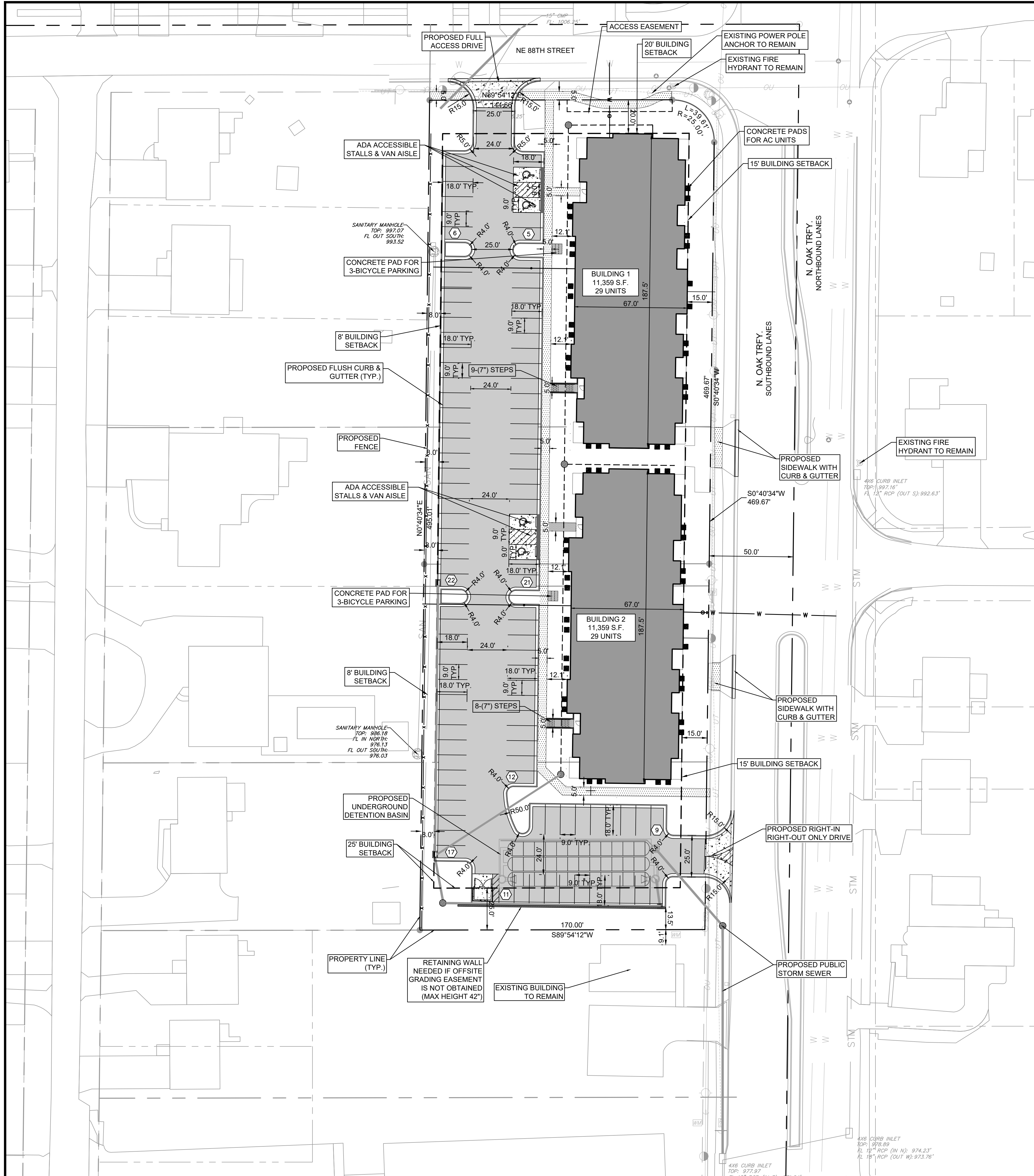
LEGEND

<ul style="list-style-type: none"> ● Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted) ○ Set Monument (Cotton Picker Spindle) ○ Found Monument ○ Right-of-Way Marker Found ○ Control Point ○ Light Pole ○ Overhead Utility Lines ○ Underground Electric Lines ○ Utility Pole ○ Light Pole ○ Utility Pole w/Light ○ Guy Anchor ○ Electric Pedestal ○ Electric Meter ○ Electric Access Vault ○ Electric Access Box (mounted) ○ Electric Manhole ○ Gas Line ○ Regulator Station ○ Gas Valve ○ Gas Meter ○ Casing Vent ○ Traffic Light Pole ○ Traffic Control Manhole ○ Traffic Control Manhole ○ Traffic Control Box (mounted) ○ Chain Link Fence ○ Wood Fence ○ Woven Wire Fence ○ Wire Fence ○ Gate Post ○ Utility Marker ○ Single Pole Sign ○ Double Pole Sign ○ Concrete Bollard ○ Wood Bollard or Wood Post ○ Sprinkler Head ○ Sprinkler Valve ○ Sprinkler Control ○ Down-Spout ○ Yard Drain ○ Yard Light ○ Mail Box ○ Flag Pole ○ AC Unit ○ Satellite Dish ○ Handicap Parking Stall 	<ul style="list-style-type: none"> — Water Line — Fire Hydrant — Water Valve — Water Meter — Water Manhole — Water Vault — Sanitary Sewer Line — Sanitary Sewer Manhole — Sanitary Sewer Clean-out — Polyvinyl Chloride Pipe — Vitriolite Clay Pipe — Underground Telephone or Fiber-Optic Line — Telephone or Fiber-Optic Pedestal — Telephone or Fiber-Optic Manhole — Telephone or Fiber-Optic Access Vault — Underground Cable TV Line — Cable TV Pedestal — Storm Manhole — Corrugated Metal Pipe — Reinforced Concrete Pipe — Reinforced Concrete Eliptical Pipe — Reinforced Concrete Box — Manhole — Tree and Size — Bush — Foliage Drip Line — Brush Line or Hedge Row — Flow Line — Edge of Water — Right of Way — Center Line — I.T.B. — Initial Tangent Bearing — R — Radius — L — Length of Arc — (M) — Measured — (P) — Platted — (D) — Deeded — ESMT. — Easement — U/E — Utility Easement — W/E — Water Easement — D/E — Drainage Easement — S/E — Sewer Easement — B/L — Building Line — BK. — Book — PG. — Page
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EXISTING CONDITIONS				
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO				
ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER				
C2				

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PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	STANDARD 6" CURB AND GUTTER
	SIDEWALK RAMP

GENERAL NOTES

- THE SITE IMPROVEMENTS ARE LIMITED TO WHAT IS SHOWN HEREIN.

Development Summary Table	
A	Zoning
	Existing: R-1.5 Proposed: R-1.5
B	Total Land Area
	Existing: 1.92 Acres Proposed: 1.92 Acres
C	Right-of-way
	Existing: 0.00 Acres Proposed: 0.00 Acres
D	Net Land Area
	Existing: 1.92 Acres Proposed: 1.92 Acres
E	Proposed Uses
	Multi-Family R 1.5
F	Structure Height & # of floors
	Number of Floors: 2 Structure Height: 35
G	Gross Floor Area & # of Units
	Gross Area per Building: 11,359
	Units per Building: 28
	Total Building Count: 2 Total Gross Floor Area (SF): 45,436 Total Unit Count: 56
H	Building Coverage & FAR
	Coverage: 27% FAR: 0.14
I	Density
	Gross Density (lots/land area): 29.17 Net Density (lots/net land area): 29.17
J	Vehicle Parking
	Stalls Required: 56 Stalls Provided: 103
K	Bike Parking
	Stalls Required: 6 Stalls Provided: 6
L	Timeline
	Estimated Start Date: 11/1/2022 Estimated Completion Date: 7/1/2023
M	Requested Deviations
	Deviation of 365 sq. ft. to permit 56 units.
N	Parkland Dedication
	Calculated base on 2 people per dwelling unit
	# of dwelling units: 56 Total People = 112 Acres per Person = 0.006 Acres Required = 0.672 Parkland Fees = \$32,794.52

NO.	REVISIONS	DATE	BY

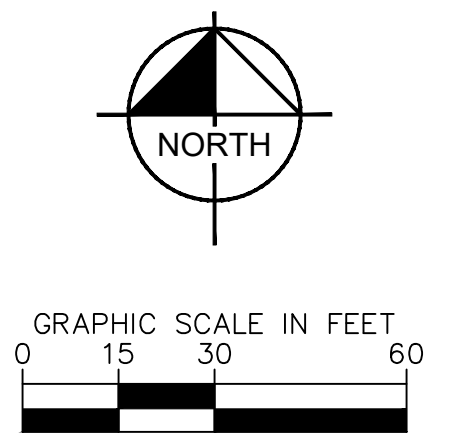
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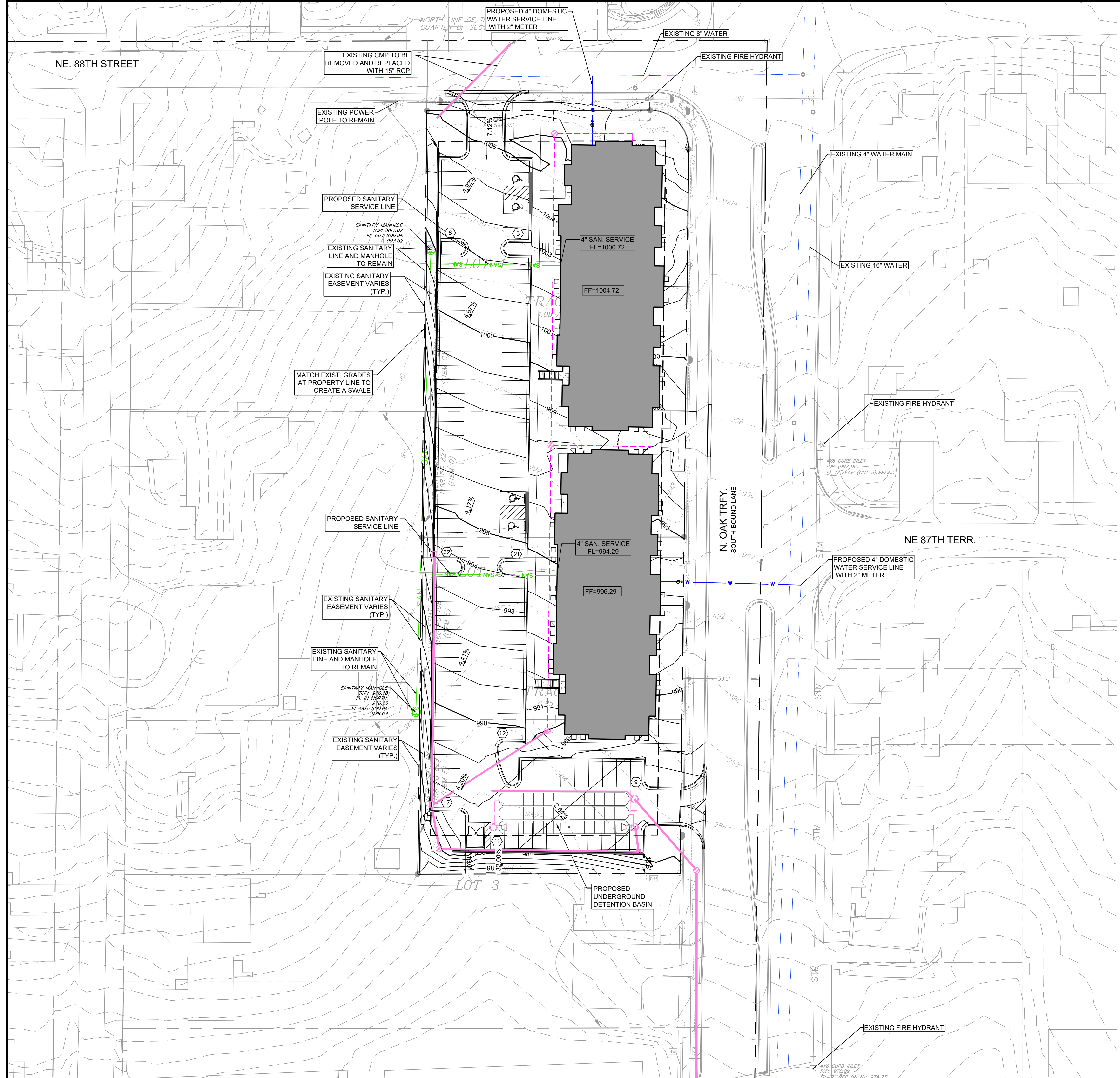
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SITE PLAN

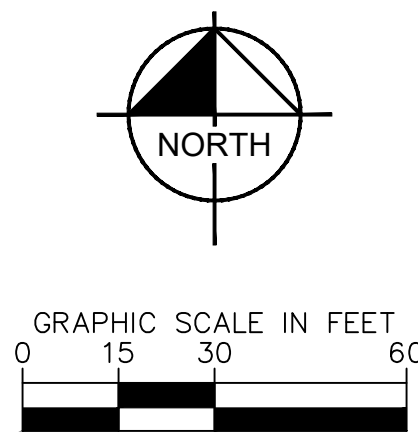
NE 88TH STREET &
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 KANSAS CITY, CLAY COUNTY, MO



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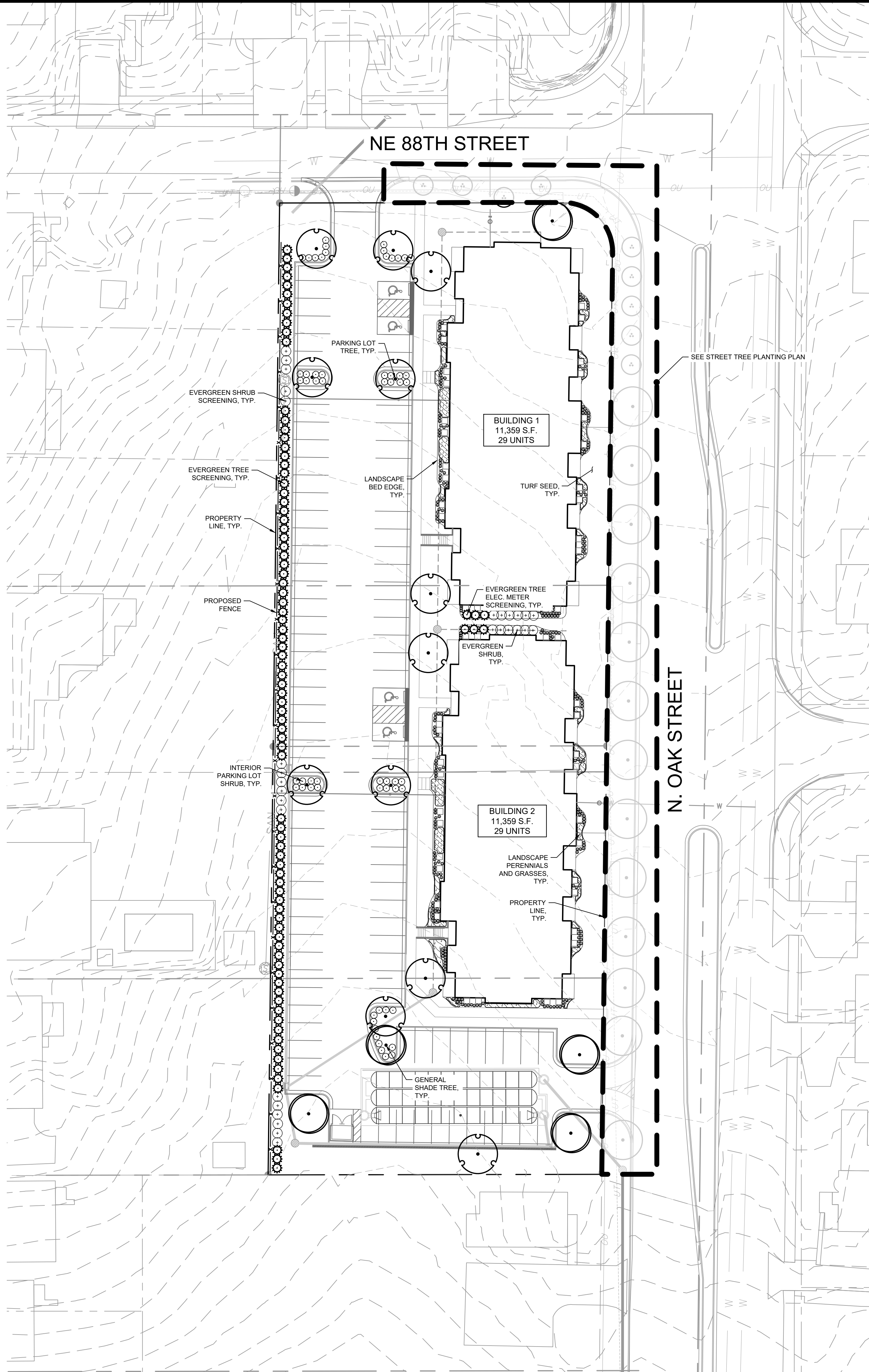


UTILITY LEGEND	
	EX. WATER LINE
	EX. WATER SERVICE LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. GAS LINE
	EX. GAS METER
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. POWER POLE
	EX. UNDERGROUND FIBER OPTIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED NYLOPLAST CURB INLET
	PROPOSED GRATE INLET
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	ROOF DRAIN



CITY COMMENTS	03/18/2022	PMO
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Drawing name: K:\VNC_DEVA\268131000_88th & Oak Apartments\2 Design\CAD\Plan\Sheets\L1 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN Mar 18, 2022 12:17pm by Peru.Diosadas
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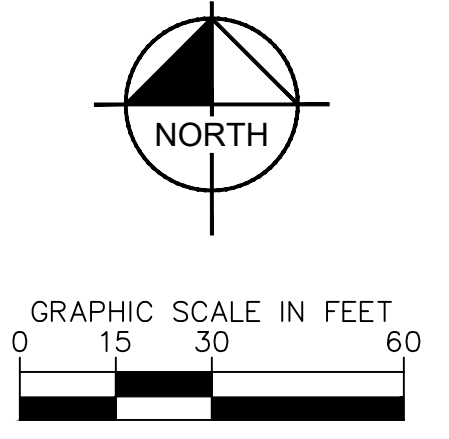
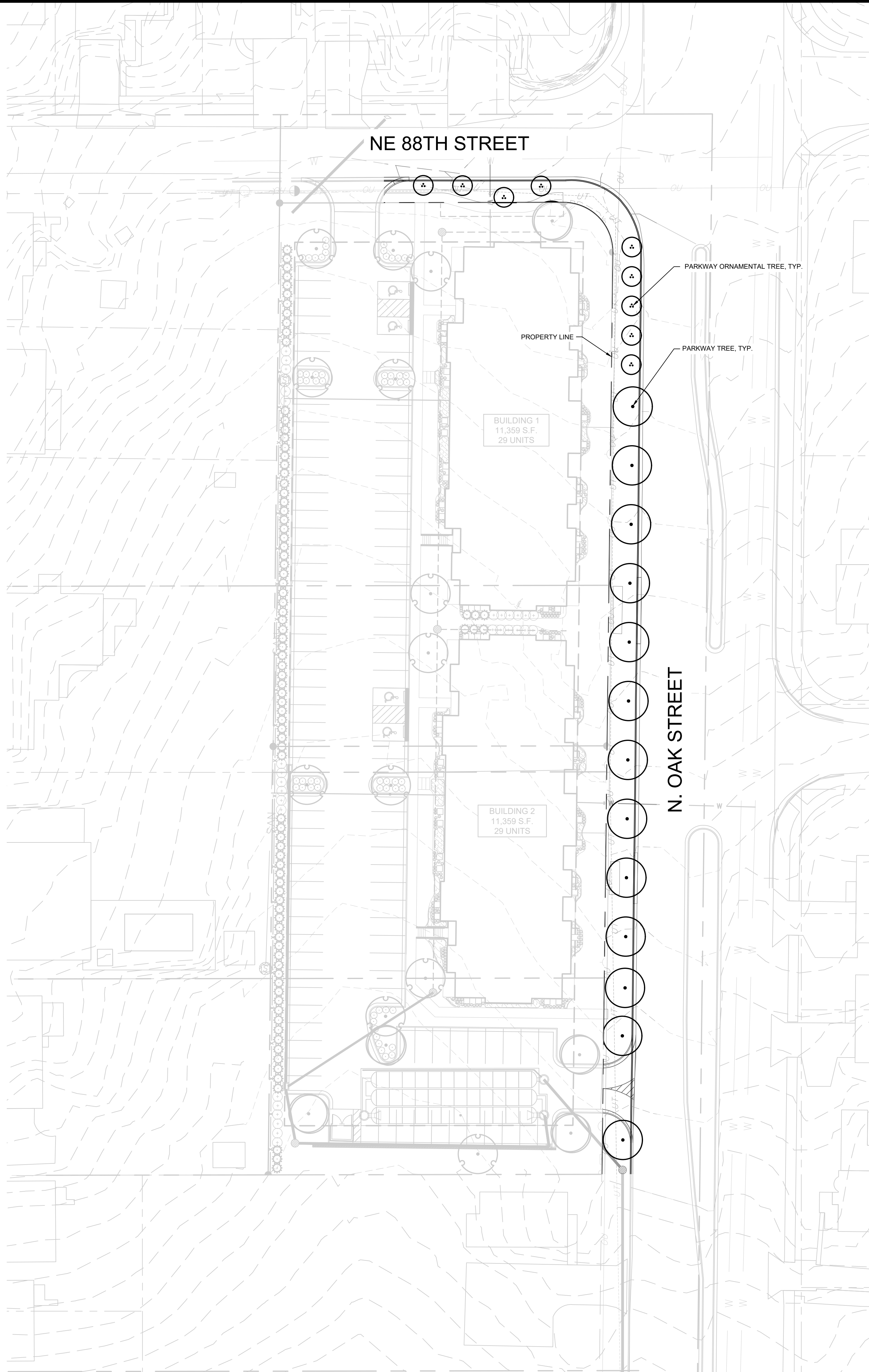
CONCEPT PLANT SCHEDULE

- GENERAL SHADE TREE 5
 ACER RUBRUM
 QUERCUS ROBUR
 GINKGO BILOBA
- PARKING LOT TREE 12
 QUERCUS ROBUR
 GINKGO BILOBA
 GLEDITSIA TRIACANTHOS
 GYMNOCLADUS DIOICUS
 QUERCUS RUBRA
 QUERCUS BICOLOR
- EVERGREEN TREE 75
 JUNIPERUS SCOPULORUM X
 'SKYROCKET'
 JUNIPERUS CHINESIS X 'SPARTAN'
 CHAMAECYPARIS OBTUSA X
 'GRACILIS'
- INTERIOR PARKING LOT SHRUB 58
 SPIRAEA JAPONICA
 ARONIA MELANOCARPA
 CEANOTHUS AMERICANUS
 FORSYTHIA
- EVERGREEN SHRUB 12
 TAXUS X MEDIA
 BUXUS
- SCREENING GRASS 255
- PERENNIALS AND GRASSES 764

KC, MO LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
88-425-04-D GENERAL LANDSCAPE REQUIREMENTS		
AT LEAST ONE TREE IS REQUIRED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT), PLANTED IN SETBACKS AND OPEN SPACE AREAS.	BUILDING 1 - 11,359 S.F. BUILDING 2 - 11,359 S.F. TOTAL FOOTPRINT - 22,718 S.F. 5 TREES	5 TREES PROVIDED.
88-425-06 - INTERIOR LANDSCAPING OF PARKING LOTS		
AT LEAST 35 S.F. OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE. ONE TREE IS REQUIRED PER 5 PARKING SPACES AND ONE SHRUB PER PARKING SPACE. GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.	58 PARKING SPACES 58/5 = 11.6 12 TREES	12 TREES PROVIDED IN INTERIOR PARKING
	58 PARKING SPACES 58 SHRUBS	58 INTERIOR SHRUBS PROVIDED

CITY COMMENTS	NO.	DATE	BY	
<small> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 WWW.KIMLEY-HORN.COM AUTHORITY #001512 EXPIRES 12/31/22 </small>				
SCALE:	DESIGNED BY: PD	DRAWN BY: PD	CHECKED BY: MK	
LANDSCAPE PLAN				
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS <small>KANSAS CITY, CLAY COUNTY, MO</small>				
<small>ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER</small>				
L1				

Drawing name: K:\VNC_DEVA\268131000_88th & Oak Apartments\2 Design\CAD\PlanSheets\L1 - LANDSCAPE PLAN.dwg STREET TREE PLANTING PLAN Mar 18, 2022 12:17pm by: Perla.Diosdado
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CONCEPT PLANT SCHEDULE

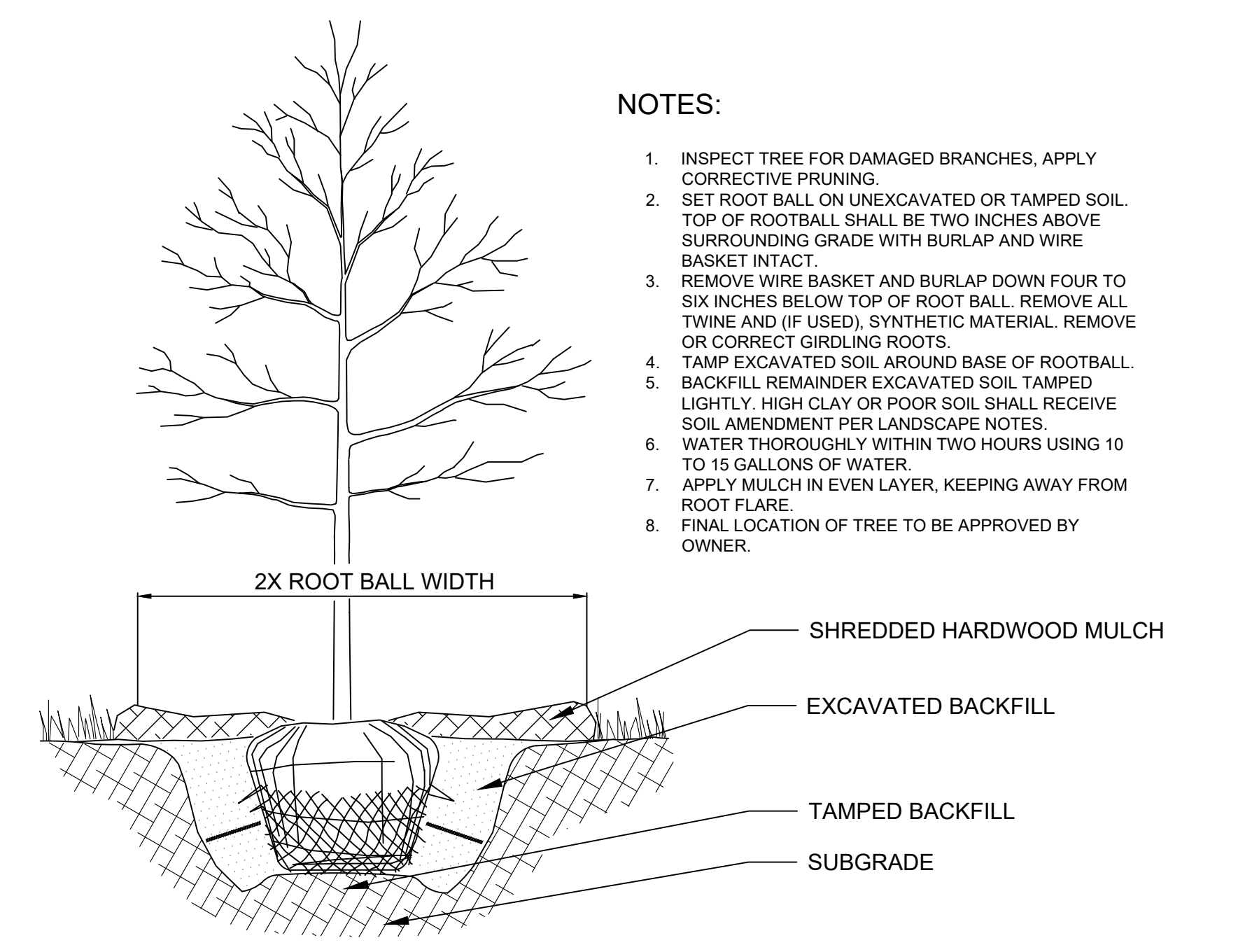
- PARKWAY ORNAMENTAL TREE 9
 CERCIS CANADENSIS
 CORNUS KOUSA
 AMELANCHIER CANADENSIS

- PARKWAY TREE 13
 CELTIS OCCIDENTALIS
 ZELCOVA SERRATA
 ACER RUBRUM

ZONING ORDINANCE	KC, MO LANDSCAPE CODE	
88-425-03-C STREET TREES	REQUIREMENT	PROVIDED
AT LEAST ONE STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE (MIN. CALIPER 2")	654.4 L.F. STREET FRONTAGE 654.4/30 = 21.8 22 STREET TREES	22 TREES PROVIDED. *9 ORNAMENTALS DUE TO OVERHEAD UTILITY CONFLICTS.

ORIGINAL ISSUE: 02.14.2022	KHA PROJECT NO. 268131000	SHEET NUMBER L2	NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO	STREET TREE PLANTING PLAN		SCALE: AS NOTED DESIGNED BY: PD DRAWN BY: PD CHECKED BY: MK	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 WWW.KIMLEY-HORN.COM EXPIRES 12/31/22	Kimley-Horn	CITY COMMENTS No. _____ REVISIONS DATE _____ BY _____	PWD 03/18/2022
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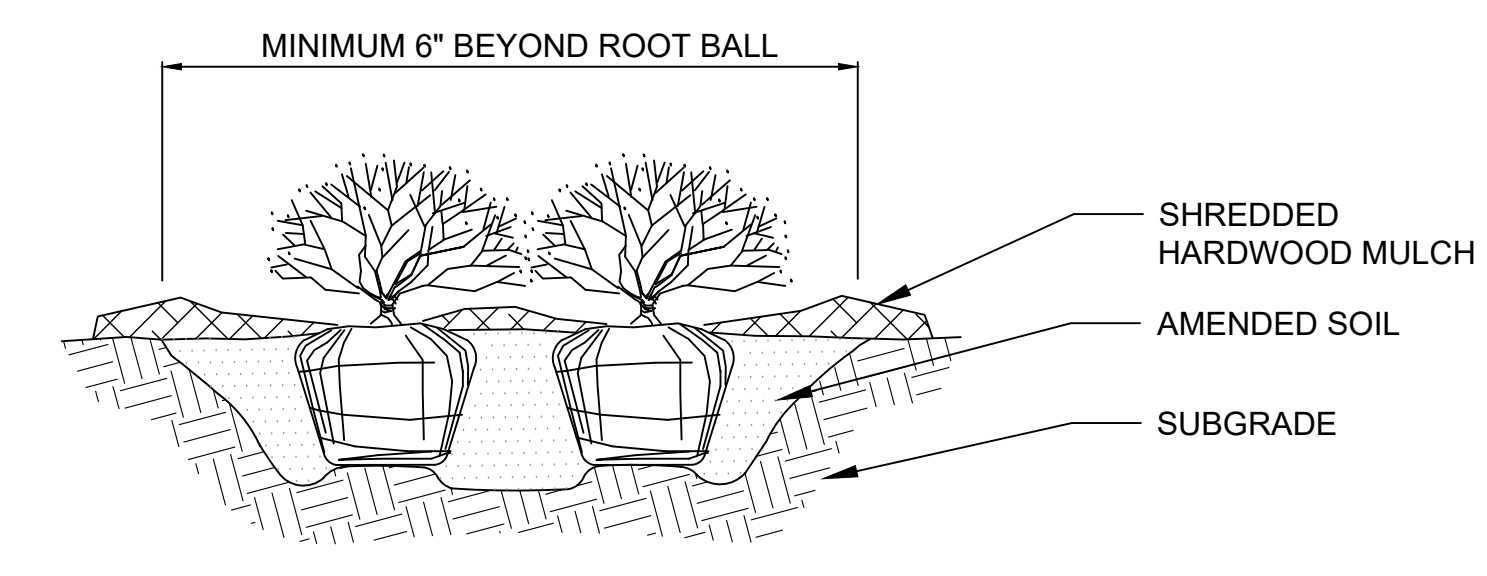
Drawing name: K:\VNC_LDEV\268131000_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\1 - LANDSCAPE PLAN.dwg LANDSCAPE NOTES AND DETAILS Mar 18, 2022 12:17pm by: Peria,Deadsada
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NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

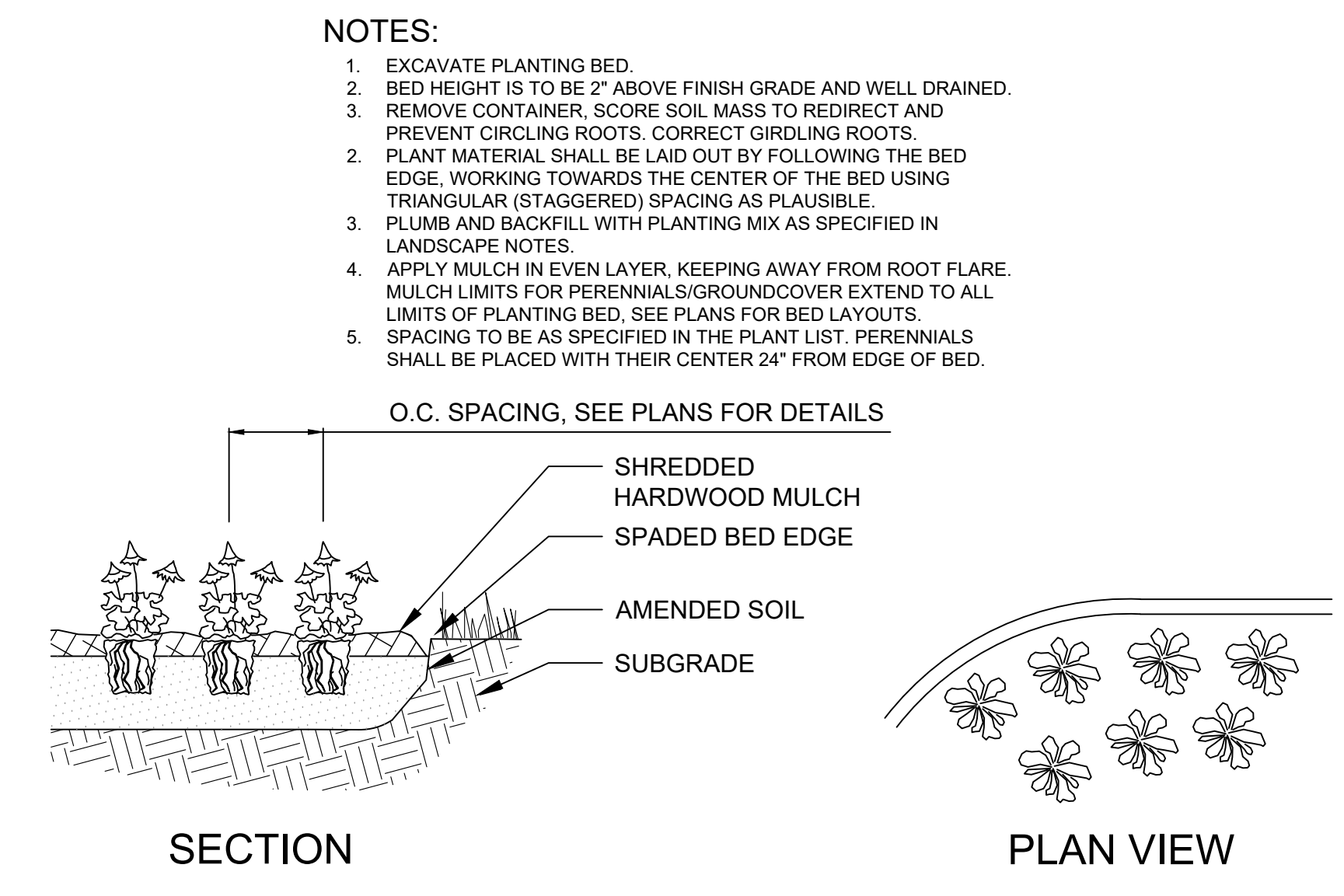
1 TREE PLANTING NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING NTS



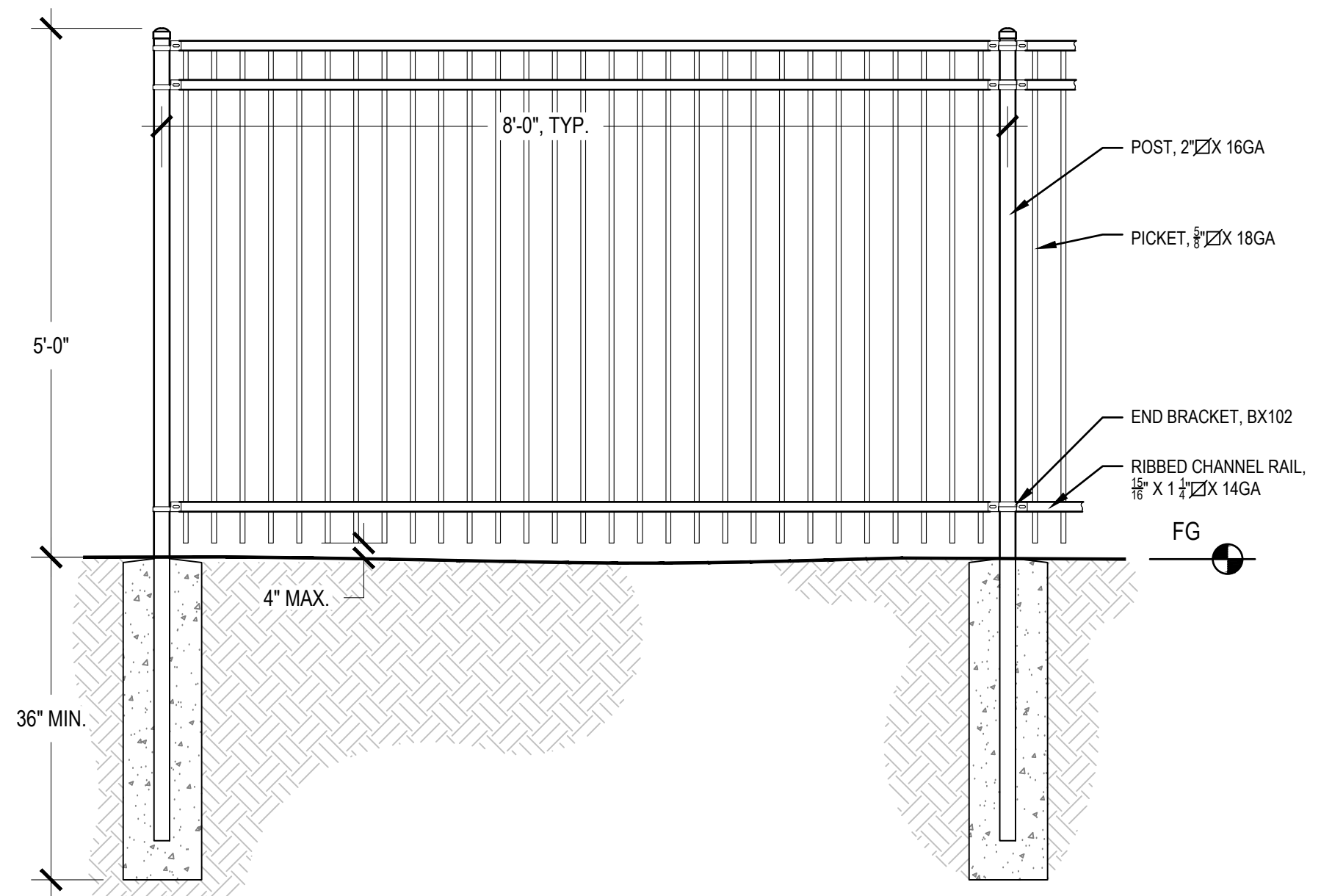
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMBS AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

3 PERENNIAL PLANTING NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



DETAIL	MANUFACTURER	MODEL	COLOR
FENCE	AMERISTAR	MONTAGE MAJESTIC 3 RAIL - 5'	BLACK

4 FENCE NTS

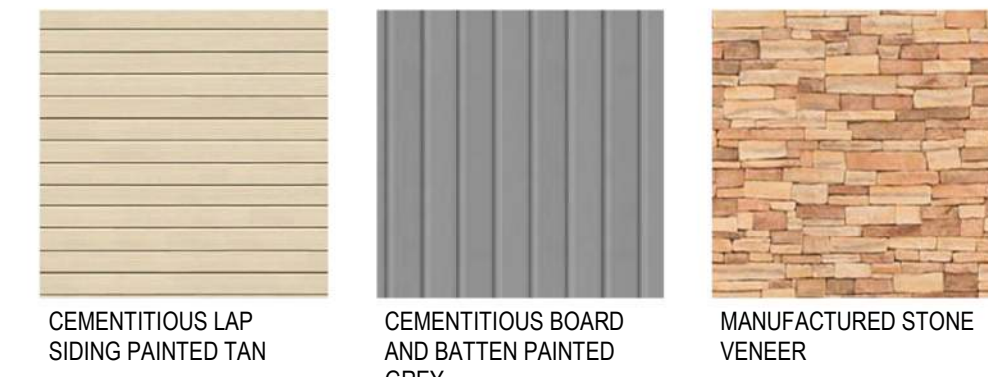
CITY COMMENTS							
NO.	DATE	BY					
1	03/18/2022	PMD					
Kimley»Horn							
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SCALE:	DESIGNED BY: PD	DRAWN BY: PD	CHECKED BY: MK				
NOT FOR CONSTRUCTION							
LANDSCAPE NOTES AND DETAILS							
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO							
ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER							
L3							



3 NORTH
1/8" = 1'-0"

4 SOUTH
1/8" = 1'-0"

MATERIAL KEY



KEY NOTES

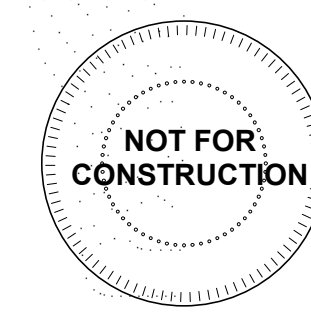
- ① WHITE VINYL WINDOWS
- ② PREFINISHED ALUMINUM BALCONY RAILINGS PAINTED BLACK
- ③ ALUMINUM STOREFRONT WINDOWS PAINTED BLACK
- ④ CEMENTITIOUS ROOF AND BALCONY FASCIAS
- ⑤ MECHANICAL EQUIPMENT LOCATED AT GRADE

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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



2 EAST (FRONT)
1/8" = 1'-0"



1 WEST (BACK)
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
88TH AND N. OAK ST.
88TH AND N. OAK ST., KANSAS CITY, MO

DRAWING RELEASE LOG
• 02.14.22 - PDP SUBMITTAL

△ REVISIONS:

DATE:
03/04/2022
JOB NO.
709022
DRAWN BY:
BHALL
SHEET NO.

PDP RE-SUBMITTAL

A1



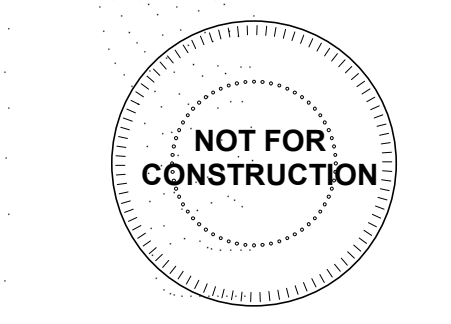
FROM 88TH AND N. OAK LOOKING SOUTH



FROM PARKING LOOKING SOUTHEAST

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709022
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Author
SHEET NO.

PDP RE-SUBMITTAL

A2

C:\Users\jhall\Documents\709_Mec88Oak_R2_CENTRAL_ball3171.rvt 3/16/2022 4:59:49 PM NSPJ ARCHITECTS © ARCHD 24" x 36"



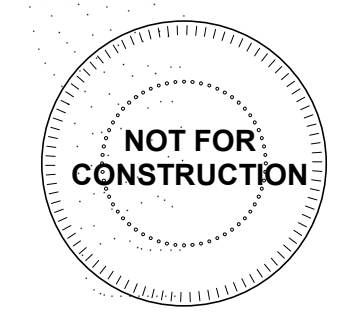
FROM STREET LOOKING NORTH WEST



BUILDING ENTRY

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A NEW APARTMENT COMPLEX:
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88TH AND N. OAK ST., KANSAS CITY, MO

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• 02.14.22 - PDP SUBMITTAL

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DATE:
03/04/2022
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709022
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Author
SHEET NO.

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A3

SITE LIGHT FIXTURE SCHEDULE													
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS	
			RECESS	SURFACE	WALL		LED	FLOUR	HID	CODE	QUANTITY		
SL 1	MCGRAW EDISON	GWC-AF-02-LED-E1-T4FT-1200			X	BLACK	X				13,709LUM/129W	1	1, 2
SL 2	MCGRAW EDISON	GWC-AF-02-LED-E1-SL2-1200			X	BLACK	X				13,350LUM/129W	1	1, 2

REMARKS:
 1 WALL MOUNTED 18" AFF.
 2 4000 K

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
PARKING LOT	1.4 FC	5.7 FC	0.1 fc	57.0:1	14.0:1

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5g vibration test to ensure mechanical integrity. **UP LIGHTING:** Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Warranty
Five-year warranty.

McGraw-Edison

Catalog #	Type
Project	"SL1", "SL2"
Comments	Date
Prepared by	

GWC GALLEON WALL

1-2 Light Squares
Solid State LED
WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL Listed
LM79 / LM80 Compliant
IP66 Housing
8029001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

Dimensions:
15-11/16" (400mm) x 6-1/2" (164mm) x 12-1/8" (308mm)

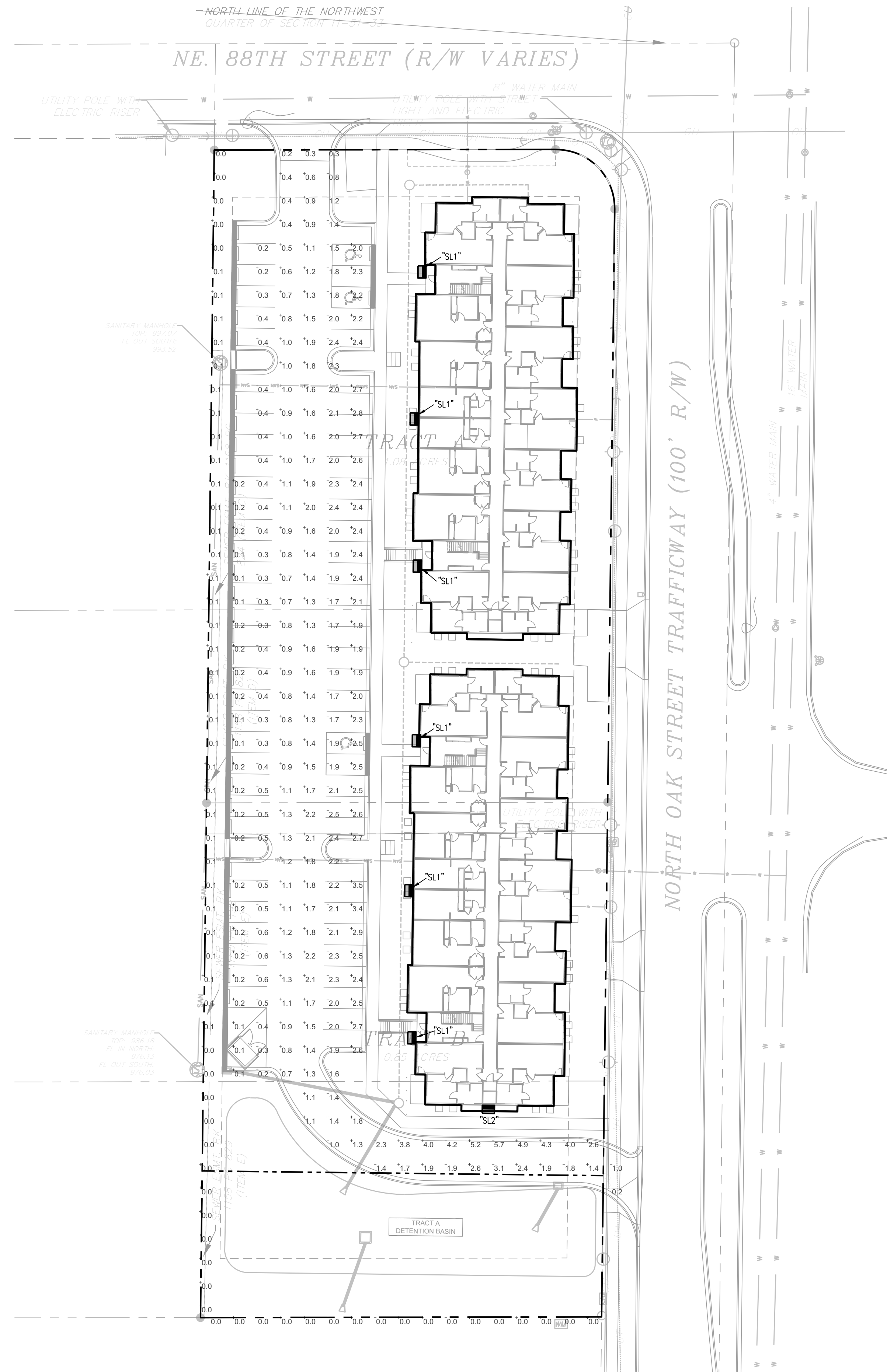
HOOK-N-LOCK MOUNTING

BATTERY BACKUP AND THRU-BRANCH BACK BOX

FAT
Powering Safer Vehicles

DLG
DesignLights Consortium

FASTI
TDS1407/EN
March 14, 2018 2:59 PM



1 SITE PHOTOMETRIC PLAN
 1"=30'-0"
 HVAC NORTH

A New Apartment Building at:
NE 88th St. & N. Oak Trafficway
 Kansas City, MO 64155